

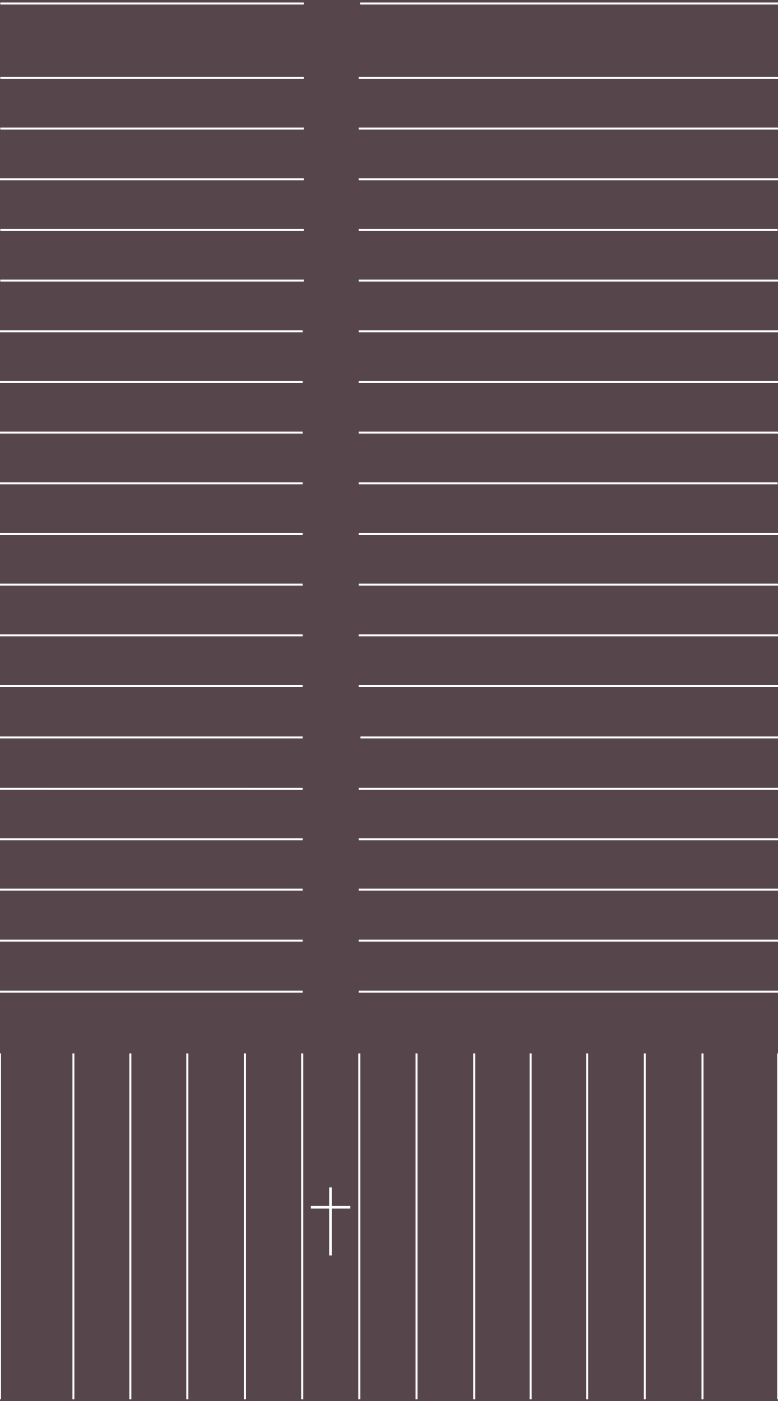
19A-21 Gordon Street
Coffs Harbour
State Significant Development Application
Design Report



Cortese

Revision A - Issued For SSDA

27 May 2026



We acknowledge the Gumbaynggirr people of the Gumbaynggirr Nation as the as the Traditional Owners of Country, and recognise their continuing connection to land, waters and culture. We pay our respects to their Elders past, present and emerging.

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The Uniting Church in Australia Property Trust (NSW)



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Cortese gratefully acknowledges the client and consultant team whose expertise and collaboration were integral to the preparation of this design concept:

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Wind	CPP

This Design Report has been prepared by Cortese Associates Pty Ltd on behalf of The Uniting Church in Australia Property Trust (NSW) (‘the Applicant’). It supports a State Significant Development Application (SSDA) and concurrent Rezoning Proposal for a mixed-use development at 19A–21 Gordon Street, Coffs Harbour (‘the site’).

This report has been prepared to describe the proposed architectural design, urban design and landscape response for 19A-21 Gordon St Coffs Harbour which is identified as Lot 21 in DP 880214.

This report should be read in conjunction with the Environmental Impact Statement and Rezoning Report, the Architectural Drawings, and the other accompanying technical documents that form part of the State Significant Development Application and concurrent Rezoning Proposal.

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1.0

Introduction & Vision



1.1 Introduction

The Uniting Church has a long and proud history in Coffs Harbour, beginning with the opening of the Methodist Church on this site in October 1915, followed by the construction of Wesley Hall in 1938. The church has remained a place of ministry and community service on this site ever since.

The proposed development will serve as a new civic landmark in Coffs Harbour, integrating vital community facilities such as the Wesley Hall Soup Kitchen, Worship Centre, Lifeline Opportunity Shop, multifunctional community spaces with much needed housing.

A key aspect of the project is the provision of 152 apartments, including 40 affordable homes managed by an accredited Community Housing Provider.

The scheme has been recommended by the Housing Delivery Authority to be assessed as a State Significant Development with a concurrent rezoning. This initiative supports Council's 2024 Affordable Housing Strategy and aligns with state and federal efforts to address the housing crisis.

The proposal involves the demolition of the existing buildings on site and construction of a 26 level plus roof building which provides a high level of public and residential amenity to support the future of Coffs Harbour.

Development Summary:

Site Area: 2023m²

Gross Floor Area: 16386m²

Apartment Numbers: 152 units

Car Parking: 173



1.2 Vision

Our vision is to respectfully continue the establishment of the civic heart in Coffs Harbour and honour the Uniting Church's legacy while embracing the future needs of the community. More than just a building, this project is a place of gathering, worship, support, and connection, fostering a deep relationship between people, place, Country and Spirit.

The design establishes a strong civic presence through a colonnade at the ground plane, offering a sheltered and welcoming threshold between the church, community facilities, and the public realm. This permeable edge invites engagement, creating spaces for movement, rest, and interaction. The activation of Riding Lane, Vernon St and Gordon St further strengthens the project's connection to the urban fabric, transforming it into a vibrant, pedestrian-friendly space that enhances accessibility and community life.

Guided by principles of sustainability and longevity, the building is crafted from durable, low-maintenance materials that respond to the coastal climate, ensuring resilience over time. The integration of passive design strategies enhances energy efficiency and comfort whilst use of native planting species, landscape derived from place and water-sensitive urban design elements reinforces the project's commitment to environmental stewardship.

Pictured

Vernon St Elevation



1.2 Vision

Situated beside the historic fig tree and café of Yarilla Place, the new Coffs Harbour Uniting Church strengthens the civic heart of the precinct by offering a range of community oriented frontages, including Wesley Hall Soup Kitchen, flexible multipurpose spaces available for local use, and a new café.

This unique opportunity creates a generous and welcoming peristial zone, shaped by the integration of a colonnade that is central to the architectural response.

The rejuvenation of Riding Lane continues the public domain improvements to amenity and activation introduced by Yarilla Place and completes a key pedestrian connection through to Vernon Street.

These spaces are designed to open out into the expanded public realm with proposed public domain and landscape upgrades encouraging gathering, interaction, and a stronger connection between the Church and the wider community.

Pictured

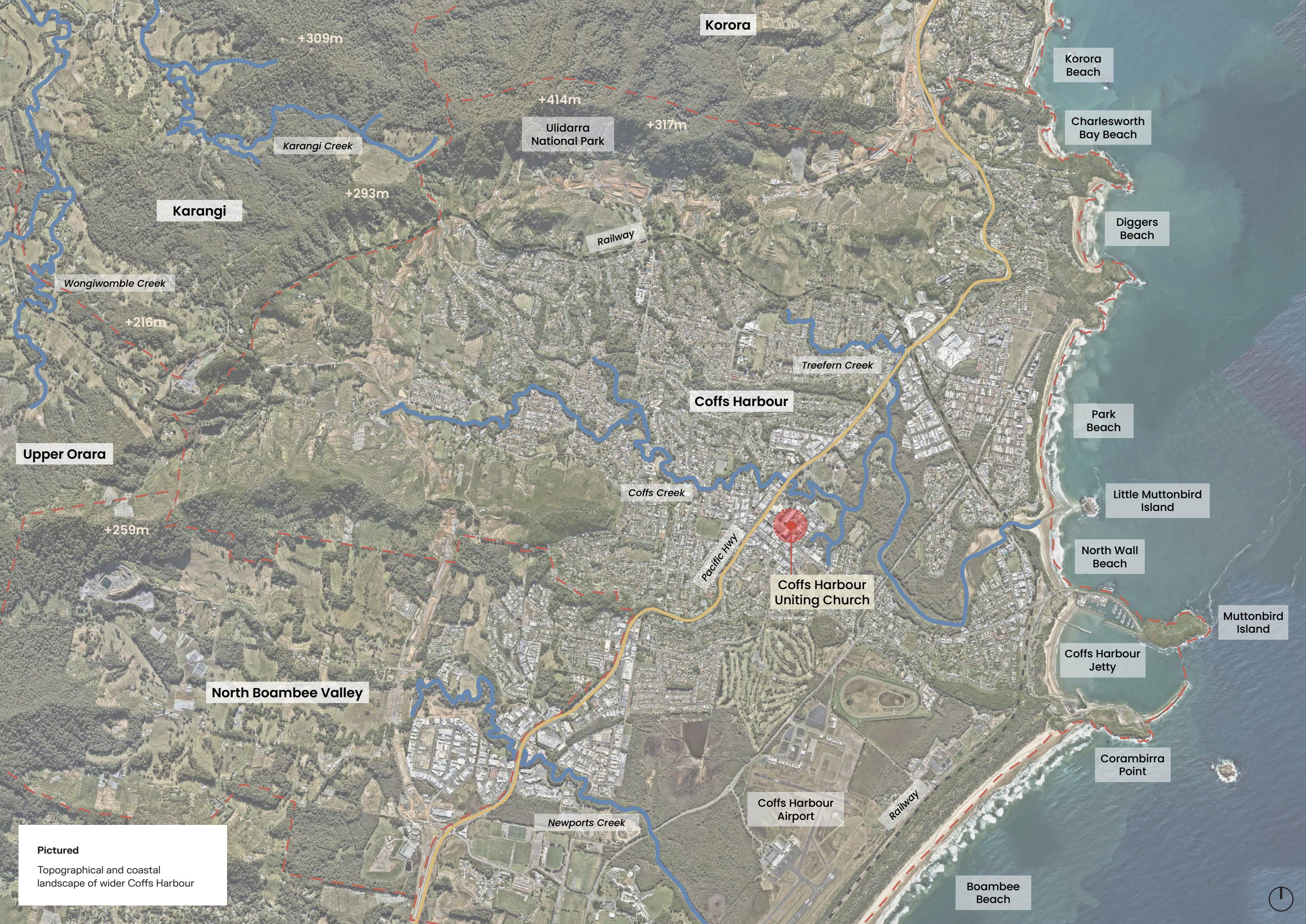
View from Vernon St of the primary church entry, commercial and residential lobby entries and retail frontages.



2.0

Location & Context





Korora

Korora Beach

Charlesworth Bay Beach

Diggers Beach

Park Beach

Little Muttonbird Island

North Wall Beach

Muttonbird Island

Coffs Harbour Jetty

Corambirra Point

Boambee Beach

Korora

Ulidarra National Park

Railway

Treefern Creek

Coffs Harbour

Coffs Creek

Pacific Hwy

Coffs Harbour Uniting Church

Coffs Harbour Airport

Railway

Newports Creek

Karangi

Karangi Creek

Wongi womble Creek

Upper Orara

North Boambee Valley

Pictured
Topographical and coastal
landscape of wider Coffs Harbour



2.1 Site Location

Located within the evolving City Centre of Coffs Harbour, the site offers a strategic opportunity to support higher-density development, contribute to economic growth, and respond to the city’s rapidly growing population - aligning with the vision outlined in the City Centre Masterplan 2031.

The project site is located within the City Centre of Coffs Harbour, surrounded by existing development of varied density and scale. A growing cluster of higher-density built form is emerging along Harbour Drive and Gordon Street, marking a shift toward a more urban character.

The site presents a unique opportunity to contribute to *a strong City Centre core* and to *increase the capacity of the City Centre to foster economic growth and to meet the demographic needs* which are characterised by a *high population growth* as outlined in the City Centre Masterplan 2031.

The site is also well supported by nearby community and recreational amenities, including Fitzroy Oval, the Coffs Harbour War Memorial Pool, Brelsford Park, the Botanic Gardens, and Jetty Beach.

Pictured

Relationship of Coffs Harbour Uniting Church to the City Centre





Pictured

Aerial view of existing conditions in
Coffs Harbour

2.2 Historic Understanding

The Gumbaynggirr Nation is one of the largest coastal Aboriginal nations in New South Wales. The Gumbaynggirr people have occupied the land and seas in this region since the Yuludarla (the Dreaming).

Scientific evidence indicates that Aboriginal use of these lands dates back approximately 60,000 years, when sea levels were significantly lower, allowing Gumbaynggirr lands to extend to the Continental Shelf, an area now submerged beneath the sea.

The Uniting Church has a long and proud history in Coffs Harbour. The original church, built in 1915 to serve the Methodist denomination, remains in use today. It was described at the time as being 40 feet high and 25 feet wide, with a generously sized vestry at the rear. The church was constructed using blue gum timber, including the internal lining, which was stained and varnished. In 1938, Wesley Hall was also built on the site. The current Uniting Church building, as it stands today, was constructed in 1970.

Historical imagery from 1940 indicates that development of what would become the Coffs Harbour CBD was already underway, with established roadways and a mix of residential and commercial buildings present. The imagery also suggests that vegetation across the area had been extensively cleared prior to this time. By 1989, the Project Area was almost entirely developed, located within a precinct that had undergone significant commercial transformation.

Pictured

Historic 1940 and 1989 aerial imagery of Coffs Harbour



1940



1989

2.3 Existing Streetscape

Vernon Street

Vernon Street serves as the historical frontage for the Uniting Church, Lifeline Opportunity Shop, and Wesley Hall Soup Kitchen. Street parking is available along the frontage of the subject site, and a pedestrian crossing at the corner of Vernon and Gordon Street provides a connection to Coffs Central on the opposite side. The Vernon Street frontage of Coffs Central functions as a secondary interface, primarily accommodating loading docks and car park entrances.

Gordon Street

Gordon Street acts as a secondary thoroughfare extending from the city centre, providing vehicular access to the subject site as well as to the adjoining Yarilla Place. A pedestrian crossing at the junction with Yarilla Place connects to a low to medium rise commercial cluster located opposite the site.

Pictured

- 1. Commercial frontages on Gordon St
- 2. Uniting Church and Lifeline on Vernon St
- 3. Existing interface with Yarilla Place on Gordon St
- 4. Existing pedestrian crossing points at the corner of Vernon St and Gordon St



2.3 Existing Streetscape

Riding Lane

Riding Lane has recently been redeveloped to redirect vehicular traffic and partially pedestrianise the street fronting Yarilla Place. However, the roadway in front of the subject site remains disconnected, resulting in a disjointed interface between the footpath and road across the two sites. Loading zones and on-street parking are currently located along Riding Lane, positioned between the four-storey Council car park to the west and buildings on the eastern side.



1



2

Yarilla Place

A pedestrian entry and through-site link across Yarilla Place connects Gordon Street to Riding Lane. A café and a “yarning circle” featuring public seating and landscaping around a significant fig tree forms a prominent entry point to the precinct.



3



4

Pictured

1. Abrupt end to footpath along Riding Lane
2. Disconnected roadway from Riding Lane reconfiguration
3. Cafe and landscaping with public seating at Yarilla Place entry
4. Public seating around the significant fig tree on Riding Lane

2.4 Site Analysis

The site’s existing conditions present opportunities and challenges which include public domain connectivity, flood resilience, acid sulfate soils, and gentle topography, each informing a responsive and integrated design approach.

Riding Lane Public Domain Pedestrianisation

The reconfiguration of the public domain around Yarilla Place presents an opportunity to complete the pedestrianisation and connection of Riding Lane to Vernon Street. This enhanced permeability supports a safer and connected public realm.

Acid Sulfate

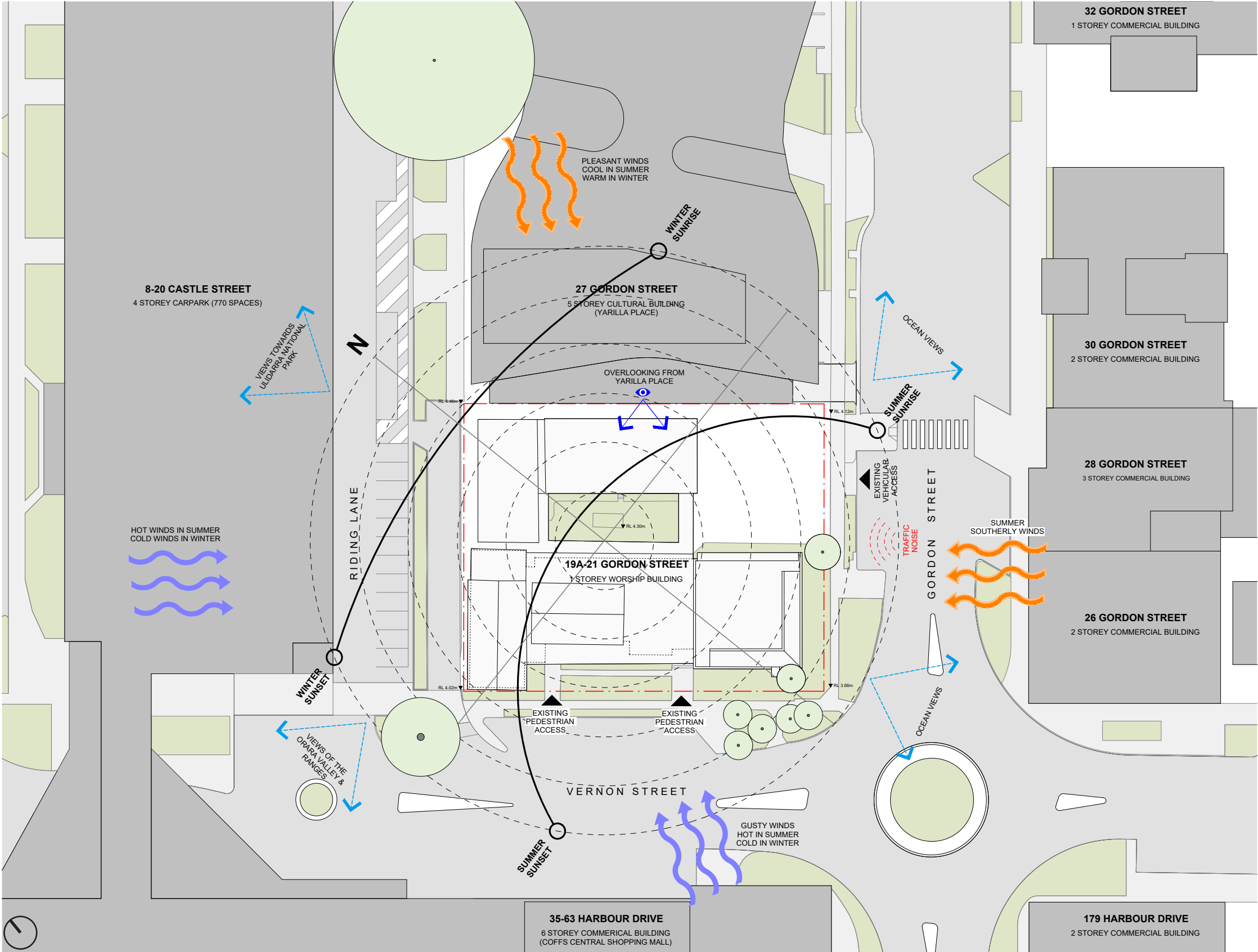
Geotechnical investigations have identified the presence of acid sulfate soils within the site. In response, the development focuses on minimising soil disturbance and excavation to reduce environmental impacts.

Flood Resilience

The site falls within the Flood Planning Area, however is not flood affected in the 1% AEP extent. The project team has engaged with Council planners and engineers to develop appropriate flood responsive measures through the introduction of flood resilient materials which will be integrated into the design. These strategies aim to safeguard both the development and the surrounding public domain, while supporting key civic and community outcomes.

Site and Topography

The site is generally flat, with a modest crossfall from north to south. Existing levels range from approximately RL 4.40m to RL 3.69m, allowing for efficient access and an activated ground plane with minimal need for significant cut or fill.



3.0

Design Principles



3.1 Design Principles

Challenges and Opportunities

The Coffs Harbour Uniting Church redevelopment presents a unique opportunity to address a series of complex design challenges shaped by its strategic location, mixed-use program and broader civic ambitions.

The site lies at the intersection of contrasting urban conditions, presenting a rich and complex design context. At the broader topographical scale, the site mediates between the mountains and the sea, reflecting the unique coastal setting that defines Coffs Harbour. At the more local scale, it lies between two of the city’s most recognisable civic and commercial landmarks, Coffs Central and Yarilla Place, demanding an architectural response that carefully navigates these identities while contributing to a cohesive and connected urban fabric.

The project must reconcile the pressures of increased density with the need for human-scale public spaces, support the integration of community facilities and residential living, and sensitively honour the site’s long-standing spiritual and social significance.

These challenges are further informed by environmental considerations, including sustainability, climatic responsiveness, and a strong emphasis on public domain improvements, particularly the activation of Riding Lane, Vernon Street, Gordon Street and the integration with adjacent civic assets.

Together, these factors shape a place-specific and future-focused design approach that seeks to strengthen the identity and livability of Coffs Harbour’s City Centre.

Pictured
Vernon St Elevation



3.2 Design Principles

Connecting with Country

Coffs Harbour Uniting Church is envisioned as a place of spiritual gathering, community living, and harmony with nature. The design honours the Gumbaynggirr people’s spiritual relationship with land, sea, and sky, reflecting both the sacred and civic aspects of the community.

The design principles were developed through a comprehensive and participatory process that placed collaboration with First Nations at its core. GIRA Advisory has prepared a Connecting with Country report to outline and document the ongoing process taking place.

Traditional Owners, represented by the Garlambirla Guuyu-girrwaab Elders Aboriginal Corporation, were invited to participate in a Walk on Country and Connecting with Country workshop to provide their inputs, knowledge, and guidance to the project team.

The Walk on Country was hosted by GIRA Advisory on Tuesday, 18 February 2025, and attended by members of the Garlambirla Guuyu-girrwaab Elders Aboriginal Corporation, along with key members of the design and project team.

This process involved meaningful consultation with Traditional Owners, Elders, and Aboriginal community representatives to ensure their voices, cultural knowledge, values, and oral histories were deeply understood and reflected. By fostering respectful dialogue and engagement, the project aims to build relationships based on trust and reciprocity.

The design is proposed to weave together the sacred function of the Church and worship spaces with the everyday rhythms of residential life, creating a unified architectural expression that respects the Gumbaynggirr people’s connection to land, sea, and sky.

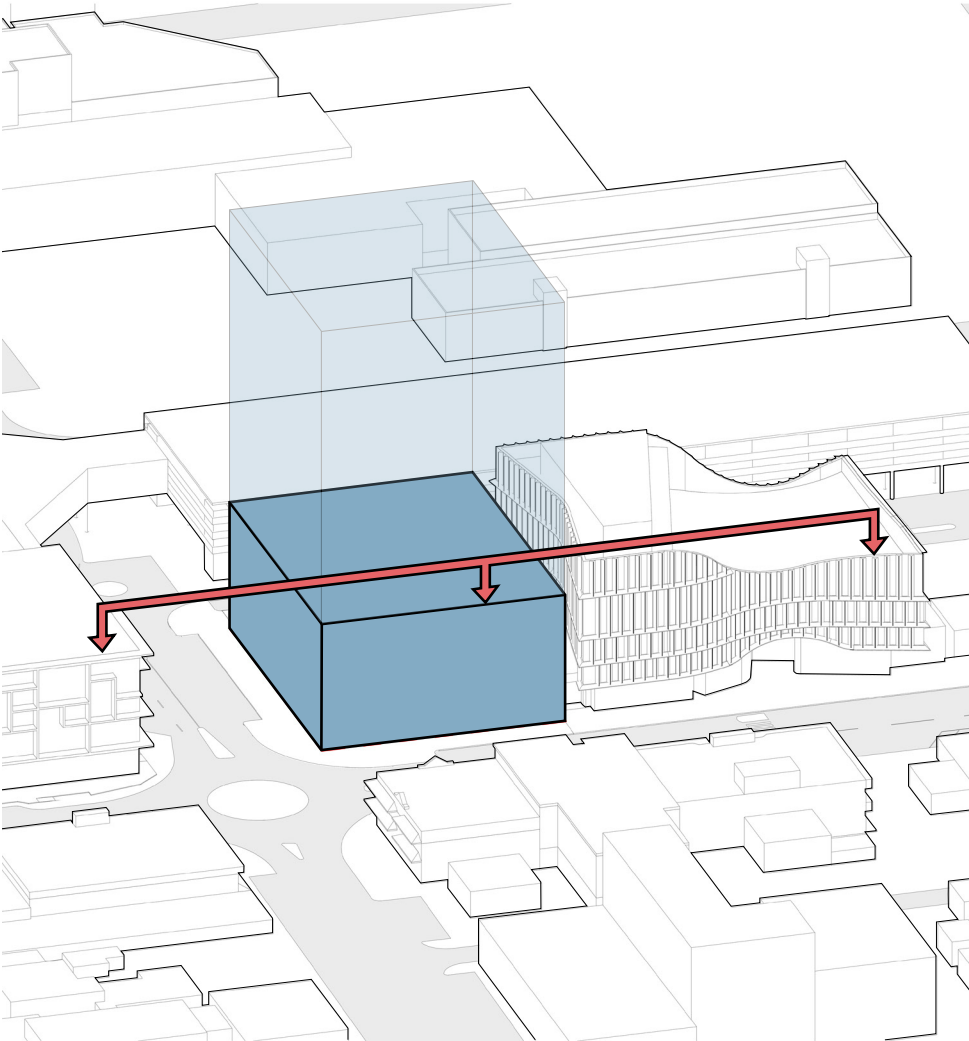
The core design principles are:

- 1. Spirit and Community** – At the heart of this development lies the Church - an open, welcoming space for worship, reflection, and community engagement.
- 2. Connection to Land, Sea, and Sky** – The architecture and materiality embraces the site’s natural elements, framing expansive vistas of the ocean and hinterland, creating spaces for contemplation and reverence.
- 3. A Place for All People** – Beyond its spiritual function, the development creates a space for everyone in the community. The design emphasises connection through openness and permeability and includes spaces for community gatherings, education, and cultural exchange - blurring the boundaries between the sacred and the civic.



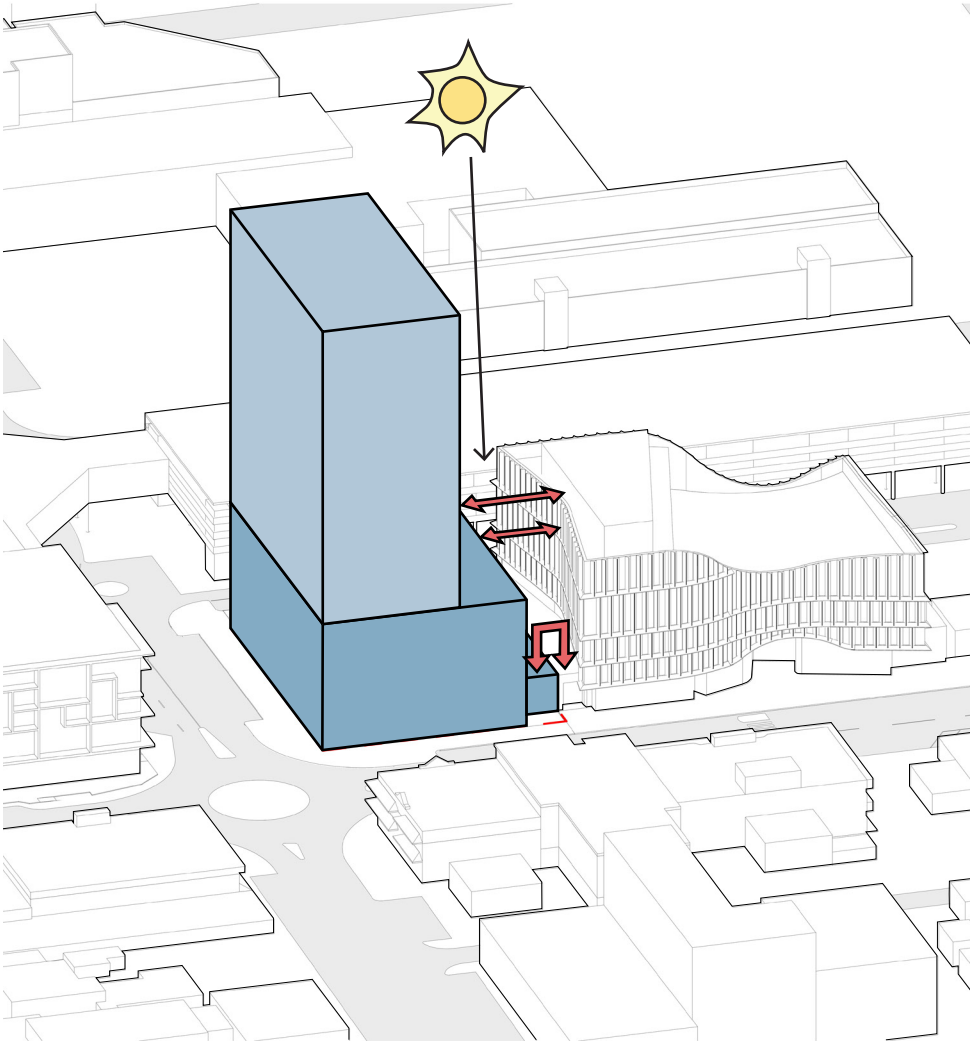
3.3 Design Principles

Placemaking and Activation



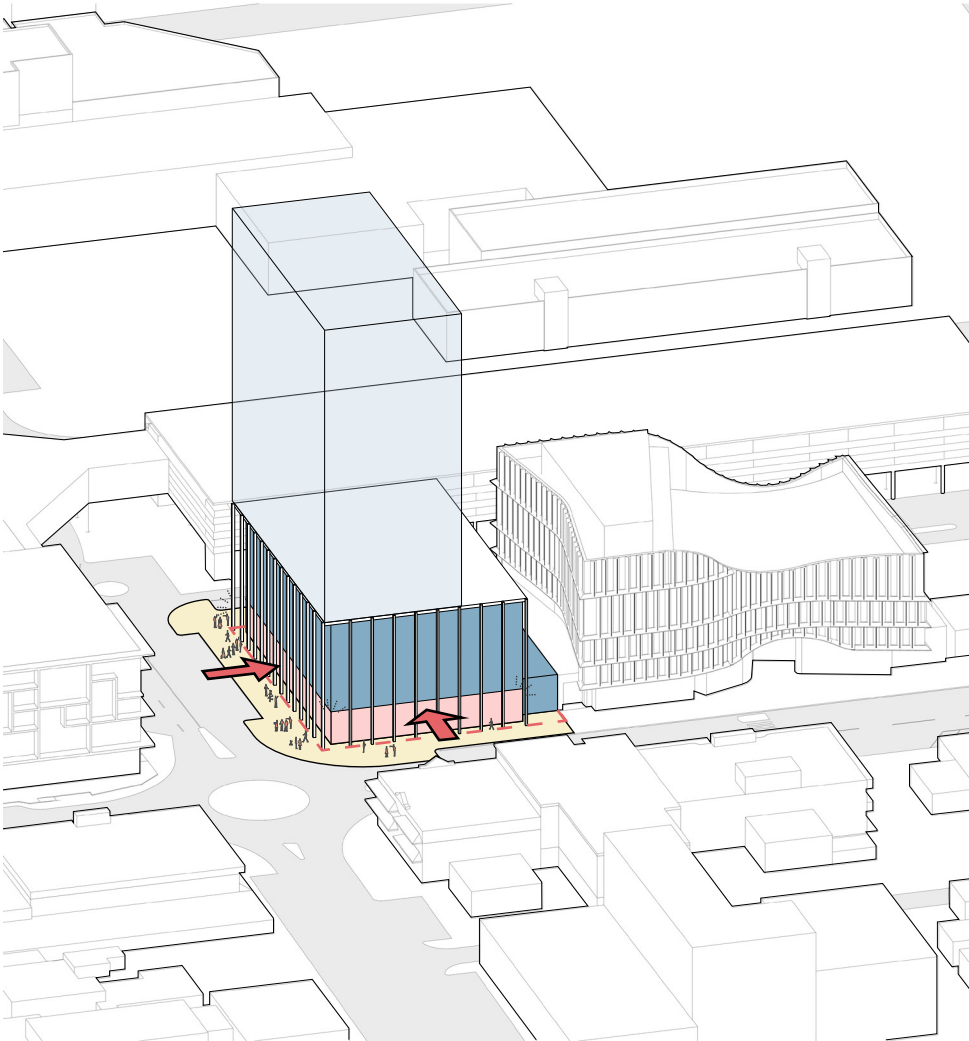
Urban Integration
A unified and consistent civic centre

The massing strategy is designed to reinforce the evolving civic heart of Coffs Harbour and streetscape along Gordon Street, aligning with the emerging built form and urban character. This approach enhances the city’s civic identity, promotes a cohesive urban fabric, and encourages a more walkable and vibrant public realm along this key city corridor.



Building Separation
Respectful visual relationship and amenity

Amenity has been prioritised for the subject site and Yarilla Place to the north. By setting back the podium levels from the shared boundary and further stepping back the tower form above, a buffer is created between the two sites. This separation provides visual relief and allows for the penetration of natural light and desirable breezes, offering mutual environmental and spatial benefits to both buildings.

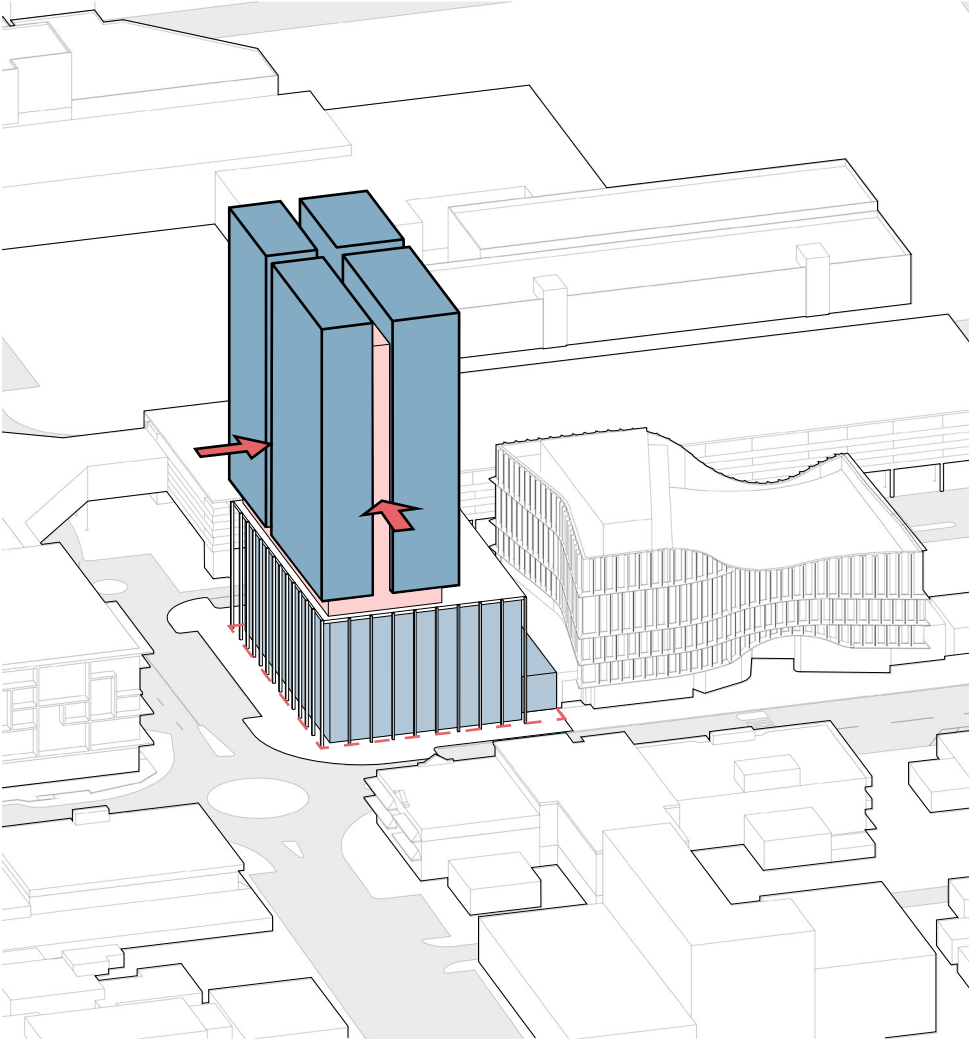


Permeable Edges and Active Ground Plane
Unlocking an active public domain

By giving space back to the community through the creation of a colonnade at the ground plane, the design establishes a sheltered and welcoming threshold between the church, community facilities, and the public realm. This permeable edge encourages interaction and inclusivity, creating opportunities for movement, rest, and social engagement within a civic setting.

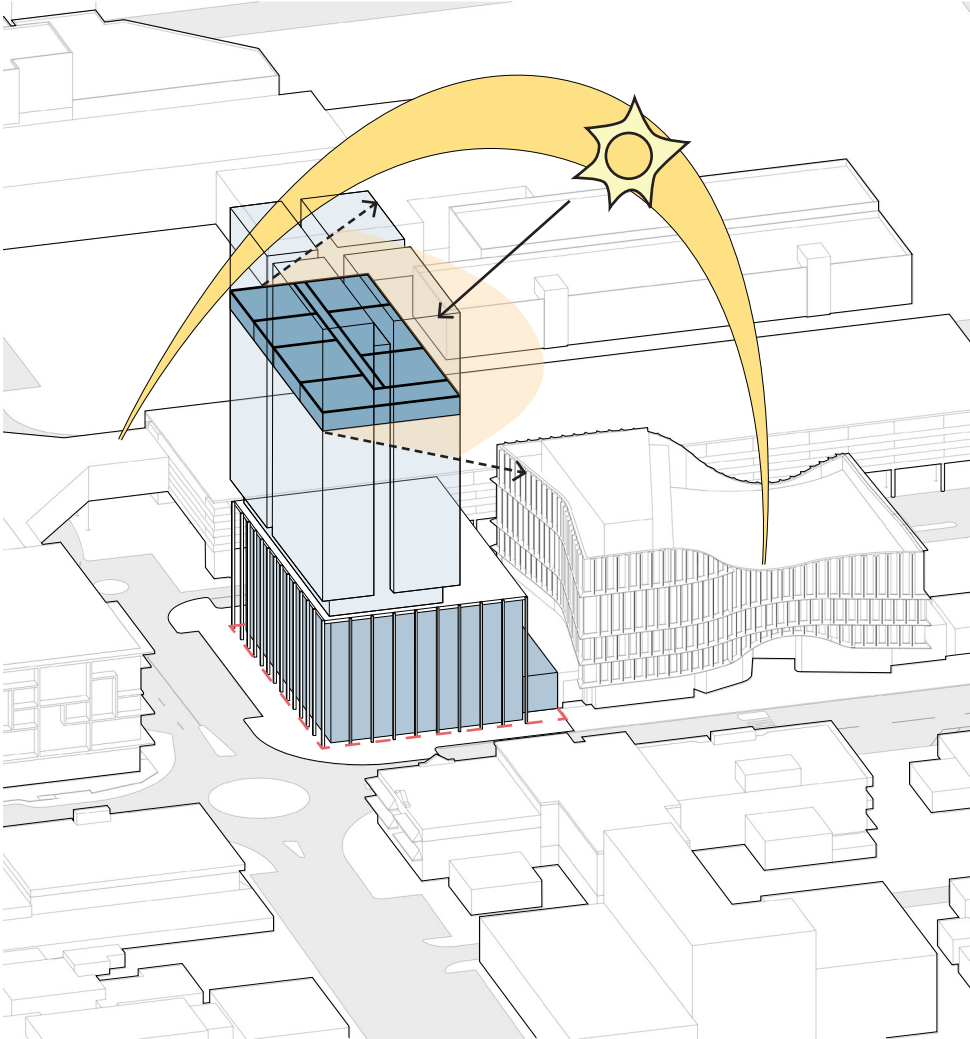
3.3 Design Principles

Placemaking and Activation



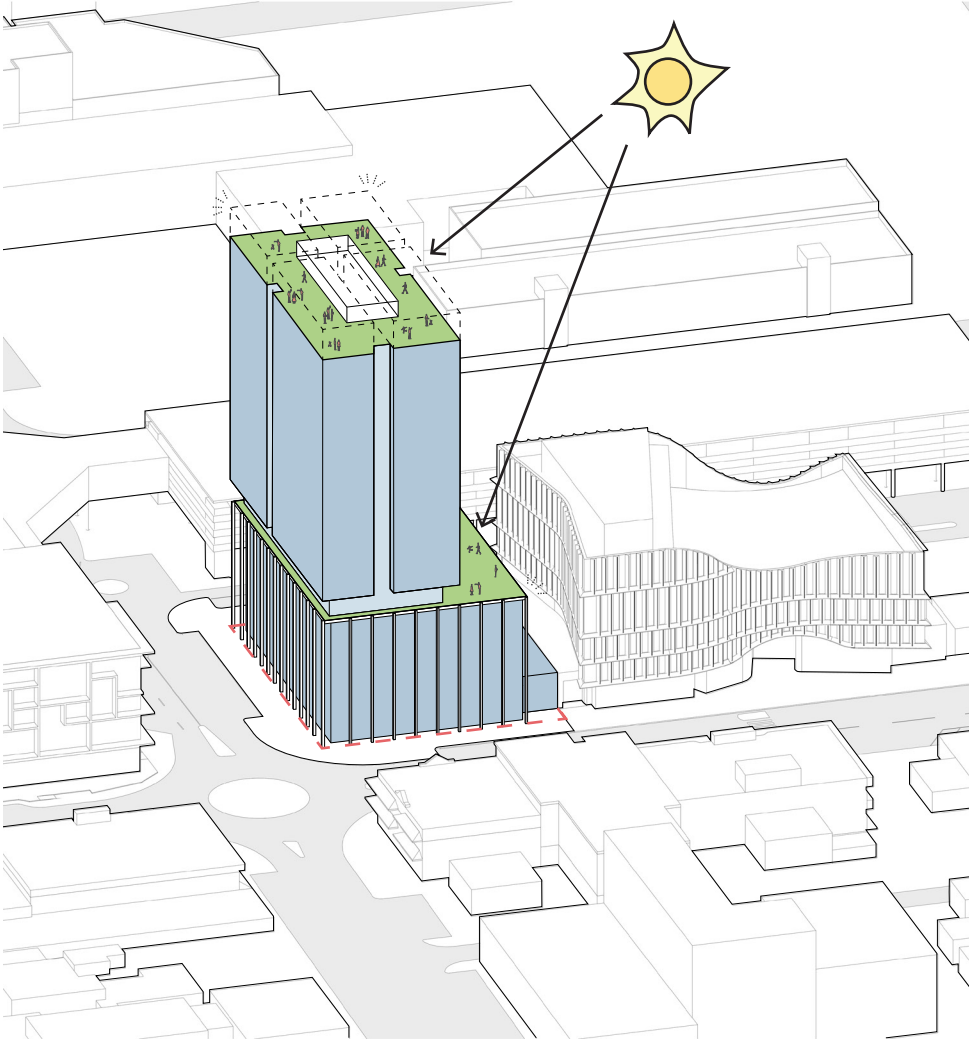
Articulation of Massing
 Crafted for community and place

The tower mass is strategically broken down both vertically and horizontally to reduce visual impact. A recessed junction between the podium and tower creates a light, floating appearance, while further articulation divides the façade into four smaller forms, enhancing visual relief, daylight access, and ventilation into the floor plate.



Residential Floorplate
 Refined and elegant living

The residential apartments are thoughtfully composed within a singular tower form, strategically positioned at the south-west end of the site to maintain a respectful visual relationship with Yarilla Place. This arrangement optimises solar orientation, enhances natural light and ventilation, and maximises access to sweeping views across the city and landscape.



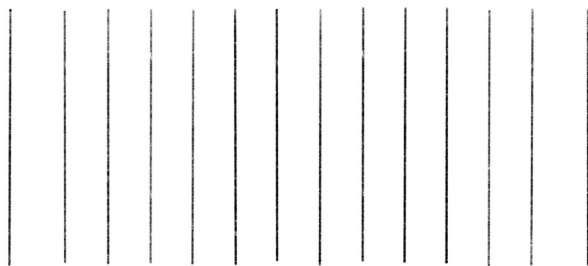
Maximise Amenity
 Generous and flexible open spaces

Tower setbacks create a north-facing podium roof, ideal for flexible communal open space. The top of building rooftop terrace offers generous amenity with 360-degree views, natural light, and breezes. Both rooftop spaces enhance occupant amenity, introduce green buffers, soften the building's appearance, and help mitigate urban heat island effects.

3.4 Design Principles

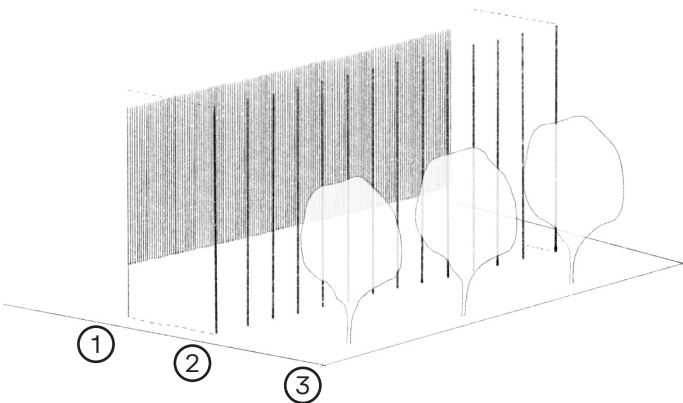
Architectural Expression

The design principles establish a refined architectural language through layered screening, vertical rhythm, and landscape integration - enhancing public interface, modulating scale, and ensuring a balanced, contextually responsive built form.



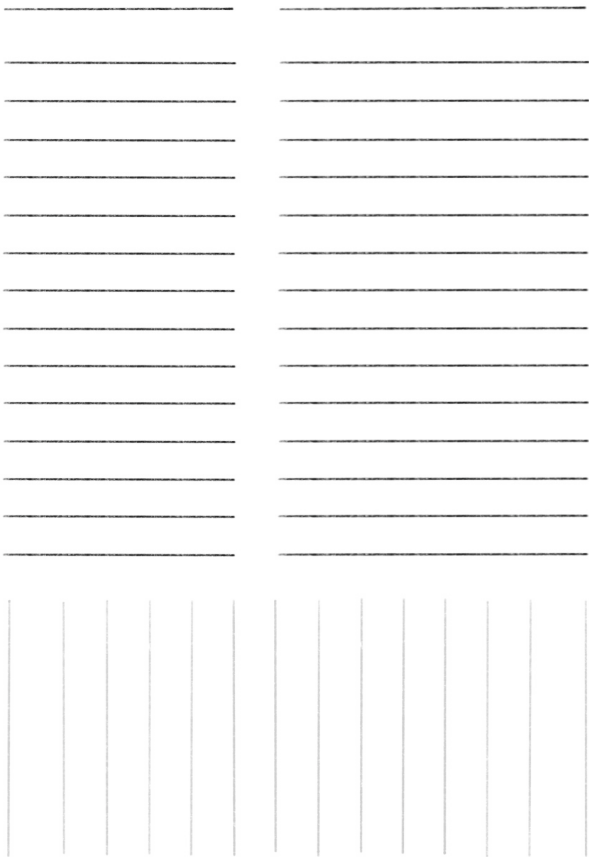
Podium + Colonnade

The verticality of the colonnade expression at the ground plane introduces a rhythmic, fine-grain texture along the building’s extensive frontages, enhancing its relationship with the urban fabric. It defines a peristitial threshold that encourages interaction and inclusivity - creating opportunities for movement, rest, and social engagement within a civic setting.



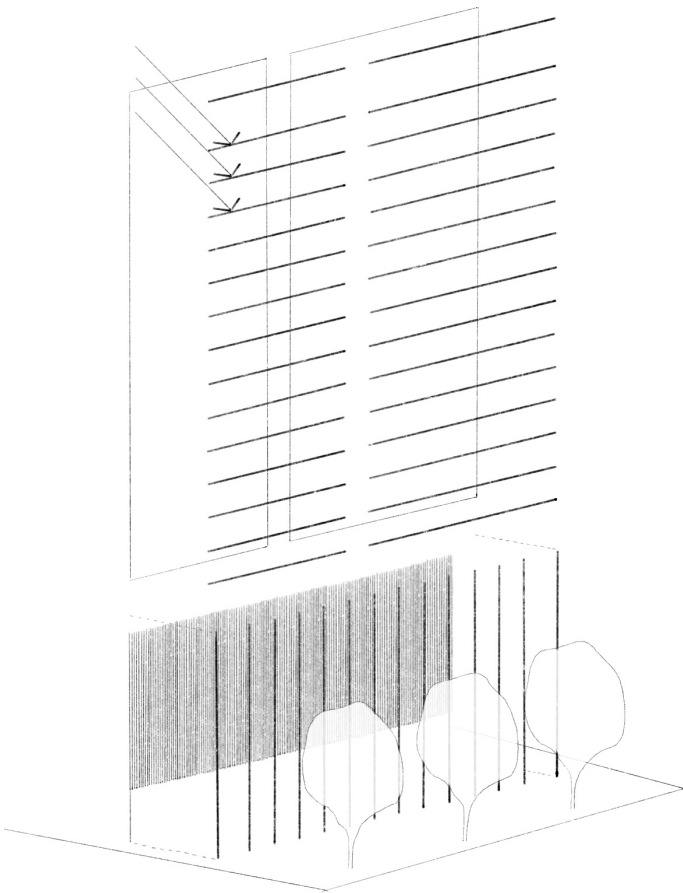
Peristitial Threshold + Layered Screening

A tripartite, layered strategy is adopted to screen the above-ground car parking, ensuring the built form remains visually recessive. This approach incorporates architectural batten screening, a colonnade, and native tree planting. Together, these elements buffer visual and acoustic impacts, enable natural ventilation, and contribute to the dematerialisation of the structure within the broader architectural and landscape framework.



