Proposed BWL Seniors Housing Redevelopment

51-57 & 59 Masons Parade

Point Frederick

JWP Compliance Review

Gosford City Centre Development Control Plan 2018

RELEVANT NOTE IN PART 5 - RESIDENTIAL DEVELOPMENT:

The provisions in the *Apartment Design Guide* and *SEPP65 - Design Quality of Residential Apartment Development* are adopted for the purpose of this DCP and for development within Gosford City Centre. This DCP also provides additional controls applying to residential development (for example Chapters 5 Built Form and 9 Residential Development). Where this DCP is inconsistent with those policies, those policies prevail to the extent of the inconsistency

Item	Design Criteria	Compliance	Design Response
Part 3 Places and Character			
Clause 3.5 Other areas	<u>*Objectives*</u> *1 Encourage a mix of uses including employment, residential, recreation and retail that support the commercial core.* *2 Provide a diversity of housing, including higher density residential development in the city fringe to support the viability of the city centre and encourage 24-hour use of the city's amenities.* *3 Facilitate tourism and increased residential development along the waterfront.* *4 Provide a mix of lower scale employment uses in the enterprise corridor zone to encourage employment generating opportunities that complement the commercial core.* *5 Built form in the city fringe areas is to maintain the prominence of Presidents Hill and views to Brisbane Water.*	✓	The proposed development incorporates a mix of uses comprising residential accommodation, ground floor commercial space (offices), and communal spaces, consistent with the intent of the B4 "mixed use zone".
Part 5 Built Form			
Clause 5.2.1 Street setbacks and rear setback	*1. Buildings should be designed to comply with streetscape controls as shown in Figure 8. These setbacks should be deep soil and contain no parking structures.* *Front Setbacks and Street Wall Heights* *Setback at ground level 0m* *Street wall height (m) 6-14* *Side Setbacks* *Up to street wall 0m* *Above Street Wall 6m*	✓ ✓	The proposed building has a 0m front setback at the ground level and a brick podium (street wall) of 7m in height. From the second to the sixth floor the building is setback 800mm from the boundary. For site access, vehicle circulation, and SEPP 65 compliance, a 6m side setback is provided from the ground to the fourth floor, and a 9m side setback for the fifth and sixths floors excluding (balconies). Fixed louvres are provided for privacy to balconies over living areas intruding on the 9m side setback. Decorative pebbles and pot plants are also used for parts of the balcony intruding on the 9m.

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	2. In addition to the above, street building alignment and street setbacks are to comply with Figure 8. Parking structures may encroach into these setbacks by up to 1m (except for 0m ground setbacks).	✓	Building alignment and street setbacks comply with Figure 8. Parking is not located at the front of the site.
	5. Building separation and visual privacy requirements of SEPP65 and the Apartment Design Guide will also apply as well as to the controls described above	✓	Complies with SEPP 65 setbacks
Clause 5.2.2 Street wall heights and upper podium	*1. The street frontage height of buildings must comply with the minimum and maximum heights above mean ground level on the street front as shown in Figure 8.*	✓	Complies with a brick podium (street wall) height of 7m.
	2. All built form above the street wall height should be set back a minimum of 3m from the building line of the street wall frontage. This may include: *a. an 'upper podium' of up to 2 storeys/7m (in height) and side setbacks should be provided consistent with the Apartment Design Guide; and* *b. a tower element above this, which is to be consistent with the controls in Section 5.2.5 of this document.*	✓	From the second to the sixth floor the building is setback 800mm from the boundary. The upper podium is differentiated through material selection and colour.
Clause 5.2.3 Active street frontages and street address	*1. Frontages labelled 'primary active frontage' on Figure 8 are to:* *a. Include active uses (for example, retail and business premises) at ground level facing the street for sites within the following character areas: City North, City South and Civic Heart. For sites in other areas, high quality residential with street address may be provided at ground level* *b. Maximise operable and glazed shop frontages, entries for all uses, active office uses such as reception and any other activities which provide pedestrian interest and activation* *c. Minimise blank walls (with no windows or doors), fire escapes, service doors, plant and equipment hatches*	✓	Office and communal facilities have been provided at the ground level, providing pedestrian interest and street activation.

