

ARCHITECTURAL & SITE ANALYSIS
THOMPSON HEALTH CARE – NURSING HOME DEVELOPMENT
45 HILLVIEW STREET WOY WOY
DA APPLICATION

DEVELOPMENT APPLICATION
ARCHITECTURAL & SITE ANALYSIS
REPORT

Re-issued 03.10.18
Further Re-issued 21.02.19

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1. INTRODUCTION

This development application is for a proposed new Sepp Seniors Living aged care nursing home facility of 152 off resident bedroom suites.

It will provide a total of 160 nursing home beds within 152 bedroom suites. Eight (8) of the suites being of two bed type.

By way of background, the building proposed by this application has similarities to the previous development consent No. DA30219/2006 dated 4 May 2007 on the same site, which approved the development of fifty two (52 off) sole occupancy Sepp Seniors Living residential apartments and a range of communal facilities.

On 20 April 2012, that consent was amended by Council's approval of a S96 application that increased the number of sole occupancy Sepp Seniors Living residential apartments to fifty-six (56 off).

That original DA consent was activated and the project achieved 'Commencement' almost a decade ago, when a Construction Certificate was issued, and works were carried out on certain in-ground drainage pipes infrastructure services work was carried out, together with site clearing work also completed.

The building proposed by this DA application will use the same purpose designed drainage pipes that were commenced back then, and also the same land clearing which was carried out then.

This new DA application project, does not require any new land clearing that is not already currently approved by that previous DA.

Paragraphs appearing in red coloured font, are those which have been added in this revision issue dated 03.10.18.

Paragraphs appearing in green coloured font, are those which have been added in this revision issue dated 20.02.19.

2. PROJECT OUTLINE

This architectural analysis report has been prepared for the purpose of accompanying the documentation being submitted as DA application documentation to Central Coast Council for the proposed Aged Care Residential Development on vacant land fronting Hillview Street Woy Woy.

This DA Application:

Is for conversion of the development into a nursing home aged care facility, of 152 separate resident bedroom suites, together with a range of communal resident recreational

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<i>Category:</i>	spaces, Lounges, and dining facilities, plus associated staff and operational facilities. Being a 'Residential Care Facility' for seniors, as defined Clause 10(a) of NSW SEPP Housing for Seniors and persons with a Disability.
<i>Development Identity:</i>	Thompson Health Care - Woy Woy Nursing Home.
<i>Land Identification:</i>	Lot 20 DP 1123934 Land has frontage to Hillview Ave.
<i>Street Address:</i>	45 Hillview Street, Woy Woy.
<i>Content of Development:</i>	160 nursing home beds, contained in 152 separate suites, communal resident recreational spaces, lounges, and dining facilities, together with associated staff and operational facilities, on-site parking for 53 vehicles, and tailored outdoor recreational spaces.
<i>Proponent:</i>	Thompson Health Care
<i>Site Land Area:</i>	1.166 ha
<i>Site Zoning:</i>	R2 Low Density Residential
<i>Existing Site Topography:</i>	Vacant land, with a close to level sandy ground line, and scattered native trees and grasses of various types.
<i>Location Description:</i>	At the south end of Hillview Street Woy Woy, just north of intersection with Veron Road, at opposite The Everglades golf course, and immediately east of St John The Baptist Catholic School.
<i>Previous Consents:</i>	DA 30219/2006 dated 14 May 2007, for 52 Sepp Seniors Living residential apartments, and community facilities DA 30219 Part 6 /2006 dated 20 April 2012, for 56 Sepp Seniors Living residential apartments, and community facilities