Tower + Residences

This vertical rhythm is thoughtfully counterbalanced in the tower, where horizontal elements are introduced to modulate perceived height. These gestures provide a visual pause and soften the transition from base to skyline, establishing a balanced relationship between scale, proportion, and context.



Visual Modulation + Passive Performance

The horizontal elements provide optimal sun shading, minimising solar gain in summer while allowing winter sun to penetrate, enhancing passive environmental performance. These architectural principles reduce reliance on mechanical cooling and heating systems, improving thermal comfort for residents and contributing to the building’s overall energy efficiency.

3.5 Design Principles

Designing with Country

The design emerges through a collaborative approach with Country, fostering ecological connection, cultural expression, and inclusive gathering through landscape, materials, and movement rooted in place. The imagery highlights ideas and examples of successful cultural expression in practice.

1. Native and endemic planting: Incorporate species significant to Country, including Red cedar as the dominant canopy tree alongside other Australian hardwoods, supporting biodiversity and biophilia.

2. Connecting with Country: Provide opportunities to incorporate local totems or animals into Riding Lane structures and surface etchings, embedding cultural narratives into the built environment.

3. Connection to place: Referencing the pathway to the Yarrila Place fig tree, symbolising continuity and reinforcing the site as a meeting and resting place - particularly meaningful for the new Wesley Hall Soup Kitchen location.

4. Gathering and rest: Support natural meeting places through timber seating structures that reflect the natural landscape and offer an appropriate alternative to concrete.

5. Shelter and shade: Enhance pedestrian comfort and walkability through appropriate planting and, canopy cover and awnings along the Riding Lane, creating a shaded connection toward the river and Yarrila Place.

6. Water-sensitive design: Introduce native vegetation to clean stormwater within Riding Lane, allowing it to return safely to the water table.



1



2



3



4



5



6

3.6 Design Principles
Better Placed Design Objectives

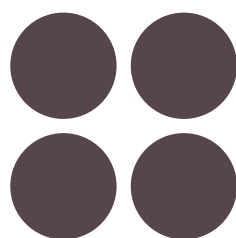
Better Placed has been developed by the Government Architect NSW to deliver the strategic approach needed to ensure that as our cities and towns grow bigger they get even better.



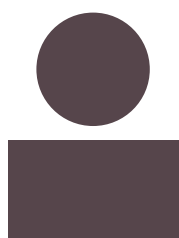
Better fit
Contextual, local and of its place



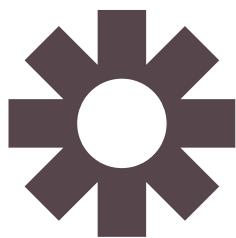
Better performance
Sustainable, adaptable and durable



Better for community
Inclusive, connected and diverse



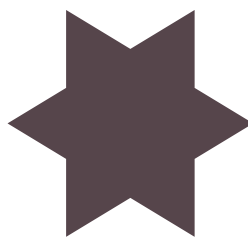
Better for people
Safe, comfortable and liveable



Better working
Functional, efficient, fit for purpose



Better performance
Creating and adding value



Better for community
Engaging, inviting and attractive

4.0

Design Proposal



4.1 Public Domain

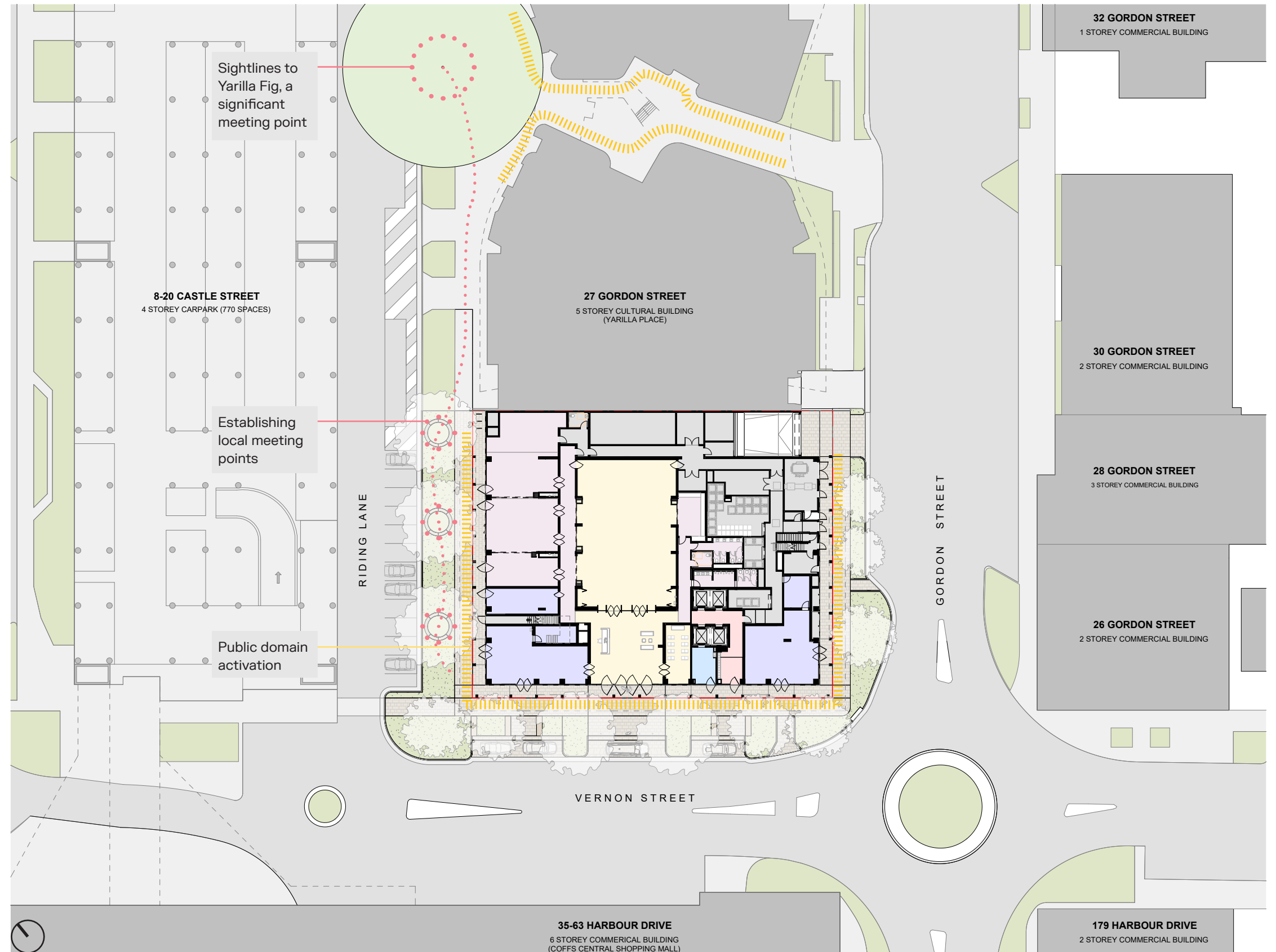
The Coffs Harbour Uniting Church redevelopment places significant emphasis on activating the public domain and fostering a vibrant, inclusive ground plane.

The integration of a generous colonnade forms a welcoming and sheltered threshold between the church, community spaces, and the surrounding civic realm. This edge condition is deliberately permeable, encouraging movement, informal gathering, and opportunities for rest and reflection within a richly layered public setting.

The pedestrianisation of Riding Lane reinforces connectivity, linking Vernon Street with Yarilla Place and establishing a civic corridor that supports walkability and legibility through the City Centre. A landscaped buffer along the car park edge enhances pedestrian safety while softening the interface between built form and the public realm.

Materiality and detailing at the ground level have been carefully considered to respond to human scale, offering tactile and climate-responsive elements that promote comfort and usability throughout the day. Active frontages, including the café, Wesley Hall, and multi-purpose spaces, support a diversity of use and encourage interaction between residents, visitors, and the broader community.

Landscape is embedded as a key structuring element of the public domain, providing shade, ecological value, and visual relief. These features work in tandem with passive surveillance and high-quality lighting to create a safe, accessible, and socially engaging environment that contributes meaningfully to the identity and amenity of the Coffs Harbour City Centre.





Pictured
Vernon Street Elevation

4.2 Ground Level

The development maximises the potential of the three street frontages and a civic colonnade to deliver an open, connected ground plane that activates and enhances the public realm.

The colonnade, together with the site's three street frontages, offers a rare opportunity to create a highly permeable and activated ground plane that strengthens the site's relationship with the public realm. This architectural gesture fosters greater engagement with the surrounding streetscape, enhancing pedestrian amenity and reinforcing the civic presence of the development within the City Centre.

Vernon Street serves as the project's primary address, maintaining the legacy and identity of the Uniting Church while also accommodating the main entries for both the commercial and residential components.

The Wesley Hall Soup Kitchen and Kids Ministry multipurpose spaces are designed to open directly onto Riding Lane, creating a seamless connection between the landscaped laneway and the Worship space.

At the intersection of Vernon Street and Riding Lane, a café is proposed to take advantage of its generous northern aspect, with informal outdoor seating spilling into the revitalised Riding Lane.

At the Gordon Street corner, a series of retail tenancies are positioned for maximum visibility and footfall, reinforcing connections with the Gordon Street commercial precinct and supporting street-level activation.



4.2 Ground Level

Efficient use of the ground floor for essential building operations allows the public domain to remain open, active, and welcoming, maximising its civic and social potential.

Vehicle Access

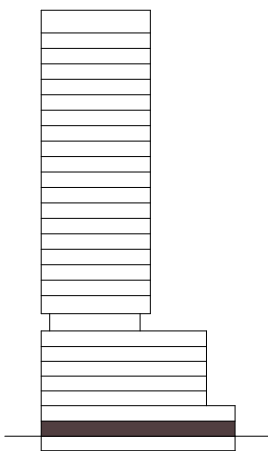
An accessible dropoff zone is proposed on Vernon Street. Space has also been provided to accomodate long-wheelbase vehicles serving the church. Vehicular access is provided via Gordon Street, leading to the above-ground parking levels that serve retail, commercial, visitor, and residential users. The entry is strategically located alongside the Yarilla Place loading dock, maintaining a consistent setback and aligning with the established ground level datum to ensure minimal visual impact.

Building Services

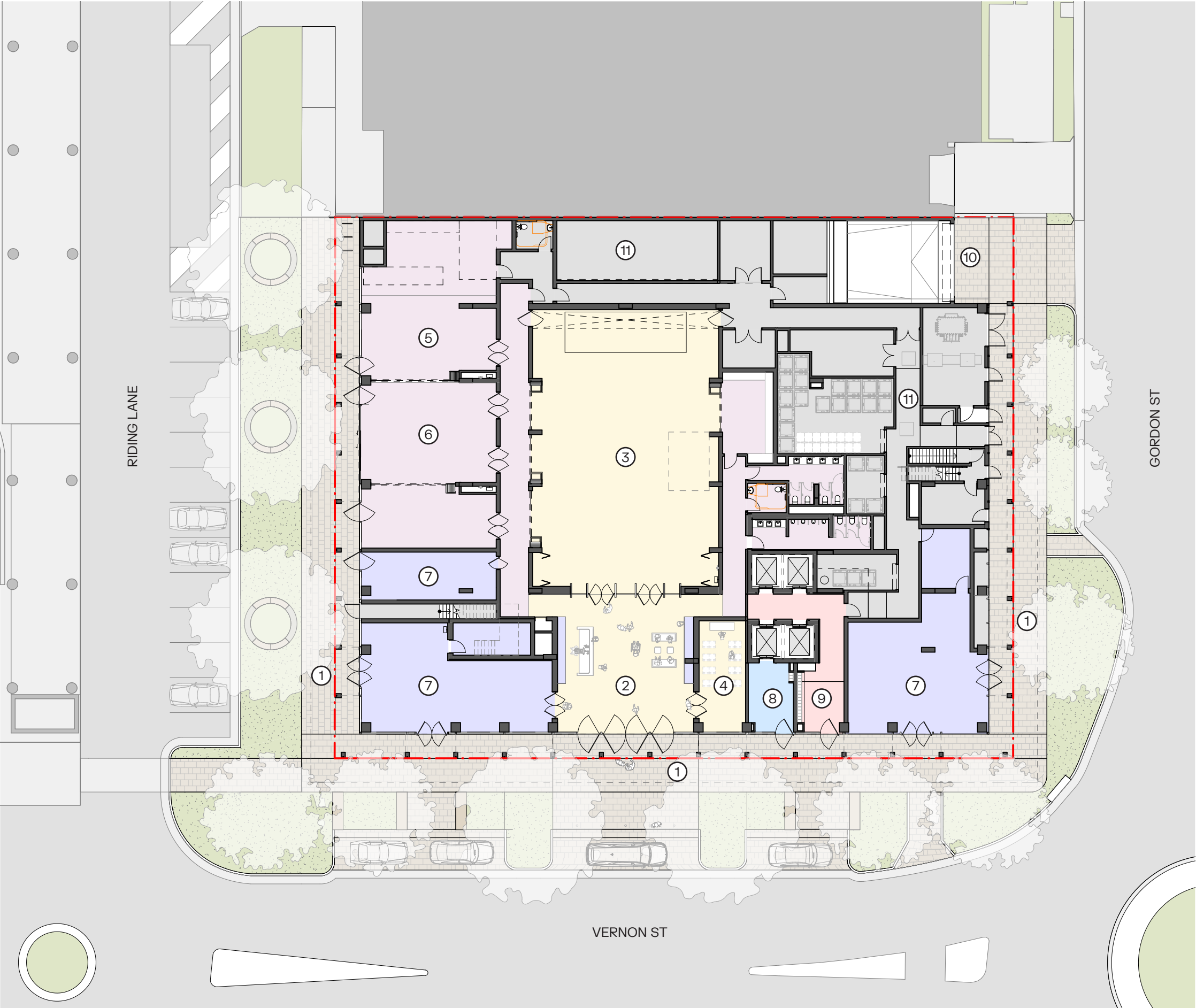
The substation is located in the north east corner of the site for optimal connection to the existing utility infrastructure.

Waste Management

A carefully planned collect-and-return waste management strategy is proposed via Gordon Street, minimising traffic impacts on Riding Lane.



- Legend**
- 1. Colonnade
 - 2. Arrival and Gathering
 - 3. Worship
 - 4. Chapel
 - 5. Wesley Hall Soup Kitchen
 - 6. Kids Ministry and Multipurpose
 - 7. Retail
 - 8. Commercial Lobby
 - 9. Residential Lobby
 - 10. Carpark Entry
 - 11. Service/Plant



4.3 Vernon Street

Maintaining the legacy and identity of the Uniting Church’s historic presence on Vernon Street as the site’s primary civic address.

Arrival and Gathering

A wide, processional entrance centrally positioned on Vernon Street leads directly into the Worship Hall, creating a welcoming and proportionate civic gesture that invites community connection.

Residential and Commercial Entries

Clearly defined and securely separated, the residential and commercial lobbies are positioned along Vernon Street, supporting intuitive wayfinding and access.

Retail Frontages

Retail entries are located at the site’s corners, maximising exposure on dual frontages. This enhances visibility, fosters social interaction, and improves passive surveillance.

Pictured

View towards Church entry from Vernon Street





Pictured
Public domain upgrades and
pedestrian activation of Vernon St

4.4 Riding Lane

A vibrant pedestrian laneway that unites civic spaces and fosters community life.

Riding Lane is envisioned as an invigorated, pedestrianised public open space that enhances connectivity between key civic destinations, including the existing pedestrian thoroughfare fronting Yarilla Place. This transformation reinforces the civic character of both the subject site and Yarilla Place, creating a cohesive and legible public realm.

The new landscaped ground plane will incorporate softscape elements, seating, and flexible gathering areas designed to support a range of community activities such as: market days, pop-up events, and informal social gatherings. This reimagined laneway not only improves pedestrian access and permeability but also fosters a vibrant, inclusive space that strengthens local identity and encourages social interaction.

By replacing hard infrastructure with human-centred design, Riding Lane becomes more than just a connection, it becomes a destination that enriches the urban fabric of Coffs Harbour’s city centre.

Pictured
View towards Yarilla Place from Riding Lane



4.4 Riding Lane

Seamless transitions invite the community inward, dissolving boundaries between public and sacred space.

The treatment of Riding Lane as a landscaped, pedestrianised public space is carried through into the building, creating a highly permeable edge that fosters openness and engagement. The design blurs the threshold between inside and outside, allowing the church to extend beyond its walls and into the public realm. This connection is not merely physical but symbolic, positioning the church as an accessible, welcoming presence within the community.

Large openings and transparent façades along Riding Lane enable a direct visual and spatial link into the Worship Hall and Multipurpose spaces, encouraging passersby to engage, pause, and participate. The flow between the laneway and interior invites informal gatherings, chance encounters, and cultural exchange, enhancing the building’s civic role. Through this porous edge, the building breathes with its surroundings, offering a fluid transition that supports inclusivity, openness, and connection.

Pictured
View from Riding Lane through the multipurpose spaces and into the Worship hall



4.4 Riding Lane

A respectful relationship with Yarilla Place that strengthens cohesion and enhances shared amenity.

The interface with Yarilla Place has been carefully considered to ensure a harmonious and contextually sensitive outcome. The podium responds directly to the existing built form by continuing the adjoining wall height as a strong horizontal datum, visually anchoring the new development within its surroundings. Above this, the building steps back, introducing a deliberate separation that establishes a respectful buffer between the two forms.

This setback not only provides visual relief but also allows daylight and breezes to flow between the buildings, enhancing natural ventilation, improving amenity, and contributing to a more comfortable microclimate for both sites. The composition of massing and articulation reflects an intent to speak cohesively with Yarilla Place, avoiding dominance and instead reinforcing a shared civic character.

Through sensitive scale, form, and environmental responsiveness, the new development integrates seamlessly into its context, supporting a strong and unified streetscape presence.

Pictured
View from Riding Lane towards Yarilla Place and the Wesley Hall Soup Kitchen





Pictured

Public domain upgrades and
pedestrian activation of Riding Lane

4.5 Gordon Street

A contextually sensitive Gordon Street frontage that balances activation, integration, and pragmatism.

The interface with Yarilla Place along the Gordon Street frontage adopts the same design principles of respectful integration and environmental consideration. A setback buffer is introduced to provide visual relief and enhance environmental amenity between the two buildings. The driveway entry wall aligns with the established height datum of Yarilla Place, creating a seamless visual transition and reinforcing the cohesive architectural language across the precinct.

This frontage is thoughtfully composed to balance activity and utility. A prominent retail shopfront anchors the corner of Gordon and Vernon Streets, activating the streetscape and enhancing the pedestrian experience. In contrast, necessary back-of-house functions are discreetly positioned and concealed behind an elegant architectural screen, ensuring that service elements do not detract from the building's presentation.

The commercial character of the Gordon Street edge acknowledges and responds to the existing urban fabric, strengthening the continuity of this active precinct and contributing to the vibrancy and functionality of the city centre.

Pictured
View from Gordon Street to retail frontages, substation and vehicle entry.





Pictured

View from Gordon Street onto the vehicular entry and substation.

4.6 Landscape Strategy

A thriving, resilient landscape is at the heart of the project, creating a living environment that nurtures both people and nature.

The landscape design for the development aims to create a vibrant, sustainable, and resilient public realm that enhances both environmental and community outcomes. A key focus is on enhancing biodiversity by incorporating native flora to support local fauna habitat and promote ecological resilience. Native, low-water, and low-maintenance species will dominate the planting palette, ensuring long-term sustainability with minimal resource demand.



Green corridors are integrated throughout the site, linking urban spaces with surrounding natural systems and strengthening connections between the built form and the broader landscape network. Landscaping along public frontages and Riding Lane enhances walkability, encouraging pedestrian engagement, and fostering social interaction.

The strategy also integrates edible landscaping elements where appropriate, promoting sustainability and community connection to local food initiatives. Bioretention tree pits will be incorporated into streetscape planting to manage stormwater, improve water quality, and support healthy canopy growth, reinforcing the development’s commitment to green infrastructure and climate resilience.

Pictured

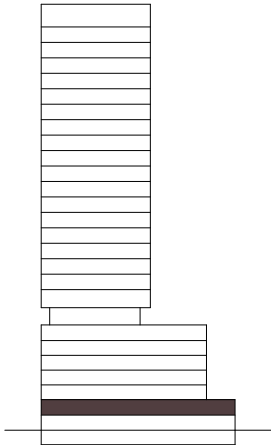
- 1. Level 25 Residential Communal Open Space
- 2. Level 6 Commercial Terrace
- 3. View from corner of Riding Lane and Vernon Street with tree pits and native planting species



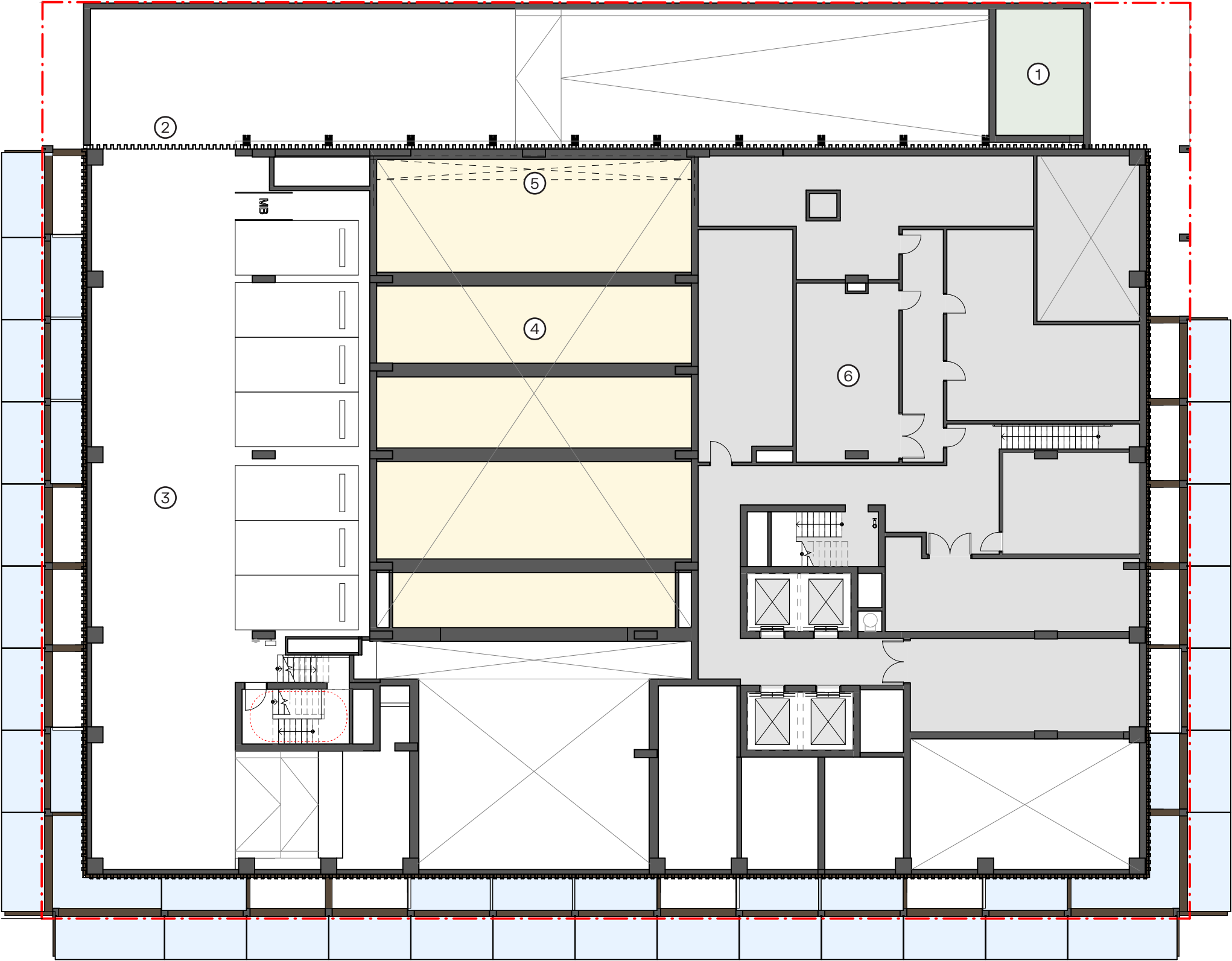
4.7 Mezzanine Parking and Plant

The ramp leading into the car parking remains unenclosed to reduce visual bulk and maintain a lighter built form adjacent to Yarilla Place.

A split-level carpark strategy has been adopted to optimise ceiling height within the Worship Hall while improving the efficiency of the parking layout. This approach also enables building services and plant areas to be discreetly integrated above the ground floor, adjacent to the Worship Hall.



- Legend**
- 1. Planter over Ramp Entry
 - 2. Carpark Entry
 - 3. Parking
 - 4. Void to Worship Hall Below
 - 5. Skylight Over
 - 6. Service / Plant



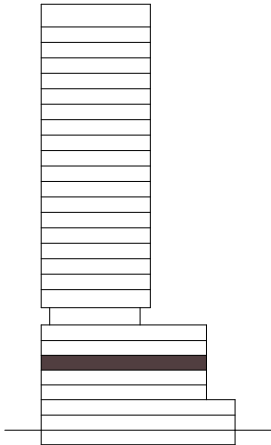
4.8 Level 1-5 Parking

A tripartite, layered strategy is adopted to screen the above-ground car parking, ensuring the built form remains visually recessive. This approach incorporates architectural batten screening, a colonnade, and native tree planting.

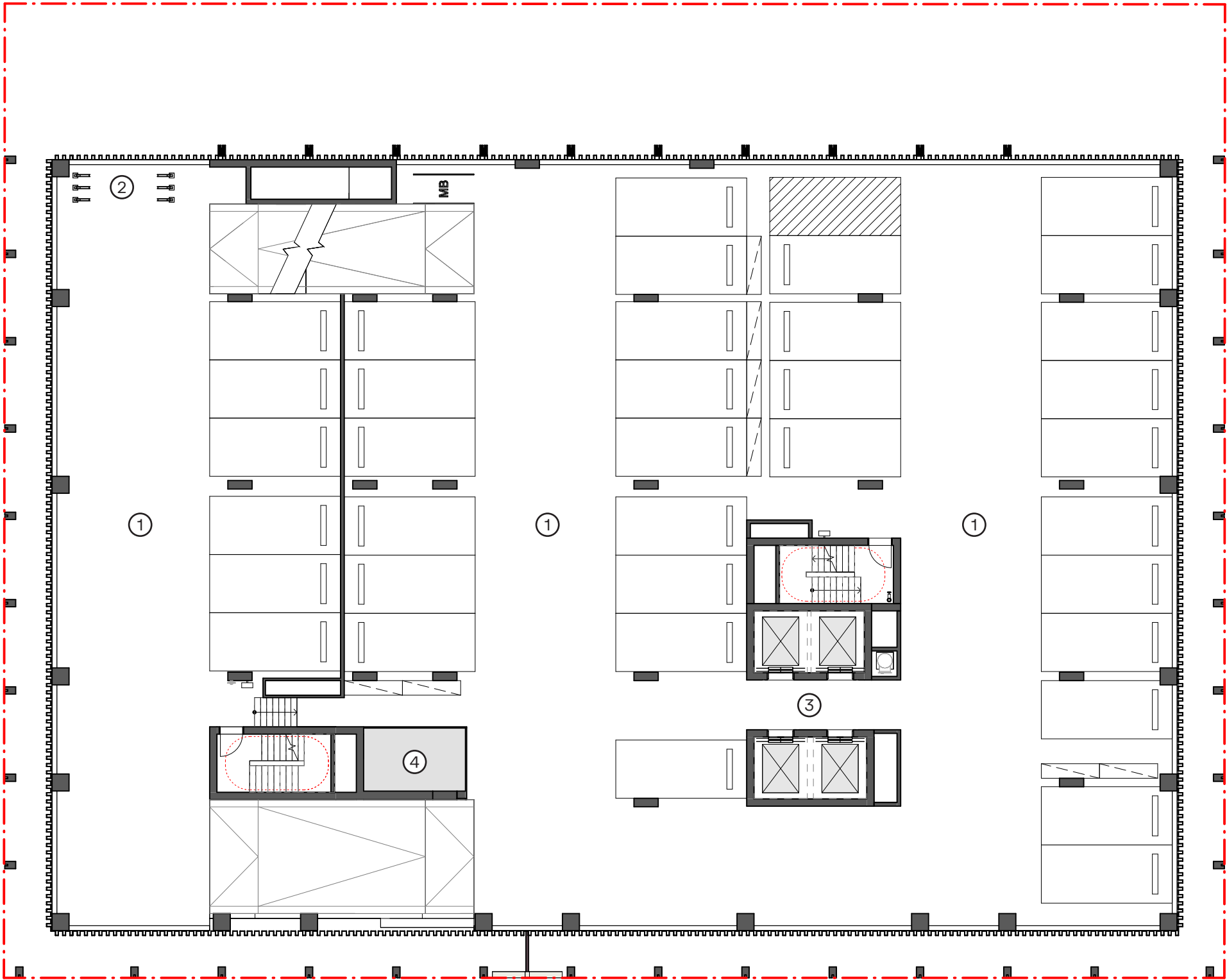
Together, these elements buffer visual and acoustic impacts, enable natural ventilation, and contribute to the dematerialisation of the structure within the broader architectural and landscape framework.

Levels 1 to 5 accommodate a parking for retail, commercial, visitor, and residents. A secure line clearly delineates the transition into the residential parking zone.

The carpark is naturally ventilated, reducing reliance on mechanical systems and improving environmental performance.



- Legend**
- 1. Parking
 - 2. Bike Parking
 - 3. Lift Lobby
 - 4. Service / Plant



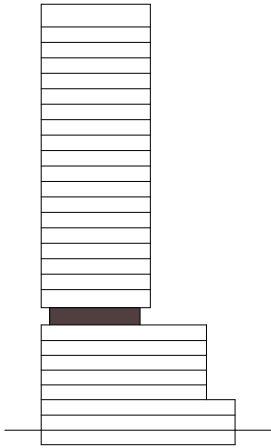
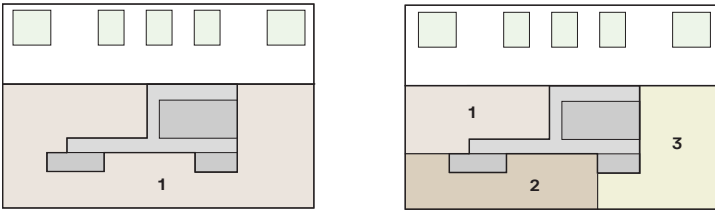
4.9 Level 6 The Workplace

A light-filled, flexible commercial workplace offering strong visual and physical connections to landscape, promoting wellbeing, collaboration, and adaptability within a vibrant city centre context.

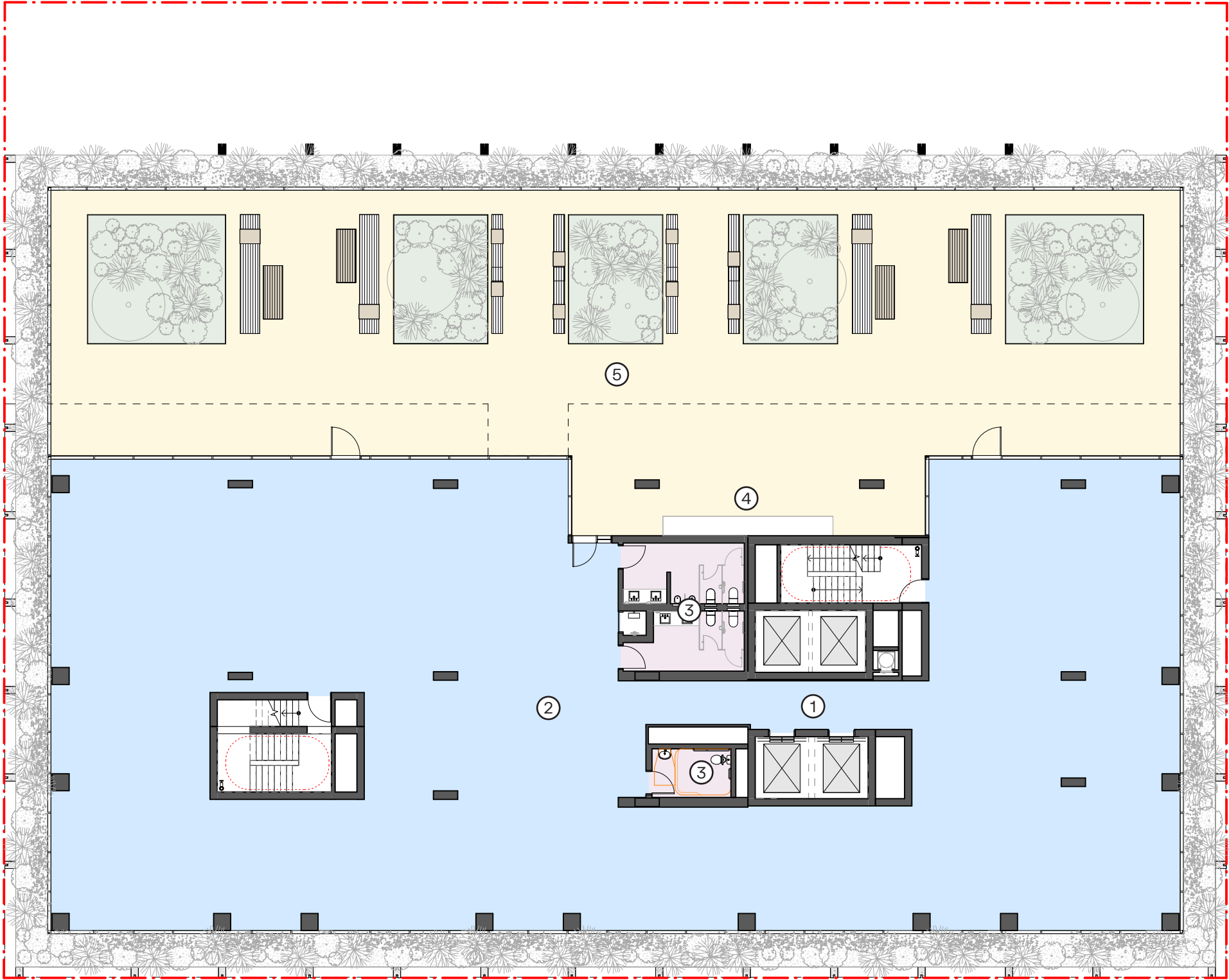
The commercial floor enjoys excellent access to natural light, with expansive views across the Coffs Harbour CBD and the rolling hinterland beyond. Its amenity is further enhanced by a landscaped rooftop terrace for commercial tenants, providing dedicated outdoor breakout areas and event space.

The flexible floorplate has been designed to accommodate subdivision into smaller tenancies, supporting a variety of commercial uses. A considered façade setback allows for integrated horizontal sun shading, while maintaining a strong visual connection to the surrounding perimeter planting.

Tenant Subdivision



- Legend**
- 1. Lift Lobby
 - 2. Commercial Tenancies
 - 3. Amenities
 - 4. Outdoor Kitchen and Bar (Indicative Location)
 - 5. Landscaped Roof Terrace



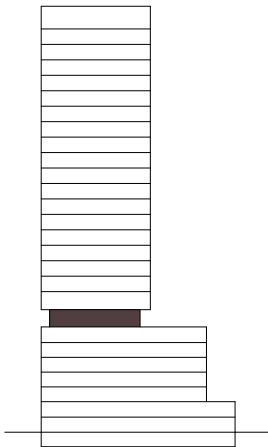
4.9 Level 6 The Terrace

The Level 6 roof terrace and landscape design for the Uniting Church and commercial tenants is envisioned as a calm, welcoming, and tranquil space, providing staff with opportunities to work outdoors, engage in group discussions, cultural exchange, and host events and gatherings.

The architecture and landscape design are proposed to be unified into a cohesive approach, establishing a consistent tectonic language in line with the overall building design.

The proposed landscaping strategy incorporates a layered vegetation approach to enhance shelter, biodiversity, and habitat creation. The selection of native small trees, shrubs, and ground covers reinforces the ecological identity of the site. These planting strategies contribute to local ecological networks, support native wildlife, and provide a resilient and sustainable landscape response.

Access to Level 6 is managed through a destination-controlled lift system, allowing commercial tenants entry while maintaining appropriate separation and security between residential and commercial areas.



- Legend
 - Lift Lobby
 - Commercial Tenancies
 - Amenities
 - Outdoor Kitchen and Bar (Indicative Location)
 - Landscaped Roof Terrace





Pictured

View from the podium terrace
towards the commercial tenancies.

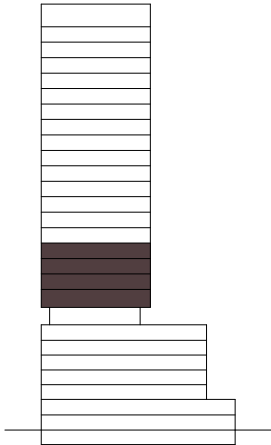
4.10 Level 7-10 The Apartments

The tower delivers high-quality residential living in the heart of Coffs Harbour, offering exceptional amenity and sweeping views of the hinterland and coastline. The apartment layouts are thoughtfully planned to respond to the site’s unique orientation and outlook, enhancing the experience of place and connection to the surrounding landscape.

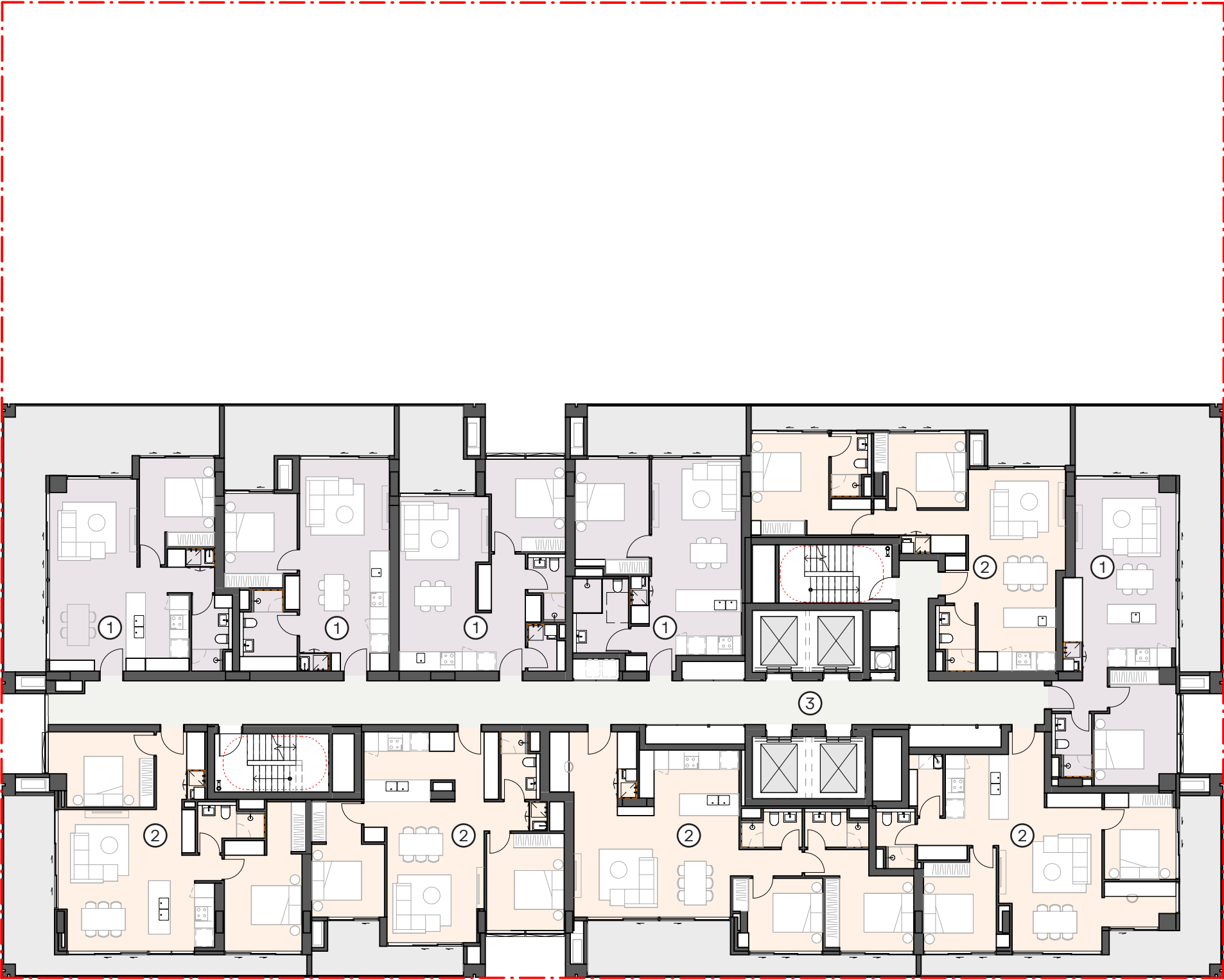
The proposal comprises 152 apartments, arranged around centrally located, naturally lit lift lobbies. Apartment layouts are tailored to respond to varying orientations, with living areas positioned to maximise solar access and outlook.

Levels 7 to 10 introduce a variation to the typical layout, each accommodating ten apartments to diversify the residential mix with a combination of 1 and 2 bedroom apartments.

It is proposed that the apartments on Levels 7 to 10 be affordable homes to be operated by a CHP and offered to essential workers (such as nurses, police, firefighters, etc).



- Legend**
- 1. One Bedroom Apartment
 - 2. Two Bedroom Apartment
 - 3. Residential Lobby

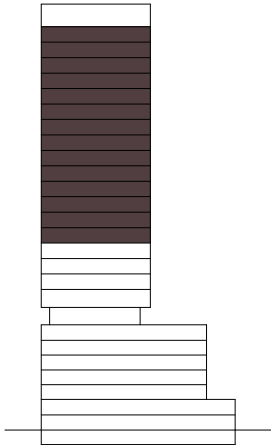


4.11 Level 11-24 The Apartments

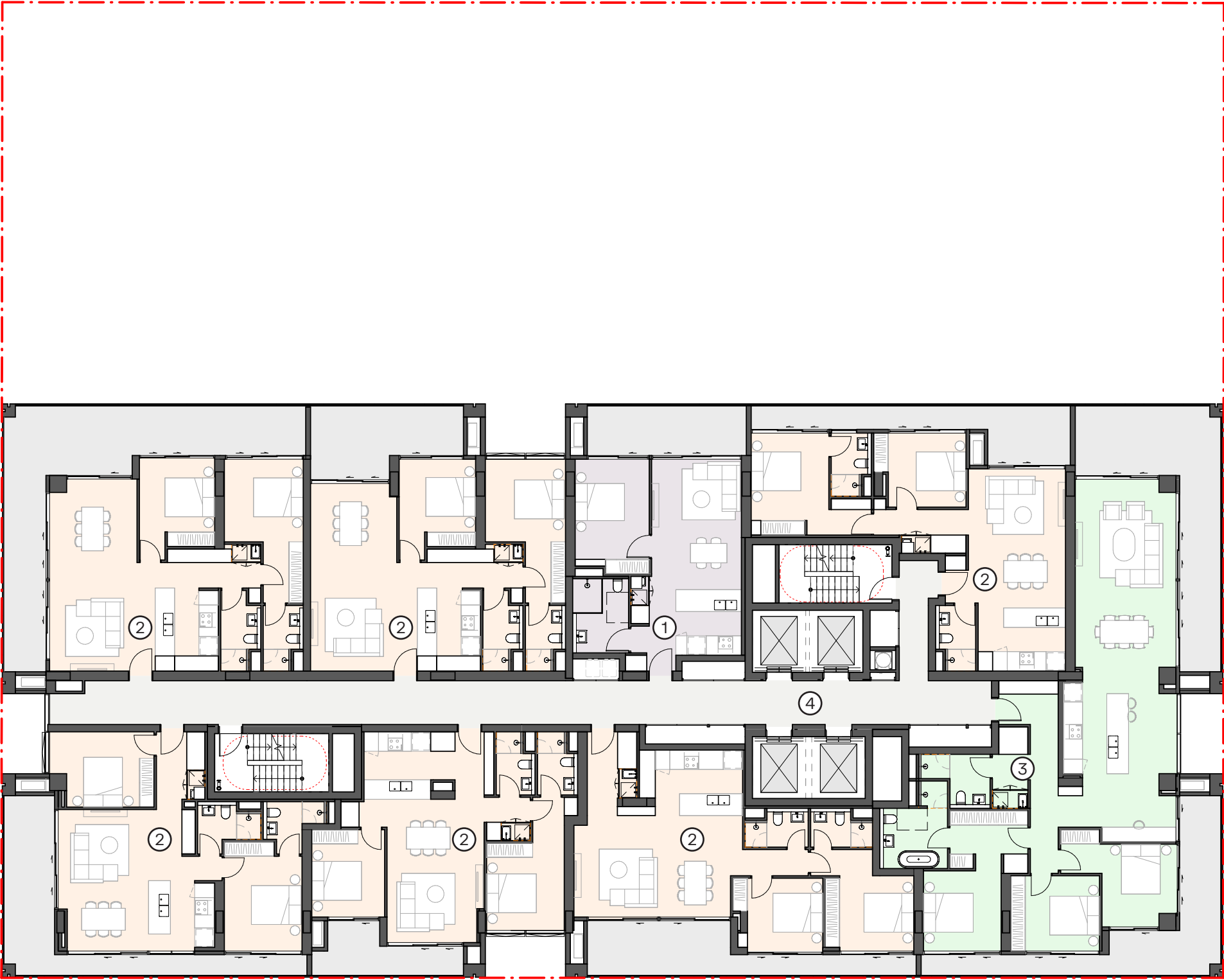
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The proposal comprises 152 apartments, arranged around centrally located, naturally lit lift lobbies. Apartment layouts are tailored to respond to varying orientations, with living areas positioned to maximise solar access and outlook.

Levels 11-24 is the typical apartment floor layout. Each floor accommodates eight apartments, with a residential mix of 1, 2 and 3 bedroom apartments, providing diversity and promoting a social mix.



- Legend**
- 1. One Bedroom Apartment
 - 2. Two Bedroom Apartment
 - 3. Three Bedroom Apartment
 - 4. Residential Lobby





Pictured

Perspective towards the south-eastern façade, set against Ulidarra National Park

4.12 Level 25 Communal Rooftop

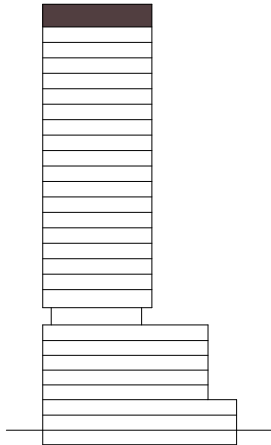
Envisioned as a calm, welcoming space where residents can relax, socialise, work outdoors, and participate in community gatherings.

The architecture and landscape are designed as a cohesive whole, reflecting a unified tectonic language consistent with the overall building and the Level 6 commercial roof terrace.

The design enhances key vistas to capture sweeping 360-degree views of the coast and hinterland ranges, enriching the resident experience and deepening the connection to the surrounding landscape.

A layered vegetation strategy enhances visual amenity while providing shelter and weather protection. The use of native small trees, shrubs, and ground covers reinforces the site’s ecological identity, supports local wildlife, and contributes to a resilient, sustainable landscape.

Access to Level 25 is managed through a destination-controlled lift system, allowing resident entry while maintaining appropriate separation and security between residential and commercial areas.



- Legend**
 1. Plant and Servicing
 2. Outdoor Kitchen and Bar (Indicative Location)
 3. Landscaped Roof Terrace
 4. Walking Track



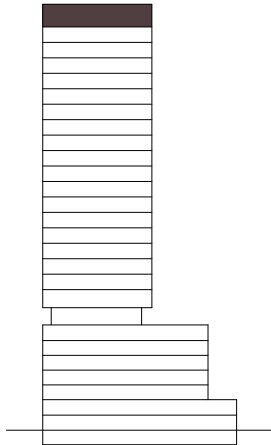
4.12 Level 25 Plant and Servicing

A well-integrated rooftop terrace that balances utility with amenity and design.

