

Image: Proposed View From Harbour Drive

STUDIO JOHNSTON

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1/268A Devonshire Street
Surry Hills NSW 2010

# DESIGN REPORT

211A-215 Harbour Drive, Coffs Harbour
SSD-83294209

September 2025

## ACKNOWLEDGEMENT OF COUNTY

We acknowledge the traditional owners of the lands and the surrounds of the project site the Gumbaynggirr, the saltwater and freshwater people.

We acknowledge and honour the Ancestors and Elders of the Past, We honour the Elders that are Present and Those emerging Elders of the Future. We acknowledge the stories and their traditions, and we create with a blessing over the lands, Water, Sky and winds that surround with heart to ensure to create beautiful outcomes for generations to come.

### Design Verification Statement

1st September 2025

This statement has been provided to confirm that Conrad Johnston of Studio Johnston has directed the design and documentation of the proposed apartment building at 211A-215 Harbour Drive, Coffs Harbour.

This statement is to be read in conjunction with the submitted Architectural Drawings, Environmental Impact Statement prepared by FPD Planning, and other expert reports.

The proposed residential flat building has been designed in accordance with the Design Quality Principles set out in Chapter 4 of the State Environmental Planning Policy (Housing) 2021 (HOUSING SEPP)) and the Apartment Design Guide (ADG).

Below is a brief design intent statement and explanation of the design in terms of the Design Quality Principles of the HOUSING SEPP and Part 3 and 4 of the ADG.

If you require any further information – please do not hesitate to contact me in the office on 02 9211 2700.

Kind regards,



Conrad Johnston
Director, Studio Johnston
Registered Architect
NSW Architects Registration Board
Reg. No. 8270

| | |
|---|---|
| Project: | 211A-215 Harbour Drive, Coffs Harbour |
| SSD: | 83294209 |
| Date: | 9th September 2025 |
| Issue: | SSD Submission |

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# 1.0 Introduction

## 1.1 Project Summary

This Design Report has been prepared by Studio Johnston on behalf of Homes NSW for a State Significant Development Application (SSD-83294209) for the construction of a residential flat building up to four storeys, comprising a total of 60 apartments for the purpose of affordable housing at 211A–215 Harbour Drive, Coffs Harbour NSW.

The purpose of this Design Report is to respond to Schedule 9 of the Housing SEPP and to address the Secretary's Environmental Assessment Requirements (SEARs) for the project, issued on 2 May 2025, which identified the following specific assessment requirements:

| Requirement | Description of Requirement | **Section Reference (this report)** |
|---|---|---|
| 5. Design Quality | • Demonstrate how the development will achieve:<br>◦ design excellence in accordance with any applicable EPI provisions<br>◦ good design in accordance with the seven objectives for good design in Better Placed | Refer:<br>Section 3 - 8<br>Appendix 10.2, 10.3 |
| | • Demonstrate that the development:<br>◦ has been reviewed by the State Design Review Panel (SDRP) where required under the NSW SDRP: Guidelines for Project Teams | Refer:<br>Appendix 10.2 |
| | • Recommendations of the jury and Design Integrity Panel (where a competitive design process has been held) or the SDRP are to be addressed prior to lodgement. | Refer:<br>Appendix 10.2 |
| 6. Built Form and Urban Design | • Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape, and the existing and future character of the locality. Where relevant, explain and illustrate the application of any bonuses under an EPI. | Refer:<br>Section 2 - 3<br>Appendix 10.2 |
| | • If relevant, provide an assessment of the development against:<br>• the design principles for seniors housing set out in Schedule 8 of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP) and the Seniors Housing Design Guide<br>• the design principles for residential apartment development set out in Schedule 9 of the Housing SEPP and the Apartment Design Guide (ADG). This should include a table demonstrating how each dwelling (including affordable dwellings) performs against the ADG design criteria. | Refer:<br>Section 4 - 9<br>Appendix 10.1, 10.4 |
| 7. Environmental Amenity | • Assess amenity impacts on the surrounding locality, including solar access, visual privacy, view loss and view sharing, as well as wind, lighting and reflectivity impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated. | Refer:<br>Section 3 - 6,<br>Appendix 10.4 |
| | • Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties, and public spaces (during winter solstice) at hourly intervals between 9am and 3pm, comparing the proposed development, existing situation, and, where applicable, a development with no bonuses applied | Refer:<br>Section 3<br>Appendix 10.4 |
| 8. Visual Impact | • Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. | Refer:<br>Section 3<br>Appendix 10.4 |

## 1.2 Development Summary

Located within a short walk of Coffs Harbour City Centre, the proposed development aims to make a positive contribution to the current and future character of the area, blending seamlessly with the existing low-rise residential, commercial, and public building context. It presents an opportunity to revitalise an existing vacant site through the delivery of 100% social housing, providing attractive and high-quality dwellings tailored to diverse demographics and living needs. The project aspires to set a contemporary design precedent for future developments of similar scale and building class.

The proposal seeks to create an inclusive, sustainable, and culturally responsive housing environment that responds sensitively to the local context, incorporates best practice design principles, and aligns with initiatives such as the Connecting with Country framework, Biodiversity in Place, and Greener Places. The design process has been informed by collaboration with a Connecting with Country specialist and a landscape architect, embedding cultural and environmental sustainability from the outset.

The development responds thoughtfully to the site's steep topography by positioning the car parking level behind a landscaped garden podium, partially embedded into the site, which allows the upper buildings to sit harmoniously within the landscape. Above this landscaped podium, a four-storey brick structure is articulated with distinct vertical circulation features and expressive lobbies framed by leafy outlooks, creating a palette of human-scaled detail and visual interest.

The building adopts a courtyard typology, carefully sculpted to maximise northern sunlight penetration into apartments and shared open spaces, while also creating an engaging street presence. Planning, orientation, and landscaped integration enhance natural light, breezes, and outlook, while breezeways and cross-ventilation strategies improve indoor comfort.

The architecture emphasises a balanced, broken-down massing that reduces perceived scale and fosters a sense of community. Façade treatments, featuring robust facebrick, convey privacy and solidity, while infill façades utilise privacy blades and high-performance glazing with sunshading to ensure privacy and optimal thermal, acoustic, and visual comfort.

Generous private outdoor terraces and communal open spaces encourage outdoor living and social interaction. Ground-level outdoor areas are designed to integrate seamlessly with surrounding gardens and parks, fostering a strong connection between the development and the natural landscape.

Overall, the design embodies a responsive, liveable, and sustainable environment that enhances local character, promotes community well-being, and sets a high benchmark for future housing projects in the area.



Proposed View From North Street

# 2.0 Site and Context Analysis
## SEPP (Housing) Principle 1: Context and Neighborhood Character

### 2.1 Country: Clan and Place

**PRINCIPLE 1: CONTEXT & NEIGHBOURHOOD CHARACTER**

*Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.*
*Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.*
*Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.*

**Fellingham Consultancy and Design**
**Text extract by Matt Fellingham.**

This location serves as a culturally significant vantage point, marking the intersection of Bundjalung and Gumbaynggirr Country, with a clear visual corridor stretching toward the Dhungutti region and deeper into the heart of Dhungutti Country. This convergence of Country reflects a space of shared histories and ancestral connections across Nations.

The focus is for communal areas that encourage everyday social connection or passive use. For tenants from diverse cultural and personal backgrounds, especially those recovering from difficult life experiences, shared spaces can play a critical role in fostering a sense of community, safety, and healing.

The site holds strategic significance due to its close proximity to three schools, the town centre, and a range of medical and community services. Its central location is vital for residents without access to private transport, particularly those who rely on Aboriginal medical, social, and wellbeing services in town.

Nearby, the Coffs Harbour Botanic Garden presents an excellent opportunity for collaboration offering tubestock of endemic plants and potential educational, landscaping, and environmental restoration partnerships.

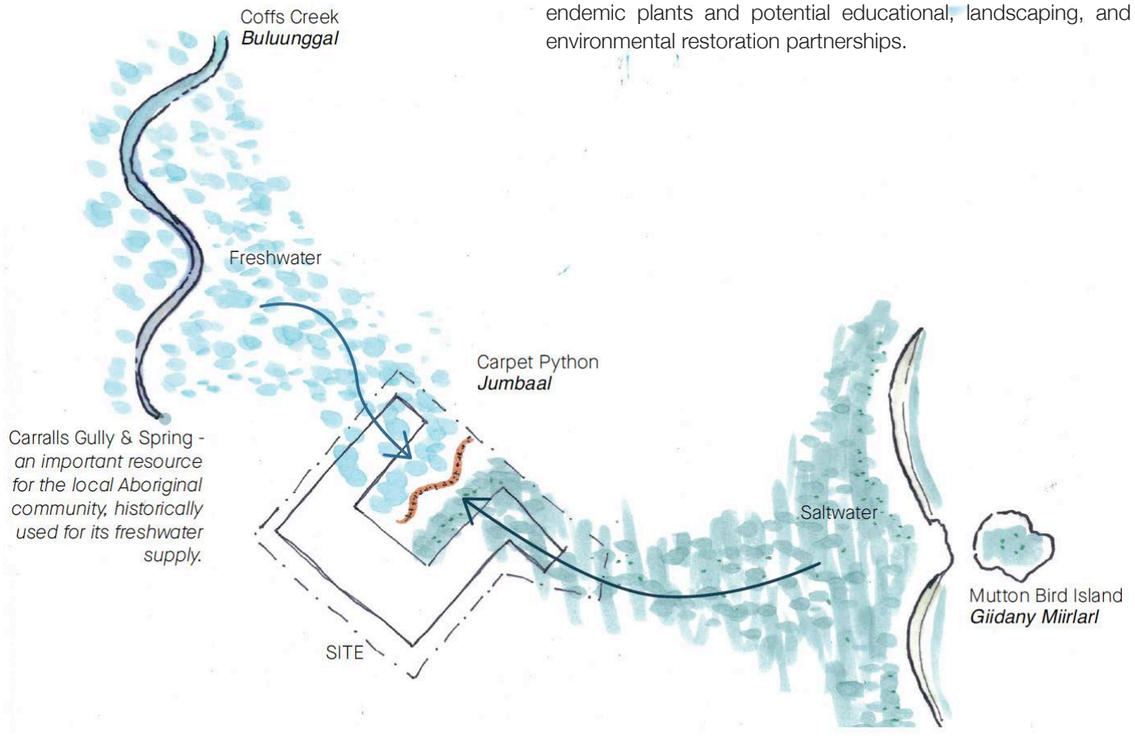



Image: Analysing Country



*Freshwater landscapes of Carralls Gully*



*Saltwater Landscapes of Coastal littoral rainforest*

*FRESH WATER*

**Fresh water ecologies** inclcude the Floodplain wetlands and the wet sclerophyll forests of the surrounding creeks, rivers and springs.

Plants include:

***Casuarina glauca***
***Melaleuca quinquenervia***
***Lomandra Longifolia***

***Corymbia intermedia*** *- A very significant tree in Gumbaynggir Country. The red sap was used to help weeping skin wounds and helped stopped bleeding and the tannis has a healing property (source: North Coast botantic gardens).*

*SALT WATER*

**Salt water ecologies** inclcude the Littoral rainforest along the coast and the dry sclerophyll forests along the coastline.

Plants include:

***Syzygium luehmannii***
***Mischocarpus pyriformis***
***Drypetes deplanchei***
***Diospyros pentamera***
***Guioa semiglauca***
***Cupaniopsis anacardioides***

***Xanthorrhoea johnsonii*** *- resin collected from a small cut in the trunk was used for joining axe-heads to handles; stalks used as fire rubbing sticks and fish spears. Nectar from the flowers and as a compass - moss always grows on the southern side and flowers always come out on the northern side (source: North Coast botantic gardens).*



*Sugar Glider - **Gambany***



*Glossy Black Cockatoo - **Biliirrgan***



*Honeyeater - **Gawang***



*Mutton Bird Chick*



*Carpet Python - **Jumbaal***

Images: Analysing Country
Information prepared by FCAD

## 2.2 Site Location

### Introduction

The site is located at 211A-215 Harbour Drive, Coffs Harbour, in City of Coffs Harbour Local Government Area (LGA). The site has a total site area of 3,807 square metres (sqm) and has two street frontages; Harbour Drive to the south-west and North Street to the east. Refer to Figure below.

The site is vacant, with only some minor structures such as driveways associated with former dwellings previously on the site. A number of existing trees are also located on the site.

The site is within 200m of the Coffs Harbour City Centre and is close to local schools, open space and recreational areas. A bus stop is located immediately in front of the site, along Harbour Drive and providing bus services throughout Coffs Harbour.




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Image: Aerial Photo Existing

The proposed development comprises the construction of a new residential flat building to accommodate 60 apartments to be used for affordable housing, a communal room, basement car parking including excavation, tree removal and associated servicing, landscaping and public domain works. Refer to Site Plan.

The proposal involves amalgamating three sites to develop a four-storey building bounded by 2 street addresses - a arterial road Harbour Drive and a quiet residential street North Street.




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Image: Site Plan

## 2.2 Site Location

The site is located in Coffs Harbour and is surrounded by a range of building typologies, including low scale single residential with single storey commercial and public buildings. The character of the neighbourhood is predominantly residential, with a bustling commercial hub along Harbour Drive 500m down the road.

The site is currently vacant and was previously occupied by public housing, the site is proposed as 100% social housing, with a significant upgrade and uplift to improve the amenity and provide a housing choice for different demographics and living needs.

The residents on the upper floors will have district mountain views and tree-lined creek views. The project responds thoughtfully to its sensitive urban and environmental context, including the sloped topography, established tree canopy, and interface with Carralls Gully. The site is well positioned in relation to the Botanical Gardens and Carralls Gully. Harbour Drive offers a direct connection to the City Centre, schools, and community buildings. The site benefits from a smaller street frontage on North Street, as well as a back pedestrian lane situated between the school and residential properties.

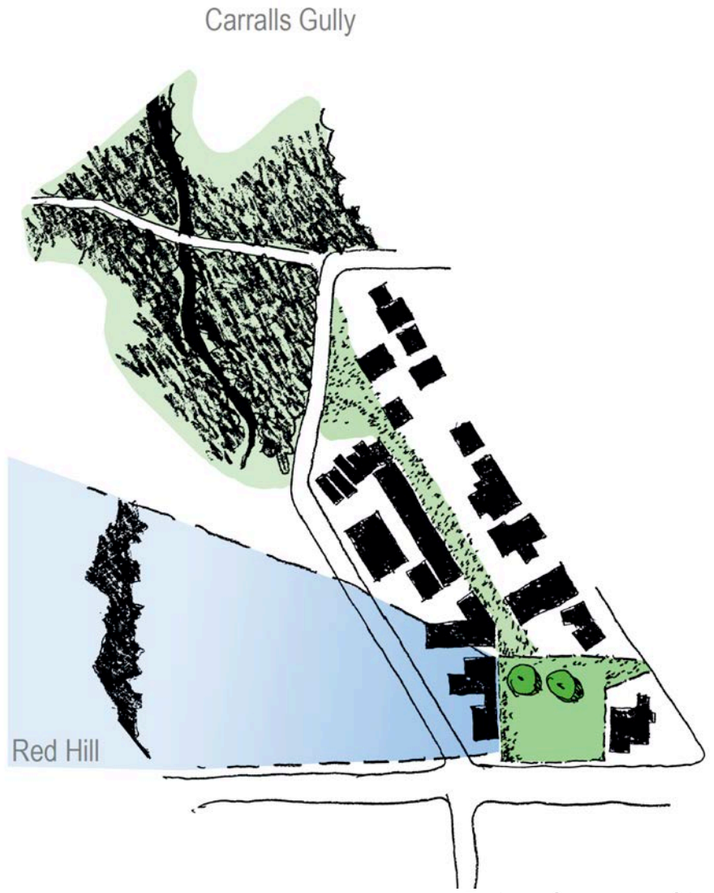



Image: Features Surrounding Site




Image: Streetview Snapshots

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PLANT COMMUNITY TYPES - EXTANT

**Northern Foothills Blackbutt Grassy Forest:**

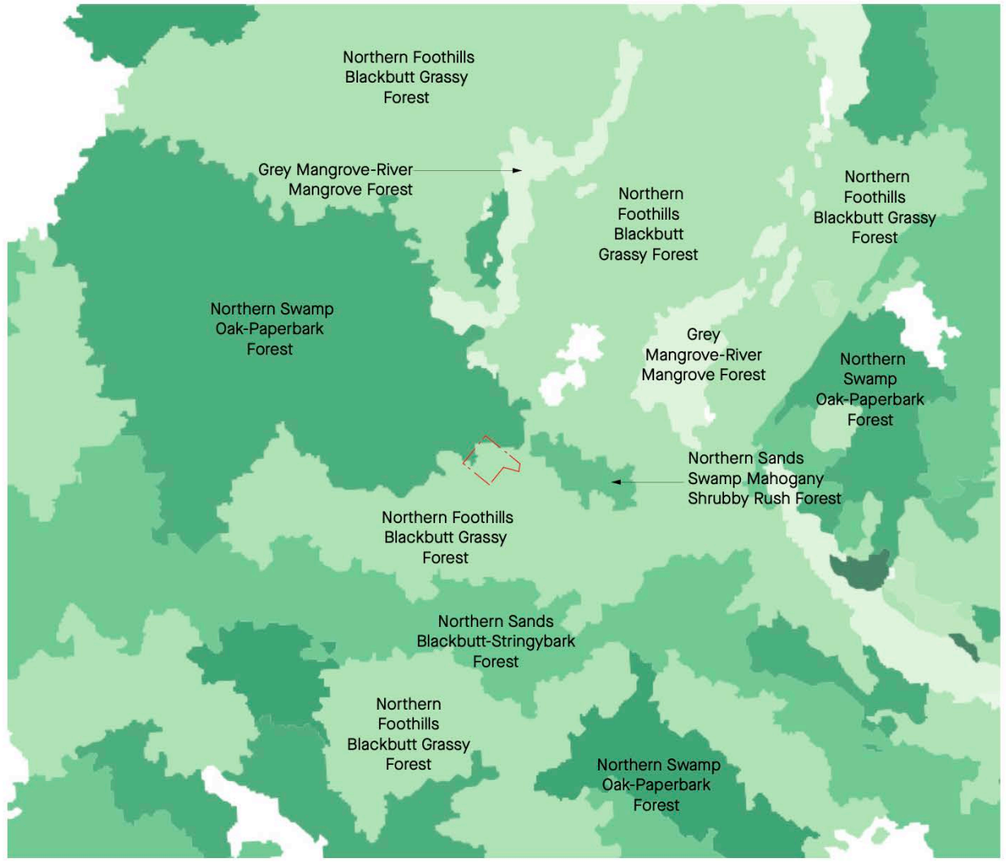
A very tall to extremely tall, grassy or occasionally shrub-grass sclerophyll open forest, which occurs extensively on the coast, coastal ranges and foothills ranges between Grafton and Gosford, with limited outlying occurrences near Woodburn and Wollongong.

**Northern Swamp Oak-Paperbark Forest:**

Tall to very tall, sparse to dense forest of Casuarina glauca and Melaleuca quinquenervia, which occurs on alluvial and estuarine flats on coastal lowlands between Coffs Harbour and Macksville, with outliers near Port Macquarie, Forster and Kurnell.

**Grey Mangrove-River Mangrove Forest:**

A low, mid-high or tall mangrove open forest or woodland, sometimes including a saltmarsh ground layer, occurring on tidal flats of the NSW coast.

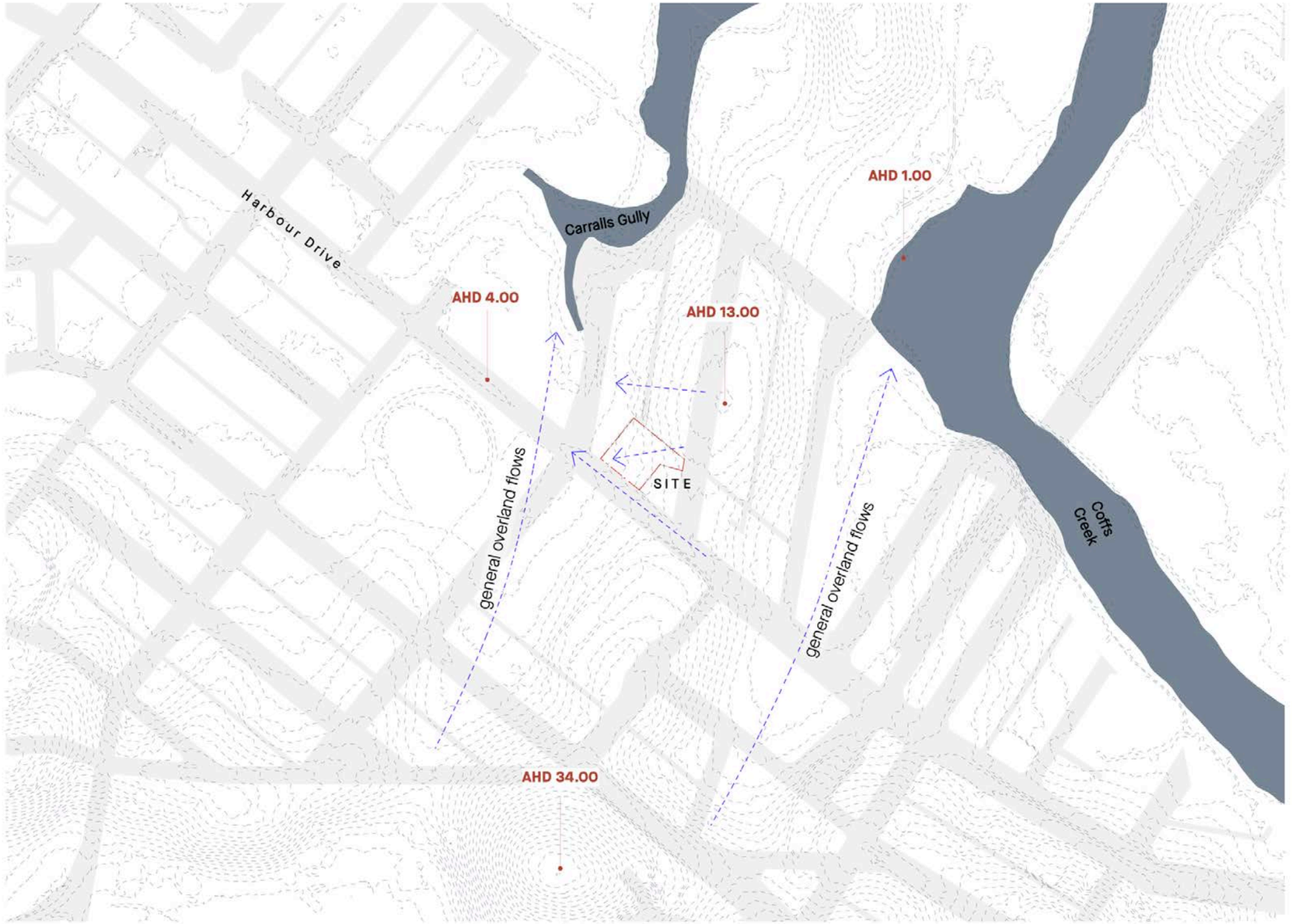



PLANT COMMUNITY TYPES - PRE-CLEARING

VEGETATION COMMUNITIES
1:10,000

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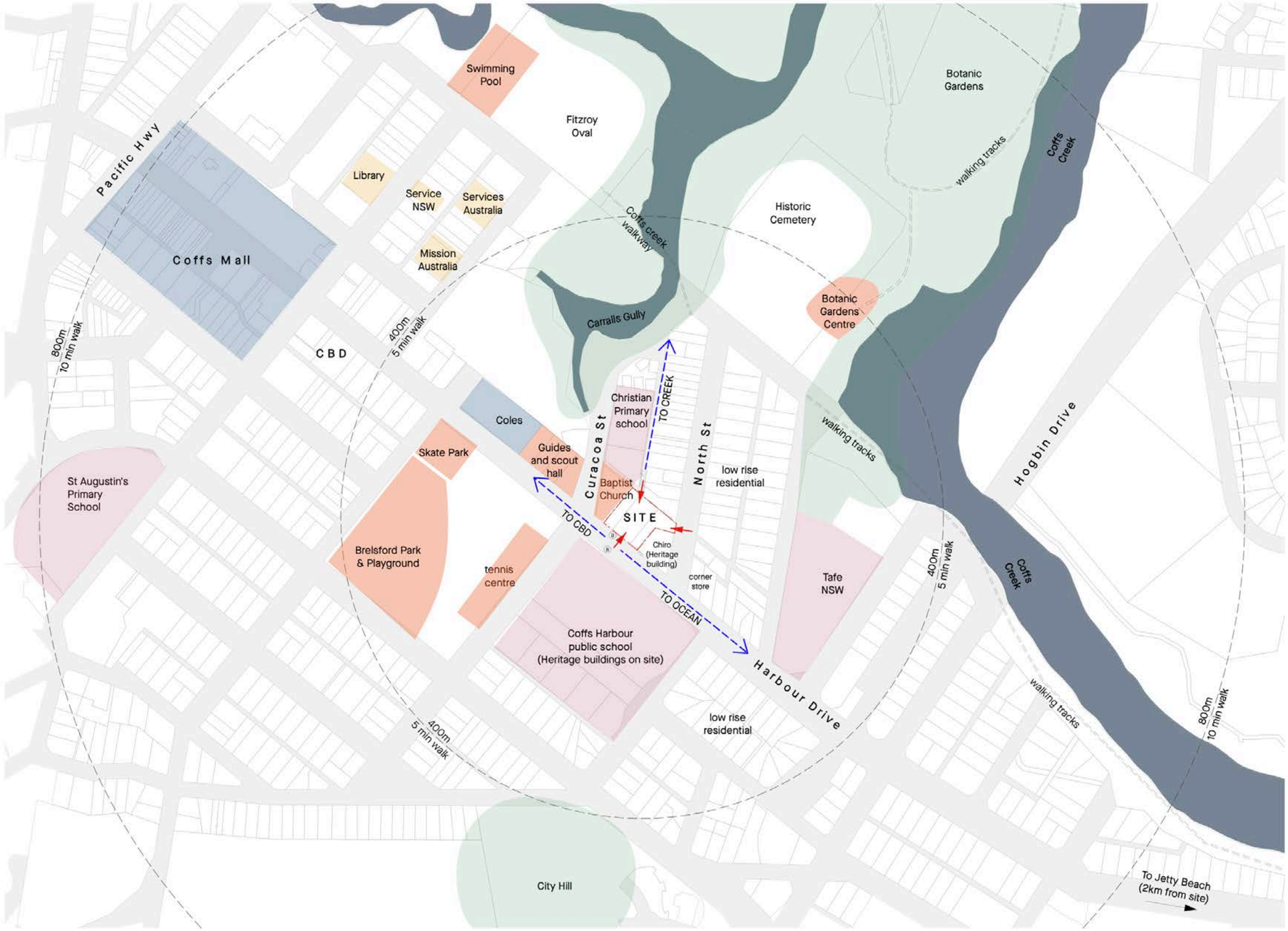
Image: Site Analysis




WATER & TOPOGRAPHY
1:5000

0 25 50 75 100 125 M

Image: Site Analysis




CONNECTIONS & SURROUNDING AMENITY
1:5000



EXISTING FOOTPATH ALONG HARBOUR DRIVE LOOKING EAST



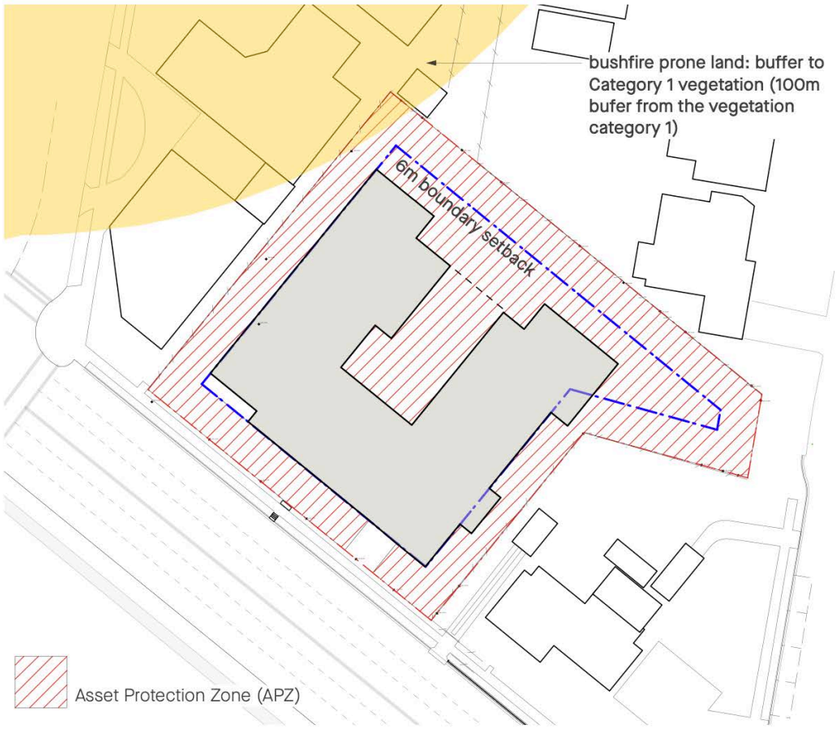
EXISTING FOOTPATH ALONG HARBOUR DRIVE LOOKING WEST




## SIGNIFICANT TREES

**Lemon-scented gums:**
Two lemon-scented gums located at the rear of the site have been assessed by the arborist as having a moderate retention value. These trees are well-established and visually significant, providing a high level of amenity, contributing to the site's character, and offering a strong visual link to the broader landscape.






## BUSHFIRE

**From Bushfire consultant:**
*6 m building setback from the property boundary. This would place the proposed building >100 m from the nearest bushfire hazard vegetation with the resulting assessment at BAL LOW (i.e. no bushfire construction requirements).*

*It is recommended that the entire site be managed as an asset protection zone and that landscaping comply with Planning for Bushfire Protection 2019 – Appendix A4.1.1. Landscaping around the building should include a clear area of low-cut lawn or pavement adjacent to the building and maintain pedestrian access around the perimeter for fire fighter access.*

**Appendix A4.1.1:**

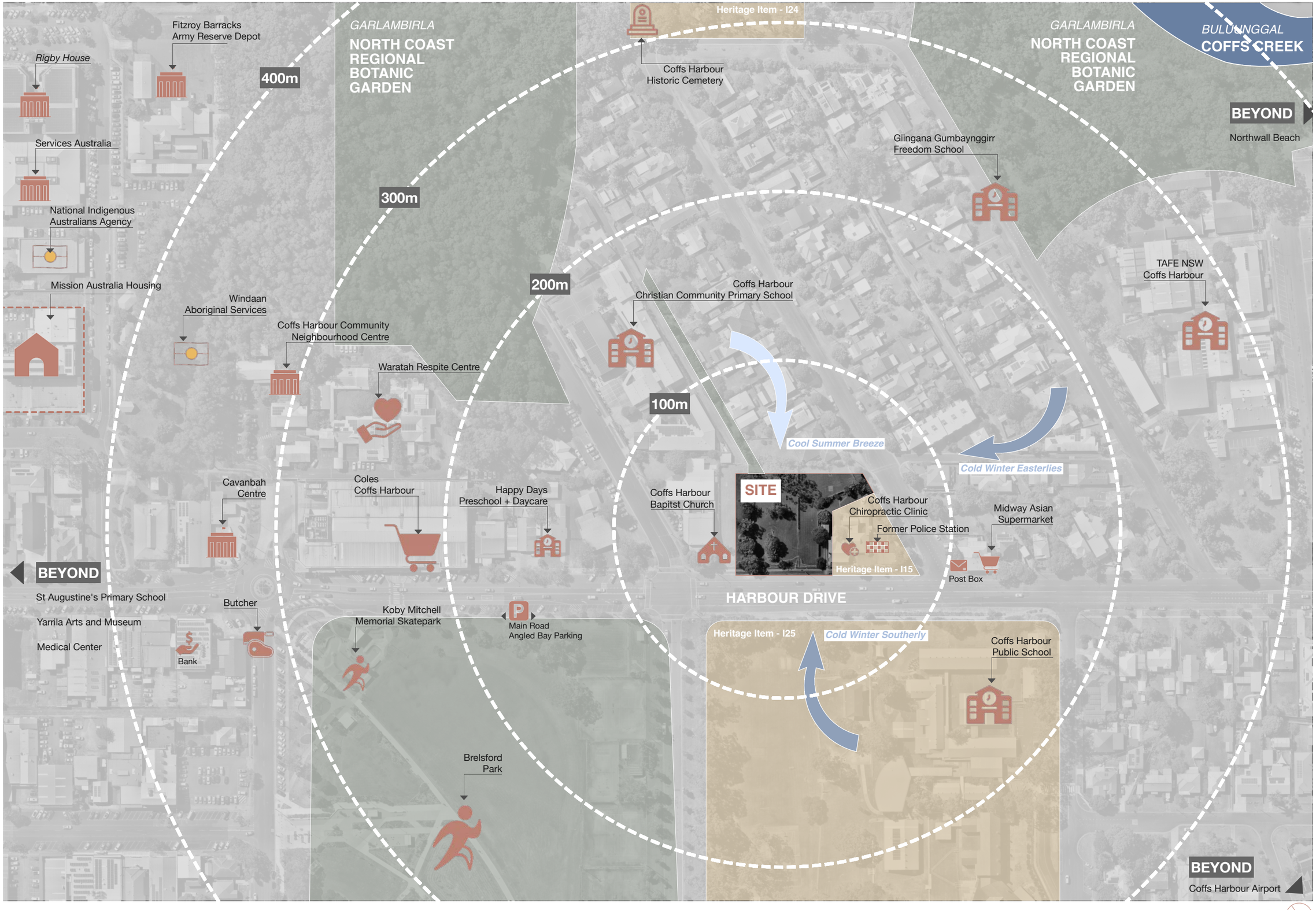
**Trees:**
tree canopy cover should be less than 15% at maturity;
trees at maturity should not touch or overhang the building;
lower limbs should be removed up to a height of 2m above the ground;
tree canopies should be separated by 2 to 5m; and
preference should be given to smooth barked and evergreen trees.

**Shrubs:**
create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards buildings should be provided;
shrubs should not be located under trees;
shrubs should not form more than 10% ground cover; and
clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.