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	d. Not include more than 12m of frontage dedicated to office use (retail, business and other active uses should be provided at ground level) *e. Provide elements of visual interest* *f. Provide a high standard of architectural finish and detail g. Not contain vehicular access unless demonstrated to be the only suitable location on the property for such access.*		
Clause 5.2.4 Building setbacks and separation	*1. Minimum side setbacks up to street wall height are defined in Figure 8*	✓	A 0m setback is not provided. A 6m side setback is provided to cater for access and vehicle circulation to the parking at rear of the site, from the ground to the fourth floor
	2. In addition to the above, setbacks (including front, rear and side setbacks) for residential uses, serviced apartments and hotels should be compliant with the Apartment Design Guide that accompanies SEPP65 regarding visual privacy	✓	Setbacks are compliant with the ADG
	3. Above the street wall height, all building facades should be well articulated to be attractive in all views. Blank walls with minimal articulation facing any boundary will not be permitted.	✓	The building façade employs various articulation points to distinguish the front entry to the building, to create visual interest, and to create a sense of place. The design avoids the use of blanks walls.
Clause 5.2.5 Slender towers with high amenity *Note: for the purpose of the controls below 'tower' refers to the part of the building above the podium's street wall and above the upper podium (see section 5.2.2)*	*1. For development within the B zones (B3, B4 and B6), the maximum floorplate size for towers is:* *a. 750sqm GFA for residential uses, serviced apartments and hotels.* *b. 1500sqm GFA for commercial uses (office space). Note - This maximum floor plate control applies only to towers, and not to podium level development.*	N/A	N/A
	3. The maximum building length for towers in any direction is 45m.	N/A	N/A
	4. All tower forms must be set back a minimum 8m from the street wall frontage, however reductions may be accepted (from	N/A	N/A

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	8m to 6m) on some sites where it is demonstrated that this control would compromise the ability to design the podium or tower appropriately		
Clause 5.2.6 Fine grain frontages	*1. The maximum continuous street frontage length of an individual podium (below street wall height) is 40m. Where a podium form exceeds this length it will be visually broken into two or more podium forms. This is described in Figure 9. Each of these forms will:* *a. not exceed 40m in length with a preferred length of less than 30m.* *b. be separated from other podium forms by full height breaks of a minimum of 3m (note: separation requirements within the Apartment Design Guide will apply in addition to this where relevant). These breaks should extend to the top of the street wall however may not extend to ground level to ensure continuity of active frontages.* *c. be designed to relate to the pattern of vertical circulation cores where possible.* *d. have its own architectural character which establishes 'fine grain' (through massing, articulation, composition of building elements, material use and details for different building elements, etc.) so that the street block presents as a group of buildings rather than a single building.*	✓	The building is broken up into forms less than 40m in length.
	2. Each podium form (below street wall height) is to be articulated into smaller elements at a scale or grain. This is described in Figure 9. Each of these forms should respond to: *a. the established height datum of adjacent buildings, particularly where the street wall height proposed significantly exceeds this.* *b. the established rhythm of building frontages within the area (the lot pattern) of between 5 and 20 metres.* *c. the use of the building and the various components of the*	✓	The building form and materiality clearly articulate a single point of entry to the facility creating a safe and secure entry point. The communal room and Brisbane Water Legacy offices are located at the street with views to the water. The distinctive character of a front verandah is formed along the buildings edge off the resident's communal space. The verandah acts to allow passive surveillance of the street, creating a sense of security and community while maintaining privacy for the residents. The brick podium is broken by a black box, which clearly

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	building. *d. the location of the building, or that part of the building relative to pedestrian or outdoor recreation activity.* *e. the details and building elements including building entries, ground floor, lower floors, top floor and roof*		articulates the main entry to building. The vertical blades are deliberately a different material and colour, orientated to capture views to the water and creating a rhythm similar to the adjacent building under construction.
Clause 5.2.7 Awnings	*1. Continuous Street frontage awnings are to be provided for all new developments identified as active frontages in Figure 8.*	N/A	N/A
	2. Awning dimensions should generally be: *a. horizontal in form,* *b. minimum 2.4 metres deep (dependent on footpath width),* *c. minimum soffit height of 3.2m and maximum of 4 metres,* *d. steps for design articulation or to accommodate sloping streets are to be integral with the building design and should not exceed 700mm,* *e. low profile, with slim vertical fascias or eaves (generally not to exceed 300mm height), and* *f. set back from the kerb to allow for clearance of street furniture, trees, etc. (typically 1.2m).*	N/A	N/A
	3. Awning design must match building facades, be complementary to those of adjoining buildings and maintain continuity.	N/A	N/A
	4. Wrap awnings around corners for a minimum 6m where a building is sited on a street corner.	N/A	N/A
	5. Vertical canvas drop blinds may be used along the outer edge of awnings along north-south streets. These blinds must not carry advertising or signage	N/A	N/A