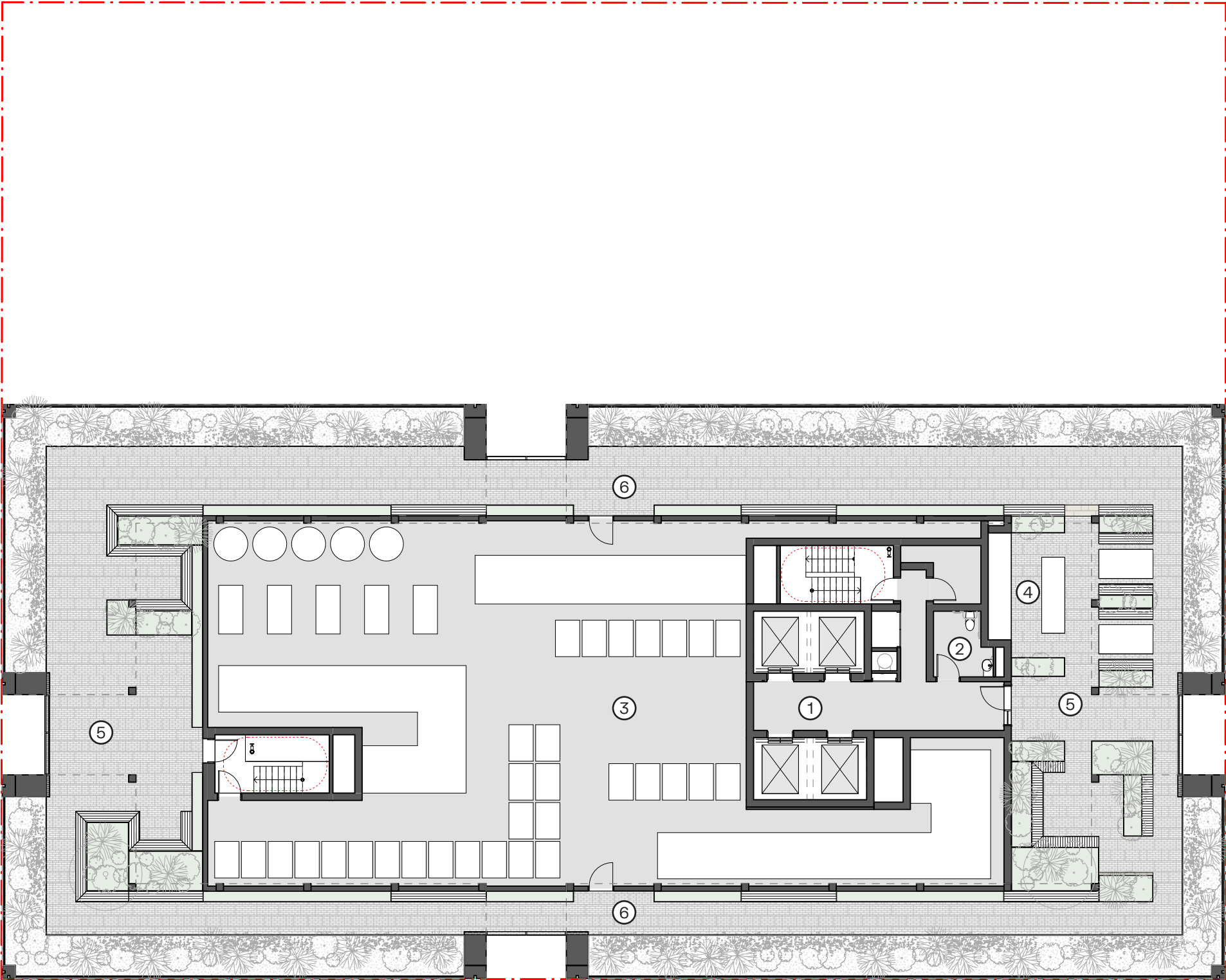
The rooftop terrace features a landscaped perimeter that frames expansive views while softening the building’s profile from above.

Essential plant services are centrally located to minimise visual impact from the street and surrounding areas. These are enclosed within a battened screen that provides full ventilation while maintaining a clean, discreet appearance.

The surrounding landscape treatment enhances occupant amenity, offering a green, usable space that complements the functional core of the rooftop.



- Legend**
- 1. Lift Lobby
 - 2. Amenities
 - 3. Plant and Servicing
 - 4. Outdoor Kitchen and Bar
 - 5. Landscaped Roof Terrace
 - 6. Walking Track





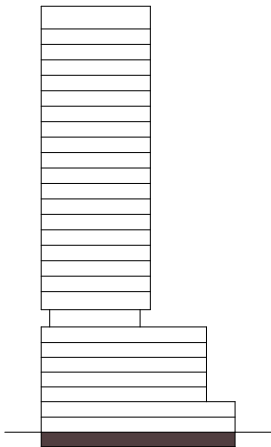
Pictured

Perspective view of the communal terrace area.

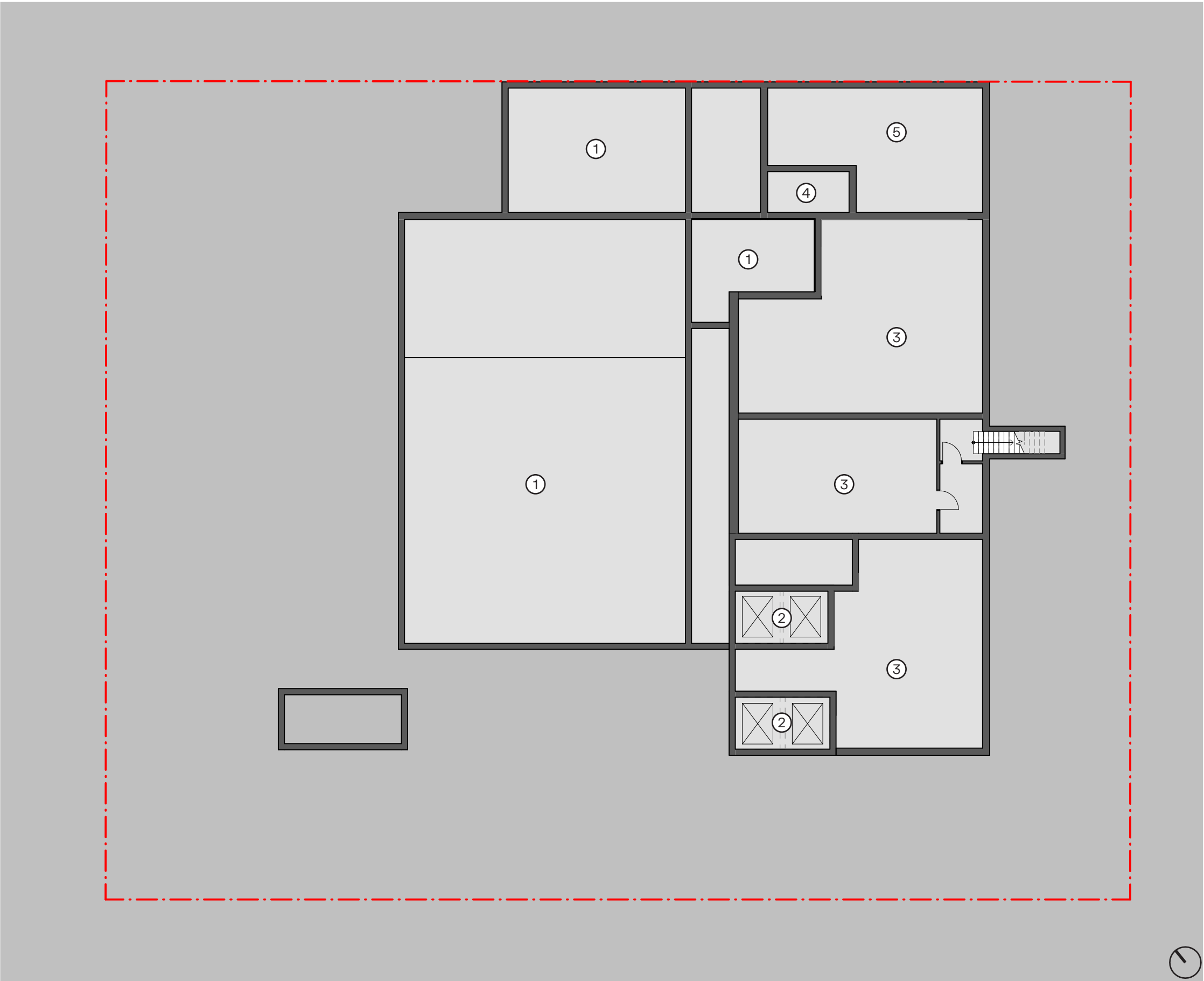
4.13 Lower Ground

A considered approach to the lower ground level that prioritises environmental sensitivity and functional efficiency and optimised excavation outline.

Plant, services, and structural elements are integrated into the lower ground level only where necessary, ensuring essential infrastructure is accommodated without excess excavation. The design minimises soil disturbance, reducing the volume of excavation to mitigate the potential impact on acid sulfate soils. This approach reflects a balance between technical requirements and environmental consideration.



- Legend**
- 1. Mechanical plant
 - 2. Lift pits
 - 3. Fire pump & tank room
 - 4. Gease Arrestor
 - 5. OSD/WSUD



5.0

Facade & Materiality





Pictured

Building elevation from Vernon Street

5.1 Materiality

The building’s material and colour palette has been thoughtfully composed to complement the character of the Coffs Harbour streetscape and broader coastal context.

The podium adopts a layered approach, featuring a light grey colonnade paired with profiled solid and perforated matte black red metallic screening to provide depth and texture. At the ground level, materials have been selected for their tactile and textural qualities, enhancing the pedestrian experience. Distinctive feature finishes mark the Church, commercial and residential lobby entries, offering a warm and curated welcome to visitors and residents alike.

Above, the tower is articulated in a lighter tone that complements the base, contributing to a cohesive overall composition. Lush planting atop the podium and on terraces introduces greenery throughout the development, adding softness, texture, and a connection to nature.

Variations in gloss and material texture introduce a dynamic interplay of light and shade across each façade, reinforcing the fine grain of the architecture. Glazed balustrades provide visual transparency, framing panoramic views of the surrounding hinterland and coastline for residents.



1



2



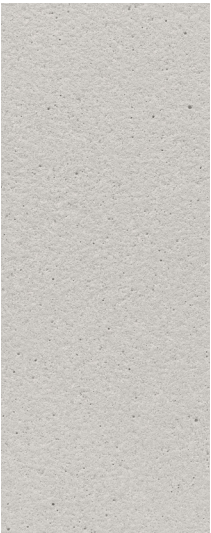
3



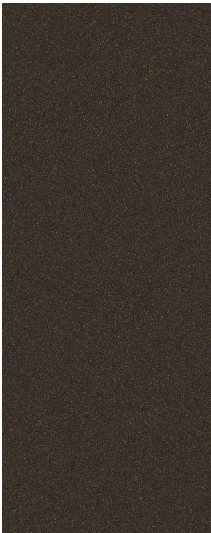
Clear Glass



Stone Paving (or similar)



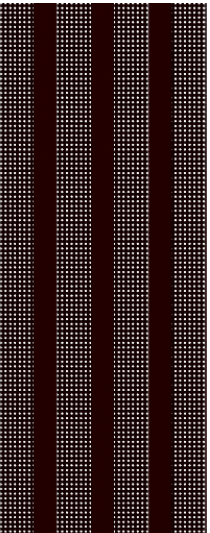
Light cementitious finish (or similar)



Metalwork - Dark Bronze (or similar)



Metalwork - Black Red (or similar)



Perforated Screen - Black Red (or similar)



Balcony Soffits - Timber Finish (or similar)



Landscaping - Native Planting

Pictured

- 1. Connection to sky and expansive views to the rolling hinterland.
- 2. The natural gradient of the tree canopy from trunk to sky.
- 3. Orange-brown clay to dark grey metasiltstone with calcite veins.

5.2 Podium Facade

The podium façade draws inspiration from the Australian Red Cedar (*Toona ciliata*), a species once prevalent in the local region and prized for its rich deep red timber and striking seasonal transformation.

Historically, these trees were a defining presence within the subtropical forests, easily recognised when in bloom and valued for their fine grain and strength.

Their timber was used for furniture and railway carriages, and its natural buoyancy allowed it to be transported along rivers, a convenience that ultimately contributed to its overharvesting and near extinction by the early twentieth century.

Following its winter dormancy, the Red Cedar awakens each spring with a flush of coppery black-red growth and lush green summer foliage, a symbol of renewal and regeneration. This rhythm of change informs both the landscape and architectural expression of the podium.

The landscape design reinstates the Australian Red Cedar as the dominant species within a layered planting strategy that screens the above-ground parking and anchors the building within the memory of its natural context.

The podium façade is articulated through a folded and perforated aluminium screen. Its tonal palette, drawn from the deep reds, blacks, and bronzed hues of the Cedar’s bark and leaves, provides a recessive yet richly textured backdrop to the landscape canopy.

The patterning of the perforations evokes the lenticels and delicate breathing pores of the tree’s branchlets and flowers. The resulting façade shifts in character with light and shadow, creating

a dynamic surface that breathes, shades, and reflects the layered quality of the surrounding canopy.

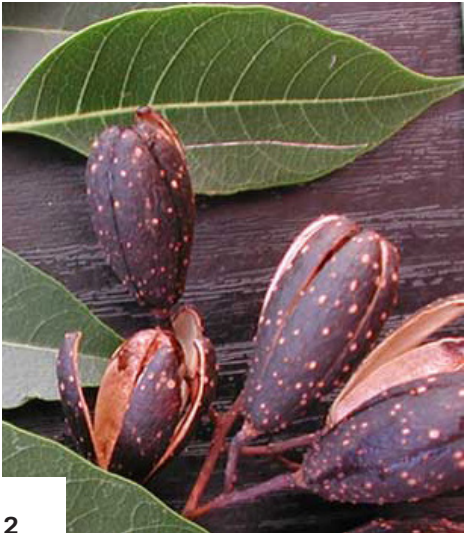
Together, the landscape and façade composition form an integrated system that reinterprets the memory of the Red Cedar, embodying resilience, renewal and connection to place.

Pictured

- 1. Red cedar fruit and seed capsules
- 2. Red cedar branchlets and lenticels (breathing pores)
- 3. Tree canopy, colonnade and perforated mesh screening
- 4. Deep reds, blacks and bronzed hues of the Cedar’s bark and leaves
- 5. Deep black red hues of freshly cut red cedar timbers



1



2



3



4



5

5.2 Podium Facade Layered Screening



Clear Glass



Stone Paving (or similar)



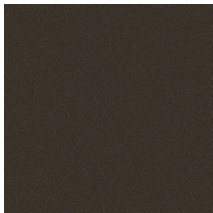
Balcony Soffit - Timber Finish (or similar)



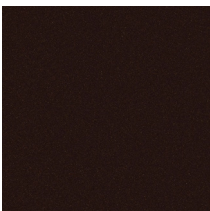
Landscaping - Native Planting (or similar)



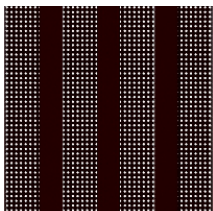
Light cementitious finish



Metalwork Dark Bronze

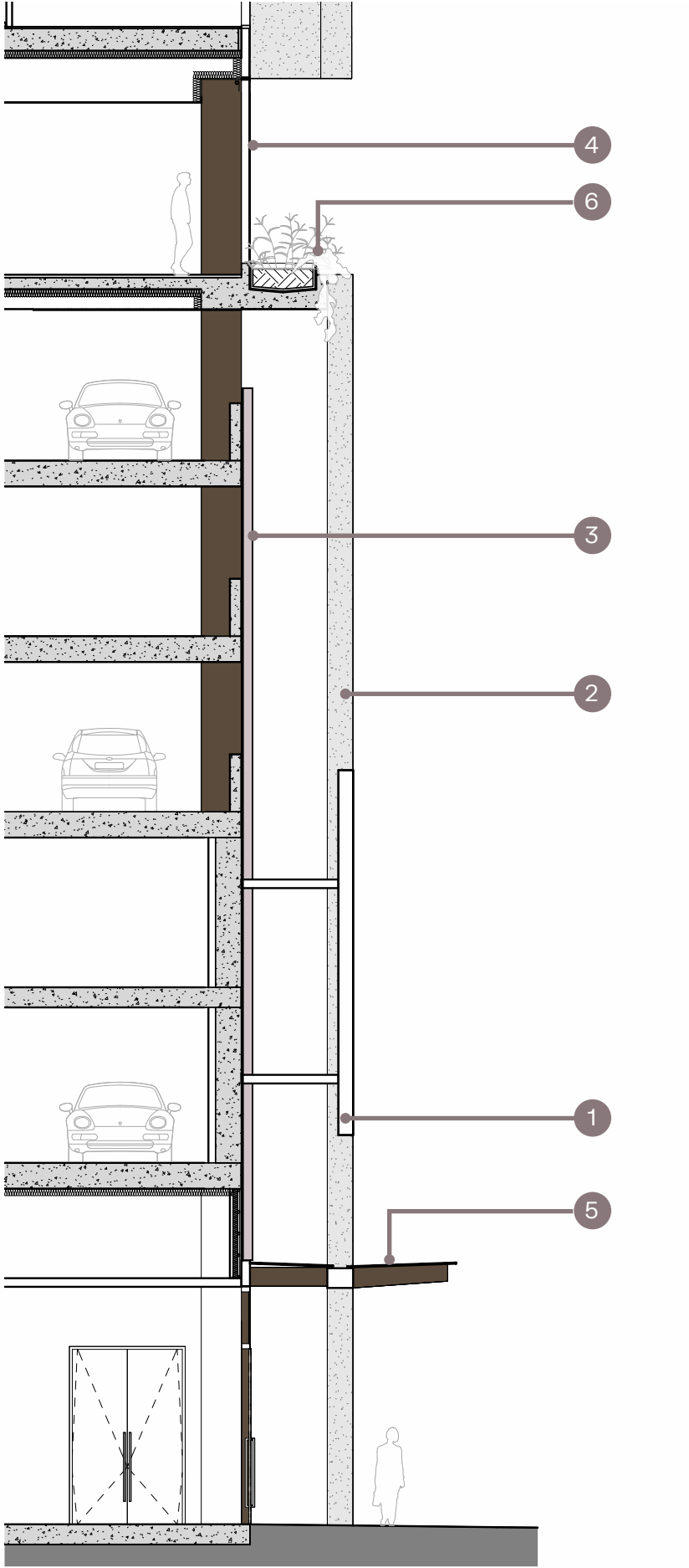
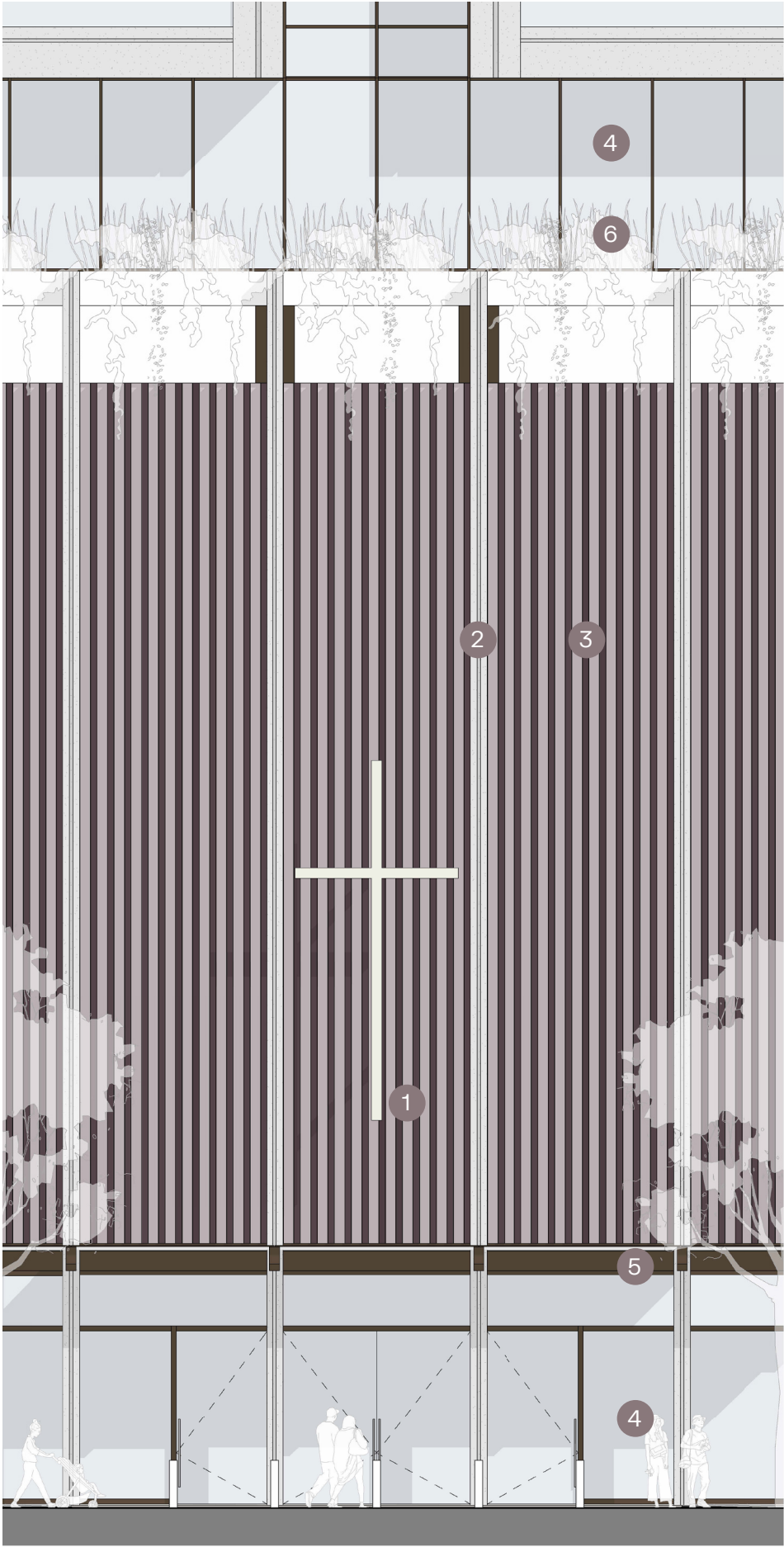


Metalwork Black red



Perforated Screen Black Red

- Legend**
- 1. Cross in light grey cementious finish
 - 2. Colonnade in light grey cementious finish
 - 3. Solid and perforated profiled aluminium screen in black red
 - 4. Clear vision glazing
 - 5. Glazed awning with supports in dark bronze metal cladding
 - 6. Native planting to perimeter of podium edge



5.2 Podium Facade Layered Screening



Clear Glass



Stone Paving (or similar)



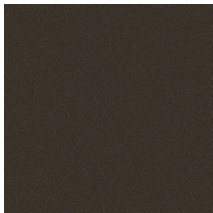
Balcony Soffit - Timber Finish (or similar)



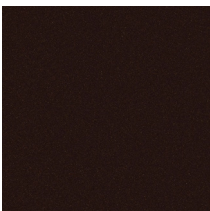
Landscaping - Native Planting (or similar)



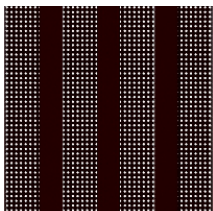
Light cementitious finish



Metalwork Dark Bronze



Metalwork Black red



Perforated Screen Black Red

- Legend**
1. Colonnade in light grey cementious finish
 2. Solid and perforated profiled aluminium screen in black red
 3. Car park
 4. Native planting to perimeter of podium edge
 5. Prefinished soffit cladding in dark bronze





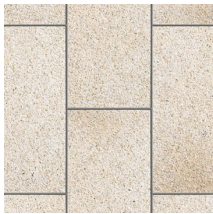
Pictured

Layers of screening through the red cedar trees and podium facade

5.3 Tower Facade Reveals



Clear Glass



Stone Paving (or similar)



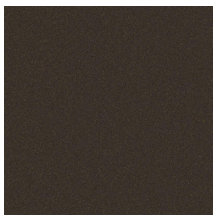
Balcony Soffit - Timber Finish (or similar)



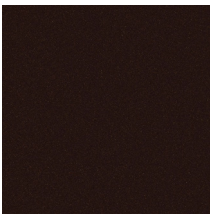
Landscaping - Native Planting



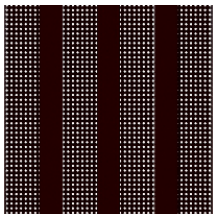
Light cementitious finish (or similar)



Metalwork Dark Bronze (or similar)

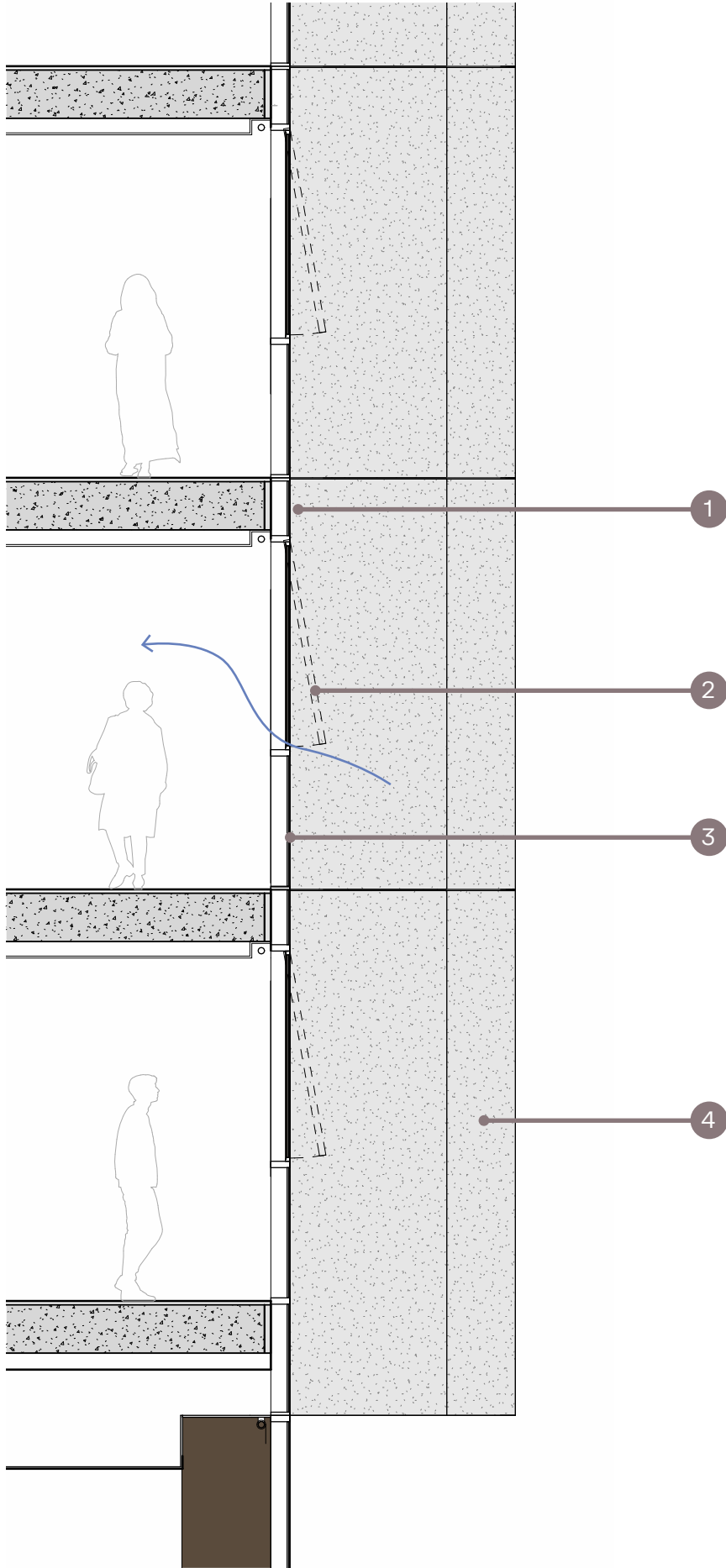
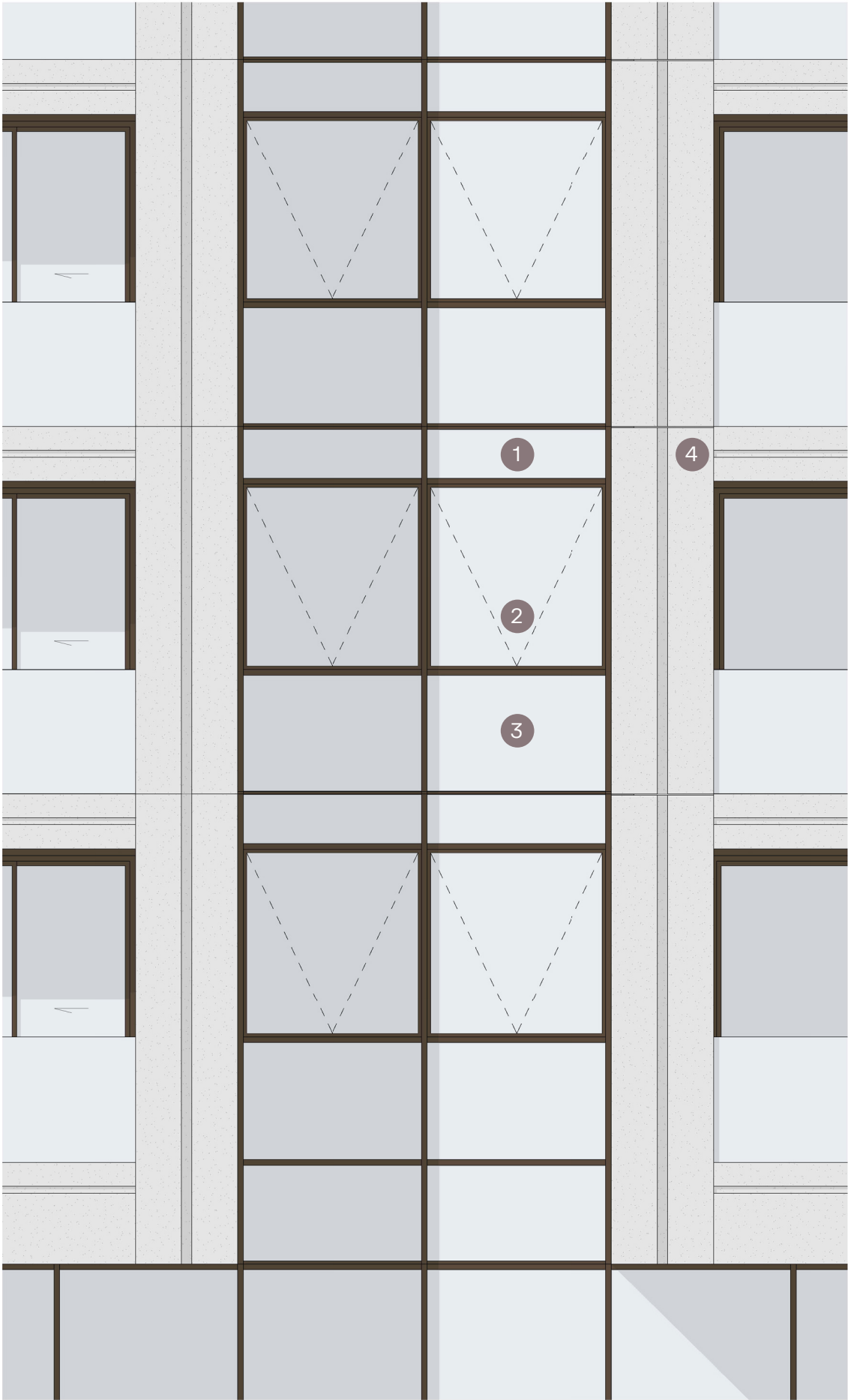


Metalwork Black red (or similar)



Perforated Screen Black Red (or similar)

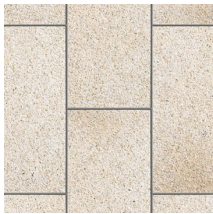
- Legend**
1. Dark bronze aluminium framed curtain wall with shadow box
 2. Operable awning window
 3. Dark bronze aluminium framed curtain wall with clear vision glazing
 4. Preformed cementitious cladding with shadow joint in light grey



5.3 Tower Facade Balconies



Clear Glass



Stone Paving (or similar)



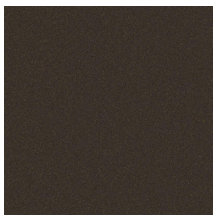
Balcony Soffit - Timber Finish (or similar)



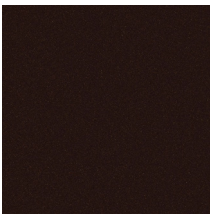
Landscaping - Native Planting



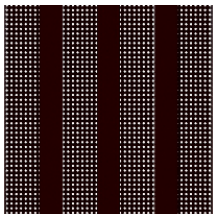
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Metalwork Dark Bronze (or similar)

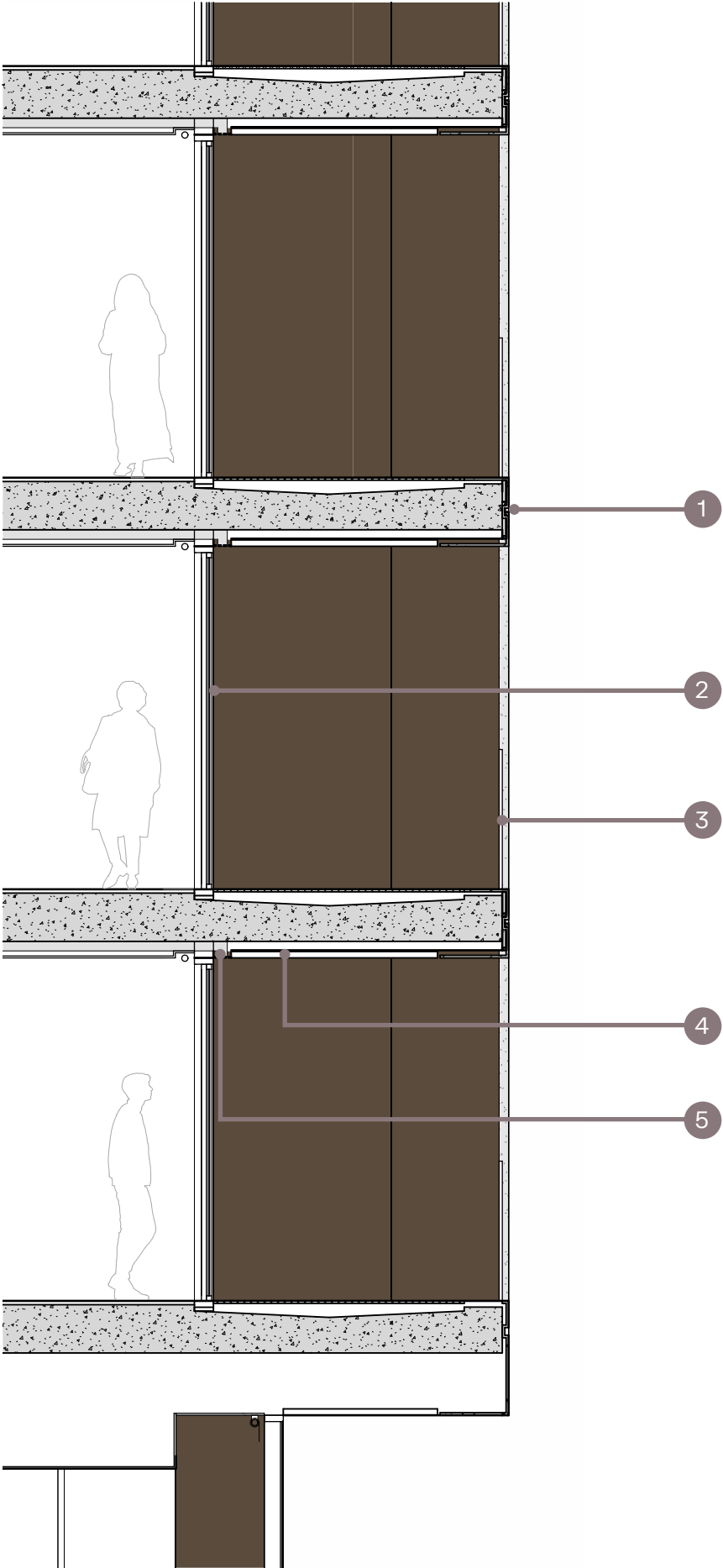
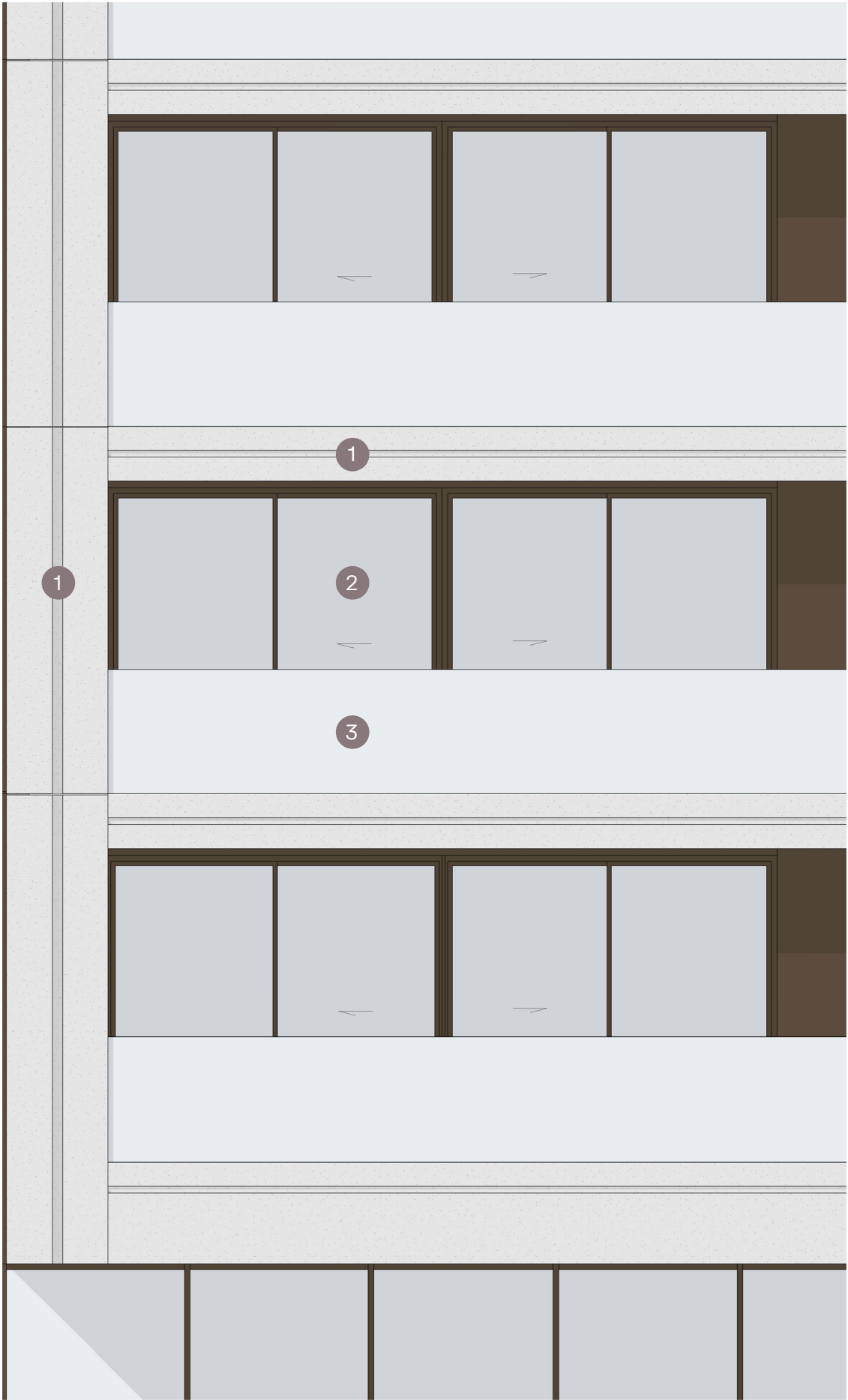


Metalwork Black red (or similar)



Perforated Screen Black Red (or similar)

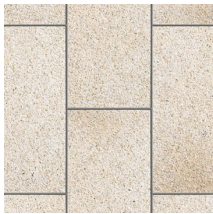
- Legend**
1. Preformed cementitious cladding with shadow joint in light grey
 2. Dark bronze aluminium framed sliding doors
 3. Glazed balustrade
 4. Prefinished soffit cladding
 5. Linear bar grille to apartment exhaust discharge



5.3 Tower Facade Reveals and Balconies



Clear Glass



Stone Paving (or similar)



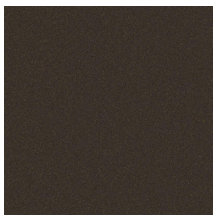
Balcony Soffit - Timber Finish (or similar)



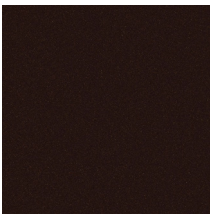
Landscaping - Native Planting (or similar)



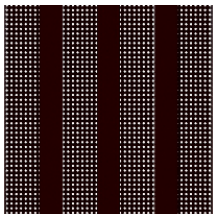
Light cementitious finish (or similar)



Metalwork Dark Bronze (or similar)



Metalwork Black red (or similar)



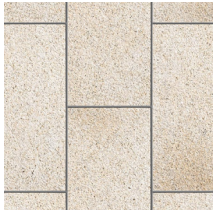
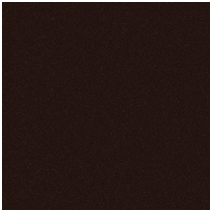
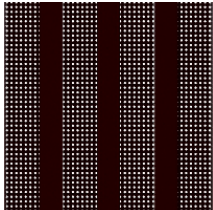
Perforated Screen Black Red (or similar)

- Legend**
1. Preformed cementitious cladding with shadow joint in light grey
 2. Dark bronze aluminium framed sliding doors
 3. Glazed balustrade
 4. Prefinished soffit cladding
 5. Linear bar grille to apartment exhaust discharge



5.4 Vernon St Facade

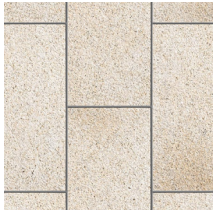
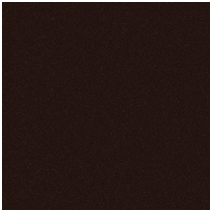
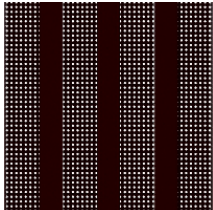
A refined, enduring material palette of concrete, glass, metal, timber and native planting, grounded in place and responsive to Coffs Harbour’s coastal climate and civic character.

	
Clear Glass	Stone Paving (or similar)
	
Balcony Soffit - Timber Finish (or similar)	Landscaping - Native Planting
	
Light cementitious finish (or similar)	Metalwork Dark Bronze (or similar)
	
Metalwork Black red (or similar)	Perforated Screen Black Red (or similar)



5.4 Vernon St Facade

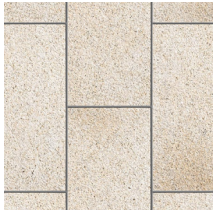
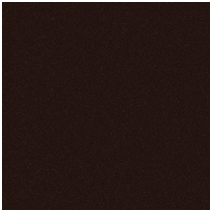
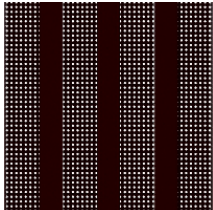
A refined, enduring material palette of concrete, glass, metal, timber and native planting, grounded in place and responsive to Coffs Harbour’s coastal climate and civic character.

	
Clear Glass	Stone Paving (or similar)
	
Balcony Soffit - Timber Finish (or similar)	Landscaping - Native Planting
	
Light cementitious finish (or similar)	Metalwork Dark Bronze (or similar)
	
Metalwork Black red (or similar)	Perforated Screen Black Red (or similar)



5.5 Riding Lane Facade

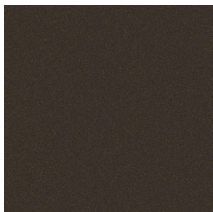
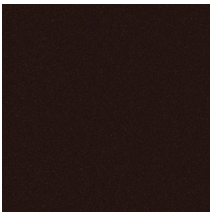
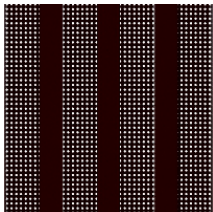
A refined, enduring material palette of concrete, glass, metal, timber and native planting, grounded in place and responsive to Coffs Harbour’s coastal climate and civic character.

	
Clear Glass	Stone Paving (or similar)
	
Balcony Soffit - Timber Finish (or similar)	Landscaping - Native Planting
	
Light cementitious finish (or similar)	Metalwork Dark Bronze (or similar)
	
Metalwork Black red (or similar)	Perforated Screen Black Red (or similar)



5.6 Gordon St Facade

A refined, enduring material palette of concrete, glass, metal, timber and native planting, grounded in place and responsive to Coffs Harbour’s coastal climate and civic character.

	
Clear Glass	Stone Paving (or similar)
	
Balcony Soffit - Timber Finish (or similar)	Landscaping - Native Planting
	
Light cementitious finish (or similar)	Metalwork Dark Bronze (or similar)
	
Metalwork Black red (or similar)	Perforated Screen Black Red (or similar)

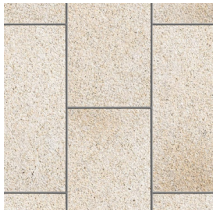


5.7 North Facade Viewed from Yarilla Place

A refined, enduring material palette of concrete, glass, metal, timber and native planting, grounded in place and responsive to Coffs Harbour’s coastal climate and civic character.



Clear Glass



Stone Paving (or similar)



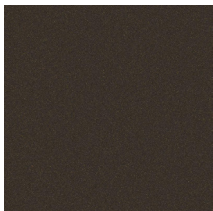
Balcony Soffit - Timber Finish (or similar)



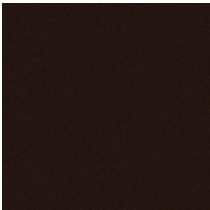
Landscaping - Native Planting



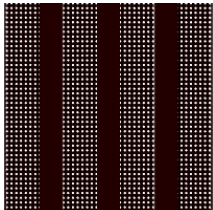
Light cementitious finish (or similar)



Metalwork Dark Bronze (or similar)



Metalwork Black red (or similar)



Perforated Screen Black Red (or similar)



6.0

Summary of Design Quality Principles

Better Placed
GANSW

Coffs Harbour LEP
Design Excellence



6.1 Designing Better Places Demonstrating Design Quality Across the Seven Objectives

Better Placed has been developed by the Government Architect NSW to deliver the strategic approach needed to ensure that as our cities and towns grow bigger they get even better.



Better fit
Contextual, local and of its place

The proposal is grounded in the distinct character of Coffs Harbour, responding sensitively to its coastal setting, civic identity and cultural history. Situated between the mountains and the sea, the design draws inspiration from this unique geography through materiality, landscape and orientation. Materiality and form reference local character, with the colonnade and podium expression reinforcing the civic rhythm of Gordon and Vernon Streets.

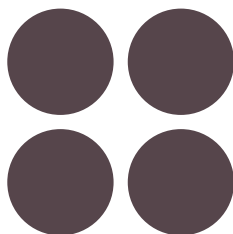
Integration with the Uniting Church, Yarilla Place and Riding Lane strengthens the precinct’s social and physical connections. Collaboration with Gumbaynggirr Elders through the Connecting with Country process grounds the design in place, embedding cultural and environmental meaning while contributing to the city’s evolving character and architectural identity.



Better performance
Sustainable, adaptable and durable

Sustainability and environmental resilience underpin the design approach. Durable materials and passive strategies for solar access, shading and ventilation ensure comfort and performance appropriate to Coffs Harbour’s coastal climate. Water-sensitive landscape design and native planting support biodiversity and contribute to a cooler microclimate. Above-ground parking uses natural ventilation and layered screening to reduce energy demand and visual bulk.

Adaptable layouts across residential, community and commercial uses allow flexibility over time, while durable, low-maintenance finishes support longevity. The result is a robust, efficient and climate-responsive development that meets the expectations of contemporary sustainable design and contributes to a resilient city centre.



Better for community
Inclusive, connected and diverse

The project strengthens community connection through an inclusive and integrated mixed-use program combining worship, community outreach and housing. Public access and activity along Riding Lane create a civic and social heart that connects to adjoining city spaces. Affordable housing and diverse apartment types support social and intergenerational inclusion, while community facilities like Wesley Hall and the Opportunity Shop remain central to the site’s purpose.

Collaboration with Traditional Owners has informed the landscape and public domain, ensuring cultural continuity. Together, these initiatives deliver a socially connected, equitable and resilient community precinct that reflects the Uniting Church’s values and contributes to Coffs Harbour’s civic life.



Better for people
Safe, comfortable and liveable

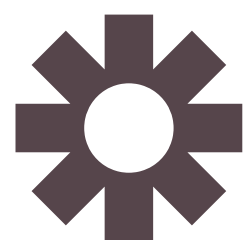
The design prioritises comfort, safety and wellbeing through human-scaled spaces, clear access and strong visual connection between public and private areas. Active frontages and the colonnade enhance passive surveillance and pedestrian safety.

Apartments maximise solar access, cross-ventilation and outlooks to the coast and hinterland, ensuring light, air and amenity. Communal terraces offer shared outdoor spaces that encourage interaction and connection to nature. Materials are tactile and climate-responsive, creating a sense of calm and belonging. Through careful attention to usability and comfort, the development delivers a safe, inclusive and liveable environment that supports quality of life for residents and visitors.

6.1 Designing Better Places

Demonstrating Design Quality Across the Seven Objectives

It responds to the concerns of communities and those involved in the development of our built environments about the impact of poor design but also defines how we can make the most of the opportunities that will arise as we develop new spaces and places.



Better working
Functional, efficient, fit for purpose

The project is designed for clarity, functionality and long-term adaptability. Ground-level planning defines distinct but connected zones for community, commercial and residential uses, ensuring intuitive movement and secure access. Commercial tenancies are flexible and well-lit, supported by efficient servicing and back-of-house planning. Above-ground parking is ventilated and screened, reducing energy consumption and improving amenity.

Vertical circulation is managed through destination-controlled lifts, providing secure and efficient access between uses. Apartment layouts optimise cross-ventilation, natural light and privacy. The result is a highly functional and adaptable building that supports the ongoing operation of the Church and community facilities alongside new commercial and residential uses.



Better performance
Creating and adding value

The development delivers lasting social, economic and environmental value through design excellence and reinvestment in community infrastructure. It revitalises a central site, introducing new housing, employment and civic facilities that enhance the city's vibrancy. By incorporating affordable housing and adaptable design, it aligns with the Coffs Harbour Affordable Housing Strategy 2024 and supports essential workers.

Public domain upgrades improve walkability, safety and accessibility, benefiting the wider community. Durable materials and sustainable design reduce life-cycle costs, ensuring long-term value. Collectively, these initiatives contribute to a resilient and socially inclusive city centre, reinforcing Coffs Harbour's position as a leading regional destination.



Better for community
Engaging, inviting and attractive

The architectural expression is refined and welcoming, designed to create a distinctive civic landmark that reflects both heritage and contemporary identity.

The colonnade and podium composition bring rhythm and scale to the streetscape, while the tower form provides an elegant vertical accent within the city skyline. The façade draws inspiration from the Australian Red Cedar, expressed through layered metal screens in warm red and bronze tones that respond to light and landscape. Native planting softens the built form and enhances the pedestrian experience. Together, the materials, form and colour create an inviting and enduring architecture that feels connected, human and of its place.