**Grass:**
grass should be kept mown (as a guide grass should be kept to no more than 100mm in



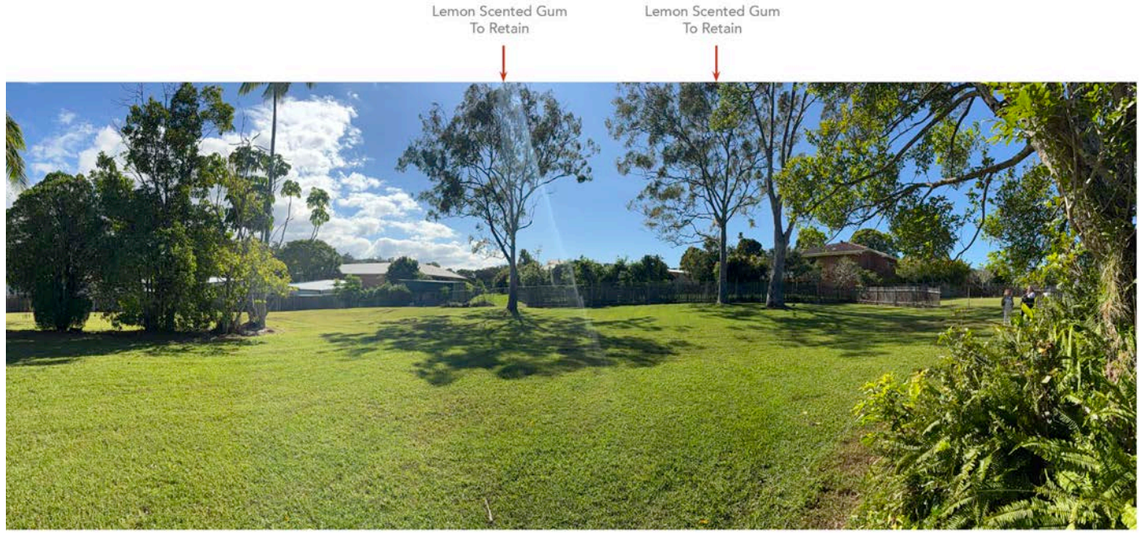
Image: Site Analysis




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Image: Site Analysis

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View to NNE, showcasing grass laneway to botanic garden.

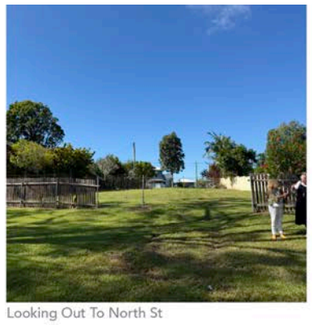
- Coffs Harbour Baptist Church + 211 Curacoa St to the left of image.
- 2a North Street to the Right of image.

Image: Site Panorama

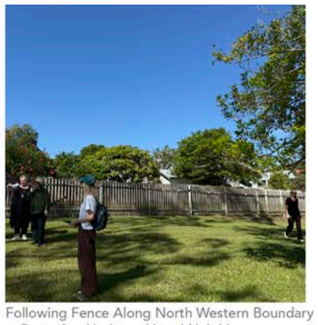



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Image: General Location Plan



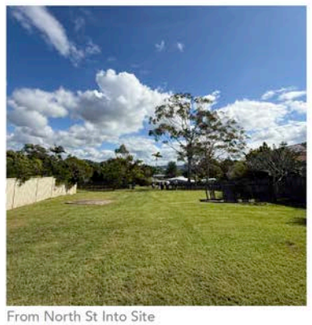
Looking Out To North St



Following Fence Along North Western Boundary
+ Capturing Heritage Listed Neighbour



Following Fence Along North Western Boundary



From North St Into Site



View towards Coffs Harbour Baptist Church

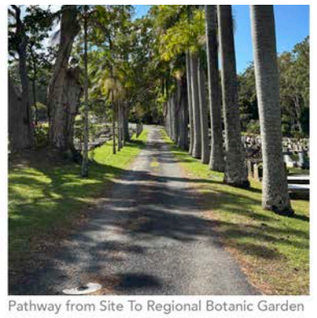


Gate leading towards Regional Botanic Garden
+ Lemon Gum Tree to be retained. (NNE)

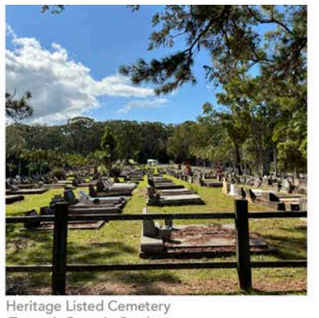
Images: Immediate Site Photos



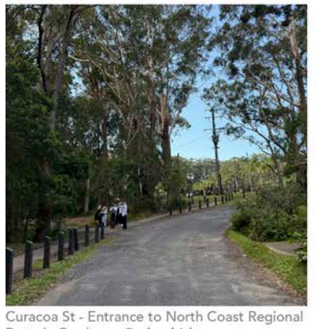
Christian Community Primary School
To North Of Site



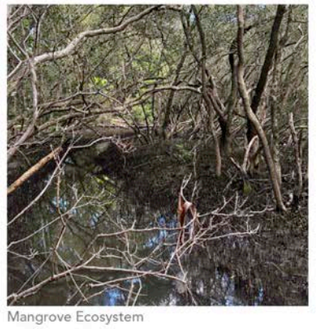
Pathway from Site To Regional Botanic Garden



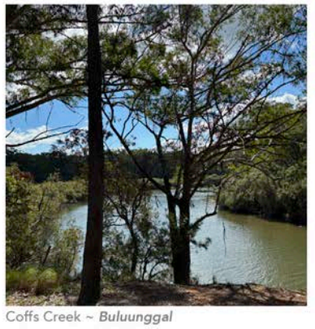
Heritage Listed Cemetery
(Towards Botanic Garden)



Curacoa St - Entrance to North Coast Regional
Botanic Garden ~ ***Garlambirla***



Mangrove Ecosystem



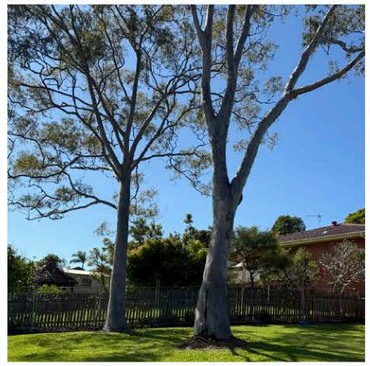
Coffs Creek ~ ***Buluunggal***

Images: Surrounding Site Photos

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**1** -View from site to Harbour Dr



**2** -Lemon Scented Gum



**3** - View To 2a North St



**4** -View of 215a - Heritage Item



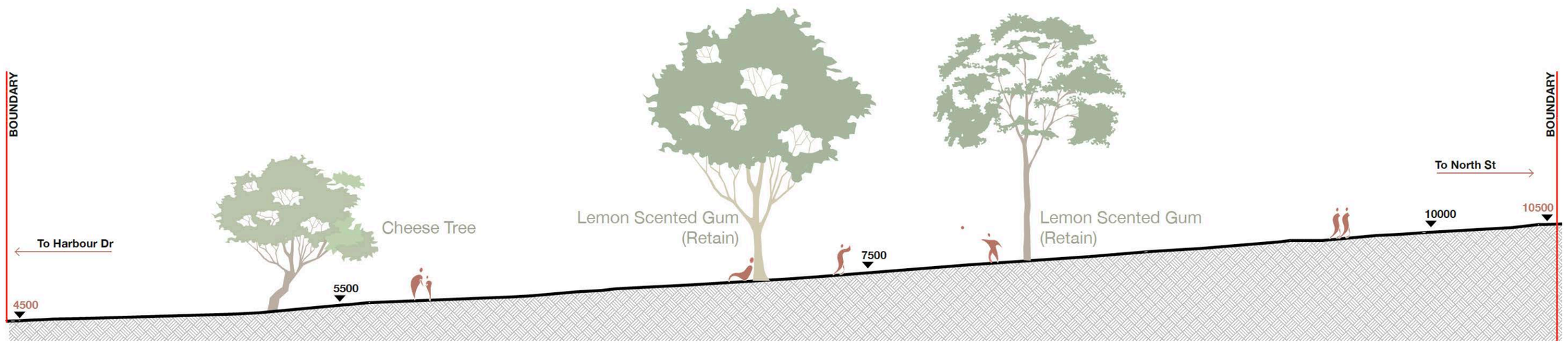
**5** -Lemon Scented Gum



**6** - High Point Of Site




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Images: Site Slope Study Series

# 3.0 Massing and Built Form

## SEPP (Housing) Principle 2: Built Form and Scale & Principle 3 Density

**PRINCIPLE 2: BUILT FORM AND SCALE**

*Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.*

**PRINCIPLE 3 : DENSITY**

*Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.*

### 3.1. Massing and Built Form Strategy Summary

The building massing strategy has been determined by multiple factors including; the location of the communal open space, orientation, tree retention, entry locations and building separation. The communal open space, with the central courtyard opening to the north, maximises solar access to both the landscape and inward facing building facades. The orientation and layout of the development mitigates any potential privacy issues as all apartments proposed have either an outward aspect or look onto the central courtyard, complying with the minimum building separation. Large lemon-scented gum trees located in the landscaped area have been retained, also contributing to the development of the massing strategy.

### 3.2. Massing Strategy

Our building proposal reflects good design principles by achieving a density that is suitable for the site and its context, ensuring a high level of amenity for residents. This density aligns with the area's existing and projected population, supported by adequate infrastructure, public transport, and access to jobs and community facilities. The design also respects the scale, bulk, and height appropriate to the surrounding character, while carefully considering building proportions, alignments, and articulation. It enhances the streetscape, preserves important views, and provides internal spaces with excellent outlook and amenity.

### 3.3. Density

The residential density is considered to be sustainable on this site due to the availability of existing infrastructure as well as the close proximity to Coffs Harbour shopping centre, being 500m away. The City of Coffs Harbour's primary housing strategy is its Affordable Housing Strategy 2024, which targets the delivery of 2,215 additional affordable dwellings by 2041, focusing on affordable rental and purchase options.

### 3.4. Built Form Controls

The proposed building is largely within the compliant 6m side setbacks with articulation zones for the façade with only minor architectural elements encroaching. The majority of the proposal is under the 15.5m maximum building height, aside from a small portion at the low end of the site (refer to the Height Plane Diagram for further information). The proposed site has no FSR control - the proposed FSR is 1.25:1.

### 3.5 Visual Analysis

The proposed development straddles a range of different boundary conditions – the multilane street frontage of Harbour Drive, the quiet, residential nature of North Street and the grass laneway and residential rear neighbours. The proposal responds to these conditions through considered massing and variation in facade treatment and setbacks

**1. Harbour Drive**

Although the proposal is a larger scale than the neighbouring developments along Harbour Drive, the visual bulk of the massing has been broken down vertically which allows the proposal to fit into the finer grain of the context. Vertical brick volumes are interspersed with vertical bands of glazing and perforated mesh encasing the external fire stairs. Horizontal bands of greenery along the podium and the lobby area of each upper level tie the vertical masses together.

An increased setback to the building entry at the southern corner of the site allows the proposal to sit further back than the neighbour at 215A Harbour Drive, creating a sympathetic interface with the smaller scale of this property.



Image: Existing Harbour Drive View



Image: Proposed Harbour Drive View

## 3.5 Visual Analysis

**2. North Street**

North Street is a quiet, residential street. In response to this streetscape condition, the proposal has been designed to appear visually recessive from North Street. It is set back 13m from the boundary which is significantly greater than the required 6m. Although the proposal is larger than its single residential neighbours, the greater setback visually reduces the impact of the proposal on the streetscape. The North Street frontage will be landscaped and will provide 5 new trees adjacent to the boundary, providing an appropriate and considerate infill to the current streetscape.



Image: Existing North Street View



Image: Proposed North Street View

**3. Rear Boundary - Grass Laneway**

The rear boundary is in close proximity to the neighbouring single dwelling and garden at 2A North Street. The massing along this boundary has been designed to align with the single dwelling so that the proposed courtyard aligns with the neighbour's garden, creating a green corridor. The facade of the northern massing has been designed so that overlooking is mitigated by vertical louvres which direct the view away from the neighbouring house. The alignment of green spaces ensures that the neighbour's view from their backyard is protected and they are able to enjoy views to the sky and the lemon scented gums in the proposed courtyard.



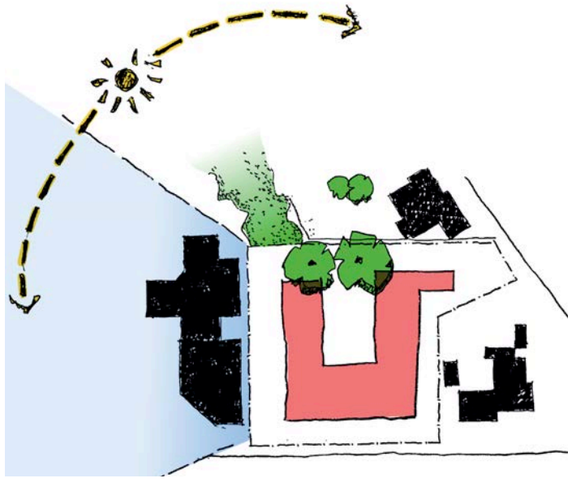
Image: Existing Site View



Image: Proposed Courtyard View

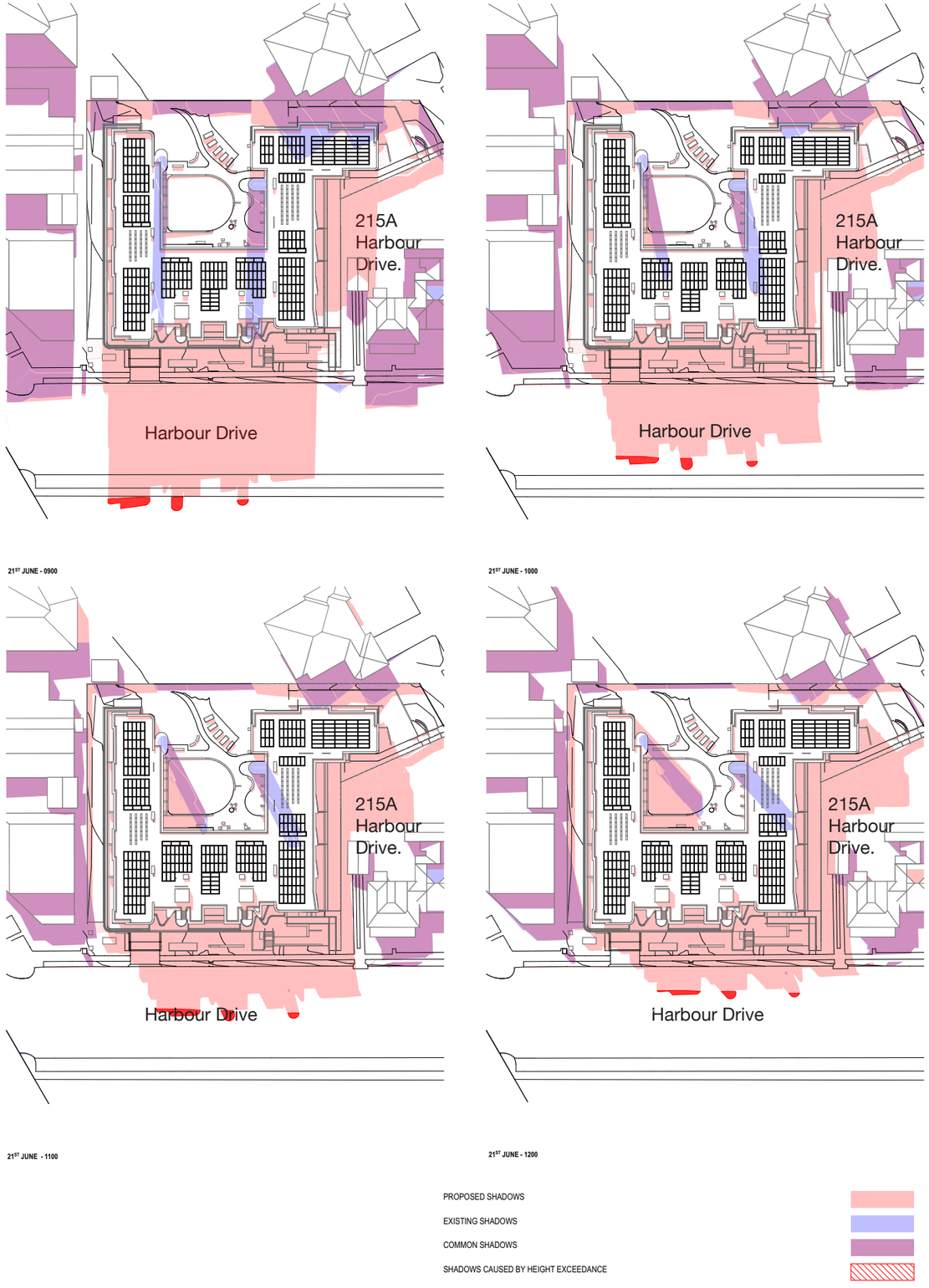
## 3.6 Overshadowing Impact

The courtyard typology concept was conceived for otipum solar gain to units - living spaces and balconies and to achieve the maximum amount of daylight to the communal open spaces.



Images: Shadow Diagrams 21st June Winter Solstice

The overshadowing to the surrounding context is minimal due the orientation of the building mass. Mostly the overshadowing occurs on Harbour Drive with minimal overshadowing to 215A Harbour Drive. The Winter shadows cast onto 215A Harbour Drive is contained to their open space and worthy of note that this property is used as a commercial business not residential.




Images: Shadow Diagrams 21st June Winter Solstice

## 3.6 Overshadowing Impact

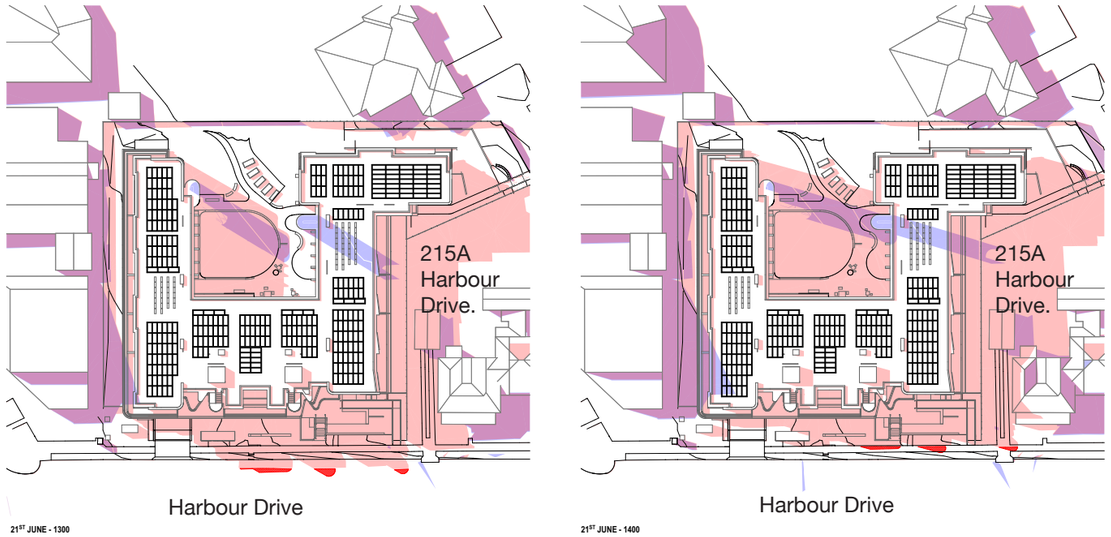
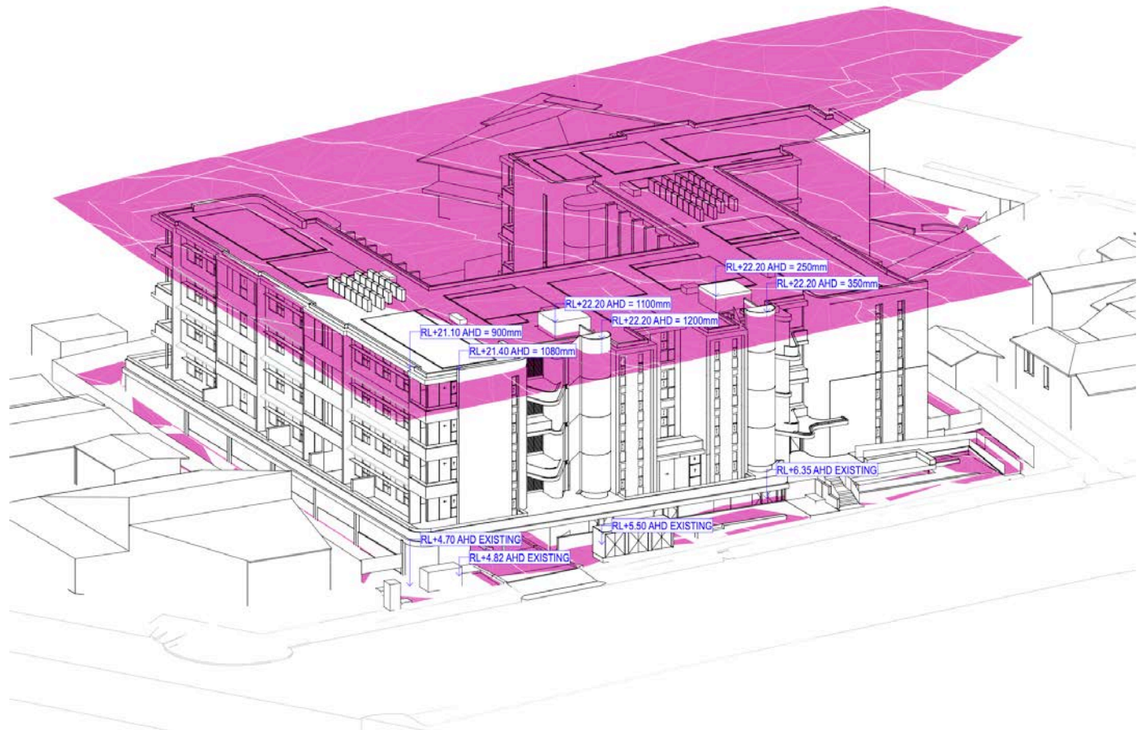



Image: Shadow Diagrams 21st June Winter Solstice

## 3.7 Envelope Compliance

The proposal is within the setback control however breaches the height plane marginly due to the steep topography of the site. Below shows the excedence with the 15.5m height blanket. The west corner parapets, lift overruns and firestairs fronting Harbour Drive are slighting above the height blanket (shown as purple below).

The excedence does not cast shadows to our adjacent neighbour 215a Harbour Drive.




**HEIGHT PLANE 15.5m SHOWN AS PINK BLANKET**

NON-COMPLIANCE AT PARAPET = 1,080 mm
NON-COMPLIANCE AT LIFT OVERRUN = 1,100 mm
NON-COMPLIANCE AT FIRE STAIR = 1,200 mm

AREA OF ROOF EXCEEDING HEIGHT LIMIT = 208.5 $m^2$
% OF ROOF EXCEEDING HEIGHT LIMIT = 12.6% (208.5 $m^2$/1653.0 $m^2$)

Image: 15.5m Height Plane Diagram

# 4.0 Ground Level
## SEPP (Housing) Principle 7: Safety

**PRINCIPLE 7 : SAFETY**

*Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety. A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.*

### 4.1. Ground Plane Strategy

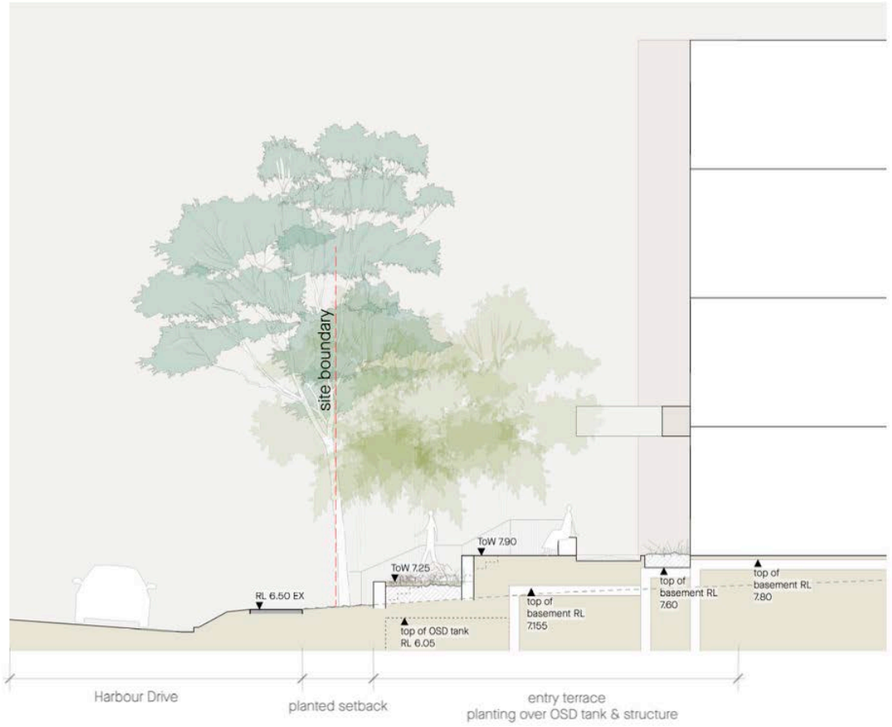
Secure access and a clear building address are established at the street frontage on a prominent corner, with pedestrian access set away from the main vehicular thoroughfare. The grade at entry points is relatively level to ensure accessibility. A clear delineation is made between private and publicly accessible spaces, supported by boundary fencing along non-street frontages. Elevation changes are also used to define transitions between public and private zones, with these control lines integrated into the landscaping to clarify the hierarchy between the main building entrance, side egress, and communal garden access.

### 4.2. Pedestrian Entry / Lobby

A single lobby entrance is located at the top end of the Harbour Drive boundary (south). It presents clearly to the street and provides a direct connection to the communal room and communal open space beyond. The lobby is designed to be visually prominent, well-lit, naturally ventilated, and easily accessible for residents and visitors.

### 4.3. Communal Open Space Access

The landscape design establishes clear pathways and transitions between private, semi-private, and communal spaces. Landscaping features and level changes guide residents and visitors to communal gardens and open space while reinforcing the distinction between main entry areas and secondary egress points.




2 Section - Entry Terrace
Scale: 1:100

Image: Landscaped Entry from Harbour Drive
Prepared by Jane Irwin Landscape Architects

## 4.4. Carpark Access

Vehicle traffic is limited to a two-way driveway accessed from Harbour Drive. The design ensures efficient circulation while separating pedestrian and vehicular movement for safety and legibility.

## 4.5. Waste and Servicing Access

Garbage collection is to be undertaken from Harbour Drive, ensuring convenient access for servicing vehicles while minimising impacts on internal circulation and resident amenity.

## 4.6. Crime Prevention through Environmental Design

Natural surveillance is achieved through strategic window placement in ground-floor units and communal areas that overlook pathways, open spaces, and parking zones. Clear sightlines to entry points and communal spaces are prioritised to deter unwanted activity. Access control is reinforced through secure gates, lobbies, and controlled entry points, creating defensible spaces and minimising secluded areas. Territorial reinforcement is provided by boundary fences, low planting, and signage that clearly define ownership boundaries and community presence. Adequate lighting is integrated along pathways, entries, and communal zones to ensure safety after dark. Materials and finishes at ground level and in shared spaces are durable, resistant to vandalism, and designed for long-term maintenance, supporting ongoing management of CPTED principles.




3 Section - North Street
Scale: 1:100

Image: Landscaping to North Street
Prepared by Jane Irwin Landscape Architects

## 4.7 CPTED Principles Summary

The 60-unit, 4-storey social housing building in Coffs Harbour incorporates CPTED principles to enhance safety and resident wellbeing. Natural surveillance is prioritised through the orientation of windows, balconies, and circulation breezeways that overlook the open communal area. Effective lighting, CCTV coverage and clear sightlines have been established to also increase safety. Landscaping and fencing further define property boundaries while maintaining visibility.

Territorial reinforcement is achieved by clearly distinguishing public, semi-private, and private zones through hardscaping treatments, landscaping and signage, with the lobby and shared community areas designed to foster resident ownership and interaction.

Maintenance and space management are addressed through regular upkeep, clear rules for visitors and parking, adaptable communal spaces, and responsive property management. Together, these measures establish a safe, welcoming, and well-managed environment that encourages community connection and deters antisocial behaviour.



Image: Sectional Perspective through Breezeways

All common lobbies shave views to the surrounding context and the internal courtyard. The utilisation of beezeways and planters on the facade enables passive surveillance. The carpark level is partially out of the ground, providing natural ventilation through the facade.

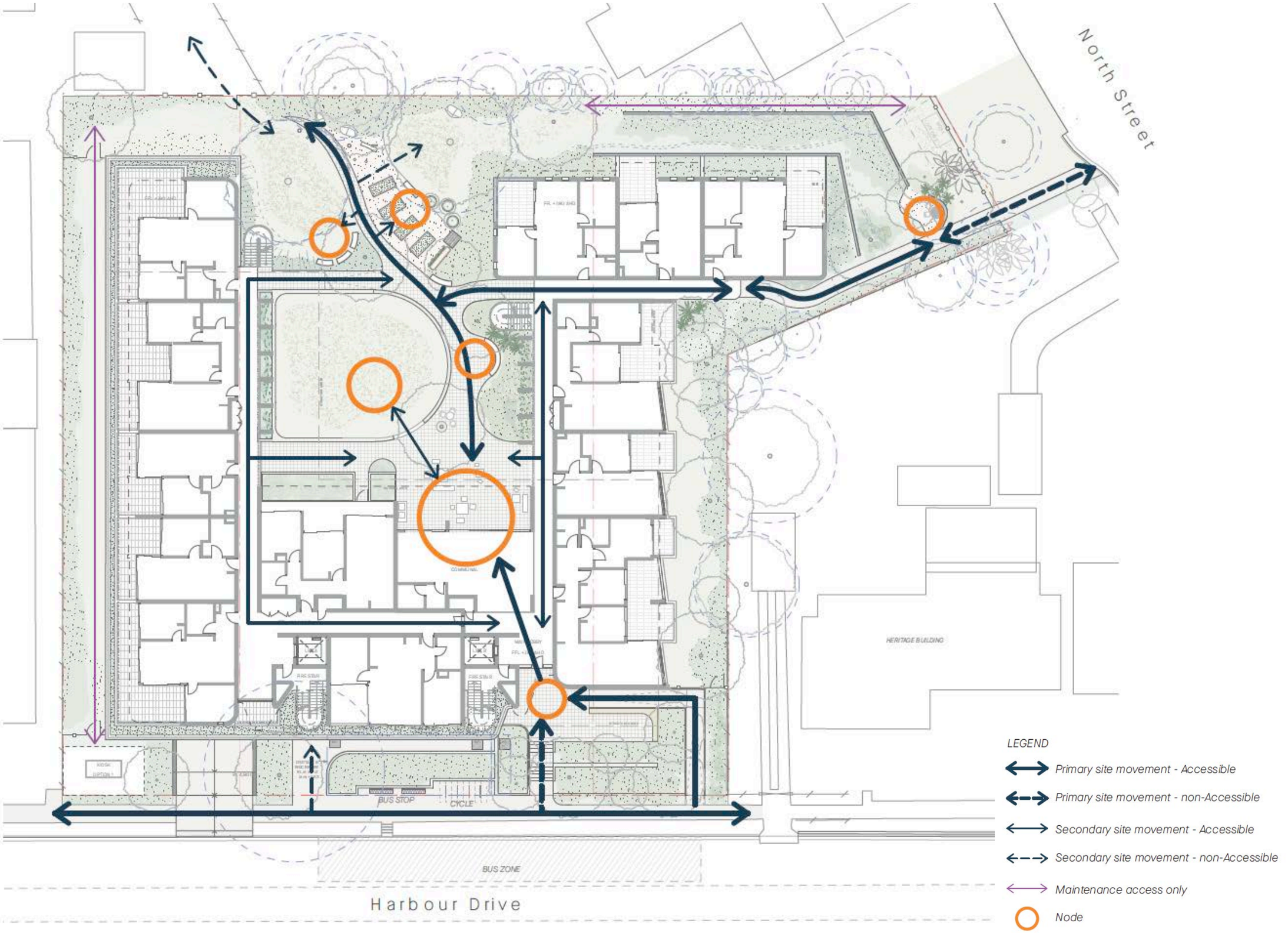



Image: Movements Through Site

# 5.0 Landscape
## SEPP (Housing) Principle 5: Landscape

**PRINCIPLE 5 : LANDSCAPE**

*Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood. Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, microclimate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term managemen*

### 5.1. Landscape Design Response

The landscape seeks to connect to Country through the stories and places of the freshwater and saltwater cultures of Gumbaynggirr Country. Saltwater and freshwater ecologies shape the design, increasing biodiversity and providing habitat for birds, animals, and insects, while also creating spaces of wellbeing and respite for residents. The carpet python, an important totem for the Gumbaynggirr people, is represented through the courtyard, weaving between the two ecologies. Gumbaynggirr language may be celebrated through interpretive signage, placed on significant trees to reference important places and strengthen connections to Country.

Planting has been considered in an ecological sense, using plant families that support each other. Trees are generally placed in wide and deep beds shared with shrubs and groundcovers rather than isolated in lawn or paving. The design has also been informed by long-term care and curation, ensuring resilience over time. Many factors will influence final planting distribution, including user group consultation, Indigenous knowledge holder input, plant stock availability, and potential future curators of the space.