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	6. Provide under awning lighting to facilitate night use and to improve public safety recessed into the soffit of the awning or wall mounted onto the building.	N/A	N/A
Clause 2.8 Building sustainability and environmental performance for key sites, medium sites and large sites	*1. Measures to improve energy efficiency, water efficiency and waste minimisation should be investigated as part of the enhanced design excellence and design review process.*	✓	Complies with BASIX
	2. Buildings are to comply with or where possible exceed the Building Sustainability Index (BASIX) by 10% for residential development.	✓	Complies with BASIX
	3. Buildings are to achieve a 4.5 star as built NABERS rating for commercial office buildings.	✓	Complies with BASIX
	4. To minimise energy use, buildings are to be designed to: *a. include high levels of insulation to reduce energy consumption and include energy efficient appliances; and* *b. incorporate green roof and green facade/green wall elements to reduce heat loads on internal spaces.*	✓	Noted Energy efficient appliances will be a building specification. Reduced heat loads and energy efficiency are incorporated into the building design and layout using passive ventilation principles.
	5. Development is to reduce the need for active heating and cooling by incorporating passive design measures including design, location and thermal properties of glazing, natural ventilation, appropriate use of thermal mass and external shading, including vegetation.	✓	Complies. Refer to details in IDG **Urban Design Analysis Section 4 - Ecologically Sustainable Development and Environmental Impacts.**
	6. All new water fittings and fixtures in all non-residential development, the public domain, and public and private parks are to be the highest Water Efficiency Labelling Scheme (WELS) star rating available at the time of development.	Noted	Compliance via building specification

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	7. Rainwater tanks are encouraged to be installed for all non-residential development.	Noted	Compliance via building specification
	8. Where possible, use building materials, fittings and finishes that: *a. have been recycled;* *b. are made from or incorporate recycled materials; and* *c. have been certified as sustainable or 'environmentally friendly' by a recognised third-party certification scheme*	✓	Suitable materials would be used where possible.
Clause 5.2.9 Above ground parking	*1. Car parking is to be provided wholly underground unless the determining authority is satisfied unique site conditions prevent achievement of parking in basements. The determining authority may require the provision of a supporting report (for example, a geotechnical report), prepared by an appropriately qualified professional as information to accompany a development application to the determining authority.*	✓	Car parking will be provided **per civil documentation** at ground level but above flood level to avoid flood and sea level rise implications.
	2. On-site car parking provided at or above ground level is to have a minimum floor to floor height of over 3.5m so it can be adapted to another use in the future.	✓	Complies with **floor to floor height 4.17m.**
	3. On-site parking is to be accommodated underground, or otherwise fully integrated into the design of the building as illustrated in Figures 10 and 11. Where integration is not achieved, car-parking areas will count towards gross floor area for the purposes of calculating Floor Space Ratio.	✓	Car parking has been integrated into the design of the building and landscaping.
	4. Any on site above ground parking should be 'sleeved' by a minimum 8m depth activation (commercial or residential use) facing any street as illustrated in Figure 11.	N/A	N/A

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Clause 5.2.11 Internal amenity	*1. Building depth, deep soil requirements, communal open space and planting on structures should follow the guidance provided in the Apartment Design Guide that accompanies SEPP 65*	✓	Complies. Refer to ADG Compliance Review.
	2. For commercial office uses, all areas should be within 10m of a source of daylight. An atrium/ lightwell can be provided to ensure that this is achieved in larger floorplate buildings	✓	
	3. Development applications are to demonstrate compliance with Apartment Design Guide sun access for residential uses.	✓	
	4. Fixed shading devices are not to substantially restrict access to natural daylight and outlook.	✓	
Clause 5.2.12 Building services and the streetscape	*1. Substations must be provided wholly within the subject site, either internal to the development or suitably located and integrated within the architectural or landscaping design. Substations are to be designed in accordance with Ausgrid's requirements for distribution substations which are set out in their network standards NS117 and NS141 for kiosks, and NS113 and NS114 for chambers (or as updated from time to time). Substations within the street will not be accepted.*	✓	A new Kiosk is proposed wholly within the site, integrated with the landscape design.
	2. Building entries, building services including fire services and parking and servicing locations should all be treated with high quality materials. Materials used to treat the external facade should 'turn in' and continue at least 3m into vehicular entry locations.	✓	Complies.
	3. Ground floor substations are preferred to simplify substation access and avoid the need for forced ventilation. Ausgrid will only permit a basement substation by exception when there are	✓	Substation on ground floor level.

