

ASSESSMENT AGAINST ZONING PROVISIONS

Zone Provisions	Response
2.6.3.2 Built Form Provisions	
<p>Maximum plot ratio for sites between 1,600m² and 3,000m² – 6:1.</p> <p>Note – excludes areas of communal open space.</p>	<p>Complies</p> <p>The proposal does not result in a plot ratio exceeding 6:1.</p>
Minimum site area – 800m ² .	<p>Complies</p> <p>The site is over 800m² in size.</p>
Minimum frontage – 20m	<p>Complies</p> <p>The site has over 20m of street frontage.</p>
<p>Maximum height provisions for sites between 1,600m² and 3,000m² – 24 storeys</p> <p>Note – excludes spaces on top of a building used primarily as communal open space whether roofed or not.</p>	<p>Complies</p> <p>The proposed development is 2 storeys.</p>
Building Envelope	
<p>Building envelope (street frontage setback):</p> <ul style="list-style-type: none"> Ground level – 3m. Up to 4 storeys – 0m to balconies, 3m to external walls. Above 4 storeys – 6m. 	<p>Performance Solution Sought</p> <p>The proposed development provides a setback of 0m to Costin Street. Whilst less than the 3m prescribed, this outcome is consistent with the existing front setback of the current building on site, and is reflective of the wider streetscape with several developments of note built to the front boundary.</p> <p>As such, the proposed setback is deemed appropriate.</p>
<p>Building envelope (side setback):</p> <ul style="list-style-type: none"> Up to 4 storeys – 0m to where a podium, 6m to habitable balconies, 4m to balconies, 3m to non-habitable rooms. Above 4 storeys – 9m. 	<p>Performance Solution Sought</p> <p>The proposed development provides a side setback of 0m. Whilst less than the 3m prescribed for non-podium buildings, this outcome is consistent with the existing side setback of the current building on site, and is reflective of the built-to-boundary outcomes of the adjoining sites and development in the wider area.</p> <p>Accordingly, the proposed setback is deemed appropriate.</p>
Building envelope (rear setback):	<p>Performance Solution Sought</p> <p>The proposed development provides a rear setback of 0.6m. Whilst less than the 3m</p>

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<ul style="list-style-type: none"> Up to 4 storeys – 0m to where a podium, 6m to habitable balconies, 4m to balconies, 3m to non-habitable rooms. Above 4 storeys – 9m. 	<p>prescribed for non-podium buildings, this outcome is consistent with the existing rear setback of the current building on site, and is reflective of the built-to-boundary outcomes of the adjoining sites and development in the wider area.</p> <p>Accordingly, the proposed setback is deemed appropriate.</p>
Building Form	
Maximum tower footprint – 1,200m ²	<p>Not Applicable</p> <p>Development does not comprise a tower component.</p>
Maximum tower site coverage – 60% of site area, and a maximum horizontal dimension of 50m.	<p>Not Applicable</p> <p>Development does not comprise a tower component.</p>
Maximum outer wall length – 30m overall and 10m between building articulations.	<p>Complies</p> <p>Whilst the proposal provides a wall exceeding 30m along the southeastern side boundary, this is provided to match the built-to-boundary outcome of the adjoining site, and is largely obscured from view. The front façade of the proposal is provided with appropriate articulation.</p>
<p>Development orientation, is to:</p> <ol style="list-style-type: none"> Be orientated to the street frontage and activate the public realm; Where on a corner lot, address both street frontages; Optimise seasonal solar gain and loss, taking into consideration major site views and vistas; Be located and designed to minimise impacts from surrounding uses and infrastructure and maintain reasonable levels of amenity. 	<p>Complies</p> <p>The proposed development is oriented directly towards Costin Street, activating the associated public realm.</p> <p>The scale and nature of development does not impact on major site views and vistas, nor does it result in adverse impacts to the amenity of surrounding development.</p>
Side and rear boundary fencing is to be 1.8m in height, if buildings are not built to boundary.	<p>Not Applicable</p> <p>No fencing is proposed or required.</p>
<p>Rooftops:</p> <ol style="list-style-type: none"> Are designed to ensure plant and equipment are screened or otherwise integrated with the overall roof design; Exhibit varied forms and contribute to the architectural distinction of the building; May be utilised for communal open space and other passive recreation uses. 	<p>Complies</p> <p>The proposed roof design is provided to reflect the architectural detail of the existing building on site. No plant and equipment, or communal areas, are proposed as part of the rooftop.</p>
Communal Open Space and Facilities	