6.2 Coffs Harbour LEP 2013

Part 7 Additional Local Provisions

7.12 Design Excellence

7.12 Design Excellence		
(1) The objective of this clause is to ensure that development exhibits design excellence that contributes to the natural, cultural, visual and built character values of Coffs Harbour		
(2) This clause applies to land in the following zones— (a) Zone R1 General Residential, (b) Zone R3 Medium Density Residential, (c) Zone R4 High Density Residential, (d) Zone E1 Local Centre, (e) Zone E2 Commercial Centre, (f) Zone E3 Productivity Support, (g) Zone E4 General Industrial, (h) Zone E5 Heavy Industrial, (i) Zone MU1 Mixed Use, (j) Zone SP3 Tourist, (k) Zone W4 Working Waterfront		
(3) Development consent must not be granted for development on land to which this clause applies unless the consent authority considers that the development exhibits design excellence.		
(4) In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters	Considered	Comments
• (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,	•	The proposal is grounded in the distinct character of Coffs Harbour, responding sensitively to its coastal setting, civic identity and cultural history. The project is designed for clarity, functionality and long-term adaptability. The architectural design, material selection and detailing have been carefully considered responding to the sites location and building typology, with an emphasis on quality and longevity, positively contributing to the wider surrounds. Refer to: Architectural Design Report Section 3.3 Design Principles, 4.0 Design Proposal, 5.0 Facade & Materiality
• (b) whether the form and external appearance of the development will improve the quality and amenity of the public domain	•	The proposed development places significant emphasis on activating the public domain and fostering a vibrant, inclusive ground plane. The built form, materiality, and detailing has been carefully considered to ensure the proposal contributes and improves the public domain. Refer to: Architectural Design Report Section 3.3 Design Principles, 4.0 Design Proposal, 5.0 Facade & Materiality

6.2 Coffs Harbour LEP 2013

Part 7 Additional Local Provisions

7.12 Design Excellence

7.12 Design Excellence		
	Considered	Comments
(c) whether the development detrimentally impacts on view corridors,		The development does not result in detrimental impacts on view corridors. Refer to Visual Impact Assessment Report prepared by Colliers
(e) how the development addresses the following matters—		
(i) the suitability of the land for development		The proposed development is well suited, located in the heart of Coffs Harbour CBD and will serve as a new civic landmark, integrating vital community facilities such as the Wesley Hall Soup Kitchen, Worship Centre, Lifeline Opportunity Shop, multifunctional community spaces with much needed housing.
(ii) existing and proposed uses and use mix,		The proposed development will maintain the existing community orientated uses at ground level, while providing additional retail, commercial and housing uses resulting in a vibrant development, meeting the needs of the Coffs Harbour community.
(iii) heritage issues and streetscape constraints,		The site is not constrained by any adjacent heritage items. The proposed development responds to the sites three street frontages with an emphasis on activating the public domain. Refer to: Architectural Design Report Section 4.0 Design Proposal
(iv) the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form		The massing strategy and urban form has been designed to reinforce the evolving civic heart of Coffs Harbour and streetscape along Gordon Street, aligning with the emerging built form and urban character. The proposed design has been carefully considered providing suitable setbacks, building separation and alignments to adjacent built form to the north, maintaining high levels of amenity. Refer to: Architectural Design Report Section 3.3 Design Principles, 4.0 Design Proposal
(v) bulk, massing and modulation of buildings,		The buildings massing has been designed to reinforce the evolving civic heart with the buildings podium alignment referencing adjacent built forms to the north and south. Above the podium is a singular telegant tower form with this mass being further articulated enhancing visual relief and reinforcing its vertical form. Refer to: Architectural Design Report Section 3.3 Design Principles, 4.0 Design Proposal

6.2 Coffs Harbour LEP 2013

Part 7 Additional Local Provisions

7.12 Design Excellence

7.12 Design Excellence		
	Considered	Comments
(vi) street frontage heights,		The proposal has been thoughtfully designed with the proposed podium street height aligning with the adjacent built forms of Yarilla Place and Coffs Central. Refer to: Architectural Design Report Section 3.3 Design Principles, 4.0 Design Proposal
(vii) environmental impacts such as sustainable design, overshadowing, solar access, wind and reflectivity,		The proposed development has been designed to address sustainable design, overshadowing, solar access, wind and reflectivity. Sustainability and environmental resilience underpin the design approach. Durable materials and passive strategies for solar access, shading and ventilation ensure comfort and performance appropriate to Coffs Harbour’s coastal climate. Refer to: Architectural Design Report Section 7.1 Environmentally Sustainable Design, 9.1 Shadow Diagrams, 9.3 ADG Compliance Diagrams Basix & Nathers Reports prepared by Firststyle Homes Pty Ltd Wind Assessment Report prepared by CPP
(viii) the achievement of the principles of ecologically sustainable development,		The proposed development has been designed to be climatically responsive with a strong emphass on environmental sustainability. Key sustainability measures are embedded within the building’s design, forming an integral part of its structure. Refer to: Architectural Design Report Section 7.1 Environmentally Sustainable Design Basix & Nathers Reports prepared by Firststyle Homes Pty Ltd
(ix) pedestrian, cycle, vehicular and service access, circulation and requirements,		The proposal has addressed pedestrian and vehicular circulation and building servicing in consultation with CHCC. The development maximises the potential of the sites three street frontages incorporating a civic colonnade to deliver an open, connected ground plane that activates and enhances the public realm. Refer to: Architectural Design Report Section 4.2 Ground Level Landscape Design Report prepared by EBLA Studio & Eximia Design. Traffic & Parking Assessment prepared by TTPA
(x) the impact on, and any proposed improvements to, the public domain.		The proposed development will have a positive impact on the public domain The Coffs Harbour Uniting Church redevelopment places significant emphasis on activating the public domain and fostering a vibrant, inclusive ground plane. Refer to; Architectural Design Report Section 4.1 Public Domain Landscape Design Report prepared by EBLA Studio & Eximia Design.

7.0

ESD Strategy



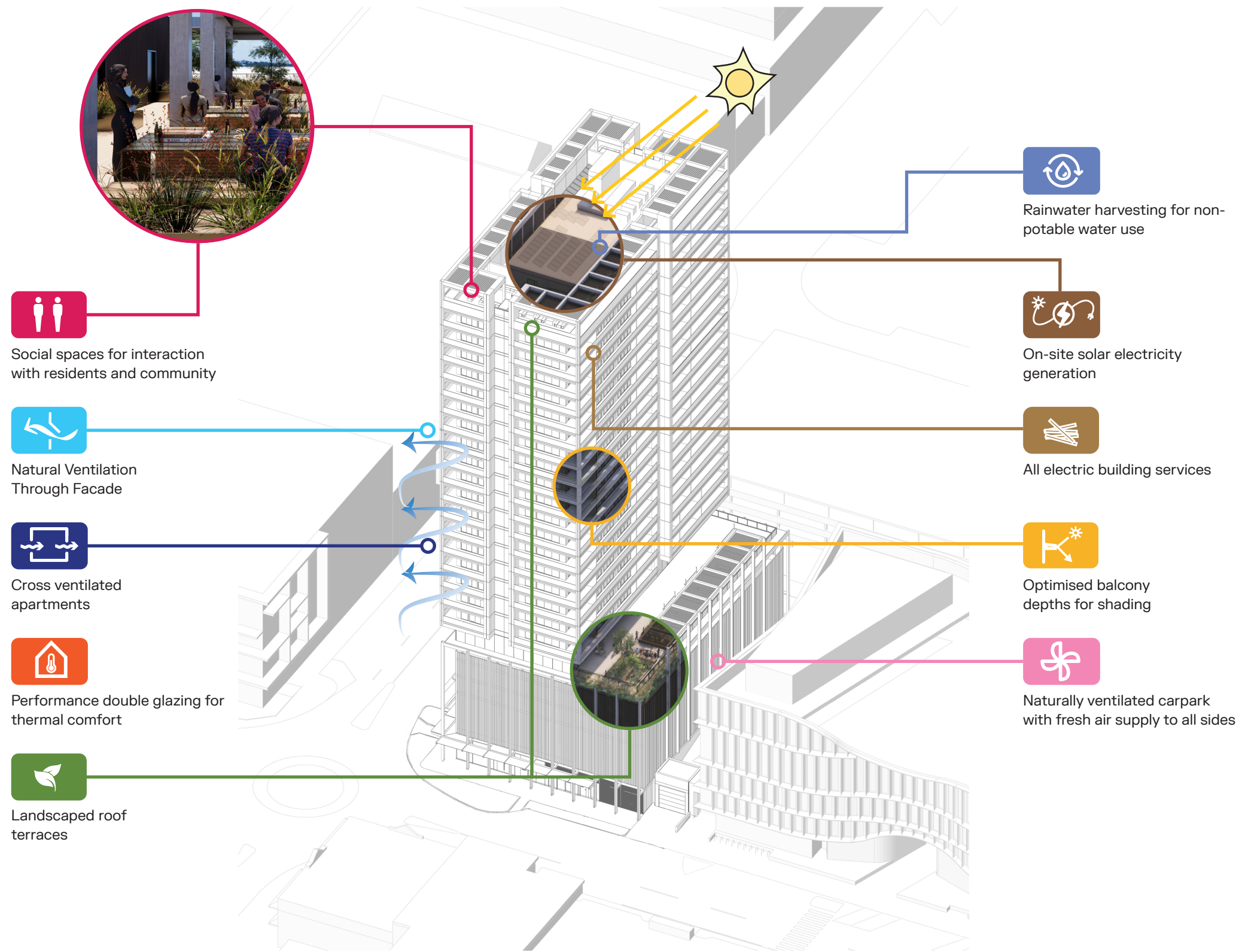
7.1 Environmentally Sustainable Design

The proposed development will be climatically responsive and designed with a strong emphasis on environmental sustainability. Key sustainability measures are embedded within the building’s design, forming an integral part of its structure.

The building’s orientation and façade design optimise solar access and natural ventilation, reducing reliance on mechanical heating and cooling. High-performance glazing and optimised balcony depths limit heat gain while maximising daylight penetration. A naturally ventilated car park and rooftop plant area further reduce the need for mechanical ventilation, lowering overall energy demand.

Landscaped areas on and around the building help to minimise hard paving, mitigate urban heat island effects, and contribute to stormwater management. Water-efficient fixtures, rainwater harvesting systems, and energy-efficient lighting and appliances are incorporated to support long-term resource conservation. Provision for electric vehicle (EV) charging supports a transition to low-emission transport, and the potential use of recycled and low-impact materials aligns with the project’s commitment to sustainability across all phases of design and construction.

Pictured
Environmentally Sustainable Design initiatives represented through out the building.



8.0

Potential Future Context

Strategic Planning Review in alignment to the:

The City of Coffs Harbour's Local Growth Management Strategy (LGMS) 2020

and

INVESTCOFFS Prospectus, Coffs Harbour City Council 2024



8.1 City of Coffs Harbour's Local Growth Management Strategy

Our Understanding and Response to Strategic Planning

Coffs Harbour is one of the fastest-growing regions in Australia; projected increase of 18,519 residents by 2041 - NSW Government

Introduction and intent of the LGMS

The City of Coffs Harbour's Local Growth Management Strategy (LGMS) 2020 establishes the overarching framework for managing long-term growth across the LGA. It aligns closely with broader strategic initiatives—including the Regional City Action Plan and the North Coast Regional Plan 2036—and articulates a clear vision supported by guiding principles and targeted actions. Together, these elements aim to deliver a more sustainable, compact and well-designed urban form that enhances liveability, strengthens environmental resilience and supports a diverse and robust local economy.

The LGMS supersedes Council's previous *Our Living City Settlement Strategy* to 2031 and provides an updated strategic response to projected population growth, demographic change and the evolving economic role of Coffs Harbour through to 2040. It recognises the community's strong desire to protect natural and built heritage, biodiversity and key environmental assets, while also planning proactively for hazards, infrastructure capacity, transport improvements, housing diversity, local services and long-term employment needs.

To achieve these outcomes, the LGMS sets a coordinated strategic direction for land use and development across the LGA, informed by State, regional and local planning objectives. The strategy is structured into nine chapters, each addressing a distinct component of the urban and rural environment. Key elements include:

Supply and Demand Analysis — assessing existing and future housing and land needs to ensure an appropriate supply pipeline.

Strategic Approach and Placemaking Framework — establishing the long-term vision, objectives and place-based design directions to shape future growth.

Compact City Program — promoting urban consolidation, infill and renewal within existing serviced areas to optimise infrastructure, reduce environmental impacts and limit urban sprawl.

Additional thematic chapters provide detailed guidance on land-use outcomes for Rural Lands (Chapter 5), Large Lot Residential Lands (Chapter 6), Residential Lands (Chapter 7) and Employment Lands and Resources (Chapters 8–9).

Collectively, these components make clear that the LGMS is not simply a land release strategy: it is a comprehensive framework for balancing residential, employment, rural and environmental priorities while coordinating infrastructure and shaping a coherent urban structure for the region.

The Compact City Program

Community feedback throughout the development of the LGMS demonstrated strong and consistent support for minimising outward expansion of the urban footprint. The community recognised the environmental, social and economic benefits of a more compact city—including strengthened biodiversity protection, efficient use of infrastructure, reduced hazard exposure, improved access to services and enhanced walkability.

This clear community mandate underpins the Compact City Program, which forms a central pillar of the LGMS. The program prioritises infill development, renewal and the intensification of existing urban areas as the primary means of accommodating future population and housing demand. It encourages higher-density forms in appropriate locations, particularly where they support public transport, employment nodes, activity centres and high-quality public spaces.

Strategic Merit of the Proposal

The proposed development at 19A–21 Gordon Street is located within the heart of the Compact City spatial framework. Its position within an established urban area, supported by existing services, public transport and employment opportunities, enables it to be directly assessed against the program's objectives.

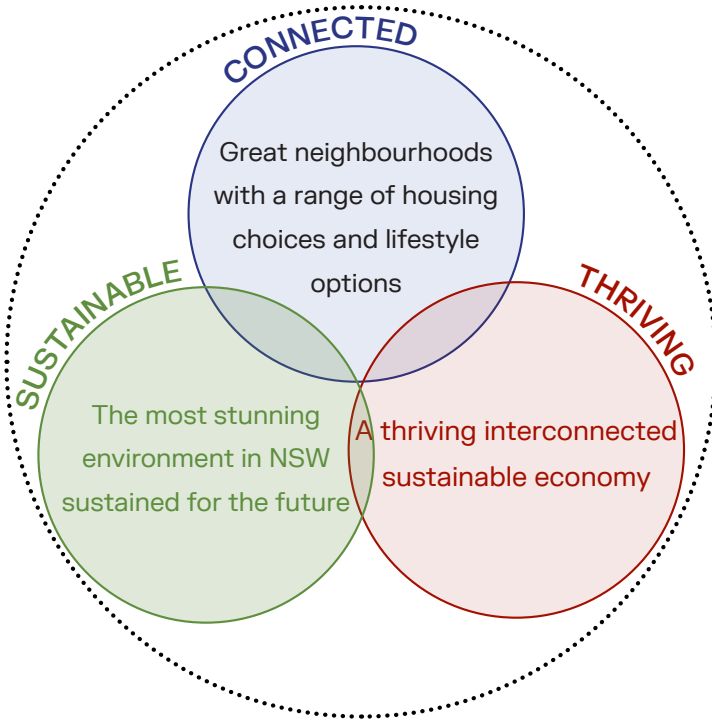
The proposal demonstrates strong alignment with the LGMS by:

- Supporting consolidated, centre-focused growth.
- Reinforcing investment in existing infrastructure and community amenities.
- Delivering new housing supply within the designated compact urban footprint.
- Contributing to the placemaking and renewal objectives that underpin Council's long-term vision.

In this context, the following reflects upon this growth initiative and demonstrates how and why this proposal exhibits a high degree of strategic merit and is consistent with the LGMS's intent to deliver sustainable, well-connected and resilient urban growth for the City of Coffs Harbour.

“In the Coffs Harbour LGA, our growth is focused on our existing urban footprint in key centres, prioritising growth in the City Centre.....We embrace coastal living, and celebrate our playground harbour with a key spine linking it to our City Centre. The City Bypass traverses the green hills surrounding the city; and the post-highway spine has become a vibrant city core.”

Coffs Harbour City Council, Local Growth Management Strategy



Above: The Vision for Coffs Harbour is identified in the MyCoffs Community Strategic Plan as 'Connected, Sustainable, Thriving'. - Compact City Growth Model objectives and principals, noting that the Compact City program offers significant benefits in addressing the housing demand targets set by Government

8.2 City of Coffs Harbour's Local Growth Management Strategy

Our Understanding and Response to the Compact City Program

The Compact City Program

The Compact City Program is a growth-model adopted in Chapter 4 of the LGMS to guide how and where future housing and development should occur across the Council area. Its main goal is to encourage a more compact, efficient urban form — maximising use of existing urban land and infrastructure, concentrating development around existing centres/ nodes, limiting urban sprawl, and protecting coastal, environmental and rural lands, critically, this strategy offers significant benefits in addressing housing demand targets.

Growth Management Philosophy

Consultation undertaken for the 2005 strategy first revealed strong community preference for a Compact City model as the preferred approach to accommodating growth within the Coffs Harbour LGA. The updated 2020 LGMS reaffirms this direction, emphasising urban consolidation and the efficient use of existing infrastructure.

Extensive community engagement undertaken in April 2017 again confirmed overwhelming support for a growth model that:

- concentrates new development within established urban areas;
- promotes a diverse range of housing types to accommodate a changing and aging population;
- protects land with high conservation value;
- restricts development in areas exposed to natural hazards such as flooding, bushfire and coastal processes; and
- responds sensitively to the unique landscape character of each locality.

Across all engagement activities, the community consistently advocated for minimal expansion of the urban footprint, recognising the environmental, social and economic benefits of a more compact urban structure. This strong mandate forms the foundation of the LGMS and continues to shape Council's commitment to delivering a resilient, sustainable and place-focused future for Coffs Harbour.

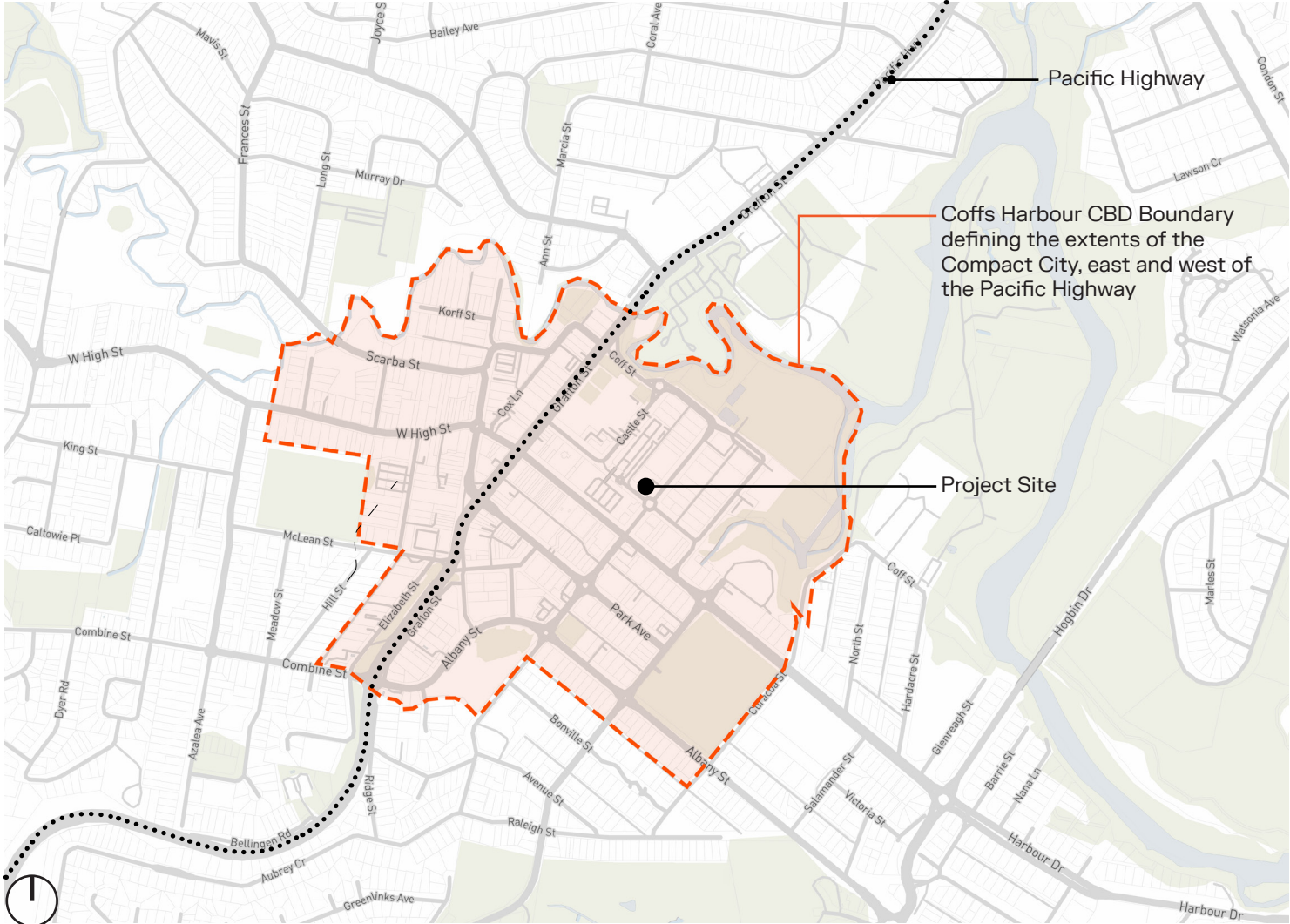
Given the strategy's emphasis on a Compact City centred on the Coffs Harbour CBD, the proposed development at 19A–21 Gordon Street, positioned at the heart of the city centre, provides a significant opportunity for the market to directly support and realise the intentions of Government.

Specific Reference and Planning Merit

Our proposal for 19A–21 Gordon Street aligns closely with the LGMS, particularly its objectives for concentrating development growth and density within the CBD. The development has the potential to act as a catalyst for further renewal within the precinct, strengthening market confidence and enabling broader delivery of the Government's strategic aspirations.

Alignment to LGMS Compact City Principles (Summary)

1. Deliver housing diversity and choice
The proposal delivers 152 apartments, including 40 dedicated affordable/key-worker homes (TBC), directly supporting housing diversity and social equity.
2. Deliver high-quality infill and renewal to reinforce a sense of place
The built form is designed to unify and elevate the character of the precinct, with particular consideration of its relationship to Yurilla Place and the anticipated future growth of the surrounding CBD.
3. Strengthen walkability and connectivity through engaging ground-floor uses
The development enhances the existing community offer through expanded amenities and a new Worship Centre, strengthening activation and accessibility at street level.
4. Support the economic and social functions of centres
In addition to community facilities, the proposal includes 780m² of commercial and 253m² of retail space, supporting employment growth and reinforcing the role of the CBD as the region's principal centre.

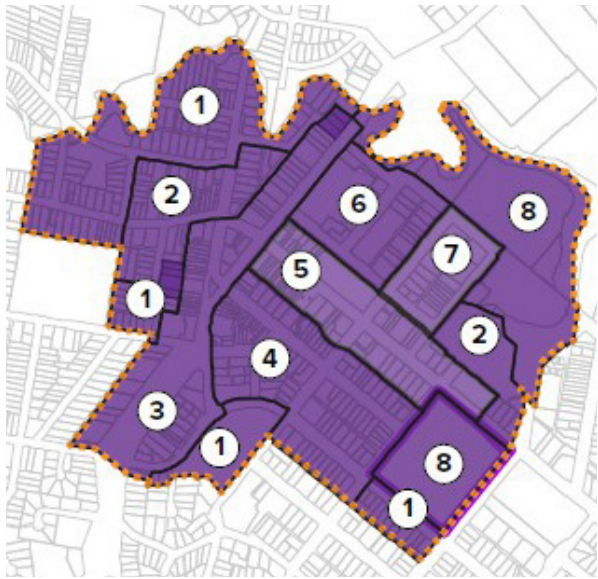


Above: The designated Coffs Harbour City Centre as described in the LGMS. Source OCG

Right: The Coffs Harbour City Centre, Source P.26 Coffs Harbour Local Growth Management Strategy

Key

1. CBD Residential
2. CBD Community Support
3. CBD Eat Beat Sleep Street
4. CBD Commercial Living
5. CBD City Heart
6. CBD Civic Cultural Hub
7. CBD Office Living
8. CBD Active Public Use



8.3 Potential Future Context

City Core Built Form and alignment to the Compact City Program

Whilst the future context of the Coffs Harbour CBD will be shaped by the LGMS 2020 and, in particular, the Compact City Program, it is also appropriate to reference the Coffs Harbour City Core as defined in the Coffs Harbour City Council DCP 2015 – Part G3 Coffs Harbour City Core Precinct. This includes recognising sites subject to merit-based assessment, such as 19A–21 Gordon Street.

We note the like increase in allowable building heights and density in response to the LGMS 2020.

To illustrate future development potential, we have considered the likely building envelopes, massing and overall form. While this does not imply certainty, it reflects the strategic planning intent articulated by Coffs Harbour City Council—most notably within the LGMS—and therefore represents a reasonable and foreseeable development outcome. We note that although no development timeline has been prescribed, the LGMS remains in effect until 2040 unless superseded.

Development Certainty

Strategic land-use frameworks necessarily rely on market activation. Often the most significant barrier to realising planning intent is the requirement for land amalgamation to achieve viable development parcels that can support strong commercial outcomes in excess of land and construction costs.

In this context, landholdings to the west and east of the Pacific Highway present materially different development conditions. While both sides are identified for future development, the western side is characterised by fragmented ownership patterns, requiring coordinated amalgamation to unlock redevelopment potential. By contrast, the eastern side comprises larger, more readily developable lots capable of accommodating higher densities and taller built form with fewer feasibility constraints.

19A–21 Gordon Street, as a large single-owner parcel with a motivated proponent, is well positioned relative to these constraints. Although not unique, this consolidated ownership structure greatly enhances development certainty and enables the site to contribute meaningfully to both residential supply and broader economic (employment) growth.

Key

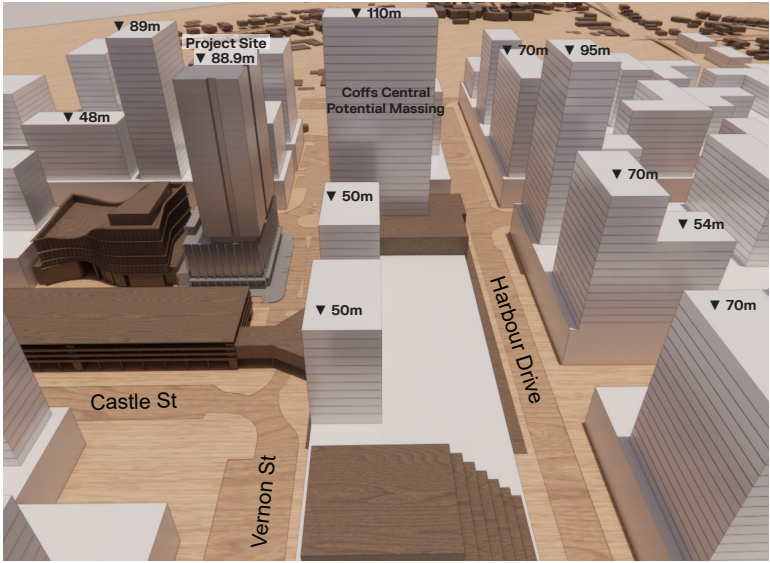
Coffs Harbour City Core - Merit Based

Coffs Harbour City Core

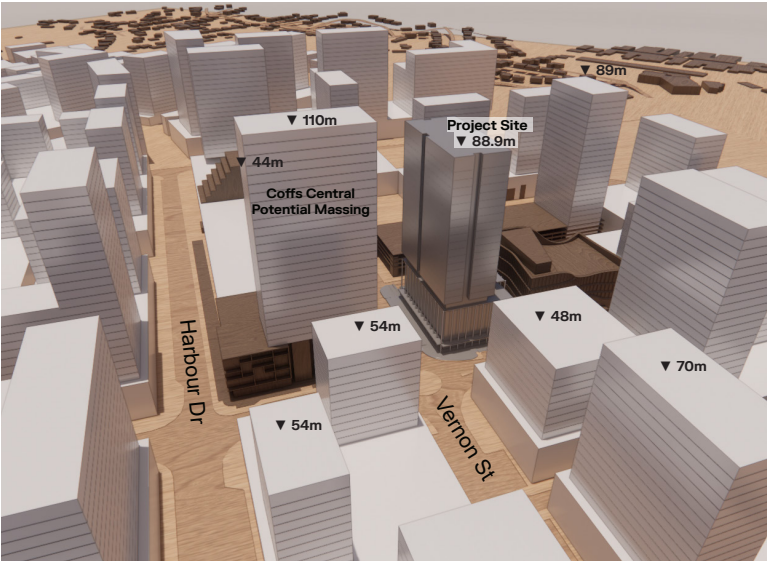
▼ Building Height in metres (m)



Above: The designated Coffs Harbour City Centre subject to revision to suit the LGMS 2020



Above: Aerial view from the West showing the potential development of the Coffs Harbour City Core



Above: Aerial view from the East showing the potential development of the Coffs Harbour City Core

8.4 Site Specific Geotechnical Constraints

Justification for Building Heights and above ground construction

On Site Constraints

The site at 19A–21 Gordon Street presents several geotechnical and environmental conditions typical of this part of Coffs Harbour, most notably a high water table (approx. 1.5m) and the presence of acid sulfate soils. These constraints significantly limit the feasibility of below-ground excavation and construction.

To respond to these conditions, the design has been carefully developed to avoid intrusive sub-surface works, thereby reducing disturbance to the underlying soil and substrate profile and minimising environmental and construction risk.

Design Mitigation

To effectively manage these constraints, the proposal incorporates the use of above-ground plant, services, and car parking, eliminating reliance on below-ground built form.

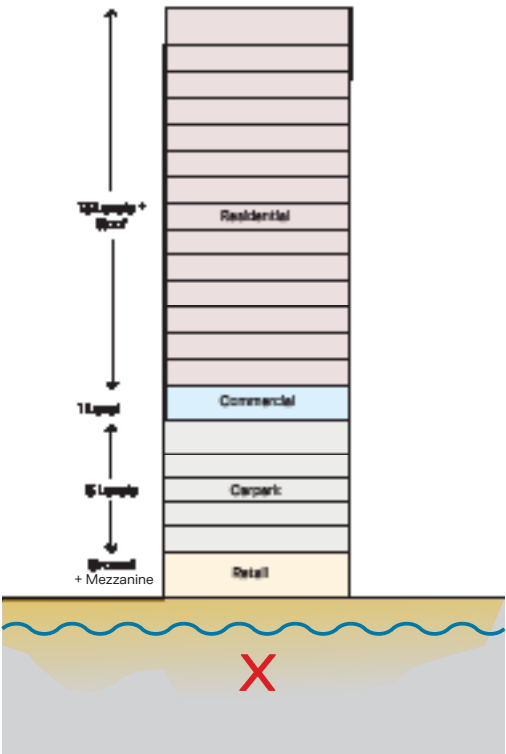
Key design responses include:

- Establishing six built levels above ground to accommodate all required operational functions.
- Providing capacity for loading, servicing, and car parking to support residents, employees, community users, and visitors.
- Configuring the podium as a genuinely mixed-use structure, incorporating:

- The worship centre and associated community spaces at ground level
- Retail spaces with street frontages
- Above-ground parking across multiple levels
- Commercial floor area embedded within the podium

Given this arrangement, the residential tower appropriately commences at Level 7, rising above the podium and reflecting a design solution shaped directly by site conditions.

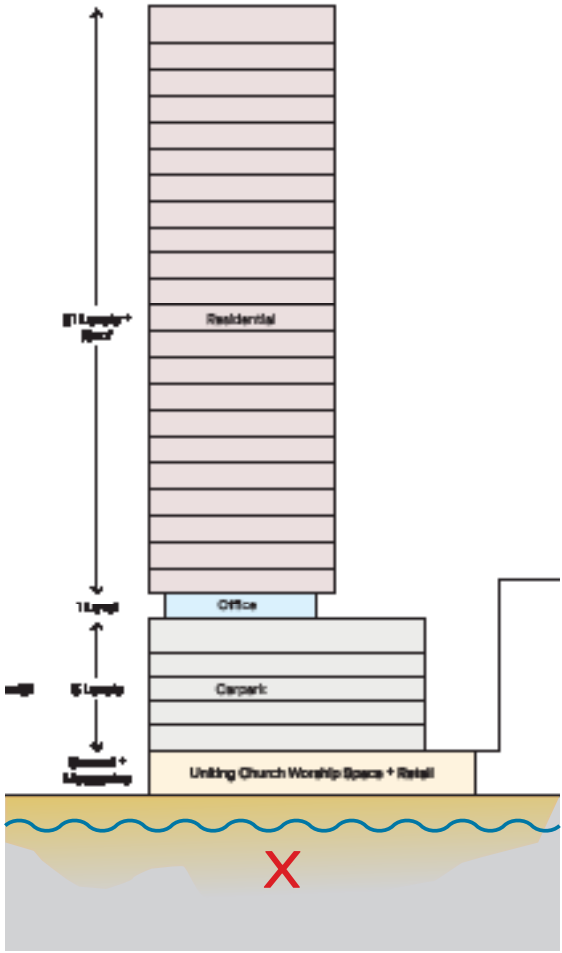
As can be seen from the diagrams below, mitigation of the site constraints result in a taller building. An urban planning analysis shows that the site can support a building approximately 100m high with negligible adverse environmental impacts, however, the UCA has decided to pursue an option of only 80m high



Typical (min.) HDA / SSDA Envelope suitable for Coffs Harbour

21 Levels + Roof

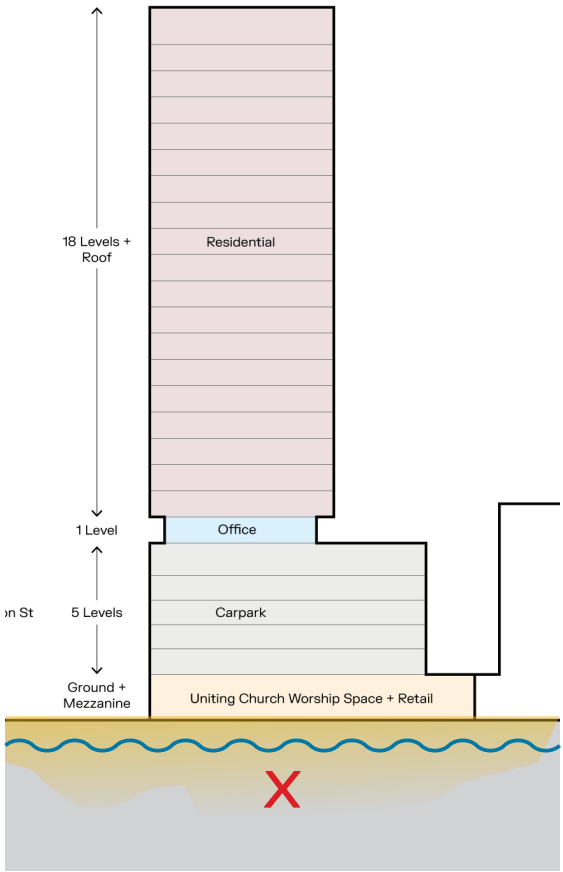
- Building height approx 75m
- Yield (HDA minimum) approx. 100 apartments
- Ground floor retail & commercial floor space
- Above ground car parking
- Water table located approximately 1.5m below ground level
- Acid sulphate soils



Envelope which the subject site can support with no adverse environmental impacts

29 Levels + Roof

- Building height approx 100m
- Yield approx. 174 apartments including a minimum of 40 affordable apartments
- Ground floor retail & community based commercial floor space
- Above ground car parking
- Water table located approximately 1.5m below ground level
- Acid sulphate soils



Proposed HDA / SSDA Envelope

26 Levels + Roof

- Building height approx 90m
- Yield approx. 150 apartments including a minimum of 40 (TBC) affordable apartments
- Ground floor retail & community based commercial floor space
- Above ground car parking
- Water table located approximately 1.5m below ground level
- Acid sulphate soils

8.5 City of Coffs Harbour's Local Growth Management Strategy

Aligning to Strategic Planning intent - Summary

Key Attributes of the Proposal

Catalyst for Sustainable, Compact City Growth – The development supports Coffs Harbour’s strategic vision under the LGMS Compact City Program, promoting urban consolidation, infill, sustainability and a more efficient use of serviced land.

Significant Housing Contribution – Provides 152 (TBC) apartments, directly addressing local housing demand and supporting Council’s residential growth targets.

Affordable Housing for Essential Workers – Delivers much-needed homes for key community personnel, including nurses, police, firefighters, paramedics, and teachers, supporting workforce stability and community resilience.

Investment Confidence – Represents a substantial private sector investment in Coffs Harbour, sending a strong signal of confidence in the CBD and encouraging further economic and development activity.

Community and Commercial Facilities – Incorporates ground-level spaces for community use, including a worship/event hall, multi-use meeting and function areas, and upper-level commercial tenancies, enhancing local amenity and social infrastructure.

Retail Activation – Provides high-quality, high-amenity retail spaces fronting Gordon Street, Vernon Street, and Riding Lane, reinforcing street-level activation and contributing to a vibrant urban environment.

Contextually Justified Tower Height – The tower form is appropriate for this central CBD location, with above-ground car parking required due to challenging in-ground conditions, supporting a slender, elegant vertical form.

Environmentally Sensitive Design – The proposed built form avoids any significant environmental impacts and maintain the existing amenity of surrounding areas, respecting sunlight, views, and privacy.

Excellence in Urban Design – Demonstrates high-quality design outcomes with a slender, articulated tower form, sensitively set back from Yarrilla Place, reinforcing good urban design principles, visual amenity, and public realm integration.

Key

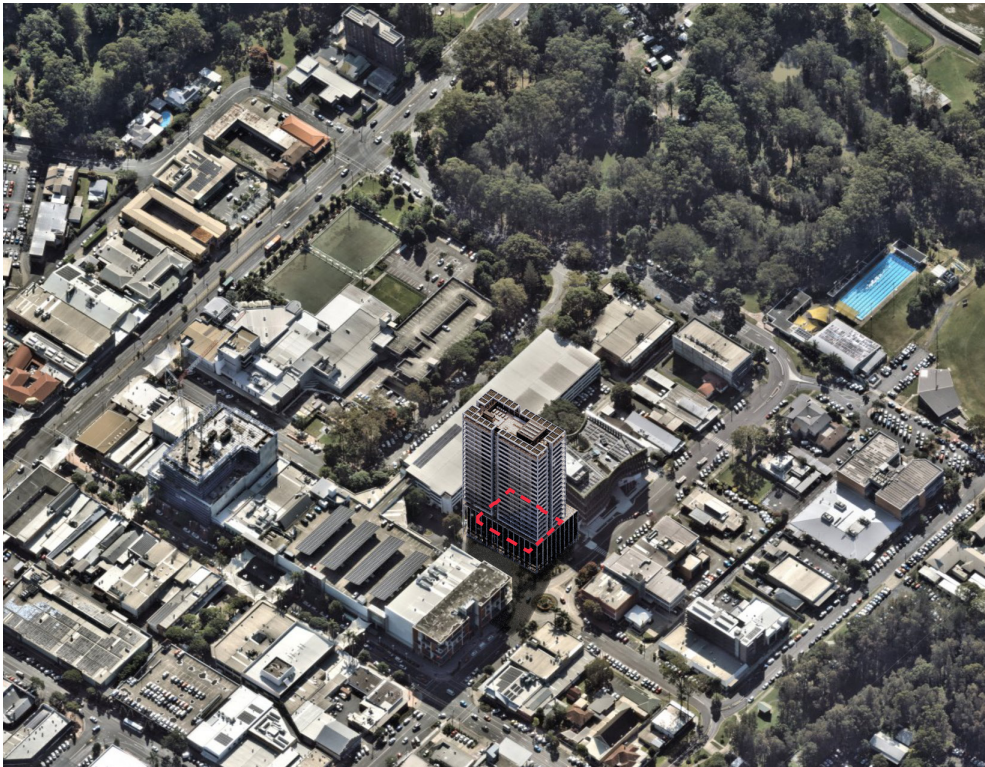
Coffs Harbour City Core - Merit Based

Coffs Harbour City Core

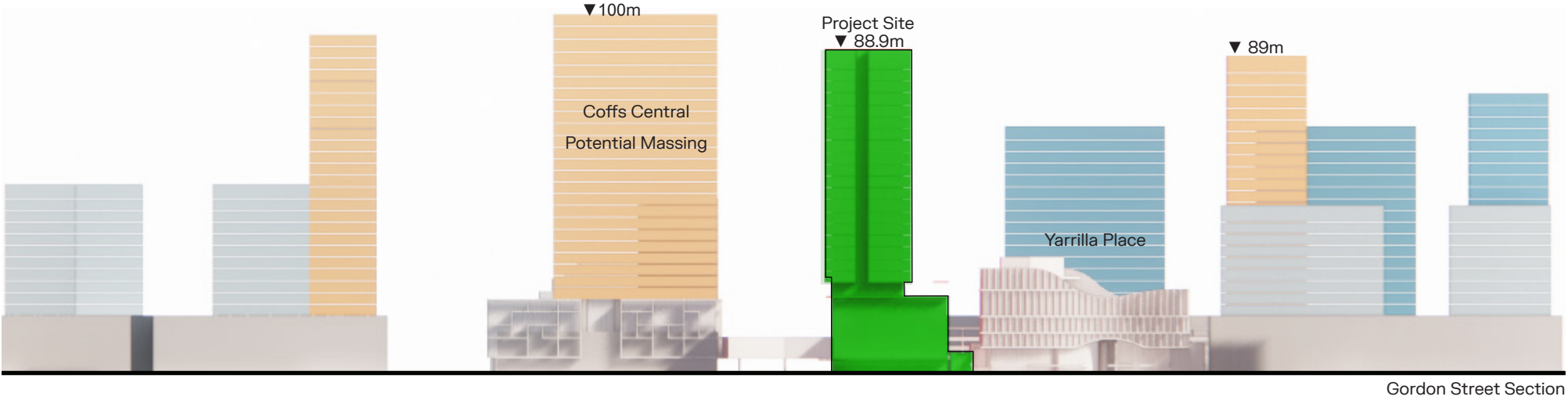
Building Height in metres (m)



Above: The Project Site, located in the heart of the Coffs Harbour CBD.



Above: The Proposed Development will generate further development, support growth and catalyze the intentions of the Compact City Program



Gordon Street Section

8.6 City of Coffs Harbour's Local Growth Management Strategy

Broadening the Strategy beyond our project site

Introduction

The following pages demonstrate the translation of the LGMS, and in particular the Compact City program, across the Coffs Harbour CBD, prefacing a more in-depth Masteplan to be undertaken at a later date.

What we have considered:

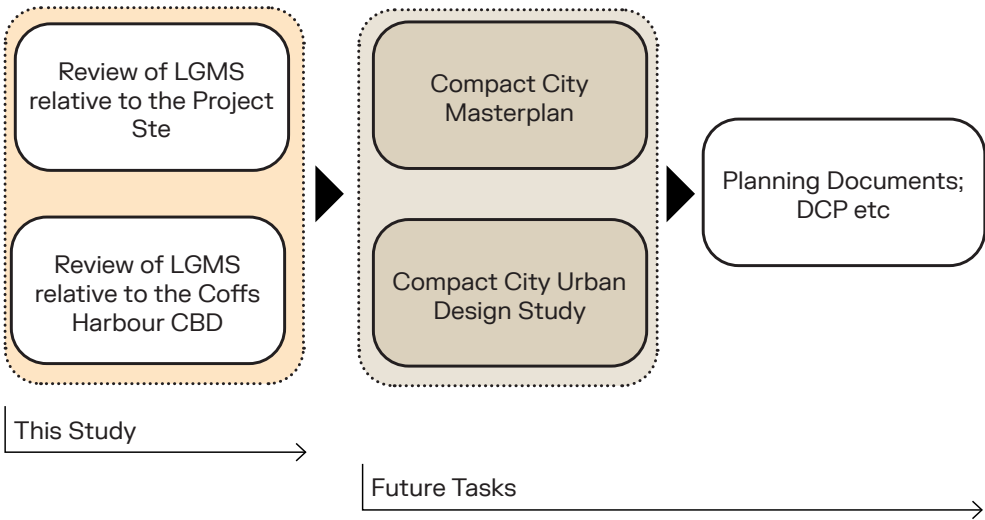
- The Compact City boundary represented in 8.2
- The defined zones, 1-8 as per 8.2
- Mixed-use development parcels that exhibit a concentric height and density gradient, transitioning from a high-intensity CBD core to lower-scale outer areas.

What we have not considered:

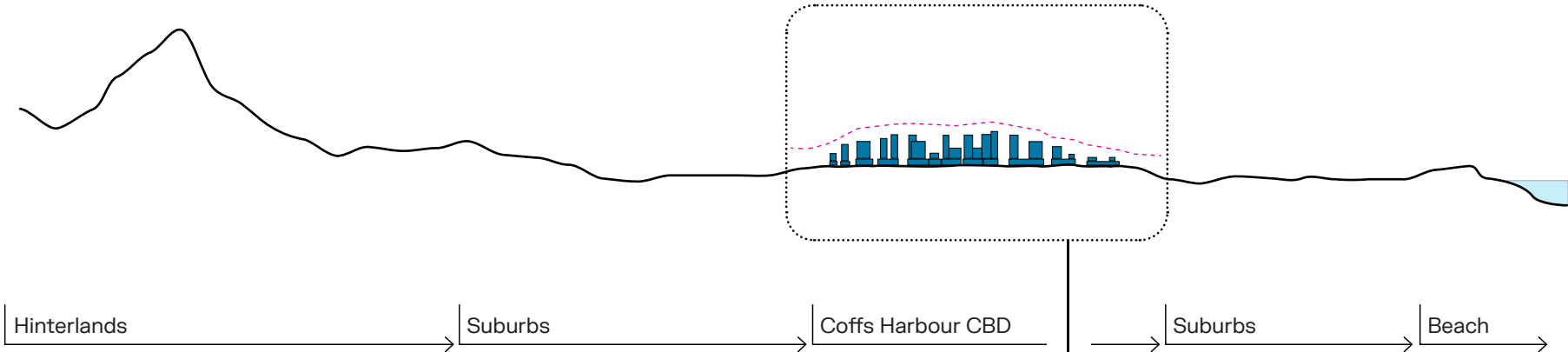
- Amalgamation of land parcels
- Development staging / timings
- Land uses particular to market drivers and demands
- Planning pathways such as HDA's, SSDA's, etc

Process and next steps

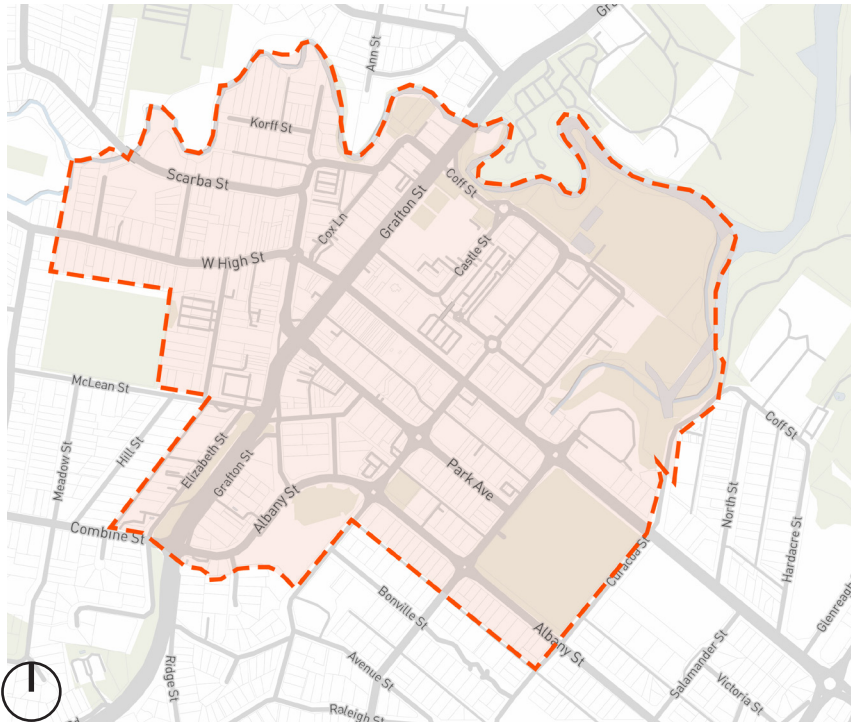
This study is limited to a high level review and analysis of the potential development of Coffs Harbour CBD in response to the LGMS and inception of the 'Compact City'. Future steps would determine a masterplan that would consider the appropriate use of land, the requirements for Open Space, commercial clusters, residential precincts, schools, medical centres and other public infrastructure, retail hubs, lane-ways and parks etc. These items would be developed further in subsequent Masterplans and Urban Design studies.



