



Adria Care

AMC
ARCHITECTURE +

ADRIA CARE, FIGTREE
Southern Joint Regional Planning Panel

November 2022



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PRESENTATION

1. INTRODUCTION
2. BACKGROUND
3. DESIGN CONCEPT
4. FLOOD PLAIN STRATEGY
5. AMENDED PROPOSAL

1. INTRODUCTION | Project Team



Adria Care

- Anton Crnkovic
- Father Ivo Tadic
- Stephanie Tyrrell



- Alastair MacCallum
- Craig Perrott



- Andrew Connor
- Philip Bull



- Bernie Cusack
- Anthony Barthelmess (Rienco)



- David Pearce



1. INTRODUCTION | About Adria Care

- Adria Care = Modern Care + Adriatic heart *not for profit* established by the community to cater for future needs of an aging community
- Serves broad range of the elderly community and will continue to do so.
- Community centred retirement village operated by fully accredited / experienced provider
- Residents and staff are diverse and we remain inclusive.
- Figtree development will have broad appeal with a particular focus for those originally from Balkan region - accounts for 6% of the Wollongong population-
- It represents a significant investment of resources over the long term
- Adria Care strives to provide the highest level of care for the elderly in a setting which is designed to enhance and contribute to the overall well being of the entire community.
- Model of care based upon Christian values of compassion and respect
- Memory Support / Dementia – 12 to 14 beds / self-contained / homely
- Designing to Enabling Environments principles including sensory gardens
- We seek the opportunity to deliver superior aged care to Wollongong and will seek to work with the local community to ensure the needs of all are respected.

1. INTRODUCTION | Recent Relevant Projects



1. INTRODUCTION | Project to Date

- AMC Commissioned – June 2020
- Presentation to Lord Mayor – September
- CCC Community Presentation – November
- Pre-Application Meeting – March 2021
- Presentation to DRP – June
- Redesigned Concept including Flood Engineering – July - October
- Community Consultation – November
- DA Lodgment - January 2022
- 2nd Presentation to a “somewhat different” DRP – March
- Status of Application Issued – 18th July
- Application sought an extension of time from 1st August
- SJRPP Site Inspection – August
- Presentation to SJRPP – November 2022

2. BACKGROUND | June 2021 DRP Meeting – Takeouts

- *The site is ideally located to accommodate the proposed age care uses*
- *However, the current design appears to be a largely site-centric approach that responds poorly to the surrounding low density residential neighbourhood*
- *The current proposal presents as a significant over development of the site*
- *Building form should be distributed over the full extent of the buildable area of the site, significantly reduced in scale and appropriate interfaces developed between the proposal and the surrounding low density residential neighbourhood*

2. BACKGROUND | Initial Design Concept Vs DA



PREVIOUS DRP DESIGN



PROPOSED DA DESIGN

2. BACKGROUND | Initial Design Concept Vs DA



AERIAL VIEW - PREVIOUS DRP CONCEPT



AERIAL VIEW - DA DESIGN CONCEPT

2. BACKGROUND | Initial Design Concept Vs DA



AERIAL VIEW - PREVIOUS DRP CONCEPT



AERIAL VIEW - DA DESIGN CONCEPT

2. BACKGROUND | March 2022 DRP Meeting – Takeouts

- *Panel remains concerned with reduced bulk and scale*
- *Windows and Balconies overlooking adjacent residential homes from RACF and ILU's – increased setback required*
- *Concerns about loading dock position*
- *Concerns about overlooking from roof terrace*
- *Proposal should read as a 2-storey building with a recessive 3rd storey*
- *Concerns about quality and safety of the Village Square / relocation of waste storage*
- *All parking should be located within basements*
- *Increase urban tree canopy to 40%*

2. BACKGROUND | WCC Development Assessment (14.3.22)

- Improved site analysis / context study
- Need for broader strategic study as extension of the Figtree Town Centre Study
- The proposal exceeds 9m height limit & 0/5:1 FSR in the Wollongong LEP 2021
- 4 storey Building Height is not within a low-density environment – it does not maintain the established residential character
- While the development proposal seeks to utilize *non-discretionary development standards SEPP 2021 Clause 107 / 108 and 87* it does not meet the provisions of the *Non-Discretionary Standards* for Residential Care Facilities/ ILU including:
 - Housing SEPP 2021 - **RACF** Maximum building height of **9.5m** and Servicing equipment on the roof of a building of 11.5m and FSR does not exceed **1:1**
 - Housing SEPP 2021 – **ILU** Maximum building height of **9.5m** and Servicing equipment on the roof of a building of 11.5m and **0.5:1**