3. SCHEDULE OF ARCHITECTURAL DRAWINGS

<i>Drwg No.</i>	<i>Title</i>	<i>Scale</i>
DA-000	COVER SHEET / CONTENTS / AERIAL PHOTO	n/a
DA-001	SITE ANALYSIS PLAN	1:500
DA-002	SITE PLAN / LOCALITY PLAN	As shown
DA-003	BASEMENT FLOOR PLAN - SOUTH	1:100
DA-004	BASEMENT FLOOR PLAN - NORTH	1:100
DA-005	GROUND FLOOR PLAN - SOUTH	1:100
DA-006	GROUND FLOOR PLAN - NORTH	1:100
DA-007	LEVEL 1 FLOOR PLAN - SOUTH	1:100
DA-008	LEVEL 1 FLOOR PLAN - NORTH	1:100
DA-009	LEVEL 2 FLOOR PLAN - SOUTH	1:100

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DA-010	LEVEL 2 FLOOR PLAN - NORTH	1:100
DA-011	ROOF PLAN - SOUTH	1:100
DA-012	ROOF PLAN - NORTH	1:100
DA-013	EAST & NORTH ELEVATIONS	1:100
DA-014	WEST & SOUTH ELEVATIONS	1:100
DA-015	SECTIONS AA & BB	1:100
DA-016	SECTIONS CC & DD	1:100
DA-017	SHADOW DIAGRAMS	1:500
DA-018	PERSPECTIVES	NTS
DA-019	COMPARISON CURRENT DA APPROVED PLAN WITH NEW PROPOSED DA	1:200
DA-020	LONG SECTION	1:300
DA-021	BASEMENT FOOTPRINT COMPARISON	1:200
DA-022	RAISED BOARDWALK	1:200 (deleted)
DA-023	SHADOW DIAGRAMS – 21 DEC	NTS
DA-024	PHOTOS OF SITE AT 9M ALTITUDE	NTS
DA-025	SITE PERSPECTIVE RENDERS	NTS

4. PROJECT DESCRIPTION

This report is an analysis of the proposed DA development for a Sepp Seniors Living aged care nursing home facility of 160 off resident bedroom suites.

The size of the overall building footprint, is being slightly decreased by this application, in that a portion of space that was previously approved for internal building envelope, is being converted into external ground floor open courtyard landscaping by this application.

The proposed development comprises 3 stories on a basement carpark. The current approved development has 2 stories plus pitched roof, plus basement carpark.

The additional one storey has been designed to fit within the same overall height strata zone as occupied by the currently approved building pitched roof structure.

The design layouts of the 160 off resident suites vary, but all are given floor area sizing that is above the average in the aged care sector.

The internal floor space sizing ranges from 25 sqm for the typical single king bed bedrooms and ensuite bathrooms, up to 36 sqm for the largest of the twin bed bedroom suites, also including their ensuite bathroom.

The resident suites are on 3 levels of the building. The building is generally divided into two sectors per level, being the south wing, and the north wing.

For a detail break-down on the numbers and locations of the different types of resident rooms, refer to the attached 1 page table titled 'Schedule of Resident Rooms –Locations & Quantities'.

There are three (3) passenger lifts being provided as follows:

- South Lift (in South Wing): - linking the main kitchens / laundries / staff areas with the resident floors
- Central Lift - Linking between the main Entry Foyer and the Central Lounges & Dining areas.

- North Lift (in North Wing): - linking the main kitchens / laundries / staff areas with the resident floors

A variety of common activity and recreational spaces are provided, including the following:

- Main Arrival Foyer, Reception and Porte Cochere area,
- Main Central Lounges, including Café.
- Special interest activity spaces, including large model trains facility, and Ex-service persons lounge.
- Craft Room,
- Auditorium
- Theatre
- Multiple Dining rooms for residents on each level,
- Common central toilet facilities,
- Other large communal residents lounges in a variety of locations
- External recreation Terraces
- ~~Specially designed feature timber boardwalk experience, through quality preserved bushland on site.~~
- Courtyard recreation landscaped spaces.
- three additional new external communal recreation terraces on the north east façade of the building, providing quality break-out space for residents directly accessible from the three main communal lounges in the north wing of the building. The placement of these three balconies allows maximised sight lines into the high quality north eastern sector of conservation woodland, for enjoyment of residents
- and
- A new outdoor recreational accessible pathway route in the landscaping around the building, together with numerous new passive seniors friendly bench seating landscaped settings.