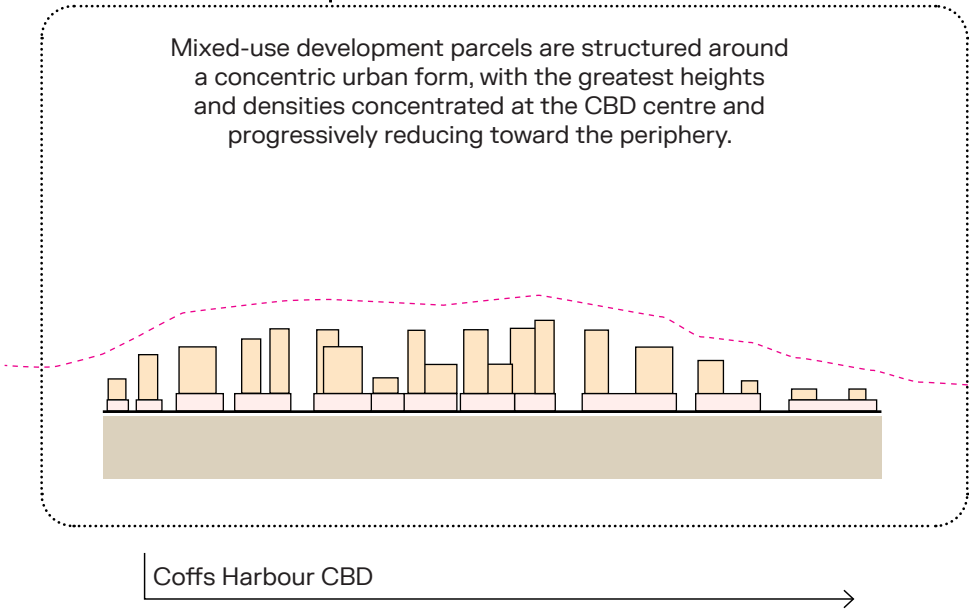
Above: A roadmap to planning the Compact City in the heart of the Coffs Harbour CBD,



Above: Sectional Diagram, from the Hinterlands to the Beach, the LGMS has identified where density and growth must occur- the CBD

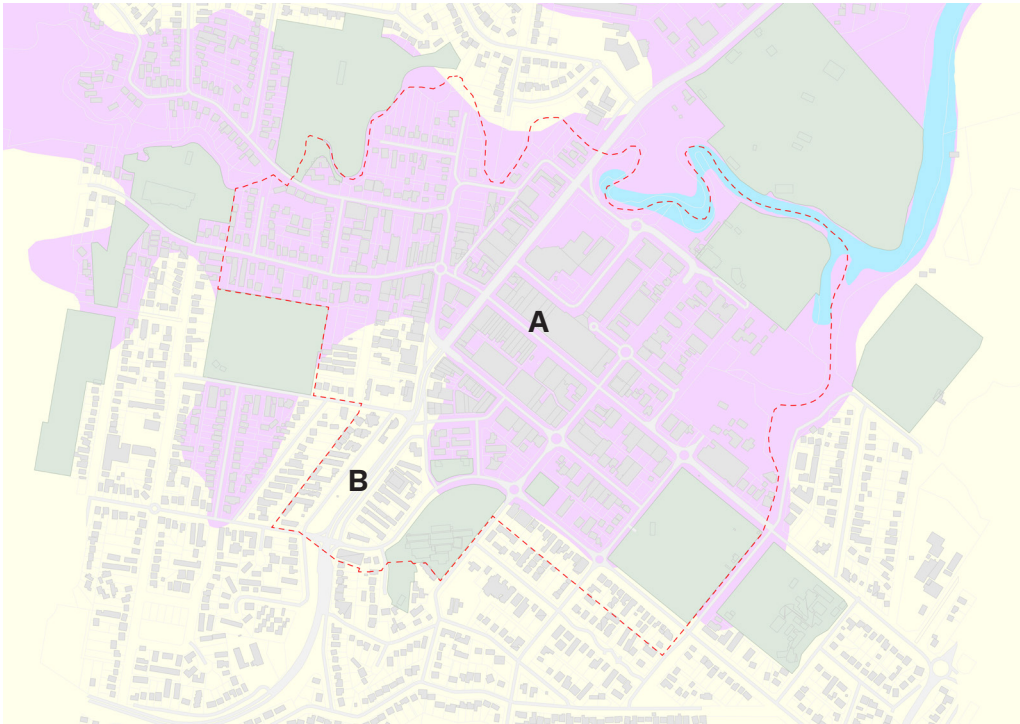


Above: Height Map Show concentric urban form contours from centre



8.7 City of Coffs Harbour's CBD Mapping

Constraints, Significant Developments and Transport Access



Above: Acid Sulphate Map - Coffs Harbour

In response to Acid Sulphate Soil constraints, sites affected by these conditions will likely accommodate car parking above ground rather than within basements (A). Sites outside the identified Acid Sulphate Soil-constrained areas are anticipated to incorporate basement construction (B).

- Key:**
- Acid Sulphate Class 3
 - Acid Sulphate Class 5
 - Acid Sulphate Class 1
 - Boundary of the CBD as Defined in the LGMS



Above: Building Heights map of Coffs Harbour CBD

In response to the existing high water table across the CBD, and the associated Flood Mapping constraints adjacent, sites affected by these conditions will accommodate car parking above ground rather than within basements (A). Sites outside the identified Flooding constrained areas are anticipated to incorporate basement construction (B).

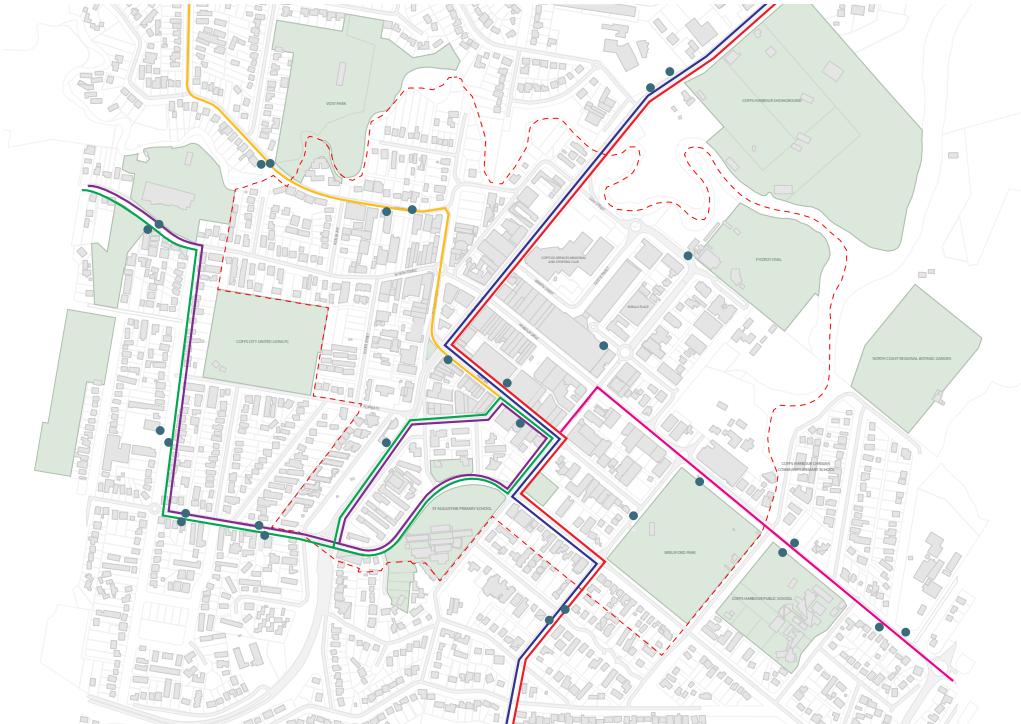
- Key:**
- Flood Zone
 - Boundary of the CBD as Defined in the LGMS



Above: Significant buildings of note - Existing and New- Coffs Harbour CBD

The adjacent map identifies a number of significant existing and planned developments that are unlikely to be redeveloped. These sites have therefore been integrated accordingly into the future development opportunities

- Key:**
- Significant Buildings
 - Carpark
 - Council Assets
 - Existing Tall Buildings
 - Boundary of the CBD as Defined in the LGMS



Above: Public Transport routes across Coffs Harbour CBD

Growth supported by connectivity can be seen through the current public transport infrastructure across the CBD. Transport hubs support the citing of density.

- Key:**
- Bus Stop
 - 360 Bus Route
 - 369 Bus Route
 - 366 Bus Route
 - 368 Bus Route
 - 367 Bus Route
 - 365 Bus Route
 - Boundary of the CBD as Defined in the LGMS

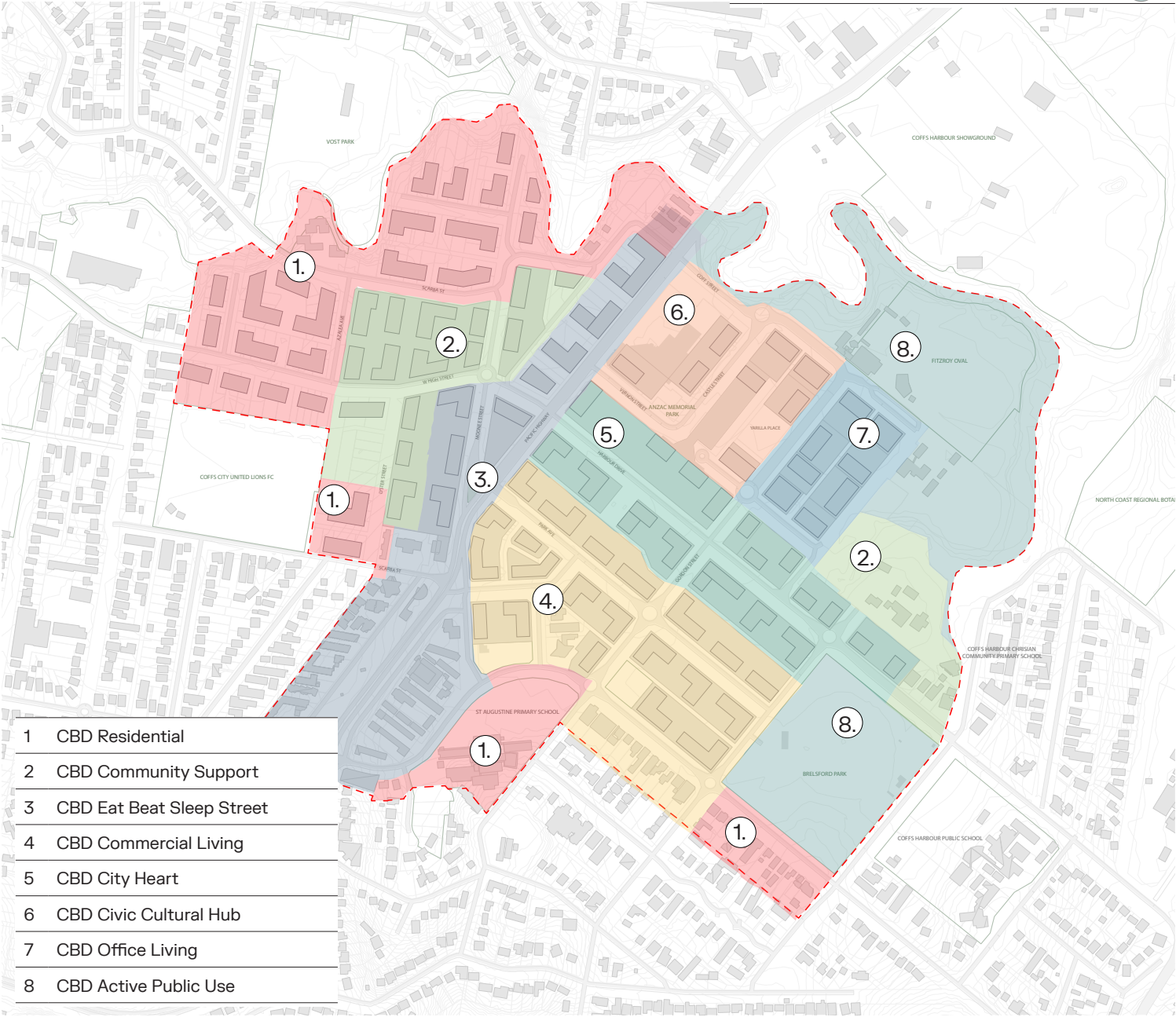
8.8 Interpretation of the Local Growth Management Strategy

Land Use Mapping and Height of Buildings

The below map speculates on the potential Land Use across the Coffs Harbour CBD, as represented by the Compact City initiatives.

These Land Uses are based on an outcomes that support the growth predictions by Council projections equating to **12,800 new homes, 271,230m2 Commercial NLA** (inc 65,000m2 additional Employment Demand / 10,000m2 Retail demand), and increased Education supply and Civic buildings, **by 2041.**

1	CBD Residential	
2	CBD Community Support	
3	CBD Eat Beat Sleep Street	
4	CBD Commercial Living	
5	CBD City Heart	
6	CBD Civic Cultural Hub	
7	CBD Office Living	
8	CBD Active Public Use	

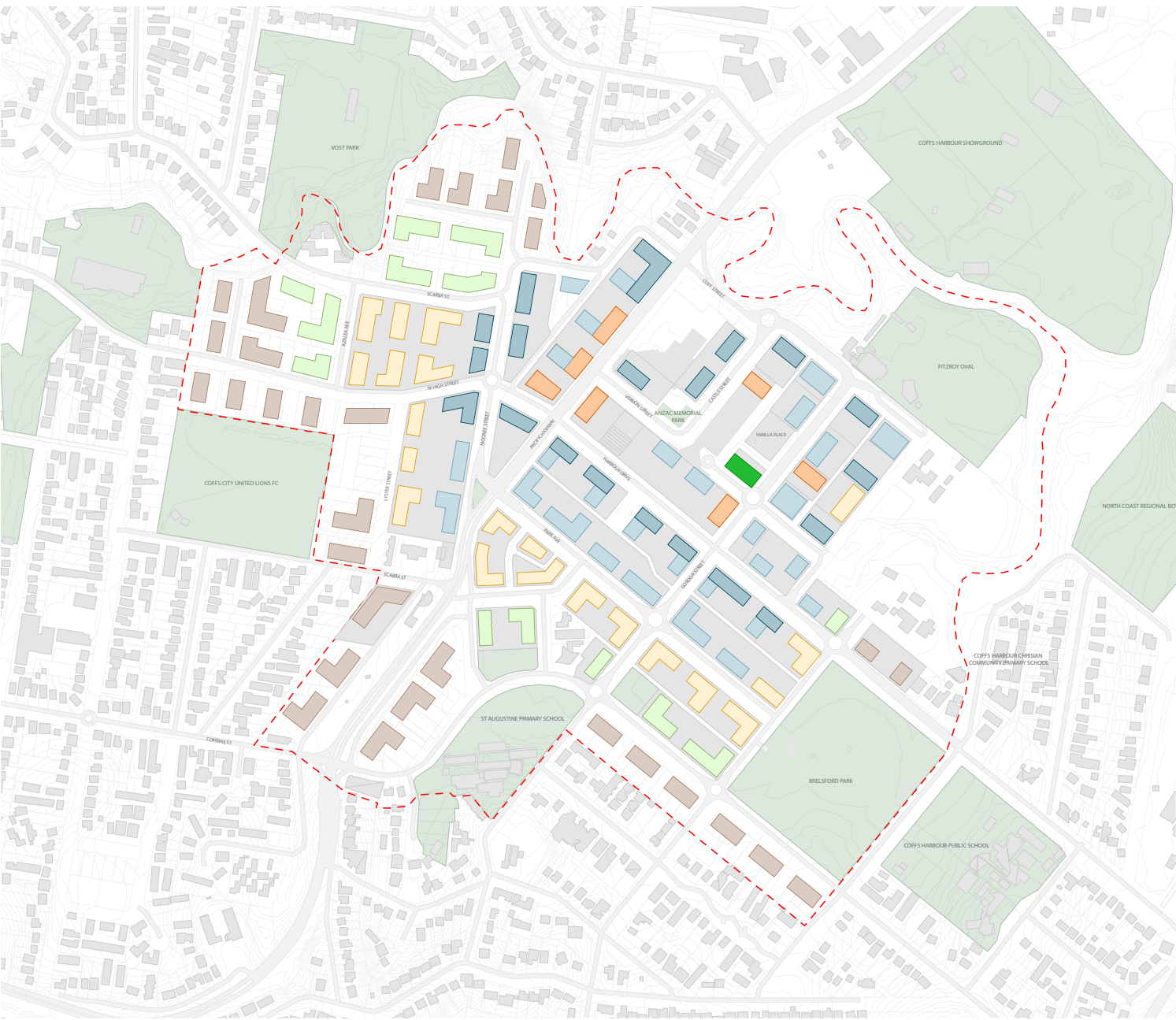


Above: Land Use map of Coffs Harbour CBD

The below map speculates on the potential Building Heights by Storeys across the Coffs Harbour CBD, as represented by the Compact City initiatives.

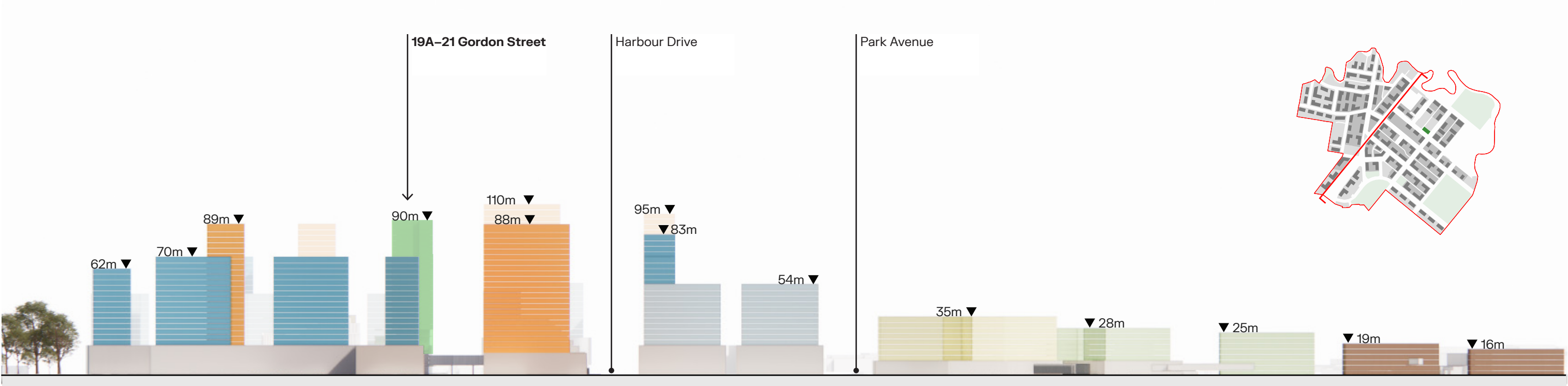
These Heights are based on an outcomes that support the growth predictions by Council projections equating to **12,800 new homes, 271,230m2 Commercial NLA** (inc 65,000m2 additional Employment Demand / 10,000m2 Retail demand), and increased Education supply and Civic buildings, **by 2041.**

Key:	
Podium 2-5 Storeys	
6-7 Storeys	
8-9 Storeys	
10-13 Storeys	
14-18 Storeys	
19-26 Storeys	
27+ Storeys	

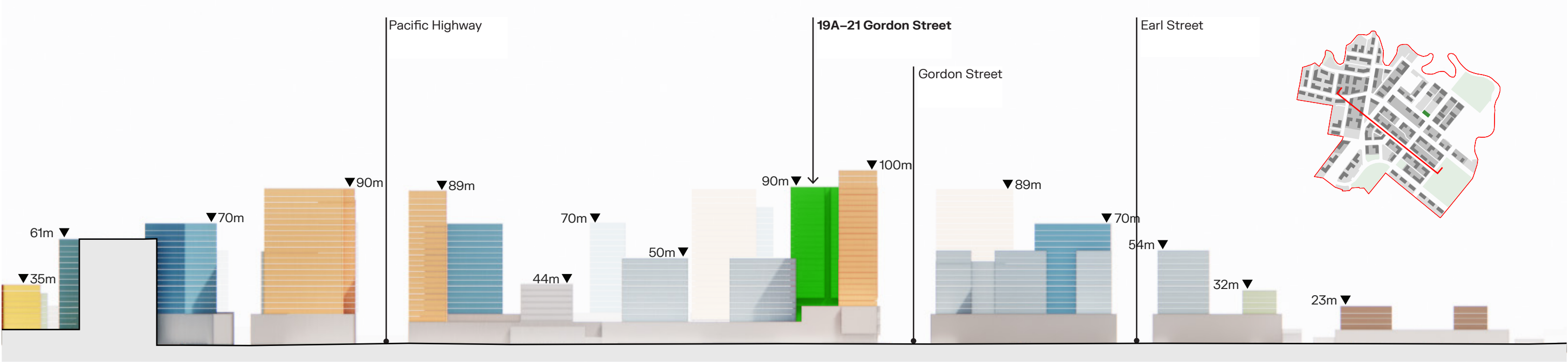


Above: Building Heights map of Coffs Harbour CBD

8.9 Interpretation of the Local Growth Management Strategy Sectional Diagrams

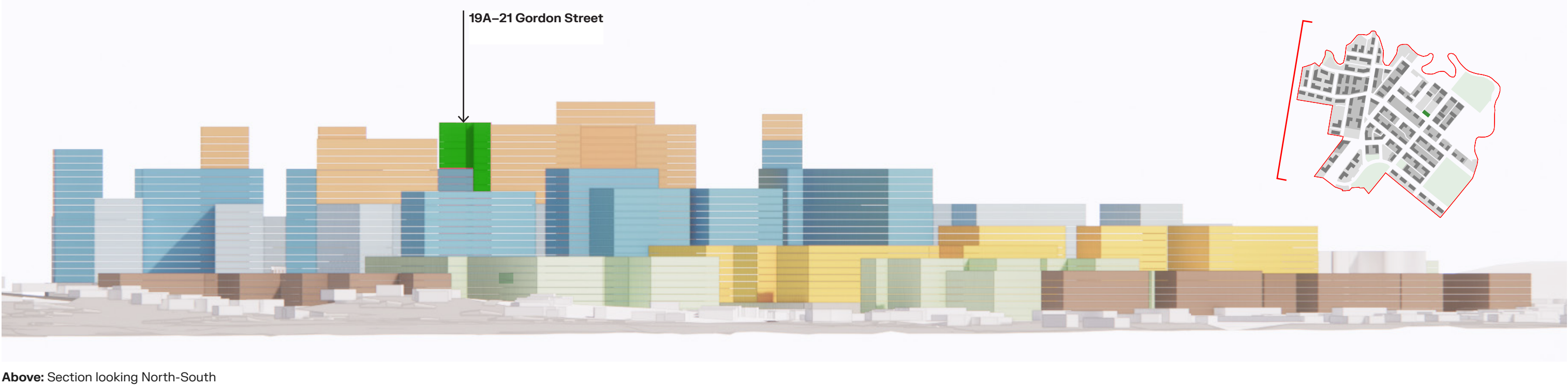
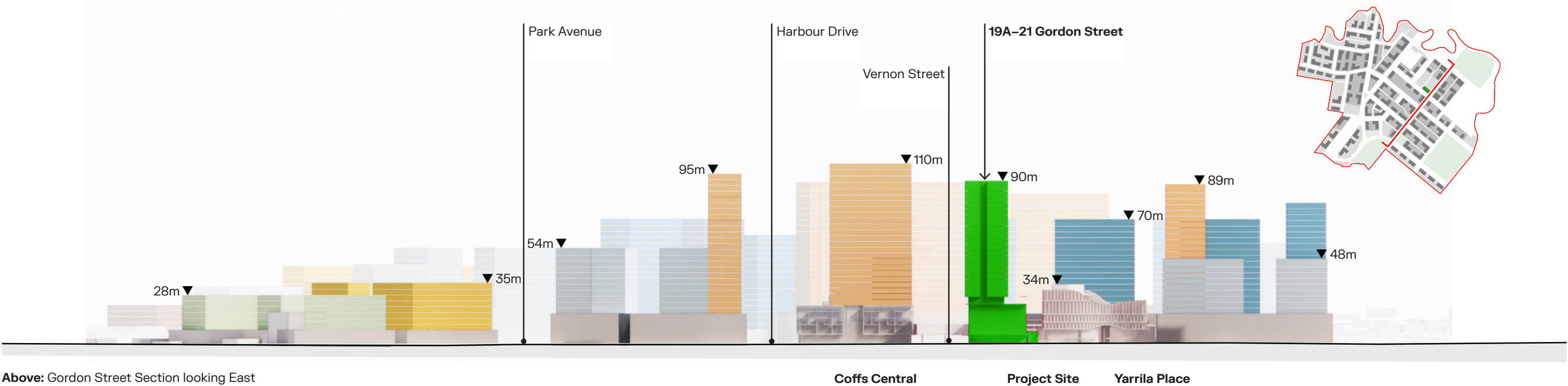


Above: Pacific Highway Elevation looking East



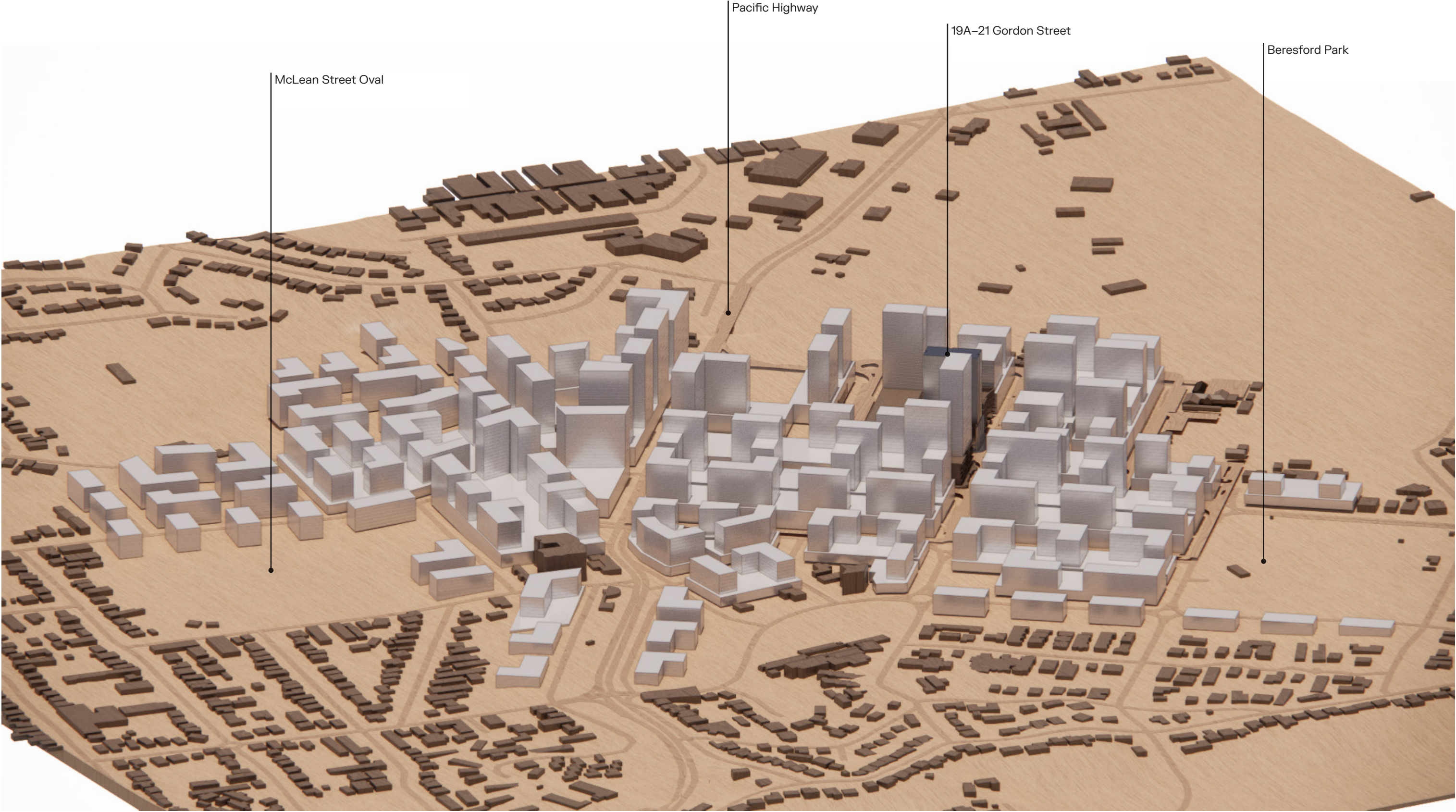
Above: Harbour Drive section Looking North

8.9 Interpretation of the Local Growth Management Strategy Sectional Diagrams



8.10 Interpretation of the Local Growth Management Strategy

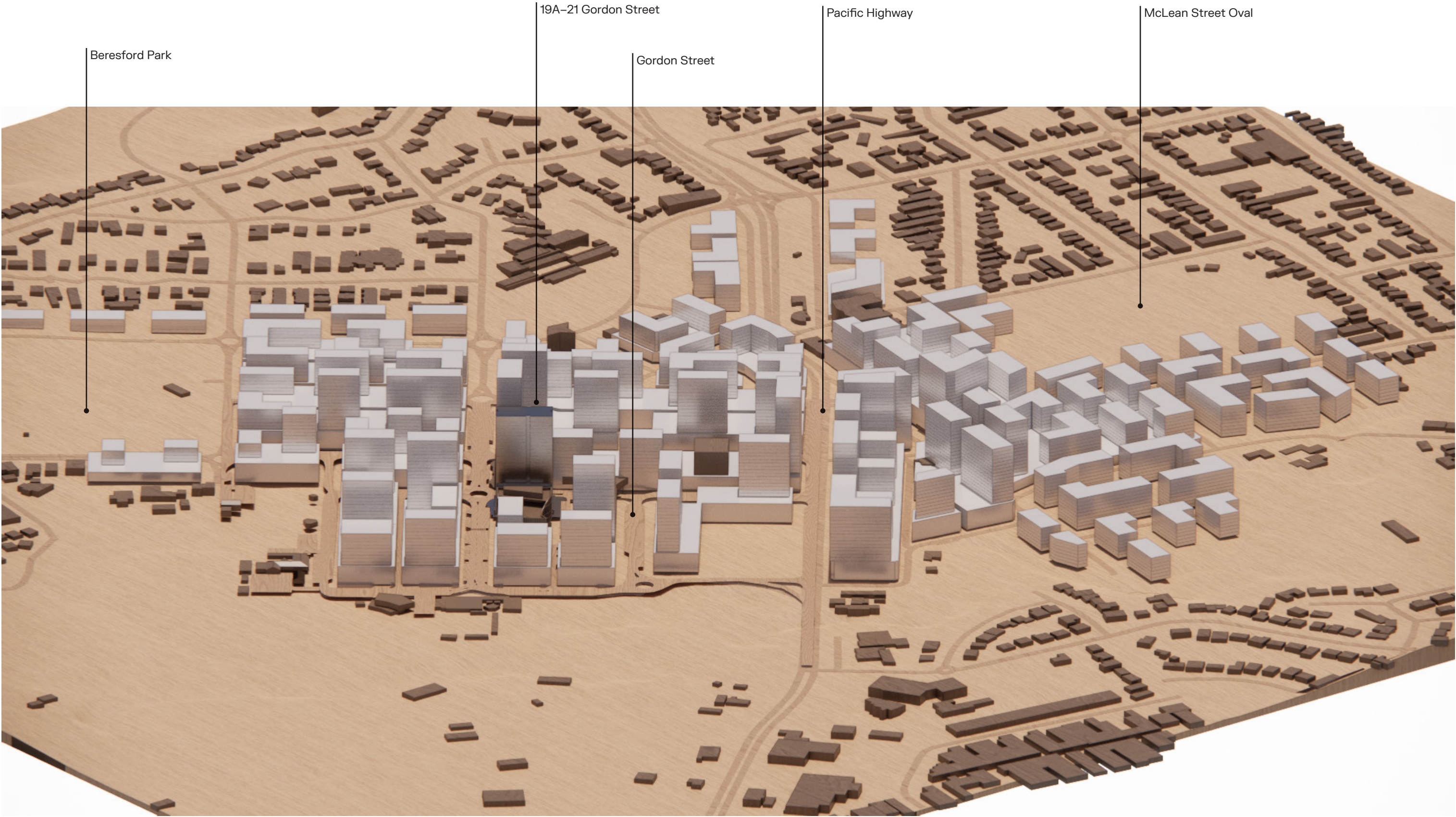
3D Model



Above: 3D View looking North

8.10 Interpretation of the Local Growth Management Strategy

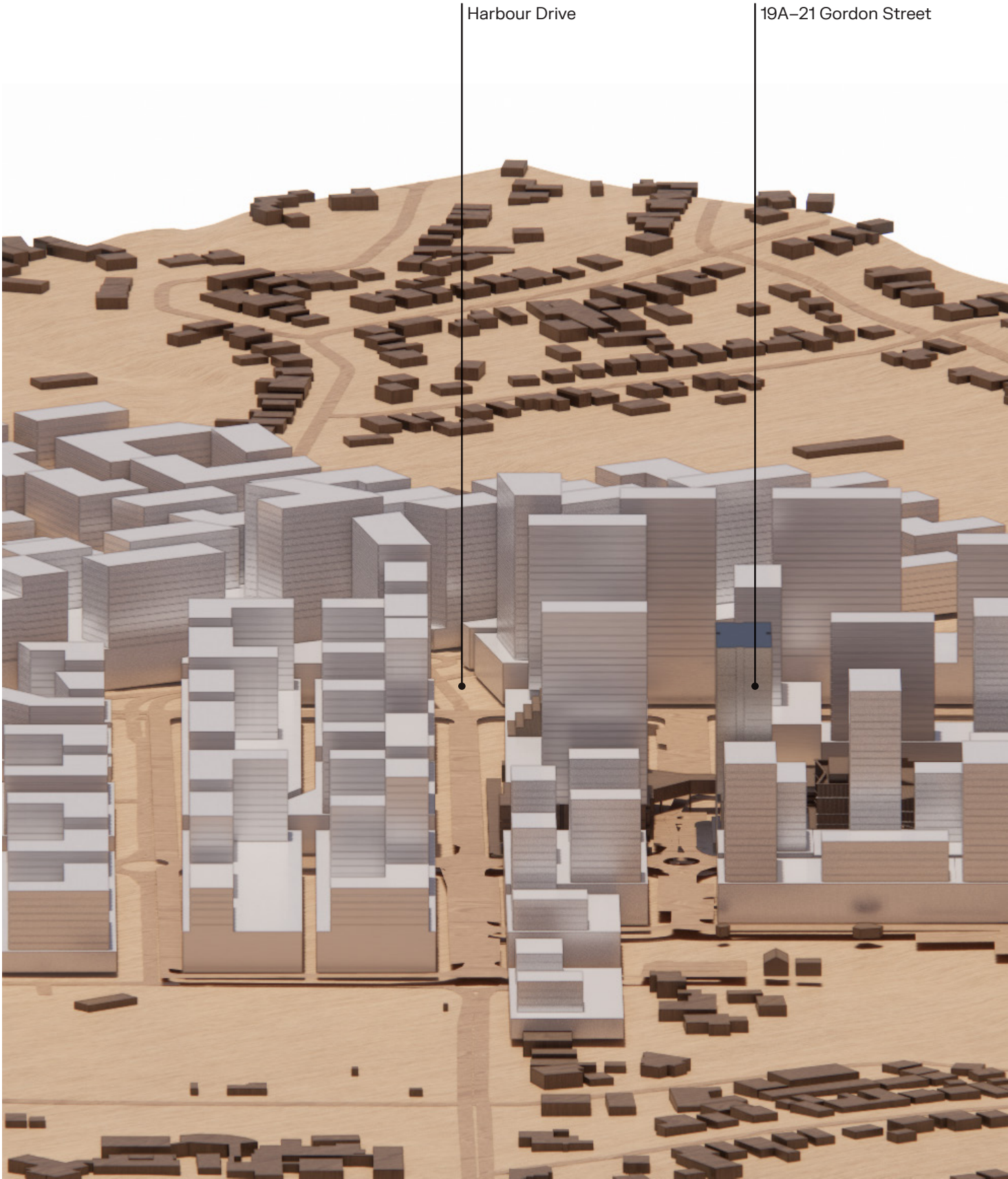
3D Model



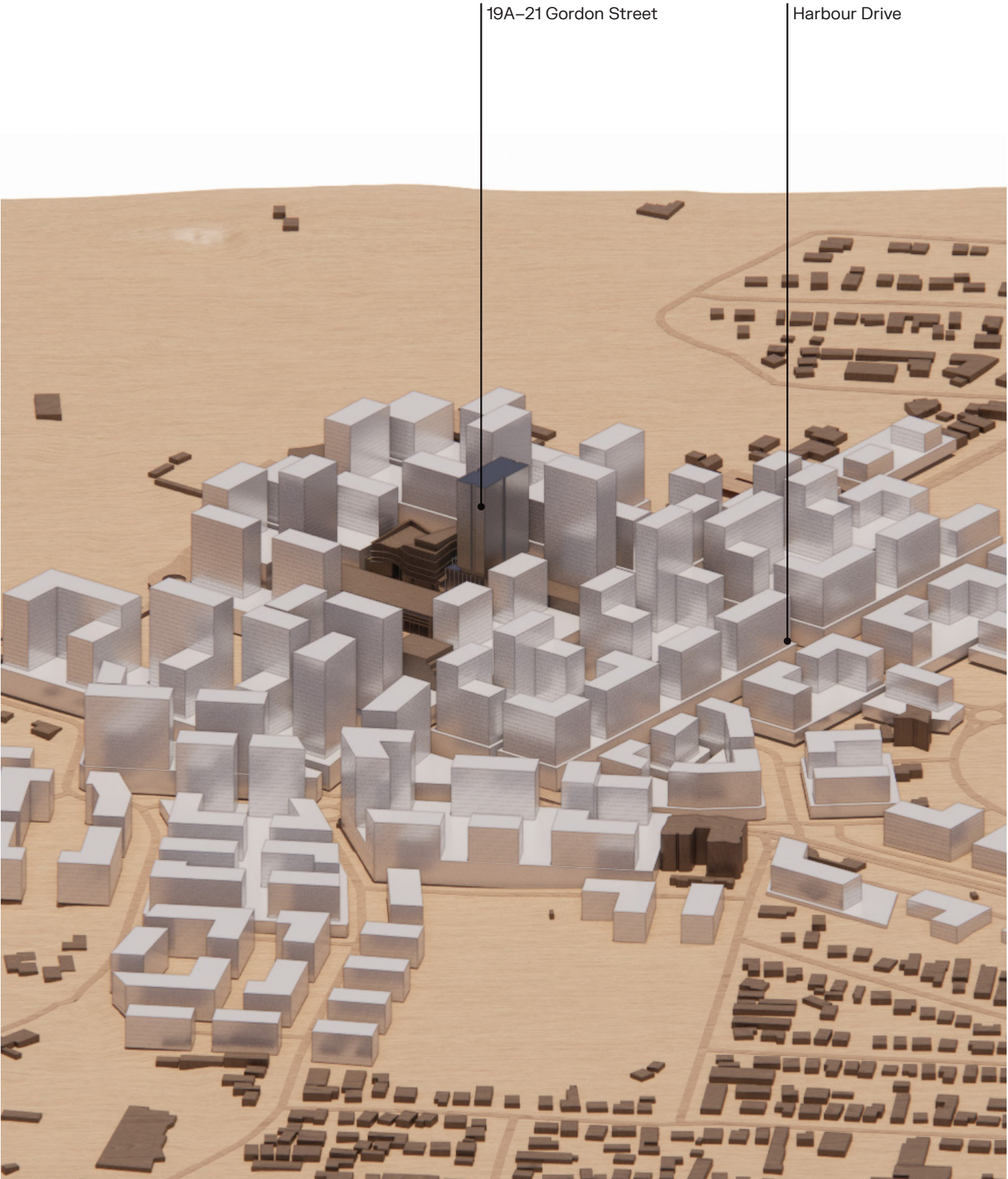
Above: 3D View looking South

8.10 Interpretation of the Local Growth Management Strategy

3D Model



Above: 3D View looking East



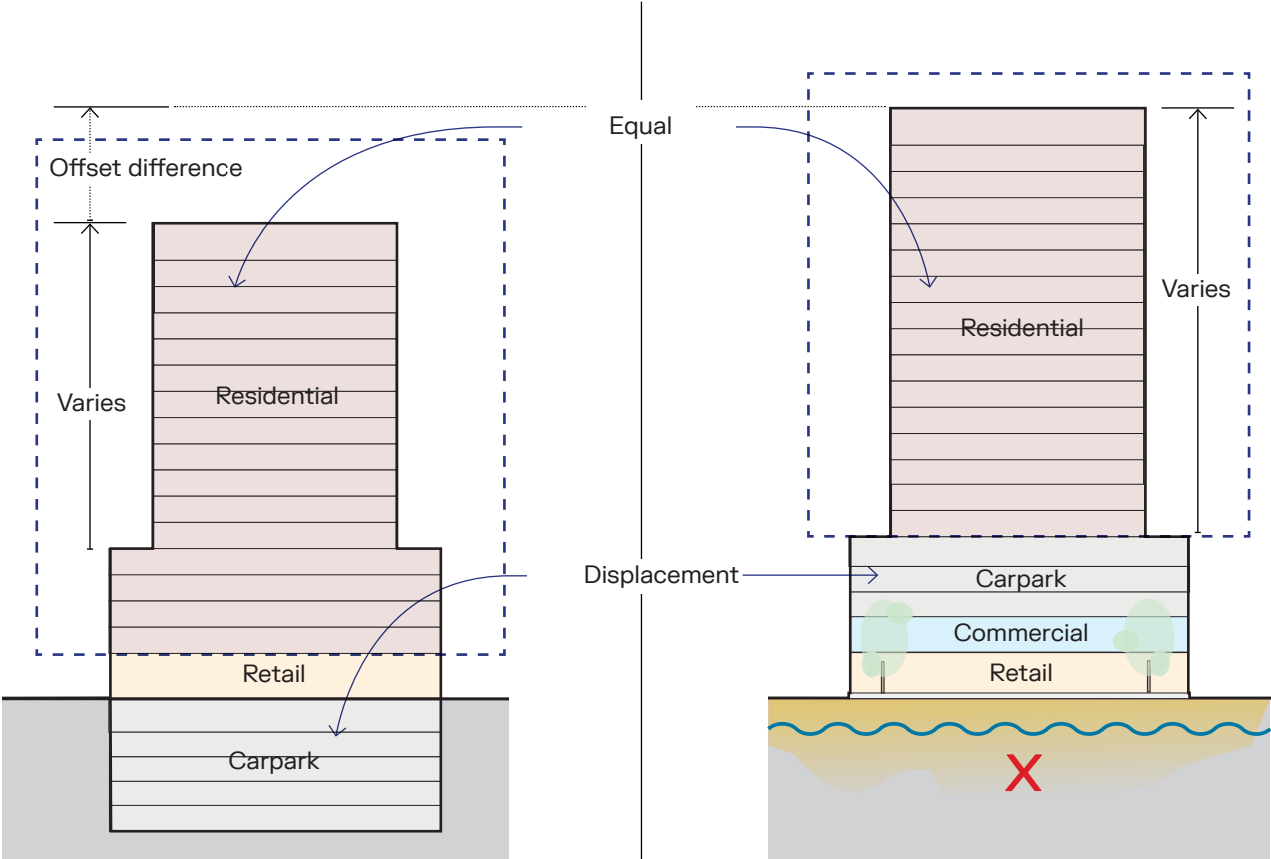
Above: 3D View looking West

8.11 City of Coffs Harbour's Local Growth Management Strategy

Typical Built form and envelopes

In planning for the long-term development of the Coffs Harbour CBD, an assessment has been undertaken of built-form typologies that are considered technically and economically realisable. The purpose of this assessment is to demonstrate the likely configuration and composition of future development, noting that while maximum development envelopes—specifically height and floor space ratio—may be prescribed through statutory controls, actual built outcomes will be determined through detailed site-specific design resolution.

Development yield and form will be influenced by a range of interrelated factors, including site area and configuration, permissible land uses, floor plate efficiency, optimisation of gross floor area and dwelling yield, and compliance with relevant planning and urban design controls. Building height and massing will be tested against performance-based criteria, including solar access and overshadowing, building separation distances, streetscape and public domain interface, and residential and environmental amenity, to ensure appropriate outcomes consistent with the objectives of the planning framework.



Typical Residential Development with Car Park Basement

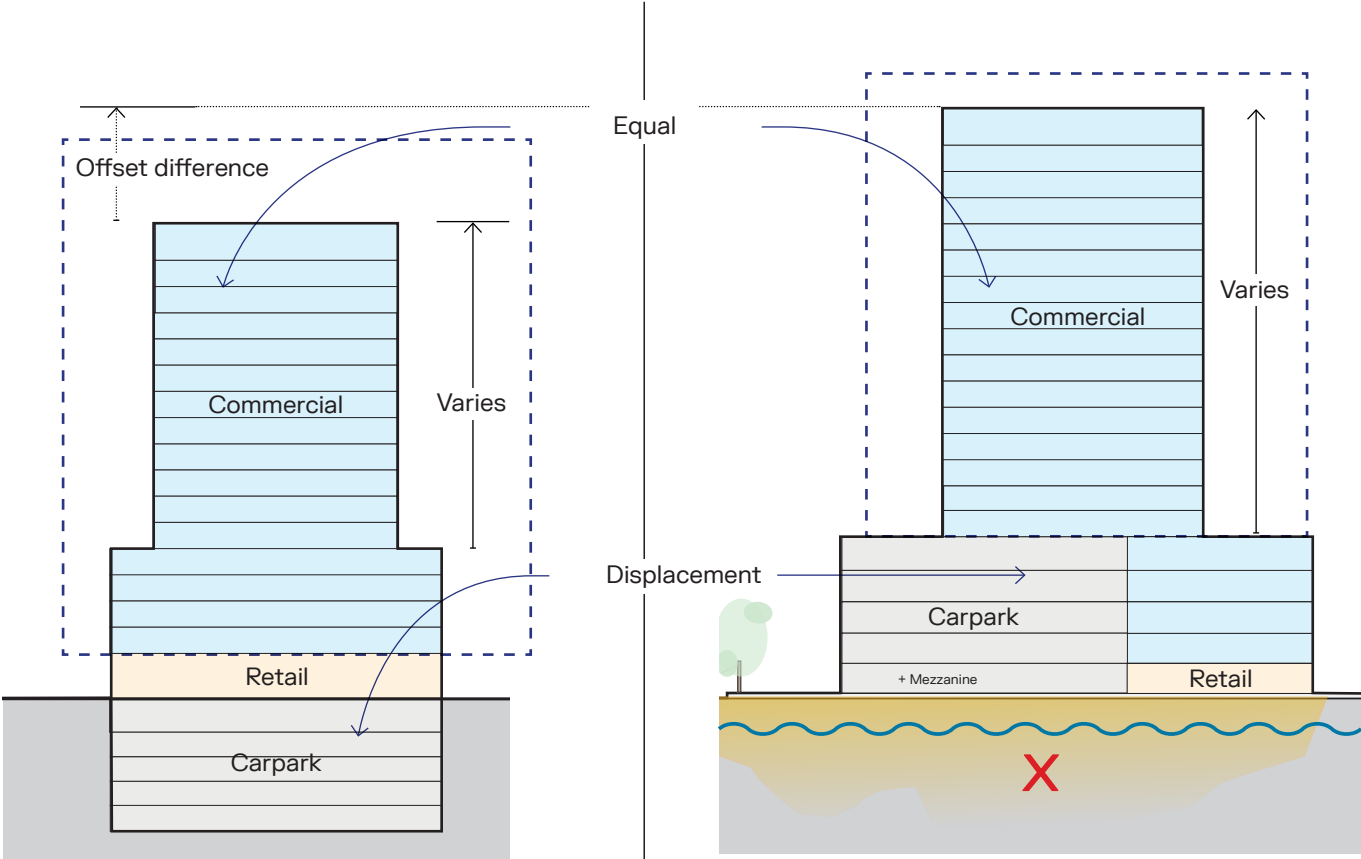
Building Basements provide opportunities for Car Parking below ground enabling podiums to be used for active purposes that contribute to the viability of the development and contribute to the urban improvement.

*setbacks shown are consistent with current DCP

Typical Residential Development with Car Park Podium

Acid sulphate soils are prevalent across the Coffs Harbour CBD, and many sites are also characterised by a high water table, increasing their vulnerability to flooding. In such circumstances, basement construction is often constrained or infeasible, necessitating the provision of car parking within above-ground building podiums. Where this approach is required, consideration should be given to modest increases in overall building height to offset the resultant loss of developable land value. Importantly, careful attention must also be paid to the design and activation of podium levels to ensure they contribute positively to the public realm and enhance the overall urban quality of the city.

*setbacks shown are consistent with current DCP



Typical Commercial Development with Car Park Basement

Building Basements provide opportunities for Car Parking below ground enabling podiums to be used for active purposes that contribute to the viability of the development and contribute to the urban improvement

*setbacks shown are consistent with current DCP

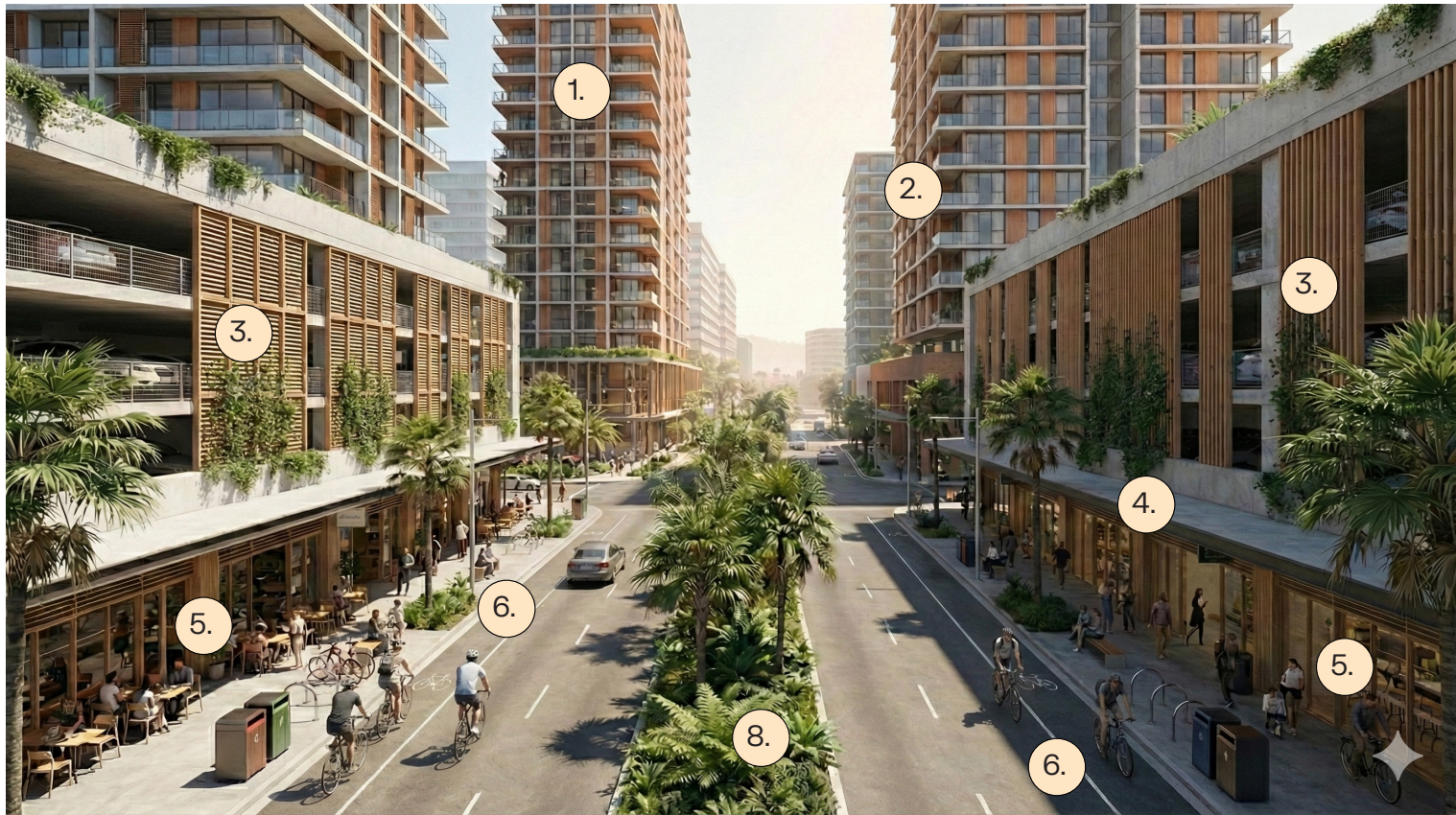
Typical Commercial Development with Car Park Podium

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Where this approach is required, consideration should be given to modest increases in overall building height to offset the resultant loss of developable land value. Importantly, careful attention must also be paid to the design and activation of podium levels to ensure they contribute positively to the public realm and enhance the overall urban quality of the city.