*Freshwater ecologies:*
- Northern Swamp Oak-Paperbark Forest
- Coastal Floodplain Wetlands
- Northern Foothills Blackbutt Grassy Forest
- Wet Sclerophyll Forests

Saltwater ecologies:
- Mid North Hinterland Wet Forest
- Wet Sclerophyll Forests
- Sands Littoral Rainforest - Littoral Rainforest
- Northern Sands Blackbutt-Stringybark Forest
- Coastal Dune Dry Sclerophyll Forests
- Northern Sands Tuckeroo-Banksia Forest
- Littoral Rainforest

### 5.2. Communal Open Space

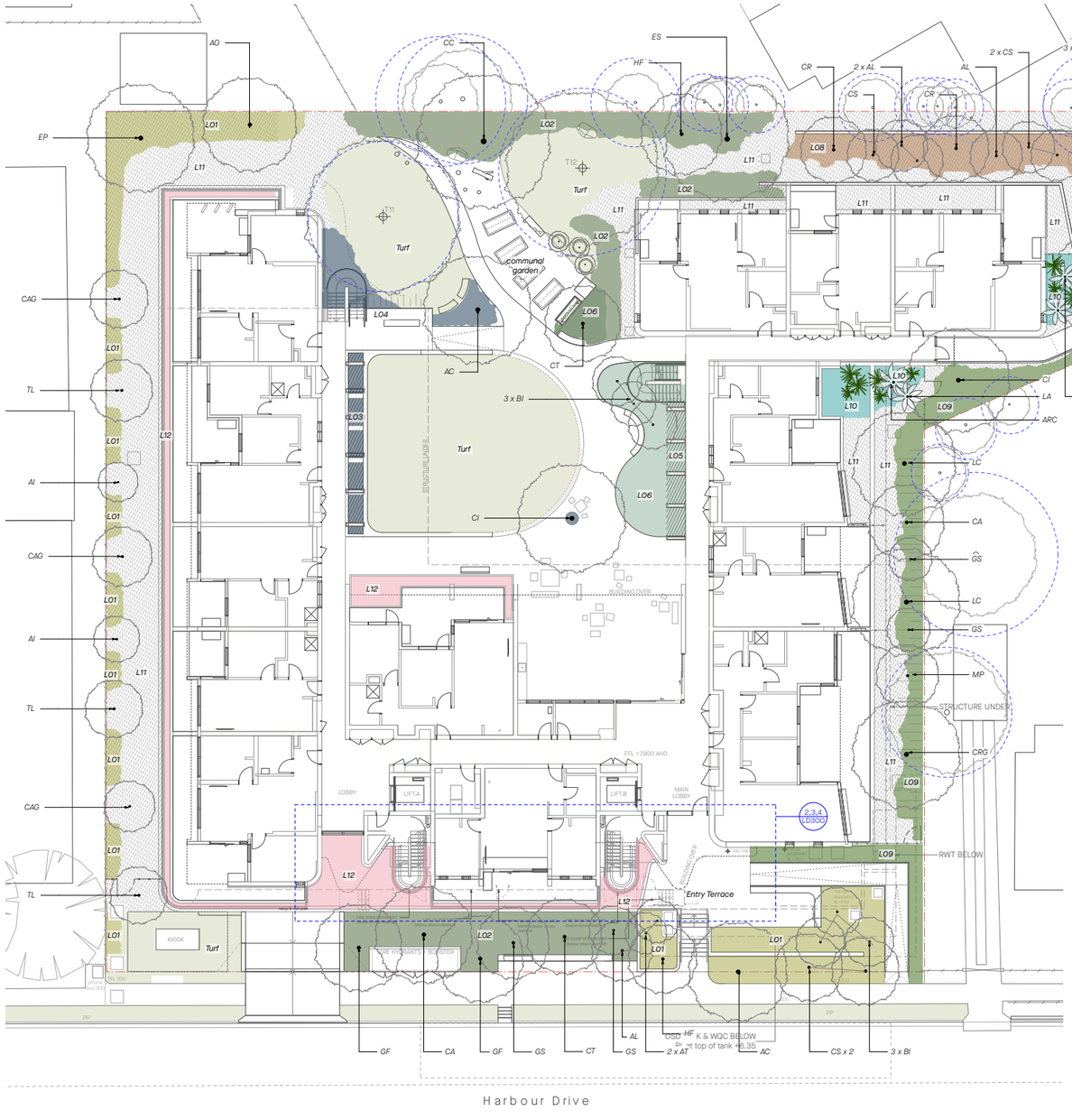
The landscape strategy places strong emphasis on maintaining and enhancing the leafy character of the site. Planting is maximised at ground level, podium, and upper-level outdoor areas to create a generous green setting that encourages everyday use, social gatherings, and informal encounters. Landscaped areas also function as a soft buffer between the development and neighbouring buildings, providing privacy and amenity while softening the building edges.

A centralised courtyard forms the heart of the project, designed as an active, communal space that mitigates noise impacts and reinforces the green identity of the site. These communal gardens provide residents with opportunities for interaction, leisure, and connection to nature.

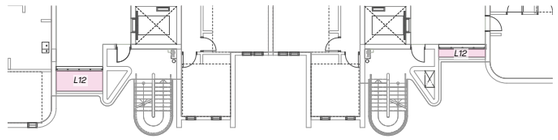



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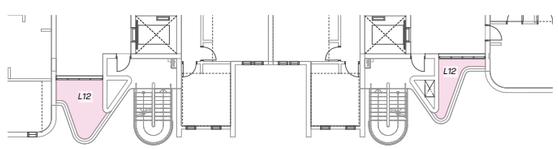
Image: COS Diagram




2 Planting Plan - Level 1
Scale: 1:200



3 Planting Plan - Level 2
Scale: 1:200



4 Planting Plan - Level 3
Scale: 1:200

## LEGEND

**SOFTWORKS**

Trees

TREE - EXISTING

*TPZ - TREE PROTECTION ZONE*
*TX - TREE NUMBER*

TREE - PROPOSED

Landscape Types

| | |
|---|---|
| L01 | FRESHWATER - LOW SCREENING |
| L02 | FRESHWATER - SCREENING |
| L03 | FRESHWATER - CLIMBING |
| L04 | FRESHWATER - GRASSES & FERNS |
| L05 | SALTWATER - CLIMBING |
| L06 | SALTWATER - GRASSES & FERNS |
| L07 | SALTWATER - XANTHORRHOEA MIX |
| L08 | SALT WATER - SCREENING |
| L09 | SALTWATER - RAINFOREST SCREENING MIX |
| L10 | SALTWATER - LITTORAL RAINFOREST MIX |
| L11 | GROUND COVERS & LOW SHRUBS |
| L12 | GROUND COVERS & WEEPERS IN RAISED PLANTER |

NOTE: refer planting schedule for species

## PRELIMINARY TREE SCHEDULE

| CODE | QTY | BOTANICAL NAME | COMMON NAME | MATURE HEIGHT (M) |
|---|---|---|---|---|
| | | *FRESHWATER* | | |
| AI | 2 | *Acronychia imperforata* | Logan Apple | 6-10m |
| AO | 1 | *Acronychia oblongifolia* | Yellow Wood | 25m |
| AT | 3 | *Allocasuarina torulosa* | forest oak | 8m |
| CAG | 3 | *Casuarina glauca* | Swamp She-oak | 20m |
| CS | 3 | *Calistemon salignus* | Willow Bottlebrush | 10m |
| CI | 2 | *Corymbia Intermedia* | Pink bloodwood | 35m |
| EP | 1 | *Eucalyptus propinqua* | grey gum | 35m |
| HF | 2 | *Hymenosporum flavum* | Native frangipani | 15m |
| TL | 3 | *Tristaniopsis laurina* | Water gum / kanooka | 15m |
| | | *SALTWATER* | | |
| AL | 7 | *Allocasuarina Littoralis* | Black she-oak | 5-15m |
| ARC | 2 | *Archontophoenix cunninghamiana* | Bangalow Palm | 20-25m |
| AC | 3 | *Angophora costata* | Sydney Redgum | 25m |
| BI | 6 | *Banksia integrifolia* | Coast banksia | 5-15m |
| CA | 2 | *Cupaniopsis anacardioides* | Tuckeroo | 15m |
| CR | 3 | *Callitris rhomboidea* | Port Jackson Pine | 12m |
| CG | 1 | *Corymbia Gumifera* | Red bloodwood | 30m |
| CRG | 1 | *Cryptocarya glaucescens* | Jackwood | 30m |
| CT | 2 | *Cryptocarya triplinervis* | Three-veined Lauren | 15m |
| ES | 2 | *Eucalyptus saligna* | Blue gum | 30-60m |
| GF | 3 | *Glochidion ferdinandi* | Cheese Teree | 8m |
| GS | 6 | *Guioa semiglauca* | Wild Quince | 6m |
| LA | 3 | *Livistona australis* | Cabage tree palm | 20m |
| LC | 2 | *Lophostemon confertus* | Queensland Brush Box | 25m |
| MP | 1 | *Mischocarpus pyriformis* | Pear Fruited Mischocarp | 18m |
| | | *OTHER* | | |
| CC | 1 | *Corymbia citriodora* | Lemon scented gum | 35m |

Image: Softworks Landscape Plan
Prepared by Jane Irwin Landscape Architects

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## 5.3. Public Domain Interface

Landscaping follows the natural sloping contours of the site in the form of deep soil and soil-on-slab areas. It wraps organically around the building form, designed as integral to the architecture and demonstrating a whole-of-building approach to the urban landscape.

The building edges are softened with planting and designed to transition seamlessly into the surrounding streetscape. At the site entry, the garden creates a vibrant, welcoming, and equitable space that provides a unique sense of arrival and enhances the public interface.

## 5.4. Compliance

The landscape design solutions are the result of careful integration with the architectural form and are responsive to the overall scale of the development. The outcome is an environmentally and socially sustainable landscape that contributes to the project's broader compliance with SEPP (Housing) requirements.




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Image: Deep Soil Zones

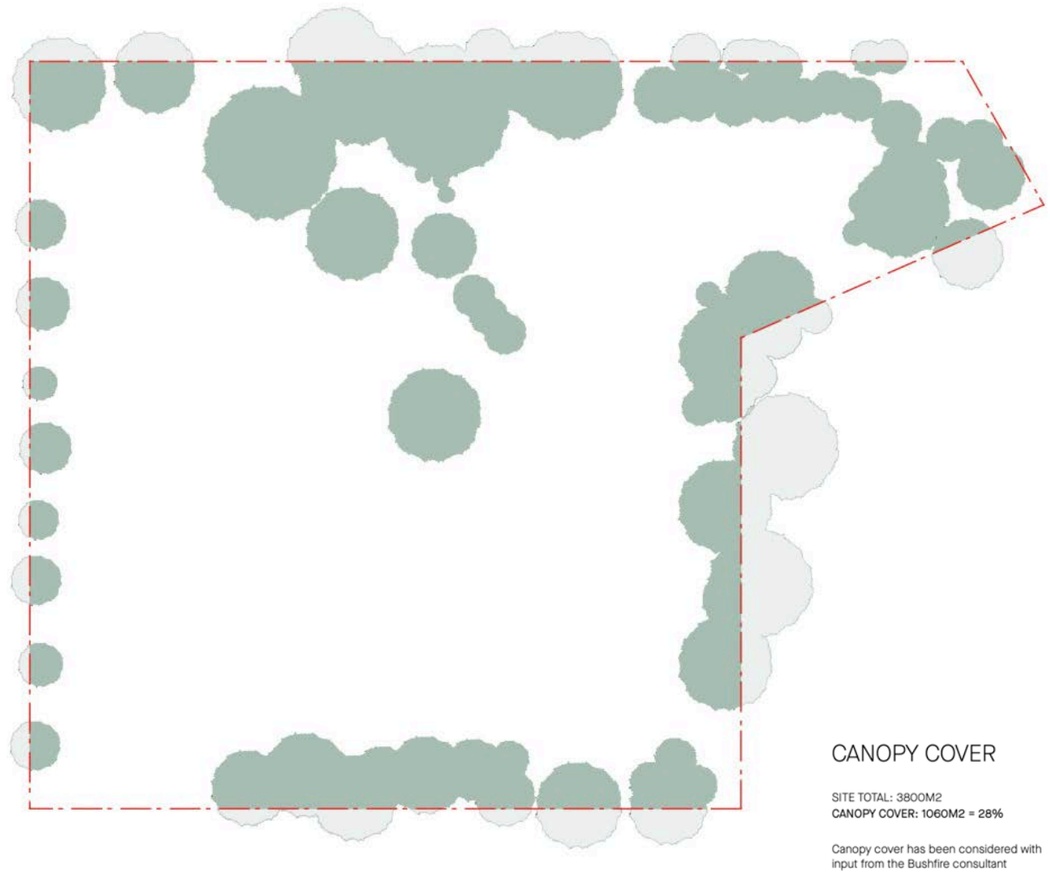



Image: Tree Canopy Diagram




2 Section - N/S Courtyard
Scale: 1:100




1 Section Elevation - Harbour Drive
Scale: 1:100

Images: Landscape Section/Elevation
Prepared by Jane Irwin Landscape Architects

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Ground + Lower Ground Landscape Plan
Prepared by Jane Irwin Landscape Architects

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# 6.0 Residential Levels

## SEPP (Housing) Principle 6: Amenity

**PRINCIPLE 6 : AMENITY**

*Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being. Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.*

### 6.1. Planning Strategy

The building has been carefully designed to maximise efficiency in form, layout, and environmental performance. The apartment concept provides residents with a high level of privacy, natural breezes, and solar filtration. Interior and exterior spaces are seamlessly linked, supporting the qualities of coastal living and enhancing overall liveability.

### 6.2. Typical Level

Amenity has been prioritised across all residential levels. Apartments are planned to achieve natural cross-ventilation, improving indoor comfort and reducing reliance on mechanical cooling. Balconies extend private living spaces outdoors, offering generous solar access while maintaining protection from harsher coastal winds. All apartments feature appropriately sized indoor and outdoor areas, with outlook and visual/acoustic privacy strategies that ensure comfort and amenity.

### 6.3. Egress and Lift Redundancy

Lift facilities are incorporated to provide equitable access to all levels, supporting use by all residents, including elderly and mobility-impaired users. Basement parking accommodates recycling and waste storage, with vertical circulation designed to ensure safe, efficient movement throughout the building.

### 6.4. Residential Amenity

Balconies and outdoor zones are designed to maximise outdoor living potential. These spaces are covered to protect from the elements and are carefully shaped to maintain privacy between adjacent properties. Sun control measures, including fixed sunhoods, vertical blades, and slab projections, are integrated to mitigate summer heat gain while promoting passive solar access in winter. Internal layouts provide adequate storage, ensuring everyday functionality and long-term liveability.

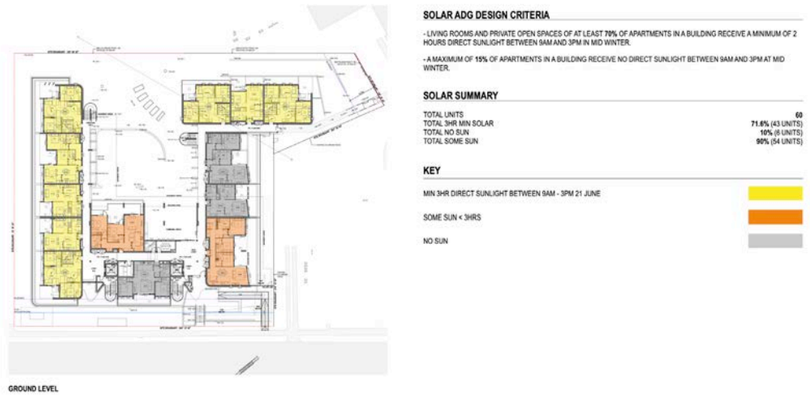



Image: Ground Level - Solar Access

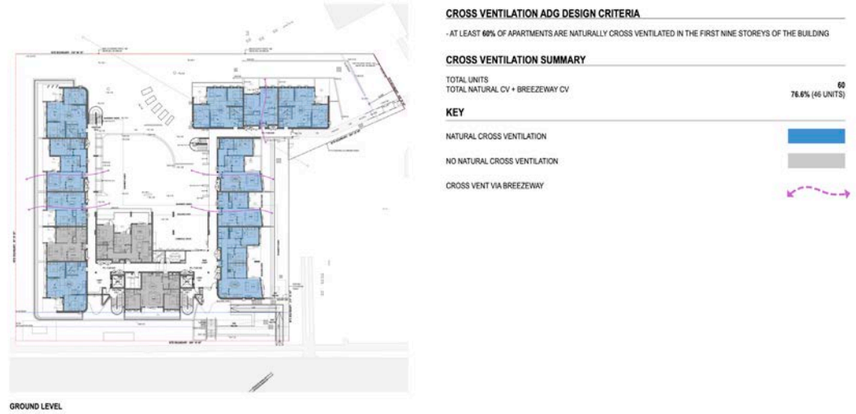



Image: Ground Level - Cross Ventilation

76.6% of apartments are naturally ventilated. The building form allows for natural cross ventilation via the breezeways. The building has been specifically articulated to maximise these opportunities.




Image: Highlighting Key Design Intents Plan

# 7.0 Façade and Materials

## SEPP (Housing) Principe 9: Aesthetics

**PRINCIPLE 9: AESTHETICS**

*Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the stree*

### 7.1 Materials Concept

The building form has been carefully articulated to reduce its visual bulk and ensure seamless integration with its surroundings. The façade strategy balances robustness with human-scale detail, employing balconies, recessed forms, and varied material treatments to introduce rhythm and depth to the elevations. Prominent ends are defined by wrapping facebrick façades that create a private and robust edge, while infill façades open to the sun with privacy blades that prevent overlooking. This approach reduces perceived scale, enhances solar performance, improves privacy, and ensures the development is visually engaging and contextually responsive.

### 7.2 Proposed Finishes

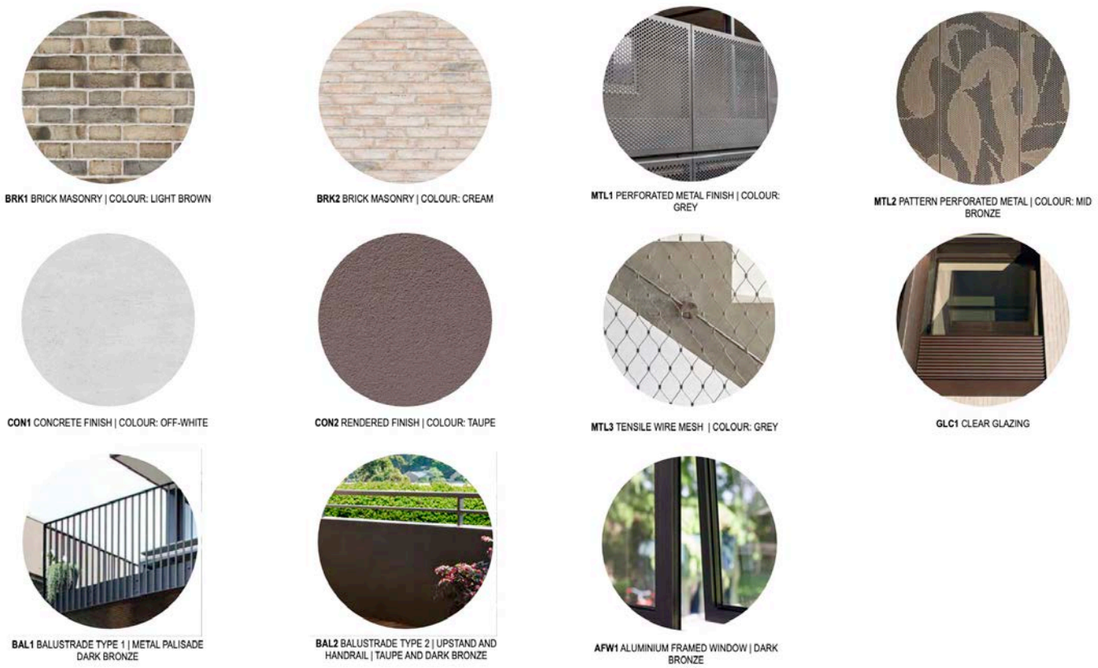
The material palette has been developed to complement both the natural and built context. Natural and new materials are integrated into the design to achieve a high degree of contextual fit, with selections guided by durability, longevity, and robustness. Materials are also chosen for their relationship to internal and external spaces, ensuring continuity and coherence across the development.

### 7.3 Facade Vignettes

Concrete slab and column floor plates combine with efficient wall construction—cladding panels and high-performance glazed wall systems with sunshading devices—to deliver thermal, acoustic, and visual privacy control for apartments. Materials are also used to highlight and identify key entry spaces and lobbies, establishing a clear and cohesive dialogue between buildings. Textural finishes, including paving treatments, extend from the central courtyard through to the lobbies, reinforcing a sense of continuity.




Image: Highlighting Key Design Intents Perspective




Images: Proposed Material Palette



Image: Proposed View From Harbour Drive

# 8.0 Sustainability

## SEPP (Housing) Principle 4: Sustainability

**PRINCIPLE 4 : SUSTAINABILITY**

*Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.*

### 8.1 Sustainability Summary

The proposal is designed to achieve high environmental performance in line with BASIX, NATHERS, and Green Star principles.

The building incorporates passive solar orientation, natural cross-ventilation, and high-performance glazing to optimise thermal comfort and reduce mechanical heating and cooling loads. Energy-efficient lighting, heat pump hot water systems, and rooftop solar PV contribute to lower operational energy use and reduced greenhouse gas emissions. Water-sensitive urban design measures, including rainwater harvesting, drought-tolerant landscaping, and efficient fittings, minimise potable water demand. Sustainable materials with low embodied energy and high durability are specified to extend asset lifecycle and reduce maintenance impacts. Integrated waste management facilities, secure bicycle storage, and connectivity to public transport further support resource efficiency and low-carbon living, ensuring the project delivers enduring environmental, social, and economic benefits.

### 8.2 Passive Environmental Facade Details

Energy-efficient design and building responses have been developed through passive design strategies and sun control measures. Solar access, natural ventilation, and thermal massing characterise this development, resulting in high levels of personal comfort and low energy consumption for the building's occupants.

The North-west facade has intergrated sunshading devices within the glazing unit with slab extensions for solar control in summer months. The North-east facade has vertical privacy blades angled to gain solar carefully spaced to ensure overlooking is minimised.

The facade within the courtyard is expressed through a series of vertical perforated blades that will encourage vegetation growth up the facade helping with a mini micro-climate along the breezeway corridors.

The South-east facade has hoods surrounding the glazing suites to protect the openings from wind driven rain. The breezeway that faces North Street also is semi-enclosed to protect the residents from the elements.

The Harbour Drive facade is South-west in orientation and largely made up of lobbies, stairs, planters and smaller windows to help with noise attentuation.

Multiple environmentally sensitive design principles have been incorporated, ensuring that the minimum requirements outlined in HOUSING SEPP are met. This includes 76.6% of the apartments being naturally ventilated, and 71.6% of apartments achieve more than then 3hrs of sun infiltration during winter into habitable spaces. Balconies have been designed to reduce heat gain during the summer months.

This proposal adopts an Integrated Greener Places Approach to the design, incorporating the following sustainable principles:

- Energy efficiency: High-performance insulation, energy-efficient lighting, and passive design strategies are incorporated to lower operational energy use.
- Natural ventilation: Reliance on natural and cross-ventilation to maximise indoor air circulation, supported by ceiling fans in all living rooms and bedrooms.
- Solar control: Use of sun-shading structures and balcony design to control light as needed, reducing summer heat gain and maximising winter sun access.
- Passive solar heating: Thermal massing and orientation provide natural heat storage and release.
- All-electric design: Induction cooktops and electric hot water systems, eliminating reliance on gas.
- Renewable energy: Extensive PV solar array with Solshare technology to power common areas and subsidise tenant energy use.
- Materials: Selection of low-emission finishes and high recycled-content materials, including green concrete.
- Landscape: Use of native planting to enhance biodiversity and provide passive cooling benefits.
- Water management: Rainwater harvesting for reuse in landscape irrigation.
- Green infrastructure: Integration of permeable pavements to support stormwater management and groundwater recharge.

### 8.3 Tree Retention

The proposal seeks to retain the 2 mature trees on the North-east Boundary as they positively contribute to the proposed landscape character.

The North-east and South-east boundaries are lined with established trees on the surrounding blocks, the proposal maintains clear zones to ensure that these trees can continue to grow and thrive.




NTS

Image: Tree retention and removal plan (refer to Arborist Report for Tree protection measures

**Green trellis** for natural shading to control passive solar gain

**Privacy Blades** on balconies

**Worm farm, communal veg garden + composting**

Generous + considered **tree canopy** using new and existing trees

**Recycling and FOGO** waste management strategy



**Solar cells + communal hot water systems**

**Cross ventilation** to apartments maximised through open corridors

**Natural Ventilation** to carpark

**Sun Shading** to glazing to reduce heat gain from sun

**Deep soil** to mitigate surface water + down stream impacts

Image: Sustainability Diagram

# 9.0 Dwelling Types and Mix

## SEPP (Housing) Principle 8: Housing Diversity

**PRINCIPLE 8 : HOUSING DIVERSITY AND SOCIAL INTERACTION**

*Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents*

### 9.1 Housing Diversity Summary

All units have been designed considering universal design principles at the forefront of the planning. The units have also been designed to comply with both the Apartment Design Guide and Liveable Housing Design Guide standards. As a result, dwellings better meet the needs of community members, particularly older people and those with mobility limitations, by providing design features for accessibility and enhanced liveability. The unit mix is comprised of LHD Voluntary Standard apartments and HSEPP Schedule 4 apartments.

### 9.2 Area + Yield Summary

The proposed development provides a total of 60 units, comprising a mix of one-bedroom, two-bedroom, and three-bedroom apartments. This mix ensures a range of dwelling types suited to the diverse demographic of Coffs Harbour, including singles, couples, families, and older residents. The layouts are designed to be flexible and sustainable, responding to the neighbourhood context while providing high-quality living close to existing infrastructure, transport, shopping, and natural environments. The development is anticipated to have a positive future impact by setting a progressive precedent for housing in the local area.

### 9.3 Accessibility and Universal Design

Flexibility and inclusivity are embedded in the design to accommodate residents across a broad socio-economic and demographic spectrum. Apartments are designed to adapt to the needs of older residents, residents with physical disabilities, and families with young children. Universal design principles support accessibility and usability, while versatile internal layouts also allow for home-based work, reflecting contemporary living patterns.

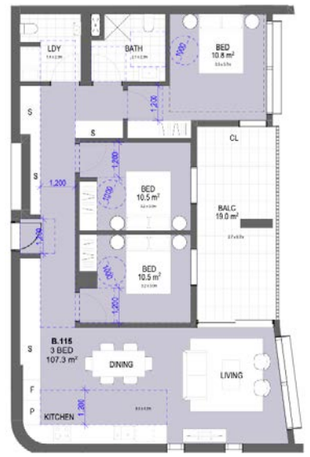
Shared spaces reinforce inclusivity and resident wellbeing. The lobby entrance and central garden are designed to foster opportunities for social interaction, while also serving as a private sanctuary buffered by breezeway corridors. Communal facilities, including a residents' garden, shared dining areas, and a meeting room for client service providers, support community connection and access to support services.

### 9.4 Parking

Resident parking is accommodated within the basement, with provision for recycling and waste storage integrated into the layout for convenience and functionality. Basement access is supported by lift facilities to ensure equitable and safe access for all residents, including those with mobility needs.




1 BED - TYPE C - LHD VOLUNTARY STANDARD




3 BED - TYPE B - LHD VOLUNTARY STANDARD




2 BED - TYPE B - LHD VOLUNTARY STANDARD




2 BED - TYPE C - LHD VOLUNTARY STANDARD




2 BED - TYPE D - LHD VOLUNTARY STANDARD

Images: Typical Units

All unit types have either all or at least 50% of the required storage located within the units as per the ADG requirements. Any units requiring additional storage have been provided secure stage cages that are located in the basement.

## YIELD SCHEDULE - COFFS HARBOUR

211A-215 Harbour Drive Coffs Harbour | Yield Schedule — 19/08/2025

| Tenure | unit | HNSW social | CHP social | total |
|---|---|---|---|---|
| Site area | sqm | | | **3804.0** |
| GFA (SSDA) | sqm | | | **4755.9** |
| FSR (SSDA) | ratio | | | **1.25** |

| Apartment yields | | HNSW (RHS) | CHP (LHS) | total |
|---|---|---|---|---|
| 1 bedroom | 43% | 15 | 11 | **26** |
| 2 bedroom | 53% | 17 | 15 | **32** |
| 3 bedroom | 3% | 2 | - | **2** |
| **Apartment subtotals** | | **34** | **26** | **60** |
| Tenure split | | 57% | 43% | 100% |

| Accessibility - LHDG only | | HNSW social | CHP social | total |
|---|---|---|---|---|
| LHDG Gold 100% social | | 34 | 26 | **60** |
| Social (Gold) apartments also compliant with Schedule 4 of the Housing SEPP | 27% | 8 | 8 | **16** |

| Car parking | | HNSW social | CHP social | total |
|---|---|---|---|---|
| Residential - Housing SEPP rates (0.4 for 1B, 0.5 for 2B, 1 for 3B) NB Total rounded up | | 16.5 | 11.9 | **29** |
| Residential accessible parking (min. 20% of social parking) | | 2 | 2 | - |
| Allowance for visitors (incl. 1 accessible space) | | - | - | **2** |
| **Car parking subtotal (minimum)** | | | | **31** |

| Motorcycle and bicycle parking | | HNSW social | CHP social | total |
|---|---|---|---|---|
| Motorcycles - DCP rates | 1/15 cars | | | **2** |
| Residential bicycles - target Homes NSW rates | 1/unit | 34 | 26 | **22** |
| Visitor bicycles - DCP rates (1 per 10 + 1) | 1/10 units | | | **6** |

Image: Yield Schedule

# 10.0 Appendices

## 10.1 ADG Compliance Table

The proposal includes 60 apartments and one half level of car parking with 31 car spaces, 2 motorcycle spaces, bike storage and residential storage. The apartments range from 1 to 3 bedrooms, with an almost even split of 1 bedroom and 2 bedroom units that feature Universal Design with Gold Level Livable Housing compliance and Schedule 4 compliance of the HOUSING SEPP for diverse range of lifestyles and flexibility for tenants.

| Objective | Design Criteria (Design Guidance where noted DG) | Architect Commentary | Compliance |
|---|---|---|---|
| **Part 3 Siting the development** | | | |
| **3A Site Analysis** | | | |
| Objective 3A-1: Site Analysis illustrates that design decisions have been based on opportunities & constraints of the site conditions & their relationship to the surrounding context. | - | A thorough site analysis was undertaken prior to the development of the proposal. The design of the overall project including the form, facade treatment, landscaping and outdoor communal space has been informed by this investigation and considers:<br>— The site's aspect, climate and topography<br>— The provision of privacy and amenity for both the apartment occupants and adjacent properties<br>— The steep topography<br>— The potential for coastal views<br>— The close proximity to outdoor recreational areas | **Yes** |
| **3B Orientation** | | | |
| Objective 3B-1: Building types & layouts respond to the streetscape & site while optimising solar access within the development | - | The proposed building has been orientated to optimise the site conditions, retain the amenity of neighbouring properties and create an optimum street frontage.<br>The outlook from each apartment has been designed to look into planted buffers or the internal courtyard, with only 4 units facing the neighbouring property to the north, and only one unit with Harbour Drive as the sole outlook.<br>The living areas in each apartment have been carefully located to maximum solar and daylight access. 71.6% of apartments receive the required amount of solar access as per Section 4A of the ADG. | **Yes** |
| Objective 3B-2: Overshadowing of neighbouring properties is minimised during mid winter. | - | Building massing has been carefully arranged to minimise overshadowing to neighbouring properties, and to limit self-shadowing as much as possible, with much of the shadow falling on Harbour Drive or in the late afternoon, on the outbuildings on the neighbouring site which is used for commercial purposes. | **Yes** |
| **3C Public Domain Interface** | | | |
| Objective 3C-1: Transition between private & public domain is achieved without compromising safety & security. | - | The proposal has been carefully designed with Jane Irwin Landscape Architects to ensure the public domain interface is appropriate to the setting and safe. The entry verandah provides a highly visible entry point to provide clear wayfinding, and the openings in the building have been arranged to provide opportunities for casual surveillance while also encouraging inter-action between residents. | **Yes** |
| Objective 3C-2: Amenity of the public domain is retained & enhanced. | - | Generous planting is provided in both street setbacks, as well as to all the boundaries, contributing to the amenity of the public domain. The existing seat provided for the bus stop is replaced with a bench on top of a long seating wall, and moved back from directly adjacent the footpath to within the property boundaries to provide more space for congregation at the bus stop, which is heavily utilised by school children during morning and afternoon peaks. Six bike hoops are provided in the public domain. The entry verandah with its built-in seating provides an prominent stage for casual resident interaction, with prospect over the street interface. | **Yes** |
| **3D Communal and Open Space** | | | |
| Objective 3D-1: An adequate area of communal open space is provided to enhance residential amenity & to provide opportunities for landscaping. | Communal open space has a minimum area equal to 25% of the site | Communal open space is provided in the central courtyard and in a pocket close to the North Street boundary. These locations are optimal<br>The development proposes 1,270 $m^2$ of communal open space, equating to 33% of the site area. | **Yes** |
| | Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter) | The principal part of the communal open space, which measures 747 $m^2$, has some midwinter sun exposure over the whole period between 9am and 3pm, from 88% at 9am to 23% at 3pm. Over 50% of the principal part of the COS receives midwinter sun between 9am and 1pm on June 21. Refer A-790-004 and A-790-005 for detailed diagrams. | **Yes** |