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	no technically viable alternatives.		
Clause 5.2.13 Landscape design	*For all development applications, a landscape plan shall be submitted by a suitably qualified landscape architect that includes:* *a. the planting schedule with numbers and species of plants including botanical and common names,* *b. the number and name including botanical and common names of mature trees on site,* *c. the type, levels and details of paving, fencing, retaining walls and other details of external areas of the site, and* *d. an outline of how landscaped areas are to be maintained for the life of the development.*		Complies. Refer to **Landscape plan**.
	2. All development proposals are to be designed to minimise the impact on significant trees on site, street trees and trees on adjoining land including remnant vegetation.		No significant trees on site or in the vicinity.
	3. Landscaped areas are to be irrigated with recycled water	Noted	Compliance via building specification.
Clause 5.2.14 Site cover and deep soil zones	*1. The maximum site cover for development is specified in the following table: Mixed Use and Enterprise 75%*		Complies.
	2. All developments with a residential component in all zones except the Commercial Core must include a deep soil zone		Deep soil zones provided.
	3. The deep soil zone shall comprise no less than 15% of the total site area (or proportionate to the percentage of residential uses in a mixed-use development). It is to be provided preferably		Deep soil area (15%) is 906.15sqm. Proposed deep soil area is 2,020.98sqm. Proposed Lot area is 6,040.98sqm so proposed Deep soil area is 33.45%. The deep soil to the

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	in one continuous block but otherwise with no dimension (width or length) less than 6 metres		rear of the site exceeds the minimum dimension of 6m.
	4. Where non-residential development results in full site coverage and there is no capacity for water infiltration, the deep soil component must be provided on structure. In such cases, compensatory storm water management measures must be integrated within the development to minimise storm water runoff.	N/A	N/A
	5. Where deep soil zones are provided, they must accommodate existing mature trees as well as allowing for the planting of trees/shrubs that will grow to be mature plants.	✓	Complies. The deep soils zone will cater to future trees as they mature.
	6. No structures, works or excavations that may restrict vegetation growth are permitted in this zone (including but not limited to car parking, hard paving, patios, decks and drying areas).	✓	Noted The proposed landscaped area is large and able to accommodate structures and work without impacting on vegetation growth.
Clause 5.2.15 Front Fences	*1. Front fences include fences to the primary and secondary street frontages, and side boundary fences forward of the building alignment.*	N/A	Zero front setback provided, therefore no front fences.
	2. Front fences must be a maximum weighted average height of 1.2m above street level	N/A	N/A
	3. Notwithstanding the above, the maximum height of any portion of a front fence must not exceed 1.4m above street level.	N/A	N/A
	4. Front fences over 1m in height above street level must be at least 50% visually permeable	N/A	N/A
	5. The use of varied materials is preferred. The use of sheet metal is not permitted as a front fence material.	N/A	N/A

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Clause 5.2.16 Safety and Security	*1. Address 'Safer-by-Design' principles to the design of public and private domain, and in all developments (including the NSW Police 'Safer by Design' crime prevention though environmental design (CPTED) principles).*	✓	Refer to **CPTED Report**.
Clause 5.2.17 Building Exteriors	*1. Adjoining buildings (particularly heritage buildings) are to be considered in the design of new buildings in terms of:* *a. appropriate alignment and street frontage heights,* *b. setbacks above street frontage heights,* *c. appropriate materials and finishes selection,* *d. facade proportions including horizontal or vertical emphasis.*	✓	The design has evolved through the Design Review Panel workshop process to ensure design excellence is achieved. The building complies with the SEPP 65, the SEPP 65 ADG, SEPP Seniors and SEPP (Gosford) 2018.
	2. Balconies and terraces should be provided, particularly where buildings overlook parks and on low rise parts of buildings. Gardens on the top of setback areas of buildings are encouraged	✓	Balconies have been provided to over places of public interest.
	3. Articulate façades so that they address the street and add visual interest.	✓	The building facades incorporate a mix of materials and finishes to add visual interest.
	4. External walls should be constructed of high quality and durable materials and finishes with 'self-cleaning' attributes, such as face brickwork, rendered brickwork, stone, concrete and glass.	✓	Suitable materials are proposed.
	5. Finishes with high maintenance costs, those susceptible to degradation or corrosion from a coastal or industrial environment or finishes that result in unacceptable amenity impacts, such as reflective glass, are to be avoided.	✓	Suitable materials are proposed.