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<p>Development is to provide universally accessible communal open spaces as follows:</p> <ul style="list-style-type: none"> i. Development which includes a multiple residential component provides communal open space equivalent to a minimum of: <ul style="list-style-type: none"> a. 80% of the site area, or b. 15% of the multiple residential Gross Floor Area. ii. a minimum of 10% of the site area for non-residential developments iii. a minimum of 60m², having a minimum dimension of 6m iv. as a mix of ground level, vertically integrated or roof top settings v. respects the privacy of both users and those overlooking from neighbouring properties vi. includes landscape and deep planting shade trees or structures suited to the subtropical environment vii. is positioned for good solar orientation and minimises water use, and viii. does not include driveways, storage or turning areas. 	<p>Not Applicable</p> <p>The proposal does not involve the provision of communal open space and facilities.</p>
Private Open Space	
<p>Development provides all dwellings with private open space or balconies at the following rates:</p> <ul style="list-style-type: none"> i. 1 bedroom dwellings – 9m² with a minimum dimension of 3m, or ii. 2 or 3 bedroom dwellings – 12m² with a minimum dimension of 3m. <p>Balconies are appropriately screened to maximum privacy between buildings and the public realm. Without compromising CPTED principles.</p> <p>Ground floor private open space must provide privacy but still allow overlooking of the street to promote passive surveillance.</p>	<p>Not Applicable</p> <p>Development does not involve the provision of private open space.</p>
2.6.3.3 Urban Design	
Building Elements and Appearance	

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<p>High-rise buildings must have distinct lower, middle and upper sections, including the ground floor, podium and tower levels, providing for variation in the built form.</p> <p>Buildings are to be well articulated with varied materials and design details, external balconies, verandas, terraces, recessed doors and doorways, windows, shade and screening devices and outdoor planting.</p> <p>Residential building design ensures visual and noise privacy, adequate storage space, adequate room sizes, functional room relationship and the provision of useable and well connected common outdoor spaces.</p> <p>Development provides a well-defined entry point for pedestrians.</p> <p>Building form allows for cross ventilation and supports a naturally ventilated and comfortable environment.</p> <p>Buildings incorporate appropriate weather protection, eaves and overhangs, screening, and shading structures on the building facades to channel breezes, filter sunlight, block out night lighting and provide rain protection.</p>	<p>Complies</p> <p>The development does not involve any high-rise buildings.</p> <p>Articulation and variations in material, colour and textures are provided throughout the design, delivering substantial breaks in form and visual design.</p> <p>The proposal provides a direct , well defined pedestrian entry point to the street.</p> <p>The semi-open design of the proposal allows for a naturally ventilated outcome to facilitate a comfortable environment.</p> <p>A variety of eaves, overhangs and shading devices are provided to channel breezes, provide shading, block out night lighting and provide rain protection.</p> <p>For further details, please refer to the Architectural Package within Appendix C.</p>
Basements	
<p>Basements are within property boundaries.</p> <p>Basement level 1 is clear of street alignments to allow areas for deep planting at the street level.</p>	<p>Not Applicable</p> <p>No basement structures are proposed.</p>
Ground Level Treatment	
<p>Street activation is achieved through a variety of measures, including varied design concepts and providing a high frequency of foyers, front entries, windows or doors to commercial, retail, community, communal and residential uses.</p> <p>Mixed-use developments provide a predominantly commercial and retail character at the ground floor level, which activate the street.</p>	<p>Complies</p> <p>The proposal contributes to activation of the street through the extension of the existing active use on site, with direct interface between the proposal and the public realm facilitated through the proposed design.</p> <p>The proposal is not for a mixed-use development.</p> <p>The proposed entry from the street is clearly defined through the architectural treatment</p>