<table>
<tr><th>Objective</th><th>Design Criteria (Design Guidance where noted DG)</th><th>Architect Commentary</th><th>Compliance</th></tr>
<tr><td>Objective 3D-2: Communal open space is designed to allow for a range of activities, respond to site conditions & be attractive and inviting.</td><td>-</td><td>A broad range of activities are incorporated into the landscape design; from an entry porch with seating facing Harbour Drive, to a generous undercover common room, through to a sun-drenched lawn, intimate gathering spaces, bench seating under trees for individual reflection, and a series of beds which can be utilised by residents for a communal garden. Existing lemon-scented gums are reinforced by additional native trees endemic to the area. The undercover area provides wet-weather seating and a play space for children, to complement ground floor courtyards and generous balconies for the apartments.</td><td>Yes</td></tr>
<tr><td>Objective 3D-3: Communal open space is designed to maximise safety.</td><td>-</td><td>The central courtyard communal open space directly relates to the undercover common room, which is visible from the main entry lobby. This ensures good surveillance and safety, as well as an increased likelihood of high levels of usage. Circulation around the courtyard to the individual apartments is designed as a breezeway, ensuring continued surveillance of the communal open space.</td><td>Yes</td></tr>
<tr><td>Objective 3D-4: Public open space, where provided, responds to the existing pattern & uses of the neighbourhood.</td><td>-</td><td>Public open space is provided in the generous and well-planted front setback, consistent with the neighbouring church to the north-west and the former police station to the south-east. The setback on North Street is in character with the neighbouring residential properties – by moving the building line back from the fence line, generous planting is allowed to provide a buffer between the proposed 4 storey building and the neighbouring 1 and 2 storey houses.</td><td>Yes</td></tr>
<tr><td colspan="4">3E Deep Soil Zones</td></tr>
<tr><td>Objective 3E-1 : Deep soil zones are suitable for healthy plant & tree growth, improve residential amenity and promote management of water and air quality</td><td>Deep soil zones are to meet the following minimum requirements:<br><table><tr><th>Site Area (sqm)</th><th>Minimum Dim.</th><th>Deep Soil Zone</th></tr><tr><td>less than 650</td><td>-</td><td rowspan="4">7% of site area</td></tr><tr><td>650-1500</td><td>3m</td></tr><tr><td>Greater than 1500</td><td>6m</td></tr><tr><td>>1500 with significant existing tree cover</td><td></td></tr></table></td><td>The proposal provides 1,336 m$^2$ of deep soil, equating to 35% of the site – well in excess of the 7% required by the ADG design criteria, and more than double the design guidance of 15%.<br>Deep soil is connected on all setbacks, allowing for significant planting for privacy and improved amenity. The central courtyard also has deep soil provision, again allowing for substantial tree planting.<br>Careful consideration has been given to protecting existing planting on the site and root zones of trees on neighbouring properties.<br>Refer A-730-001 for compliance diagrams.</td><td>Yes</td></tr>
<tr><td colspan="4">3F Visual Privacy</td></tr>
<tr><td>Objective 3F-1: Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external & internal visual privacy</td><td>Separation between windows & balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side & rear boundaries are as follows:<br><table><tr><th>Building Height (m)</th><th>Habitable Rooms & Balconies. (m)</th><th>Non-Habitable Rooms (m)</th></tr><tr><td>up to 12 (4 storeys)</td><td>6</td><td>3</td></tr><tr><td>up to 25 (5-8 storeys)</td><td>9</td><td>4.5</td></tr><tr><td>over 25 (9+ storeys)</td><td>12</td><td>6</td></tr></table>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room. Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties</td><td>Boundary setbacks are generously landscaped and mostly in excess of the minimum required by the DCP and by ADG building separation, as follows:<br><u>Lower ground floor</u>:<br>— 3.66m between carpark and NW boundary (3m required) – complies<br><u>Ground floor</u>:<br>— NW boundary 6.4m from habitable room (6m required) – complies<br>— NW boundary 4.7m from balcony (6m required) – doesn’t comply but edge is treated with a deep planter for screening, and neighbouring church building has no windows at this level, so there are no privacy issues<br>— NE boundary 6.2m from balcony and 6.9m from habitable room (6m required) – complies<br>— SE boundary 5.4m from habitable room and 3.8m from ground floor courtyard paving (6m required) – doesn’t comply but proposed glazing wall is 11.7m from heritage item on neighbouring property and setback is heavily planted, therefore =achieving visual privacy.<br><u>Typical floor</u>:<br>— NW boundary 6.4m from habitable room (6m required) – complies<br>— NW boundary 5.8m from balcony (6m required) – doesn’t comply but neighbouring church building has no windows at these levels, so there are no privacy issues<br>— NE boundary 7.2m from balcony and 7m from habitable room (6m required) – complies<br>— SE boundary 5.4m from habitable room and 5.8m from balcony (6m required) – doesn’t comply but single storey heritage item is not impacted.</td><td>No</td></tr>
</table>

| Objective | Design Criteria (Design Guidance where noted DG) | Architect Commentary | Compliance |
|---|---|---|---|
| Objective 3F-2: Site & building design elements increase privacy without compromising access to light & air and balance outlook & views from habitable rooms & private open space. | | Window location and orientation has been carefully designed to ensure visual privacy. Further visual privacy is provided by fixed blades to selected windows and balconies. Visual privacy has also been provided by a dense vegetation acting as a screen and visual relief between the neighbouring buildings. | **Yes** |
| **3G Pedestrian Access and Entries** | | | |
| Objective 3G-1: Building entries & pedestrian access connects to and addresses the public domain. | | The primary pedestrian entry is easily identifiable and accessible from the public footpath along Harbour Drive. Gate access is also provided on North Street for the convenience of the residents. | **Yes** |
| Objective 3G-2: Access, entries & pathways are accessible & easy to identify. | | As above. All pathways are designed to be equitable, including to access the communal open space. | **Yes** |
| Objective 3G-3: Large sites provide pedestrian links for access to streets & connection to destinations. | | Not applicable – site is not large. | **N/A** |
| **3H Vehicle Access** | | | |
| Objective 3H-1: Vehicle access points are designed & located to achieve safety, minimise conflicts between pedestrians & vehicles and create high quality streetscapes. | | Vehicle access from Harbour Drive to the lower ground basement carparking level is left-turn in, left turn out only, with a median strip to prevent right turn movements. This reduces the complexity of the vehicle crossing, and therefore potential conflicts with pedestrians as the driveway crosses the footpath. There is only one kerb crossing, which is utilised for vehicle entry and waste collection – again to reduce potential conflicts with the footpath.<br>The landscaped podium will ensure the carpark entry and exterior facades are well integrated into the ground plane. High levels of articulation and the open fire stair elements coming to ground in the front setback also animates the façade and ensures a high-quality streetscape. | **Yes** |
| **3J Bicycle and Car Parking** | | | |
| Objective 3J-1: Car parking is provided based on proximity to public transport in metropolitan Sydney & centres in regional areas. | For development in the following locations:<br>— on sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area; or<br>— on land zoned, and sites within 400m of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre<br>the minimum car parking requirement for residents & visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less. The car parking needs for a development must be provided off street. | Carparking provision is aligned with the requirements of the Housing SEPP, even though as a result of a technical variance, the site is not classified as accessible (it is adjacent to an E2 zone rather than an E1 zone). This is considered appropriate for this affordable housing project.<br>Further detail is provided in the Traffic Impact Assessment provided by TTPP and in the EIS. | **Yes** |
| Objective 3J-2: Parking & facilities are provided for other modes of transport. | | The lower ground basement over a single level contains<br>— 31 car spaces including 5 accessible carspaces and 2 visitor spaces<br>— 2 motorbike spaces<br>— 18 bicycle parking spaces shared with storage<br>— 4 EV bike racks with charging in a dedicated fire-rated room<br>Racks for 6 visitor bicycles are provided in the public domain. | **Yes** |
| Objective 3J-3: Car park design & access is safe and secure. | | The car park is accessed via an automatic roller door. Residents with allocated car spaces are provided with fob keys, and an intercom is provided for visitors. Natural lighting is provided from the NW and SW facades, supplemented by LED lighting on motion sensors. | **Yes** |
| Objective 3J-4: Visual & environmental impacts of underground car parking are minimised. | | The basement carpark entry has been carefully designed to ensure it complements the proposed building in both material palette and scale. The projecting planting edge above the lower ground level helps integrate the carpark and reduces the visual impact. The front setback landscaping further screens the semi-excavated carpark. | **Yes** |
| Objective 3J-5: Visual & environmental impacts of on-grade car parking are minimised. | | Not applicable – no on-grade car parking | **N/A** |
| Objective 3J-6: Visual & environmental impacts of above ground enclosed car parking are minimised. | | Not applicable – no above-ground enclosed parking | **N/A** |

| Objective | Design Criteria (Design Guidance where noted DG) | Architect Commentary | Compliance |
|---|---|---|---|
| **Part 4 Designing the Building** | | | |
| **4A Solar and Daylight Access** | | | |
| Objective 4A-1: To optimise number of apartments receiving sunlight to habitable rooms, primary windows & private open space. | Living rooms & private open spaces of at least 70% of apartments in a building receive a minimum of 2 hrs direct sunlight between 9am - 3pm at mid winter in Sydney Metropolitan Area and in Newcastle and Wollongong local government areas.<br>In all other areas, living rooms & private open spaces of at least 70% of apartments in a building receive a minimum of 3 hrs direct sunlight between 9 am - 3 pm at mid winter. | 71.6% of apartments receive 3 hrs of midwinter solar access to living rooms and private open spaces, as required for regional locations. | **Yes** |
| | A maximum of 15% of apartments in a building receive no direct sunlight between 9 am - 3 pm at mid winter. | 10% of apartments (6) receive no sun between 9am and 3pm in mid-winter. | **Yes** |
| Objective 4A-2: Daylight access is maximised where sunlight is limited. | | Sunlight has been captured sufficiently as noted above. All apartments are designed to optimise daylight levels, through shallow building depth and clear planning. 90% of apartments receive some sunlight in midwinter. | **Yes** |
| Objective 4A-3: Design incorporates shading & glare control, particularly for warmer months. | | Building articulation, covered balconies and window hoods ensure adequate sun shading on all facades during summer months while allowing for maximum solar access in the winter months. | **Yes** |
| **4B Natural Ventilation** | | | |
| Objective 4B-1: All habitable rooms are naturally ventilated. | | All habitable rooms are naturally ventilated in excess of NCC requirements. | **Yes** |
| Objective 4B-2: The layout & design of single aspect apartments maximises natural ventilation | | The building form allows for natural cross ventilation via the breezeways. The building has been specifically articulated to maximise these opportunities. | **Yes** |
| Objective 4B-3: Number of apartments with natural cross vent is maximised to create comfortable indoor environments for residents | At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed. | 76.6% of apartments are naturally cross-ventilated in accordance with ADG requirements. | **Yes** |
| | Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line. | The 2B cross-through apartments in the centre of the typical floor plans measure 17.4m glass line to glass line. | **Yes** |
| **4C Ceiling heights** | | | |
| Objective 4C-1: Ceiling height achieves sufficient natural ventilation & daylight access. | Measured from finished floor level to finished ceiling level, minimum ceiling heights are:<br>**Minimum Ceiling Height for apt and mixed-used buildings (m)**<br>Habitable rooms: 2.7<br>Non-habitable rooms: 2.4<br>For 2 storey apts: 2.7 for main living area floor; 2.4 for second floor, where its area does not exceed 50% of the apt area<br>Attic spaces: 1.8 at edge of room with 30deg minimum ceiling slope<br>Mixed-used areas: 3.3 for ground and first floor to promote future flexibility of use<br>These minimums do not preclude higher ceilings if desired. | The ceiling heights are 2.7m to all habitable spaces in apartments and 2.4m in all non-habitable spaces. | **Yes** |
| Objective 4C-2: Ceiling height increases the sense of space in apartments & provides for well-proportioned rooms. | | As above | **Yes** |
| Objective 4C-3: Ceiling heights contribute to the flexibility of building use over the life of the building. | | Proposed use as social housing means this project will be used for residential in perpetuity. | **Yes** |
| **4D Apartment Size and Layout** | | | |

<table>
<tr><th>Objective</th><th>Design Criteria (Design Guidance where noted DG)</th><th>Architect Commentary</th><th>Compliance</th></tr>
<tr><td>Objective 4D-1: The layout of rooms within apartment is functional, well organised & provides a high standard of amenity.</td><td>Apartments have the following minimum internal areas:<br><table><tr><th>Apartment Type</th><th>Minimum Internal Area (sqm)</th></tr><tr><td>Studio</td><td>35</td></tr><tr><td>1 Bedroom</td><td>50</td></tr><tr><td>2 Bedroom</td><td>70</td></tr><tr><td>3 Bedroom</td><td>90</td></tr></table>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5sqm each. A fourth bedroom & further additional bedrooms increase the minimum internal area by 12sqm each</td><td>All units exceed the minimum areas nominated in the ADG. Planning is simple with generous circulation because the apartments all comply with the Livable Housing Voluntary Standard (equivalent to LHDG Gold).</td><td>Yes</td></tr>
<tr><td></td><td>Every habitable room has a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight & air is not borrowed from other rooms</td><td>All habitable rooms have windows on an external wall.</td><td>Yes</td></tr>
<tr><td>Objective 4D-2: Environmental performance of the apartment is maximised.</td><td>Habitable room depths are limited to a maximum of 2.5 x ceiling height</td><td>All apartments are carefully planned to maximise daylight access and ceilings are 2.7 with minimal bulkheads due to stacked planning.</td><td>Yes</td></tr>
<tr><td></td><td>In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window</td><td>The building depth is 8m max for the 3 bedroom units and approximately 7.6m for the 1 and 2 bedroom units.</td><td>Yes</td></tr>
<tr><td>Objective 4D-3: Apartment layouts are designed to accommodate a variety of household activities & needs</td><td>Master bedrooms have a minimum area of 10sqm & other bedrooms 9sqm (excluding wardrobe space)</td><td>All primary bedrooms have a minimum area of 10sqm and secondary bedrooms are at least 9 sqm.</td><td>Yes</td></tr>
<tr><td></td><td>Bedrooms have a minimum dimension of 3m (excluding wardrobe space)</td><td>All bedrooms are minimum 3m x 3m clear of the wardrobe.</td><td>Yes</td></tr>
<tr><td></td><td>Living rooms or combined living/dining rooms have a minimum width of:<br>– 3.6m for studio & 1 bedroom apartments<br>– 4m for 2 & 3 bedroom apartments</td><td>All living rooms in 1 bedroom units are at least 3.6m wide, and all living rooms in the 2 bedroom and 3 bedroom units are at least 4m wide.</td><td>Yes</td></tr>
<tr><td></td><td>The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts</td><td>Cross through apartments are 4.15m wide.</td><td>Yes</td></tr>
<tr><td colspan="4">4E Private Open Space and Balconies</td></tr>
<tr><td>Objective 4E-1: Apartments provide appropriately sized private open space & balconies to enhance residential amenity.</td><td>All apartments are required to have primary balconies as follows:<br><table><tr><th>Apartment Type</th><th>Minimum Area (sqm)</th><th>Minimum depth (m)</th></tr><tr><td>Studio</td><td>4</td><td>-</td></tr><tr><td>1 Bedroom</td><td>8</td><td>2</td></tr><tr><td>2 Bedroom</td><td>10</td><td>2</td></tr><tr><td>3+ Bedroom</td><td>12</td><td>2.4</td></tr></table>The minimum balcony depth to be counted as contributing to the balcony area is 1m</td><td>All apartments achieve ADG compliant minimum balcony dimensions and areas as demonstrated on the plans. Refer drawings A-120-010 for detailed layouts.</td><td>Yes</td></tr>
<tr><td></td><td>For apartments at ground level or on podium or similar, a private open space is provided instead of a balcony. It must have minimum area of 15sqm & minimum depth of 3m</td><td>Ground floor apartments have an associated garden courtyard as private open space with an area in excess of 15 sqm and average dimensions greater than 3m. They have been orientated to maximise solar access.</td><td>Yes</td></tr>
<tr><td>Objective 4E-2: Primary private open space & balconies are appropriately located to enhance livability for residents</td><td></td><td>A key feature of the overall design is the extension of living areas through balconies and private open spaces. This creates comfortable and private dwellings that take advantage of orientation and views.</td><td>Yes</td></tr>
<tr><td>Objective 4E-3: Private open space & balcony design is integrated into & contributes to the overall architectural form & detail of the building</td><td></td><td>Balustrades are integrated into the overall design aesthetic and are designed to maximise views and ensure privacy from within the apartments. On the ground floor, the balconies feature planters to soften the edge condition as well as provide a green feature for visual privacy.</td><td>Yes</td></tr>
<tr><td>Objective 4E-4: Private open space & balcony design maximises safety</td><td></td><td>Balustrades comply with NCC requirements in terms of height, construction and openings to prevent fall from heights. Items that could be used for climbing are kept away from the balustrade.</td><td>Yes</td></tr>
<tr><td colspan="4">4F Common Circulation and Spaces</td></tr>
</table>

<table>
<tr><th>Objective</th><th>Design Criteria (Design Guidance where noted DG)</th><th>Architect Commentary</th><th>Compliance</th></tr>
<tr><td rowspan="2">Objective 4F-1: Common circulation spaces achieve good amenity & properly service the number of apartments</td><td>The maximum number of apartments off a circulation core on a single level is eight</td><td>The common circulation spaces between apartments are naturally lit and naturally cross-ventilated. There are 2 lift cores servicing the development, with each lift serving between 7 and 9 apartments, depending on the level. The lift cores are connected at lower ground level and ground level.</td><td>Yes</td></tr>
<tr><td>For buildings of 10 storeys & over, the maximum number of apartments sharing a single lift is 40</td><td>Not applicable – building is under 10 storeys.</td><td>N/A</td></tr>
<tr><td>Objective 4F-2: Common circulation spaces promote safety & provide for social interaction between residents</td><td></td><td>The common circulation areas offer a clear linear arrangement, terminating with windows and outlook and offering a high level of amenity for residents to encourage interaction. Seating is provided along the courtyard for resting and pausing in conversation.<br>The connected main entry lobby and common room are directly connected to the central courtyard, which provides views and outlook from the building entrance and again encourages resident interaction and socialising.</td><td>Yes</td></tr>
<tr><td colspan="4">4G Storage</td></tr>
<tr><td>Objective 4G-1: Adequate, well designed storage is provided in each apartment</td><td>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:<table><tr><th>Apartment Type</th><th>Storage Size Volume (m3)</th></tr><tr><td>Studio</td><td>4</td></tr><tr><td>1 Bedroom</td><td>6</td></tr><tr><td>2 Bedroom</td><td>8</td></tr><tr><td>3+ Bedroom</td><td>10</td></tr></table>At least 50% of the required storage is to be located within the apartment.</td><td>All units are provided with the minimum volumes of storage required by the ADG. At least 50% of the storage is provided within the unit.<br>Refer to A-120-020 for details on storage in each unit type.</td><td>Yes</td></tr>
<tr><td>Objective 4G-2: Additional storage is conveniently located, accessible & nominated for individual apartments</td><td></td><td>Units requiring additional storage are provided with a secure storage cage located in the basement.</td><td>Yes</td></tr>
<tr><td colspan="4">4H Acoustic Privacy</td></tr>
</table>

| Objective | Design Criteria (Design Guidance where noted DG) | Architect Commentary | Compliance |
|---|---|---|---|
| Objective 4H-1: Noise transfer is minimised through the siting of buildings & building layout | | The overall planning of the building has the focus for each apartment facing a different direction, to minimise acoustic and visual privacy between each apartment, and between the apartments and close neighbours. Only 1 unit faces the north-east boundary and this unit is screened to deflect noise and direct outlook.<br>  | **Yes** |
| Objective 4H-2: Noise impacts are mitigated within apartments through layout & acoustic treatments | | Each apartment has been planned to ensure a good level of acoustic privacy. Acoustic privacy is enhanced with the choice of materials and insulation, especially to intertenancy walls. Resilient flooring rather than tiles improves the barrier to sound transmission between floors. | **Yes** |
| **4J Noise and Pollution** | | | |
| Objective 4J-1: In noisy or hostile environments impacts of external noise & pollution are minimised through careful siting & layout | | A Noise and Vibration Impact Assessment has been prepared for the proposed development. Acoustic monitoring on the two site frontages determined that traffic noise was not above acceptable levels for window-open. Even so, the architectural design has adopted a defensive approach with small window openings facing Harbour Drive. Planning was arranged to minimise the number of apartments with their sole outlook to Harbour Drive - only a single unit on the ground floor fits this category, and this has been designed with a solid upstand and deep balcony to buffer noise. | **Yes** |
| Objective 4J-2: Appropriate noise shielding or attenuation techniques for building design, construction & choice of materials are used to mitigate noise transmission | | See above. | **Yes** |
| **4K Apartment Mix** | | | |
| Objective 4K-1: A range of apartment types & sizes is provided to cater for different household types now & into the future | | The mix of 26 x 1-bedroom units, 32 x 2-bedroom units and 2 x 3-bedroom units has been proposed by Homes NSW to suit the demand data for the priority waitlist, and to 'right size' the portfolio in the LGA, which has a surplus of 3 and 4 bedroom cottages and a shortage of smaller apartments with suitable features for older tenants. | **Yes** |

| Objective | Design Criteria (Design Guidance where noted DG) | Architect Commentary | Compliance |
|---|---|---|---|
| Objective 4K-2: The apartment mix is distributed to suitable locations within the building | | Apartment types are mixed across the development to promote diversity. | **Yes** |
| **4L Ground Floor Apartments** | | | |
| Objective 4L-1: Street frontage activity is maximised where ground floor apartments are located | | The topography of the subject site made direct entries to ground floor apartments difficult along Harbour Drive - all apartments are raised several metres above ground level. | **Yes** |
| Objective 4L-2: Design of ground floor apartments delivers amenity & safety for residents | | Where possible, ground level apartments have ground floor courtyards to allow for gardening. Ground level apartments facing public streets have been designed to protect visual privacy using a change in level and landscape screening. | **Yes** |
| **4M Facades** | | | |
| Objective 4M-1: Building facades provide visual interest along the street while respecting the character of the local area | | Façades are articulated to achieve proportion and scale appropriate to the context. The main street façade is highly articulated and includes planters, views through from common areas, and the strong representation of the fire stair elements to further animate the streetscape. | **Yes** |
| Objective 4M-2: Building functions are expressed by the facade | | The functions of the spaces within each façade elements is clearly legible. On Harbour Drive for example, common areas on each floor are clear-glazed and fronted by deep planters, residential uses are more defensively expressed with small vertical slot windows, and cylindrical fire stairs are encased in perforated metal to allow free ventilation and obscured outlook. | **Yes** |
| **4N Roof Design** | | | |
| Objective 4N-1: Roof treatments are integrated into the building design & positively respond to the street | | The flat roof is generally captured by and sublimated to the parapet brickwork bookends. | **Yes** |
| Objective 4N-2: Opportunities to use roof space for residential accommodation & open space are maximised | | Given 35% of the site is deep soil and there are extensive common open spaces provided at ground level, which is more suitable for elderly social housing tenants, roof space has been reserved for services and to maximise provision of solar panels. | **Yes** |
| Objective 4N-3: Roof design incorporates sustainability features | | A high number of PV panels are provided in the development and will be distributed to common areas and apartments to subsidise tenant bills. | **Yes** |
| **4O Landscape Design** | | | |
| Objective 4O-1: Landscape design is viable & sustainable | | Planting has been thought of in an ecological sense, with families of plants that support each other – planting of trees is generally in wide and deep beds that are shared by shrubs and groundcovers, rather than isolated in lawn or paving. The planted environment has also been designed considering long-term care and curation. 35% of the site area is deep soil, ensuring sustainable growth of the landscape. | **Yes** |
| Objective: 4O-2 Landscape design contributes to streetscape & amenity | | The landscaping across the site has been developed to suit the building and the natural topography. It is designed to enhance the living spaces in each dwelling as well as to demonstrate a holistic approach to the urban landscape. | **Yes** |
| **4P Planting on Structures** | | | |
| Objective 4P-1: Appropriate soil profiles are provided | | Planting on structures occurs at the edges of the ground floor and in planters outside common areas on the Harbour Drive façade. Part of the turf area on the ground floor courtyard also sits over the basement below. In all cases, the requirements for the landscape specified has driven the soil depth in line with ADG design guidance. | **Yes** |
| Objective 4P-2: Plant growth is optimised with appropriate selection & maintenance | | Care and maintenance regimes are key drivers of plant selection, particularly given the social housing context and the importance of the landscaping to improve amenity. | **Yes** |
| Objective 4P-3: Planting on structures contributes to the quality & amenity of communal & public open spaces | | Saltwater and freshwater ecologies form the landscape and increase biodiversity and habitat for birds, animals and insects and provide places of wellbeing and respite for residents. | **Yes** |
| **4Q Universal Design** | | | |

| Objective | Design Criteria (Design Guidance where noted DG) | Architect Commentary | Compliance |
|---|---|---|---|
| Objective 4Q-1: Universal design features are included in apartment design to promote flexible housing for all community members | DG: developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features | 100% of units exceed this requirement, instead complying with the Livable Housing Voluntary Standard published by the ABCB (equivalent to LHDG Gold level). In addition, 20% of units are also capable of complying with Schedule 4 of the Housing SEPP, incorporating increased circulation areas and latchside clearance suitable for people relying on mobility devices such as wheelchairs. | **Yes** |
| Objective 4Q-2: A variety of apartments with adaptable designs are provided | Design guidance: adaptable housing should be provided in accordance with the relevant council policy | 20% of units are also capable of complying with Schedule 4 of the Housing SEPP, incorporating increased circulation areas and latchside clearance suitable for people relying on mobility devices such as wheelchairs. These units are considered more suitable for social housing requirements than adaptable apartments. | **Yes** |
| Objective 4Q-3: Apartment layouts are flexible & accommodate a range of lifestyle needs | | The design of the units is simple and appropriate to the needs of the intended tenants and is based on tenant feedback on built projects. It allows for a range of tenant needs and household types. | **Yes** |
| **4R Adaptive Reuse** | | | |
| Objective 4R-1: New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place | | Not applicable – new building | **N/A** |
| Objective 4R-2: Adapted buildings provide residential amenity while not precluding future adaptive reuse | | Not applicable – new building | **N/A** |
| **4S Mixed Use** | | | |
| Objective 4S-1: Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement | | Not applicable – residential use only | **N/A** |
| Objective 4S-2: Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents | | Not applicable – residential use only | **N/A** |
| **4T Awnings and Signage** | | | |
| Objective 4T-1: Awnings are well located and complement & integrate with the building design. | | The lobby entry features a planted awning to announce the entry. The design of the overhang is consistent with other planted elements in the Harbour Drive façade. | **Yes** |
| Objective 4T-2: Signage responds to context & desired streetscape character. | | Signage will be limited to the address, which will be designed to be consistent with the building. | **Yes** |
| **4U Energy Efficiency** | | | |
| Objective 4U-1: Development incorporates passive environmental design. | | A number of passive solutions have been incorporated including passive solar design and natural cross ventilation. Native landscaping is used for screening and shade and to enhance amenity and environmental performance. | **Yes** |
| Objective 4U-2: Passive solar design is incorporated to optimise heat storage in winter & reduce heat transfer in summer. | | 71% of units receive 3 hours of midwinter sun to living areas and private open space between 9am and 3pm on 21 June. Horizontal blades are included on glazing on the north-western and north-eastern facades for summer shading to reduce heat transmission. | **Yes** |
| Objective 4U-3: Adequate natural ventilation to minimise the need for mechanical ventilation. | | 76.6% of apartments are naturally cross-ventilated. All habitable rooms are naturally ventilated, in addition to some bathrooms. All wet areas are provided with mechanical exhaust to reduce likelihood of mould. | **Yes** |
| **4V Water Management and Conservation** | | | |
| Objective 4V-1: Potable water use is minimised. | | The development includes a 10,000L rain water tank which collects roof drainage. This rainwater is recycled for irrigation on site. All apartment tapware will be water efficient to further reduce potable water use.<br>Refer BASIX report for further details. | **Yes** |
| Objective 4V-2: Urban stormwater is treated on site before being discharged to receiving waters. | | The development includes a water quality chamber and on-site detention. Refer civil drawings and reporting for further details. | **Yes** |

| Objective | Design Criteria (Design Guidance where noted DG) | Architect Commentary | Compliance |
|---|---|---|---|
| Objective 4V-3: Flood management systems are integrated into site. | | A Flood Impact and Risk Assessment has been included in the SSDA submission. The site is not affected by the 1% AEP condition, and only has a small portion of the site in the mapped zone for PMF affectation. The risk from PMF has been taken into account and there is no risk to life. | **Yes** |
| **4W Waste Management** | | | |
| Objective 4W-1: Waste storage facilities are designed to minimise impacts on streetscape, building entry & amenity of residents. | | Adequate bins and bin storage have been incorporated into the design, with a garbage bin room and bulky waste store on Lower Ground level. The bins are easily accessed by residents from either lift core.<br>The design allows for waste collection by Coffs Harbour City Council waste officers from the bin holding room, accessed easily from the street.<br>Refer to the Waste Report for further details. | **Yes** |
| Objective 4W-2: Domestic waste is minimised by providing safe & convenient source separation & recycling. | | Apartments will include adequate facilities for waste storage to encourage waste separation at source. Waste, recycling and FOGO bins are provided for use by all residents in the lower ground floor. | **Yes** |
| **4X Building Maintenance** | | | |
| Objective 4X-1: Building design detail provides protection from weathering. | | Operable windows are generally protected from weather exposure with overhangs or are awning windows to limit water ingress. The building façade will be designed in detail with drip grooves and articulation to shed water effectively and promote resilience. | **Yes** |
| Objective 4X-2: Systems & access enable ease of maintenance. | | The fire stairs on Harbour Drive directly access the roof level to access the services there for maintenance, and mechanical elements are more than 2m from the edge of the roof to avoid the need for harnesses. Generally the façade is low-maintenance – many of the windows can be easily cleaned from within the apartments because of the generous balconies. Planters are also accessible from the adjacent spaces, rather than relying on rope or ladder access. Maintenance access at ground level is provided to the full perimeter of the site, including wide gates for mechanical equipment. | **Yes** |
| Objective 4X-3: Material selection reduces ongoing maintenance costs. | | Robust materials such as face brick, metal cladding, powdercoated metal screens and off-form concrete and aluminium-framed glazing have been selected for their longevity and to minimise maintenance. | **Yes** |

# 10.0 Appendices

## 10.2 Design Review Report - SDRP

The proposal for 211A-215 Harbour Drive was reviewed by the State Design Review Panel on the 22nd May 2025 and 18th July 2025. The panel consisted of Marco Geretto, Laura Harding, Matt Pullinger and Olivia Hyde.

The project was reviewed in relation to its site and context and the opportunities and challenges resulting from both. The integration of connecting with country principles into the design and strategy of the project and the ways in which they informed the overall concept of the building were discussed.

The built form and its amenity, sustainability strategy, arrival sequence and relationship with neighbouring properties was examined. Advice on each of these elements was provided and implemented following each review session.

Overall Objectives
- Deliver high-quality social housing, setting a benchmark for design in Harbour Drive precinct.
- Ensure cultural, environmental, and community-led design principles.

Key Themes & Advice Across Both Reviews
1. Connecting with Country
- Strong engagement with Knowledge Holders (walking Country, workshops).
- Prioritise feasible, enduring cultural initiatives (stories, language, art).
- Demonstrate cultural integration in design and provide delivery strategy.

2. Site & Landscape Strategy
- Address challenging topography, basement design, and deep soil provision.
- Improve accessibility: universal design at entries, safe transitions from public domain.
- Design welcoming entries at Harbour Drive & North Street.
- Manage overland flow and hydrology; link landscape to Carralls Gully.
- Develop a detailed landscape plan (soil depth, mature planting, urban character).

3. Built Form & Architecture
- Respond to low-rise neighbours; mitigate bulk, overshadowing, and privacy impacts.
- Break down building mass using articulation, materials, and modulation.
- Avoid dominant basement; incorporate landscape screening.
- Refine plinth, brickwork proportions, and facade elements for quality and context fit.

4. Internal Amenity
- Improve solar access and cross-ventilation (fanlights, operable glazing, breezeway detailing).
- Enhance parity between east/west wings for dwelling quality.
- Shorten circulation routes and improve legibility of entries.
- Add seating to circulation paths to offset longer travel distances.
- Address privacy between dwellings and for neighbours (especially adjacent schools).

5. Sustainability & Climate Response
- Introduce mixed-mode ventilation strategies, solar PV, water harvesting.
- Increase tree canopy and shading for climate resilience.
- Address stormwater management, flood risk, and reuse opportunities.

6. Entries & Arrival Sequence
- North Street: ensure welcoming and safe pedestrian-scale entry.
- Harbour Drive: strengthen visual link from lobby to courtyard, maintain acoustic privacy for common spaces.