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	6. To assist articulation and visual interest, expanses of any single material is to be avoided.	✓	A variety of materials is proposed.
	7. Limit sections of opaque or blank walls greater than 4m in length along the ground floor to a maximum of 30% of the building frontage	✓	The building does present blank walls along the façade greater than 4m.
	8. Maximise glazing for retail uses, but break glazing into sections to avoid large expanses of glass.	✓	Minimum expanses of glazing are proposed.
	9. Highly reflective finishes and curtain wall glazing are not permitted above ground floor level (refer to Section 8.4.1.	✓	Complies.
	10. A materials sample board and schedule is required to be submitted with applications for development over $1 million or for that part of any development built to the street edge.	✓	A materials schedule is provided.
	11. Minor projections up to 450mm from building walls in accordance with those permitted by the Building Code of Australia may extend into the public space providing it does not fall within the definition of gross floor area and there is a public benefit, such as: *a. expressed cornice lines that assist in enhancing the streetscape,* *b. projections such as entry canopies that add visual interest and amenity, and* *c. provided that the projections do not detract from significant views and vistas (refer to Figure 4).*	N/A	No projections
	12. The design of roof plant rooms and lift overruns are to be integrated into the overall architecture of the building.	✓	Complies.

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Clause 5.2.19 Advertising and Signage	*General location and design of signs: 1. Signs are to be designed and located to:* *a. relate to the use of the building,* *b. be visually interesting and exhibit a high level of design quality,* *c. be integrated and achieve a high degree of compatibility with the architectural design of the supporting building having regard to its composition, fenestration, materials, finishes, and colours, and ensure that architectural features of the building are not obscured,* *d. have regard to the view of the sign and any supporting structure, cabling and conduit from all angles, including visibility from the street level and nearby higher buildings and against the skyline, and* *e. have only a minimal projection from the building.*	✓	The signage depicted in the 3D renders, plans and elevations is in accordance with the BWL brief, and is located and proportioned to complement the building having regard to inter alia, visibility, building identity and way finding.
Part 7 Access and Parking			
Clause 7.2 Pedestrian Access and Mobility	*1. Main building entry points should be clearly visible from primary street frontages and enhanced as appropriate with awnings, building signage or high quality architectural features that improve clarity of building address and contribute to visitor and occupant amenity.*	✓	The front façade is articulated to ensure the front entrance is legible and clearly visible from the street.
	2. The design of facilities (including car parking requirements) for disabled persons must comply with the relevant Australian Standard (AS 1428 Pt 1 and 2, or as amended) and the Disability Discrimination Act 1992 (as amended).	✓	Facilities have been designed in accordance with the applicable Australian Standards. Refer to **Access Report** re DDA compliance.
	3. Barrier free access is to be provided to not less than 20% of dwellings in each development and associated common areas.	✓	Complies. All dwellings comply with SEPP (Housing for Seniors or People with a Disability)2004

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	4. All development must provide at least one main pedestrian entrance with convenient barrier free access to at least the ground floor level.	✓	Complies. All dwellings comply with SEPP (Housing for Seniors or People with a Disability)2004. Accessible ramp incorporated into main entry.
	5. All development must provide continuous access paths of travel from all public roads and spaces as well as unimpeded internal access.	✓	Complies. Refer to **Access Report**.
	6. Pedestrian access ways, entry paths and lobbies must use durable materials commensurate with the standard of the adjoining public domain (street) with appropriate slip resistant materials, tactile surfaces and contrasting colours.	✓	Complies via building specification.
Clause 7.3 Vehicular Driveways and Manoeuvring areas	*1. Driveways should be:* *a. provided from lanes and secondary streets rather than the primary street, wherever practical,* *b. located taking into account any services within the road reserve, such as power poles, drainage inlet pits and existing street trees,* *c. located a minimum of 6 metres from the perpendicular of any intersection of any two roads, and* *d. if adjacent to a residential development, setback a minimum of 1.5m from the relevant side property boundary*	✓	Access and egress are at separate locations along Masons Parade, which is a Local Street (a Service Road). The driveway is a one-way loop providing a circuit around the proposed new building. The side setback to side boundary is sufficient given the narrow, single lane 'one-way 'driveway and the infrequency of traffic. Amenity is provided by boundary landscaping.
	2. Vehicle access is to be integrated into the building design so as to be visually recessive.	✓	Vehicle access is peripheral to the proposed building, maintaining a pedestrian friendly street presence.
	3. All vehicles must be able to enter and leave the site in a forward direction.	✓	Suitable turning paths are located on site to enable vehicles to enter and leave in a forward direction.

