

**Vaocluse Seniors Living**  
669 - 683  
Old South Head Road  
Vaocluse

**BATESSMART™**

OHSR At Vaocluse Holdings Pty Ltd

DA RFI Design Response

08 July 2024





Client

OSHR At Vaucluse Holdings Pty Ltd

Project Management

Blare Management

Design Team

Architecture + Urban Bates Smart

Landscape Nathan Burkett Landscape Architecture

Town Planner SJB Planning

Structure MPN

Mechanical ADP

Services ADP

Fire Engineering Innova Services

Civil Enscape Studio

BCA Jensen Hughes

ESD (BASIX & NATHERS) BECA

Access Vista Access Architects

Acoustic Reef Consulting

Traffic TTPA

WMP Waste Audit & Consultancy Services (Aust)

Project Number S12551

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# Shadow Impact

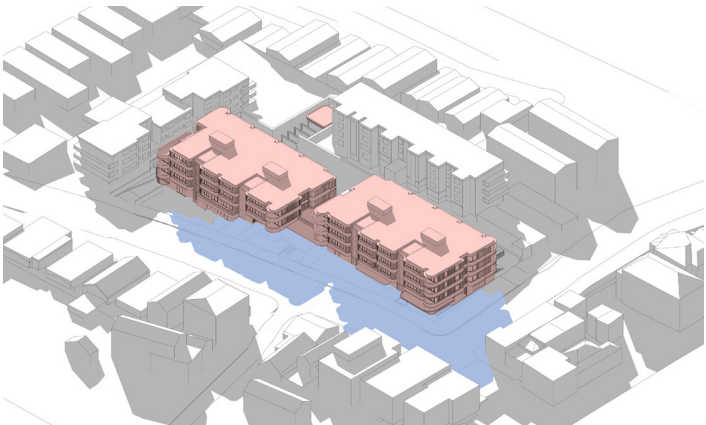
## 2 Oceanview Avenue

Drawings “DA21.002\_SHADOW DIAGRAM - PERSPECTIVE[A]” and “DA21.003\_SUN EYE DIAGRAM[A]” within the DA submission demonstrates between 12pm and 2pm, all units in 2 Oceanview Avenue received 2 hours of sunlight into their bedrooms. Noting the ADG only calls for solar access to living rooms and private open space.

Apartment design guide Objective 4A-1 notes:  
To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space

1. 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

No living rooms or private open space of 2 Oceanview Avenue is affected by the proposed development



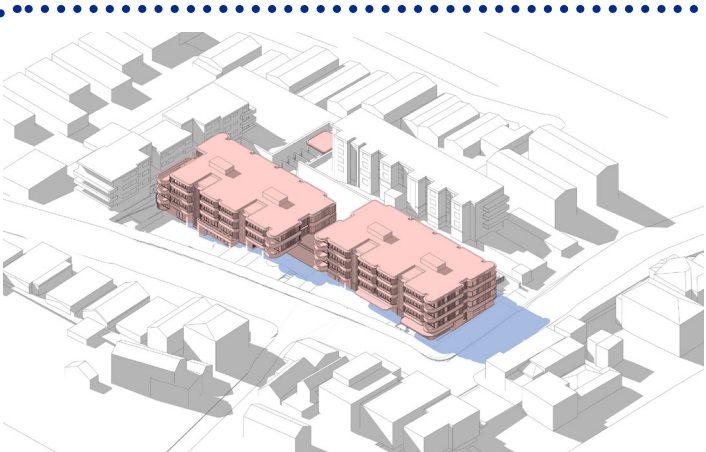
June 21 - 9AM



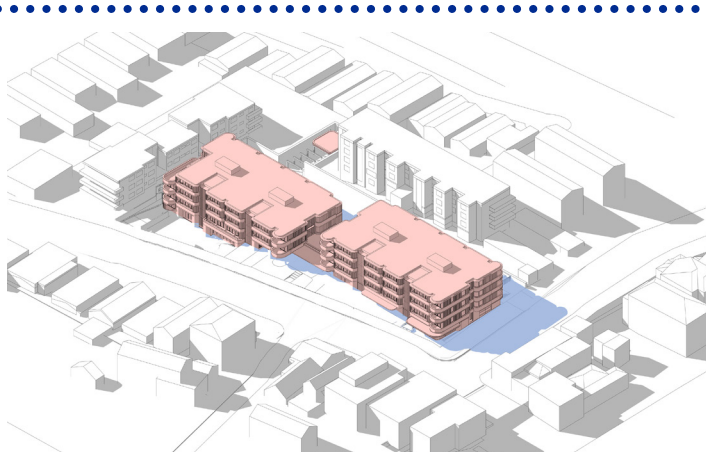
June 21 - 10AM



June 21 - 11AM



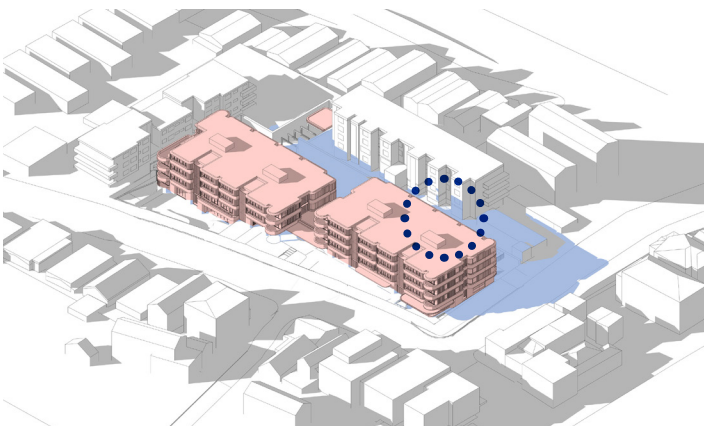
June 21 - 12PM



June 21 - 1PM



June 21 - 2PM



June 21 - 3PM



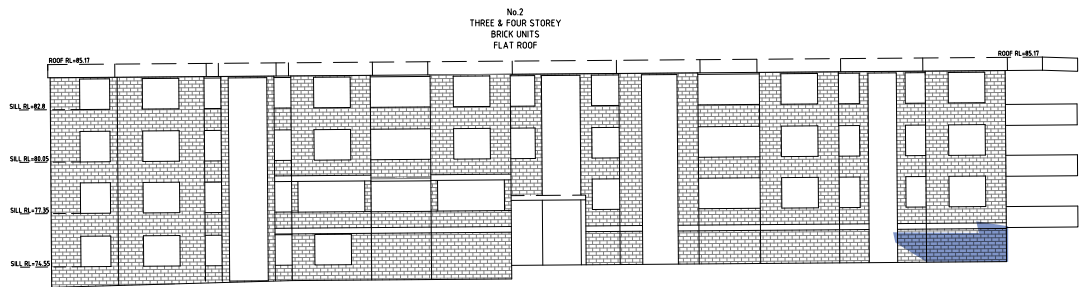
# Shadow Impact

## 2 Oceanview Avenue

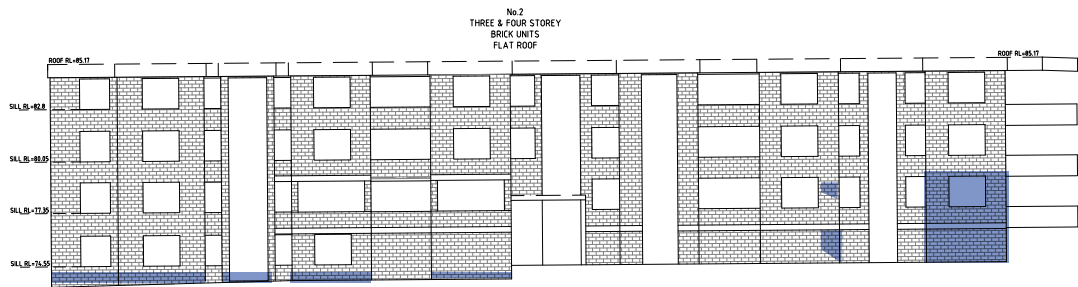
A detail comparison of solar impact of 2 Oceanview Avenue against 669 - 683 Old South Head Road proposal.

Results demonstrate 2 Oceanview Avenue retain two hours of solar access on winter solstice June 21st between 12pm - 2pm, and only one bedroom window was in shadow by 3pm.