7. Engagement & Next Steps
- Continue consultation with CHP, Council, and user groups.
- Continue to develop sustainability strategy aligned with Net Zero 2050 goals.

| GANSW Comment | Response |
|---|---|
| **SDRP 1 – 22nd May 2025** | |
| **Connecting with Country** | |
| Consider that not everything known about Country needs to be included in the project. Be selective and look to refine and prioritise Country-led themes and initiatives by ensuring they can be delivered and will be enduring and impactful for Country Demonstrate how these are manifest in the design. | Selected recommendations have been developed in the proposed response:<br>1. The Landscape looks to connect to Country through the stories and places of the freshwater and saltwater cultures of Gumbaynggirr Country. Distinct planting communities have been selected to reflect the different cultural character of Coffs Harbour – the salt water landscapes of coastal littoral rainforest and coastal dry sclerophyll forests along the coastline, and the fresh water ecologies including the floodplain wetlands and the wet sclerophyll forests of the surrounding creeks, rivers and springs.<br>2. Snaking path to represent the totemic carpet python (serpent creator), potentially including pavement inlays<br>3. Integration of Aboriginal artwork for local storytelling in the perforated metal screening on the façade |
| Provide a strategy for how they will be delivered by the CHP. Undertake further engagement with local Knowledge Holders as necessary to enable the above outcomes. | The CHP will continue the engagement with Traditional Custodians (TCs) and Knowledge Holders, as set out in the agreement with Homes NSW and in line with their own commitments to first peoples. The planting schedule has been developed and will be further enhanced with input from TCs in the detail design phase. Opportunities for interpretive artwork and signage will be explored with local artists. |
| **Site strategy** | |
| Rigorously analyse site terracing and key level datums within the site and streetscape to test the following:<br>— basement options that maximise deep soil, particularly at the north end of the site<br>— levels to support tree retention and ensure that the retained trees make a qualitative contribution to the communal courtyard<br>— optimising access to the courtyard, as easy, convenient and safe; to support the space as inclusive and communal<br>— working carefully with landscape to manage overland flow, including at the lower ground floor dwellings and basement<br>— building entries/addresses that provide universal access<br>— easy and comfortable transitions for pedestrian movements within the site<br>— careful consideration of level changes between the public domain and the site, particularly on Harbour Drive where level differences and narrow verges may result in awkward transitions. | — Basement extent has been reduced and is as small as possible to maximise deep soil. The proposal currently achieves 35% of the site areas as connected deep soil (35%), well in excess of the ADG design criteria of 7% and more than double the ADG design guidance of 15% of the site area as deep soil.<br>— Existing ground levels have been maintained at the base of all retained trees. Landscaped areas have been arranged to suit, and this has determined the ground level of the building, ensuring accessibility is optimised.<br>— Out of the total 61 trees assessed as part of the Aboricultural Impact Assessment, 24 trees are being retained with the remaining trees assessed as having low or very low/remove retention value.<br>— Detailed analysis of overland flows by the landscape architect and civil engineer has ensured the integration of stormwater pits and pipes with the landscape<br>— Movements through the site are carefully managed to facilitate universal access. A 1:20 walkway connects the main entry to the Harbour Drive footpath.<br>— Apartments at lower ground (basement) level in earlier concept have been deleted. |
| Further develop building and site entries at Harbour Drive and North Street, noting strategies for either multiple or consolidated entries at Harbour Drive offer different opportunities. Ensure entries demonstrate the following:<br>— a clear and legible sense of address<br>— are welcoming and generous, e.g., direct access to indoor common spaces, corridors and cores<br>— promotes site and building circulation - e.g. avoiding level changes to access east or west cores<br>— avoids conflicts from vehicles and people gathering at the bus stop<br>— reinforces a sense of safety optimising OPTED outcomes - e.g. good sightlines. | The design has been developed in the latest design to address the comments raised. The entry is clearly legible and includes a raised veranda with built-in seating for surveillance and to build possibilities for casual interaction. The main entry is connected to the undercover common room and the primary communal open space – the courtyard – and has excellent sightlines to the landscape and existing trees beyond. including an open and integrated communal space and recessed bus waiting area to minimise impact to pedestrian flow. |
| The North Street frontage is an opportunity to integrate with the neighbourhood. Develop this to be welcoming and engaging for pedestrians, and avoid unnecessary impacts from bin storage, secure lines, vehicle turning and the like. | Increased setbacks to North Street have been incorporated into the design to allow for an integrated and engaging street frontage, and this frontage is clear of services and vehicle access to be more respectful of the solely residential context. |
| Limit garbage trucks to the perimeter of the site, avoid their requirements dictating site access and circulation. | Dedicated garbage truck loading zone has been incorporated into Harbour Drive to allow for collect and return strategy as discussed with Coffs Harbour City Council. The waste strategy is not driving the site planning, other than it requiring the bin holding room be located as close as possible to the kerb. |
| Consider everyday uses such as how large-item delivery and removalists will access the building, including building access relative to site falls, truck parking and lobby size. | Building access has been considered. |
| Consider options for improving accessibility, safety and amenity related to the existing bus stop location; consult with Council and Transport for NSW as necessary | Bus zone has been relocated approximately 20m from its existing location. Proposal has been submitted to Councils Transport Forum for review and endorsement. Improved waiting area has been provided as part of the development. |
| **Landscaping** | |
| Build on the early analysis and principles to develop a landscape concept plan supported by key details, including demonstrating:<br>— a clear strategy for hydrology including links to Carralls Gully<br>— the quality and amenity of the central courtyard<br>— soil capacity for mature planting<br>— an urban character response to both streetscapes. | The Landscape concept has been developed for SDRP2 lodgement pack to address the comments raised. |

| GANSW Comment | Response |
|---|---|
| **Built Form** | |
| In leading development for the locality, consider that the adjacent houses, schools, church, and heritage building will retain their low height in the medium to long term. The proposed built form should acknowledge and respond to these adjacencies via strategies to mitigate bulk and scale and any adverse impacts. Address the following:<br>— Demonstrate good design and amenity outcomes for the various low scale neighbours relative to the distribution of bulk and GFA, including overshadowing and privacy impacts.<br>— In design development go beyond massing studies to demonstrate the 'break down' of the building's form and mass; to include composition, articulation, materials and depth of light/shadows.<br>— Use view analysis to understand how the building presents from various neighbourhood vantage points and respond accordingly. Focus on the east and west views as the most impacted.<br>— Avoid a visually dominant basement via a landscape strategy for the basement plinth.<br>— The preferred option exceeds the yield target. If dwelling numbers are reduced, consider strategies to reduce instances where units are located below the ground level and concentrate height and massing toward Harbour Drive. | The detailed design of facades and articulation was further developed for SDRP2 to include modulation of the massing and articulation to be respectful of context, as much as is possible with a 4 storey building in a 1-2 storey residential area.<br>Overshadowing and overlooking is extremely limited – further detail on this is provided in the design report.<br>Extensive engagement has been undertaken with the community and with immediate neighbours, including the occupants of 2A North Street immediately over the north-east boundary. This has been summarised in the Community Engagement Report included in the SSDA submission.<br>The basement plinth has been articulated with a soft-edged landscape solution, and the deep setback allows plentiful planting, and the units formerly lower than the existing ground level have been removed. |
| **Architecture and amenity** | |
| Significantly increase the percentage of dwellings that meet or exceed solar access (3 hours) and cross ventilation requirements of the ADG in regional NSW. | Both metrics are exceeded – the proposed development has 71.6% of apartments receiving 3 hours of midwinter solar access as per Section 4A of the ADG, and 77% of apartments benefit from natural cross-ventilation. |
| Improve the parity of amenity between the west and east ‘arms’ of the building for their dwellings and corridors - e.g. the west arm has a low percentage of dwellings with cross ventilation. | Amenity is equally shared across the ownership split – i.e., east and west wings. |
| Regarding solar access, review the aspect ratio of dwellings and depth of balconies as limiting factors, notably at the through-apartments. | Amendments made to improve overall solar access – now fully compliant. |
| Test alternative options for stair and lift locations to improve the street address, legibility, the arrival sequence, and dwelling and corridor amenity. Considerations could include:<br>— relocating a lift to the northeast to enable a building entry at North Street<br>— sliding the northwest stairs to the west (and altering the adjacent dwelling) to enable corridor views and cross-ventilation<br>— co-locating windows with lift waiting areas to enhance everyday movements and amenity<br>— reduce corridor length where achievable. | Stairs & lifts relocated to the Harbour Drive façade to allow for more direct access from the street and entry lobby. |
| The building's internal corners are a challenge for the relationship between dwellings. Carefully consider these as the design progresses to improve privacy and cross ventilation. | The internal corners have been ‘cleaned up’ by relocating the corridor to the courtyard side of the south-eastern units so the units there face south-east rather than north-west, and improving visual and acoustic privacy. |
| Demonstrate dwellings can balance noise mitigation from Harbour Drive with natural ventilation. | This has been addressed in the design, with validation from the acoustic engineer that there is no issue with the ‘windows open’ condition. |
| Keep bedrooms off the corridor perimeter to avoid acoustic impacts | There are no bedrooms facing the breezeway corridor. |
| Acknowledging the development mix is based on local demand, 60% of dwellings are 2-bed units which limits the diversity in the development. In the arrangement of the floor plan consider a greater percentage of either 1 or 3-bed units and position the 1-bed units to maximise on amenity. | The quantity of 1-bedroom apartments has increased slightly in the final design, noting that local demand is key in determining development mix. 40% of the units are 1-bed, 57% are 2-bed and 3% are 3-bed. Housing Australia encourages a minimum of 50% of the units to be 2-bed or larger. Given there is a large number of under-occupied 3-bed units in Coffs Harbour, the direction from Homes NSW was to include minimal 3-bed units in the mix. |
| **Sustainability and climate change** | |
| The inclusion of breezeways and semi-open non-fire stairs is supported. Take the next step in their development by rigorously testing the concept and demonstrating what is achievable. Considerations include:<br>— the western corridor has insufficient area for cross ventilation<br>— fire/smoke engineering<br>— weather proofing<br>— material durability and maintenance<br>— limitations on operability for residents. | These issues have been addressed in the final design. |
| Demonstrate a generous and well considered tree canopy target. | The extent of tree canopy has been considered with input from the bushfire consultant resulting in a tree canopy measuring 28% of the site area, which is considered a great outcome considering the site is classified as an APZ. |
| Where AC is provided, complement this with an alternative of mixed-mode. Outline what design initiatives for mixed-mode are achievable. | AC is provided to relieve heat stress in rare instances where the climate is unacceptable, and for efficient electric heating in winter (since gas is no longer included in developments). However, the emphasis in this project is to wherever possible include natural cross ventilation, so that social housing tenants do not have to rely on AC which is expensive to run. |
| Investigate opportunities for solar PV and communal hot water systems. | Extensive PV array is provided as noted elsewhere which will cover common area energy needs, as well as subsidising tenant energy usage. ,Our partner CHP operator prefers individual hot water units because billing tenants for communal electric hot water is currently not possible – this requires a legislative change. |

| GANSW Comment | Response |
|---|---|
| Storm water management should be developed in conjunction with the flood risk management plan. Explore opportunities to harvest rainwater for reuse, celebrate water and integrate it into the landscape. | A Flood Risk Impact Assessment (FIRA) has been developed, and has minimal impact on the design as there is no risk to life. The landscape architect has carefully reviewed and integrated the stormwater pits and pipework to ensure minimal impact on landscape design, and a rainwater tank has been included to enable reuse of roofwater for landscape irrigation. |
| Further develop a waste management strategy in consultation with Council | Council has provided advice on preferred waste strategy including expected waste volume, room sizing and servicing. |
| **SDRP 2 – 18th July 2025** | |
| **Elements to be retained to achieve design excellence** | |
| In addition to elements noted in the previous letter:<br>— The overall site planning, landscape design and spatial arrangement of the building, including the dwelling layouts.<br>— The reduced basement size to enable generous deep soil and mature planting at the courtyard and north of the site.<br>— Integration of the building with topography, to minimise basement impacts and avoid dwellings at the basement level.<br>— Retention of the two lemon scented gums at the north of the site<br>— The various landscape spaces across the site for gathering, dwelling and movement - e.g. at the gums, courtyard lawn, kitchen garden/food garden and connection to Carrall's Gully.<br>— The form and massing of the building, noting that an alternative massing arrangement is also supportable - refer point 1 for further commentary.<br>— The scale, proportions and amenity of the courtyard and its perimeter elements, including:<br>o gallery circulation at the breezeways to reduce overlooking<br>o the landscape elements of the ground plane<br>o the full height blades and associated planting<br>o the clear and direct visual and physical connections with the indoor common room.<br>— The high level of amenity to the dwellings and outdoors spaces, evident in the solar access (70% plus at 3 hours) and cross-ventilation (75% plus).<br>— Circulation elements responsive to climate, via open/semi enclosed stairs and breezeways that enable cross-ventilation to the dwellings.<br>— The north and south site and building entries, including the response to streetscape, sense of address, arrival sequence and clarity of entry.<br>— Harbour Drive facade treatments that provide articulation, greening and activation, including expressing the screened stairs and the planters adjacent to lift lobbies.<br>— The landscape design at Harbour Drive, integrating movement and services, with generous planting between the separate arrival paths and as a buffer to the service areas and at the bus stop.<br>— The 1:20 gradient walkway access at Harbour Drive.<br>— The general arrangement of the lifts and stairs, including both northern stairs linking the courtyard to upper-level dwellings - refer to point 10 for further commentary.<br>— Ground floor dwellings at the east that include generous landscaped private open space.<br>— The proposed sustainability initiatives. | The final design reflects this advice. |
| **Design elements for reconsideration and refinement to achieve design excellence** | |
| The proposed form and massing (while supported) can potentially be improved to better integrate with the local context. The alternative massing scenario outlined below is also supported as capable of achieving design excellence, whilst noting that this approach incurs localised LEP height breaches.<br>— Explore a GFA redistribution option as follows:<br>o remove GFA from the northeast envelope (from 4 to 3 storeys) to improve the relationship with the residence at 2A North Street and the streetscape<br>o reallocate the GFA to the eastern wing/ Harbour Drive frontage to provide an additional part-level (at 5 storeys), noting additional height in this location will primarily overshadow only the road<br>o test overshadowing and relationship to neighbouring properties.<br>— If the above option is not adopted, provide a landscape response to mediate the scale transition between the northeast envelope and 2A North Street. | Homes NSW has opted to retain the massing presented at SDRP2, which has a maximum height of 4 storeys, rather than add another storey to the Harbour Drive side of the building. The 4 storey height is already a significant increase on the buildings in the immediate context, including the 1-storey heritage item to the south-east of the subject site (215A Harbour Drive), and a more conservative planning approach was preferred.<br>The design has been further developed to increase the set back to North Street, and additional manipulation of levels ensures a more seamless transition. Significant planting is also included in the setback, including buffer planting between the proposed development and 2A North Street, to minimize impact on the streetscape and neighbouring properties. |
| Develop the landscape design at the western boundary to increase tree canopy cover beyond the current 22% - target minimum 30% - and to provide:<br>— privacy screening<br>— mitigation of the scale transition to the church building. | Landscape plan has been developed with final tree canopy cover at 28%. While slightly below the 30%, additional plantings have been incorporated to provide additional screening, with selection and placement of plantings used to assist in mediating the vertical scale. It is noted that the development must comply with Bushfire Hazard Assessment report which restricts type and extent of plantings. |

| GANSW Comment | Response |
|---|---|
| Minimise impacts from the basement above the ground at the southwest corner and Harbour Drive frontage. Improve the overall presentation and design resolution of this highly prominent corner. Consider the following:<br>— landscape screening treatments for the basement<br>— a maximised set back of the sub-station 'kiosk' and provide landscape screening<br>— refined expression of the plinth and 'visual thickness' of the brickwork at the corner<br>— use of vertical facade elements. | Façade design of the western corner of the Harbour Drive frontage has been further developed since SDRP2. The lower ground level has been extended to bring the language of the podium level above down to meet the ground plane, and a recess created for visitor bike racks. There are service elements that need to be located in close proximity to the street boundary, including a kiosk substation and the hydrant boosters, but landscaping has been arranged to minimise the impact of these items. The kiosk easement can't be planted out, but is able to be treated with groundcovers, and trees are planted close by to screen the kiosk as much as possible. The boosters have been contained in a cupboard treated the same way as the fire stairs and paired with the bus stop seating to create an urban assemblage. |
| Provide detailed analysis to demonstrate that the proposal gives sufficient privacy to both the Coffs Harbour Christian Community Primary School and Coffs Harbour Public School, including detailed analysis of privacy measures at the western facade. | Visual privacy has been carefully addressed through a combination of building design and architectural treatments. Apartment layouts and varying setbacks have been incorporated to minimise direct overlooking. Window locations and orientations have been strategically considered to protect privacy for residents and neighbouring properties. In addition, fixed privacy blades have been introduced to selected windows and balconies, effectively redirecting views away from adjoining residences and the nearby schools. |
| The stairs are important to visually offset the solid elements of the facade. Ensure high-quality architectural detailing is provided by:<br>— keeping the 'delicate' look and feel of the stairs and screens, including considering the extent of continuous screening<br>— considering the transparency of this element as it terminates against the sky. | Noted, recommendations have been incorporated into SSD package. |
| Illustrate the design intent of the entry at North Street. Demonstrate that it provides a welcoming, safe entry point that is appropriate in scale to the existing residential street context. | The approach from North Street is not intended to be a significant entry to the site, while able to be used if convenient for the residents that live closest to this gate, the primary use of this access is as a fire egress path. Because of the steep fall, it was not possible to achieve a ramp or walkway without steps, or without creating a huge amount of pathway which would limit the opportunity for canopy or screen landscaping. The entry is articulated at a pedestrian scale, incorporating generous landscaping, clear sightlines, a secure fence and passive surveillance to promote safety and accessibility. Materials and finishes have been selected to complement the surrounding residential character, while soft landscaping and canopy planting provide a sense of address and visual relief. The development's neighbours in North Street were very keen to minimise the usage of this frontage to keep the low-scale residential character of the street. |
| Ensure the main arrival sequence from Harbour Drive has clear visual connections from the lobby to the courtyard. Demonstrate the common room perimeter enables these connections while maintaining the functional needs of the space - e.g. sufficient privacy, acoustics, and the like. | The glazed doors to the undercover common room are designed to maintain a strong visual link from the Harbour Drive entrance to the main lobby and through to the courtyard and the landscaping beyond. A small section of solid wall defines the space and separates it from the corridor. A small meeting room is provided looking out into the common room and courtyard, providing additional surveillance and offering a venue for client service visits. |
| Demonstrate the dwelling interface to the breezeway is capable of achieving cross-ventilation to ADG requirements. Develop fanlights and operable high-level glazing as necessary. | Architectural plans updated for submission, high level operable glazing introduced to apartments adjoining the breezeway to create unimpeded ventilation, including to bathrooms. |
| The approach of not providing a lift at the northern stair locations is supportable, noting the advice provided that pedestrian movements will be primarily from the south and other user feedback to date.<br>— Continue to consult with the CHP and user groups to ensure this approach and travel distances to the southern lifts is appropriate. To offset this distance, consider careful introduction of seating along the circulation routes. | Noted. Seating has been introduced between the planted columns on the eastern and western sides of the main courtyard, to provide the opportunity for rest and incidental engagement with other residents. |
| Further develop the window blades to optimise views and outlook, while demonstrating performance for privacy and sun shading. | Detailed analysis of solar shading demonstrated that horizontal blades are more effective on the north-western façade than the vertical fins, and this solution has been introduced to that elevation. The vertical fins have been retained on the north-eastern elevation where they direct views very specifically away from the Christian Community Primary School and the neighbour at 2A North Street. |
| The following was raised out-of-session; test the courtyard lawn location. Consider the following:<br>— optimising winter solar access<br>— ensuring sufficient sunlight in winter to ensure grass growth. | The lawn area in the centre of the courtyard receives at least 3 hours of winter sunlight between 9am and 3pm in midwinter. The landscape architect has advised this should be sufficient to ensure suitable conditions for the turf, and notes there are shade-tolerant turf varieties. The preferred pathway between the undercover common room and the rear garden is in a northerly direction from the southern main lobby, and this desire line would have cut through the lawn area if it was located on the south-eastern side of the courtyard. Additional lawn is provided below the existing lemon-scented gums. |
| **Connecting with Country** | |
| The proposal is commended for its careful and diligent response to Country and the extensive consultation process.<br>— Continue this as a project focus into the EIS submission and during subsequent design and development stages. | As noted above, it is the intention of Homes NSW and the CHP delivery partner to continue to engage with Traditional Custodians on the detail design of the project. |
| Continue to develop the Connecting with Country initiatives from the engagement in July, to ensure they are deliverable and well-integrated into the design, including:<br>— prioritising initiatives with a focus on environmental outcomes, social inclusion and resident well-being<br>— continuing consultation (as necessary) to incorporate local Aboriginal stories into the design - e.g. placing the carpet python and saltwater-freshwater narratives in the landscape and facade. | Noted. |
| The following was raised out-of-session; if the proposal is delivered by a CHP, ensure the key initiatives for Country and the commitment to on- going consultation become requirements for the CHP during delivery. | Noted. |

| GANSW Comment | Response |
|---|---|
| **Other design elements** | |
| At the breezeway consider the following improvements:<br>— high-level glazing to bathrooms<br>— seating locations to break up the journey to the lift. | Both of these improvements have been included in the final design. |
| At the eastern ground floor dwellings, demonstrate access to their private open space is easy to navigate relative to finalised ground levels. | Refer to Landscape & Architectural drawings. Paving at the same level as the internal floor level is provided immediately outside the living room and bedroom doors. The change in level to retain the existing ground levels around existing trees is managed at the edge of the basement with a low seating wall, which creates a natural edge to a planting bed beyond. |
| The following was raised out-of-session; continue to prioritise traffic and transport studies, including investigation of vehicles turning off Harbour Drive into the basement. | All relevant reports, including Traffic Impact Assessment, have been completed as part of the SSD application. |

# 10.0 Appendices

## 10.3 Assessment of Better Placed

### 10.3.1 Better fit: contextual, local and of its place.

The proposal is deeply informed by its cultural, environmental, and urban context. Located on the traditional lands of the Bundjalung and Gumbaynggirr Country with a clear visual corridor stretching toward the Dhungutti region, the design embeds principles of Country-centred design in alignment with the Connecting with Country Framework.
Cultural mapping by Matt Fellingham has informed the understanding of place, including topography, language, and songlines. The built form responds to Coff Harbours evolving character, situated between low-rise dwellings and low-rise medium scale public buildings of Churches and Schools, and adjacent to the Coffs Harbour Public School.
The site's proximity to the the town centre supports increased density and urban renewal. The massing strategy reflects the rhythm of the surrounding streetscape, with articulated sub-forms and setbacks that respect the local grain. The proposal also considers the site's ecological context, retaining mature trees and enhancing the green space, with its close proximity to the Botantic Gardens and Carralls Gully. Together, these strategies ensure the development is not only responsive to its physical and cultural setting but also contributes positively to the identity and future character of Coffs Harbour.

### 10.3.2 Better performance: sustainable, adaptable and durable.

The development is designed for long-term environmental and operational performance. It integrates passive design strategies including natural cross-ventilation, solar access, and thermal comfort, reducing reliance on mechanical systems. The central breezeways improves airflow and daylighting, while façade treatments—such as deep reveals, aluminium sunshading intergrated with glazing suites, and perforated blades—minimise heat gain and glare.
The material palette prioritises durability and sustainability, with GRC, face brick, and low-maintenance finishes. The building envelope achieves a 40% window-to-wall ratio, balancing daylight with thermal efficiency. The site's landscape design supports biodiversity, tree canopy retention, and pedestrian connectivity. The proposal is fully electrified, futureproofing it against fossil fuel reliance. Adaptability is embedded through efficient structural grids, flexible apartment layouts, and lift redundancy. These measures ensure the development is resilient, adaptable to future needs, and contributes to broader environmental goals.

### 10.3.3 Better for community: inclusive, connected and diverse.

The proposal supports a socially inclusive and connected community through social housing offering of a mix of aprrtment typologies. It aligns with the City of Coffs Harbour's primary housing strategy - the Affordable Housing Strategy 2024 and NSW Government priorities to increase housing diversity and affordability.
The site's strategic location—within walking distance of the Coffs Harbour Medical Precinct, schools, and shops—supports equitable access to services and employment. The design includes clearly defined entries for social housing, ensuring dignity and legibility for all residents. Communal open spaces are designed for accessibility, social interaction, and privacy, with generous landscaping and seating. The development enhances pedestrian connectivity linking to nearby parks and public spaces. The proposal enables greater uplift to deliver a critical mass of residents, supporting local businesses and activating the town centre. These strategies foster a diverse, inclusive, and well-connected community that reflects the evolving needs of Coffs Harbour.

### 10.3.4 Better for people: safe, comfortable and liveable.

The design prioritises resident wellbeing through safety, comfort, and amenity. Ground- level planning ensures clear separation of public and private zones, with secure, well-lit entries and passive surveillance. CPTED principles are embedded through access control, territorial reinforcement, and space management.
Internal layouts maximise solar access, natural ventilation, and acoustic comfort. 90% of apartments receive some sun and 71.6% receive at least three hours of sunlight during the winter solstice (when assessed from 9.00am-3.00pm), and 76.6% are dual aspect with cross- ventilation. The breezeway lobby enhances airflow and daylight, while lift redundancy and dual egress stairs ensure accessibility and safety.
Apartments are designed with efficient layouts, generous balconies, and storage, supporting diverse household needs. Communal spaces are inclusive and usable, with landscaping that provides shade, privacy, and opportunities for social interaction. The design also accommodates all-ability access, with level entries and integrated ramps. These features create a safe, liveable environment that supports health, comfort, and community.

### 10.3.5 Better working: functional, efficient and fit for purpose.

Functionality and efficiency are embedded at every level of the design. The ground plane strategy separates residential, service, and vehicular access, improving safety and legibility. Waste and servicing areas are discreetly located, and the carpark entry is positioned to minimise pedestrian conflict. Lift redundancy is achieved through linking corridors at all levels, ensuring residents are never more than one flight of stairs from an alternative lift. Dual egress stairs/open stairs meet fire safety requirements while maintaining accessibility.
Apartment layouts are efficient and adaptable, with a structural grid that supports long-term flexibility. The breezeway design reduces reliance on mechanical ventilation and enhances environmental performance. Service infrastructure, including the kiosk substation and fire cupboards, is integrated into the landscape and built form. The proposal also supports operational efficiency through durable materials and low-maintenance finishes. These strategies ensure the development is not only functional and efficient from day one but remains fit for purpose over time.

### 10.3.6 Better value: creating and adding value.

The proposal delivers long-term value through strategic alignment, design quality, and community benefit. The proposal enables uplift that supports housing affordability and urban renewal, consistent with the Affordable Housing Strategy 2024and Housing SEPP. The social housing adds social value, while the integration of sustainable design reduces operational costs.
The development enhances the public realm through improved landscaping, tree retention, and connections to the surrounding Public parks and reserves. Material selections—such as brick and durable GRC—support lifecycle performance and reduce maintenance. The design also contributes to local economic value by increasing the residential population near the town centre, supporting retail and services. These combined outcomes ensure the project delivers enduring value to residents, the community, and government stakeholders.

### 10.3.7 Better look and feel: engaging, inviting and attractive.

The architectural expression is grounded in place, drawing inspiration from both Country and Coffs Harbour built character. The massing is broken into articulated sub-forms that reflect the rhythm of the streetscape and respond to topography in the form of a garden podium fronting Harbour Drive. The material palette is inspired by the carpet python, with warm-toned perforated metal screens, and brick. These materials create a tactile, layered façade that responds to light and shadow throughout the day.
Each elevation is tailored to its orientation: horizontal sunshading devices on the north, vertical privacy blades on the east, and palisade balustrades on the south. These elements enhance shading, privacy, and visual interest. The façade composition reflects internal planning, with a balanced arrangement of openings and solid elements. The perforated stairs and courtyard vertical blades will form an expressed art motif, reinforcing the building's connection to place. Together, these strategies create a development that is visually engaging, contextually appropriate, and expressive of its cultural and environmental setting.

# 10.0 Appendices

## 10.4 Architectural Drawings

# 211A-215 HARBOUR DRIVE COFFS HARBOUR
# STATE SIGNIFICANT DEVELOPMENT APPLICATION

## DRAWING REGISTER

| Drawing Set | Sheet Number | Sheet Name |
|---|---|---|
| 000 General | | |
| | A-001-001 | Title Sheet |
| 100 Site | | |
| | A-100-001 | Site Analysis Plan |
| | A-100-002 | Demolition Plan |
| 110 GA Plans | | |
| | A-110-000 | Lower Ground |
| | A-110-001 | Ground Floor |
| | A-110-002 | Level 01 |
| | A-110-003 | Level 02 |
| | A-110-004 | Level 03 |
| | A-110-005 | Roof Level |
| 120 Unit Layouts | | |
| | A-120-010 | Unit Layouts |
| | A-120-020 | Unit Storage |
| 210 GA Elevations | | |
| | A-210-001 | North + East Elevation |
| | A-210-002 | South + West Elevation |
| 310 GA Sections | | |
| | A-310-001 | Section A & B |
| | A-310-002 | Section C & D |
| 710 3D Diagrams | | |
| | A-710-001 | Views from the Sun |
| | A-710-002 | Height Plane Diagram |
| 720 Amenity Diagrams (ADG) | | |
| | A-720-010 | Solar Compliance |
| | A-720-020 | Cross-Ventilation Compliance |
| 730 Deep Soil and Communal Space Diagrams (ADG) | | |
| | A-730-001 | Landscape Diagrams |
| 770 GFA Diagrams | | |
| | A-770-001 | GFA Diagrams |
| 790 Shadow Diagrams | | |
| | A-790-001 | June 21st |
| | A-790-002 | June 21st |
| | A-790-003 | June 21st |
| | A-790-004 | Communal Open Space - Solar |
| | A-790-005 | Communal Open Space - Solar |
| 910 Photomontages | | |
| | A-900-001 | View 01 |
| | A-900-002 | View 02 |
| | A-900-003 | View 03 |

## DRAWING LEGEND

- BRK1 — BRICK MASONRY | STRETCHER BOND
- BRK2 — BRICK MASONRY | STRETCHER BOND
- CON1 — CONCRETE FINISH | COLOUR: OFF WHITE
- CON2 — RENDERED FINISH | COLOUR: TAUPE
- BAL1 — BALUSTRADE TYPE 1 | METAL PALISADE SCREEN
- BAL2 — BALUSTRADE TYPE 2 | UPSTAND AND HANDRAIL
- GLC1 — CLEAR GLAZING
- AFW1 — ALUMINIUM FRAMED WINDOW
- MTL1 — PERFORATED METAL FINISH | COLOUR: GREY
- MTL2 — PATTERN PERFORATED METAL | COLOUR: MID BRO
- MTL3 — TENSILE WIRE MESH | COLOUR: GREY

## FINISHES SCHEDULE



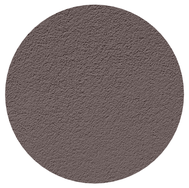
**BRK1** BRICK MASONRY | COLOUR: LIGHT BROWN



**BRK2** BRICK MASONRY | COLOUR: CREAM



**CON1** CONCRETE FINISH | COLOUR: OFF-WHITE



**CON2** RENDERED FINISH | COLOUR: TAUPE



**BAL1** BALUSTRADE TYPE 1 | METAL PALISADE DARK BRONZE



**BAL2** BALUSTRADE TYPE 2 | UPSTAND AND HANDRAIL | TAUPE AND DARK BRONZE



**MTL1** PERFORATED METAL FINISH | COLOUR: GREY



**MTL2** PATTERN PERFORATED METAL | COLOUR: MID BRONZE



**MTL3** TENSILE WIRE MESH | COLOUR: GREY



**GLC1** CLEAR GLAZING



**AFW1** ALUMINIUM FRAMED WINDOW | DARK BRONZE

## LOCATION PLAN




| Building Element | Thermal Comfort - Material Details |
|---|---|
| Construction & shading | > As indicated on the architectural drawings. Balconies have been included in the assessment. |
| External Walls | > Brick Veneer with Hebel internal cladding + R2.5 bulk insulation (insulation only value)<br>> Rendered Blockwork with fibre cement internal cladding + R2.5 bulk insulation (insulation only value)<br>> Structural Concrete with hebel / fibre cement internal cladding + R2.5 bulk insulation (insulation only value)<br>> Plasterboard on studs wall +R1.5 bulk insulation (insulation only value) |
| Internal Walls | > Plasterboard on studs, no insulation within dwellings rooms<br>> Hebel Concrete wall with plasterboard on both sides, no insulation between adjacent dwellings |
| Ceiling and Roof | > Concrete slab with suspended plasterboard ceiling – R3.0 Ceiling insulation (insulation only value)<br>> 200mm suspended concrete slab, no insulation where neighbour above<br>> 1 x 900mm diameter ceiling fan in each living room and bedroom |
| Floor | > 200mm suspended concrete slab + R2.0 insulation (insulation only value) where carpark/exposed below<br>> 200mm suspended concrete slab, no insulation where neighbour below<br>> Concrete slab on ground + R1.0 insulation (insulation only value) |
| Floor coverings | > Tiles for Kitchen/Laundry/ Toilets<br>> Carpets for Bedrooms<br>> Timber for Living Rooms<br>> Exposed (no floor coverings) for Corridors |
| Glazing | Units BG.07, BG.13, B3.13, A2.01<br>> Fixed, Double-hung windows and Sliding Doors: U-Value ≤3.10 W/m²k, SHGC 0.49 ±5%<br>All Other Units:<br>> Hinged Doors: U-Value ≤4.80 W/m²k, SHGC 0.51 ±5%<br>> Fixed, Double-hung windows and Sliding Doors: U-Value ≤4.80 W/m²k, SHGC 0.59 ±5% |

| BASIX Base Case | Water Conservation Strategies |
|---|---|
| Common Areas | > Common area fixtures and appliances:<br>– No common shower facility<br>– 4-star flush toilets<br>– 5-star kitchen and bathroom taps<br>– No common laundry facility<br>> Landscaping estimated areas:<br>– Area of lawn: 411 m²<br>– Area of garden (vegetated area excluding lawn): 995 m²<br>– Area of indigenous or low water use species: 995 m² |
| Individual Dwellings | > Fixtures and fittings to be included:<br>– 4-star showerheads (>4.5 but ≤ 6L/min)<br>– 4-star flush toilets<br>– 5-star kitchen and bathroom taps |
| Appliances (For Individual Dwellings) | > Appliances[1] to be included:<br>– No Washing machine<br>– No Dishwasher |
| Alternative Water Use | > 10kL rainwater tank volume<br>Rainwater used to irrigate common landscape |
| Fire Sprinkler System | > Fire sprinkler water not stored within closed system |

| BASIX Base Case | Energy Conservation Strategies |
|---|---|
| Individual Dwellings | > Dedicated LED light fittings located throughout each dwelling[2] (All downlights to be sealed)<br>> All kitchen, bathroom, and laundry exhausts to have individual fans ducted to the facade or roof with the following efficiency measures:<br>– Kitchen: manual on/off<br>– Laundry: interlocked to light<br>– Bathroom: interlocked to light with timer off<br>> Individual heating and cooling systems:<br>– 1-phase air conditioning – non ducted; EER 3.0-3.5<br>> Hot water system:<br>– Electric instantaneous heater |
| Appliances (For Individual Dwellings) | > Efficient appliances[3] for each apartment as follows:<br>– All apartments – Induction cooktop & electric oven<br>– All apartments – Dishwashers not provided<br>– All apartments – Clothes dryers not provided |
| Common areas | > Ventilation systems and efficiency measures as follows:<br>– LG Car Park – Ventilation Exhaust Only; Carbon Monoxide monitor + VSD fan<br>– LG Switch Room – Ventilation Supply Only; none i.e. continuous<br>– LG Sprinkler Valve Alarm – No Mechanical Ventilation<br>– LG RWT Pump – Ventilation Supply and Exhaust; none i.e. continuous<br>– LG Residential Bike Parking – Ventilation Supply Only; none i.e. continuous<br>– LG Lobby – Ventilation Supply Only; none i.e. continuous<br>– LG Garbage Room – Ventilation Exhuast Only; none i.e. continuous<br>– LG Fire Sprinkler Pump Room – Ventilation Supply and Exhaust; none i.e. continuous<br>– LG Comms Room – Ventilation Supply Only; none i.e. continuous<br>– LG Cold Water Pump Room – No Mechanical Ventilation<br>– GL Meeting Room – A/C System; Time Clock or BMS Controlled<br>– GL Community Room – A/C System; Time Clock or BMS Controlled<br>– GL Community W/C – Ventilation Exhaust; Time Clock or BMS Controlled<br>– GL Lobby – No Mechanical Ventilation<br>– Fire Stairs – No Mechanical Ventilation<br>– L1-L3 Hallways/Lobbies – No Mechanical Ventilation<br>> Lighting systems and efficiency measures as follows:<br>– LG Car Park: LEDs, Time Clock and Motion Sensor<br>– LG Switch Room: LEDs, Manual on/ Manual Off<br>– LG Sprinkler Valve Alarm: LEDs, Manual on/ Manual Off<br>– LG RWT Pump: LEDs, Manual on/ Timer Off<br>– LG Residential Bike parking LEDs, Time Clock and Motion Sensor<br>– LG Lobby: LEDs, Time Clock and Motion Sensor<br>– LG Garbage Room: LEDs, Motion Sensor<br>– LG Fire Sprinkler Pump Room: Manual on/ Manual Off<br>– LG Comms Room: LEDs, Manual on/ Manual Off<br>– LG Cold Water Pump Room: LEDs, Manual on/ Timer Off<br>– GL Meeting Room: LEDs, Zoned switching with motion sensors<br>– GL Community Room: LEDs, Zoned switching with motion sensors<br>– GL Community W/C: LEDs, motion sensors<br>– GL Lobby: LEDs, Time Clock and Motion Sensor<br>– Fire Stairs: LEDs, Time Clock and Motion Sensor<br>– L1-L3 Hallways/Lobbies: LEDs, Time Clock and Motion Sensor |
| Central Systems | > Vertical transport:<br>– Permanent magnet synchronous motor (PMSM) and regenerative drive;<br>– Lift load capacity 1001-1500kg |
| Photovoltaic system | > 80.0 kW peak array |

**NOTES**

ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM ALL MEASUREMENTS ON SITE PRIOR TO COMMENCEMENT OF WORK. DRAWINGS SHOULD NOT BE SCALED. WRITTEN DIMENSIONS ONLY SHOULD BE TAKEN FROM DRAWINGS. ALL DIMENSIONING IS TO SUBSTRATE BRICKWORK / BLOCKWORK UNLESS OTHERWISE NOTED.