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	4. Design of driveway crossings must be in accordance with Council's standard Vehicle Entrance Designs, with any works within the footpath and road reserve subject to a Section 138 Roads Act approval.	✓	Driveway dimensions are in accordance with Council's Standard Vehicle Entrance Designs, and subject to a Section 138 Roads Act application.
	5. Driveway widths must comply with the relevant Australian Standards. Car space dimensions must comply with the relevant Australian Standards. Driveway grades, vehicular ramp width/grades and passing bays must be in accordance with the relevant Australian Standard, (AS 2890.1).	✓	Complies.
	6. Vehicular ramps less than 20m long within developments and parking stations must have a maximum grade of 1 in 8. Ramp widths must be in accordance with AS 2890.2	N/A	N/A
	7. Access ways to underground parking should be sited to minimise noise impacts on adjacent habitable rooms, particularly bedrooms.	N/A	N/A
	8. For residential development in the General Residential zone, use semi-pervious materials for all uncovered parts of driveways and parking areas to assist with storm water infiltration.	N/A	N/A
	9. Building entries, building services including fire services and parking and servicing locations should all be treated with high quality materials. Materials used to treat the external facade should 'turn in' and continue at least 3m into vehicular entry locations.	✓	Complies via building specification.
Clause 7.4 On-Site Parking	*1. On-site vehicle and bicycle parking is to be provided in accordance with Table 2 of this chapter* ***Housing for seniors and persons with disability*** *Car Parking:* *The provisions as contained in SEPP Seniors Living being: Self*	✓	Complies. Parking is provided in exceedance of SEPP Seniors Living requirements. 39 spaces required for residential (44 provided) and 2 spaces required for commercial (4 spaces provided).

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	contained dwellings (private) - not less than 0.5 spaces/dwelling ***Commercial Premises (including offices)*** *Car parking: Commercial Core and Mixed Use zones - 1 space/75m2 of the gross floor area Other land use zones - 1 space/40m2/GFA*		
	2. Car parking and associated internal manoeuvring areas provided over and beyond that required by this chapter is to be calculated towards gross floor area.	✓	Suitable turning paths have been provided on site.
	3. Car parking above ground level is to have a minimum floor to ceiling height of 3.1m so it can be adapted to another use in the future	N/A	N/A
	4. On-site parking must meet the relevant Australian Standard (AS 2890.1 2004 – Parking facilities, or as amended).	✓	Complies.
	5. To accommodate people with disabilities, provide a minimum of 4% of the required parking spaces, or minimum of 2 spaces per development, (whichever is the greater) as an appropriately designated and signed disabled parking space	✓	Two (2) disabled car park spaces are allocated on the site, representing 5% of the required parking..
	6. A Transport Management Plan is required to accompany development applications to justify any proposed variation to parking rates.	N/A	N/A
	7. Uncovered on-site parking areas, including the top of front building setbacks, are prohibited.	✓	On-site parking is proposed to be covered by a Pergola with shade cloth.
	8. Bicycle parking is to be in secure and accessible locations, with weather protection.	N/A	N/A – Not typically required for Seniors Housing.

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	9. The impact of any on-grade car parking must be minimised by: *a. locating parking on the side or rear of the lot away from the street frontage,* *b. provision of fencing or landscape to screen the view of cars from adjacent streets and buildings,* *c. allowing for safe and direct access to building entry points, or* *d. incorporating car parking into landscape design of the site (such as plantings between parking bays to improve views, selection of paving material and screening from communal and open space areas).*	✓	Parking is proposed to located to the side and rear of the site, suitable landscaping around the car spaces to protect amenity.
7.5 Site Facilities and Services			
Mailboxes	*1. Provide mail boxes for residential building and/or commercial tenancies in one accessible location adjacent to the main entrance to the development.*	✓	A suitable location is provided for the mailboxes in compliance with SEPP Seniors Housing.
	2. They should be integrated into a wall where possible and be constructed of materials consistent with the appearance of the building.		
	3. Mail boxes shall be secure and large enough to accommodate articles such as newspapers.		
Communication structures, air conditioners and service vents	*1. Locate satellite dish and telecommunication antennae, air conditioning units, ventilation stacks and any ancillary structures:* *a. away from the street frontage,* *b. integrated into the roof-scape design and in a position where such facilities will not become a skyline feature at the top of any building, and* *c. adequately setback from the perimeter wall or roof edge of*	✓	Compliance via Building specifications.