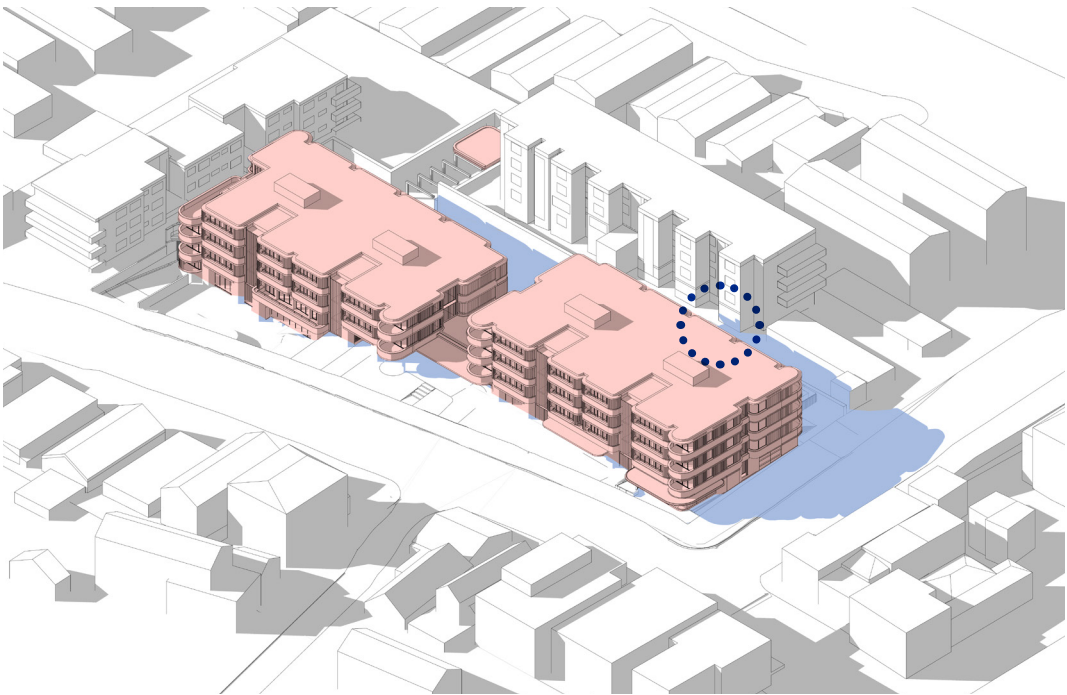
2 OCEANVIEW AVENUE WESTERN ELEVATION



2 OCEANVIEW AVENUE WESTERN ELEVATION

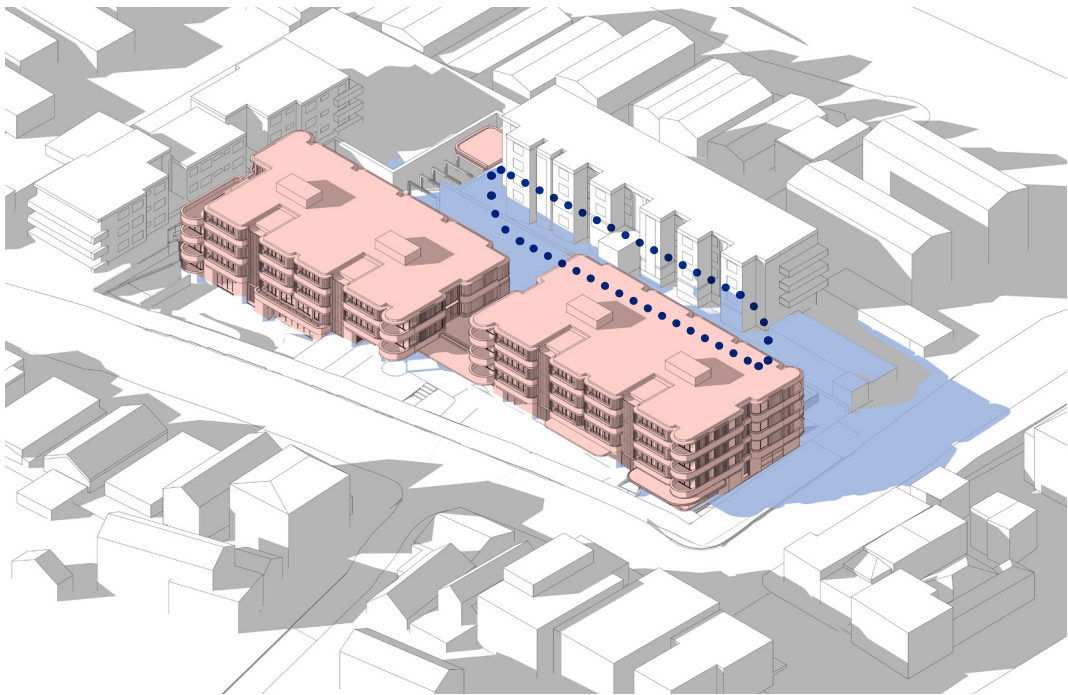


June 21 - 2PM - Elevation Shadow Study



June 21 - 2PM  
no windows were impacted

June 21 - 3PM - Elevation Shadow Study`



June 21 - 3PM  
one bedroom window in shade



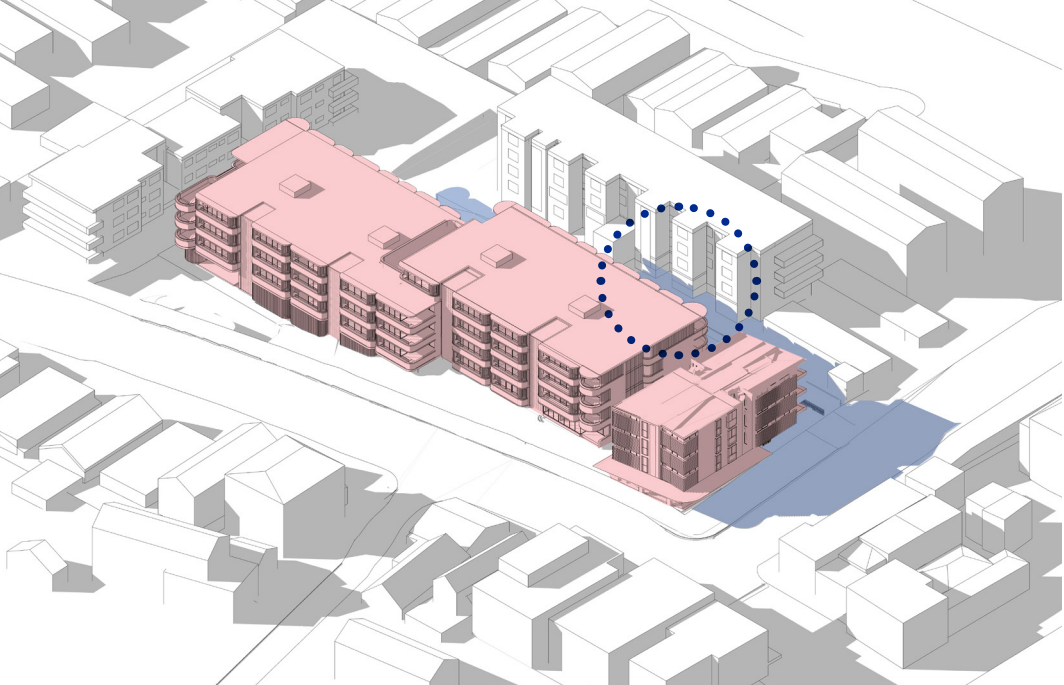
# Shadow Impact

## 2 Oceanview Avenue

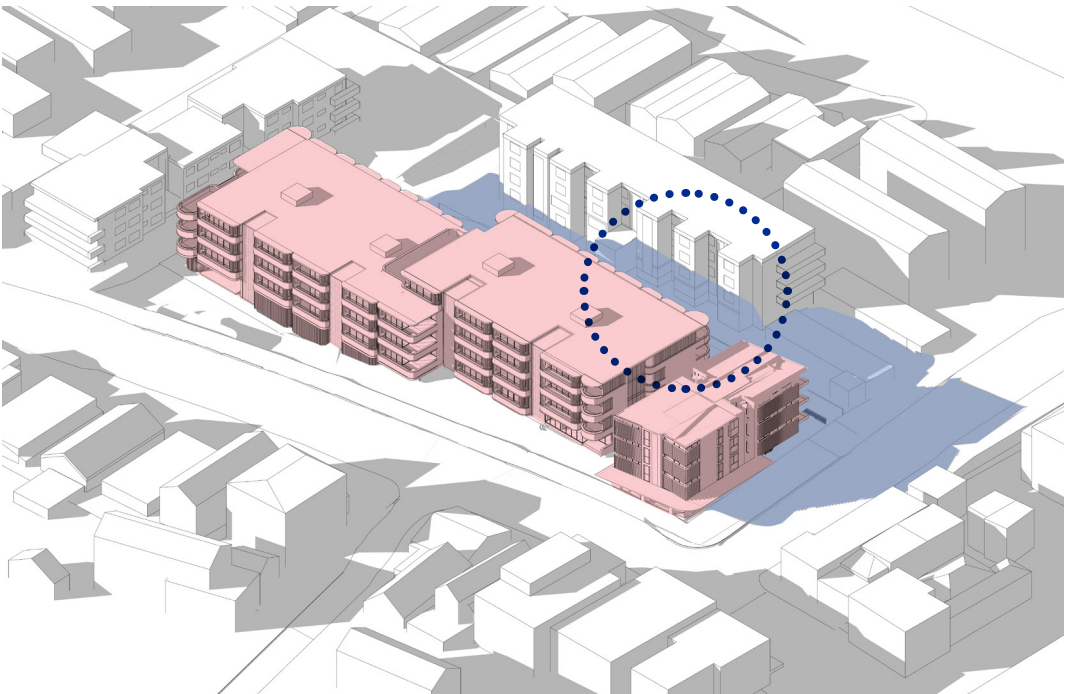
Detail comparison of solar impact of 2 Oceanview Avenue.

Results demonstrate improvements in solar access for 2 Oceanview Avenue apartments on winter solstice day, in particular between 2pm and 3pm.

Approved DA (DA 374 / 2020 & DA 455 / 2021)

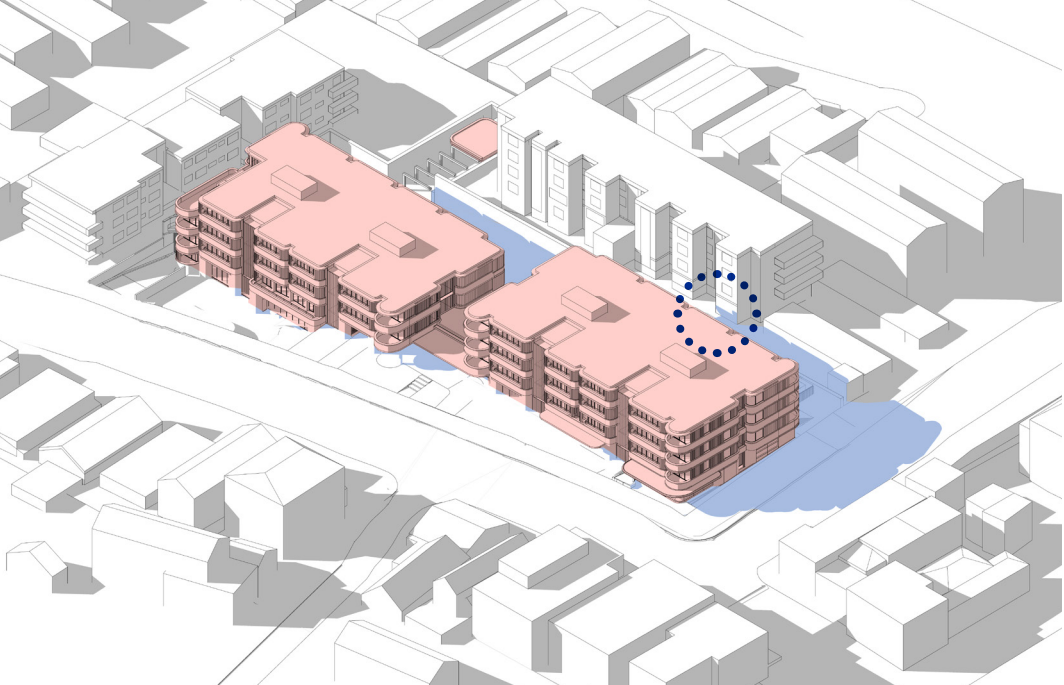


June 21 - 2PM



June 21 - 3PM

Proposed DA (DA22 / 2024 )



June 21 - 2PM



June 21 - 3PM

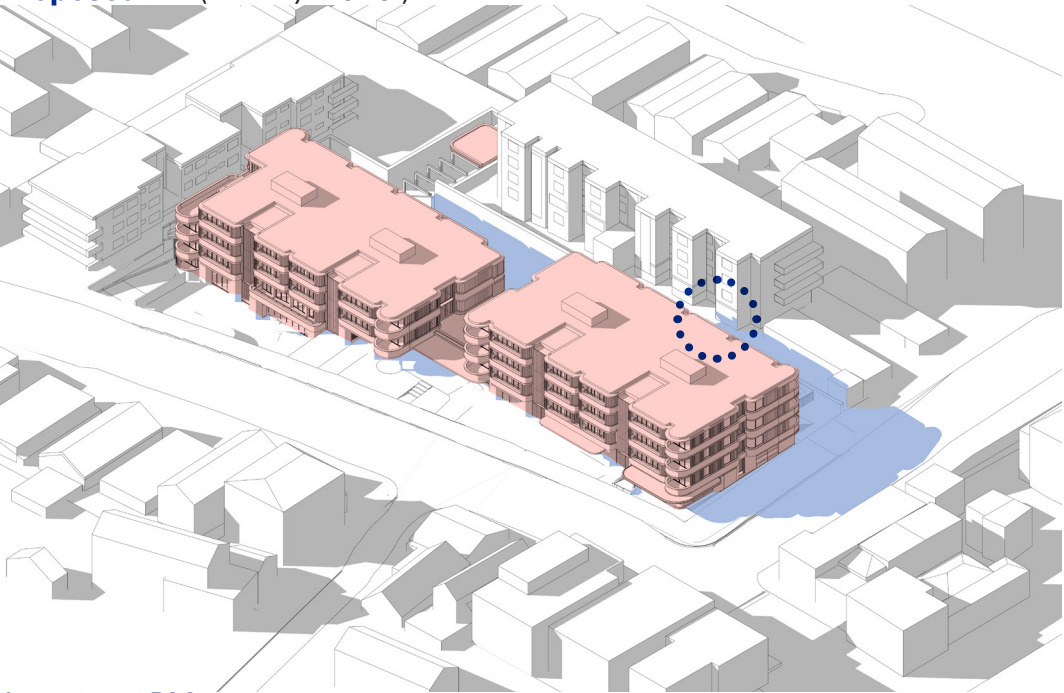


# Shadow Impact

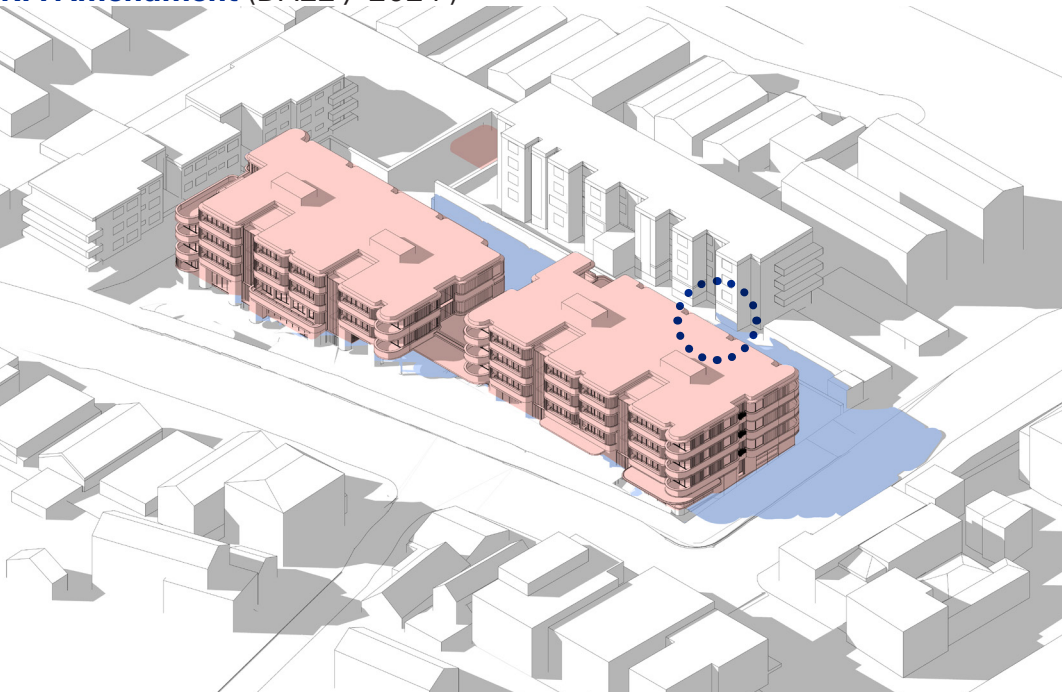
## 2 Oceanview Avenue

The proposed design is now updated to remove all solar impact on 2 Oceanview Avenue on winter solstice day.