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<p>Front entries to all buildings are emphasised through architectural and landscape treatment, pedestrian paths, appropriate lighting and the provision of continuous awnings.</p> <p>Foyers open toward the public realm and contain active spaces that engage people, such as reception desks, seating areas, cafes and display spaces.</p> <p>Non-residential uses at ground level provide:</p> <ul style="list-style-type: none"> i. A minimum 4.5m ground level ceiling height; ii. Continuous 3m wide awnings over footpaths with integrated lighting to provide shelter and protections from the elements; iii. A variety of building elements, details, finishes and setbacks on the ground floor to create plaza, outdoor dining areas, landscape spaces or open vistas, and iv. Places for a wide range and rich variety of activities and use, formal and informal gathering and interaction. 	<p>provided, with direct connectivity to pedestrian paths.</p> <p>The proposal does not include a foyer component.</p> <p>The proposal provides a ceiling height greater than 4.5m from the proposed finished ground level. A variety of building elements and design features utilised, with the nature of the development to allow for a variety of activities to occur on site. Given the intent of development to reflect the outcomes of the existing building on site, no awnings are provided over the pedestrian footpath.</p>
Podium Treatment	
<p>Podiums are designed to address, activate and provide a visual appeal to street frontages. Any parking included in a podium must be sleeved with active uses fronting the street. Development must ensure safe access to active uses within the podium.</p> <p>Podiums include articulations in building facades and landscape treatments to reduce the visual bulk of the building and provide an appropriate transition between the ground floor and upper storeys.</p> <p>Podiums maintain a strong relationship with the street by framing and activating the public realm and entrance spaces while reinforcing the street hierarchy.</p> <p>Development of podium levels facing street frontages or public spaces include windows, doors and balconies that allow for activity, visual connection and passive surveillance.</p>	<p>Not Applicable</p> <p>The proposal does not involve a podium component.</p>

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<p>Development of the lower 4 storeys of the building includes variation in plan shape and vertical profile, balconies, display windows and the like orientated to the street.</p> <p>Podium tops provide valuable space for communal open spaces and roof gardens.</p>	
Tower Treatment	
<p>Towers include articulations and varied design detailed to create visual appeal.</p> <p>Residential towers include balconies and other external protrusions which separate the core from direct solar heating.</p> <p>Balconies on towers are offset so that they maintain privacy of habitable rooms or outdoor spaces and provide visual variety and articulation in the built form.</p>	<p>Not Applicable</p> <p>The proposal does not involve a tower component.</p>
Landscape	
<p>Development provides consistent and cohesive landscape and streetscape treatments, including deep planted feature trees, seating and public art, that contributes to the area's streetscape and urban character.</p>	<p>Complies</p> <p>Whilst the proposal does not provide explicit landscape and streetscape embellishments, the proposed design contributes to the surrounding streetscape and urban character in an appropriate manner.</p>
Public Realm	
<p>Mixed-use developments provide privately owned plazas and public spaces for social connectivity, meeting points and other temporary uses and displays.</p> <p>Development addresses and provides passive surveillance of its interface with the street and other adjoining public spaces.</p> <p>Streetscape treatments facilitate pedestrian and cycle amenity and safety.</p>	<p>Complies</p> <p>The proposal does not provide any dedicated plazas or public spaces.</p> <p>The proposal facilitates passive surveillance through direct lines of vision to the street from the site.</p> <p>The proposed development enhances pedestrian movement and safety through a proposed widening of the footpath, whilst not impacting on the future intended delivery of cycle infrastructure.</p>