*setbacks shown are consistent with current DCP

8.12 Visualisations



Above: Potential view along Pacific Highway



Above: Potential view along Harbour Drive

Urban Design Principles – Future Coffs Harbour CBD

- 1. Height, Density and Growth**
Built form may extend to heights of 22+ storeys, supporting long-term growth aspirations in accordance with the Local Growth Management Strategy (LGMS) and INVEST Coffs Harbour objectives. Increased height and density are to be carefully managed to reinforce a compact, vibrant, and economically resilient city centre.
- 2. Design Excellence**
All significant developments are to be delivered through a rigorous Design Excellence process, ensuring architectural quality, innovation, and contextual responsiveness. Outcomes must contribute positively to the identity of the CBD, enhancing Coffs Harbour as an exceptional place to live, work, visit, and invest.
- 3. Podiums and Parking Integration**
Where acid sulphate soil conditions preclude basement construction, 3–6 storey podiums may accommodate above-ground parking. Podiums are to be naturally ventilated, with articulated façades and active edges that screen vehicles and ensure parking infrastructure does not dominate the public realm or streetscape.
- 4. Pedestrian Comfort and Climate Response**
Continuous building awnings are required along key pedestrian streets to provide shelter from sun and rain, improving comfort and reinforcing the CBD as a walkable, all-weather city centre.
- 5. Active frontages**
Encouraged activity that enlivens the street edges with retail, cafes, restaurants, etc.
- 6. Streets as Public Places**
Roads are to be reimagined as people-focused streets, incorporating traffic-calming measures and prioritising pedestrians and cyclists. On-street parking is discouraged in favour of dedicated cycle infrastructure, public transport stops, and generous footpaths.
- 7. Inclusive Public Realm**
High-quality street furniture, lighting, and amenities are to be provided throughout the CBD to enhance comfort, safety, and usability, supporting diverse age groups, abilities, and patterns of use.
- 8. Landscape and Environmental Performance**
Streets and buildings are to integrate extensive landscaping, contributing to visual amenity and environmental performance. Green infrastructure such as bioswales and rain gardens will manage stormwater naturally, improve water quality, enhance biodiversity, and mitigate the urban heat island effect.

8.13 City of Coffs Harbour’s Local Growth Management Strategy

Benchmarks and Precedents

As we communicate the potential built-form typologies and development outcomes, it is essential that urban design and architectural quality remain central considerations—supporting the progressive aspirations for the future of Coffs Harbour. With the advent of the Housing Delivery Authority (HDA) and subsequent State Significant Development Application (SSDA) planning pathways, there is an inherent requirement to demonstrate Design Excellence. In response, this study presents a series of benchmark projects and reference images that establish a high standard for built outcomes. These benchmarks serve both to articulate the level of design quality sought and to provide a clear visual framework for understanding potential development outcomes for the Local Government Management Strategy (LGMS), should both Council and the State Government elect to pursue these pathways.

Understanding and embracing the local constraints characteristic of the Coffs Harbour CBD is essential. Chief among these are ground contamination and high sulphate acidity, as well as localised flooding, which together restrict—and in many cases preclude—the feasibility of basement or below-ground construction for car parking and related uses.

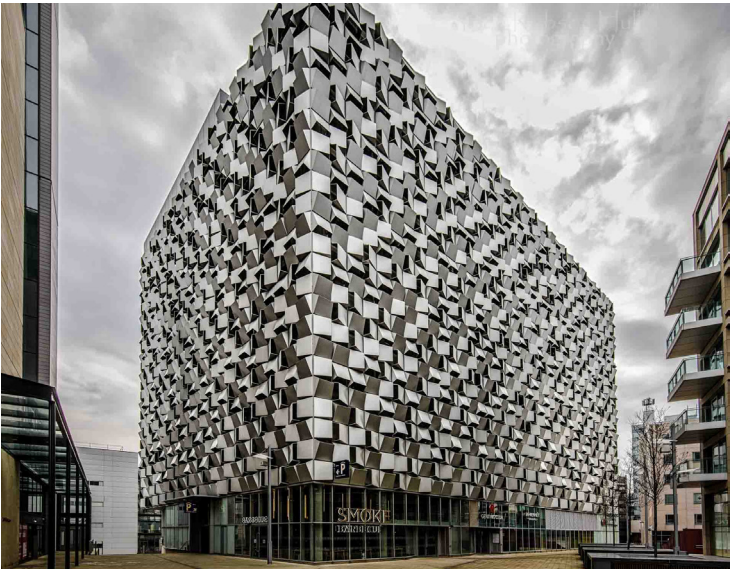
In response, car parking is often accommodated at or above ground level. While this approach addresses technical and environmental constraints, it can compromise the capacity of podiums to perform as genuinely urban and responsive interfaces, and may limit opportunities for high-quality architectural and public domain outcomes.



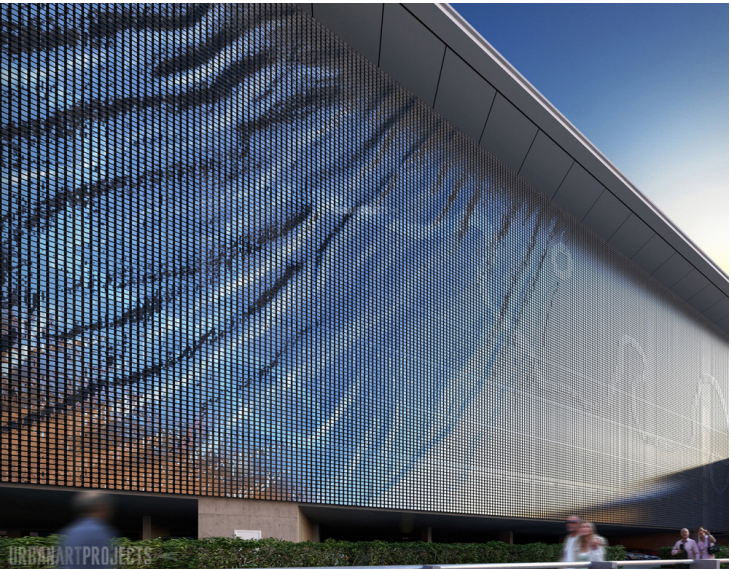
Above: Yurilla Place, Coffs Harbour, City of Coffs Harbour + BVN, 2025 AIA National Awards, Sir Zelman Cowen Award for Public Architecture and AIA (NSW) Chapter Awards, Sir John Sulman Medal for Public Architecture. Source BVN



Above: Blacktown Quarter, NSW by Walker Development, source Walker Corporation.



Above: Decorative facade treatment can mask the podium car park and enhance the urban profile and architecture. Charles Street Car Park, UK, by Allies and Morison Architects.



Above: Kinetic media wall facades at Brisbane Airport Car Park represents opportunities for integrated artwork. By UAP + Ned Kahn to create kinetic artwork for Brisbane Airport.



Above: Active edges with spill out into enhanced Pubic Domain and landscaping improves the streets and footpath of the Compact City



Above: Preserving public spaces and enhancing them with god placemaking principles is essential, Newcastle East End Shown. Source SJB



Above: Typical developments in the Compact City include improved public domain, pedestrian friendly spaces that provide shade and respite from the climate with active street frontages and above ground car parking within podiums. Source: OCG

8.14 City of Coffs Harbour CBD

Comparable developments

Regional centres along the eastern coast of New South Wales are actively planning for significant future growth, as reflected in a suite of masterplans and strategic planning documents. This forward-looking approach is evident in both current and proposed developments across key centres, including Wollongong and Nowra to the south of Sydney, and Gosford, Newcastle, and Coffs Harbour to the north. Collectively, these centres are positioning themselves to accommodate population growth, diversify employment, and strengthen their roles as self-sustaining regional cities within the broader state and national urban network.



Above: WIN Grand Apartments, Woolongong NSW- 123m, approved for development. Source: Colony Six



Above: The Store apartments, Newcastle NSW - 107m, Under Construction, Source DOMA



Above: Archibald Apartments, Gosford NSW - 98m, Under Construction, Source Aland



Above: 711 Hunter Street, Newcastle NSW - 90m, Bloc, Source Stewart Architecture

8.15 CHUC Planning Alignment

Aligning with The Local Growth Management Strategy, Coffs Harbour City Council 2020

Description		Our Solution
Catalyst for Sustainable, Compact City Growth	✓	The development supports Coffs Harbour’s strategic vision under the LGMS Compact City Program, promoting urban consolidation, infill, sustainability and a more efficient use of serviced land.
Significant Housing Contribution	✓	Provides 152 apartments, directly addressing local housing demand and supporting Council’s residential growth targets.
Affordable Housing for Essential Workers	✓	Delivers much-needed homes for key community personnel, including nurses, police, firefighters, paramedics, and teachers, supporting workforce stability and community resilience.
Investment Confidence	✓	Represents a substantial private sector investment in Coffs Harbour, sending a strong signal of confidence in the CBD and encouraging further economic and development activity.
Community and Commercial Facilities	✓	Incorporates ground-level spaces for community use, including a worship/event hall, multi-use meeting and function areas, and upper-level commercial tenancies, enhancing local amenity and social infrastructure.
Retail Activation	✓	Provides high-quality, high-amenity retail spaces fronting Gordon Street, Vernon Street, and Riding Lane, reinforcing street-level activation and contributing to a vibrant urban environment.
Contextually Justified Tower Height	✓	The tower form is appropriate for this central CBD location, with above-ground car parking required due to challenging in-ground conditions, supporting a slender, elegant vertical form.

8.16 Building the Masterplan

Urban Response and Placemaking

A comprehensive masterplan for Coffs Harbour, based on the LGMS would provide a strategic, long-term framework to guide the physical, social, and economic development of the CBD. Its core objective is to integrate living, working, and recreational functions to create sustainable, vibrant, and self-sufficient communities. Three key attributes would be addressed in the Masterplan.

Live: Residential areas are embedded within the community fabric, offering diverse and affordable housing close to services, schools, and public amenities, while prioritising safety, accessibility, and quality of life.

Creating Great Places



A future CBD masterplan must create great places through a collaborative, evidence-based approach that prioritises human experience, health, and wellbeing. Placemaking transforms public spaces into vibrant, safe hubs, integrating walkability, biophilic design, and a strong sense of enclosure to foster connection and identity.

Live, Work and Play



A comprehensive Coffs Harbour Compact City masterplan should provide a strategic, long-term framework integrating “live, work, and play” elements, enhancing quality of life, reducing commuting, and fostering a strong, self-sufficient local identity that supports vibrant, connected, and resilient urban communities.

Work: Employment hubs are integrated through mixed-use development, supporting local jobs, innovation precincts, and strong connections to public and active transport to reduce commuting.

Play: Generous public realms support wellbeing through green spaces, cultural venues, social hubs, and connected walking and cycling networks.

Successful masterplans are community-led, sustainable, and adaptable, aligning land use with infrastructure to enable “15-minute cities” where daily needs are accessible within close proximity.

Building Communities



The long-term masterplan for Coffs Harbour must address the growth and evolution of both existing and future communities. Critically, it should support the organic continuation of the city’s established culture while also enabling positive influence, adaptation, and change driven by emerging communities and demographic shifts.

Mobility and Safety



The Coffs Harbour CBD Masterplan must prioritise urban design and placemaking that enhance pedestrian safety through activity and passive surveillance. Well-lit, vibrant mixed-use environments attract people, reducing crime and improving traffic behaviour, while creating active public spaces that feel safe and well-used day and night.

8.17 Infrastructure Improvements supporting Growth Beyond the Bypass

The Coffs Harbour Bypass represents a transformative piece of infrastructure that will fundamentally reshape the city. By redirecting through-traffic away from the City Centre, the \$2.2 billion project—the largest ever delivered in the region—will significantly reduce congestion and improve regional connectivity.

Most importantly, the bypass unlocks a once-in-a-generation opportunity to reconnect and revitalise the city. With the Pacific Highway’s current through-traffic function removed, its role can be redefined as a local urban street, framed by active edges and prioritising pedestrian amenity, accessibility, and safe, efficient movement. This shift enables the City Centre to evolve into a more connected, people-focused, and vibrant urban environment.



Above: The Pacific Highway could be transformed to a pedestrian friendly place with activity and festivities. Precedents; City Place, Cairns Australia, above left, Queens Street Mall, Brisbane, top right and Caxton Street, Brisbane below left and Albert Street, Brisbane below right..



Above: The new Bypass shown in context to the Coffs Harbour City Centre

8.18 CHUC Planning Alignment

Aligning with INVESTCOFFS Prospectus, Coffs Harbour City Council 2024

“With major infrastructure, a growing population and a bold vision for the future, Coffs Harbour is shaping for a new era of regional growth and opportunity. .”

City of Coffs Harbour Economic Development & Tourism Team

The INVESTCOFFS Prospectus, prepared by the City of Coffs Harbour Economic Development & Tourism Team, positions Coffs Harbour as a rapidly growing, economically diverse regional city with strong momentum for urban renewal and city-centre intensification. Strategically located between Sydney and Brisbane, the city benefits from major infrastructure investment, including the \$2.2 billion Pacific Highway Bypass, which will significantly reduce through-traffic in the CBD and unlock opportunities to transform the city centre into a people-focused, live–work–play destination.

The Prospectus highlights the CBD as the pinnacle regional centre for business, culture, residential growth and investment, supported by recent and committed projects such as Yarrila Place, mixed-use residential developments, retail revitalisation, and proposed convention and exhibition facilities. Emphasis is placed on higher-density development, improved walkability, activated streets, and integration with green and blue infrastructure.

Environmental leadership underpins growth, with Coffs Harbour recognised as NSW’s first certified ECO Destination. Urban development is framed to respect natural assets, enhance public spaces, and support climate-responsive design. Collectively, the Prospectus establishes a strong economic and spatial rationale for increased building height, design excellence, public realm investment, and sustainable urban intensification within the Coffs Harbour CBD.

Our proposed development at 19a–21 Gordon Street, Coffs Harbour, supports and directly advances the strategic objectives outlined in the INVESTCOFFS Prospectus prepared by the City of Coffs Harbour Economic Development & Tourism Team. Positioned within the city centre, the project contributes to the Prospectus vision for a more connected, diverse, and economically resilient CBD.

Providing Additional Housing to Support Forecast Growth

By delivering new housing within the CBD, the proposal responds directly to projected population growth identified in the Prospectus. Concentrating residential development in the city centre supports compact urban form, reduces car dependence, and maximises the return on existing infrastructure investment.



Delivering Affordable Housing for Key Workers

The inclusion of affordable housing addresses a critical need identified in the Prospectus: the attraction and retention of essential workers across health, education, retail, tourism, and professional services. This outcome supports workforce stability while reinforcing the CBD as a place to live as well as work.



Providing Quality Workplace Space for Skilled Employment

The project incorporates contemporary workplace accommodation aligned with the Prospectus objective of fostering high-skilled, knowledge-based employment in central, well-connected locations. Proximity to services, public transport, and cultural infrastructure enhances the appeal of the CBD as a competitive employment hub.



Promoting Community-Focused Activity and First Nations Engagement

Consistent with the Prospectus emphasis on inclusive, vibrant communities and cultural identity, the development promotes community-oriented uses and opportunities for First Nations engagement, reinforcing social value and strengthening the cultural life of the city centre.



Championing Design Excellence and Urban Quality

The proposal embraces design excellence as a catalyst for investment, aligning with the Prospectus aspiration for high-quality architecture that enhances city identity, attracts residents and investors, and sets a benchmark for future development within the CBD.



Supporting the Growth of the Coffs Central Retail Precinct

The development reinforces the role of the city centre as a vibrant, people-focused destination by increasing residential and worker populations within walking distance of the Coffs Central retail precinct. This uplift in daily activity supports local businesses, extends trading hours, and strengthens the precinct’s long-term viability.



Supporting the Local Construction Economy

The development provides direct economic benefit through engagement of local trades, manufacturers, and suppliers, supporting the Prospectus objective of leveraging development activity to strengthen the regional economy and local employment outcomes.



8.19 Section Summary

As outlined in this document, the implementation of a Compact City program presents a transformative opportunity for the growth and evolution of Coffs Harbour. This approach delivers substantial benefits for both the city and the wider region by optimising the use of existing infrastructure, facilities and resources in an efficient, effective and sustainable manner. Critically, it also creates—within a viable and strategic framework—the additional housing capacity urgently required to support Coffs Harbour’s expanding population.

A fundamental step in realising this vision is the adoption of additional height and density on carefully selected sites where increased development can be achieved without adverse environmental impacts.

The Uniting Church’s proposal for its long-established site at 19A–21 Gordon Street represents a catalytic project for achieving this step and advancing the future direction set out in Council’s 2020 Local Growth Management Strategy (LGMS).

Continuing more than 130 years of service on this site, the proposed development will function as the Uniting Church’s regional hub, delivering essential support and social services to communities from Kempsey through to the Queensland border.

Key attributes of the proposal include:

- Unique social value and significant public benefit, supported by transformative urban design outcomes aligned with the strategic objectives of the 2020 LGMS.
- 152 new apartments, including 40 affordable dwellings, making a meaningful contribution to New South Wales’ housing supply and diversity.
- A sensitive built-form response that avoids negative impacts such as overshadowing, overlooking, or amenity loss to neighbouring properties.
- Extensive community engagement, with feedback demonstrating strong public support for the project.

The scale, ambition and public-good outcomes of this development position it as a landmark initiative—one that delivers exceptional social and community benefits for the people of Coffs Harbour and the broader northern and regional New South Wales area. In doing so, it stands apart from the majority of projects currently before the State that seek to address the growing demand for housing.



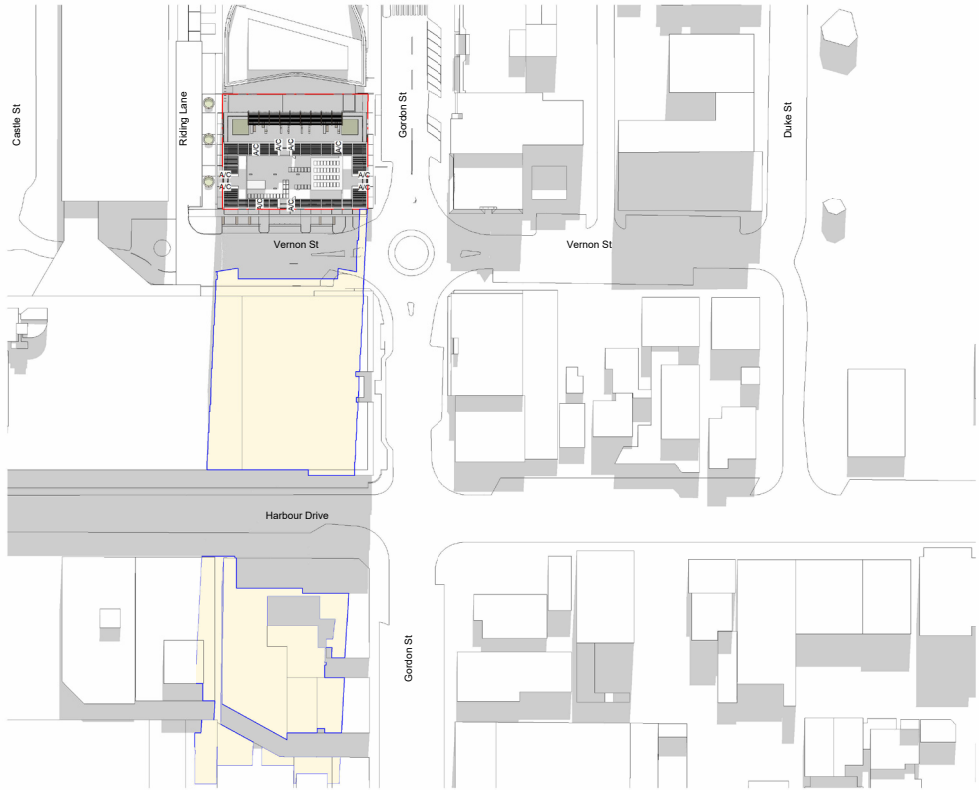
“It is much easier to build the second high tower in an area – but it takes visionary leadership and conviction to build the first”

9.1

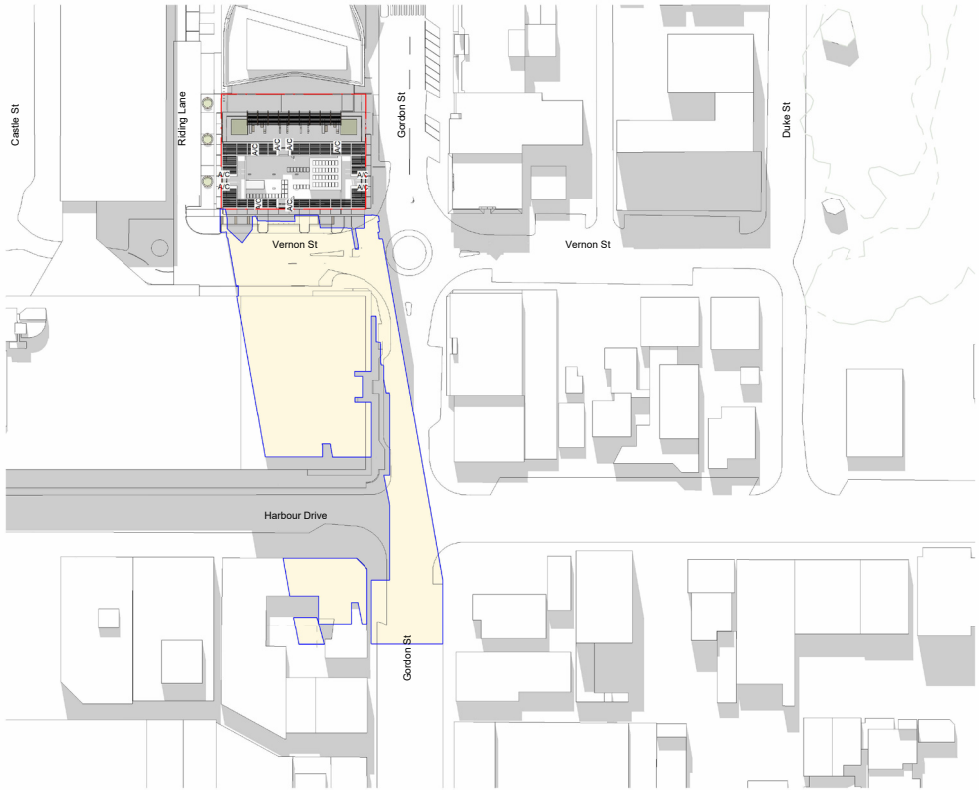
Appendices Shadow Diagrams & View from Sun



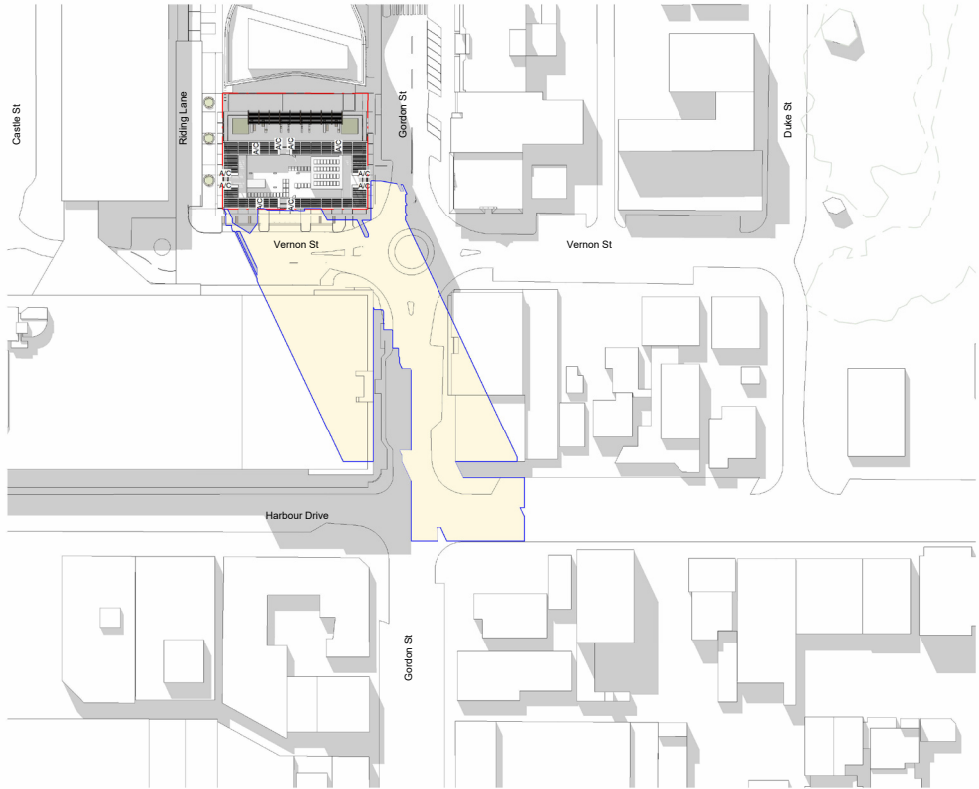
9.1 Shadow Diagrams



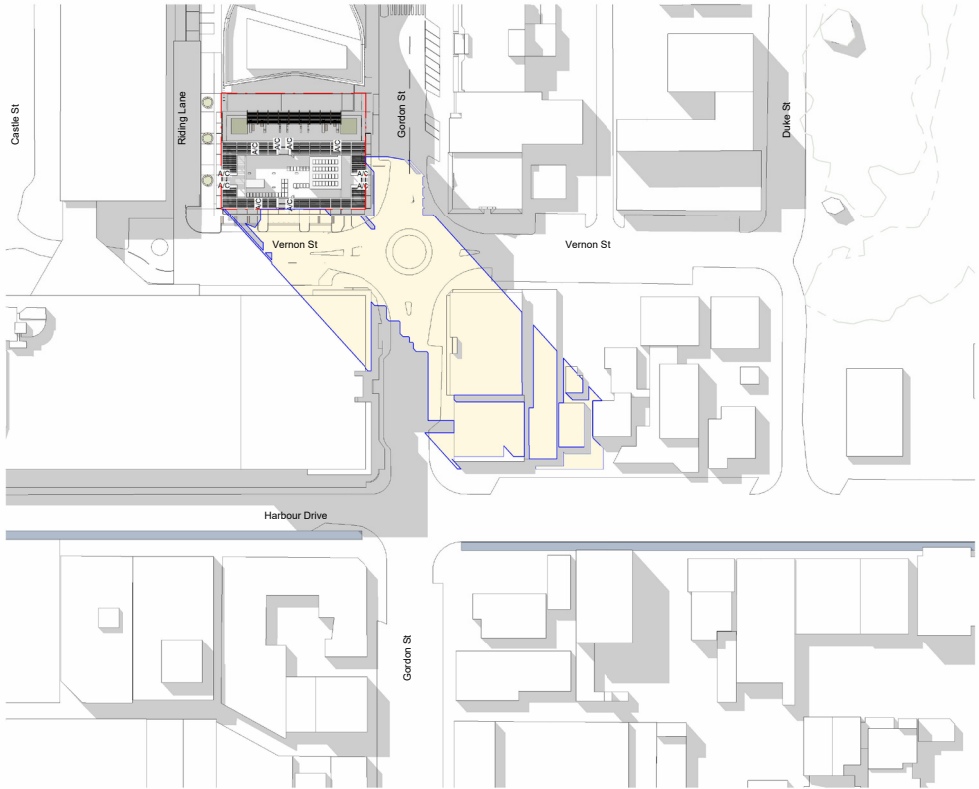
1 | SHADOW DIAGRAM - 21 JUNE 9AM



2 | SHADOW DIAGRAM - 21 JUNE 10AM



3 | SHADOW DIAGRAM - 21 JUNE 11AM

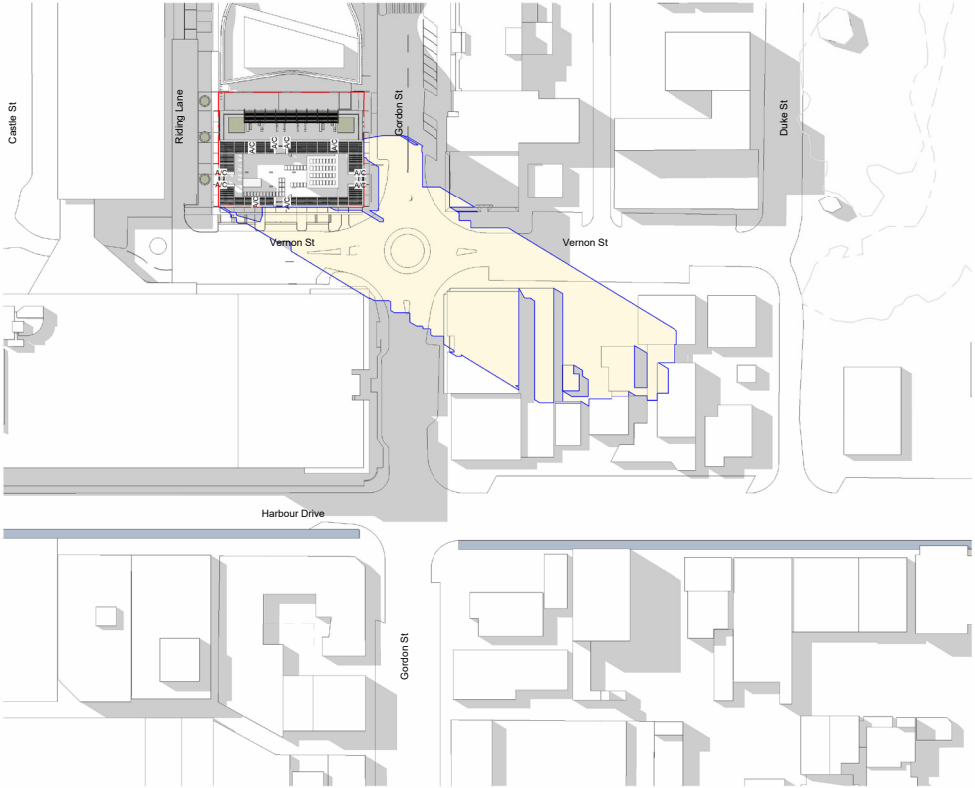


4 | SHADOW DIAGRAM - 21 JUNE 12PM

As per Section 7.20 of the Coffs Harbour Local Environmental Plan 2013, the proposal results in no additional overshadowing on 21 June between 12:00 and 14:00 on areas shown with blue hatching on the Sun Access Protection Map (SAP_006D).

Key	
	Shadow of Proposed Building
	No Additional Overshadowing (12:00-14:00)

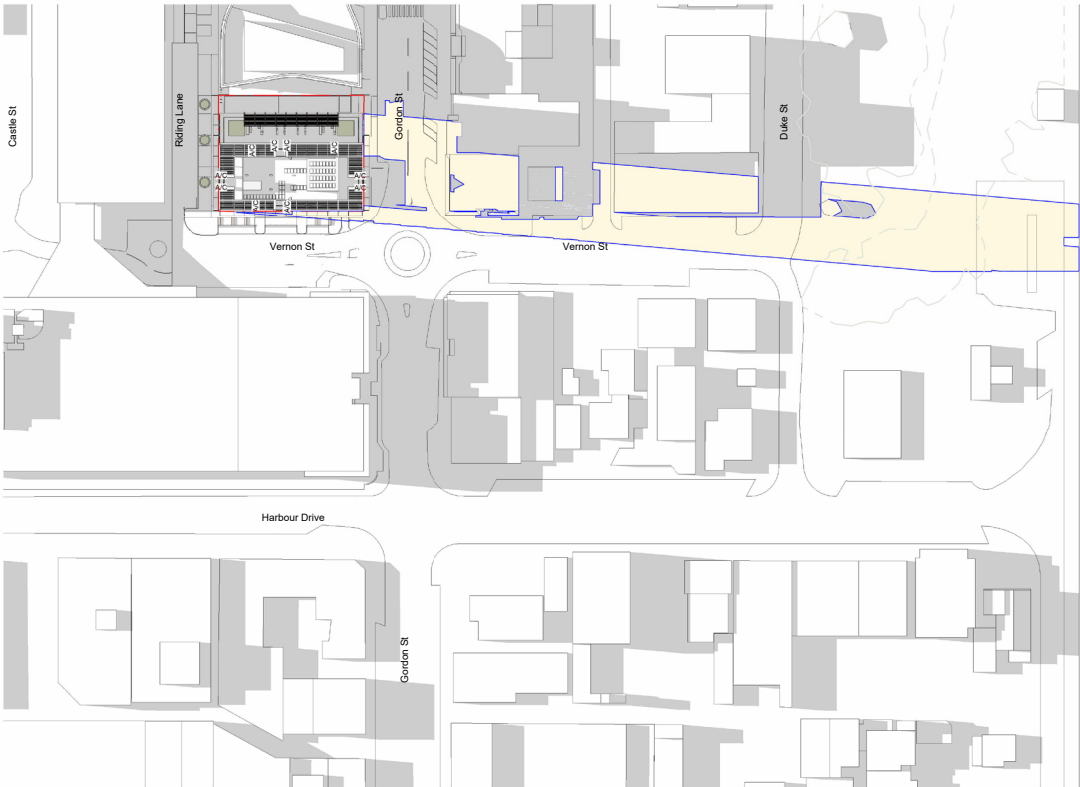
9.1 Shadow Diagrams



5 | SHADOW DIAGRAM - 21 JUNE 1PM



6 | SHADOW DIAGRAM - 21 JUNE 2PM



7 | SHADOW DIAGRAM - 21 JUNE 3PM

As per Section 7.20 of the Coffs Harbour Local Environmental Plan 2013, the proposal results in no additional overshadowing on 21 June between 12:00 and 14:00 on areas shown with blue hatching on the Sun Access Protection Map (SAP_006D).

Key

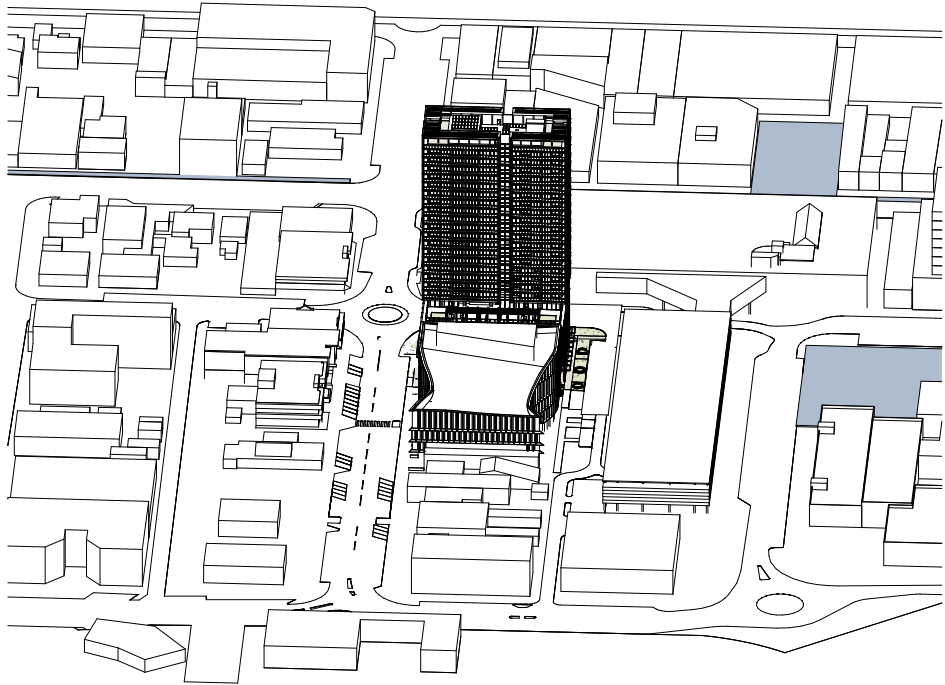
Shadow of Proposed Building

No Additional Overshadowing (12:00-14:00)

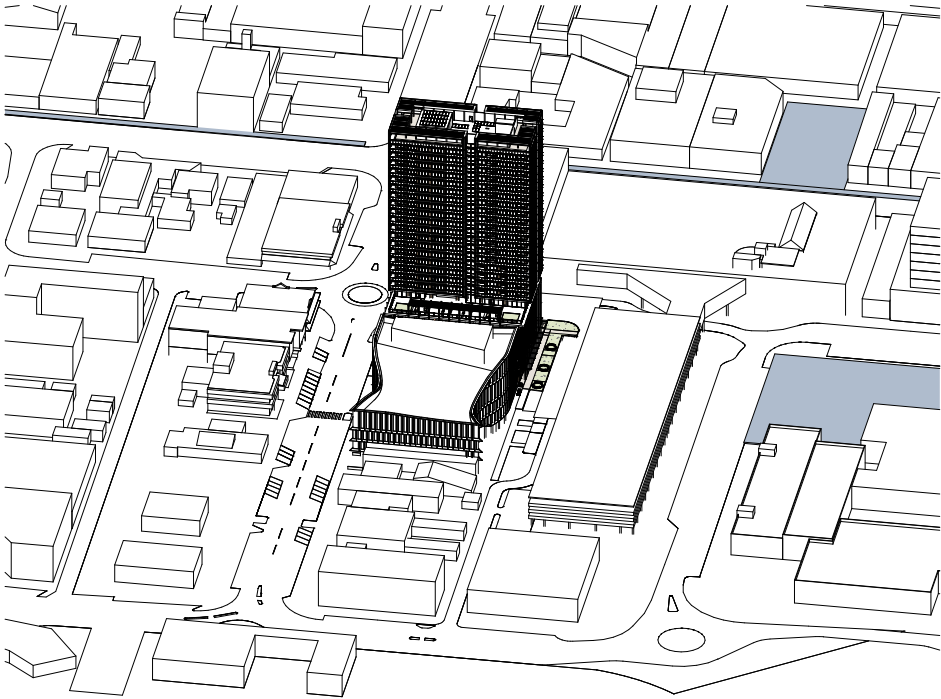
9.1 View From Sun



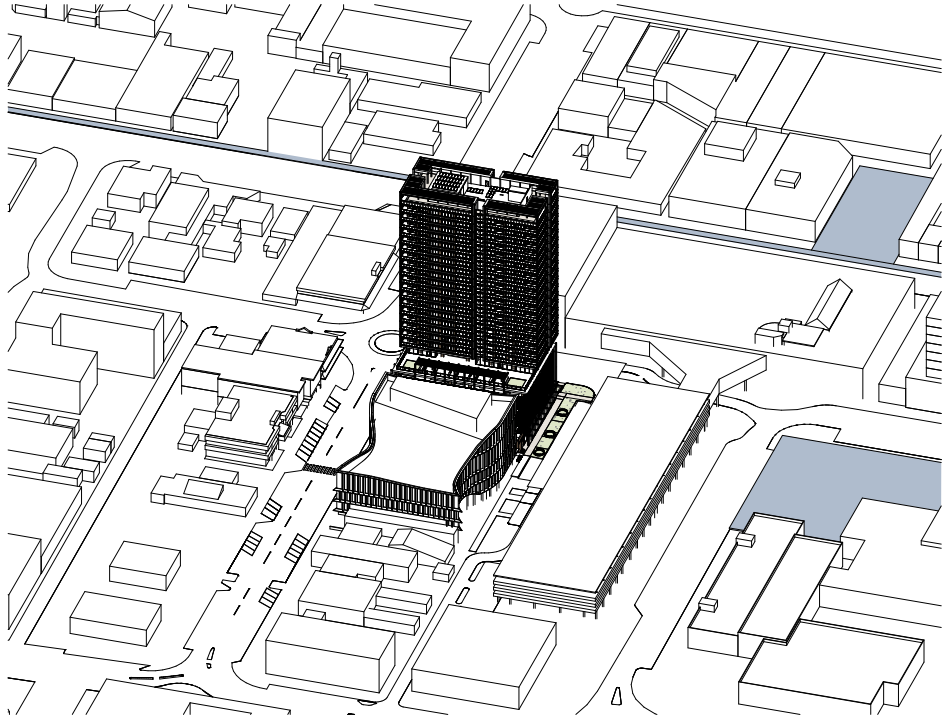
1 | VIEW FROM SUN - 21 JUNE 9AM



2 | VIEW FROM SUN - 21 JUNE 9:30AM



3 | VIEW FROM SUN - 21 JUNE 10AM



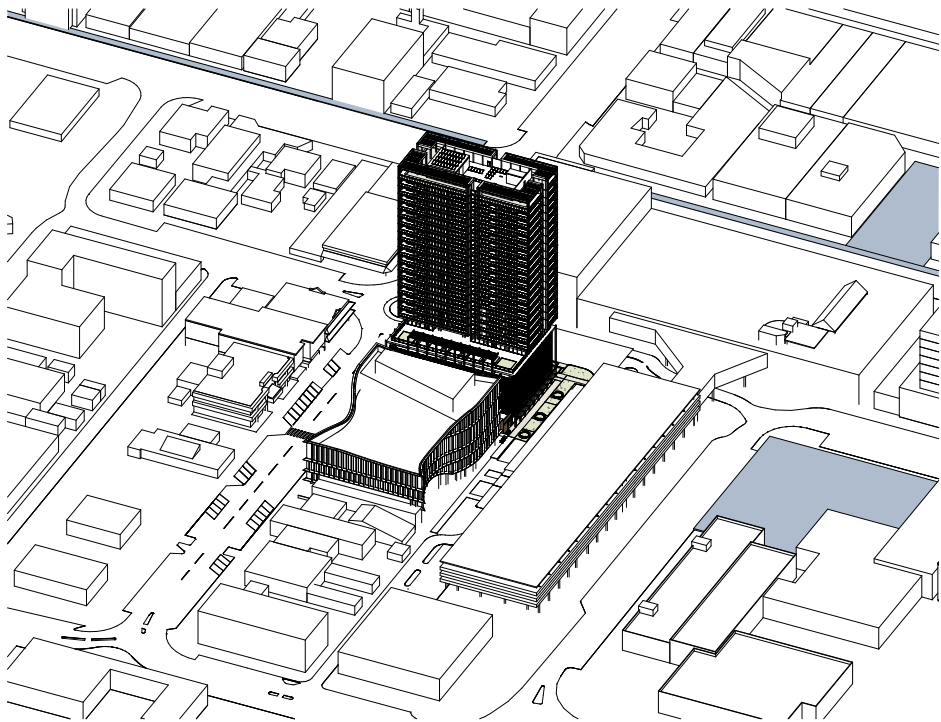
4 | VIEW FROM SUN - 21 JUNE 10:30AM

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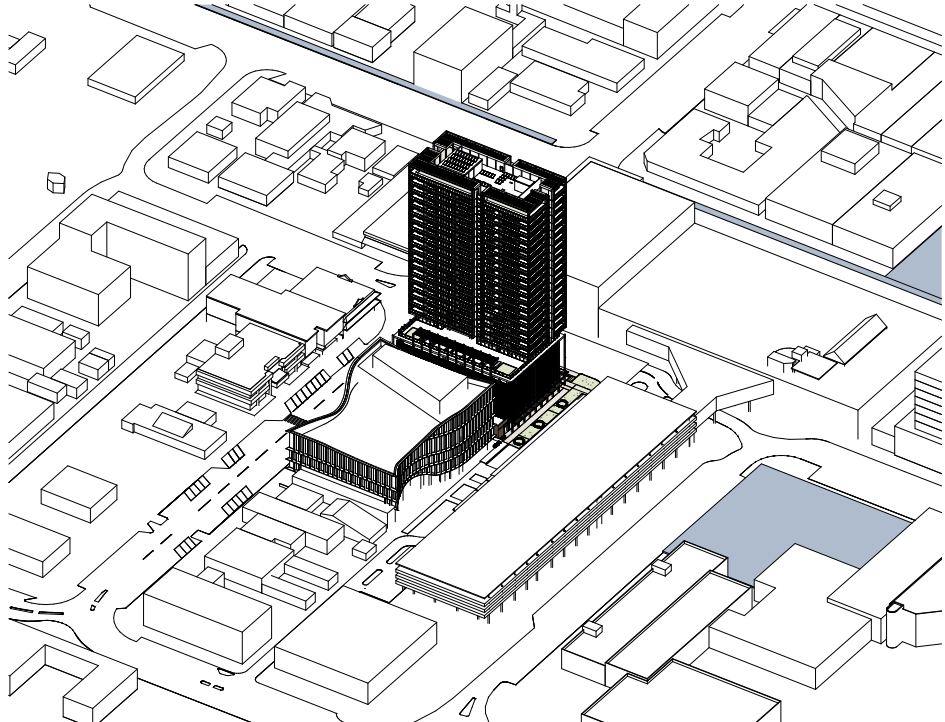
Key

No Additional Overshadowing (12:00-14:00)

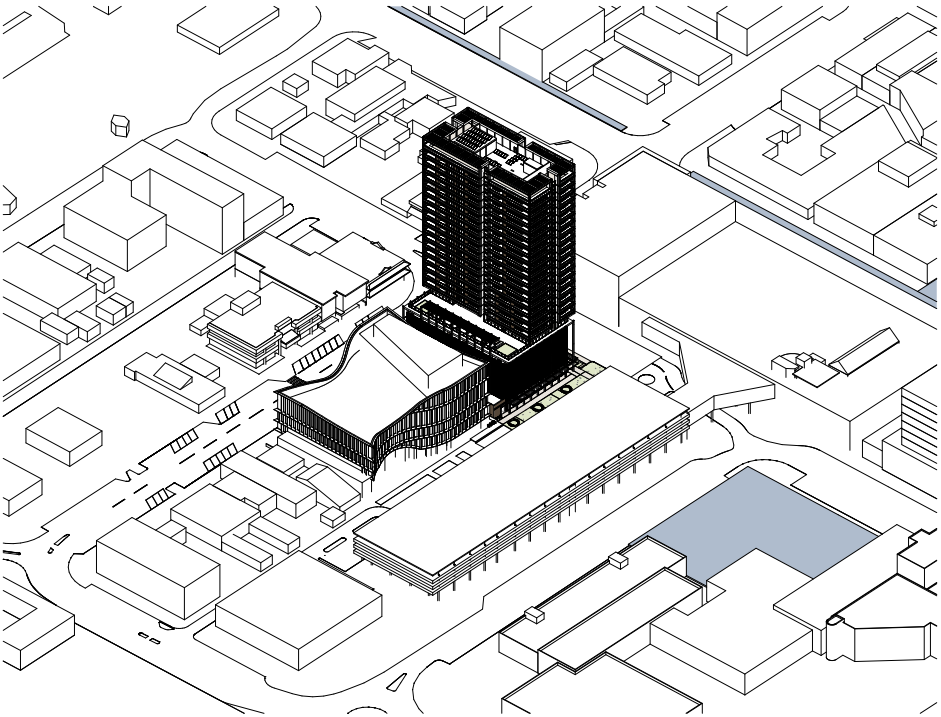
9.1 View From Sun



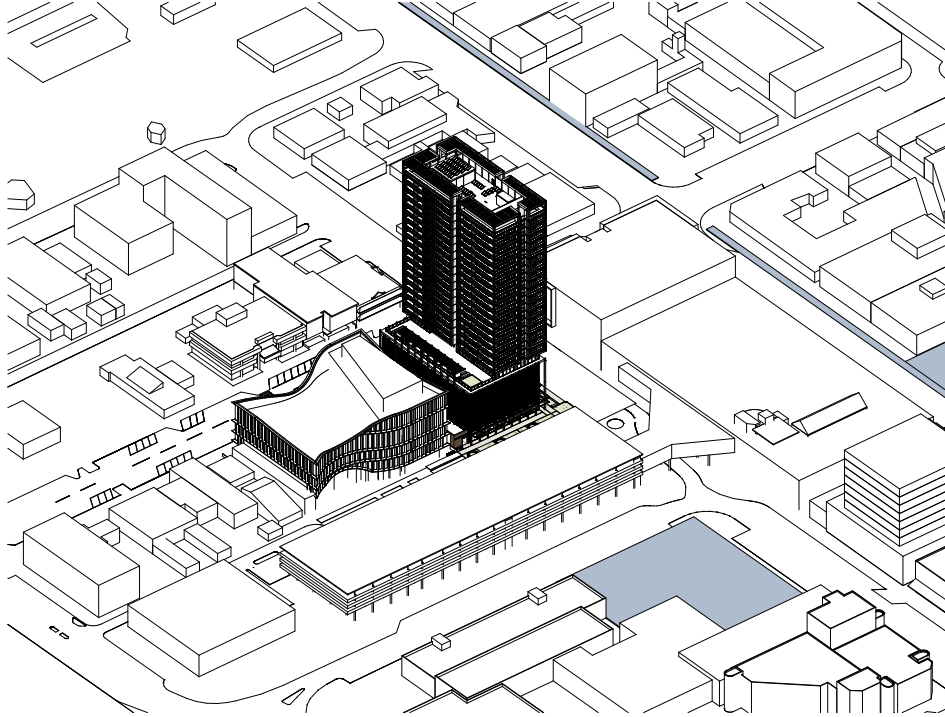
1 | VIEW FROM SUN - 21 JUNE 11AM



2 | VIEW FROM SUN - 21 JUNE 11:30AM



3 | VIEW FROM SUN - 21 JUNE 12PM



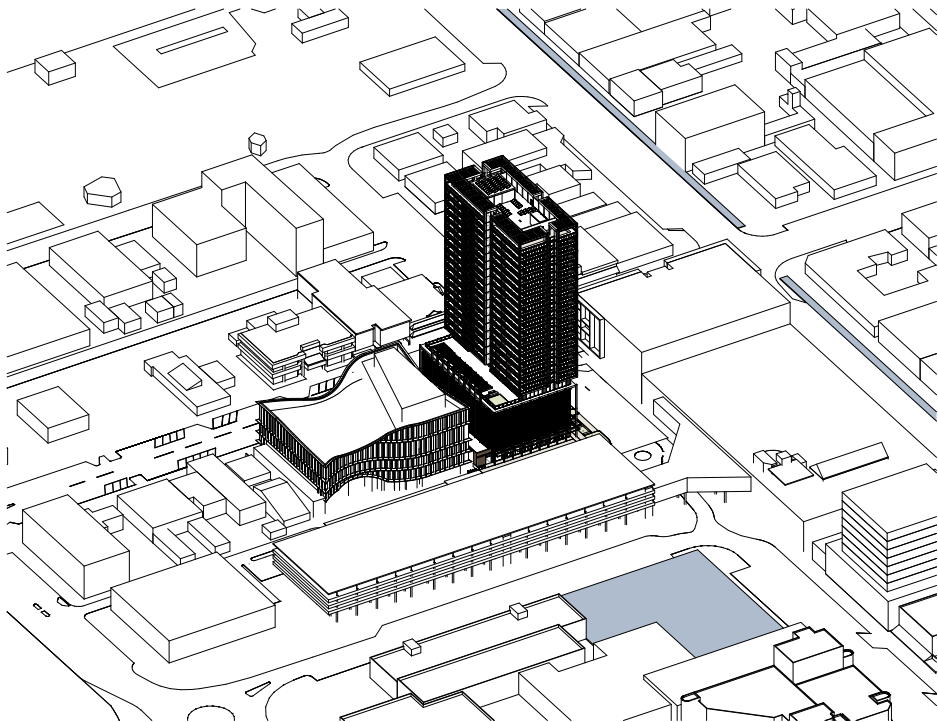
4 | VIEW FROM SUN - 21 JUNE 12:30PM

As per Section 7.20 of the Coffs Harbour Local Environmental Plan 2013, the proposal results in no additional overshadowing on 21 June between 12.00 and 14.00 on areas shown with blue hatching on the Sun Access Protection Map (SAP_006D).