**Proposed DA** (DA22 / 2023 )



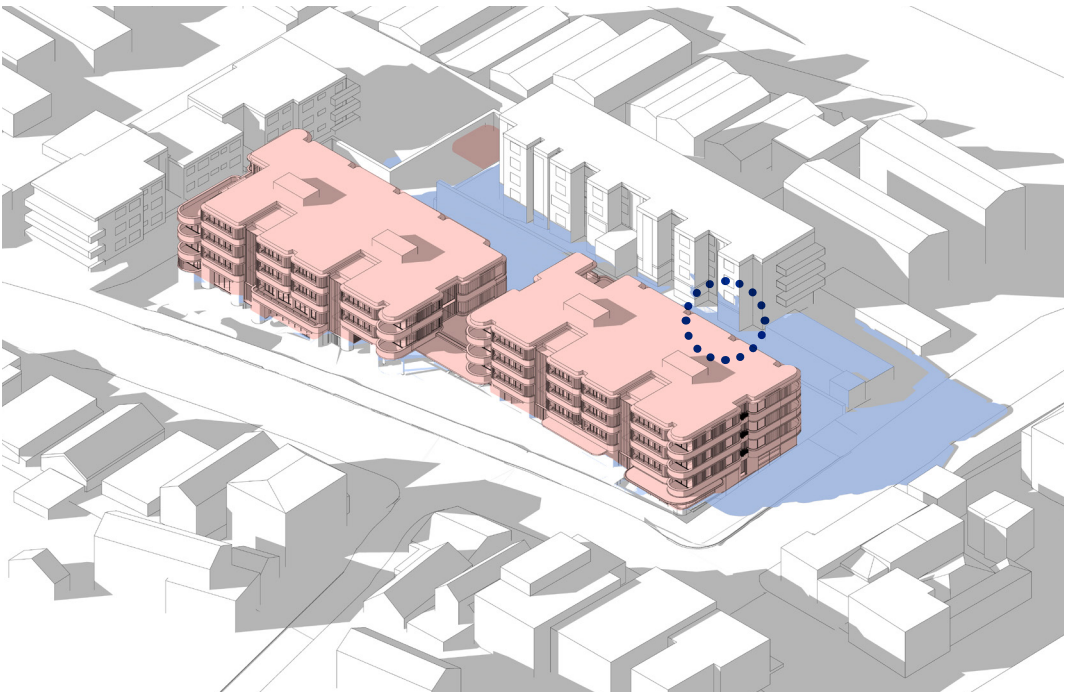
June 21 - 2PM  
**RFI Amendment** (DA22 / 2024 )



June 21 - 2PM



June 21 - 3PM



June 21 - 3PM



# Overlooking Concerns

## 685 Old South Head Road

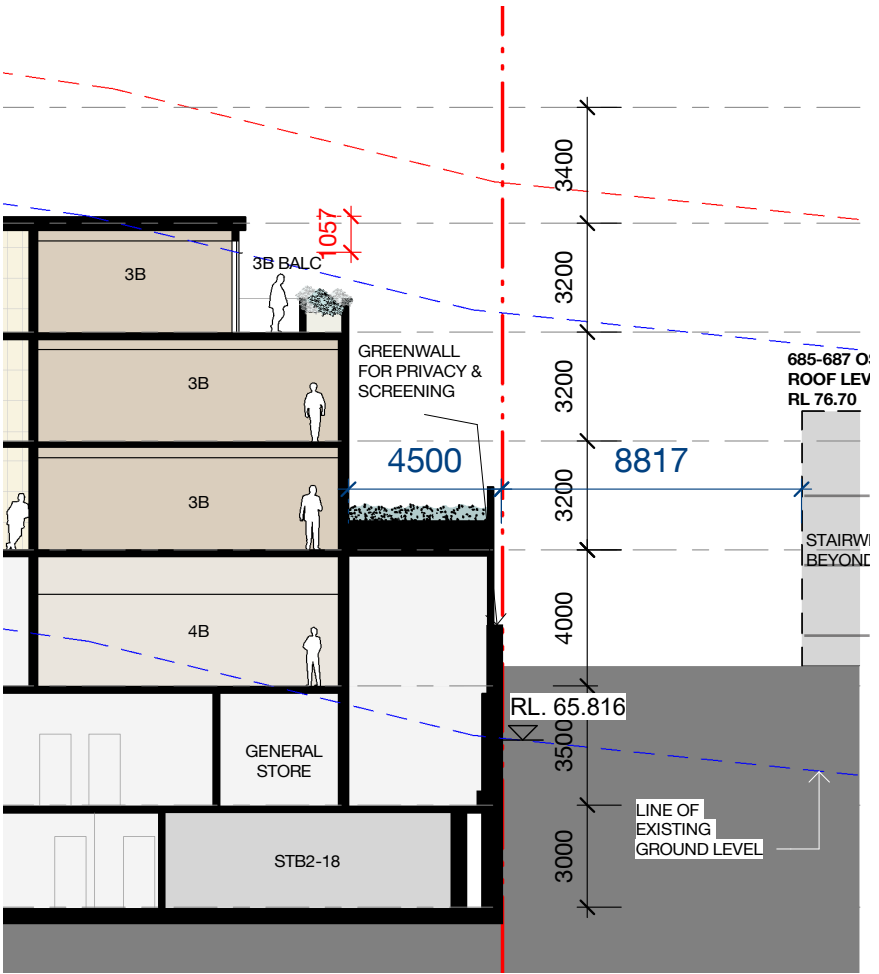
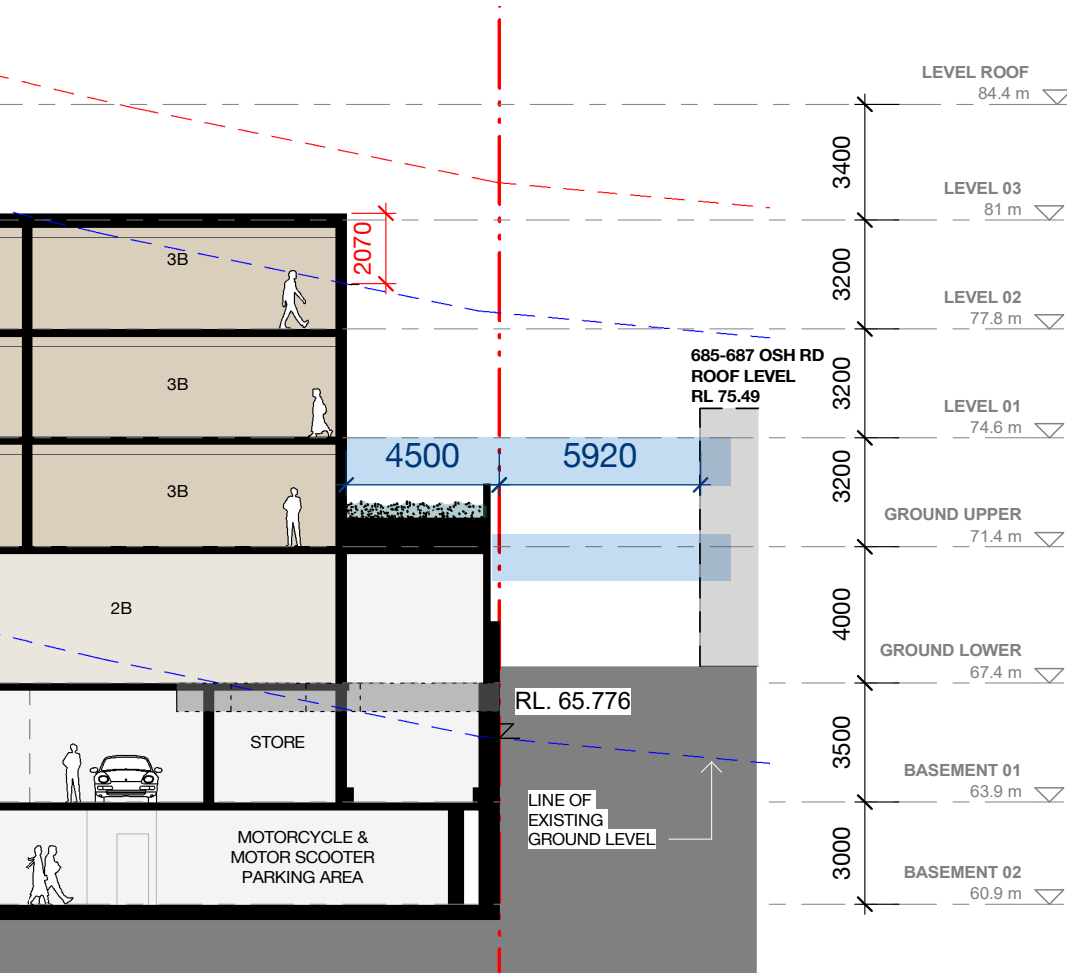
The two east-west sections included in the DA submission with 685 – 687 Old South Head Road, now updated with additional dimensions and human scale to demonstrate that there is no proposed balcony on the northern elevation that can directly look into the units on the western wing of 685 – 687 Old South Head Road. The overall building height of the project

### Misaligned Floor Levels to avoid cross viewing

In general, the floor levels and window heights of 685 – 687 Old South Head Road are not directly aligned with the proposed levels in 669 – 683 Old South Head Road, this misalignment helps avoid cross-viewing privacy concerns.

Apartment 02.01 on Level 02 on the northern side is the only unit with a large balcony facing north.

This unit is a storey above the rooftop level of 685 – 687 Old South Head Road, and with a solid balustrade, there are no direct on-looking opportunities between the two properties.





# Overlooking Concerns

## 685 Old South Head Road

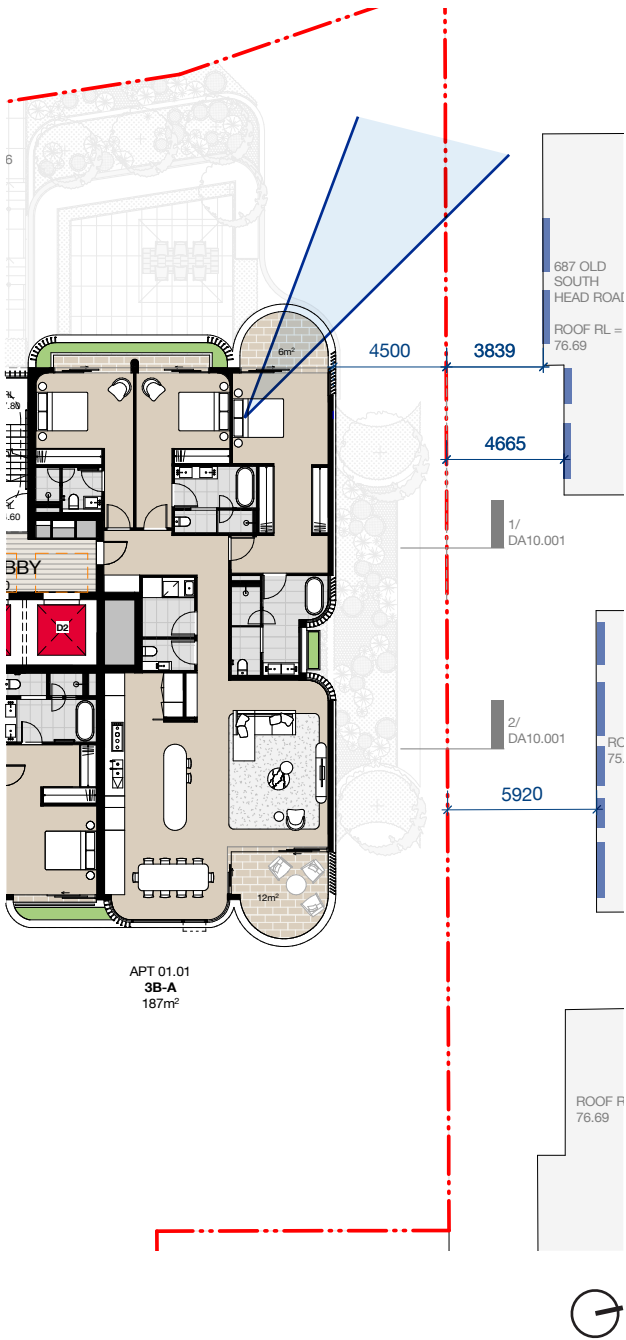
### North-western balcony

The western balcony of the northern unit is a secondary outdoor area created to increase the amenity for the bedroom. This is to enable full-height doors to maximise general and cross ventilation for the unit.

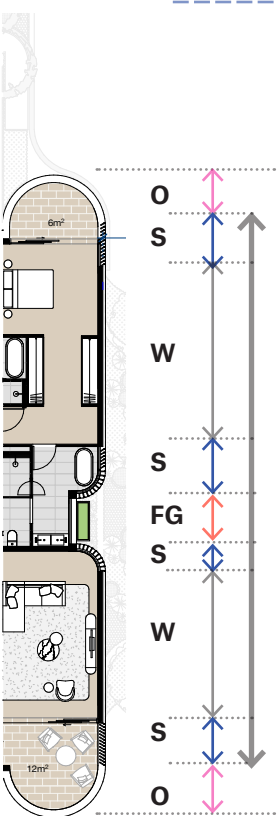
### Facade Analysis - Glass-to-Wall ratio

The majority of the northern elevation consists of solid walls. Closer to the centre is a short section of curved windows with privacy screens in front, designed to divert views away from the neighbours. The middle, fixed window outside the bathroom is designed to be frosted and has a green planter in front of it.