Other major uses being provided in the building include:

- Management, administration and Don's offices.
- Central commercial Kitchen facility, and satellite servery kitchens
- Communal laundry,
- Various support operations rooms,
- Central Staff room and change rooms.

Comparison To Current DA Approved Building

By way of comparison with the building that is currently DA approved for the site, the building proposed by this DA application very closely follows the same building curtilage and outline footprint. This has been observed so as to maintain, and not encroach upon, the large portion of the site that is allocated for the bushland preservation zone. The internal layout has been rearranged to make internal spaces optimally suit the nursing home usage.

There is also a set of external changes mainly comprising the addition of one storey to the building envelope within the same general height of the current DA approved building. The architectural styling to the external facades of the building have been re-done to upgrade and increase aesthetic quality.

5. SITE CONTEXT & BMP

The relationship of this proposed building (and its curtilage), to the large quantities of preserved bushland located around it on the site, will remain the same as was approved in the current DA consent.

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As before, the building footprint and its immediate curtilage area, remains located in the centre of the site, and is separated from the preserved bushland area, by the same BMP demarcation perimeter lines as already approved.

The preserved bushland is proposed to remain protected by the same BMP, bushland management plan requirements as are already formalised and put in place by the current DA consent.

Sensitivity to the site's existing ecology, remains a major feature of this approved development, with over 67% of the site devoted to deep soil vegetation, and with the retention of large quantities of the existing woodland vegetation. This is unchanged.

In particular, extraordinarily large setback distances from the street and other applicable boundaries have been observed for the purpose of ensuring that large areas of natural vegetation on the site is retained and improved by means of the previously approved bushland re-generation management programme. This is also unaffected by this DA application.

Special design measures featured in the current approved development as a complement to the soft landscaped /ecological feel, are:

- (i) Many ~~of the~~ connecting pedestrian footpaths within the site, ~~being raised type timber boardwalks,~~
- (ii) The concealment of all residents car parking spaces in a basement below the buildings so as to minimise as much as possible intrusion of broad hardstand driveway surfaces into the soft landscaping.

The retention of existing native vegetation in the master planning including Swamp Mahoganies, and native grass trees, is a major feature of the current approved development.

This is all unaffected by this DA application.

The high quality of the approved building combined with its strong ecologically themed character, will very strongly and favourably, distinguish it from other nursing home developments elsewhere.

6. STATISTICS OF DEVELOPMENT

Site Statistics:

Site Area: = 11,660 sq/m

Boundary lengths:

Hillview Street boundary: = 156.11 m
Southern Boundary (adjoining Council allotment): = 74.68 m
Western boundary (adj. drainage reserve & school) = 156.11 m
Northern boundary (adj. existing residential dwellings): = 74.68m

Resident Rooms

The internal floor space sizing of the resident rooms, ranges from 25 sqm for the typical single king bed bedrooms and ensuite bathrooms, up to 36 sqm for the largest of the twin bed bedroom suites, also including their ensuite bathroom.

The number and types of resident nursing suites, including the ensuite bathrooms in each, as proposed by development application, are:

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For a detailed schedule, that provides a listing of the numbers, locations, and various types of resident rooms in the facility, refer to the 'Schedule of Resident Rooms' table in Annexure A.