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Conrad Johnston Reg , ABN 63 111 324 353

**CLIENT**

**Homes NSW**

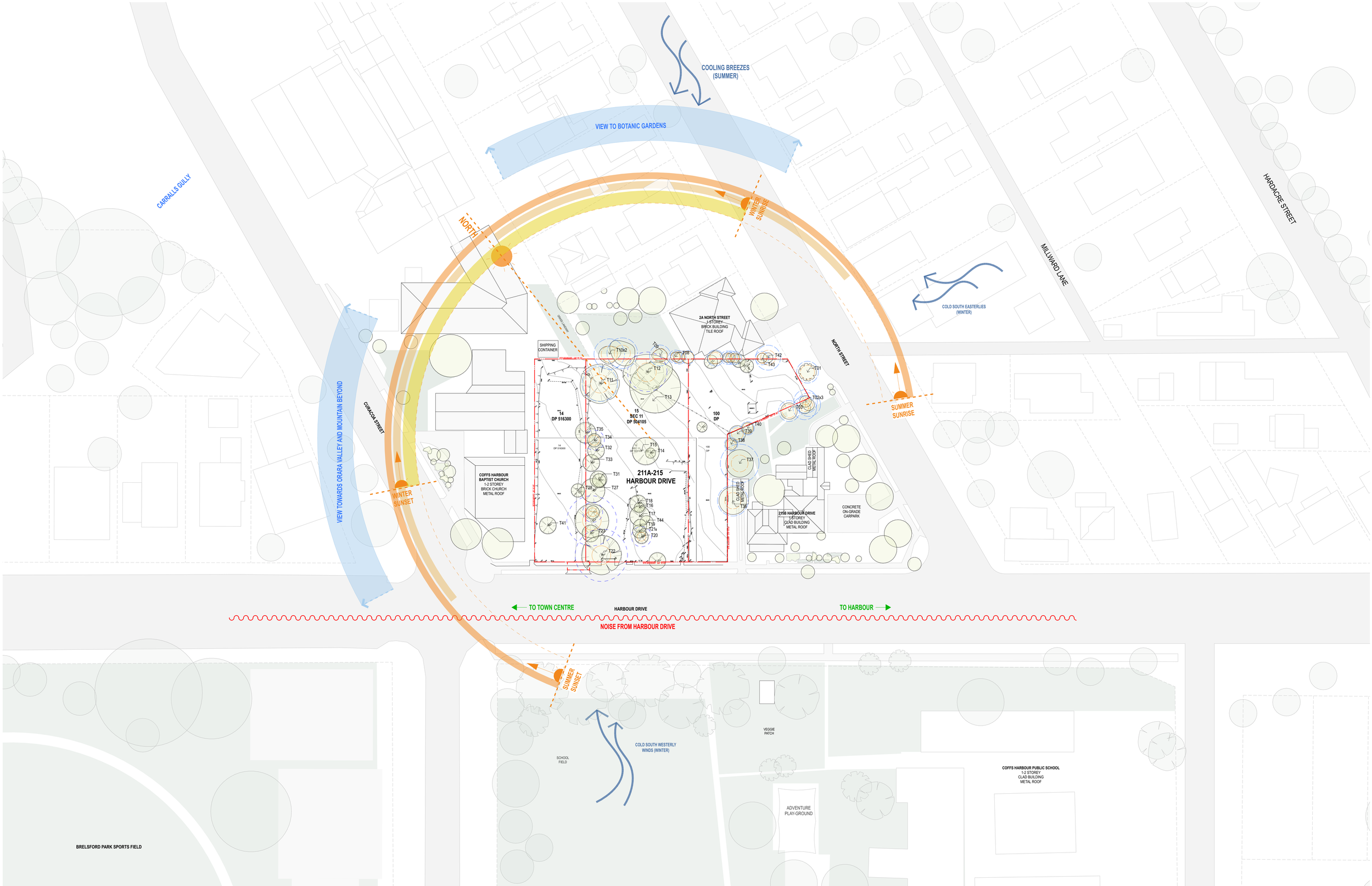
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| 03 | FOR COORDINATION | 01/08/25 |
| 04 | FOR COORDINATION | 18/08/25 |
| A | SSDA SUBMISSION | 29/08/25 |
| | | |

Project Title
**Coffs Harbour Social Housing**
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
**General**
**Title Sheet**

Scale: 1:68.68 @A1, 50%@A3
Project No.: 2507
Drawn by: SJ
North
Status: For SSDA SUBMISSION
Dwg No.: A-001-001
Rev: A

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Homes NSW

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| 03 | FOR COORDINATION | 01/08/25 |
| 04 | FOR COORDINATION | 18/08/25 |
| A | SSDA SUBMISSION | 29/08/25 |

Project Title

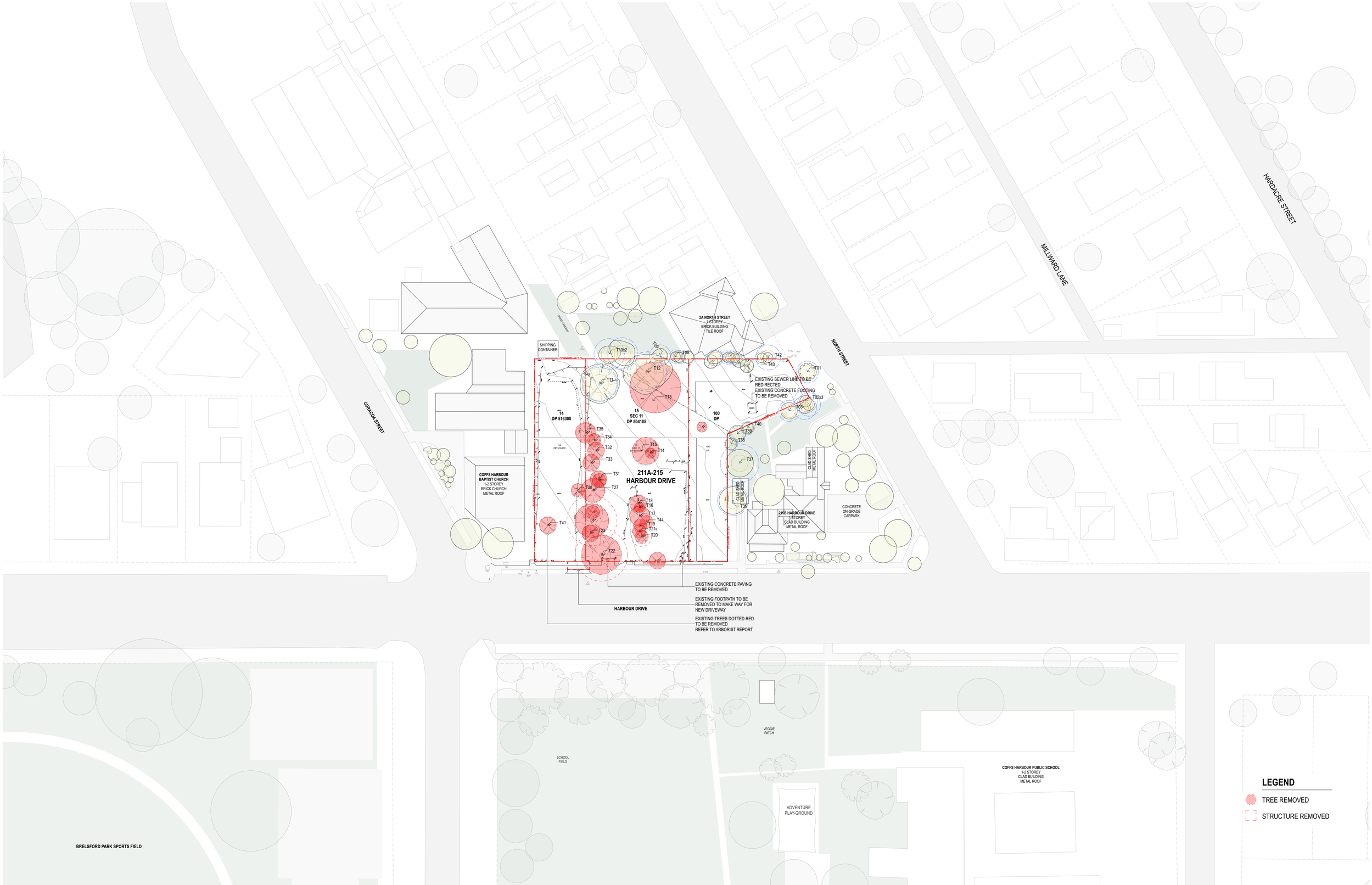
**Coffs Harbour Social Housing**
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title

**Site**
**Site Analysis Plan**

Scale: 1:500 @A1, 50%@A3
Status: For SSDA SUBMISSION
Project No.: 2507
Dwg No.: A-100-001
Drawn by: SJ
Rev: A
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## LEGEND

- TREE REMOVED
- STRUCTURE REMOVED

**NOTES**

ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

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Nominated Architect: Conrad Johnston Reg: , ABN 63 111 324 353

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|---|---|---|
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| 04 | FOR COORDINATION | 18/08/25 |
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| | | |
| | | |

Project Title

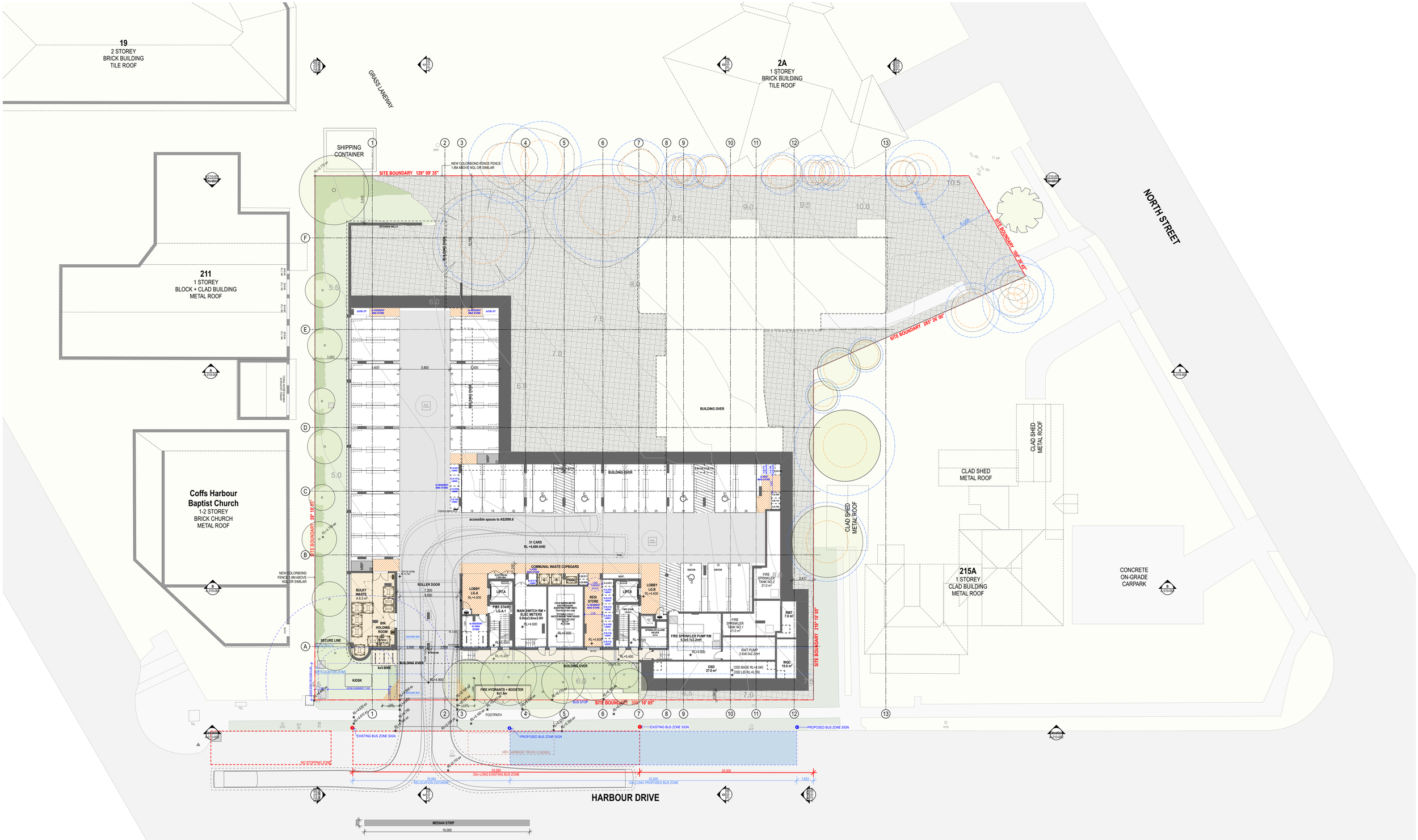
**Coffs Harbour Social Housing**
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title

**Site**
**Demolition Plan**

| Scale | Project No. | Drawn by | North |
|---|---|---|---|
| 1:500 @A1, 50%@A3 | 2507 | SJ | |
| Status | Dwg No. | Rev | |
| For SSDA SUBMISSION | A-100-002 | A | |

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| 03 | FOR COORDINATION | 01/08/25 |
| 04 | FOR COORDINATION | 18/08/25 |
| A | SSDA SUBMISSION | 29/08/25 |

Project Title
**Coffs Harbour Social Housing**
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
**GA Plans**
**Lower Ground**

Scale: 1:200 @A1, 50%@A3
Status: For SSDA SUBMISSION
Project No.: 2507
Dwg No.: A-110-000
Drawn by: SJ
Rev: A
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| 03 | FOR COORDINATION | 01/08/25 |
| 04 | FOR COORDINATION | 18/08/25 |
| A | SSDA SUBMISSION | 29/08/25 |

Project Title
**Coffs Harbour Social Housing**
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
**GA Plans**
**Ground Floor**

Scale: 1:200 @A1, 50%@A3
Status: **For SSDA SUBMISSION**
Project No.: **2507**
Dwg No.: **A-110-001**
Drawn by: SJ
Rev: **A**
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| 04 | FOR COORDINATION | 18/08/25 |
| A | SSDA SUBMISSION | 29/08/25 |

Project Title
**Coffs Harbour Social Housing**
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
**GA Plans**
**Level 01**

Scale: 1:200 @A1, 50%@A3
Status: For SSDA SUBMISSION
Project No.: 2507
Dwg No.: A-110-002
Drawn by: SJ
Rev: A

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Nominated Architect: Conrad Johnston Reg. , ABN 63 111 324 353

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Homes NSW

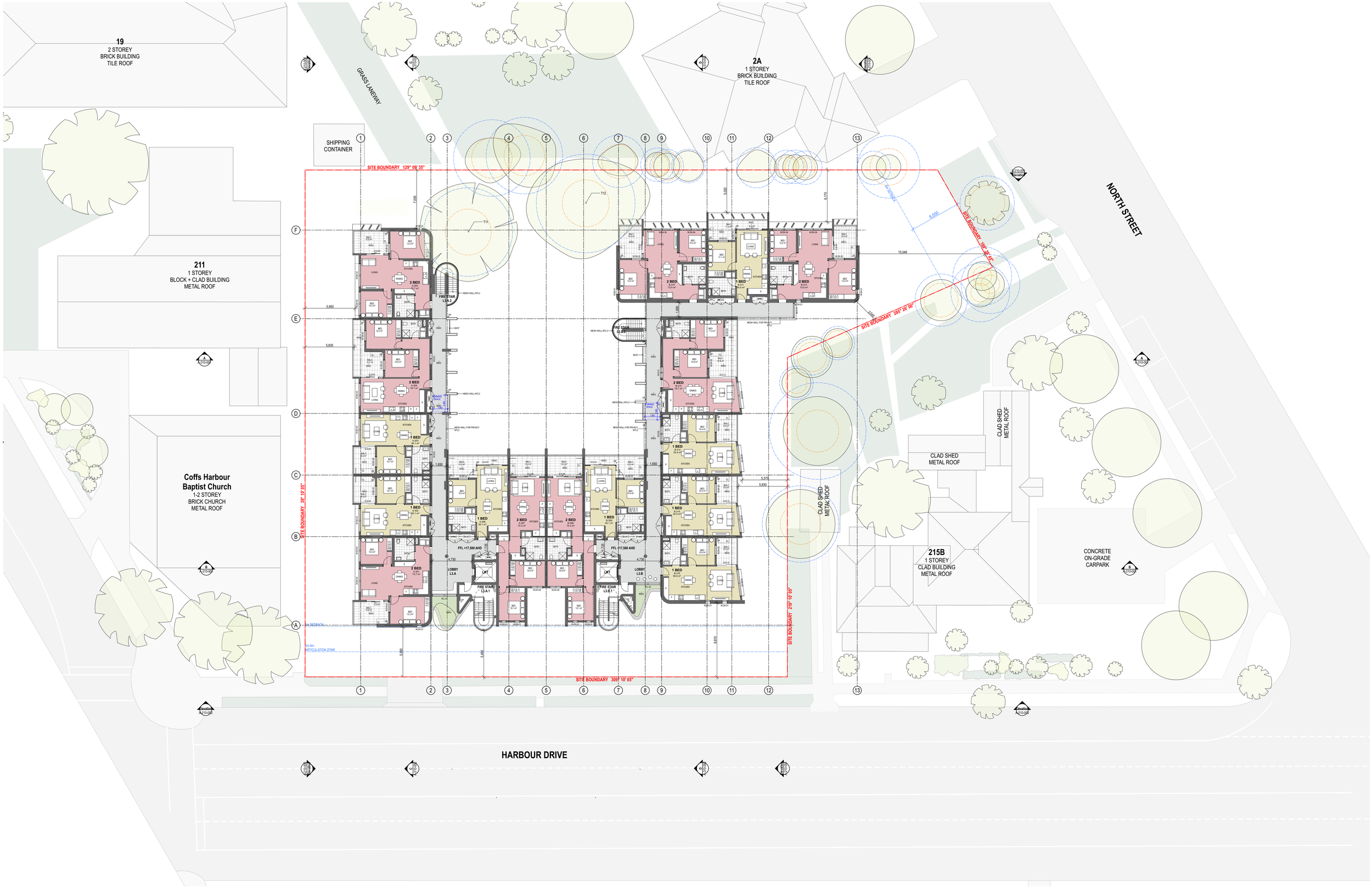
| REV | DESCRIPTION | DATE |
|---|---|---|
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| 03 | FOR COORDINATION | 01/08/25 |
| 04 | FOR COORDINATION | 18/08/25 |
| A | SSDA SUBMISSION | 29/08/25 |

Project Title
**Coffs Harbour Social Housing**
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
**GA Plans**
**Level 02**

Scale: 1:200 @A1, 50%@A3
Status: For SSDA SUBMISSION
Project No.: 2507
Dwg No.: A-110-003
Drawn by: SJ
Rev: A
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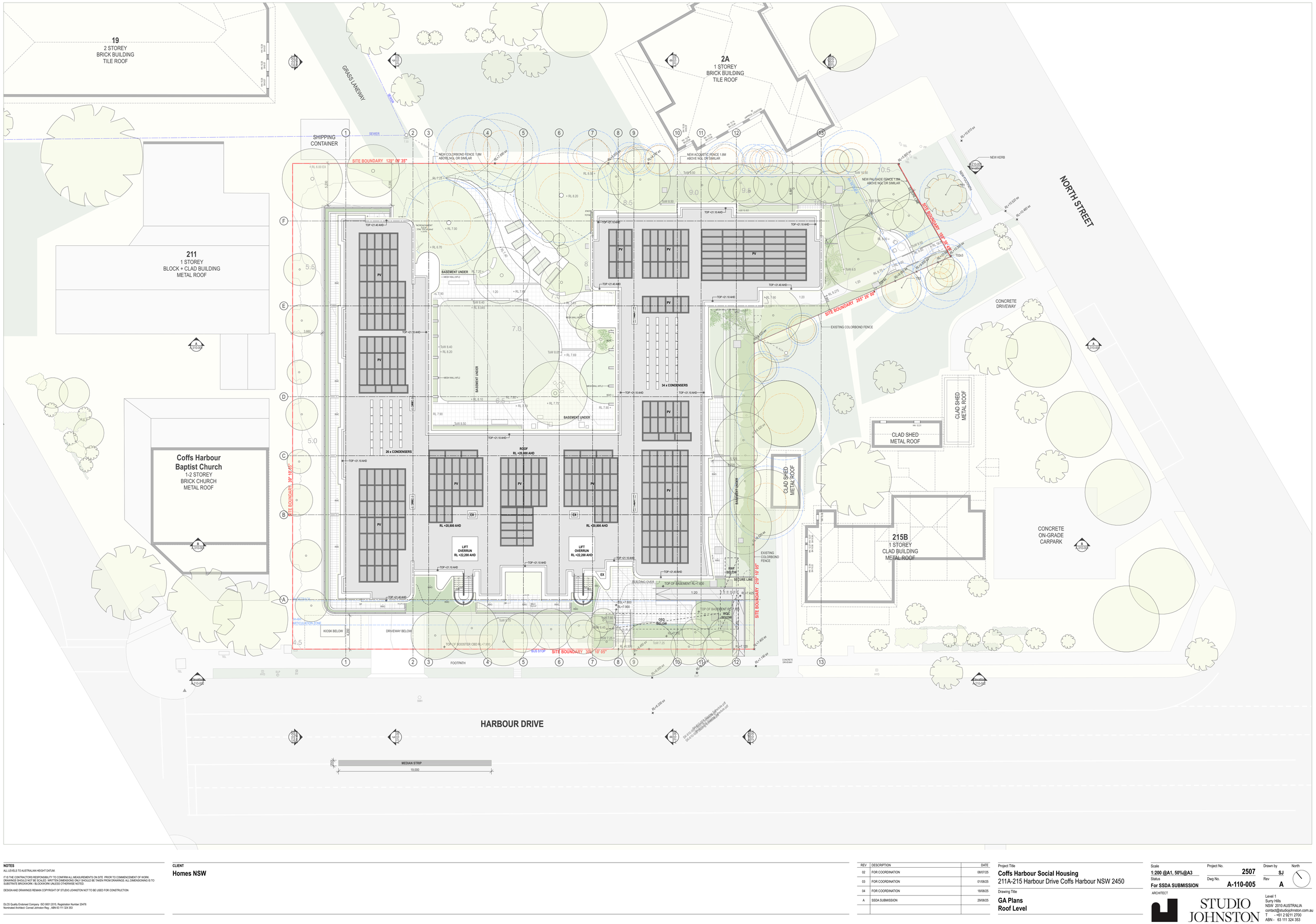
| REV | DESCRIPTION | DATE |
|---|---|---|
| 01 | FOR COORDINATION | 02/07/25 |
| 02 | FOR COORDINATION | 08/07/25 |
| 03 | FOR COORDINATION | 01/08/25 |
| 04 | FOR COORDINATION | 18/08/25 |
| A | SSDA SUBMISSION | 29/08/25 |

Project Title
**Coffs Harbour Social Housing**
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
**GA Plans**
**Level 03**

Scale: 1:200 @A1, 50%@A3
Status: **For SSDA SUBMISSION**
Project No.: **2507**
Dwg No.: **A-110-004**
Drawn by: SJ
Rev: **A**
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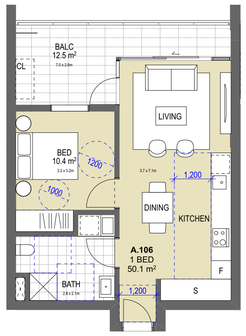
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| 02 | FOR COORDINATION | 08/07/25 |
| 03 | FOR COORDINATION | 01/08/25 |
| 04 | FOR COORDINATION | 18/08/25 |
| A | SSDA SUBMISSION | 29/08/25 |
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Project Title
**Coffs Harbour Social Housing**
211A-215 Harbour Drive Coffs Harbour NSW 2450

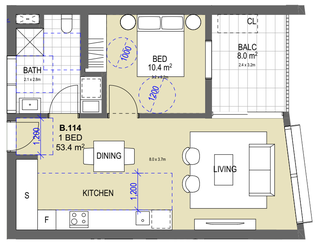
Drawing Title
**GA Plans**
**Roof Level**

Scale: 1:200 @A1, 50%@A3
Status: **For SSDA SUBMISSION**
Project No.: **2507**
Dwg No.: **A-110-005**
Drawn by: SJ
Rev: **A**
North

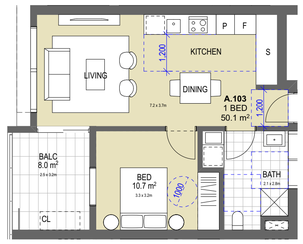
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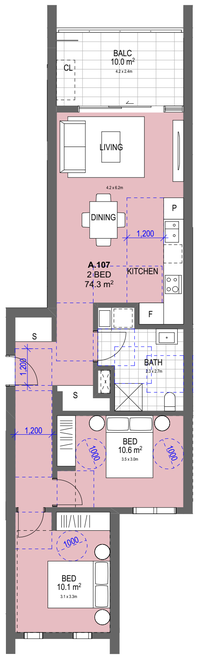

1 BED - TYPE A - LHD VOLUNTARY STANDARD



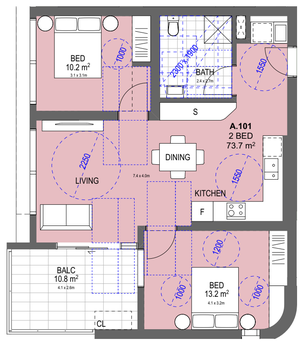

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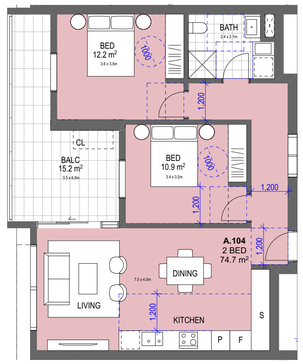

1 BED - TYPE C - LHD VOLUNTARY STANDARD



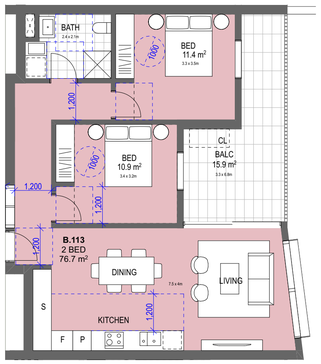

2 BED - TYPE D - LHD VOLUNTARY STANDARD



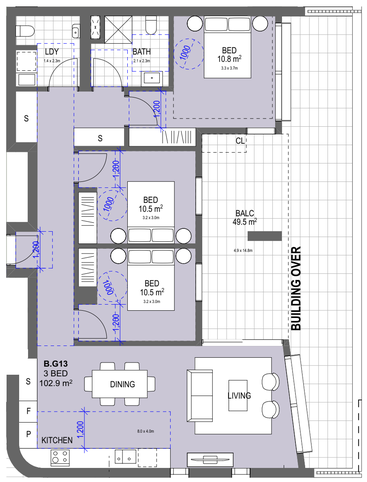

2 BED - TYPE A - HSEPP SCHEDULE 4



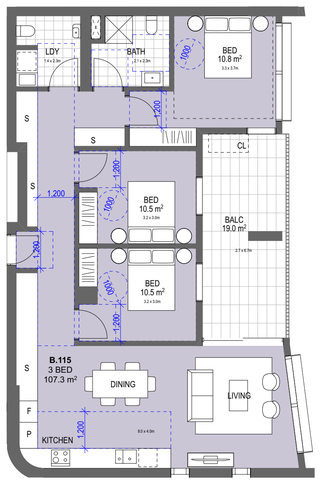

2 BED - TYPE B - LHD VOLUNTARY STANDARD




2 BED - TYPE C - LHD VOLUNTARY STANDARD




3 BED - TYPE A - LHD VOLUNTARY STANDARD




3 BED - TYPE B - LHD VOLUNTARY STANDARD

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Conrad Johnston Reg. , ABN 63 111 324 353

**CLIENT**

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| 03 | FOR COORDINATION | 01/08/25 |
| 04 | FOR COORDINATION | 18/08/25 |
| A | SSDA SUBMISSION | 29/08/25 |

Project Title

**Coffs Harbour Social Housing**

211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title

**Unit Layouts**

**Unit Layouts**

Scale: 1:100 @A1, 50%@A3

Status: For SSDA SUBMISSION

Project No.: 2507

Dwg No.: A-120-010

Drawn by: SJ

Rev: A

North

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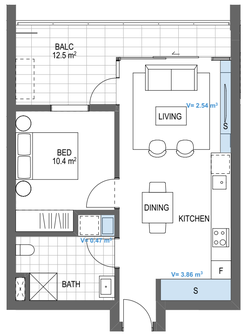
## UNIT STORAGE

- ALL UNIT TYPES HAVE EITHER ALL OR AT LEAST 50% OF THE REQUIRED STORAGE LOCATED WITHIN THE APARTMENT AS PER THE ADG.

- UNITS REQUIRING ADDITIONAL STORAGE ARE PROVIDED A SECURE STORAGE CAGE LOCATED IN THE BASEMENT.

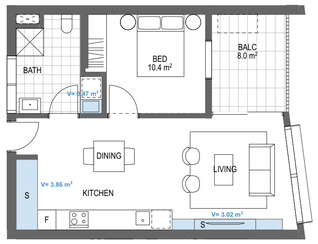
## STORAGE BREAKDOWN

| | |
|---|---|
| 1 BED - TYPE A | 6.87m$^3$ |
| 1 BED - TYPE B | 7.35m$^3$ |
| 1 BED - TYPE B | 7.27m$^3$ |
| 2 BED - TYPE A - SCHEDULE 4 | 5.70m$^3$ |
| 2 BED - TYPE B - SCHEDULE 4 | 6.55m$^3$ |
| 2 BED - TYPE C - SCHEDULE 4 | 6.96m$^3$ |
| 2 BED - TYPE D - SCHEDULE 4 | 8.06m$^3$ |
| 3 BED - TYPE A | 7.67m$^3$ |
| 3 BED - TYPE B | 14.88m$^3$ |



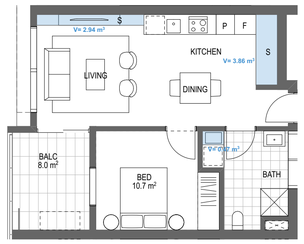

### 1 BED - TYPE A - LHD VOLUNTARY STANDARD

TOTAL STORAGE IN UNIT = 6.87m$^3$



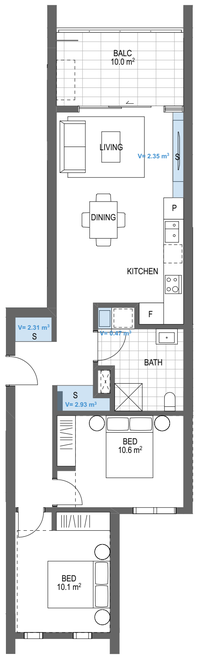

### 1 BED - TYPE B - LHD VOLUNTARY STANDARD

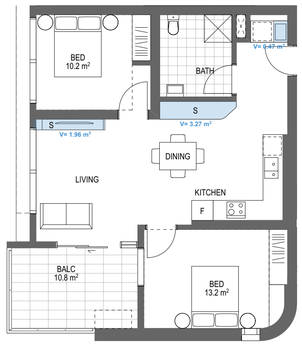
TOTAL STORAGE IN UNIT = 7.35m$^3$




### 1 BED - TYPE C - LHD VOLUNTARY STANDARD

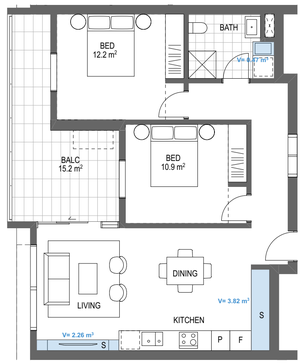
TOTAL STORAGE IN UNIT = 7.27m$^3$



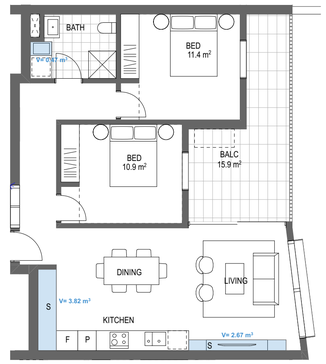

### 2 BED - TYPE A - HSEPP SCHEDULE 4

TOTAL STORAGE IN UNIT = 5.70m$^3$ (>50%)
TOTAL STORAGE IN BASEMENT = 3m$^3$




### 2 BED - TYPE B - LHD VOLUNTARY STANDARD

TOTAL STORAGE IN UNIT = 6.55m$^3$ (>50%)
TOTAL STORAGE IN BASEMENT = 1.58m$^3$

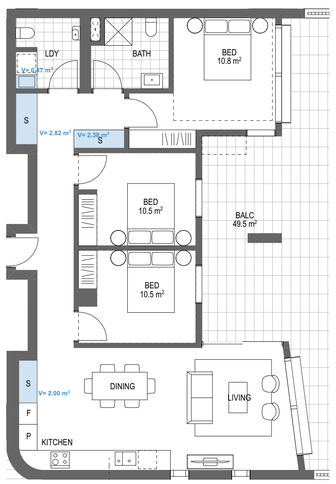



### 2 BED - TYPE C - LHD VOLUNTARY STANDARD

TOTAL STORAGE IN UNIT = 6.96m$^3$ (>50%)
TOTAL STORAGE IN BASEMENT = 1.58m$^3$

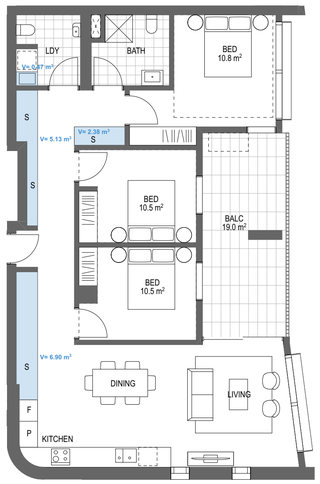
### 2 BED - TYPE D - LHD VOLUNTARY STANDARD

TOTAL STORAGE IN UNIT = 8.06m$^3$




### 3 BED - TYPE A - LHD VOLUNTARY STANDARD

TOTAL STORAGE IN UNIT = 7.67m$^3$ (>50%)
TOTAL STORAGE IN BASEMENT = 3m$^3$




### 3 BED - TYPE B - LHD VOLUNTARY STANDARD

TOTAL STORAGE IN UNIT = 14.88m$^3$

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**CLIENT**

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| | | |
| | | |
| | | |

Project Title
**Coffs Harbour Social Housing**
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
**Unit Layouts**
**Unit Storage**

Scale: 1:100 @A1, 50%@A3
Status: For SSDA SUBMISSION
Project No.: 2507
Dwg No.: A-120-020
Drawn by: SJ
Rev: A
North

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contact@studiojohnston.com.au
T +61 2 9211 2700
ABN - 63 111 324 353




1 North Elevation 1:200




2 East Elevation 1:200

**FINISHES LEGEND:**

| | |
|---|---|
| BRK1 | BRICK MASONRY \| STRETCHER BOND |
| BRK2 | BRICK MASONRY \| STRETCHER BOND |
| CON1 | CONCRETE FINISH \| COLOUR: OFF WHITE |
| CON2 | RENDERED FINISH \| COLOUR: TAUPE |
| BAL1 | BALUSTRADE TYPE 1 \| METAL PALISADE SCREEN |
| BAL2 | BALUSTRADE TYPE 2 \| UPSTAND AND HANDRAIL |
| GLC1 | CLEAR GLAZING |
| AFW1 | ALUMINIUM FRAMED WINDOW |
| MTL1 | PERFORATED METAL FINISH \| COLOUR: GREY |
| MTL2 | PATTERN PERFORATED METAL \| COLOUR: MID BRC |
| MTL3 | TENSILE WIRE MESH \| COLOUR: GREY |

**NOTES**

ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM ALL MEASUREMENTS ON SITE PRIOR TO COMMENCEMENT OF WORK. DRAWINGS SHOULD NOT BE SCALED. WRITTEN DIMENSIONS ONLY SHOULD BE TAKEN FROM DRAWINGS. ALL DIMENSIONING IS TO SUBSTRATE BRICKWORK / BLOCKWORK UNLESS OTHERWISE NOTED.