When directly looking out, all of the windows of 685 Old South Head Road face a blank or screen wall, noting that the levels do not match between the buildings. The windows of 669-683 Old South Head Road are not full height and are raised, diverting much of the views and avoiding cross-viewing between the buildings.

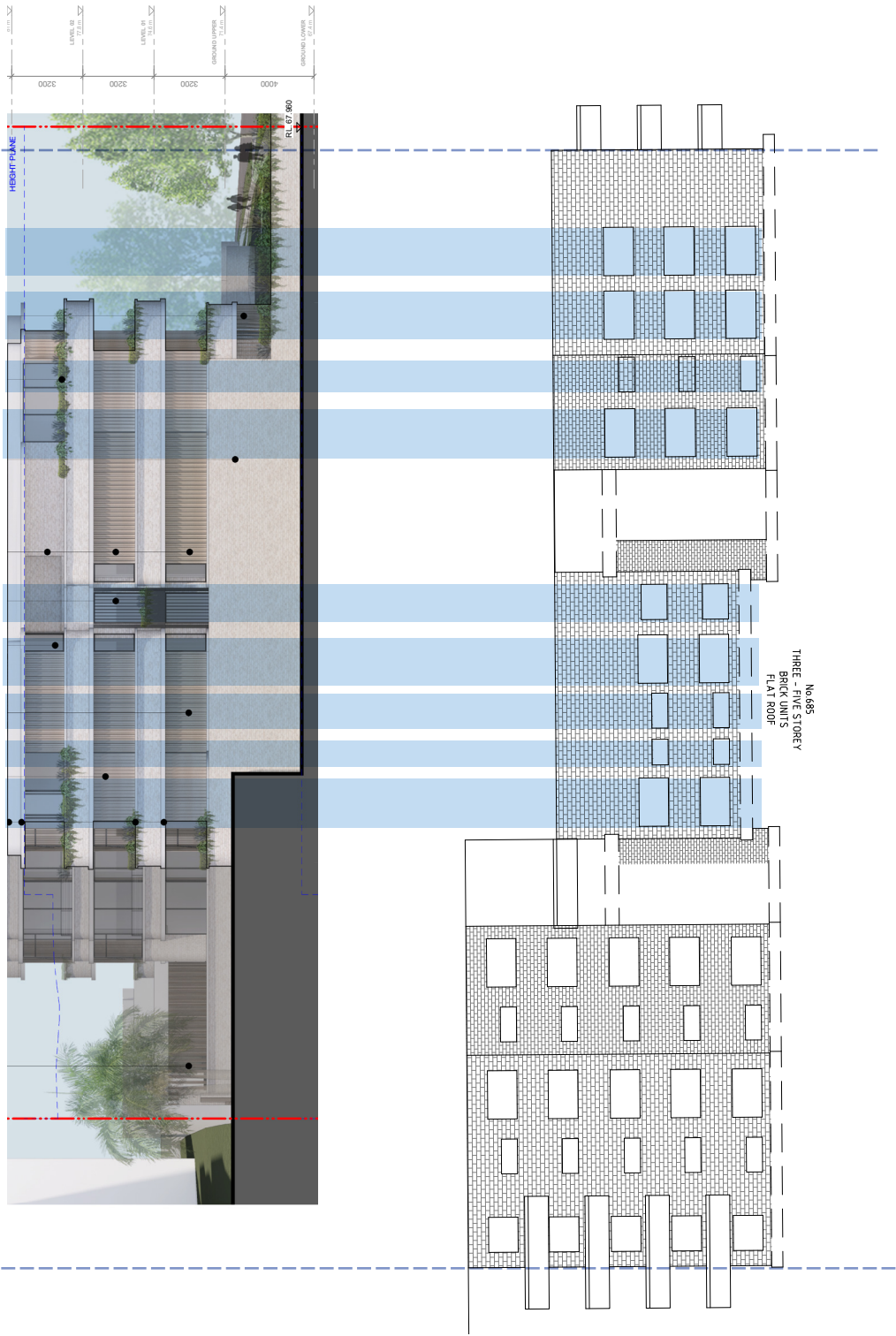


Detail plan view of a northern unit



- O - Open Facade
- S - Privacy Screens
- W - Solid Wall
- FG - Frosted Glass

Facade Analysis



Elevation Facade Design Comparison

669 -683 Old South Head Road  
Elevation

685 Old South Head Road  
Elevation

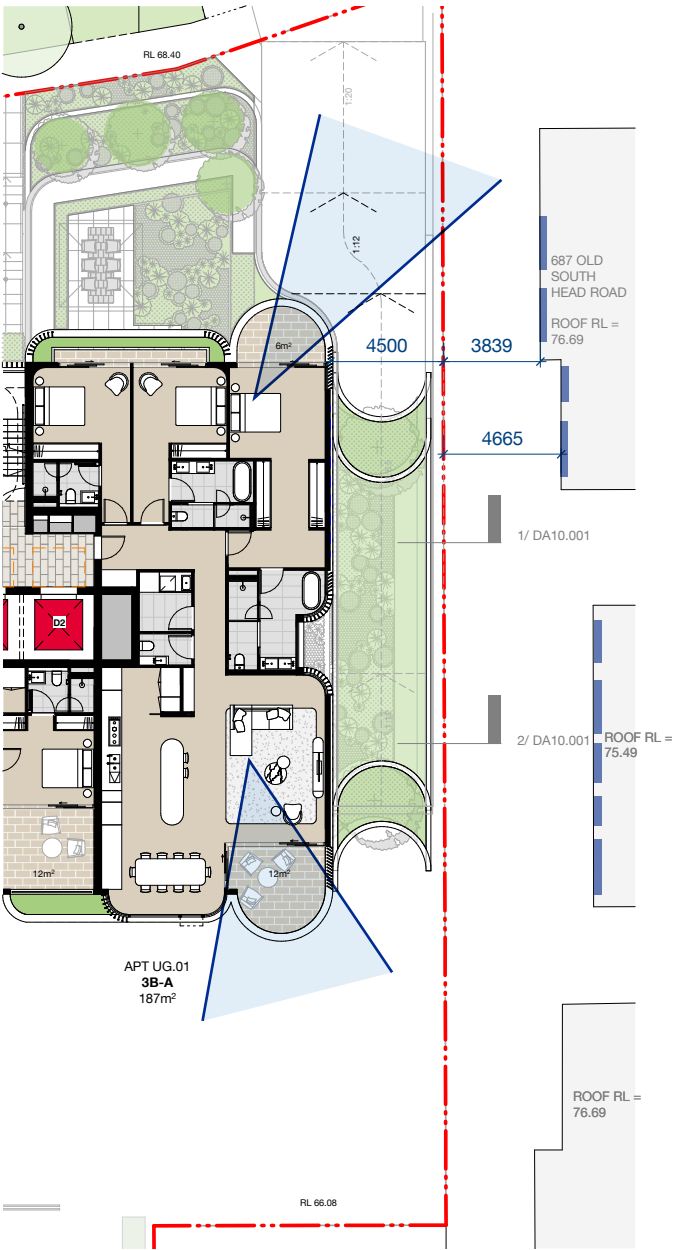


# Overlooking Concerns

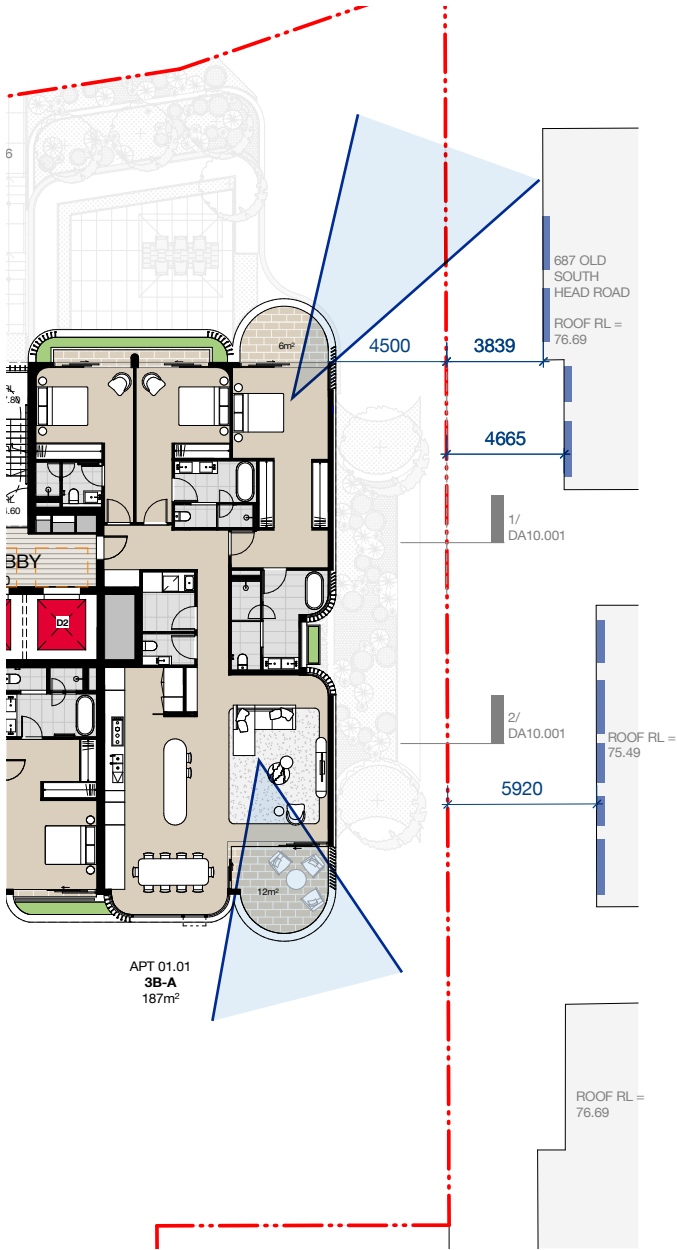
## 685 Old South Head Road

The detail plans on the right have the windows of 685 – 687 Old South Head Road highlighted in blue against the proposed development's apartment unit layouts.

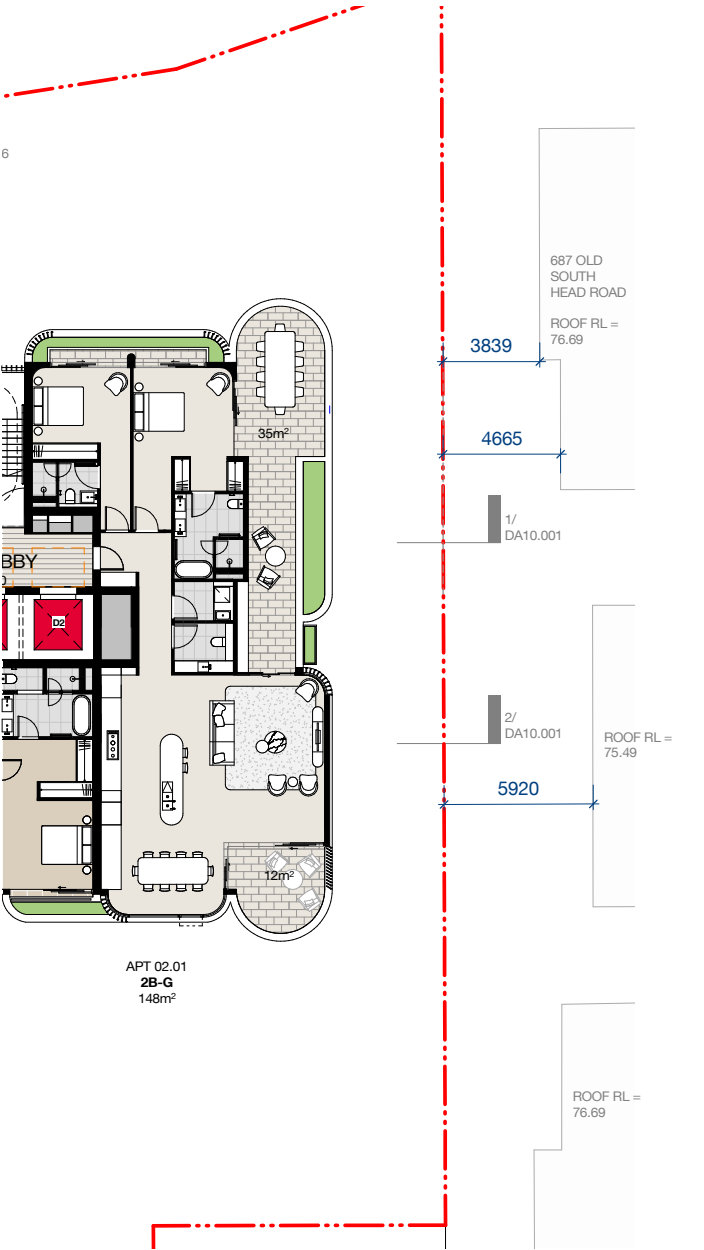
It can be seen the propsal is designed to be orientated east and west to avoid any possible cross-viewing with the northern neighbouring property, 685 – 687 Old South Head Road.