Building & Site Areas:

Current Approved Footprint Building Floor Areas

- Site Area = 11,660 sq/m.
- Total built upon footprint areas of the approved building envelope = 3,164.67 sq/m.
- Proportion of the site area of the approved building envelope footprint:
(vis: proportion of total envelope footprint as a percentage of total site) = 27.1%
- Therefore proportion of site as various types of open space including hard and soft landscaping and open terraces etc, of the current approved building = 72.9%

These percentages compare with those of the DA proposed building as follows:

Proposed DA Footprint Building Floor Areas

- Site Area = 11,660 sq/m.
- Total built upon footprint areas of the proposed building envelope sq/m. = 2,958
- Proportion of the site area of the proposed building envelope footprint:
(vis: proportion of total envelope footprint as a percentage of total site) = 25.4%
- Therefore proportion of site as various types of open space including hard and soft landscaping and open terraces etc, by the proposed building: = 74.6%

Site Usage Composition

	Currently Approved:	Proposed
- Existing bushland (per bushland management plan)	= 6,647 m ²	6,647 m ²
- Building envelope footprint:	= 3,164 m ²	2,958 m ²
- Area of new soft vegetation:	= 901 m ²	842 sqm 819m ²
- Hard surfaced open spaces of various types:	= 948 m ²	1,213 m ² 1,236m ²
Total Site:	11,660 m ²	11,660 m ²

As shown, this demonstrates that the proposed amended building has reduced smaller footprint than that of the current approved building, and that the areas of external open space is increased.

Gross Building Floor Areas

The gross floor area (within the calculation methodology definition per the Sepp Housing for Seniors and persons with a Disability).

TOTAL GROSS FLOOR AREA	Originally Approved:	Previously Proposed	Current Proposed
	6,427.40 m ²	9,164 m ²	9,130 m ² 9,084.76m ²

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This small reduction in GFA in the current proposed design (at Sept 2018) compared with the version previously proposed (Feb 2018), is owing to the small areas of floor internal space which have been removed from the project in following areas:

- Ground Floor (from the central western façade area): -11.28m²
- Level 1 (ditto): -11.28m²
- Level 2 (ditto): -11.28m²
- Total: = minus 33.84

This further small reduction in GFA (at Feb 2019) is owing to the deletion of internal floor space from the following listed areas (as documented on the latest drawings):

- Ground Floor (from the north eastern façade area at the created new balcony): - 7.4m²
- Level 1 (ditto): -7.4m²
- Level 2 (ditto): -7.4m²
- Total: = minus 22.2m²

and due to:

- Ground Floor (at alignment of Room G.15 at the created new balcony): - 3.04m²
- Level 1 (ditto): -3.04m²
- Level 2 (ditto): -3.04m²
- Total: = minus 9.12m².

and also due to:

- Ground Floor (at alignment of the NW Nurses Station & clean & dirty utility): - 4.64m²
- Level 1 (ditto): -4.64m²
- Level 2 (ditto): -4.64m²
- Total: = minus 13.92m²

Floor Space Ratio

The SEPP Housing for Seniors and Persons with a Disability, specifies a floor space ratio of 1:1 (or less) for a residential care facility.

The FSR approved for this proposed development, by calculation being **0.79:1** (total 'gross floor area' of 9,164 sq/m ~~9,130 m²~~ **9,084.76m²** compared to a total site area of 11,660 sq/m).

Based on the above small reductions in GFA, the FSR is now revised down to: = 0.779 :1

The FSR and GFA of the proposed building therefore remains substantially below that prescribed as being allowable by the Sepp.

7. CAR PARKING

The quantity of on-site car parking required by code is per the Sepp, as follows:

- 1 space per 10 beds in a residential care facility
- and
- 1 space per every 2 persons employed in the facility
- and
- 1 space suitable for an ambulance.

Accessible car parking is also required at the rate of 1 per every 100 car spaces or part thereof.

Calculation:

- | | |
|---|--------------------------|
| • for the 160 resident beds, at the rate of one in ten, | = 16 spaces |
| • for staff 36 at peak times, at rate of one in two, | = 18 car spaces |
| Total: | = 34 car spaces required |

The quantity of off street vehicle parking is provided as follows:

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<u>Parking Type</u>	<u>Spaces</u>
• Basement car spaces - general	50
• Basement car spaces - accessible	2
• Ground Floor car spaces - accessible	1
• Ambulance Space (ground level)	1
• Mini Coach parking space (basement)	1
Total Number of vehicle spaces proposed on site: =	53 55

This leaves a balance of: 19 spare car spaces available for other visitors.