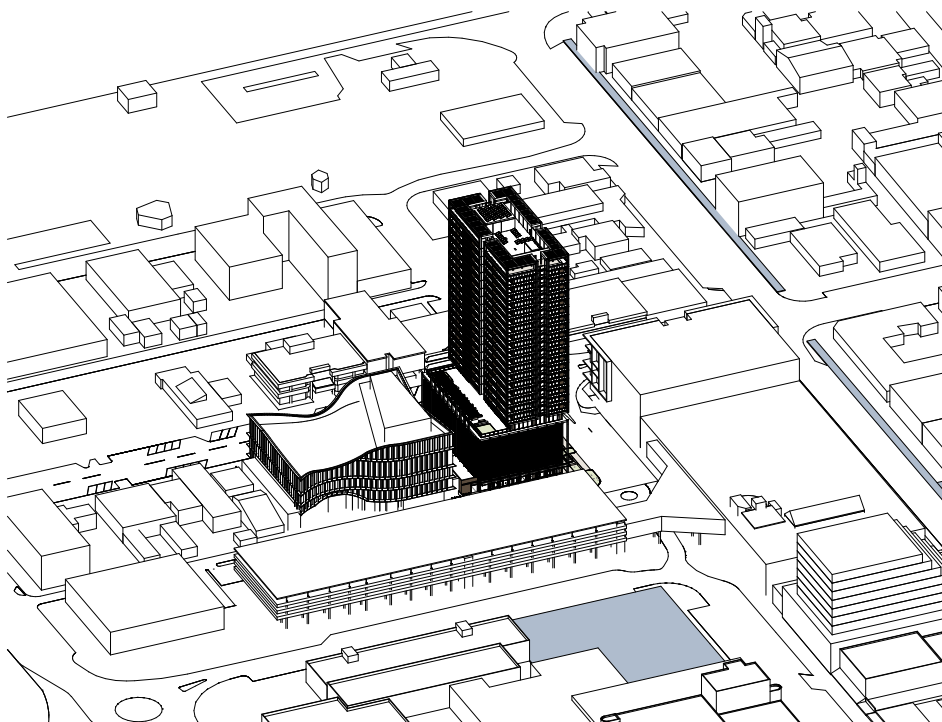
Key

No Additional Overshadowing (12:00-14:00)

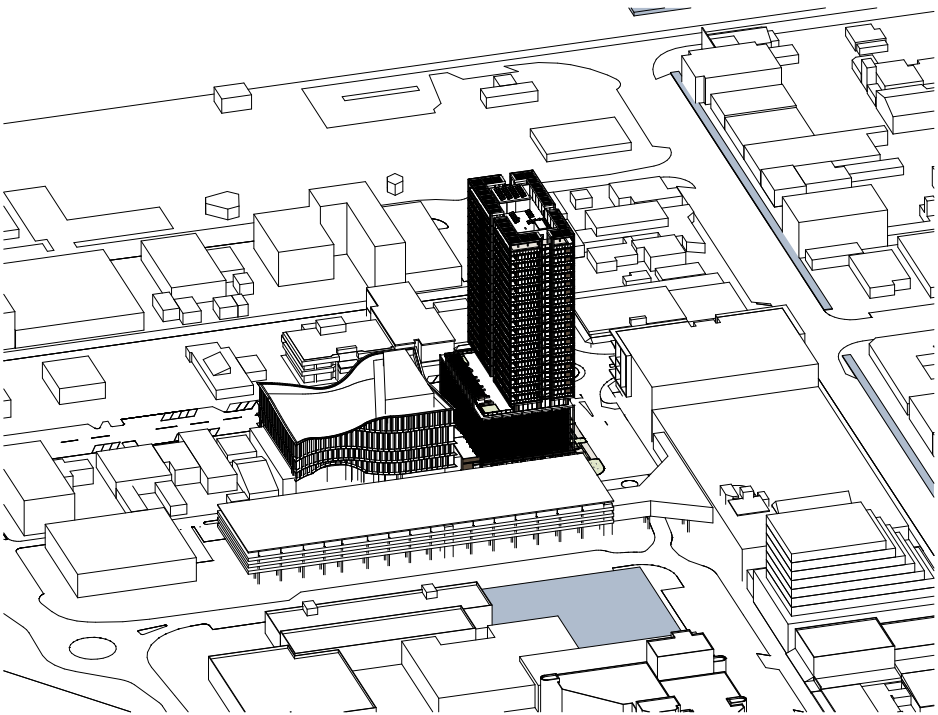
9.1 View From Sun



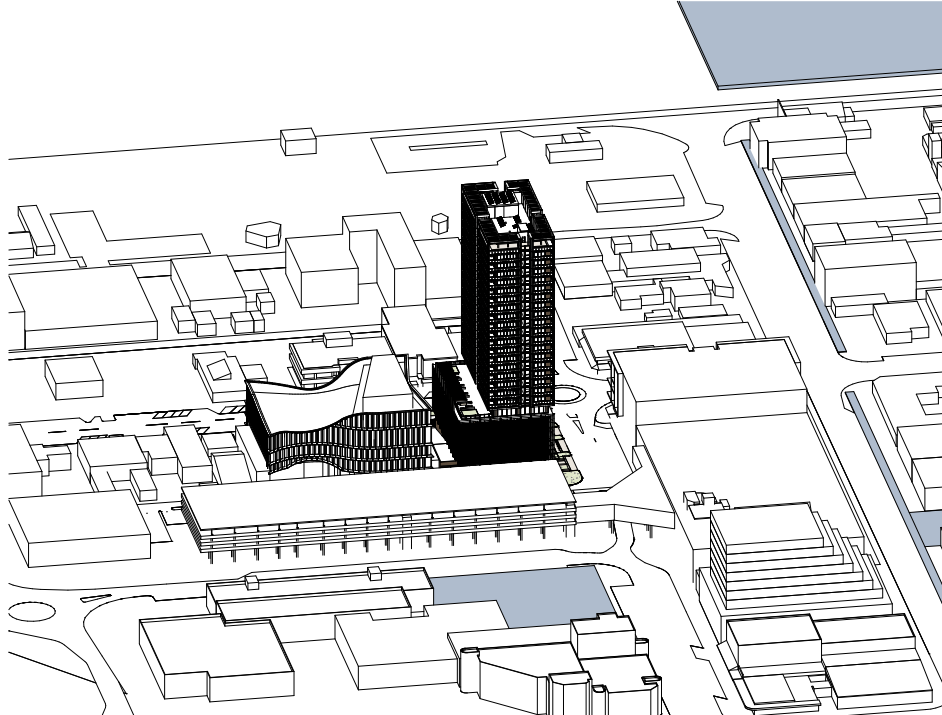
1 | VIEW FROM SUN - 21 JUNE 1PM



2 | VIEW FROM SUN - 21 JUNE 1:30PM



3 | VIEW FROM SUN - 21 JUNE 2PM



4 | VIEW FROM SUN - 21 JUNE 2:30PM

As per Section 7.20 of the Coffs Harbour Local Environmental Plan 2013, the proposal results in no additional overshadowing on 21 June between 12.00 and 14.00 on areas shown with blue hatching on the Sun Access Protection Map (SAP_006D).

Key

No Additional Overshadowing (12:00-14:00)

9.2

Appendices

Area Schedule & Unit Mix



9.2 Area Schedule & Unit Mix

Site Area	2023m ²
Levels	26 Levels + Roof
GFA	16406m ²
Church	900m ²
Residential	14460m ²
Commercial	771m ²
Retail	253m ²
Building Height	89.9m
Apartments	
Total Unit No.	152 Apartments
Unit Mix	
1 Bed	34 Apartments (22.4%)
2 Bed 1 Bath	12 Apartments (7.9%)
2 Bed 2 Bath	92 Apartments (60.5%)
3 Bed	14 Apartments (9.2%)
Affordable Housing	40 Apartments
Adaptable Apartments	18 Apartments (12%)
Livable Housing Guidelines - Silver	34 Apartments (22%)
Vehicle Parking	173 Car Spaces
Bicycles	
Public Domain	5
Secured	18
Motorcycles	3

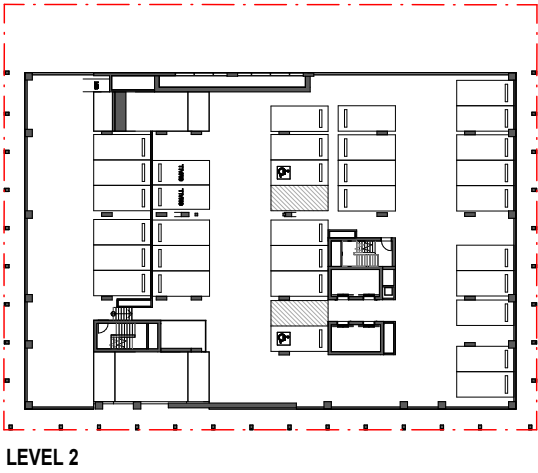
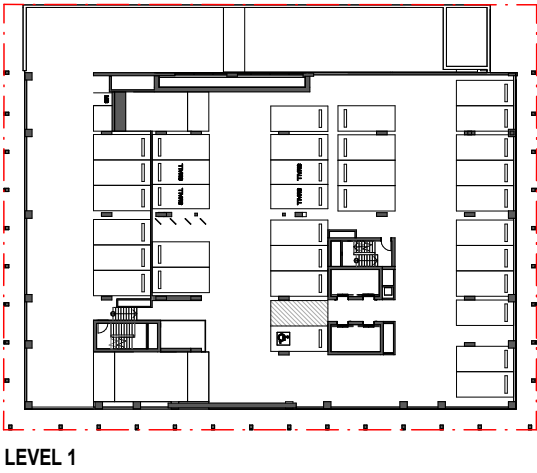
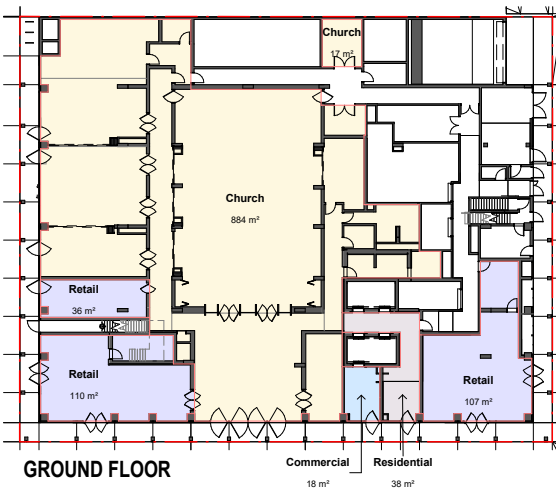
Tower										Apartment Mix							
Level	Description	RL (m)	Floor to Floor	Gross Enclosed Area	Gross Unenclosed Area	GBA (GEA + GUA)	GFA	NSA (Internal)	NSA (Balcony)	1 bed	2 bed 1 bath	2 bed 2 bath	3 bed	Total	Affordable	Adaptable	LHA Silver
Roof	Top of Building	94.17		0	0	0	0										
L25	Communal/Plant	88.72		105	1037	1142	33										
L24	Residential	85.48	3.24	936	226	1162	799	678	200	1	0	6	1	8		1	2
L23	Residential	82.24	3.24	936	226	1162	799	678	200	1	0	6	1	8		1	2
L22	Residential	79.00	3.24	936	226	1162	799	678	200	1	0	6	1	8		1	2
L21	Residential	75.76	3.24	936	226	1162	799	678	200	1	0	6	1	8		1	2
L20	Residential	72.52	3.24	936	226	1162	799	678	200	1	0	6	1	8		1	2
L19	Residential	69.28	3.24	936	226	1162	799	678	200	1	0	6	1	8		1	2
L18	Residential	66.04	3.24	936	226	1162	799	678	200	1	0	6	1	8		1	2
L17	Residential	62.80	3.24	936	226	1162	799	678	200	1	0	6	1	8		1	2
L16	Residential	59.56	3.24	936	226	1162	799	678	200	1	0	6	1	8		1	2
L15	Residential	56.32	3.24	936	226	1162	799	678	200	1	0	6	1	8		1	2
L14	Residential	53.08	3.24	936	226	1162	799	678	200	1	0	6	1	8		1	2
L13	Residential	49.84	3.24	936	226	1162	799	678	200	1	0	6	1	8		1	2
L12	Residential	46.60	3.24	936	226	1162	799	678	200	1	0	6	1	8		1	2
L11	Residential	43.36	3.24	936	226	1162	799	678	200	1	0	6	1	8		1	2
L10	Residential - Affordable	40.12	3.24	931	232	1163	789	665	203	5	3	2	0	10	10	1	1
L09	Residential - Affordable	36.88	3.24	931	232	1163	789	665	203	5	3	2	0	10	10	1	1
L08	Residential - Affordable	33.64	3.24	931	232	1163	789	665	203	5	3	2	0	10	10	1	1
L07	Residential - Affordable	30.40	3.24	931	232	1163	789	665	203	5	3	2	0	10	10	1	1
Tower Total				16933	5129	22062	14375	12152	3612	34	12	92	14	152	40	18	32
									Mix	22.4%	7.9%	60.5%	9.2%	100%		12%	21%

Podium																	
Level	Description	RL (m)	Floor to Floor	Gross Enclosed Area	Gross Unenclosed Area	GBA (GEA + GUA)	GFA			Parking**							
L06	Commercial	26.08	4.32	874	777	1651	753										
L05	Parking	22.84	3.24	1478	0	1478	24			34							
L04	Parking	19.78	3.06	1478	0	1478	11			36							
L03	Parking	16.72	3.06	1478	0	1478	12			36							
L02	Parking	13.66	3.06	1478	0	1478	0			32							
L01	Parking	10.60	3.06	1098	0	1098	0			35							
L00-Mezzanine 2	Parking	8.80		396	127	523	0										
L00-Mezzanine 1	Plant	7.36		516	0	516	0										
L00	Church + Retail + Plant	4.30	6.30	1744	217	1961	1173										
L00	Residential Lobby	4.30	6.30				38										
Podium Total				10540	1121	11661	2011			173							

Development Total	89.87	27473	6250	33723	16386	12152	3612	173									
				FSR	8.10												

Notes:
All areas and heights indicated on this sheet are approximate and indicative only. All areas and heights are subject to change pending specialist consultant advice and input.

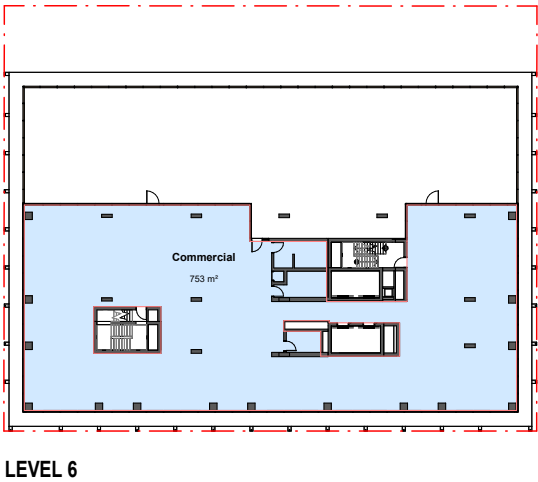
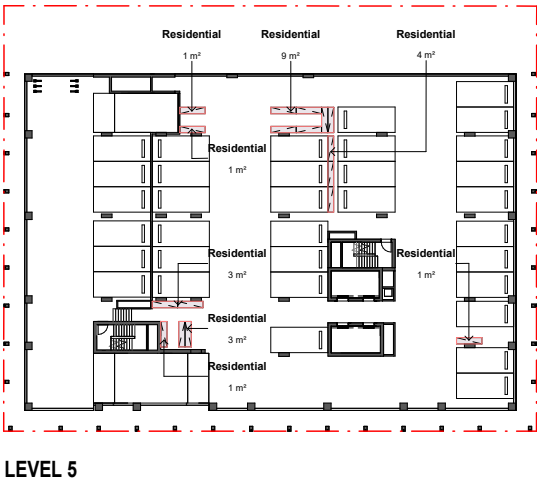
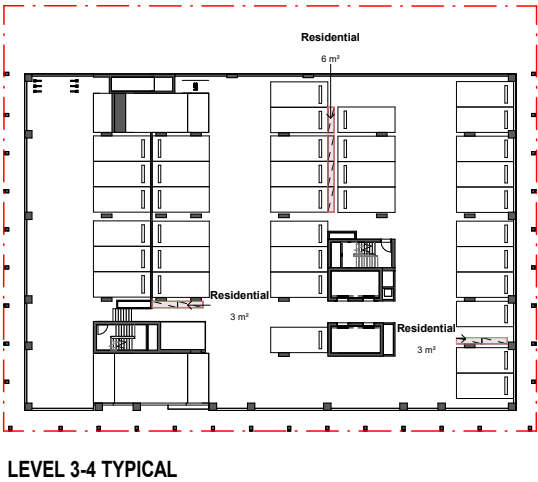
9.2 GFA Plans



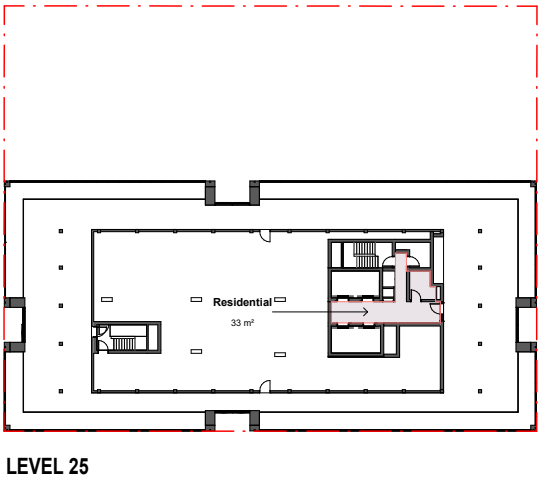
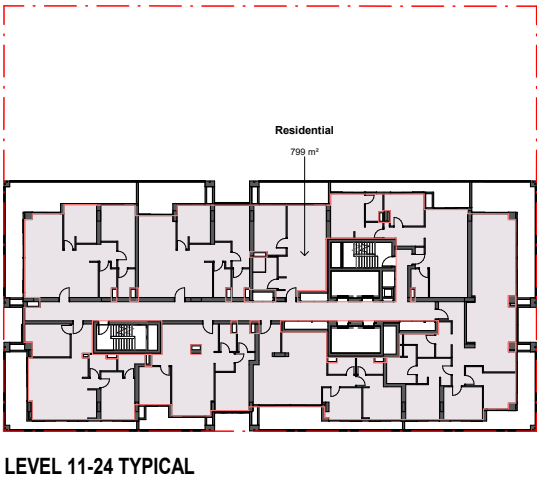
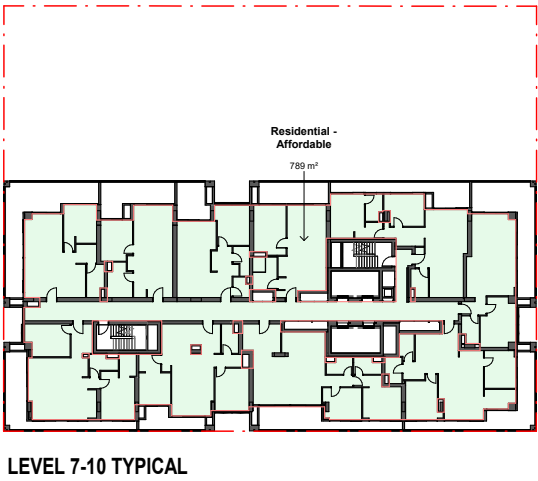
GFA Church		
Level	Area Type	Area
L00	Church	884 m²
L00	Church	17 m²
Total GFA Church		900 m²

GFA Retail		
Level	Area Type	Area
L00	Retail	107 m²
L00	Retail	110 m²
L00	Retail	36 m²
Total GFA Retail		253 m²

GFA Commercial		
Level	Area Type	Area
L00	Commercial	18 m²
L06	Commercial	753 m²
Total GFA Commercial		771 m²



GFA Residential		
Level	Area Type	Area
L00	Residential	38 m²
L03	Residential	12 m²
L04	Residential	11 m²
L05	Residential	24 m²
L11	Residential	799 m²
L12	Residential	799 m²
L13	Residential	799 m²
L14	Residential	799 m²
L15	Residential	799 m²
L16	Residential	799 m²
L17	Residential	799 m²
L18	Residential	799 m²
L19	Residential	799 m²
L20	Residential	799 m²
L21	Residential	799 m²
L22	Residential	799 m²
L23	Residential	799 m²
L24	Residential	799 m²
L25	Residential	33 m²
Total GFA Residential		11302 m²



GFA Residential - Affordable		
Level	Area Type	Area
L07	Residential - Affordable	789 m²
L08	Residential - Affordable	789 m²
L09	Residential - Affordable	789 m²
L10	Residential - Affordable	789 m²
Total GFA Residential		3156 m²

9.3

Appendices

Design Verification Statement & ADG Compliance



Design Verification Statement

28 October 2025

I, Andrew Cortese, of Cortese Associates Pty Ltd, directed the design of the enclosed Development Application. I am registered as an Architect in accordance with the Architects Act 2003 and my NSW registration number is 6652.

I confirm that the design of the proposed mixed-use residential building has been designed in accordance with the Design Quality Principles set out in Chapter 4 of the State Environmental Planning Policy (Housing) 2021 and the Apartment Design Guide (ADG).

I verify that as required by Section 29 (1) of the Environmental Planning and Assessment Regulation 2021 the design principles for residential apartment development set out in Schedule 9 of the State Environmental Planning Policy (Housing) 2021 and the objectives in Part 3 and Part 4 of the Apartment Design Guide have been achieved for the proposed development as described within this document.



Andrew Cortese
Founder and Executive Director
Registered Architect NSW 6652



Housing SEPP Design Quality Principles (Schedule 9)

Principle 01 - Context and neighbourhood character

Description

Good design responds and contributes to its context, which is the key natural and built features of an area, their relationship and the character they create when combined and 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 the following areas established areas, areas undergoing change and areas identified for change.

Design Response

The design responds sensitively and purposefully to its context, reinforcing the evolving civic heart of Coffs Harbour and contributing to the emerging urban character along Gordon Street. Through careful urban integration and a considered massing strategy, the development strengthens the streetscape, aligning with the scale, rhythm, and civic presence of Yarilla Place and the surrounding neighbourhood.

The building’s civic nature is expressed through its integrated mix of church, commercial, and residential uses, promoting social connection, economic activity, and community wellbeing. This diverse program supports a vibrant, inclusive city environment that responds to broader social, health, and environmental conditions.

Positioned within a key growth area, the development presents a unique opportunity to contribute to a strong City Centre core. It aligns with the City Centre Masterplan 2031 vision by fostering economic growth, supporting demographic needs driven by high population growth, and strengthening the long-term resilience of Coffs Harbour’s urban heart.



Housing SEPP Design Quality Principles (Schedule 9)

Principle 02 - Built form and scale

Description

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 the following building alignments and proportions, building type, building articulation, 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.

Design Response

The design achieves a scale, bulk, and height that respect both the existing character and the desired future vision of the Gordon Street precinct. The massing strategy responds to the evolving urban context, supporting local and state planning goals for increased density in key city centre locations. Careful articulation ensures the building integrates respectfully with Yarilla Place, reinforcing the civic identity and strengthening the streetscape presence.

The built form is thoughtfully planned to optimise solar orientation, enhancing natural light, ventilation, and internal amenity. Setbacks and articulated tower massing reduce visual bulk, create a more human-scaled street experience, and maximise outlooks across the city and surrounding landscape. Rooftop terraces and landscaped setbacks further enrich the building’s amenity, offering generous communal spaces while softening the visual impact. Together, these strategies create a building that defines and enhances the public domain, contributing positively to the character and livability of Coffs Harbour’s city centre.



Housing SEPP Design Quality Principles (Schedule 9)

Principle 03 - Density

Description

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 are sustained by the following existing or proposed infrastructure, public transport, access to jobs, community facilities, the environment.

Design Response

The development provides 152 apartments in a mix of one, two, and three-bedroom configurations, including adaptable units and 40 affordable homes managed by an accredited Community Housing Provider. This density is appropriately scaled to the site's city centre location and supports Council's 2024 Affordable Housing Strategy, while also aligning with broader state and federal efforts to address the ongoing housing crisis.

Situated within the heart of Coffs Harbour, the development offers immediate access to jobs, retail, transport, and community facilities, sustaining the proposed density with strong urban infrastructure. The building itself integrates community services and communal spaces, enhancing livability for residents and promoting social connection. Adequate car parking is provided to support the new residential population without placing undue pressure on surrounding infrastructure. Overall, the project delivers much-needed housing diversity while maintaining a high level of amenity, supporting a sustainable and vibrant city centre.



Housing SEPP Design Quality Principles (Schedule 9)

Principle 04 - Sustainability

Description

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, passive thermal design for ventilation, heating and cooling, which reduces reliance on technology and operation costs.

Good sustainable design also includes the following recycling and reuse of materials and waste, use of sustainable materials, deep soil zones for groundwater recharge and vegetation.

Design Response

The development delivers strong environmental, social, and economic outcomes through integrated sustainable design. 74% of apartments receive a minimum of three hours of direct sunlight in mid-winter, and 100% achieve natural cross-ventilation, meeting and exceeding ADG standards for residential amenity.

The building's orientation and façade design optimise passive thermal performance, reducing the need for mechanical heating, cooling, and ventilation. High-performance glazing, optimised balcony depths, a naturally ventilated car park, and a ventilated rooftop plant area further lower energy demand and operational costs.

Extensive landscaping reduces hard paving and mitigates urban heat island effects, while water-efficient fixtures, rainwater harvesting, and energy-efficient appliances support long-term resource conservation. The design prioritises the use of recycled and low-impact materials and incorporates strategies for the recycling and reuse of construction waste. Together, these initiatives ensure the project is environmentally responsible, durable, and future-focused.



Housing SEPP Design Quality Principles (Schedule 9)

Principle 05 - Landscape

Description

Good design recognises that landscape and buildings operate together as an integrated and sustainable system, resulting in development with good amenity.

A positive image and contextual fit of well designed development 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 that contribute to the following the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, preserving green networks.

Good landscape design optimises the following usability, privacy and opportunities for social interaction, equitable access, respect for neighbours’ amenity. Good landscape design provides for practical establishment and long term management.

Design Response

The development integrates landscape and built form as a cohesive, sustainable system, enhancing the streetscape and neighbourhood character. The public domain design, particularly along Riding Lane, is revitalised into a pedestrian-focused, landscaped environment that promotes community activity, social interaction, and a strong civic identity.

Extensive landscaping with trees, seating, and lighting improves local amenity while contributing to the site’s microclimate, managing water and soil sustainably, and reinforcing green networks. Planting design is carefully curated to enhance solar access, create habitat value, and preserve the natural rhythm of the streetscape, providing visual relief and a more comfortable pedestrian environment.

Landscape treatments also contribute to acoustic buffering, privacy, and habitat creation, using drought-tolerant, low-maintenance species suited to the local climate. These strategies ensure the landscape is both practical for long-term management and vital to the environmental and social sustainability of the site.



Housing SEPP Design Quality Principles (Schedule 9)

Principle 06 - Amenity

Description

Good design positively influences internal and external amenity for residents and neighbours.

Good amenity contributes to positive living environments and resident well-being.

Good amenity combines the following 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, ease of access for all age groups and degrees of mobility.

Design Response

The development is designed to deliver exceptional residential amenity, prioritising spacious, high-quality living environments that enhance resident well-being and comfort. Apartments are appropriately sized, offering a well-considered mix of one-, two-, and three-bedroom layouts to meet the diverse needs of the community.

The building exceeds Apartment Design Guide (ADG) requirements, ensuring optimal access to natural light, cross-ventilation, visual and acoustic privacy, and functional layouts. Its elevated position and thoughtful orientation maximise daylight penetration, sweeping views, and a strong connection to the surrounding landscape, reinforcing a sense of openness and connection to nature.

Amenity is further enhanced through accessible and adaptable design, with 20% of apartments meeting Silver Standard under the Liveable Housing Guidelines and 10% designed to meet AS1428 adaptable standards. This ensures the development caters inclusively to residents of all ages and mobility levels, supporting long-term liveability and fostering a vibrant, healthy residential community.



Housing SEPP Design Quality Principles (Schedule 9)

Principle 07 - Safety

Description

Good design optimises safety and security within the development and the public domain. Good design 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.

Design Response

The development is carefully designed to optimise safety, security, and amenity across both public and private spaces. A clear hierarchy of access points defines the transition between public, communal, and private areas, ensuring spaces are welcoming yet secure for residents and visitors.

Passive surveillance is maximised throughout the design, with apartments and communal areas overlooking streets, laneways, and shared spaces to promote a sense of activity and oversight. Well-lit pedestrian routes, lobbies, and communal areas further enhance safety and encourage use at all times of day.

Access points are clearly visible, secure, and intuitively located to support wayfinding and maintain the separation of residential, commercial, and public functions. The design balances openness with privacy, creating an environment that feels both connected to the broader community and comfortably secure for residents.



Housing SEPP Design Quality Principles (Schedule 9)

Principle 08 - Housing diversity and social interaction

Description

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well designed residential apartment development responds 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, and opportunities for social interaction among residents.

Design Response

The development provides 152 apartments with a diverse mix of one-, two-, and three-bedroom configurations, catering to a range of demographics, living needs, and budgets. This includes 40 affordable homes and adaptable units, ensuring housing choice for different household types. 20% of apartments meet Silver Standard under the Liveable Housing Guidelines, and 10% are designed to meet AS1428 adaptable standards, promoting inclusivity for residents with varying mobility needs.

Communal spaces, such as the rooftop terrace on level 25, is strategically designed to foster social interaction among residents and commercial users. These spaces enhance the sense of community, offering shared areas for relaxation, social gatherings, and recreation. The design provides a well-balanced mix of private and communal spaces, ensuring flexibility and inclusivity for current and future residents, in alignment with the social context and housing needs of the area.



Housing SEPP Design Quality Principles (Schedule 9)

Principle 09 - Aesthetics

Description

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 residential apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

Design Response

The building design is carefully articulated to ensure a well-proportioned and balanced composition, efficiently responding to the internal layout and structural requirements. The form maintains harmony between its functional needs and aesthetic expression, enhancing both its visual appeal and operational efficiency.

A refined palette of materials, colours, and textures has been chosen to complement the contextual and environmental setting. The use of varied textures creates depth and visual interest, while the muted colour palette ensures the building sits respectfully within its surroundings, enhancing the streetscape without dominating or detracting from the neighbouring buildings and landscape.

The design responds to the local context, drawing on desirable elements and patterns in the streetscape to ensure that the development integrates smoothly into the existing and future urban fabric, while providing a visually appealing and cohesive addition to the area.



ADG Compliance

Compliance Diagrams

Solar compliance

112/152 apartments (74%) receive a minimum of 3 hrs solar access on the 21 June - mid-winter.

40/152 apartments (26%) receive no direct sunlight between 9am-3pm June 21st. These dwellings have been deliberately oriented to capture premium views of Coffs Harbour’s coastline and natural beauty. The south facing apartments have been designed with shallow plan depths and full height glazing to habitable areas providing access to high levels of daylight maintaining amenity to these apartments, while also reducing energy consumption for the building. The design provides a high level of visual amenity, offsetting the reduced solar access. The overall scheme ensures excellent solar performance across the majority of units, with strong compensatory design measures for those that do not meet the strict benchmark.

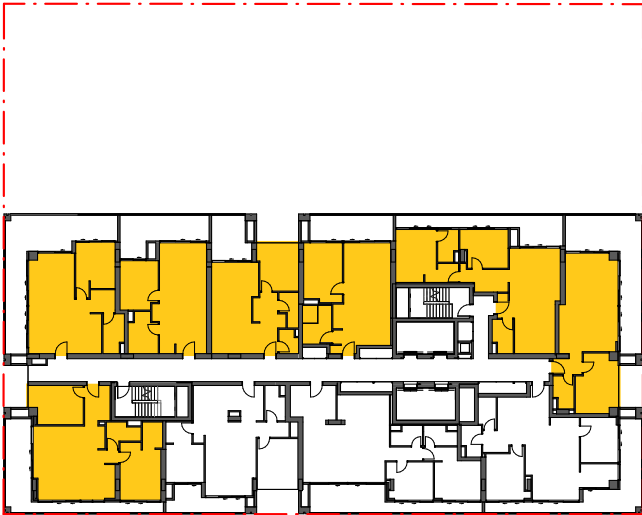
Cross Ventilation

All apartments (100%) are are deemed to be cross ventilated being above the equivalent of nine storeys in height.

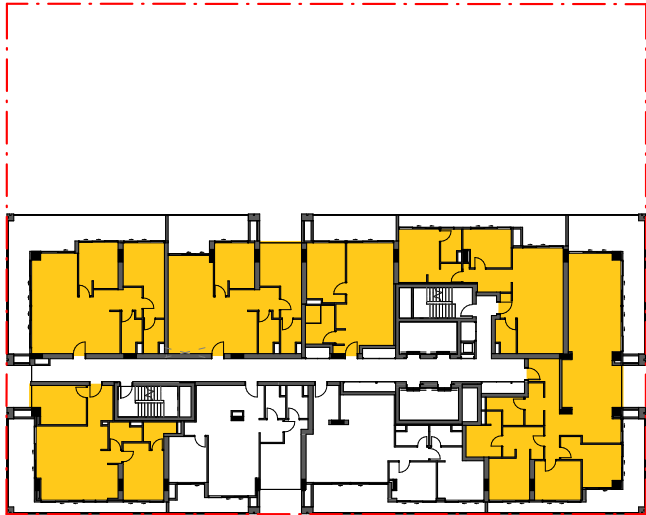
Communal Open Space

634m² of communal open space meets the minimum requirement of 505.75m2 (25% x 2023m2 site area) under the ADG.

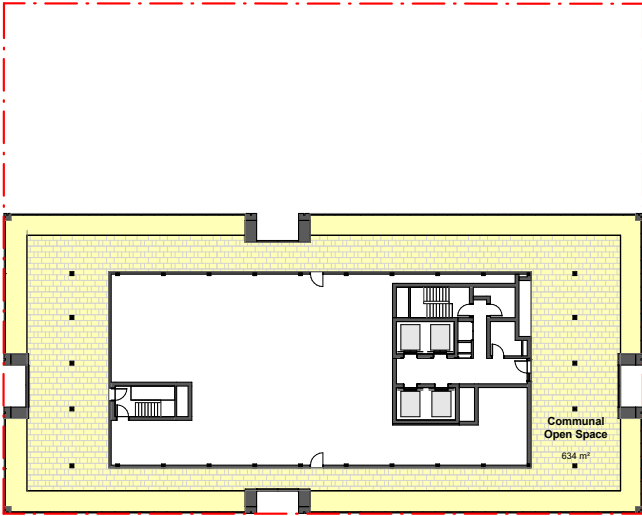
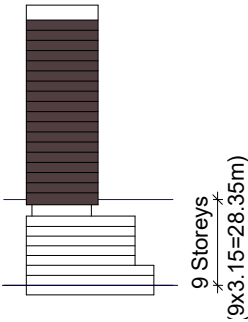
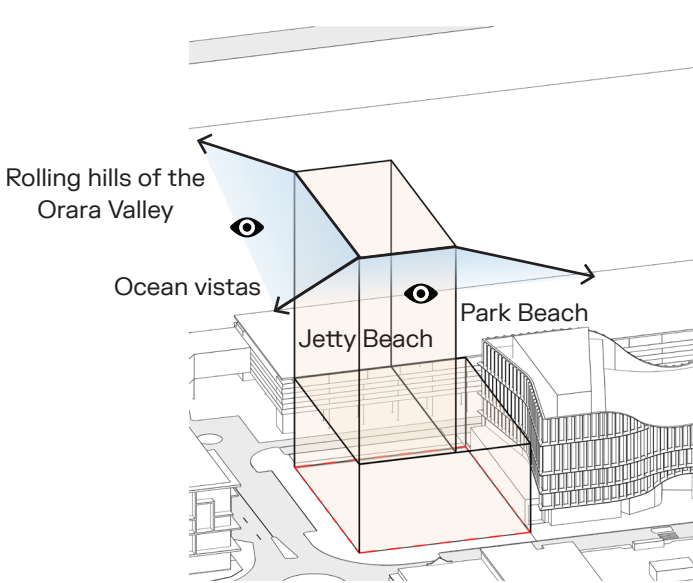
A minimum of 50% direct sunlight to the principal usable part of the communal open space is provided for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter).



LEVEL 7-10 - SOLAR ACCESS



LEVEL 11-24 TYPICAL - SOLAR ACCESS



ADG Compliance

Housing SEPP Design Compliance

Design Criteria Item
Design Guidance Item

3A: Site Analysis			
Objective 3A-1 Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context			
Design Guidance	Yes	No	Notes
Each element in the Site Analysis Checklist should be addressed.	•		Refer to Section 2.4 of this Design Report.

3B: Orientation			
Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development			
Design Guidance	Yes	No	Notes
Buildings along the street frontage define the street, by facing it and incorporating direct access from the street	•		The building envelope defines the street frontage alignments and incorporates direct access from the street.
Where the street frontage is to the east or west, rear buildings should be orientated to the north	N/A		
Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west	N/A		The proposed development will be built to boundary for all street frontages.
Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid winter			
Design Guidance			
Living areas, private open space and communal open space should receive solar access in accordance with sections 3D Communal and public open space and 4A Solar and daylight access	•		The primary communal open space zone has been located on the northern side of the development enabling solar access to this area in accordance with the requirements of the ADG.
Solar access to living rooms, balconies and private open spaces of neighbours should be considered	•		The proposed development located in the commercial centre has considered solar access and overshadowing impacts to the surrounding areas.
Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%	•		
If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond minimums contained in section 3F Visual privacy	•		
Overshadowing should be minimised to the south or down hill by increased upper level setbacks	•		The building form has been analyses to ensure proposed building shadows do not impact on public spaces as nominated in the Coffs Harbour LEP 2013 Sun Access Protection Map.
It is optimal to orientate buildings at 90 degrees to the boundary with neighbouring properties to minimise overshadowing and privacy impacts, particularly where minimum setbacks are used and where buildings are higher than the adjoining development	•		The building form has been shaped to minimise overshadowing and adopt the neighboring roof lines. By setting back more than 16m from the south-eastern boundary along Vernon St, overshadowing can be minimised.
A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings	N/A		There are no solar collectors on the southern neighbouring buildings. The proposal will not impact on potential future surrounding development which would have a roof level similar to the current proposal.

ADG Compliance

Housing SEPP Design Compliance

Design Critieria Item
Design Guidance Item

3C: Public Domain Interface			
Objective 3C-1			
Transition between private and public domain is achieved without compromising safety and security			
Design Guidance	Yes	No	Notes
Terraces, balconies and courtyard apartments should have direct street entry, where appropriate	N/A		
Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings (see figure 3C.1)	N/A		There are no ground level dwellings proposed.
Upper level balconies and windows should overlook the public domain			
Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls should be limited to 1m	N/A		
Length of solid walls should be limited along street frontages			
Opportunities should be provided for casual interaction between residents and the public domain. Design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets			The landscaped public domain will provide opportunities for casual interaction between residents with the inclusion of integrated street furniture. Refer to landscape drawings prepared by EBLA + Exima.
In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated to improve legibility for residents, using a number of the following design solutions: architectural detailing; changes in materials; plant species; colours			Each of the buildings entries are clearly legible through the architectural framing of the entries, and associated kerb and tree positioning.
Opportunities for people to be concealed should be minimised			
Objective 3C-2			
Amenity of the public domain is retained and enhanced			
Design Guidance	Yes	No	Notes
Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking			
Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided			The mail boxes have been located perpendicular to the street within the building lobbies.
The visual prominence of underground car park vents should be minimised and located at a low level where possible	N/A		No underground car parking is provided, above ground parking is naturally ventilated.
Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view			All service and plant rooms are located out of view. The substation is concealed behind architecturally detailed screens to conceal its appearance on the street.
Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels			The ground floor entry path does not result in steep access ramps.
Durable, graffiti resistant and easily cleanable materials should be used			
Where development adjoins public parks, open space or bushland, the design positively addresses this interface and uses a number of the following design solutions: - street access, pedestrian paths and building entries which are clearly defined - paths, low fences and planting that clearly delineate between communal/private open space and the adjoining public open space - minimal use of blank walls, fences and ground level parking	N/A		
On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking	N/A		There is no underground car parking.

ADG Compliance

Housing SEPP Design Compliance

Design Critieria Item
Design Guidance Item

3D: Communal and Public Open Space			
Objective 3D-1			
An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping			
Design Criteria	Yes	No	Notes
Communal open space has a minimum area equal to 25% of the site	•		Complies. Refer to Drawing DA41.101
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)	•		Complies. A minimum of 50% direct sunlight to the principal usable part of the communal open space is provided for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter).
Design Guidance	Yes	No	Notes
Communal open space should be consolidated into a well designed, easily identified and usable area	•		The primary communal open space area at the roof top level has been well designed as usable area.
Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions	•		Usable areas of the communal open space have a minimum dimension of 3m.
Communal open space should be co-located with deep soil areas	○		Deep soil areas are consolidated in the public domain. Extensive raised garden beds are located in the residential communal open space on the Level 25 roof terrace.
Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies	•		
Where communal open space cannot be provided at ground level, it should be provided on a podium or roof	•		The communal open spaces are on the Level 25 roof terrace.
Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should: - provide communal spaces elsewhere such as a landscaped roof top terrace or a common room - provide larger balconies or increased private open space for apartments - demonstrate good proximity to public open space and facilities and/or provide contributions to public open space	•		The mixed use project is located in the 'commercial centre' with the lower commercial uses occupying the full extent of the site. High quality usable landscaped communal areas have been provided at the roof top level providing opportunities for social interaction fostering a strong sense of community. Additional private amenity has also been provided with the majority of residential balconies being larger than the recommendations outlined in the ADG. The site is in close proximity to open space and community facilities with Fitzroy Oval and Coffs Harbour Aquatic Centre approximately 200m to the north and Brelsford Park approximately 300m to the south. There are a number of other parks and open spaces all within walking distance of the site. Additionally as part of the proposed development the public domain fronting the sites boundaries will be upgraded improving the amenity of these public open space areas with the integration and extension of public open space along Riding Lane and adjacent Yarilla Cultural Centre.

ADG Compliance

Housing SEPP Design Compliance

Design Critieria Item
Design Guidance Item

Objective 3D-2 Amenity of the public domain is retained and enhanced			
Design Guidance	Yes	No	Notes
Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F Common circulation and spaces), incorporating some of the following elements: - seating for individuals or groups - barbecue areas - play equipment or play areas - swimming pools, gyms, tennis courts or common rooms	•		Refer to landscape drawings prepared by EBLA + Exima.
The location of facilities responds to micro climate and site conditions with access to sun in winter, shade in summer and shelter from strong winds and down drafts	•		
Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks	•		
3D: Communal and Public Open Space			
Objective 3D-3 Communal open space is designed to maximise safety			
Design Guidance	Yes	No	Notes
Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. Design solutions may include: - bay windows - corner windows - balconies	•		
Communal open space should be well lit	•		
Where communal open space/facilities are provided for children and young people they are safe and contained	•		
Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood			
Design Guidance	Yes	No	Notes
The public open space should be well connected with public streets along at least one edge	•		
The public open space should be connected with nearby parks and other landscape elements	•		
Public open space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid	•		
Solar access should be provided year round along with protection from strong winds	•		
Opportunities for a range of recreational activities should be provided for people of all ages	•		
A positive address and active frontages should be provided adjacent to public open space	•		
Boundaries should be clearly defined between public open space and private areas	•		

ADG Compliance

Housing SEPP Design Compliance

Design Critieria Item
Design Guidance Item

3E: Deep Soil Zones													
Objective 3E-1													
Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality													
Design Criteria	Yes	No	Notes										
Deep soil zones are to meet the following minimum requirements: <table><tr><td>Site Area</td><td>Minimum Dimension</td><td>Deep Soil % of Site</td></tr><tr><td>Less than 660m²</td><td>-</td><td rowspan="3">7%</td></tr><tr><td>660m² - 1500m²</td><td>3m</td></tr><tr><td>greater than 1500m²</td><td>6m²</td></tr></table>				Site Area	Minimum Dimension	Deep Soil % of Site	Less than 660m ²	-	7%	660m ² - 1500m ²	3m	greater than 1500m ²	6m ²
Site Area	Minimum Dimension	Deep Soil % of Site											
Less than 660m ²	-	7%											
660m ² - 1500m ²	3m												
greater than 1500m ²	6m ²												
Within a high-density Strategic context such as the Coffs Harbour CBD, achieving deep soil planting at ground level is inherently challenging due to the need for boundary-to-boundary built form, retail activation, and the provision of a continuous podium that supports a viable and active public domain. The Site is constrained by its urban typology, with 100% Site coverage and non-residential uses at ground level, which restricts opportunities for traditional deep soil zones. Recognising these constraints, the Proposal has responded by incorporating substantial on-structure landscaping across the podium and roof levels. These landscaped areas are designed with adequate soil depths to support planting and are integrated with water-sensitive urban design (WSUD) measures to ensure effective stormwater management outcomes. Further to the proposed planting within the boundary, the project is also proposing to provide deep soil, significant trees and associated landscaping elements within the public domain.													
Design Guidance	Yes	No	Notes										
On some sites it may be possible to provide larger deep soil zones, depending on the site area and context: 10% of the site as deep soil on sites with an area of 650m² - 1,500m² 15% of the site as deep soil on sites greater than 1,500m²	N/A		The site is located within a commercial hub in Coffs Harbour CBD.										
Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems, providing anchorage and stability for mature trees. Design solutions may include: - basement and sub basement car park design that is consolidated beneath building footprints - use of increased front and side setbacks - adequate clearance around trees to ensure long term health - co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil	N/A												
Achieving the design criteria may not be possible on some sites including where: - the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres) - there is 100% site coverage or non-residential uses at ground floor level Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure	N/A		Refer to landscape drawings prepared by EBLA + Exima; and stormwater drawings prepared by Adams.										

ADG Compliance

Housing SEPP Design Compliance

Design Critieria Item
Design Guidance Item

3F: Visual Privacy															
Objective 3F-1															
Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy															
Design Criteria	Yes	No	Notes												
Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: <table><tr><td>Building Height</td><td>Habitable Rooms and Balconies</td><td>Non-Habitable Rooms</td></tr><tr><td>Up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>Up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr><tr><td>Over 25 (9+ storeys)</td><td>12m</td><td>6m</td></tr></table>	Building Height	Habitable Rooms and Balconies	Non-Habitable Rooms	Up to 12m (4 storeys)	6m	3m	Up to 25m (5-8 storeys)	9m	4.5m	Over 25 (9+ storeys)	12m	6m			A separation distance of approximately 16.5m has been provided between the proposed residential balconies and existing neighbouring building to the north, exceeding the recommendations outlined in the ADG.
Building Height	Habitable Rooms and Balconies	Non-Habitable Rooms													
Up to 12m (4 storeys)	6m	3m													
Up to 25m (5-8 storeys)	9m	4.5m													
Over 25 (9+ storeys)	12m	6m													
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															
Design Guidance	Yes	No	Notes												
Generally one step in the built form as the height increases due to building separations is desirable. Additional steps should be careful not to cause a ‘ziggurat’ appearance			Stepping of the building has been minimised, providing a high quality architectural and urban design outcome, avoiding a ‘ziggurat’ appearance, particularly when viewed from the street frontages.												
For residential buildings next to commercial buildings, separation distances should be measured as follows: - for retail, office spaces and commercial balconies use the habitable room distances - for service and plant areas use the non-habitable room distances			Refer to comment above												
New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring buildings. Design solutions include: - site layout and building orientation to minimise privacy impacts (see also section 3B Orientation) - on sloping sites, apartments on different levels have appropriate visual separation distances			Building orientation and apartment layouts have been carefully considered taking into account the relationship between the existing commercial building to the north and surrounding commercial development. This design response and analysis provides appropriate building setbacks, maintaining amenity to adjacent sites while maximising northern orientation of the proposed development.												
Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping			The adjacent sites are zoned E2 Commercial Centre.												
Direct lines of sight should be avoided for windows and balconies across corners			There is no overlooking across corners of the floor plate.												
No separation is required between blank walls			Noted.												