Upper Ground



Level 01



Level 02





# Overlooking Concerns

## 685 Old South Head Road

Along the northern and southern facade, windows are carefully positioned to provide outlook, while avoiding overlooking of neighbouring buildings. Windows re-direct views towards the east and west away from the onlooking neighbours to the north and the vertical screens provide additional privacy and solar control.

The vertical screens seamlessly transition into a metal profile clad to create rhythm across the elevation. The continuation of the vertical screen language around the building provides a consistent texture throughout that contrasts the opaque brick and concrete. Fluted opaque windows are provided to recessed bedrooms and bathrooms to avoid any visual privacy conflict with neighbours.





# GFA Calculation

## Method of measurement

The method of measurements is consistent with previous approval. This includes exclusion of horizontal circulation corridors connected to fire stairs, as well as underground basement storage.

**Approved DA**  
 DA 374 / 2020  
 669 Old South Head Road  
 DA 455 / 2021  
 671-683 Old South Head Road

**Proposed DA 2024**  
 DA22 / 2024  
 669-683 Old South Head Road





# Height Compliance

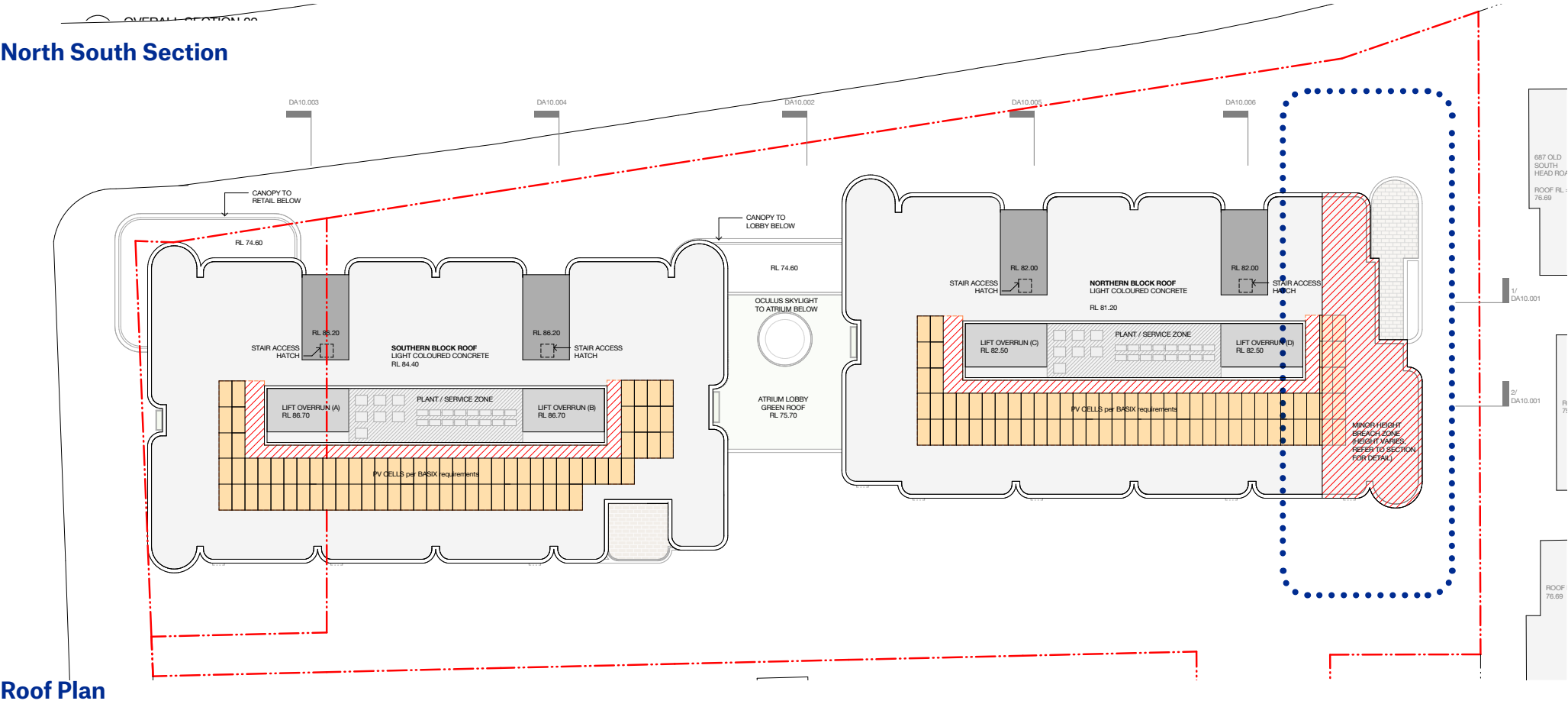
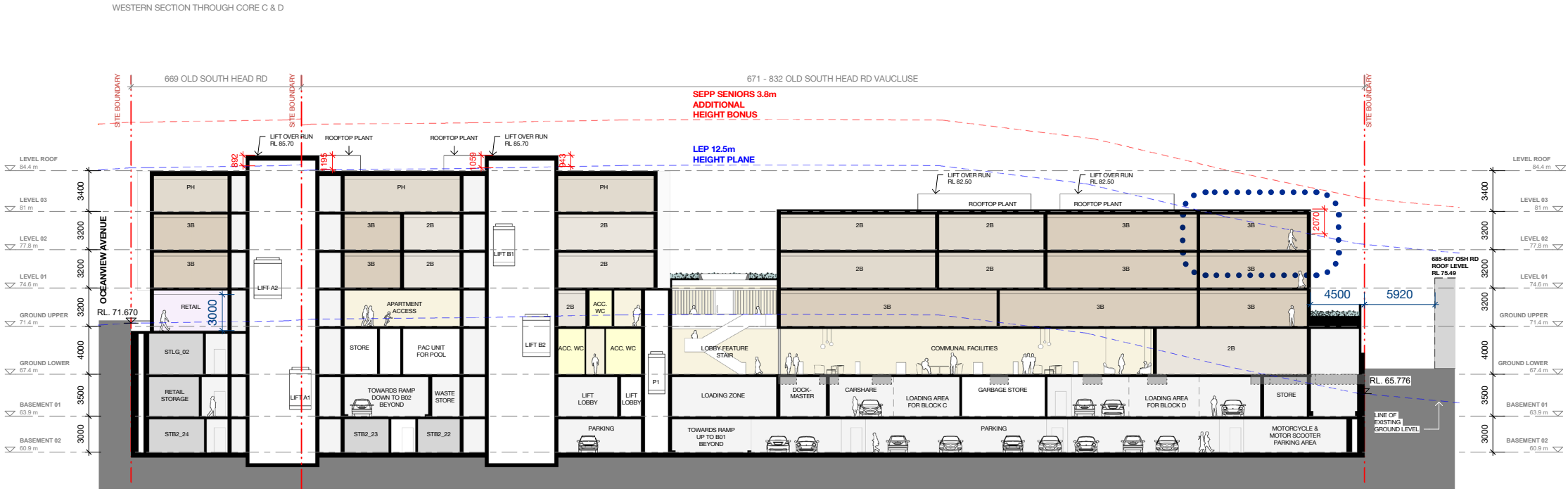
## Waverley LEP 2012

The height exceedance is limited to the northeastern end of the top level and lift overruns.

Considerations have been made to ensure this does not contribute to ADG non-compliance. No shadow impact or privacy breaches have been caused by this height breach.

Total Roof Area = 1,032 + 992 = 2,024 sqm

Area above height plane = approx. 138 sqm (6.8%)





# Height Compliance

## Waverley LEP 2012



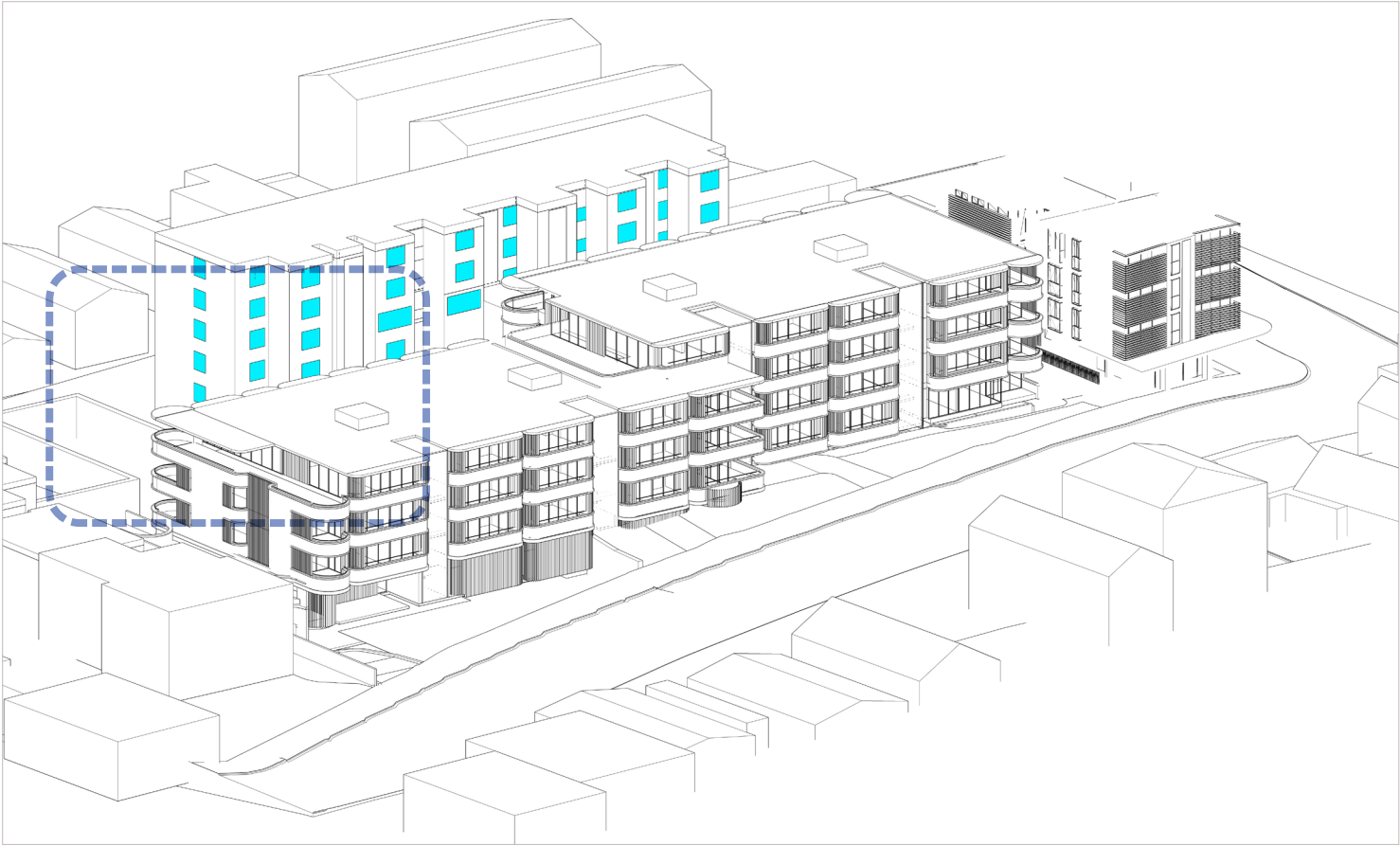
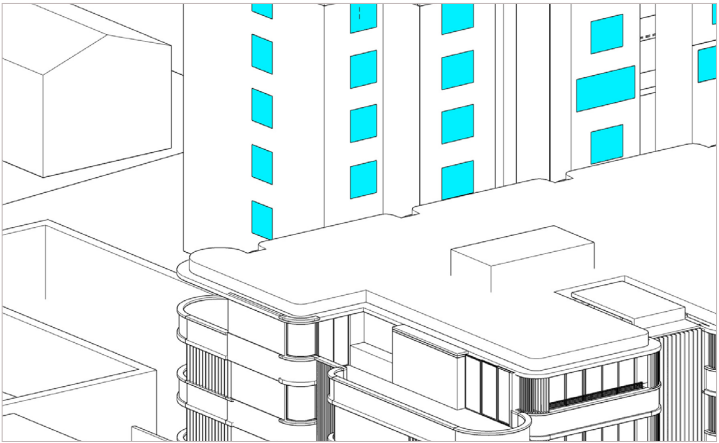
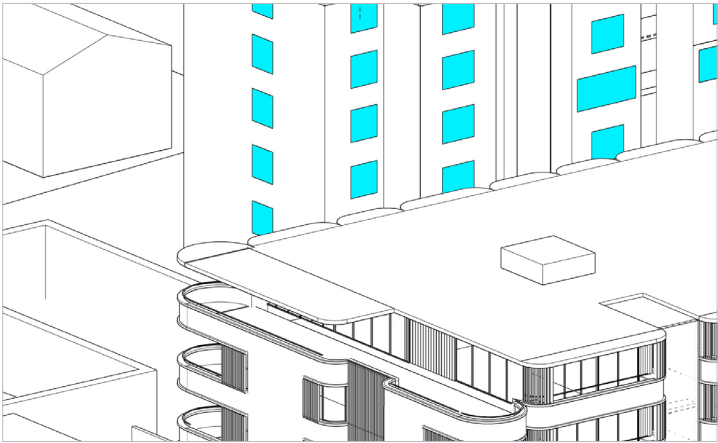
**Approved DA with 12.5 Height Plane**  
DA 374 / 2020 - 669 Old South Head Road  
DA 455 / 2021 - 671-683 Old South Head Road



**Proposed DA with 12.5 Height Plane**  
DA22 / 2024 - 669-683 Old South Head Road

# Height Compliance

Sun Eye view 3pm June 21st



**Approved DA**  
DA 374 / 2020 - 669 Old South Head Road  
DA 455 / 2021 - 671-683 Old South Head Road



**Proposed DA**  
DA22 / 2024 - 669-683 Old South Head Road



# Apartment Design Guide

## Building Separation

Building separations are now marked on plans and notated between buildings and site boundaries.