The internal roadways and driveway aprons are in accordance with Australian Standard Off Street Car Parking Code - AS 2890.1.

Re Resident Coach:

The amended development provides the addition of a parking space within the basement level for a Mini Coach. The basement has not increased, and remains the same overall configuration.

The coach will be a 12 seater Mercedes 'Sprinter' model, and will be owned by the facility for its dedicated use.

8. SEPARATION FROM SURROUNDING PROPERTIES

The subject building site, has an unusually generous level of separation distance from adjacent properties.

The separation distances that are provided between the subject approved building and the nearest neighbouring buildings are as follows:

- separation to the houses to the North: 46 metres
- separation to the school buildings to the West: 49 metres
- separation to the buildings to the South: 64 metres
- separation to the houses to the East: 465 metres

These distances are large, and in context, have an order of magnitude that very greatly exceeds what is accepted to be the normal close proximity relationship in suburban environments between nursing homes and neighbouring homes.

It is to be noted moreover, that these large separation distances will have a perceived quantum of separation that is greater than just the distance itself, owing to the substantial woodland vegetation that exists all round in the intervening space.

Regarding the level of spatial separation provided around the subject building refer also to the following Annexure drawing:

- *Precinct Long Section drawing No. DA-020 Rev B*

It shows in profile, the separation distance between the subject building and the homes fronting Dulkara Rd to the north.

ADDITIONAL ANALYSIS – RE SEPARATION DISTANCE:

As described in the sections above, the proposed 3 storey nursing home building envelope, is located adjacent to a residential area on the north side, and also to one on the south-west side.

The residential dwellings in these two areas, are generally of single storey freestanding type homes, being typical of a normal low density residential suburban category.

Located in between the site of the proposed building and the homes in the existing adjacent residential areas, is the conservation areas of woodland, comprised of groves of large and medium sized trees, and also understory vegetation.

Although the buffering effect of this woodland is substantial, it is noted that its existence does not need to be relied upon for validation of the appropriateness of the contextual relationship between building forms, and the validity of the degree of physical separation proposed.

The physical separation distances between the proposed building and the adjacent residential areas are large.

The lodged DA Site Section drawing No. DA-020 Rev B, shows the physical separation relationship between the building and the residential homes to the north. The physical aspects to be noted from this are:

- Horizontal separation distance is average of 43m.
- Vertical differential in height from a person's eye level at the rear of one of those houses up to the roof eave of the proposed building is 9.84m.
(being building parapet RL of 15.641 minus GL of RL 4.2 approx, minus 1.6m for eye level).
- This represents a sightline to the open sky with a gradient of only 1: 4.4 incline.
- This is a relationship angle of only 13 degrees.

On the south-west side of the development, the physical separation distance between the proposed building and the nearest residential dwelling on that side of the site, being 45m distance, is slightly larger, and hence enjoys an even lower relationship angle than the north side.

Having such a low cut-off angle as 13 degrees, indicates a degree of physical and perceptual proximity that is benign. It is a physical relationship which enjoys a large separation distance between building envelopes relative to their respective heights.

With the separation distance being at over 40m apart, combined with it having this very low cut-off relationship angle, means that these residential areas will continue to enjoy the aesthetic benefits of having a generous quantity open space around them. These open spaces which will continue to adjoin these two residential areas, will exceed what is considered to be normal in low scale residential suburban environments.

Low scale residential suburban environments, are considered to have good amenity when residential building envelopes are placed in relation to each other in accordance with the separation standards set out in the Gosford DCP 2013.

At section 3.1.3.1b, the DCP specifies that for rear setbacks, a minimum distance of buildings from their rear allotment boundary be 6.0m.