ADG Compliance

Housing SEPP Design Compliance

Design Criteria Item
Design Guidance Item

3F: Visual Privacy			
Objective 3F-2			
Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space			
Design Guidance	Yes	No	Notes
Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows. Design solutions may include: - setbacks - solid or partially solid balustrades to balconies at lower levels - fencing and/or trees and vegetation to separate spaces - screening devices - bay windows or pop out windows to provide privacy in one direction and outlook in another - raising apartments/private open space above the public domain or communal open space - planter boxes incorporated into walls and balustrades to increase visual separation - pergolas or shading devices to limit overlooking of lower apartments or private open space - on constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvres or screen panels to windows and /or balconies			Apartments and associated private open space is located above the ground plane and public open space areas. Communal private open spaced is clearly delineated located at the roof top level.
Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment’s service areas			
Balconies and private terraces should be located in front of living rooms to increase internal privacy			
Windows should be offset from the windows of adjacent buildings			
Recessed balconies and/or vertical fins should be used between adjacent balconies			Blade walls are used between balconies where required to maintain privacy.

ADG Compliance

Housing SEPP Design Compliance

Design Critieria Item
Design Guidance Item

3G: Pedestrian Access and Entries			
Objective 3G-1			
Building entries and pedestrian access connects to and addresses the public domain			
Design Guidance	Yes	No	Notes
Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street edge	•		The street frontages are activated through multiple entries for retail, church, residential and commercial functions.
Entry locations relate to the street and subdivision pattern and the existing pedestrian network	•		Entries are located on publicly accessible vehicular and pedestrian shared zones which are attractively landscaped.
Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries	•		Building entries are clearly identifiable via the architectural expression and tree positioning within the landscaped areas.
Where street frontage is limited and multiple buildings are located on the site, a primary street address should be provided with clear sight lines and pathways to secondary building entries	•		
Objective 3G-2			
Access, entries and pathways are accessible and easy to identify			
Design Guidance	Yes	No	Notes
Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces	•		All buildings have a clear primary address point off the publicly accessible shared vehicular and pedestrian zones.
The design of ground floors and underground car parks minimise level changes along pathways and entries	•		
Steps and ramps should be integrated into the overall building and landscape design	•		
For large developments ‘way finding’ maps should be provided to assist visitors and residents (see figure 4T.3)	•		Way finding signage will be incorporated into the design as required.
For large developments electronic access and audio/video intercom should be provided to manage access	•		Audio/ video security intercom is proposed for the development.
Objective 3G-3			
Large sites provide pedestrian links for access to streets and connection to destinations			
Design Guidance	Yes	No	Notes
Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport	•		A hierarchy of open space is provided with publicly accessible areas allowing clear pedestrian links/pathways.
Pedestrian links should be direct, have clear sight lines, be overlooked by habitable rooms or private open spaces of dwellings, be well lit and contain active uses, where appropriate	•		All publicly accessible space is overlooked.

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Design Critieria Item
Design Guidance Item

3H: Vehicle Access			
Objective 3H-1			
Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes			
Design Guidance	Yes	No	Notes
Car park access should be integrated with the building’s overall facade. Design solutions may include: - the materials and colour palette to minimise visibility from the street - security doors or gates at entries that minimise voids in the facade - where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed	•		The carpark access has been integrated into the building design with the selection of materials and colour palette to be recessive. Large trees are proposed to screen the above-ground carpark. A security door is also provided at the entry to the carpark minimising voids when viewed from the surrounding areas.
Car park entries should be located behind the building line	•		
Vehicle entries should be located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout	○		Vehicular access is maintained in the same location as the existing condition. Through Pre-Development Application meetings, Coffs Harbour City Council have endorsed the proposed location and do not support entry off Riding Lane.
Car park entry and access should be located on secondary streets or lanes where available	○		Vehicular access is maintained in the same location as the existing condition. Through Pre-Development Application meetings, Coffs Harbour City Council have endorsed the proposed location and do not support entry off Riding Lane.
Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided	•		
Access point locations should avoid headlight glare to habitable rooms	•		
Adequate separation distances should be provided between vehicle entries and street intersections	•		
The width and number of vehicle access points should be limited to the minimum	•		Single access point is provided.
Visual impact of long driveways should be minimised through changing alignments and screen planting	•		No windows to habitable rooms are located above or in the proximity of the driveway ramps.
The need for large vehicles to enter or turn around within the site should be avoided	•		
Garbage collection, loading and servicing areas are screened	○		Garbage collection is managed through a collect and return methodology, refer to Elephants Foot’s Operational Waste Management Plan.
Clear sight lines should be provided at pedestrian and vehicle crossings	•		
Traffic calming devices such as changes in paving material or textures should be used where appropriate	•		
Pedestrian and vehicle access should be separated and distinguishable. Design solutions may include: - changes in surface materials - level changes - the use of landscaping for separation	•		

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3J: Bicycle and Car Parking			
Objective 3J-1			
Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas			
Design Criteria	Yes	No	Notes
For development in the following locations: - on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or - on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre The minimum car parking requirement for residents and 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			Refer to the Traffic and Transport Assessment prepared by TTPA.
Design Guidance	Yes	No	Notes
Where a car share scheme operates locally, provide car share parking spaces within the development. Car share spaces, when provided, should be on site	N/A		
Where less car parking is provided in a development, council should not provide on street resident parking permits	N/A		
Objective 3J-2			
Parking and facilities are provided for other modes of transport			
Design Guidance	Yes	No	Notes
Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters			Sufficient numbers of parking spaces will be provided as per the Traffic and Transport Assessment prepared by TTPA.
Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas			Secure undercover bike parking will be provided as per the Traffic and Transport Assessment prepared by TTPA.
Conveniently located charging stations are provided for electric vehicles, where desirable			Provision for EV charging will be incorporated into the building as appropriate.
Objective 3J-3			
Car park design and access is safe and secure			
Design Guidance	Yes	No	Notes
Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas and car wash bays can be accessed without crossing car parking spaces			
Direct, clearly visible and well lit access should be provided into common circulation areas			
A clearly defined and visible lobby or waiting area should be provided to lifts and stairs			
For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting, colour, line marking and/or bollards			

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3J: Bicycle and Car Parking			
Objective 3J-4			
Visual and environmental impacts of underground car parking are minimised			
Design Guidance	Yes	No	Notes
Excavation should be minimised through efficient car park layouts and ramp design	•		
Car parking layout should be well organised, using a logical, efficient structural grid and double loaded aisles	•		
Protrusion of car parks should not exceed 1m above ground level. Design solutions may include stepping car park levels or using split levels on sloping sites	◦		Carpark is located above ground and setback from the boundary, and is architecturally screened. Refer to Section 3.4 of this design report.
Natural ventilation should be provided to basement and sub basement car parking areas	N/A		No basement car parking is provided.
Ventilation grills or screening devices for car parking openings should be integrated into the facade and landscape design	•		
Objective 3J-5			
Visual and environmental impacts of on-grade car parking are minimised			
Design Guidance	Yes	No	Notes
On-grade car parking should be avoided	•		
Where on-grade car parking is unavoidable, the following design solutions are used:	N/A		
• parking is located on the side or rear of the lot away from the primary street frontage • cars are screened from view of streets, buildings, communal and private open space areas • safe and direct access to building entry points is provided • parking is incorporated into the landscape design of the site, by extending planting and materials into the car park space • stormwater run-off is managed appropriately from car parking surfaces • bio-swales, rain gardens or on site detention tanks are provided, where appropriate • light coloured paving materials or permeable paving systems are used and shade trees are planted between every 4-5 parking spaces to reduce increased surface • temperatures from large areas of paving			

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3J: Bicycle and Car Parking			
Objective 3J-6			
Visual and environmental impacts of above ground enclosed car parking are minimised			
Design Guidance	Yes	No	Notes
Exposed parking should not be located along primary street frontages	○		Architectural and landscape screening is provided to screen the above ground carpark.
Screening, landscaping and other design elements including public art should be used to integrate the above ground car parking with the facade. Design solutions may include: • car parking that is concealed behind the facade, with windows integrated into the overall facade design (approach should be limited to developments where a larger floor plate podium is suitable at lower levels) • car parking that is 'wrapped' with other uses, such as retail, commercial or two storey Small Office/Home Office (SOHO) units along the street frontage (see figure 3J.9)	•		Architectural and landscape screening is provided to screen the above ground carpark.
Positive street address and active frontages should be provided at ground level	•		Street address and active frontages have been maximised. The introduction of a colonnade also increases the public domain area.

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4A: Solar and Daylight Access			
Objective 4A-1			
To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space			
Design Criteria	Yes	No	Notes
Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	N/A		Project is located in Coffs Harbour.
In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter	•		74% of apartments receive at least 3 hours of direct sunlight into the living areas and private open space between 9am and 3pm in mid-winter.
A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	•		26% of apartments receive no direct sunlight between 9am-3pm June 21st. Despite this, Objective 4A-1 has been achieved as per the following Design Guidance “Achieving the design criteria may not be possible on some sites. This includes: where significant views are oriented away from the desired aspect for direct sunlight.” These dwellings have been deliberately oriented to capture premium views of Coffs Harbour’s coastline and natural beauty. The south facing apartments have been designed with shallow plan depths and full height glazing to habitable areas providing access to high levels of daylight maintaining amenity to these apartments, while also reducing energy consumption for the building. The design provides a high level of visual amenity, offsetting the reduced solar access. The overall scheme ensures excellent solar performance across the majority of units, with strong compensatory design measures for those that do not meet the strict benchmark.
Design Guidance	Yes	No	Notes
The design maximises north aspect and the number of single aspect south facing apartments is minimised	•		The design maximises the number of apartments with a northerly aspect.
Single aspect, single storey apartments should have a northerly or easterly aspect	•		The design has maximised the number of north facing apartments with the limited number of single aspect apartments without a northerly aspect being designed to have a shallow depth plan layout enabling good levels of daylight penetration into the apartment.
Living areas are best located to the north and service areas to the south and west of apartments	•		The building design maximises the number of living areas with a northerly aspect ensuring a high level of amenity is achieved. Service areas are generally provided to the rear or in central locations minimising their impact on the most desirable areas of the apartments.
To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used: - dual aspect apartments - shallow apartment layouts - two storey and mezzanine level apartments - bay windows	•		The proposal uses a number of these features within the design including, dual aspect and through apartments and shallow depth plan layouts - all of which optimise direct sunlight to habitable areas and provide good levels of amenity to the residents.
To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of 1m² of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes	•		

ADG Compliance

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Design Critieria Item
Design Guidance Item

4A: Solar and Daylight Access			
Objective 4A-1			
To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space			
Design Guidance	Yes	No	Notes
Achieving the design criteria may not be possible on some sites. This includes: - where greater residential amenity can be achieved along a busy road or rail line by orientating the living rooms away from the noise source - on south facing sloping sites - where significant views are oriented away from the desired aspect for direct sunlight Design drawings need to demonstrate how site constraints and orientation preclude meeting the design criteria and how the development meets the objective			Dwellings have been deliberately oriented to capture premium views of Coffs Harbour’s coastline and natural beauty. The south facing apartments have been designed with shallow plan depths and full height glazing to habitable areas providing access to high levels of daylight maintaining amenity to these apartments, while also reducing energy consumption for the building. The design provides a high level of visual amenity, offsetting the reduced solar access. The overall scheme ensures excellent solar performance across the majority of units, with strong compensatory design measures for those that do not meet the strict benchmark.
Objective 4A-2			
Daylight access is maximised where sunlight is limited			
Design Guidance	Yes	No	Notes
Courtyards, skylights and high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms	N/A		
Where courtyards are used : - use is restricted to kitchens, bathrooms and service areas - building services are concealed with appropriate detailing and materials to visible walls - courtyards are fully open to the sky - access is provided to the light well from a communal area for cleaning and maintenance - acoustic privacy, fire safety and minimum privacy separation distances (see section 3F Visual privacy) are achieved	N/A		
Opportunities for reflected light into apartments are optimised through: - reflective exterior surfaces on buildings opposite south facing windows - positioning windows to face other buildings or surfaces (on neighbouring sites or within the site) that will reflect light) - integrating light shelves into the design - light coloured internal finishes			Noted. Light coloured internal finished will be investigated as part of the design development / detailed design phase.

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Design Criteria Item
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4A: Solar and Daylight Access			
Objective 4A-3			
Design incorporates shading and glare control, particularly for warmer months			
Design Guidance	Yes	No	Notes
A number of the following design features are used: - balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas - shading devices such as eaves, awnings, balconies, pergolas, external louvres and planting - horizontal shading to north facing windows - vertical shading to east and particularly west facing windows - operable shading to allow adjustment and choice - high performance glass that minimises external glare off windows, with consideration given to reduced tint glass or glass with a reflectance level below 20% (reflective films are avoided)			A number of passive design features have been incorporated into the building design to manage solar gain such as, balconies, façade or slab edge projections recessed windows, and performance glass.
Achieving the design criteria may not be possible on some sites. This includes: - where greater residential amenity can be achieved along a busy road or rail line by orientating the living rooms away from the noise source - on south facing sloping sites - where significant views are oriented away from the desired aspect for direct sunlight - Design drawings need to demonstrate how site constraints and orientation preclude meeting the design criteria and how the development meets the objective			

4B: Natural Ventilation			
Objective 4B-1			
All habitable rooms are naturally ventilated			
Design Guidance	Yes	No	Notes
The building's orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms			
Depths of habitable rooms support natural ventilation			All apartments have been designed to maximise natural ventilation effects.
The area of unobstructed window openings should be equal to at least 5% of the floor area served			
Light wells are not the primary air source for habitable rooms	N/A		
Doors and openable windows maximise natural ventilation opportunities by using the following design solutions: - adjustable windows with large effective openable areas - a variety of window types that provide safety and flexibility such as awnings and louvres - windows which the occupants can reconfigure to funnel breezes into the apartment such as vertical louvres, casement windows and externally opening doors			Doors and openable windows are placed to optimise natural ventilation conditions.

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4B: Natural Ventilation			
Objective 4B-2			
The layout and design of single aspect apartments maximises natural venitaltion			
Design Guidance	Yes	No	Notes
Apartment depths are limited to maximise ventilation and airflow	•		
Natural ventilation to single aspect apartments is achieved with the following design solutions: - primary windows are augmented with plenums and light wells (generally not suitable for cross ventilation) - stack effect ventilation / solar chimneys or similar to naturally ventilate internal building areas or rooms such as bathrooms and laundries - courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation and avoid trapped smells	•		The single aspect apartments have been designed with a modulated glazed façade with operable elements to create opportunities for natural ventilation. The apartment depth is also limited to improve daylighting and ventilation.
Objective 4B-3			
The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents			
Design Criteria	Yes	No	Notes
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	•		100% of apartments are naturally cross ventilated being located above the equivalent of 9 storeys, in accordance with standard design principles
Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	•		Through apartment depths are less than 18m from glass line to glass line.
Design Guidance	Yes	No	Notes
The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths	•		
In cross-through apartments external window and door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window and door opening sizes/areas on the other side of the apartment (outlet side)	•		
Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow	•		
Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow	•		

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Design Criteria Item
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4C: Ceiling Heights				
Objective 4C-1				
Ceiling Height achieves sufficient natural ventilation and daylight access				
Design Criteria	Yes	No	Notes	
Measured from finished floor level to finished ceiling level, minimum ceiling heights are:			The design is compliant with minimum ceiling heights.	
Minimum Ceiling Heights for apartment and mixed use buildings				
Habitable rooms				2.7m
Non-habitable Rooms				2.4m
For 2 storey apartments				2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area
Attic Spaces				1.8m at edge of room with a 30 degree minimum ceiling slope
If located in mixed-use areas				3.3m for ground and first floor to promote future flexibility of use
These minimums do not preclude higher ceilings if desired				
Design Guidance	Yes	No	Notes	
Ceiling height can accommodate use of ceiling fans for cooling and heat distribution				
Objective 4C-2				
Ceiling height increases the sense of space in apartments and provides for well proportioned rooms				
Design Guidance	Yes	No	Notes	
A number of the following design solutions can be used:				
the hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings, or double height spaces				
well proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings				
ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor and coordination of bulkhead location above non-habitable areas, such as robes or storage, can assist				
Objective 4C-3				
Ceiling heights contribute to the flexibility of building use over the life of the building				
Design Guidance	Yes	No	Notes	
Ceiling heights of lower level apartments in centres should be greater than the minimum required by the design criteria allowing flexibility and conversion to nonresidential uses	N/A			

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4D: Apartment Size and Layout				
Objective 4D-1				
The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity				
Design Criteria	Yes	No	Notes	
Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	All apartments meet the minimum requirements.			
Minimum Ceiling Heights for apartment and mixed use buildings				
Studio				35m²
1 bedroom				50m²
2 bedroom				70m²
3 bedroom				90m²
The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m2 each				
A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each				
Every habitable room must have 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 and air may not be borrowed from other rooms	As required to comply with the BCA.			
Design Guidance	Yes	No	Notes	
Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway or entry space)				
A window should be visible from any point in a habitable room				
Where minimum areas or room dimensions are not met apartments need to demonstrate that they are well designed and demonstrate the usability and functionality of the space with realistically scaled furniture layouts and circulation areas. These circumstances would be assessed on their merits.	N/A		The proposed apartments comply with the minimum areas and room dimensions and are generally in excess of those minimums. Furniture layouts are indicated at a realistic scale.	
Objective 4D-2				
Environmental performance of the apartment is maximised				
Design Criteria	Yes	No	Notes	
Habitable room depths are limited to a maximum of 2.5 x the ceiling height				
In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window				
Design Guidance	Yes	No	Notes	
Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths	N/A		Greater ceiling heights are not required to justify increased apartment depth. Proposal meets the ADG requirements of height to depth ratios.	
All living areas and bedrooms should be located on the external face of the building				

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4D: Apartment Size and Layout			
Objective 4D-3			
Apartments layouts are designed to accommodate a variety of household activities and needs			
Design Criteria	Yes	No	Notes
Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space)	•		
Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	•		
Living rooms or combined living/dining rooms have a minimum width of: 3.6m for studio and 1 bedroom apartments 4m for 2 and 3 bedroom apartments	•		
The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	•		
Design Guidance	Yes	No	Notes
Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas	•		Some bedroom areas open off living spaces in appropriate locations that provide access to views and flexibility of use.
All bedrooms allow a minimum length of 1.5m for robes	•		
The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high	•		
Apartment layouts allow flexibility over time, design solutions may include: - dimensions that facilitate a variety of furniture arrangements and removal - spaces for a range of activities and privacy levels between different spaces within the apartment - dual master apartments - dual key apartments Note: dual key apartments which are separate but on the same title are regarded as two sole occupancy units for the purposes of the Building Code of Australia and for calculating the mix of apartments - room sizes and proportions or open plans (rectangular spaces (2:3) are more easily furnished than square spaces (1:1)) - efficient planning of circulation by stairs, corridors and through rooms to maximise the amount of usable floor space in rooms	•		Apartment layouts incorporate open plan style living and dining areas providing good functional and efficient spaces with a level of flexibility in potential furniture configurations. A number of apartments have also been designed to accommodate potential future adaptable requirements.

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4E: Private Open Space and Balconies																		
Objective 4E-1																		
Apartments provide appropriately sized private open space and balconies to enhance residential amenity																		
Design Criteria	Yes	No	Notes															
All apartments are required to have primary balconies as follows:																		
<table><tr><td>Dwelling Type</td><td>Minimum Area</td><td>Minimum Depth</td></tr><tr><td>Studio</td><td>4m²</td><td>-</td></tr><tr><td>1 bedroom</td><td>8m²</td><td>2m</td></tr><tr><td>2 bedroom</td><td>10m²</td><td>2m</td></tr><tr><td>3 bedroom</td><td>12m²</td><td>2.4m</td></tr></table>	Dwelling Type	Minimum Area	Minimum Depth	Studio	4m²	-	1 bedroom	8m²	2m	2 bedroom	10m²	2m	3 bedroom	12m²	2.4m	•		
Dwelling Type	Minimum Area	Minimum Depth																
Studio	4m²	-																
1 bedroom	8m²	2m																
2 bedroom	10m²	2m																
3 bedroom	12m²	2.4m																
The minimum balcony depth to be counted as contributing to the balcony area is 1m																		
For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m2 and a minimum depth of 3m																		
Design Guidance	Yes	No	Notes															
Increased communal open space should be provided where the number or size of balconies are reduced	N/A																	
Storage areas on balconies is additional to the minimum balcony size	N/A																	
The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high	N/A																	
Balcony use may be limited in some proposals by:	N/A																	
- consistently high wind speeds at 10 storeys and above - close proximity to road, rail or other noise sources - exposure to significant levels of aircraft noise - heritage and adaptive reuse of existing buildings																		
In these situations, Juliet balconies, operable walls, enclosed winter-gardens or bay windows may be appropriate, and other amenity benefits for occupants should also be provided in the apartments or in the development or both. Natural ventilation also needs to be demonstrated																		
Objective 4E-2																		
Primary private open space and balconies are appropriately located to enhance livability for residents																		
Design Guidance	Yes	No	Notes															
Primary open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space	•																	
Private open spaces and balconies predominantly face north, east or west	•																	
Primary open space and balconies should be orientated with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms	•																	

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4E: Private Open Space and Balconies			
Objective 4E-3			
Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building			
Design Guidance	Yes	No	Notes
Solid, partially solid or transparent fences and balustrades are selected to respond to the location. They are designed to allow views and passive surveillance of the street while maintaining visual privacy and allowing for a range of uses on the balcony. Solid and partially solid balustrades are preferred			Glass balustrades to balconies are preferred to maximise outlook to the surrounding city and hinterland beyond.
Full width full height glass balustrades alone are generally not desirable			Glass balustrades to the residential balconies have been proposed given the elevated locations of these apartments and generous boundary setbacks mitigating any visual amenity issues while maximising apartment outlook and resident amenity.
Projecting balconies should be integrated into the building design and the design of soffits considered			Balcony projections, blade walls and façade depth has been used to control sunlight and mitigate wind.
Operable screens, shutters, hoods and pergolas are used to control sunlight and wind	N/A		
Balustrades are set back from the building or balcony edge where overlooking or safety is an issue	N/A		
Downpipes and balcony drainage are integrated with the overall facade and building design			
Air-conditioning units should be located on roofs, in basements, or fully integrated into the building design			Screened roof top spaces have been provided.
Where clothes drying, storage or air conditioning units are located on balconies, they should be screened and integrated in the building design			Air conditioning units on balconies have been integrated into the building facade design. No storage is provided on balconies.
Ceilings of apartments below terraces should be insulated to avoid heat loss			Refer to BASIX Certificate.
Water and gas outlets should be provided for primary balconies and private open space			All electric building, no gas outlets provided.
Objective 4E-4			
Private open space and balcony design maximises safety			
Design Guidance	Yes	No	Notes
Changes in ground levels or landscaping are minimised			
Design and detailing of balconies avoids opportunities for climbing and falls			

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4F: Common Circulation and Spaces			
Objective 4F-1			
Common circulation spaces achieve good amenity and properly service the number of apartments			
Design Criteria	Yes	No	Notes
The maximum number of apartments off a circulation core on a single level is eight	○		The typical residential floor (Level 11-24) features eight apartments off a single core - there are four residential levels (Level 7-10) that provide ten apartments off a single core. Lift speeds and servicing (refer to Vertical Transport Report), a CBD location and variation in mix make this larger number suitable.
For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	•		
Design Guidance	Yes	No	Notes
Greater than minimum requirements for corridor widths and/ or ceiling heights allow comfortable movement and access particularly in entry lobbies, outside lifts and at apartment entry doors	•		Corridors and entry lobbies have been designed for comfortable movement and provide suitable widths to comply with accessibility requirements.
Daylight and natural ventilation should be provided to all common circulation spaces that are above ground	•		Corridors and lobbies have access to natural light. Ventilation is mechanically provided due to as uncontrolled openings such as windows or direct louvres to the space are impacted by wind pressures especially at upper floors which can lead to the following issues: air generated noise nuisance e.g. whistling, pressure differences to residential doors leading to slamming doors or greater opening forces require and can complicate pressurisation relief controls in windy conditions.
Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors	•		
Longer corridors greater than 12m in length from the lift core should be articulated. Design solutions may include: - a series of foyer areas with windows and spaces for seating - wider areas at apartment entry doors and varied ceiling heights	○		Corridors longer than 12m are provided with natural light.
Design common circulation spaces to maximise opportunities for dual aspect apartments, including multiple core apartment buildings and cross over apartments	•		
Achieving the design criteria for the number of apartments off a circulation core may not be possible. Where a development is unable to achieve the design criteria, a high level of amenity for common lobbies, corridors and apartments should be demonstrated, including: - sunlight and natural cross ventilation in apartments - access to ample daylight and natural ventilation in common circulation spaces - common areas for seating and gathering - generous corridors with greater than minimum ceiling heights - other innovative design solutions that provide high levels of amenity	•		
Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level	•		Ten apartments are provided off a circulation core on Level 7-10 only, the remainder of the residential floors have eight apartments off a circulation core.
Primary living room or bedroom windows should not open directly onto common circulation spaces, whether open or enclosed. Visual and acoustic privacy from common circulation spaces to any other rooms should be carefully controlled	N/A		

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4F: Common Circulation and Spaces			
Objective 4F-2			
Common circulation spaces promote safety and provide for social interaction between residents			
Design Guidance	Yes	No	Notes
Direct and legible access should be provided between vertical circulation points and apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines	•		
Tight corners and spaces are avoided	•		
Circulation spaces should be well lit at night	•		
Legible signage should be provided for apartment numbers, common areas and general wayfinding	•		
Incidental spaces, for example space for seating in a corridor, at a stair landing, or near a window are provided	•		
In larger developments, community rooms for activities such as owners corporation meetings or resident use should be provided and are ideally co-located with communal open space	•		Flexible space is provided at ground level which could be used for owners corporation meeting and the like.
Where external galleries are provided, they are more open than closed above the balustrade along their length	N/A		

ADG Compliance

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Design Criteria Item
Design Guidance Item

4G: Storage													
Objective 4G-1													
Adequate, well designed storage is provided in each apartment													
Design Criteria	Yes	No	Notes										
In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided	•		A minimum of 50% of the storage requirements has been provided in apartments. Note: Storage located outside of apartments has been provided where required.										
<table><tr><th>Dwelling Type</th><th>Storage Size Volume</th></tr><tr><td>Studio</td><td>4m²</td></tr><tr><td>1 bedroom</td><td>6m²</td></tr><tr><td>2 bedroom</td><td>8m²</td></tr><tr><td>3 bedroom</td><td>10m²</td></tr></table>				Dwelling Type	Storage Size Volume	Studio	4m ²	1 bedroom	6m ²	2 bedroom	8m ²	3 bedroom	10m ²
Dwelling Type				Storage Size Volume									
Studio				4m ²									
1 bedroom				6m ²									
2 bedroom				8m ²									
3 bedroom	10m ²												
At least 50% of the required storage is to be located within the apartment													
Design Guidance													
Storage is accessible from either circulation or living areas	•												
Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proof and screened from view from the street	N/A												
Left over space such as under stairs is used for storage	N/A												
Objective 4G-2													
Additional storage is conveniently located, accessible and nominated for individual apartments													
Design Guidance	Yes	No	Notes										
Storage not located in apartments is secure and clearly allocated to specific apartments	•												
Storage is provided for larger and less frequently accessed items	•												
Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages so that allocated car parking remains accessible	•												
If communal storage rooms are provided they should be accessible from common circulation areas of the building	•												
Storage not located in an apartment is integrated into the overall building design and is not visible from the public domain	•												

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Design Criteria Item
Design Guidance Item

4H: Acoustic Privacy			
Objective 4H-1			
Noise transfer is minimised through the siting of buildings and building layout			
Design Guidance	Yes	No	Notes
Adequate building separation is provided within the development and from neighbouring buildings/ adjacent uses (see also section 2F Building separation and section 3F Visual privacy)	•		
Where applying separation to buildings on adjoining sites, apply half the minimum separation distance measured to the boundary.			
Window and door openings are generally orientated away from noise sources	•		
Noisy areas within buildings including building entries and corridors should be located next to or above each other and quieter areas next to or above quieter areas	•		The building layouts locate areas such as corridors and wet areas above each other to assist in maintaining acoustic privacy.
Storage, circulation areas and non-habitable rooms should be located to buffer noise from external sources	N/A		
The number of party walls (walls shared with other apartments) are limited and are appropriately insulated	•		
Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces and circulation areas should be located at least 3m away from bedrooms	•		
Objective 4H-2			
Noise impacts are mitigated within apartments through layout and acoustic treatments			
Design Guidance	Yes	No	Notes
Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following design solutions:	•		
• rooms with similar noise requirements are grouped together			
• doors separate different use zones			
• wardrobes in bedrooms are co-located to act as sound buffers			
Where physical separation cannot be achieved noise conflicts are resolved using the following design solutions:	•		Noted. As required.
• double or acoustic glazing			
• acoustic seals			
• use of materials with low noise penetration properties			
• continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements			

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Design Criteria Item
Design Guidance Item

4J: Acoustic Privacy			
Objective 4J-1			
In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings			
Design Guidance	Yes	No	Notes
To minimise impacts the following design solutions may be used: - physical separation between buildings and the noise or pollution source - residential uses are located perpendicular to the noise source and where possible buffered by other uses - non-residential buildings are sited to be parallel with the noise source to provide a continuous building that shields residential uses and communal open spaces - non-residential uses are located at lower levels vertically separating the residential component from the noise or pollution source. Setbacks to the underside of - residential floor levels should increase relative to traffic volumes and other noise sources - buildings should respond to both solar access and noise. Where solar access is away from the noise source, nonhabitable rooms can provide a buffer - where solar access is in the same direction as the noise source, dual aspect apartments with shallow building depths are preferable (see figure 4J.4) - landscape design reduces the perception of noise and acts as a filter for air pollution generated by traffic and industry	N/A		
Achieving the design criteria in this Apartment Design Guide may not be possible in some situations due to noise and pollution. Where developments are unable to achieve the design criteria, alternatives may be considered in the following areas: - solar and daylight access - private open space and balconies - natural cross ventilation	N/A		Glazing performance will be designed to mitigate external noise source to comply with the acoustic requirements of the BCA. Solid facade elements and insulation will be provided to assist in external noise reduction where applicable.
Objective 4J-2			
Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission			
Design Guidance	Yes	No	Notes
Design solutions to mitigate noise include: - limiting the number and size of openings facing noise sources - providing seals to prevent noise transfer through gaps - using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens) - using materials with mass and/or sound insulation or absorption properties e.g. solid balcony balustrades, external screens and soffits	N/A		
Where physical separation cannot be achieved noise conflicts are resolved using the following design solutions: - double or acoustic glazing, acoustic seals - use of materials with low noise penetration properties - continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements	N/A		

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Design Criteria Item
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4K: Apartment Mix			
Objective 4K-1			
A range of apartment types and sizes is provided to cater for different household types now and into the future			
Design Guidance	Yes	No	Notes
A variety of apartment types is provided			
The apartment mix is appropriate, taking into consideration: - the distance to public transport, employment and education centres - the current market demands and projected future demographic trends - the demand for social and affordable housing - different cultural and socioeconomic groups			The apartment mix is based on projected market demand and specific locational factors such as transport and access to amenities.
Flexible apartment configurations are provided to support diverse household types and stages of life including single person households, families, multi-generational families and group households			The apartment mix and types provided in the proposed development cater for a wide range of users, ranging from single occupiers to families.
Objective 4K-2			
The apartment mix is distributed to suitable locations within the building			
Design Guidance	Yes	No	Notes
Different apartment types are located to achieve successful facade composition and to optimise solar access			Apartment types and locations have been used to articulate the built form both horizontally and vertically.
Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available			

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Design Criteria Item
Design Guidance Item

4L: Ground Floor Apartments			
Objective 4L-1			
Street frontage activity is maximised where ground floor apartments are located			
Design Guidance	Yes	No	Notes
Direct street access should be provided to ground floor apartments	N/A		
Activity is achieved through front gardens, terraces and the facade of the building. Design solutions may include:	N/A		
Retail or home office spaces should be located along street frontages	N/A		
Ground floor apartment layouts support small office home office (SOHO) use to provide future opportunities for conversion into commercial or retail areas. In these cases provide higher floor to ceiling heights and ground floor amenities for easy conversion	N/A		
Objective 4L-2			
Design of ground floor apartments delivers amenity and safety for residents			
Design Guidance	Yes	No	Notes
Privacy and safety should be provided without obstructing casual surveillance. Design solutions may include:	N/A		
- elevation of private gardens and terraces above the street level by 1-1.5m (see figure 4L.4) - landscaping and private courtyards - window sill heights that minimise sight lines into apartments - integrating balustrades, safety bars or screens with the exterior design			
Solar access should be maximised through:	N/A		
- high ceilings and tall windows - trees and shrubs that allow solar access in winter and shade in summer			

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Design Critieria Item
Design Guidance Item

4M: Facades			
Objective 4M-1			
Building facades provide visual interest along the street while respecting the character of the local area			
Design Guidance	Yes	No	Notes
Design solutions for front building facades may include: - a composition of varied building elements - a defined base, middle and top of buildings - revealing and concealing certain elements - changes in texture, material, detail and colour to modify the prominence of elements			The building facades have used a combination of materiality, colour, articulation and detail to provide a high quality contextual response.
Building services should be integrated within the overall facade			
Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. Design solutions may include: - well composed horizontal and vertical elements - variation in floor heights to enhance the human scale - elements that are proportional and arranged in patterns - public artwork or treatments to exterior blank walls - grouping of floors or elements such as balconies and windows on taller buildings			The proposed design provides well resolved facades having appropriate levels of detail, and variance in articulation. The building lengths are appropriately moderated through use of deep recesses and are articulated in both the horizontal and vertical to provide an appropriate balance between the two.
Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights.			The proposed building façade incorporates a change in material selection and colour at the podium of the building, reflecting the scale of the existing buildings adjacent to the site.
Shadow is created on the facade throughout the day with building articulation, balconies and deeper window reveals			
Objective 4M-2			
Building functions are expressed by the façade			
Design Guidance	Yes	No	Notes
Building entries should be clearly defined			The building is clearly defined at the street front.
Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height			
The apartment layout should be expressed externally through facade features such as party walls and floor slabs			

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Design Criteria Item
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4N: Roof Design			
Objective 4N-1			
Roof treatments are integrated into the building design and positively respond to the street			
Design Guidance	Yes	No	Notes
Roof design relates to the street. Design solutions may include: - special roof features and strong corners - use of skillion or very low pitch hipped roofs - breaking down the massing of the roof by using smaller elements to avoid bulk - using materials or a pitched form complementary to adjacent buildings			The flat roof form proposed is appropriate to the building typology minimising overshadowing while also providing opportunities for locate solar PV panels reducing the building’s ongoing energy consumption.
Roof treatments should be integrated with the building design. Design solutions may include: - roof design proportionate to the overall building size, scale and form - roof materials compliment the building - service elements are integrated			
Objective 4N-2			
Opportunities to use roof space for residential accommodation and open space are maximised			
Design Guidance	Yes	No	Notes
Habitable roof space should be provided with good levels of amenity. Design solutions may include: - penthouse apartments - dormer or clerestory windows - openable skylights	N/A		
Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations			
Objective 4N-3			
Roof design incorporates sustainability features			
Design Guidance	Yes	No	Notes
Roof design maximises solar access to apartments during winter and provides shade during summer. Design solutions may include: - the roof lifts to the north - eaves and overhangs shade walls and windows from summer sun			
Skylights and ventilation systems should be integrated into the roof design	N/A		Additional roof ventilation systems or skylights are not required to achieve compliance with the ADG, with the proposed design achieving a high level of solar and ventilation compliance.

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4O: Landscape Design			
Objective 4O-1			
Landscape design is viable and sustainable			
Design Guidance	Yes	No	Notes
Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating: - diverse and appropriate planting - bio-filtration gardens - appropriately planted shading trees - areas for residents to plant vegetables and herbs - composting - green roofs or walls	•		The landscape has been designed to generally meet these criteria. Refer to landscape drawings prepared by EBLA + Exima.
Ongoing maintenance plans should be prepared	•		To be prepared for OC stage.
Micro-climate is enhanced by: - appropriately scaled trees near the eastern and western elevations for shade - a balance of evergreen and deciduous trees to provide shading in summer and sunlight access in winter - shade structures such as pergolas for balconies and courtyards	•		Refer to landscape drawings prepared by EBLA + Exima.
Tree and shrub selection considers size at maturity and the potential for roots to compete	•		Refer to landscape drawings prepared by EBLA + Exima.
Objective 4O-2			
Landscape design contributes to the streetscape and amenity			
Design Guidance	Yes	No	Notes
Landscape design responds to the existing site conditions including: - changes of levels - views - significant landscape features including trees and rock outcrops	•		Refer to landscape drawings prepared by EBLA + Exima.
Significant landscape features should be protected by: - tree protection zones - appropriate signage and fencing during construction	•		Refer to landscape drawings prepared by EBLA + Exima.
Plants selected should be endemic to the region and reflect the local ecology	•		Refer to landscape drawings prepared by EBLA + Exima.

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Design Critieria Item
Design Guidance Item

4P: Planting on Structures			
Objective 4P-1			
Appropriate soil profiles are provided			
Design Guidance	Yes	No	Notes
Structures are reinforced for additional saturated soil weight	•		
Soil volume is appropriate for plant growth, considerations include: • modifying depths and widths according to the planting mix and irrigation frequency • free draining and long soil life span • tree anchorage	• Refer to landscape drawings prepared by EBLA + Exima.		
Minimum soil standards for plant sizes should be provided in accordance with Table 5	• Refer to landscape drawings prepared by EBLA + Exima.		
Objective 4P-2			
Plant growth is optimised with appropriate selection and maintenance			
Design Guidance	Yes	No	Notes
Plants are suited to site conditions, considerations include: • drought and wind tolerance • seasonal changes in solar access • modified substrate depths for a diverse range of plants • plant longevity	• Refer to landscape drawings prepared by EBLA + Exima.		
A landscape maintenance plan is prepared	• To be prepared at CC stage.		
Irrigation and drainage systems respond to: • changing site conditions • soil profile and the planting regime • whether rainwater, stormwater or recycled grey water is used	• Refer to landscape drawings prepared by EBLA + Exima.		
Objective 4P-3			
Planting on structures contributes to the quality and amenity of communal and public open spaces			
Design Guidance	Yes	No	Notes
Building design incorporates opportunities for planting on structures. Design solutions may include: • green walls with specialised lighting for indoor green walls • wall design that incorporates planting • green roofs, particularly where roofs are visible from the public domain • planter boxes	• Refer to landscape drawings prepared by EBLA + Exima.		
Note: structures designed to accommodate green walls should be integrated into the building facade and consider the ability of the facade to change over time			

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4Q: Universal Design			
Objective 4Q-1			
Universal design features are included in apartment design to promote flexible housing for all community members			
Design Guidance	Yes	No	Notes
Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features	•		Refer to DA03.107, DA03.109 and DA13 Series.
Objective 4Q-2			
A variety of apartments with adaptable designs are provided			
Design Guidance	Yes	No	Notes
Adaptable housing should be provided in accordance with the relevant council policy	•		
Design solutions for adaptable apartments include: - convenient access to communal and public areas - high level of solar access - minimal structural change and residential amenity loss when adapted - larger car parking spaces for accessibility - parking titled separately from apartments or shared car parking arrangements	•		All adaptable apartments have easy access to common areas (via common corridors and lift), and have appropriate parking as required by the relevant standards. Apartment layouts have been designed to ensure that minimal work is required to convert into adaption mode. Refer to adaptable apartment plans DA13.001.
Objective 4Q-3			
Apartment layouts are flexible and accommodate a range of lifestyle needs			
Design Guidance	Yes	No	Notes
Apartment design incorporates flexible design solutions which may include: - rooms with multiple functions - dual master bedroom apartments with separate bathrooms - larger apartments with various living space options - open plan 'loft' style apartments with only a fixed kitchen, laundry and bathroom	•		

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Design Criteria Item
Design Guidance Item

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			
Design Guidance	Yes	No	Notes
Design solutions may include:	N/A		
- new elements to align with the existing building - additions that complement the existing character, siting, scale, proportion, pattern, form and detailing - use of contemporary and complementary materials, finishes, textures and colours			
Additions to heritage items should be clearly identifiable from the original building	N/A		
New additions allow for the interpretation and future evolution of the building	N/A		
Objective 4R-2			
Adapted buildings provide residential amenity while not precluding future adaptive reuse			
Design Guidance	Yes	No	Notes
Design features should be incorporated sensitively into adapted buildings to make up for any physical limitations, to ensure residential amenity is achieved. Design solutions may include:	N/A		
- generously sized voids in deeper buildings - alternative apartment types when orientation is poor - using additions to expand the existing building envelope			
Some proposals that adapt existing buildings may not be able to achieve all of the design criteria in this Apartment Design Guide. Where developments are unable to achieve the design criteria, alternatives could be considered in the following areas:	N/A		
- where there are existing higher ceilings, depths of habitable rooms could increase subject to demonstrating access to natural ventilation, cross ventilation (when applicable) and solar and daylight access (see also sections 4A Solar and daylight access and 4B Natural ventilation) - alternatives to providing deep soil where less than the minimum requirement is currently available on the site - building and visual separation – subject to demonstrating alternative design approaches to achieving privacy - common circulation - car parking - alternative approaches to private open space and balconies			

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4S: Mixed use			
Objective 4S-1			
Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement			
Design Guidance	Yes	No	Notes
Mixed use development should be concentrated around public transport and centres	•		
Mixed use developments positively contribute to the public domain. Design solutions may include: - development addresses the street - active frontages are provided - diverse activities and uses - avoiding blank walls at the ground level - live/work apartments on the ground floor level, rather than commercial	•		Refer to Section 4 of this design report.
Objective 4S-2			
Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents			
Design Guidance	Yes	No	Notes
Residential circulation areas should be clearly defined. Design solutions may include: - residential entries are separated from commercial entries - and directly accessible from the street - commercial service areas are separated from residential components - residential car parking and communal facilities are separated or secured - security at entries and safe pedestrian routes are provided - concealment opportunities are avoided	•		
Landscaped communal open space should be provided at podium or roof levels	•		Refer to landscape drawings prepared by EBLA + Exima.

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Design Criteria Item
Design Guidance Item

4T: Awnings and Signage			
Objective 4T-1			
Awnings are well located and complement and integrate with the building design			
Design Guidance	Yes	No	Notes
Awnings should be located along streets with high pedestrian activity and active frontages	•		
A number of the following design solutions are used: - continuous awnings are maintained and provided in areas with an existing pattern - height, depth, material and form complements the existing street character - protection from the sun and rain is provided - awnings are wrapped around the secondary frontages of corner sites - awnings are retractable in areas without an established pattern	•		A continuous glass awning is proposed along Vernon St, Gordon St and Riding Lane.
Awnings should be located over building entries for building address and public domain amenity	•		
Awnings relate to residential windows, balconies, street tree planting, power poles and street infrastructure	•		
Gutters and down pipes should be integrated and concealed	•		
Lighting under awnings should be provided for pedestrian safety	•		
Objective 4T-2			
Signage responds to the context and desired streetscape character			
Design Guidance	Yes	No	Notes
Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development	•		Noted and to be integrated in final design.
Legible and discrete way finding should be provided for larger developments	•		Noted and to be integrated in final design.
Signage is limited to being on and below awnings and a single facade sign on the primary street frontage	•		Noted and to be integrated in final design.

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Design Criteria Item
Design Guidance Item

4U: Energy Efficiency			
Objective 4U-1			
Development incorporates passive environmental design			
Design Guidance	Yes	No	Notes
Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access)	•		
Well located, screened outdoor areas should be provided for clothes drying		•	Energy efficient clothes dryer will be provided to the apartments.
Objective 4U-2			
Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer			
Design Guidance	Yes	No	Notes
A number of the following design solutions are used:	•		Refer to BASIX certificate prepared by Jensen Hughes.
• the use of smart glass or other technologies on north and west elevations			
• thermal mass in the floors and walls of north facing rooms is maximised			
• polished concrete floors, tiles or timber rather than carpet			
• insulated roofs, walls and floors and seals on window and door openings			
• overhangs and shading devices such as awnings, blinds and screens			
Provision of consolidated heating and cooling infrastructure should be located in a centralised location (e.g. the basement)	•		Lower apartment levels’ air conditioning condensers are consolidated to the carpark and upper apartment levels’ air conditioning condensers are consolidated to the roof for efficient servicing of the building.
Objective 4U-3			
Adequate natural ventilation minimises the need for mechanical ventilation			
Design Guidance	Yes	No	Notes
A number of the following design solutions are used:	•		
• rooms with similar usage are grouped together			
• natural cross ventilation for apartments is optimised			
• natural ventilation is provided to all habitable rooms and as many non-habitable rooms, common areas and circulation spaces as possible			

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Design Critieria Item
Design Guidance Item

4V: Water Management and Conservation			
Objective 4V-1			
Potable water use is minimised			
Design Guidance	Yes	No	Notes
Water efficient fittings, appliances and wastewater reuse should be incorporated	•		Refer to BASIX certificate prepared by Jensen Hughes.
Apartments should be individually metered	•		As required by local authorities.
Rainwater should be collected, stored and reused on site	•		Refer to BASIX certificate prepared by Jensen Hughes.
Drought tolerant, low water use plants should be used within landscaped areas	•		Refer to landscape drawings prepared by EBLA + Exima.
Objective 4V-2			
Urban stormwater is treated on site before being discharged to receiving waters			
Design Guidance	Yes	No	Notes
Water sensitive urban design systems are designed by a suitably qualified professional	•		
A number of the following design solutions are used:	•		Provision is made to collect and detain all stormwater in accordance with Authority requirements.
• runoff is collected from roofs and balconies in water tanks and plumbed into toilets, laundry and irrigation			
• porous and open paving materials is maximised			
• on site stormwater and infiltration, including bio-retention systems such as rain gardens or street tree pits			
Objective 4V-3			
Flood management systems are integrated into site design			
Design Guidance	Yes	No	Notes
Detention tanks should be located under paved areas, driveways or in basement car parks	•		Detention tanks have been integrated into the building design or are located under driveways or located in the basement.
On large sites parks or open spaces are designed to provide temporary on site detention basins	N/A		

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Design Critieria Item
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4W: Waste Management			
Objective 4W-1			
Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents			
Design Guidance	Yes	No	Notes
Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park	•		Refer to Waste Management Plan prepared by Elephants Foot.
Waste and recycling storage areas should be well ventilated	•		
Circulation design allows bins to be easily maneuvered between storage and collection points	•		Refer to Waste Management Plan prepared by Elephants Foot.
Temporary storage should be provided for large bulk items such as mattresses	•		Refer to Waste Management Plan prepared by Elephants Foot.
A waste management plan should be prepared	•		Refer to Waste Management Plan prepared by Elephants Foot.
Objective 4W-2			
Domestic waste is minimised by providing safe and convenient source separation and recycling			
Design Guidance	Yes	No	Notes
All dwellings should have a waste and recycling cupboard or temporary storage area of sufficient size to hold two days worth of waste and recycling	•		Refer to Waste Management Plan prepared by Elephants Foot.
Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core	•		
For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses	•		
Alternative waste disposal methods such as composting should be provided		◦	Refer to Waste Management Plan prepared by Elephants Foot.

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4X: Building Maintenance			
Objective 4X-1			
Building design detail provides protection from weathering			
Design Guidance	Yes	No	Notes
number of the following design solutions are used: - roof overhangs to protect walls - hoods over windows and doors to protect openings - detailing horizontal edges with drip lines to avoid staining of surfaces - methods to eliminate or reduce planter box leaching - appropriate design and material selection for hostile locations			A number of features such as robust material selection, drip groves / lines and cappings have been incorporated into the design to provide protection to areas of the building façade prolonging the need for building maintenance.
Objective 4X-2			
Systems and access enable ease of maintenance			
Design Guidance	Yes	No	Notes
Window design enables cleaning from the inside of the building			Awning windows with opening restrictors are used for safety, in accordance with BCA requirements. Window cleaning is envisaged to be performed from balcony areas, accessible ground floor levels or via safety harness system from the buildings roof deck areas.
Building maintenance systems should be incorporated and integrated into the design of the building form, roof and facade			The building will include safety harness points from the roof deck levels allowing for building maintenance while being unobtrusive. Plant and equipment is generally located within basement areas, limited low height plant on the roof will be set inboard from the building edge and screened ensuring that these elements do not detract from the building design.
Design solutions do not require external scaffolding for maintenance access			As above.
Manually operated systems such as blinds, sunshades and curtainsare used in preference to mechanical systems			
Centralised maintenance, services and storage should be provided for communal open space areas within the building			
Objective 4X-3			
Material selection reduces ongoing maintenance costs			
Design Guidance	Yes	No	Notes
A number of the following design solutions are used: - sensors to control artificial lighting in common circulation and spaces - natural materials that weather well and improve with time such as face brickwork - easily cleaned surfaces that are graffiti resistant - robust and durable materials and finishes are used in locations which receive heavy wear and tear, such as common circulation areas and lift interiors			Sensors will be installed to control artificial lighting in common circulation spaces. A number of robust elements have been incorporated into the building to provide longevity including the use of natural material such as concrete and metal.

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