# Apartment Design Guide

## Ceiling Clearance Height

Annotations have been added to all sections to confirm height clearances.

The retail tenancy is designed to a 3m ceiling height, and all apartment units have a 2.7 ceiling height.



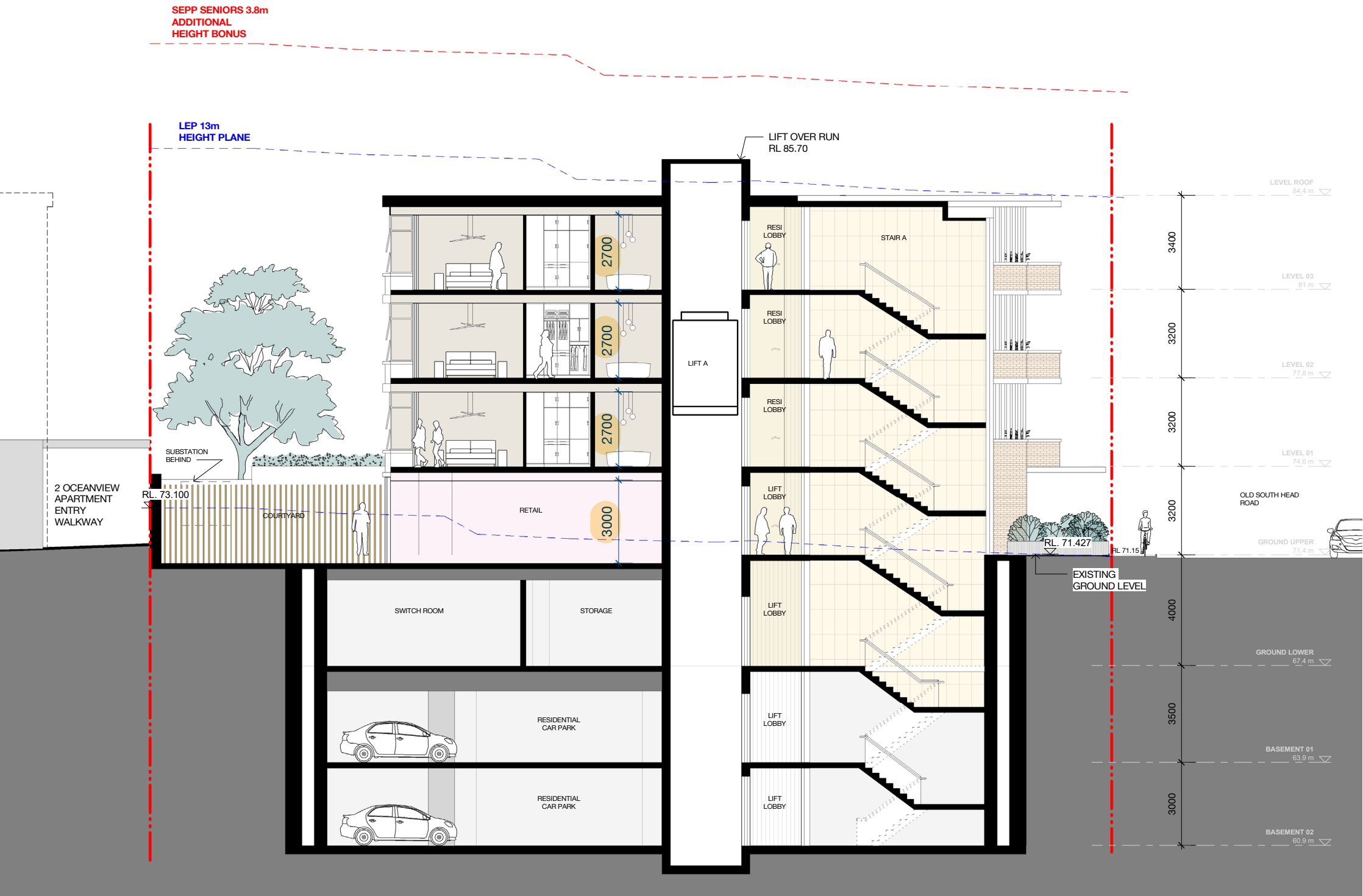


# Facade Details

## Ceiling Clearance

Annotations have been added to all sections to confirm height clearances.

The retail tenancy is designed to a 3m ceiling height, and all apartment units have a 2.7 ceiling height.

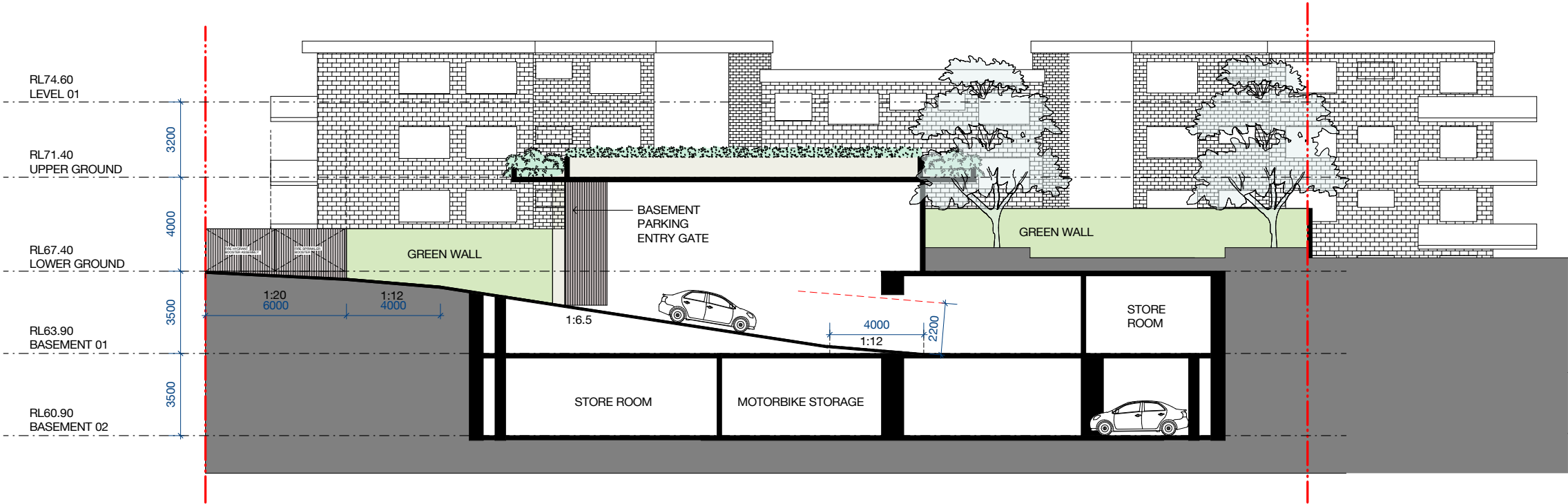
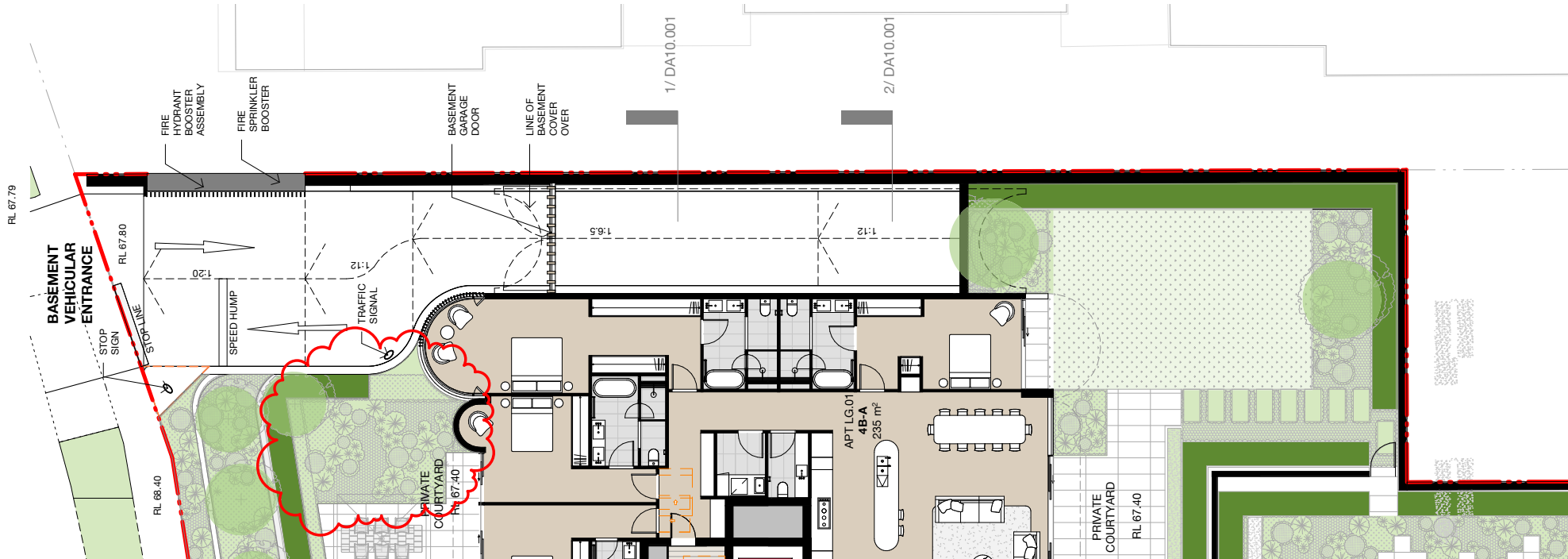


# Vehicular Ramp

## Single Lane

The ramp gradient is now updated with details added in the DA submission. See updated drawings for more details.

Details of fire services along northern fence line added.



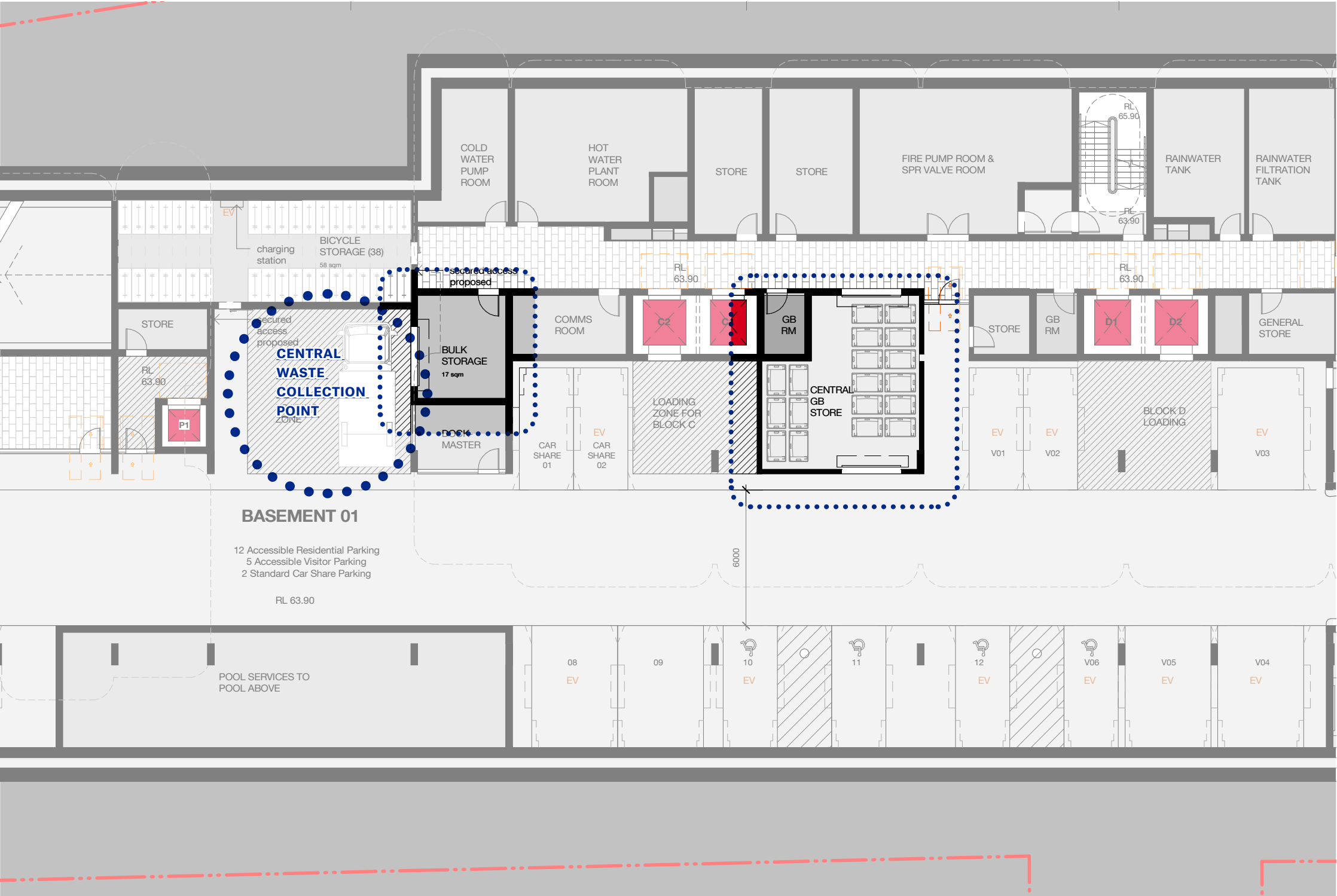


# Waste Management

## Size and Storage

The storage area allowance is sufficient to meet the council's bin requirements. Bins now drawn and shown within a central location to demonstrate it can be consolidated in one central location prior to pickup.