When doubling this 6m minimum setback so as to notionally apply it to both lots, it means that a combined dwelling setback/separation distance of 12m, would apply for two x 2 storey residences from each other, as representing good design.

By comparison, the proposed actual setback /separation distance proposed is much larger than that 12m normal benchmark, being 43m and over.

If we then apply 9m as being a notional setback on the subject site (conservatively reflecting the RFDC and Apartments Guide), it would still only combine with the 6m setback criteria on the adjacent sites, to produce a combined building separation figure of 15m.

Accordingly, it is assessed that the actual contextual separation relationship which is proposed by this development, will be 3 times more generous and spacious, than what are the principles of good design advocated to be in the Gosford DCP and state codes.

In addition to this assessment that the large separation distances are in themselves generous in this contextual setting, it needs to be noted that this is the case even if the intervening woodland of trees are not factored in.

Given however that the extensive grove of trees do in fact exist, and will continue to exist under the conservation plan, then the amenity relationship between the proposed building and adjacent residential areas is made even more benign.

For the above reasons, the nature of the building separation relationship proposed, is such that there will not be any material adverse amenity effects experienced at all between the proposed nursing home building and nearby residential areas.

9. VISUAL EXPOSURE

The subject building will have very little visual exposure from the street and surrounding properties.

The substantial vegetation of the woodland surrounding the site will offer at most, just intermittent very narrow partially obstructed sightlines through the vegetation. From many angles, there will be no visual exposure at all, as the sightlines are blocked all together by the vegetation.

Regarding the level of visual separation provided around the subject building refer also to the following Annexure drawing:

- *Drawing DA-024 Rev B: Photos of Site Vegetation From 9m Altitude*

The images on this drawing show that when looking outwards from the location subject building, the degree to which sightlines are very substantially obstructed by the woodland vegetation.

Each of the photos, were taken looking horizontally from a camera located at 9m above ground line. This height was calculated to be the most applicable for assessing sightlines angles to the proposed new top floor of the subject building, and the level of the actual visual impermeability of the existing vegetation of the tree canopies.

Refer also to the following Annexure drawing which shows the general extent of the tree canopies surrounding the subject site, and generally an approximation of the visual separation relationships involved:

- *Drawing DA-025 Rev A: Precinct Birdseye Perspective Images*

10. HEIGHT COMPARISON

A comparison of the height the current DA approved building and that of the proposed new building, shows the following:

- The current DA approved building has two prominent high roof elements that are at RL 15.920, which is 11.920m above the median existing ground line of the site.

- Those two approved prominent roof elements are 280mm higher than the main horizontal roof line of the subject nursing home building.
- Only in one central localised position, is there a small pitched roof element proposed on the nursing home that has its ridge higher (at RL 17.194) than the corresponding localised peak of the current DA approved building (of RL 16.914).
- This represents a height difference of only 290mm, which is confined to a very small single localised position only.
- The average height of the surrounding tree canopies of the woodland, is approximately 3m to 4m higher than even the highest localised peak of the subject building.

The following comparison observations are provided:

- In the context of the main tree canopies of the woodland having an overall height of 18m to 19m above ground level, the negligible effect of having the localised overall height of the subject building increase from a DA approved height of 12.940m above ground to 13.194m above ground level, is utterly benign.
- Mathematically, the effect is miniscule. It means the height of the subject building is merely increasing from being 70% of the height of the surrounding tree canopy, to being 71% of the height of the surrounding tree canopy.

For the above reasons, and the fact that the building is only increasing in height from 70% to 71% of the height of the surrounding trees, it is therefore conclusive that 'height' should not be a determining factor.

Regarding the comparison of Heights the subject building with that approved, refer to the following Annexure drawing:

- *Drawing DA-019 Rev C: Plans and Elevations Comparison Diagrams*

11. BUILDING FOOTPRINT

The size of the overall building footprint, is being decreased by this DA application from that of the currently approved building. This means that a portion of space that was previously approved for internal building envelope, is being converted into external ground floor open courtyard landscaping.