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	buildings.		
	2. A master antenna must be provided for residential apartment buildings. This antenna shall be sited to minimise its visibility from surrounding public areas	Noted	Compliance via Building specifications.
Waste (garbage) storage and collection - General (all development)	*1. All development is to accommodate waste handling and storage on-site.*	✓	Waste will be accommodated on site within an allocated garbage area.
	2. Access for waste collection and storage is preferred from rear lanes, side streets or rights of ways.	N/A	N/A – no rear lanes nor side street access available.
	3. Waste storage areas are to be designed to: *a. ensure adequate driveway access and manoeuvrability for any required service vehicles,* *b. be located so as not to create any adverse noise impacts on the existing developments or sensitive noise receptors such as habitable rooms of residential developments, and* *c. be screened from the public way and adjacent development that may overlook the area.*	✓	Suitable waste storage is provided. Refer to **Waste Management Report.**
	4. The storage facility must be well lit, easily accessible and on level grade for movement of bins, free of obstructions that may restrict movement and servicing of bins or containers and designed to minimise noise impacts.	✓	Waste storage facilities will well lit, be easily accessible and on a suitable grade.
Location requirements for waste storage areas and access:	*1. Where waste volumes require a common collection, storage and handling area, this is to be located:* *a. for residential flat buildings, enclosed within a basement or enclosed carpark,* *b. for multi-unit housing, at ground behind the main building*	✓	The waste storage and collection areas are design to be located behind the building setback and façade.

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	setback and façade, or within a basement or enclosed carpark, and *c. for commercial, retail and other development, on-site in basements or at ground level within discrete service areas not visible from main street frontages.*		
	2. Where above ground garbage collection is prohibitive or impractical due to limited street frontage, or would create an unsafe environment, an on-site basement storage area must be provided.	N/A	N/A
	3. Where a waste vehicle is required to enter the site, access and circulation areas shall be designed to accommodate a vehicle with the following specification: *Vehicle length 10.5m, Vehicle height 4.0m, Ramp width 4m, Turning circle AUSROADS template for HRV, R=12.5m, speed 5kph - Minimum truck loading 23 tonne*	✓	Complies. Refer to Vehicle Swept Path diagram in **Engineering Report**.
Service docks and loading / unloading areas	*1. Provide adequate space within any new development for the loading and unloading of service/delivery vehicles.*	✓	The driveway circulation system provides two (2) drop off areas are the rear of the building. In addition, there is a large paved lay-by area for service and delivery vehicles to park, load, unload. Eg furniture removalist, waste contractor.
	2. Preferably locate service access off rear lanes, side streets or rights of way.	N/A	N/A – no rear lanes nor side street access available.
	3. Screen all service doors and loading docks from street frontages and from active overlooking from existing developments	✓	All service doors and loading docks are screened from the street.
	4. Design circulation and access in accordance with AS 2890.1.	✓	Complies.

Item	Design Criteria	Compliance	Design Response
Fire service and emergency vehicles	*1. For developments where a fire brigade vehicle is required to enter the site, vehicular access, egress and manoeuvring must be provided to, from and on the site in accordance with the NSW Fire Brigades Code of Practice - Building Construction - NSWFB Vehicle Requirements.*	N/A	N/A
	2. Generally provision must be made for NSW Fire Brigade vehicles to enter and leave the site in a forward direction where: *a. NSW Fire Brigade cannot park their vehicles within the road reserve due to the distance of hydrants from the building or restricted vehicular access to hydrants, or* *b. otherwise required by the NSW Fire Brigades Code of Practice - Building Construction NSWFB Vehicle Requirements*	N/A	N/A
Part 8 Environmental Management			
Clause 8.2 Energy Efficiency and Conservation	*Residential* *1. New dwellings, including multi-unit development within a mixed use building …are to demonstrate compliance with State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*	✓	Complies with BASIX.
Clause 8.3 Water Conservation	*1. New dwellings … are to demonstrate compliance with State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.*	✓	Complies with BASIX.
	2. All new development shall demonstrate implementation of best practice water saving infrastructure including provision of rainwater / storm water retention tanks.	Noted	Compliance via Building specifications.
Clause 8.4 Reflectivity	*1. New buildings and facades should not result in glare that causes discomfort or threatens safety of pedestrians or drivers.*	✓	The façade materials and finishes are of a kind unlikely to result in glare.