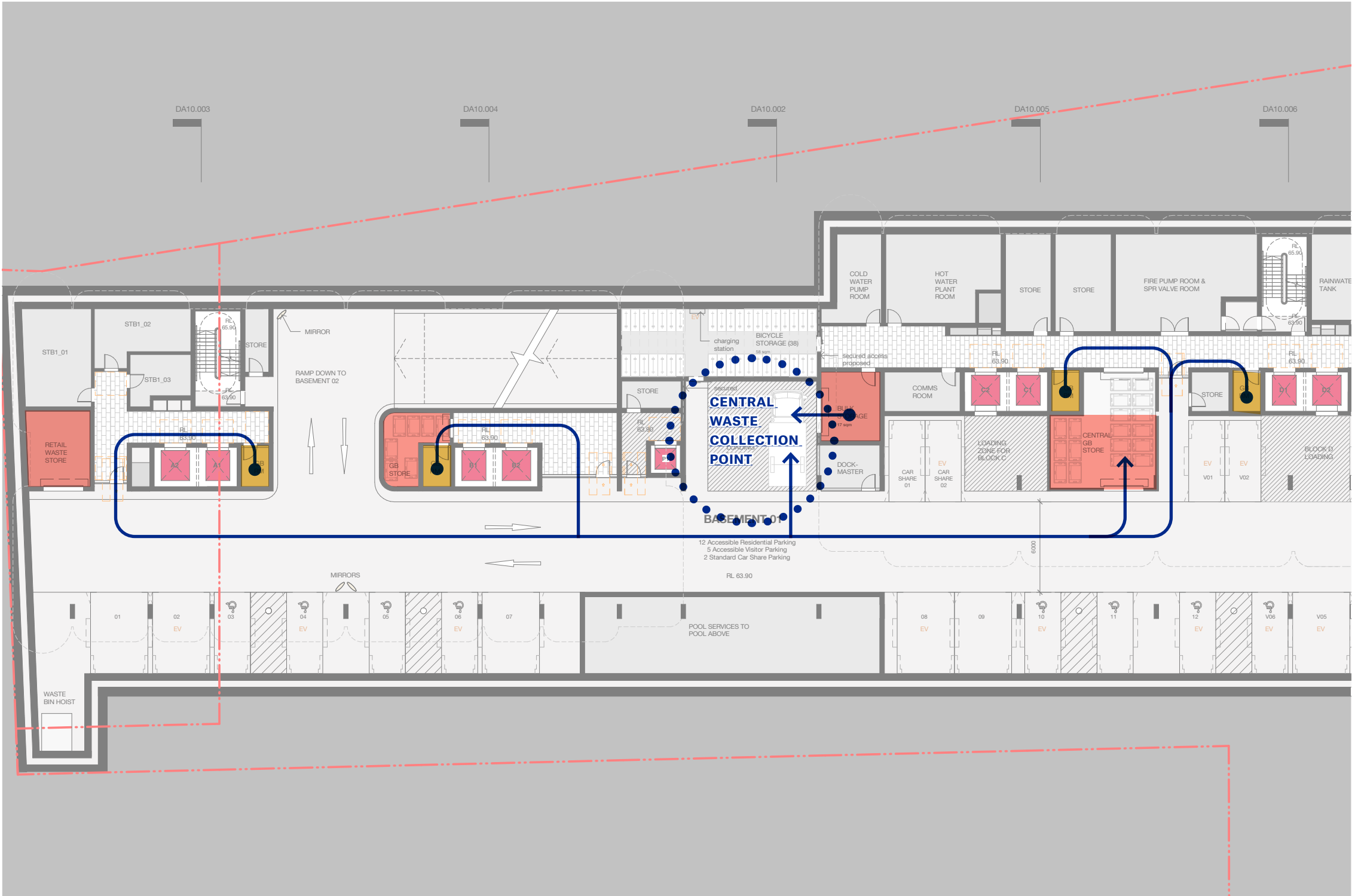
Bulk Storage area provided exceed requirement, area currently at 17 sqm.



# Waste Management

## Collection and Circulation

- / All of Basement 01 is at a single floor level, RL63.90, it is step free to ensure maximum accessibility.
- / A commercial refuse truck at SRV size is allowed as the waste collection vehicle

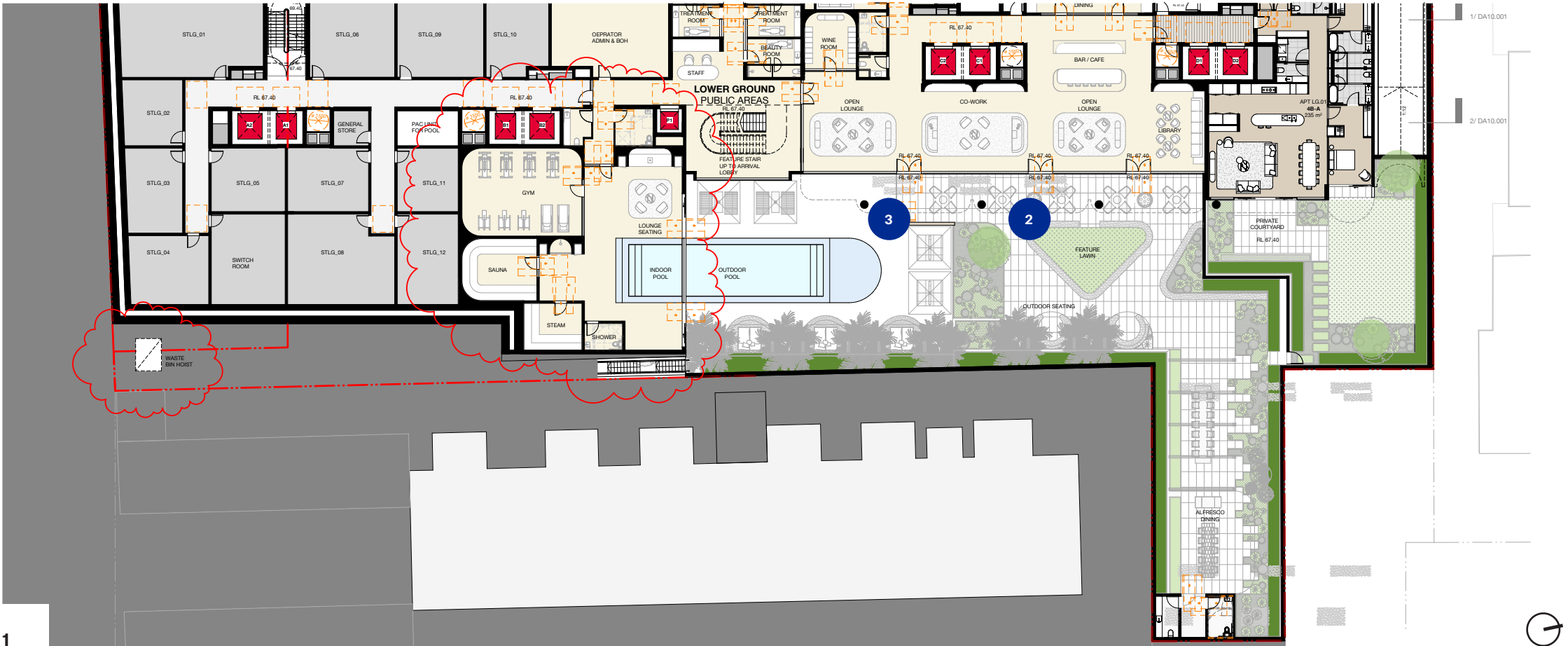




# Communal Open Space

## Privacy and noise concerns

- External common circulation spaces, common areas and pool areas (ie, garden areas) will include ambient and directional lighting only.
- All garden area lighting will be appropriately implemented with the relevant parameters acknowledged where surrounding sites to the north and east of the subject site sit at a greatly different finished surface level to the common garden and pool areas.
- Dense screen hedging to the communal areas as proposed by NBLA is designed to mitigate the impact of garden area lighting on surrounding properties.
- All garden area lighting will be specified and positioned accordingly to protect surrounding properties from direct glare.
- Garden lighting shall be directed toward the proposed building and away from neighbouring property. Where necessary, garden lighting shields or reflectors shall be utilised.





# Pool Amenity

## Toilets and Change Room

Additional toilet and shower now added in the pool area for increased amenity.