The DA approved building footprint of 3,164 sqm, is being reduced by the subject S96 down to 2,958 sqm.

This is a 6.5% reduction.

Regarding the comparison footprint subject building envelope with that DA approved, refer to the following Annexure drawing:

- *Drawing DA-019 Rev C: Plans and Elevations Comparison Diagrams*

12. BASEMENT EXTENT

The size of the Basement level footprint, is being decreased by the S96 application.

The DA approved Basement footprint of 3,222 sqm, is being reduced by the subject S96 down to 2,205 sqm.

This is a 31.5% reduction.

Regarding the Basement comparison footprint of the subject building envelope with that DA approved, refer to the following Annexure drawing:

- Drawing DA-021 Rev B: Basement Footprint Comparison Plan

13. ARCHITECTURAL

Spatial Planning

In the layout of the resident suites, the design places importance on orientation to the outdoors. The common living areas are also carefully arranged to capitalise on having a direct visual and (where possible) functional connection with the exterior and the woodland surrounds.

Privacy

The floor planning and design of the resident suites have been arranged to achieve good levels of privacy, both for their respective interior spaces and also for their private outdoor spaces.

Facades

The change in the type of finish on the external masonry walls from cement bagged and painted finish, to a combination of natural sandstone and dark coloured face brick finish, achieves two benefits;

1. Allows more natural textures colourings to be adopted, as a complement to the woodland surrounding.
2. Reduced maintenance liabilities over long term – avoids visual problems of paint deterioration.

Re: North East Facade:

The provision of the three new external communal balconies into the north east facade of the building (as described on page 4 above), provides increased visual articulation to that wing of the building. The three new balconies are achieved by a combination of indented recesses into the facade and also minor cantilevering components as well. The combined effect provides an even greater level of 3D relief to the eastern facade as a whole, by the addition of this focal point of deeper shade within this northern sector end of that eastern facade of the building.

Re: Western Facade:

The western facade has been provided with increased articulation in the form of two separate areas of recessed planar relief in its external wall (at both near its south end, and also toward its north end), together with the provision of three additional private balconies at the location aligning with Resident Room G.15. Overall, this gives a new more modulated visual composition for the western side of the building envelope as a whole, by now dividing it into five macro visual segments in lieu of the former three.

Glass

High standard of thermal efficiency will be achieved for the building, to allow efficient mechanical plant and reduced running costs. Glass with high performance properties will be among the measures used in this building.

Security

The security of residents in the development and the secure nature of the development itself is assured by the following factors;

- the development will have a staffing structure that is staffed full time, including in the nursing, carer, operations, and management categories.
- the development will have an electronic security system monitored by staff.
- the design does not provide any significant zones where natural surveillance by residents is not possible.
- Each resident room will be equipped with a direct call button alert system, monitored 24 hrs a day by staff.

14. SUSTAINABLE DESIGN & RESOURCE EFFICIENCY

The following measures adopted in the design of the development will deliver ongoing high value and sustainable outcomes in energy and resource use efficiency.

- Water harvesting: Water harvested from roof surfaces and stored for reticulation reuse on irrigating gardens, and planters, and for car wash purposes as well as for wash down of exterior hard surfaces.
- Performance / low E grade glazing to all external windows and other glazing.
- Awnings & pergolas in various high exposure areas.
- Roof slab soffit thermal insulation blanketing.
- External walls thermally rated construction.

The development will also satisfy the relevant Section J compliance certificate statutory requirements for energy and other forms of resources efficiency.

15. ACCESSIBILITY

The development has been designed to comply with all sets of applicable BCA, SEPP, and Australian Standards requirements to achieve compliance for the access for persons who are senior and /or with a disability.

All resident and visitor areas throughout the building and its surrounds will be stepless.