Item	Design Criteria	Compliance	Design Response
	2. Visible light reflectivity from building materials used on the facades of new buildings should not exceed 20%.	✓	Complies.
	3. Subject to the extent and nature of glazing and reflective materials used, a Reflectivity Report that analyses potential solar glare from the proposed development on pedestrians or motorists may be required.	N/A	A reflective report is not applicable, as the proposed materials used on the building are of minimal glare (brick and masonry).
Clause 8.5 Wind Mitigation	*1. Site design for tall buildings (towers) should:* *a. set tower buildings back from lower structures built at the street frontage to protect pedestrians from strong wind downdrafts at the base of the tower,* *b. ensure that tower buildings are well spaced from each other to allow breezes to penetrate city centre,* *c. consider the shape, location and height of buildings to satisfy wind criteria for public safety and comfort at ground level, and* *d. ensure usability of open terraces and balconies.*	N/A	N/A – The proposed building is a not a tall building.
	2. To ensure public safety and pedestrian comfort, a Wind Effects Report is required to accompany development proposals with buildings greater than 14m in height.	N/A	The building is in a location and for a purpose that will not introduce wind impacts on public safety of pedestrian comfort.
	3. For buildings over 48m in height, results of a wind tunnel test are to be included in the report.	N/A	N/A
Clause 8.6 Waste and Recycling	*Residential Development* *2. All development is to provide for storage of waste bins on-site in an area of sufficient size to accommodate waste generated by the development in accordance with the following tables:* *General Waste 140 litres /week/unit weekly*	✓	Refer to **Waste Management** Plan for use specific operational waste management requirements.

Item	Design Criteria	Compliance	Design Response
	Recycling 120 litres/week/unit fortnightly *Garden organics A nominal number of 240 litre Green Waste MGB's for shared use of the residents may be provided subject to suitable storage provisions and available street frontage to the development for kerbside collection by the current Domestic Waste Collection Contractor- fortnightly*		
	3. The storage area must be located in a position which is: *a. visibly unobtrusive from the street and compatible with the design of the main building,* *b. easily accessible to dwelling occupants,* *c. accessible to waste collection vehicles and operators (or adequately managed by the body corporate to permit relocation of bins to an approved collection point),* *d. has water and drainage facilities for cleaning and maintenance; and* *e. does not immediately adjoin private open space, windows or clothes drying areas.*	✓	A suitable location for the waste storage area is provided in the design.
	4. Provision is to be made to allow collection of the waste either directly from the waste storage area, or by transfer to a waste collection point. The collection point will be: *a. where street frontage and WorkCover requirements permit, by placement of mobile bins in line at the kerbside, or* *b. on-site, with access in accordance with the requirements of Council's Waste Control Guidelines.*	✓	A building for the on-site storage and collection of waste is proposed at the rear (north) side, adjacent the paved layby area for ease of loading and unloading waste bins.
	1. Development should be designed to minimise the potential for offensive noise.	✓	Complies. The potential for offensive noise is significantly reduced by locating the waste storage at a distance from any sensitive receivers on site or adjoining the site.

Item	Design Criteria	Compliance	Design Response
Clause 8.7 Noise and Vibration	*3. Noise sensitive developments, such as dwellings, should be designed to reasonably protect the proposed development from noise sources such as arterial roads, railway lines, sporting complexes and entertainment venues*	Noted	Compliance via Building specifications where deemed appropriate.
	5. Where proposed noise sensitive development may be affected by existing noise, the development should be designed to incorporate adequate shielding from those noise sources.	Noted	Compliance via Building specifications where deemed appropriate.
	7. Commercial, light industrial and retail developments; or mixed use developments, should have suitably located and designed goods delivery and garbage collection areas, vehicle entry and exits, and other noise sources, so that amenity of residents both within the development and in nearby buildings is reasonably protected.	✓	The proposed development has located the garbage storage and collection area away from the residential units to ensure that the potential for noise is minimised.
	7. Commercial, light industrial and retail developments; or mixed use developments, should have suitably located and designed goods delivery and garbage collection areas, vehicle entry and exits, and other noise sources, so that amenity of residents both within the development and in nearby buildings is reasonably protected.	✓	The proposed development has located the garbage collection area away from the residential development to ensure that the impact of noise is minimised.
Part 9 Residential Development Control			
Clause 9.1 Housing Choice and Mix	*2. To achieve a mix of living styles, sizes and layouts within each residential development, comply with the following mix and size:* *a. provide a mix of bed-sitter/studio, one bedroom, two bedroom and three bedroom apartments,* *b. bed-sitter apartments and one bedroom apartments must not be greater than 25% and not less than 10% of the total mix of apartments within each development,* *c. two bedroom apartments are not to be more than 75% of*	✓	A mix of 1, 2, and 3 bedroom units has been determined by the operators of the existing facility based on the demands of existing and likely future residents.

Item	Design Criteria	Compliance	Design Response
	the total mix of apartments within each development		
Clause 9.2 Storage	*1. In addition to storage in kitchens, bathrooms and Bedrooms wardrobes. Storage is to be provided in accordance with the following:* *1 bedroom apartments - 6m3* *2 bedroom apartments - 8m3* *3+ bedroom apartments - 10m3*	✓	Complies with ADG.
	2. At least 50% of the required storage is to be located within the apartment.	✓	Complies with ADG.