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Conrad Johnston Reg , ABN 63 111 324 353

**CLIENT**

Homes NSW

| REV | DESCRIPTION | DATE |
|---|---|---|
| 01 | FOR COORDINATION | 02/07/25 |
| 02 | FOR COORDINATION | 08/07/25 |
| 03 | FOR COORDINATION | 01/08/25 |
| 04 | FOR COORDINATION | 18/08/25 |
| A | SSDA SUBMISSION | 29/08/25 |

Project Title
**Coffs Harbour Social Housing**
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
**GA Elevations**
**North + East Elevation**

Scale: 1:200, 1:100 @A1, 50%@A3
Project No.: 2507
Drawn by: SJ
North
Status: For SSDA SUBMISSION
Dwg No.: A-210-001
Rev: A

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1 **South Elevation** 1:200




2 **West Elevation** 1:200

**FINISHES LEGEND:**

- BRK1 BRICK MASONRY | STRETCHER BOND
- BRK2 BRICK MASONRY | STRETCHER BOND
- CON1 CONCRETE FINISH | COLOUR: OFF WHITE
- CON2 RENDERED FINISH | COLOUR: TAUPE
- BAL1 BALUSTRADE TYPE 1 | METAL PALISADE SCREEN
- BAL2 BALUSTRADE TYPE 2 | UPSTAND AND HANDRAIL
- GLC1 CLEAR GLAZING
- AFW1 ALUMINIUM FRAMED WINDOW
- MTL1 PERFORATED METAL FINISH | COLOUR: GREY
- MTL2 PATTERN PERFORATED METAL | COLOUR: MID BRO
- MTL3 TENSILE WIRE MESH | COLOUR: GREY

**NOTES**

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Nominated Architect: Conrad Johnston Reg , ABN 63 111 324 353

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**Homes NSW**

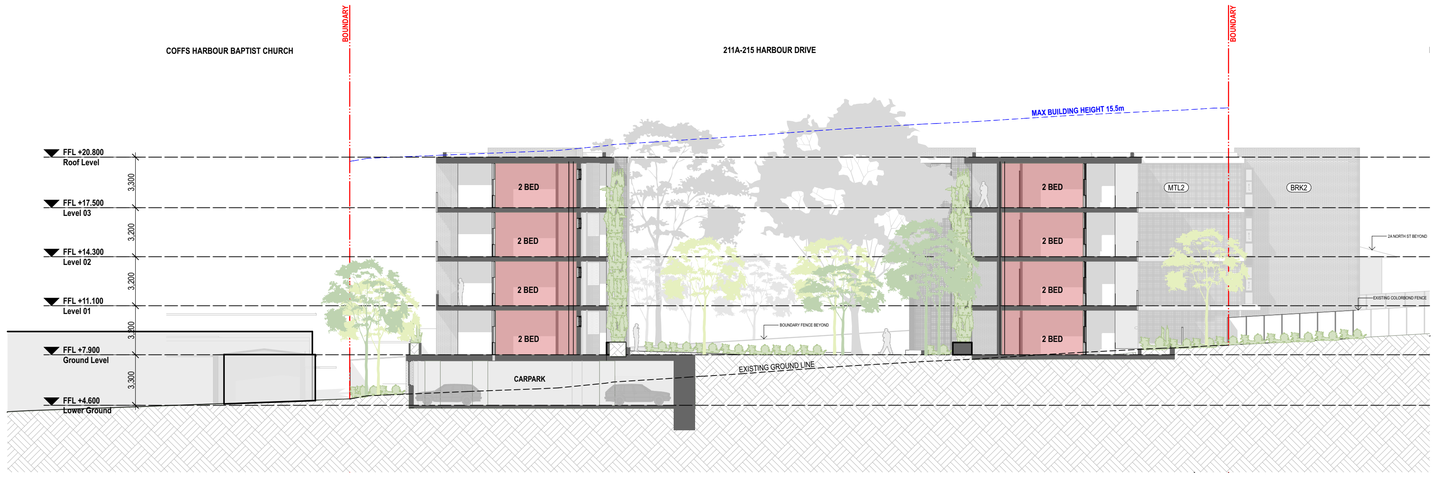
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| 03 | FOR COORDINATION | 01/08/25 |
| 04 | FOR COORDINATION | 18/08/25 |
| A | SSDA SUBMISSION | 29/08/25 |

Project Title
**Coffs Harbour Social Housing**
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
**GA Elevations**
**South + West Elevation**

Scale: 1:200, 1:100 @A1, 50%@A3
Project No.: 2507
Drawn by: SJ
North
Status: For SSDA SUBMISSION
Dwg No.: A-210-002
Rev: A

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1 Section A 1:200




2 Section B 1:200

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Nominated Architect: Conrad Johnston Reg , ABN 63 111 324 353

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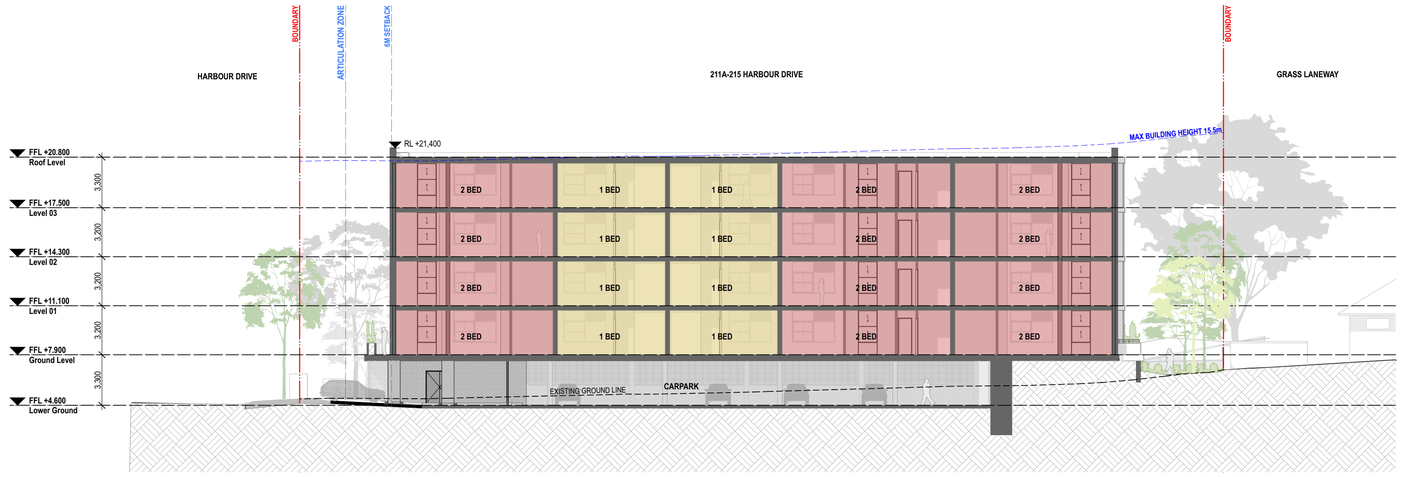
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| A | SSDA SUBMISSION | 29/08/25 |

Project Title
**Coffs Harbour Social Housing**
211A-215 Harbour Drive Coffs Harbour NSW 2450

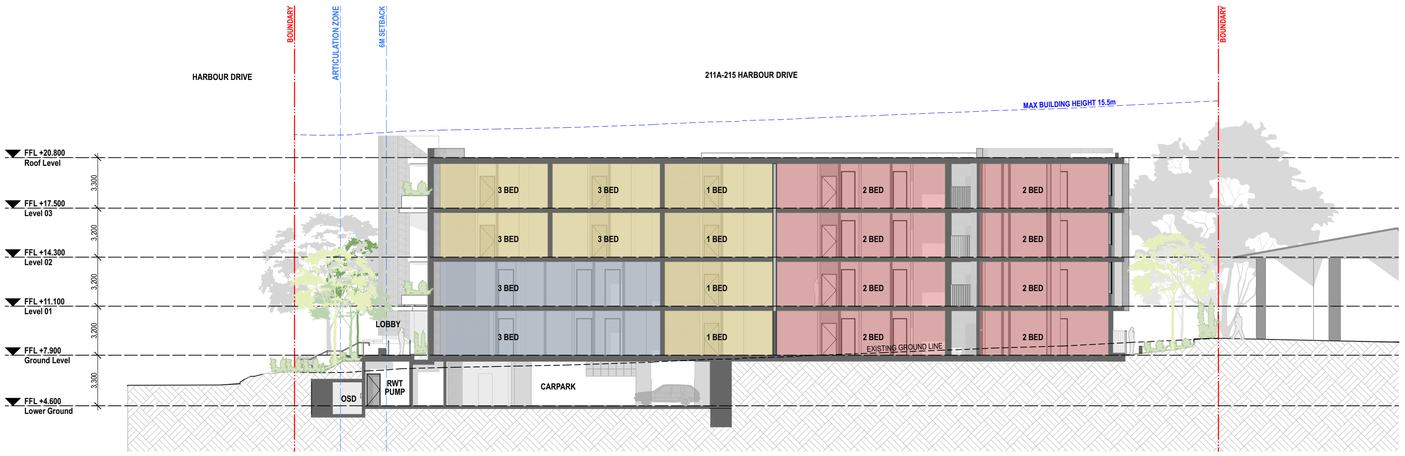
Drawing Title
**GA Sections**
**Section A & B**

Scale: 1:200 @A1, 50%@A3
Project No.: 2507
Drawn by: SJ
North
Status: For SSDA SUBMISSION
Dwg No.: A-310-001
Rev: A

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1 Section C 1:200




2 Section D 1:200

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Nominated Architect: Conrad Johnston Reg , ABN 63 111 324 353

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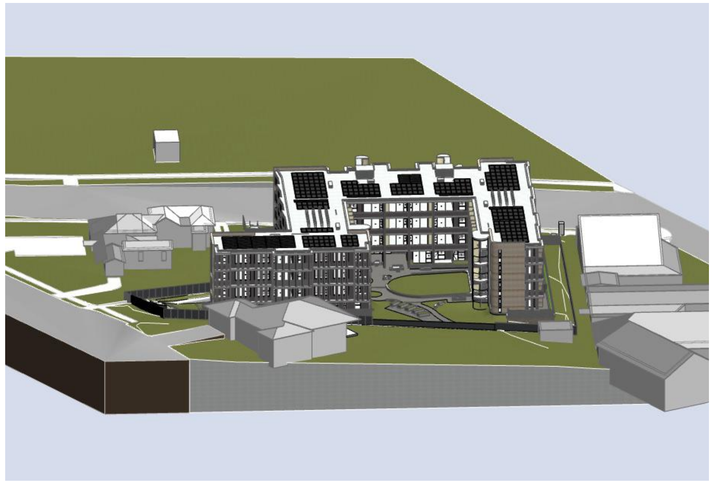
| REV | DESCRIPTION | DATE |
|---|---|---|
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| 02 | FOR COORDINATION | 08/07/25 |
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| A | SSDA SUBMISSION | 29/08/25 |

Project Title
**Coffs Harbour Social Housing**
211A-215 Harbour Drive Coffs Harbour NSW 2450

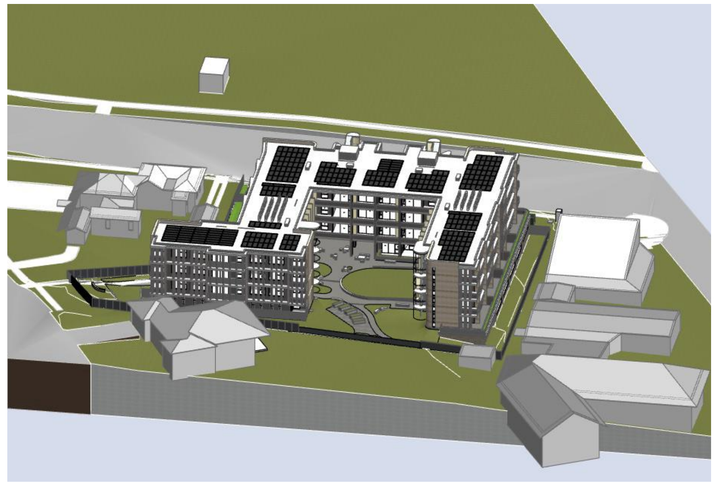
Drawing Title
**GA Sections**
**Section C & D**

Scale: 1:200 @A1, 50%@A3
Status: For SSDA SUBMISSION
Project No.: 2507
Dwg No.: A-310-002
Drawn by: SJ
Rev: A
North

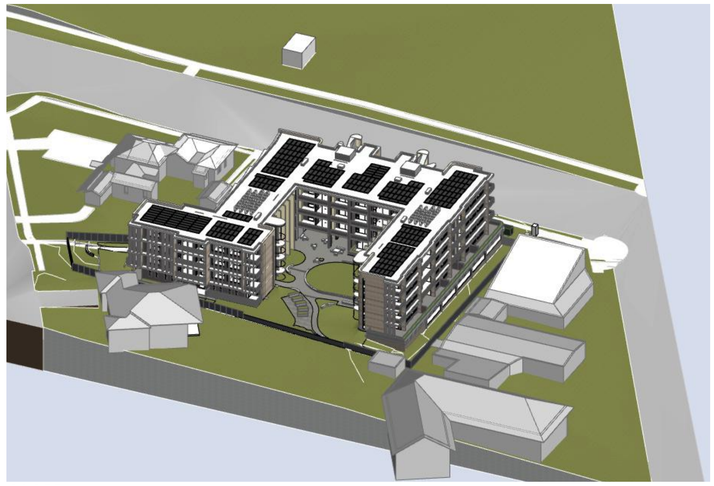
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9AM



10AM



11AM



12PM



1PM



2PM



3PM

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Nominated Architect: Conrad Johnston Reg. , ABN 63 111 324 353

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| A | SSDA SUBMISSION | 29/08/25 |

Project Title

**Coffs Harbour Social Housing**

211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title

**3D Diagrams**
**Views from the Sun**

Scale: 1:142.35 @A1, 50%@A3

Status: **For SSDA SUBMISSION**

Project No.: **2507**

Dwg No.: **A-710-001**

Drawn by: **SJ**

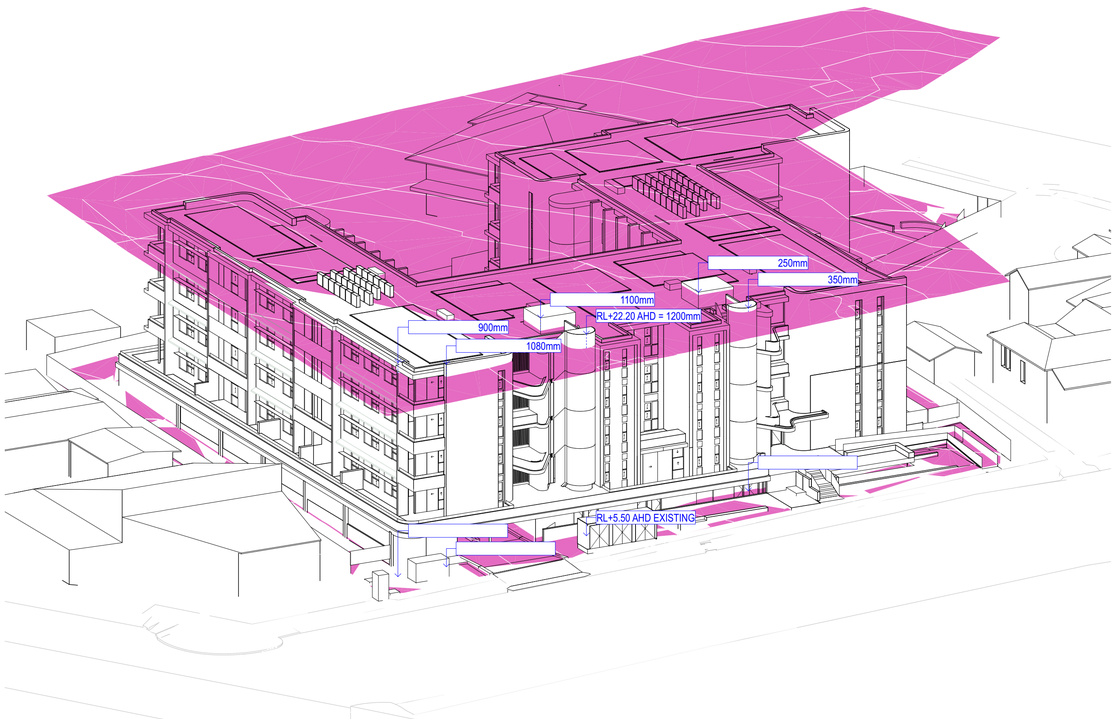
Rev: **A**

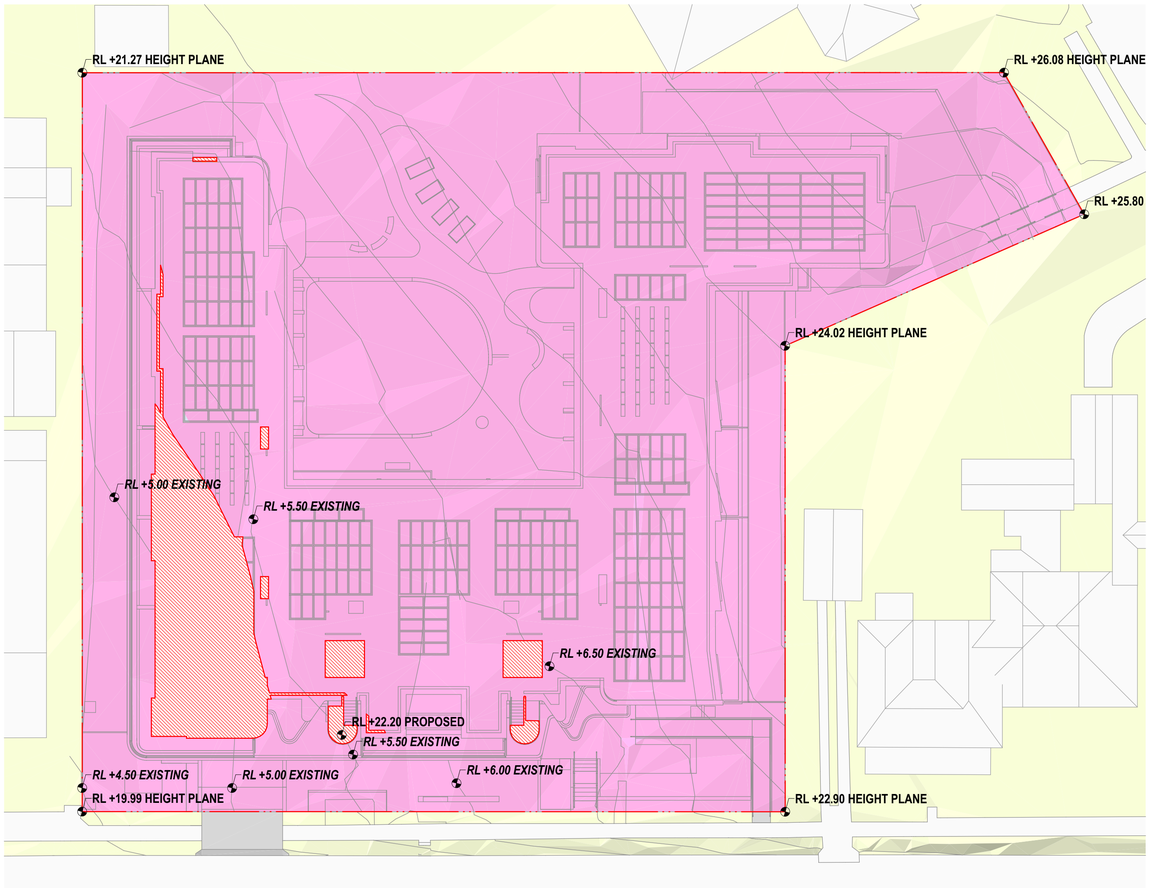
North

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**HEIGHT PLANE 15.5m SHOWN AS PINK BLANKET**

NON-COMPLIANCE AT PARAPET = 1,080 mm
NON-COMPLIANCE AT LIFT OVERRUN = 1,100 mm
NON-COMPLIANCE AT FIRE STAIR = 1,200 mm

AREA OF ROOF EXCEEDING HEIGHT LIMIT = 208.5 $m^2$
% OF ROOF EXCEEDING HEIGHT LIMIT = 12.6% (208.5 $m^2$/1653.0 $m^2$)

AREA EXCEEDING HEIGHT PLANE
**208.5 $m^2$**

ROOF AREA
**1653.0 $m^2$**

**NOTES**

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DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Conrad Johnston Reg. , ABN 63 111 324 353

**CLIENT**
**Homes NSW**

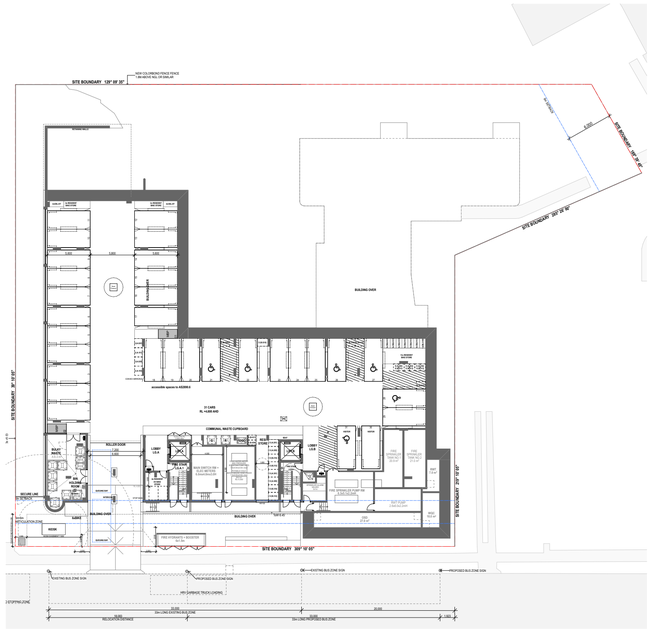
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| 02 | FOR COORDINATION | 08/07/25 |
| 03 | FOR COORDINATION | 01/08/25 |
| 04 | FOR COORDINATION | 18/08/25 |
| A | SSDA SUBMISSION | 29/08/25 |

Project Title
**Coffs Harbour Social Housing**
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
**3D Diagrams**
**Height Plane Diagram**

Scale
1:250 @A1, 50%@A3
Status
**For SSDA SUBMISSION**
Project No.
**2507**
Dwg No.
**A-710-002**
Drawn by
SJ
Rev
**A**
North

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LOWER GROUND LEVEL




GROUND LEVEL

## SOLAR ADG DESIGN CRITERIA

- LIVING ROOMS AND PRIVATE OPEN SPACES OF AT LEAST **70%** OF APARTMENTS IN A BUILDING RECEIVE A MINIMUM OF 2 HOURS DIRECT SUNLIGHT BETWEEN 9AM AND 3PM IN MID WINTER.

- A MAXIMUM OF **15%** OF APARTMENTS IN A BUILDING RECEIVE NO DIRECT SUNLIGHT BETWEEN 9AM AND 3PM AT MID WINTER.

## SOLAR SUMMARY

| | |
|---|---|
| TOTAL UNITS | **60** |
| TOTAL 3HR MIN SOLAR | **71.6%** (43 UNITS) |
| TOTAL NO SUN | **10%** (6 UNITS) |
| TOTAL SOME SUN | **90%** (54 UNITS) |

## KEY

MIN 3HR DIRECT SUNLIGHT BETWEEN 9AM - 3PM 21 JUNE

SOME SUN < 3HRS

NO SUN




LEVEL 1




LEVEL 2




LEVEL 3

**NOTES**

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**Homes NSW**

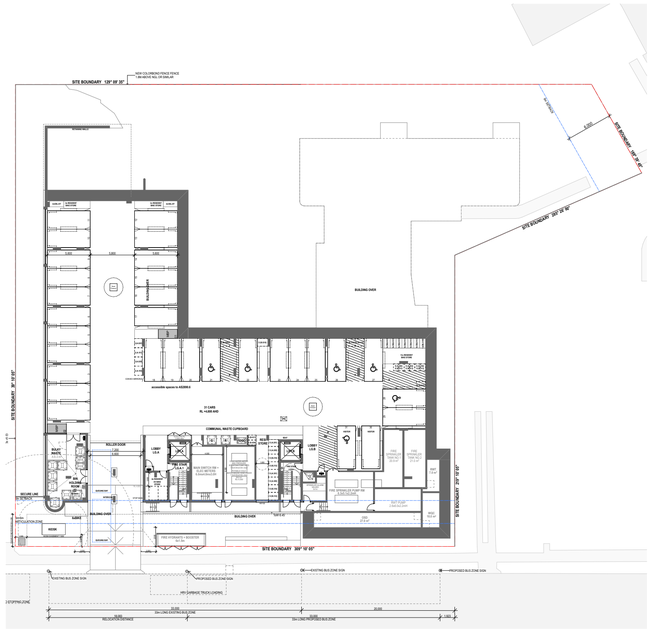
| REV | DESCRIPTION | DATE |
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| 03 | FOR COORDINATION | 01/08/25 |
| 04 | FOR COORDINATION | 18/08/25 |
| A | SSDA SUBMISSION | 29/08/25 |
| | | |

Project Title
**Coffs Harbour Social Housing**
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
**Amenity Diagrams (ADG)**
**Solar Compliance**

Scale **1:400 @A1, 50%@A3**
Status **For SSDA SUBMISSION**
Project No. **2507**
Dwg No. **A-720-010**
Drawn by **SJ**
Rev **A**
North

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LOWER GROUND LEVEL




GROUND LEVEL

## CROSS VENTILATION ADG DESIGN CRITERIA

- AT LEAST **60%** OF APARTMENTS ARE NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING

## CROSS VENTILATION SUMMARY

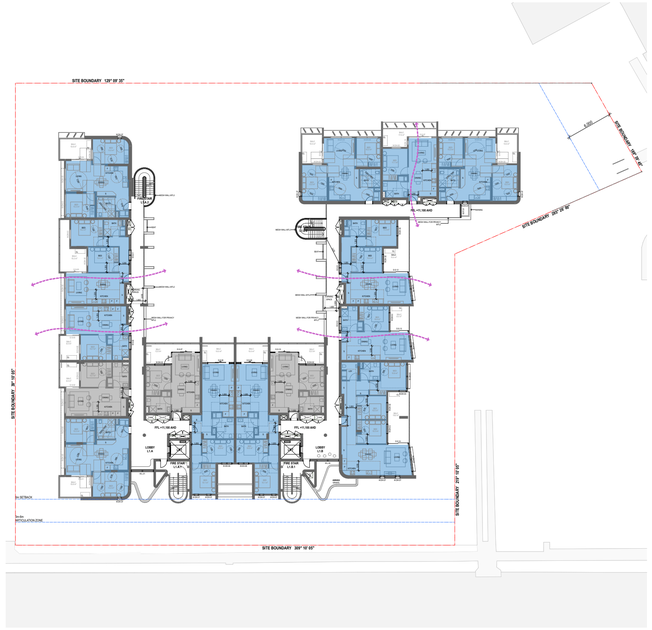
| | |
|---|---|
| TOTAL UNITS | **60** |
| TOTAL NATURAL CV + BREEZEWAY CV | **76.6%** (46 UNITS) |

## KEY

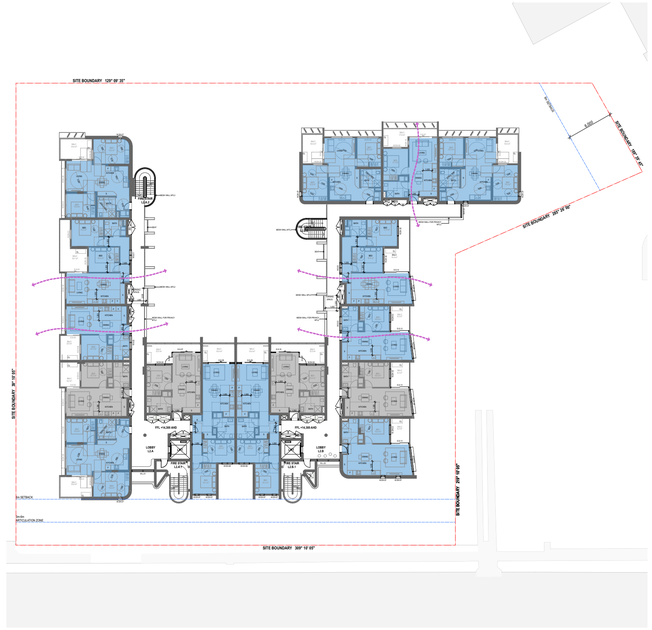
NATURAL CROSS VENTILATION

NO NATURAL CROSS VENTILATION

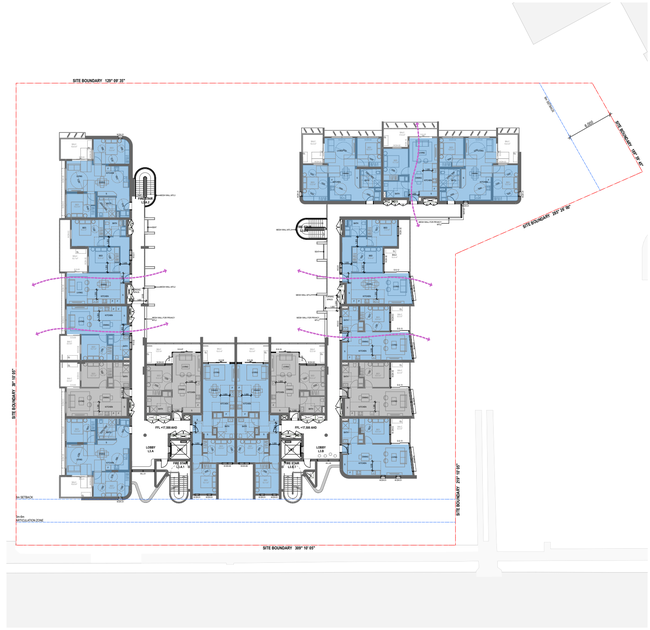
CROSS VENT VIA BREEZEWAY




LEVEL 1




LEVEL 2




LEVEL 3

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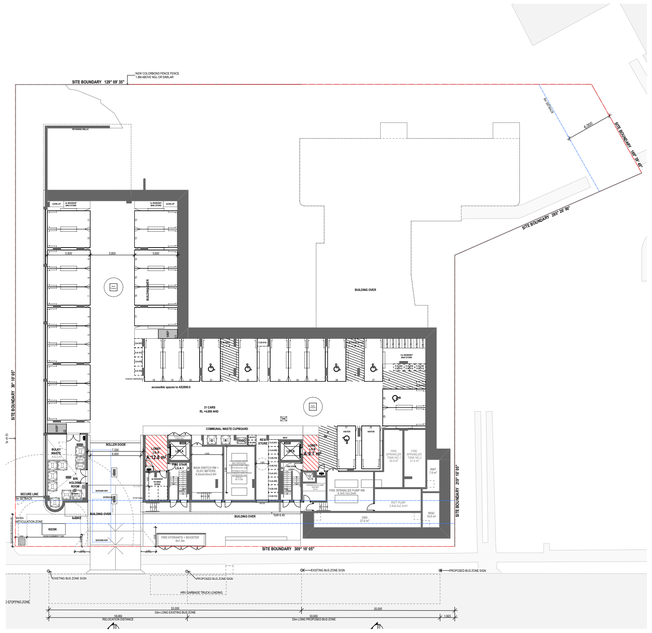
Project Title
**Coffs Harbour Social Housing**
211A-215 Harbour Drive Coffs Harbour NSW 2450

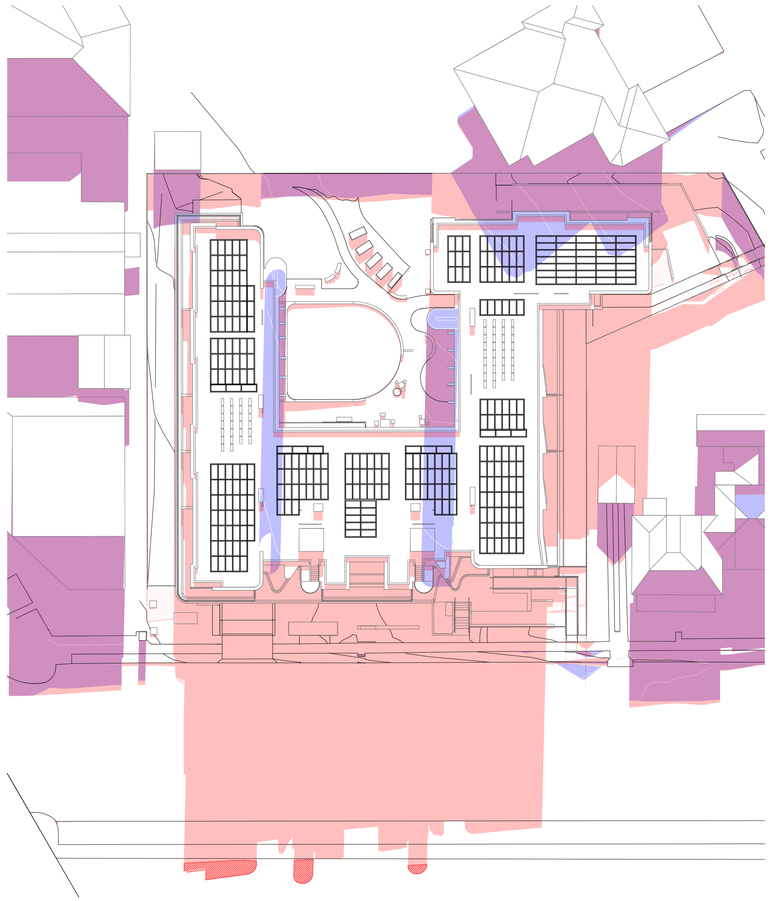
Drawing Title
**Amenity Diagrams (ADG)**
**Cross-Ventilation Compliance**