There are three (3) passenger lifts being provided as follows;

- South Lift (in South Wing): - linking the main kitchens / laundries / staff areas with the resident floors
- Central Lift - Linking between the main Entry Foyer and the Central Lounges & Dining areas.
- North Lift (in North Wing): - linking the main kitchens / laundries / staff areas with the resident floors

Re: Outdoor Recreation Accessible Pathways

Additional external accessible circulation pathways have been provided in the amended DA plans accompanying this report. The previously documented fire egress utility paths located at ground level around the perimeter of the building's exterior, have now been upgraded to become a continuous accessible compliant recreational pathway route for the enjoyment of residents.

This new accessible recreational pathway network is placed within the strip of new landscaping located between the bushland demarcation fence line and the building envelope. It is entirely outside and independent of the perimeter of the bushland conservation area.

This recreational accessible pathway route is enhanced with provision of numerous passive landscaped settings complete with outdoor seniors friendly bench seating, extra lighting, and widened pavement widths. These recreation pathways link directly to the various outdoor communal terraces located around the building's ground floor.

In accordance with the preferred direction received from Council, the previously DA approved timber boardwalk structure has been deleted out of the bushland conservation area.

16. BCA.

The proposed building will contain Class 9a, and 7a uses. All classifications will achieve the levels of compartmentation separation as required by the BCA. The building will be sprinklered and fitted with the full range of other essential services as appropriate for this type of construction. The applicable construction type is Type A.

The building will be provided with the required number and separation of exits on every level, and the various isolated and non isolated exit routes will discharge into open spaces that meet the prescriptive requirements.

The building design is both consistent with, and able to be detailed in a manner that has, full compliance with all the applicable sections of the BCA.

17. STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004 – Part 4, Development Standards

The proposed building is assessed on the various applicable provisions of SEPP Housing For Seniors and People With A disability 2004, as follows:

Clause 34 Visual & Acoustic Privacy: The development meets the standards specified for these criteria.

The floor planning and design of the resident suites have been arranged to achieve good levels of privacy, both for their respective interior spaces and also for their private outdoor spaces. They are also designed to allow generous quantities of daylight to all resident suites.

Clause 35 Solar Access & design for Climate: The development meets the standards specified for these criteria.

The floor planning and design of the resident suites have been arranged to allow generous quantities of daylight to all resident suites. Refer also to section 14 of this report above.

Clause 36 Stormwater: The development meets the standards specified for stormwater management and minimisation of effects.

Clause 37 Crime Prevention: The development meets the standards specified for crime prevention.

The proposed facility, being a nursing home, will be manned and managed by a large team of staff on a 24hr round the clock basis.

Clause 38 Accessibility: The development meets the standards specified for accessibility. Refer also to section 15 of this report above.

Clause 39 Waste Management: The development meets the standards specified for waste management. Refer waste management report provided with the application.

A consent authority cannot refuse development for residential care facilities on any of the following grounds:

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Clause 48 (a) Building Height: If all proposed buildings are 8m or less in height. The Height proposed by this development is 10.95m (being RL 15.05 minus RL 4.10) measured as per the Sepp definition.

Clause 48 (b) Density: If the proposed floor space ratio is less than 1:1. This building has FSR of 0.79:1.

Clause 48 (c) Landscaped Area: If a min of 25m² of landscaped area is provided per residential care facility bed. This is satisfied with ratio of 7,549m² of soft vegetation divided by 160 beds, = 47m² per bed.

Parking For Residents and Visitors: If 1 space per 10 beds, plus 1 space per 2 persons employed, plus 1 x ambulance space. This is satisfied by the parking quantities proposed. Refer to the accompanying traffic assessment report.

18. Overview

The building proposed by this development application, is design tailored it to make it meet the very high quality standards and operational model of Thompson Aged care.

The provision of this aged care nursing home to the Woy Woy peninsula will provide a facility of the exceptional standard to the community.

CHRIS BAKER.

Bsc(Arch), B.Arch Hons II, LLB(Syd), ARAIA.
Registered Architect No. 5845.
Director.