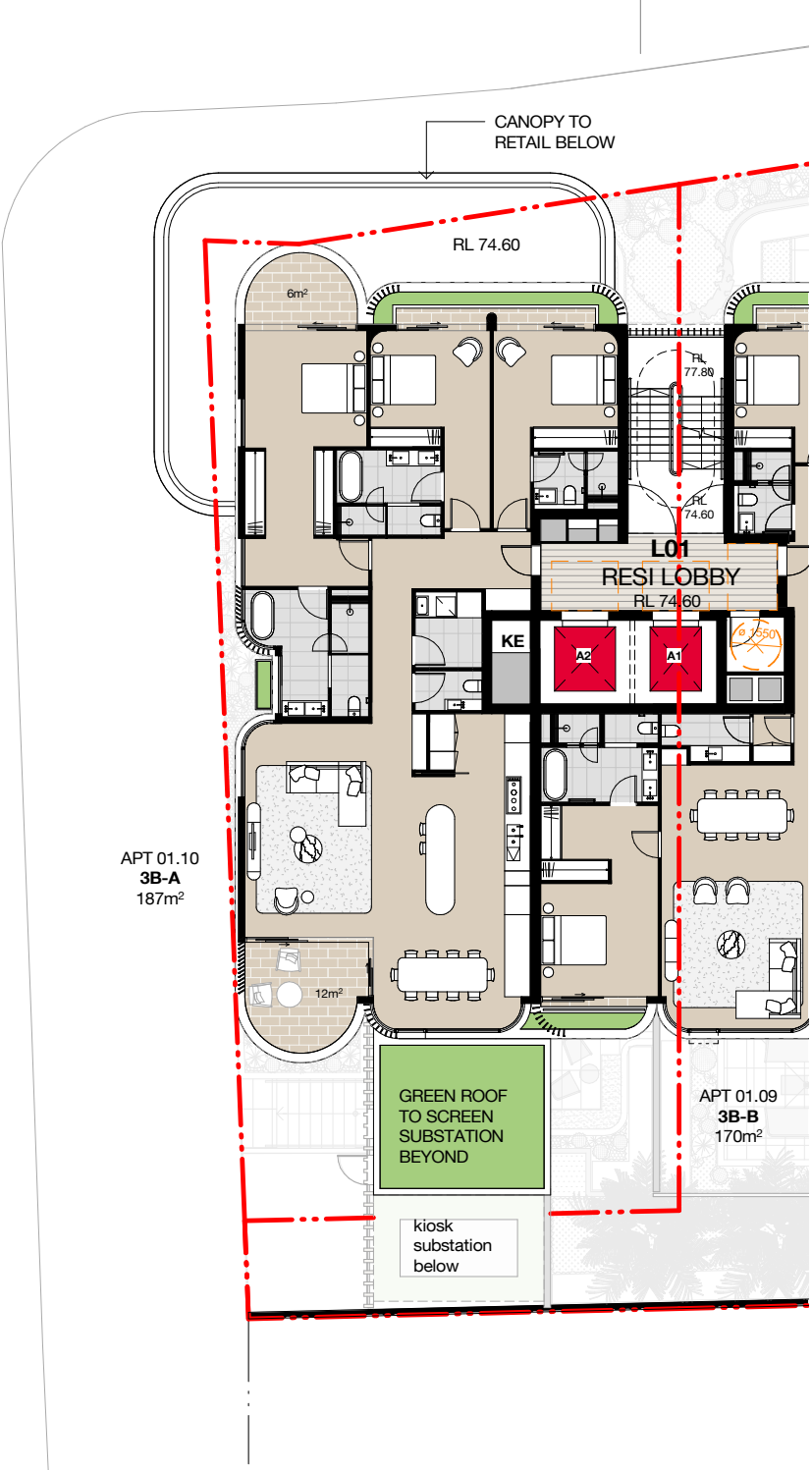
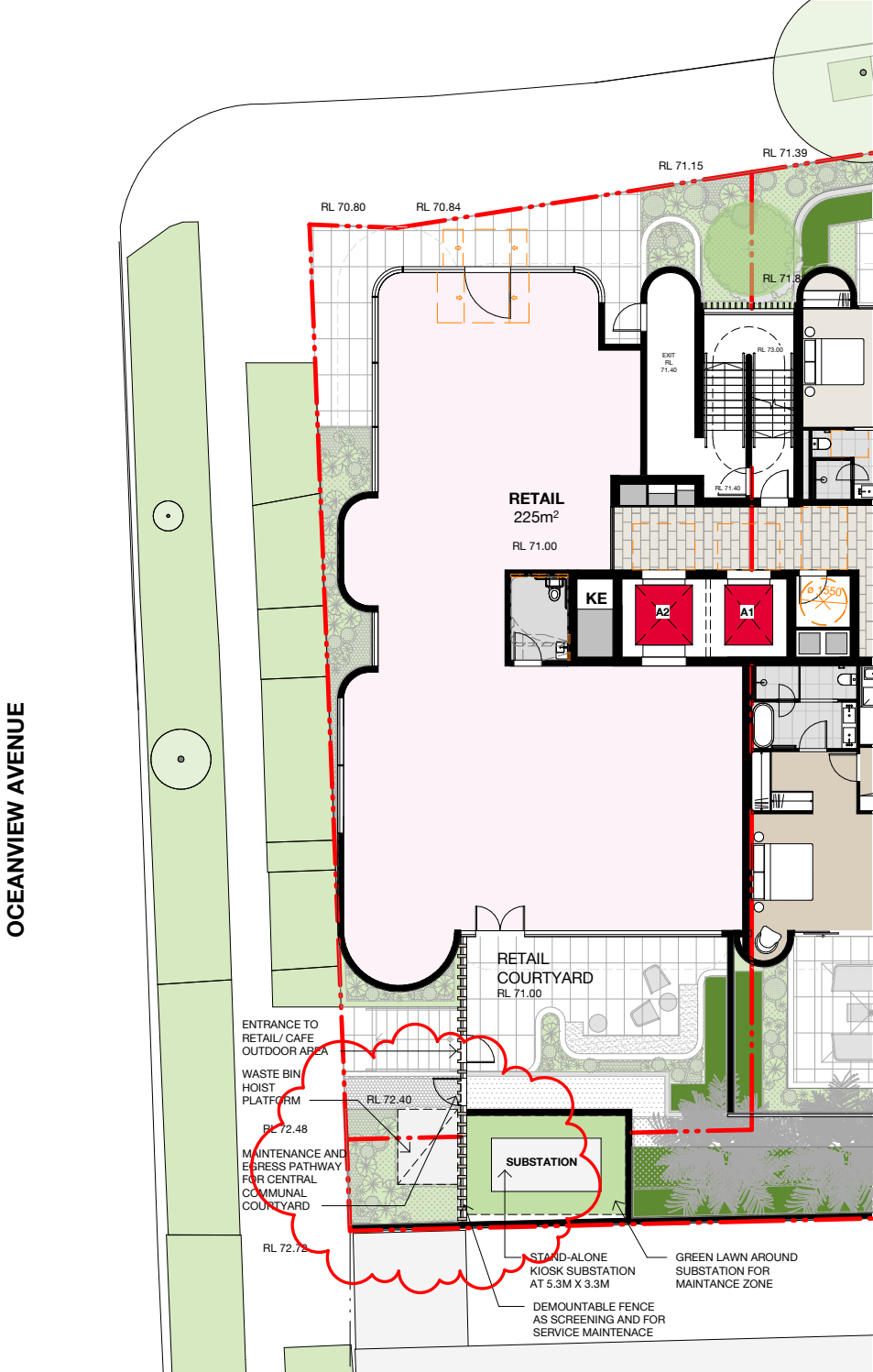


# Substation Design

## Landscape and Treatment

Details of the substation design have been added. A stand-alone kiosk substation (5.3m x 3.3m) is proposed to be located in the south-eastern corner of the site, away from the major part of the building.

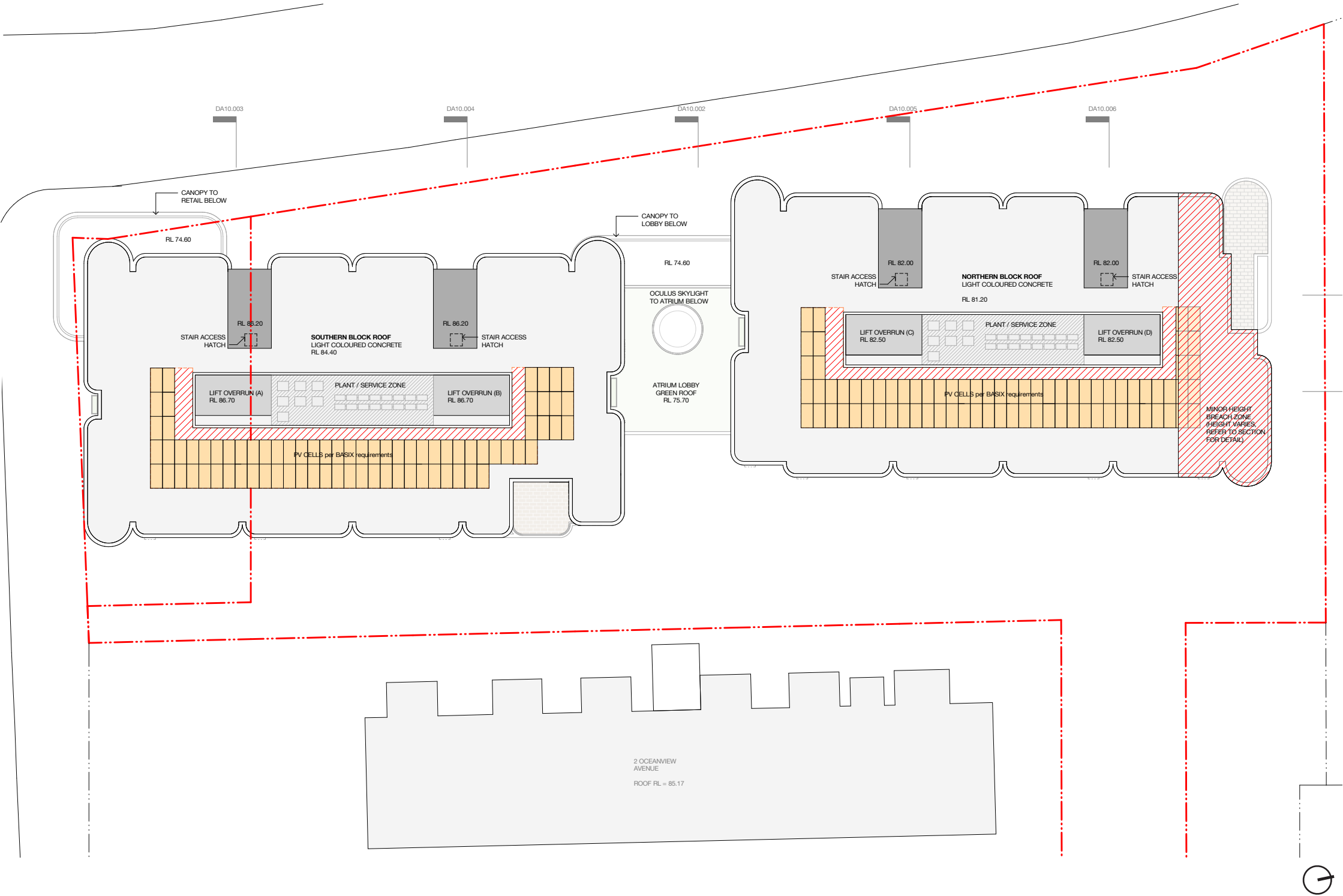
The substation's location allows it to be minimal in size and avoid any passive facades along the main elevation of the building. It also allows for convenient maintenance access along Oceanview Avenue.



# Solar Panels

## Rooftop Allowance

Solar Panels on the rooftop are now drawn in detail per set out requirements. Refer to the updated architectural drawing DA03.008\_ROOF PLAN [B] for further details.





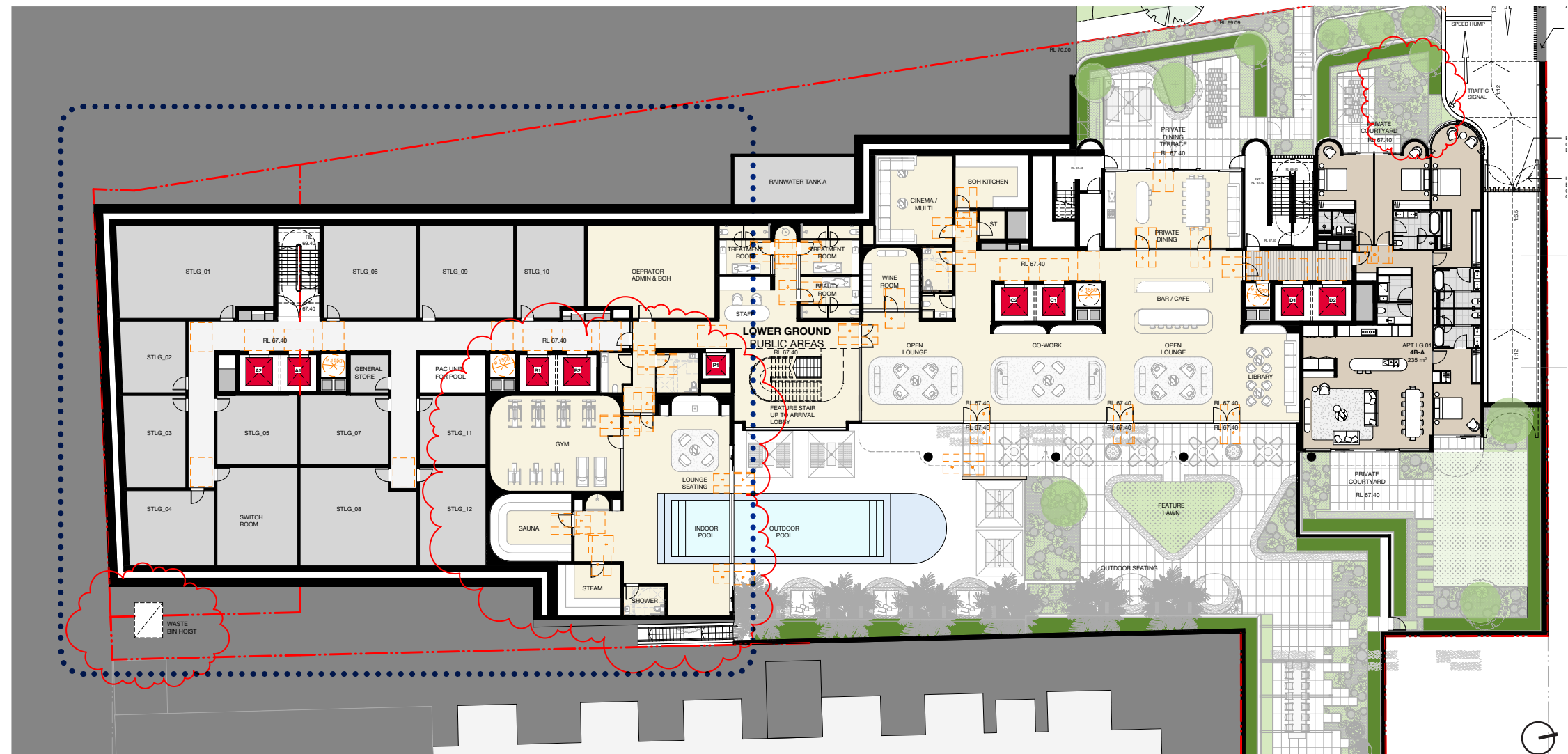
## East Elevation

### Number of Storey

Due to 5 metres height difference between the lowest point on the site in the north western corner at RL67.80 and highest point in the south eastern corner at RL 72.80, part of lower ground is subterranean and under ground.

The majority of this area residential storage, the limited area where daylight can reach have been used to provide wellness facilities for the residents.

The building storey count above ground remains 4 storey across all perimeter of that site.



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