Scale: **1:400 @A1, 50%@A3**
Status: **For SSDA SUBMISSION**
Project No.: **2507**
Dwg No.: **A-720-020**
Drawn by: **SJ**
Rev: **A**
North

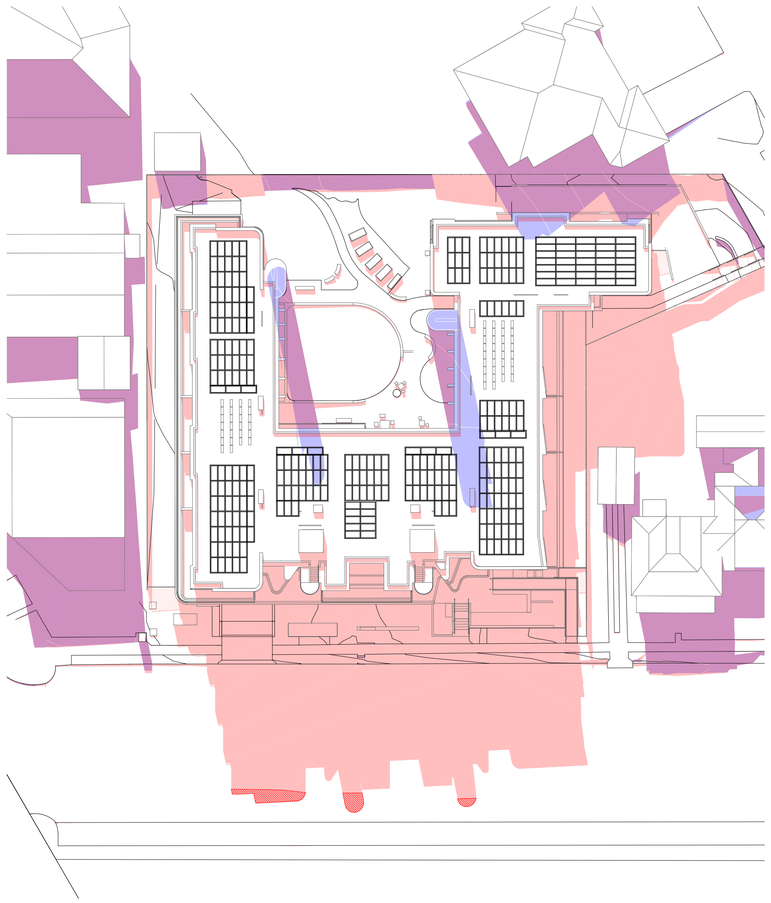
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SITE BOUNDARY 135° 00' 20"
SITE BOUNDARY 90° 00' 40"
SITE BOUNDARY 39° 11' 00"
SITE BOUNDARY 269° 10' 00"
BASEMENT UNDER
BUILDING UNDER
COMMUNAL SPACE
A: 1,087.2 m²
A: 5.2 m²
A: 70.7 m²
A: 63.2 m²
A: 63.0 m²
EXISTING COLORBOND FENCE
EXISTING BRICK WALL
EXISTING RETAINING WALL
EXISTING BUILDING TO BE DEMOLISHED
PROPOSED BUILDING TO BE DEMOLISHED
PROPOSED BUILDING


SITE BOUNDARY 139° 09' 30"
SITE BOUNDARY 39° 0' 0"
SITE BOUNDARY 309° 10' 45"
SITE BOUNDARY 39° 10' 45"
SITE BOUNDARY 219° 10' 45"
BUILDING OVER
COMMERCIAL WASTE CUPBOARD
BUILDING OVER
BUILDING OVER
BUILDING OVER



21ST JUNE - 0900



21ST JUNE - 1000

## SHADOW DIAGRAMS - WINTER SOLSTICE

PROPOSED SHADOWS

EXISTING SHADOWS

COMMON SHADOWS

SHADOWS CAUSED BY HEIGHT EXCEEDANCE

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**CLIENT**

**Homes NSW**

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| | | |

Project Title

**Coffs Harbour Social Housing**

211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title

**Shadow Diagrams**
**June 21st**

Scale
**1:400 @A1, 50%@A3**

Status
**For SSDA SUBMISSION**

Project No.
**2507**

Dwg No.
**A-790-001**

Drawn by
**SJ**

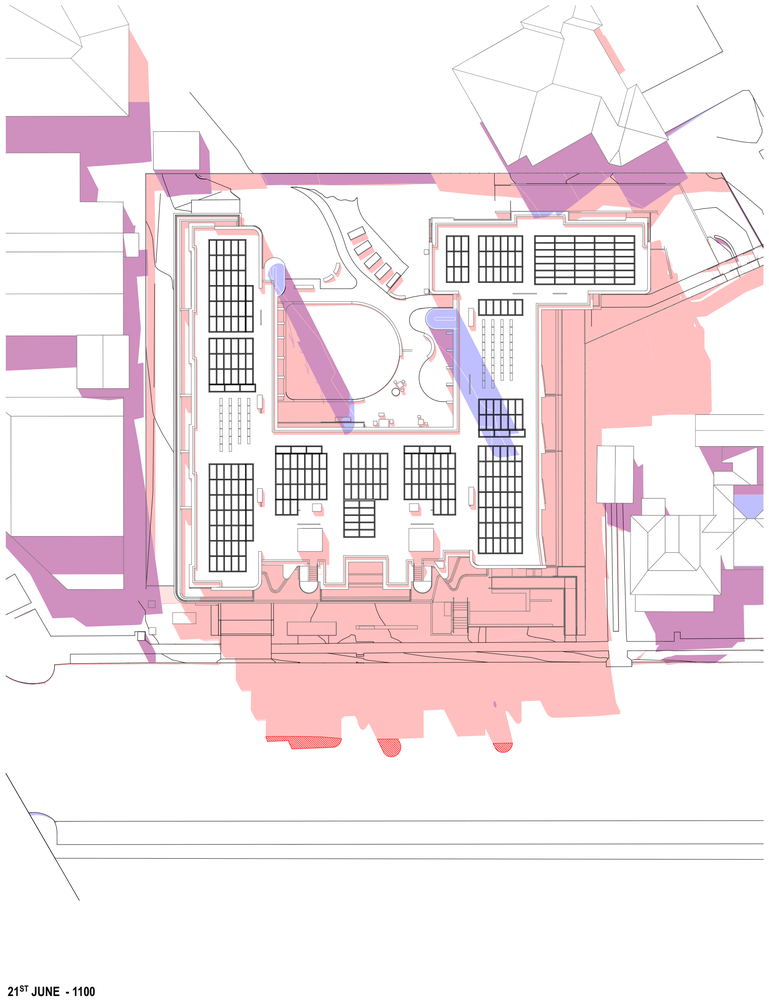
Rev
**A**

North

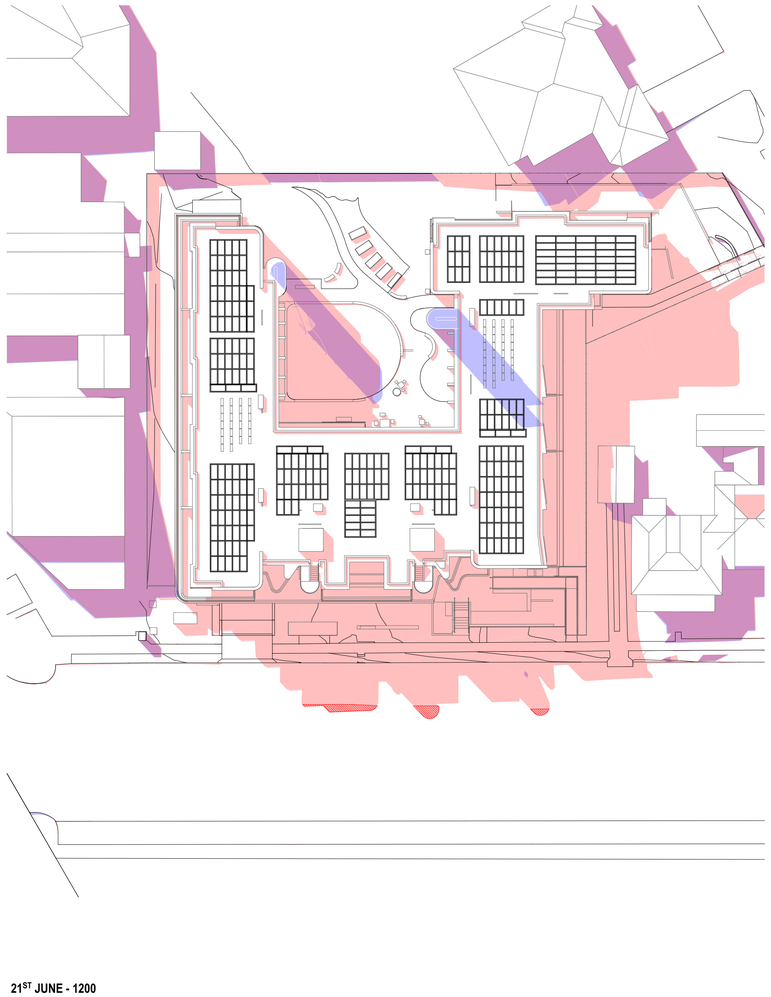
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21ST JUNE - 1100



21ST JUNE - 1200

## SHADOW DIAGRAMS - WINTER SOLSTICE

PROPOSED SHADOWS

EXISTING SHADOWS

COMMON SHADOWS

SHADOWS CAUSED BY HEIGHT EXCEEDANCE

**NOTES**

ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM ALL MEASUREMENTS ON SITE PRIOR TO COMMENCEMENT OF WORK. DRAWINGS SHOULD NOT BE SCALED. WRITTEN DIMENSIONS ONLY SHOULD BE TAKEN FROM DRAWINGS. ALL DIMENSIONING IS TO SUBSTRATE BRICKWORK / BLOCKWORK UNLESS OTHERWISE NOTED.

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Conrad Johnston Reg. . ABN 63 111 324 353

**CLIENT**

**Homes NSW**

| REV | DESCRIPTION | DATE |
|---|---|---|
| A | SSDA SUBMISSION | 29/08/25 |
| | | |
| | | |
| | | |
| | | |
| | | |

Project Title

**Coffs Harbour Social Housing**

211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title

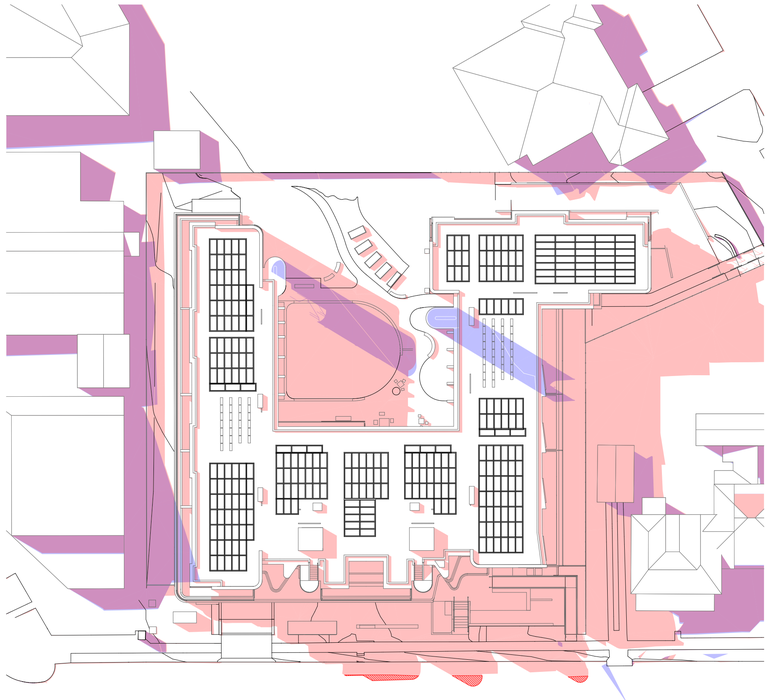
**Shadow Diagrams**
**June 21st**

Scale: **1:400 @A1, 50%@A3**
Status: **For SSDA SUBMISSION**
Project No.: **2507**
Dwg No.: **A-790-002**
Drawn by: **SJ**
Rev: **A**
North

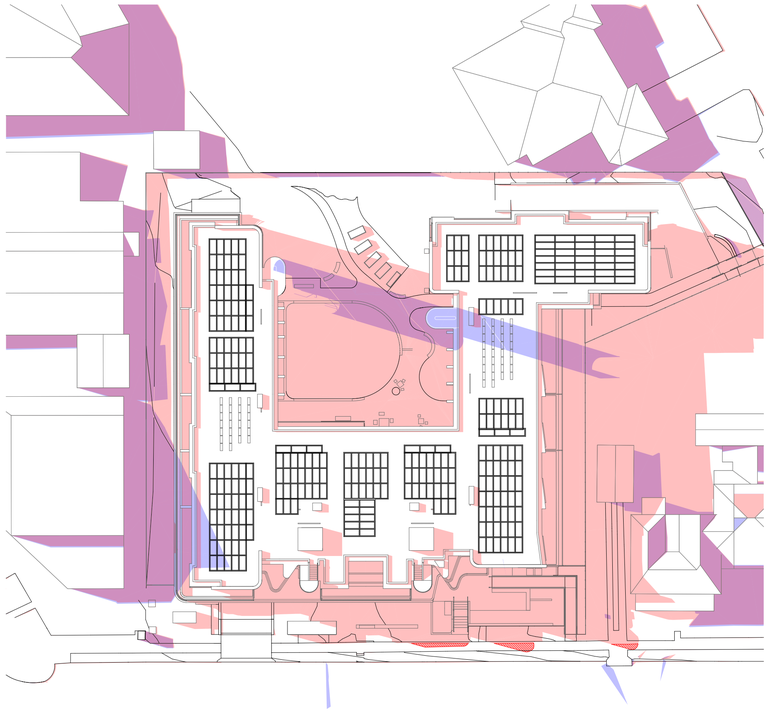
ARCHITECT

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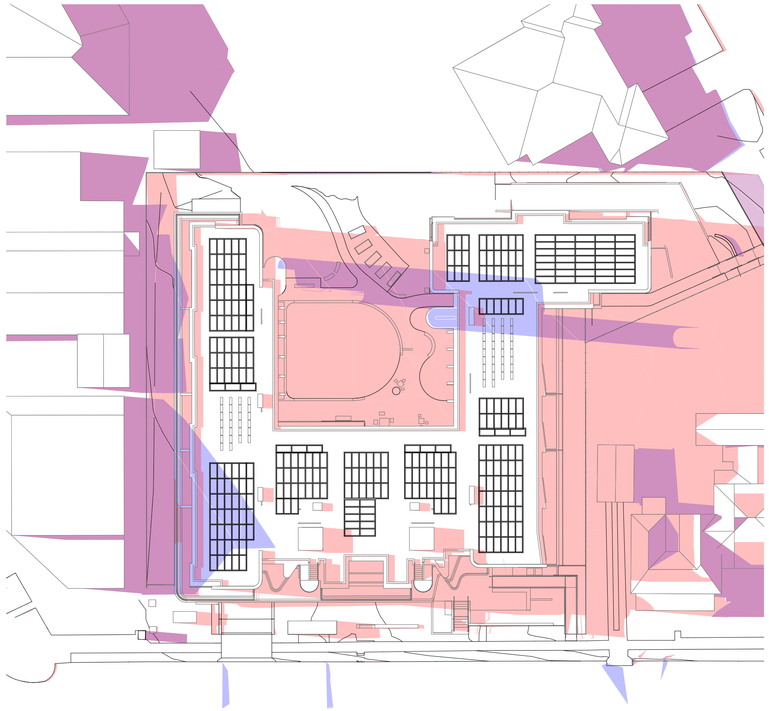
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ABN - 63 111 324 353



21ST JUNE - 1300



21ST JUNE - 1400



21ST JUNE - 1500

## SHADOW DIAGRAMS - WINTER SOLSTICE

PROPOSED SHADOWS

EXISTING SHADOWS

COMMON SHADOWS

SHADOWS CAUSED BY HEIGHT EXCEEDANCE

**NOTES**

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Nominated Architect: Conrad Johnston Reg., ABN 63 111 324 353

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**Homes NSW**

| REV | DESCRIPTION | DATE |
|---|---|---|
| 02 | FOR COORDINATION | 08/07/25 |
| 03 | FOR COORDINATION | 01/08/25 |
| 04 | FOR COORDINATION | 18/08/25 |
| A | SSDA SUBMISSION | 29/08/25 |
| | | |

Project Title

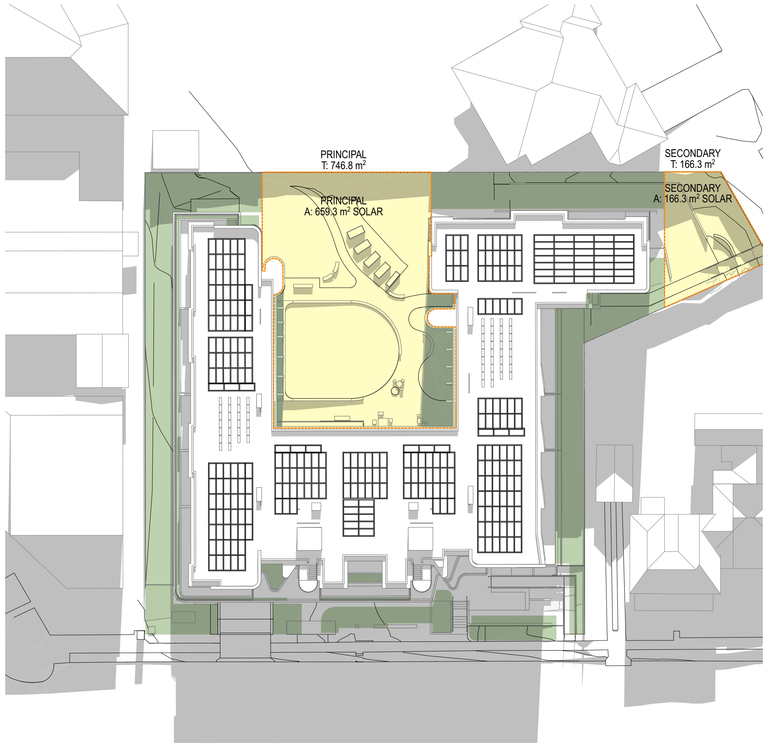
**Coffs Harbour Social Housing**
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title

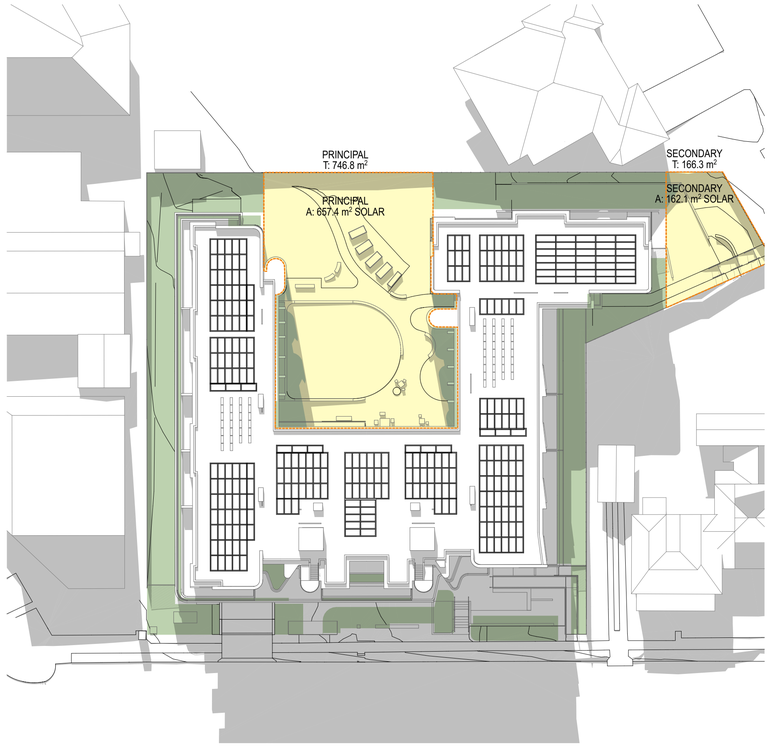
**Shadow Diagrams**
**June 21st**

Scale **1:400 @A1, 50%@A3**
Status **For SSDA SUBMISSION**
Project No. **2507**
Dwg No. **A-790-003**
Drawn by **SJ**
Rev **A**
North

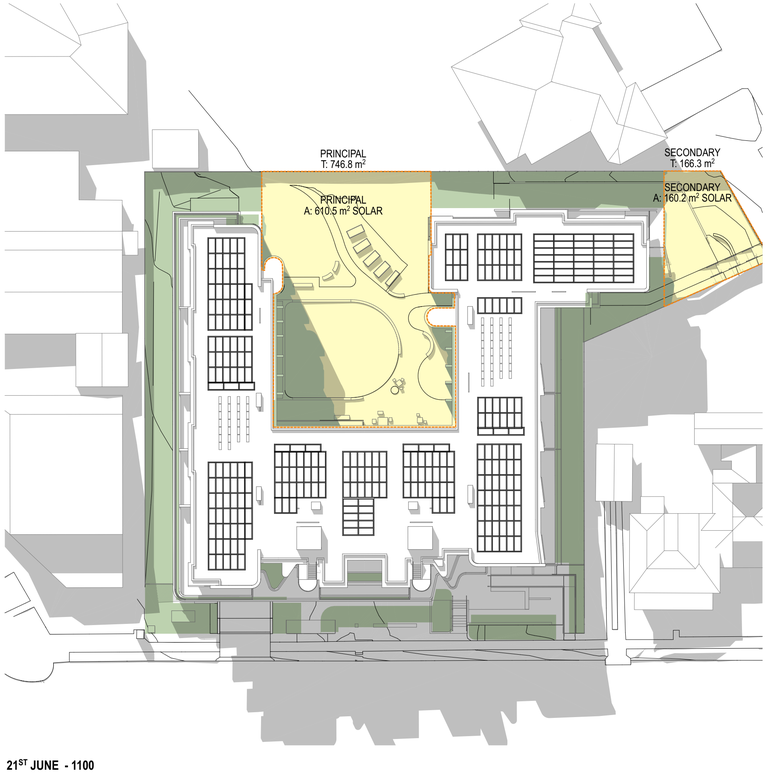
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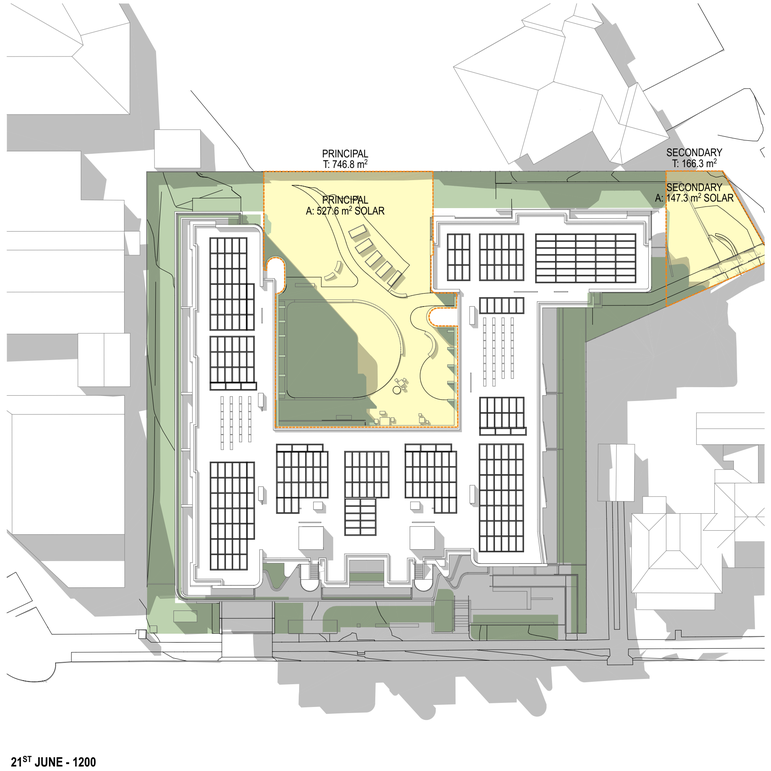

21ST JUNE - 0900




21ST JUNE - 1000




21ST JUNE - 1100




21ST JUNE - 1200

## SHADOW DIAGRAMS - WINTER SOLSTICE

### KEY

LANDSCAPED AREAS

COMMUNAL OPEN SPACE SOLAR

ADG OBJECTIVE
MINIMUM 50% DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE FOR A MINIMUM OF 2HRS BETWEEN 9AM AND 3PM ON 21ST JUNE (MID WINTER)

**NOTES**
ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

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Nominated Architect: Conrad Johnston Reg . ABN 63 111 324 353

**CLIENT**
Homes NSW

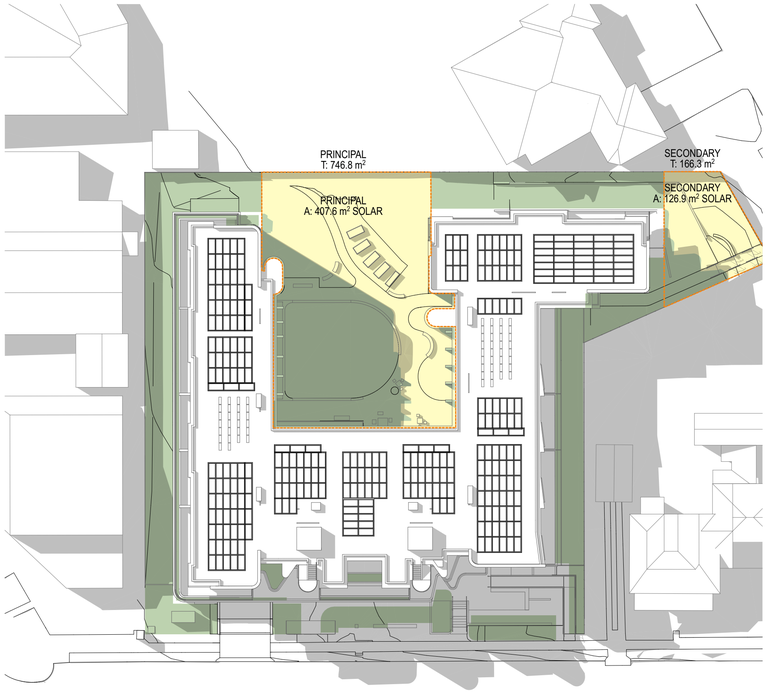
| REV | DESCRIPTION | DATE |
|---|---|---|
| 02 | FOR COORDINATION | 08/07/25 |
| 03 | FOR COORDINATION | 01/08/25 |
| 04 | FOR COORDINATION | 18/08/25 |
| A | SSDA SUBMISSION | 29/08/25 |

Project Title
**Coffs Harbour Social Housing**
211A-215 Harbour Drive Coffs Harbour NSW 2450

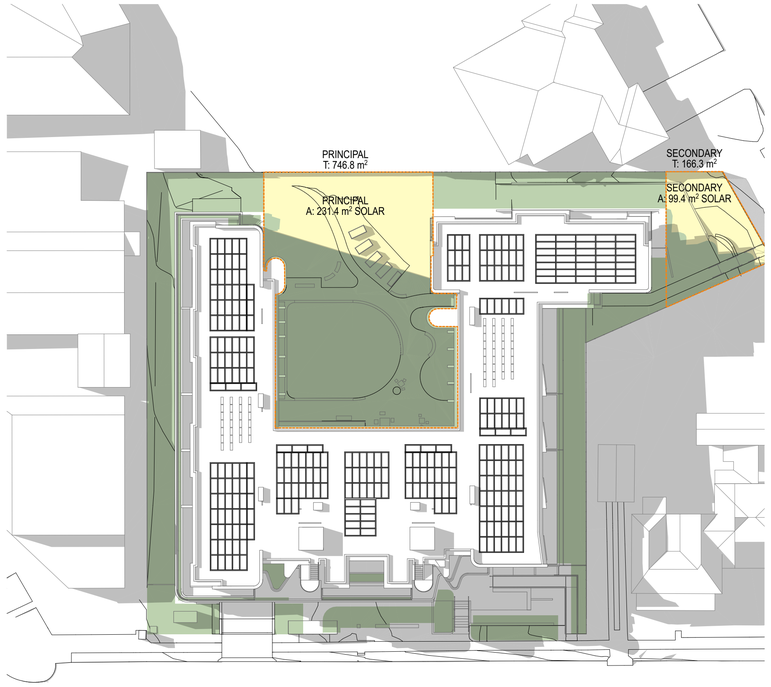
Drawing Title
**Shadow Diagrams**
**Communal Open Space - Solar**

Scale: 1:400 @A1, 50%@A3
Status: For SSDA SUBMISSION
Project No.: 2507
Dwg No.: A-790-004
Drawn by: SJ
Rev: A
North

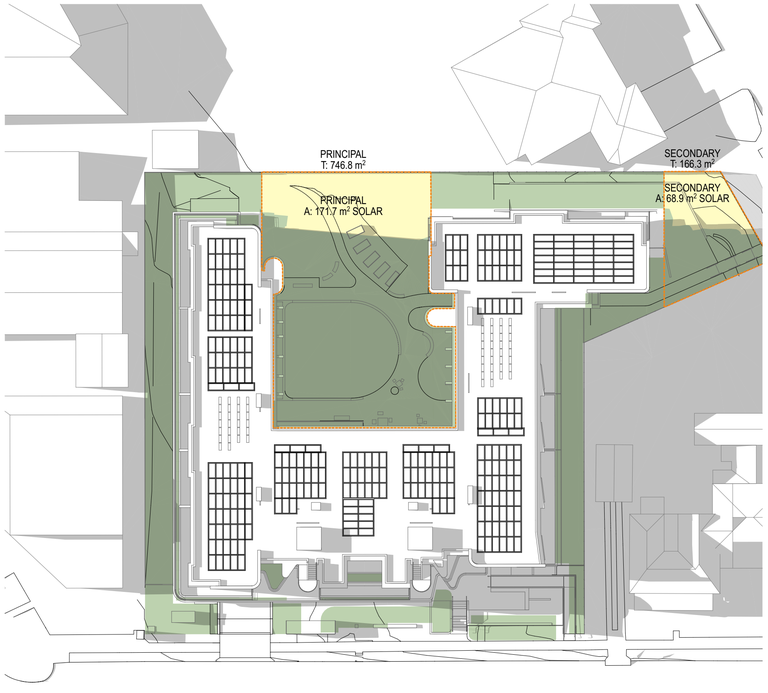
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21ST JUNE - 1300




21ST JUNE - 1400




21ST JUNE - 1500

## SHADOW DIAGRAMS - WINTER SOLSTICE

### KEY

LANDSCAPED AREAS

COMMUNAL OPEN SPACE SOLAR

ADG OBJECTIVE
MINIMUM 50% DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE FOR A MINIMUM OF 2HRS BETWEEN 9AM AND 3PM ON 21ST JUNE (MID WINTER)

### SOLAR CALCULATION

SITE AREA: 3804.0 m²
PRINCIPLE COS AREA: 746.8m²
SECONDARY COS AREA: 166.3m²

| TIME | PRINCIPAL SOLAR | % | SECONDARY SOLAR | % |
|---|---|---|---|---|
| GROUND 9.00AM | 659.3m² | 88.2% | 166.3m² | 100.0% |
| GROUND 10.00AM | 657.4m² | 88.0% | 162.1m² | 97.4% |
| GROUND 11.00AM | 610.5m² | 81.7% | 160.2m² | 96.3% |
| GROUND 12.00PM | 527.6m² | 70.6% | 147.3m² | 88.5% |
| GROUND 13.00PM | 407.6m² | 54.5% | 126.9m² | 76.3% |
| GROUND 14.00PM | 231.4m² | 30.9% | 99.4m² | 59.7% |
| GROUND 15.00PM | 171.7m² | 23.0% | 68.9m² | 41.4% |

**NOTES**

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Nominated Architect: Conrad Johnston Reg. , ABN 63 111 324 353

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**Homes NSW**

| REV | DESCRIPTION | DATE |
|---|---|---|
| 02 | FOR COORDINATION | 08/07/25 |
| 03 | FOR COORDINATION | 01/08/25 |
| 04 | FOR COORDINATION | 18/08/25 |
| A | SSDA SUBMISSION | 29/08/25 |

Project Title
**Coffs Harbour Social Housing**
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
**Shadow Diagrams**
**Communal Open Space - Solar**

Scale: 1:400 @A1, 50%@A3
Status: For SSDA SUBMISSION
Project No.: 2507
Dwg No.: A-790-005
Rev: A
Drawn by: SJ
North

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VIEW 01 - HARBOUR DRIVE

**NOTES**

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Nominated Architect: Conrad Johnston Reg. , ABN 63 111 324 353

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**Homes NSW**

| REV | DESCRIPTION | DATE |
|---|---|---|
| A | SSDA SUBMISSION | 29/08/25 |

Project Title

**Coffs Harbour Social Housing**

211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title

**Photomontages**
**View 01**

Scale: 1:1.36 @A1, 50%@A3
Status: For SSDA SUBMISSION
Project No.: 2507
Dwg No.: A-900-001
Drawn by: SJ
Rev: A
North

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VIEW 02 - NORTH STREET

**NOTES**

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Nominated Architect: Conrad Johnston Reg . ABN 63 111 324 353

**CLIENT**
Homes NSW

| REV | DESCRIPTION | DATE |
|---|---|---|
| A | SSDA SUBMISSION | 29/08/25 |

Project Title
**Coffs Harbour Social Housing**
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
**Photomontages**
**View 02**

Scale: 1:1.48 @A1, 50%@A3
Status: **For SSDA SUBMISSION**
Project No.: **2507**
Dwg No.: **A-900-002**
Drawn by: SJ
Rev: **A**
North

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VIEW 03 - COURTYARD

**NOTES**

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Nominated Architect: Conrad Johnston Reg , ABN 63 111 324 353

**CLIENT**

**Homes NSW**

| REV | DESCRIPTION | DATE |
|---|---|---|
| A | SSDA SUBMISSION | 29/08/25 |

Project Title

**Coffs Harbour Social Housing**
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title

**Photomontages**
**View 03**

Scale: 1:1.50 @A1, 50%@A3
Status: **For SSDA SUBMISSION**
Project No.: **2507**
Dwg No.: **A-900-003**
Drawn by: **SJ**
Rev: **A**
North

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