And / Or

- Housing SEPP 2021 / Wollongong LEP 2009 – **Additional 25% maximum FSR** (0.5 becomes **0.6125:1** and 9m building height becomes **12.8m**

2. BACKGROUND | WCC Development Assessment (14.3.22)

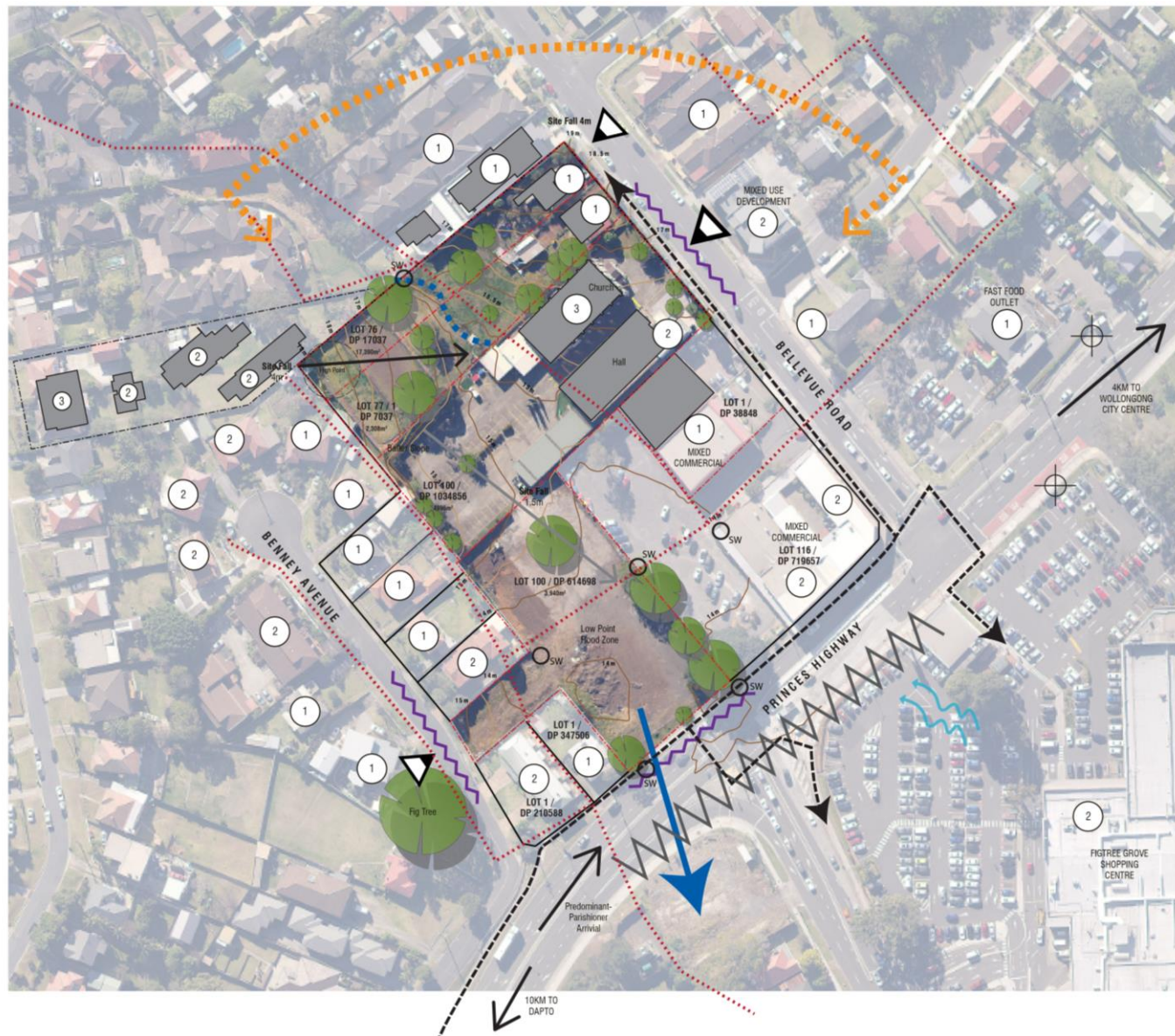
“It is also recommended interpretation of the Housing SEPP 2021 be further clarified with the DAC team and / or a legal opinion is sought in relation to the non-discretionary development standard and additional floor space ratio clauses of the Housing SEPP 2021. “

3. DA DESIGN CONCEPT















3. DA DESIGN CONCEPT | Site Context



3. DA DESIGN CONCEPT | Site Analysis



LEGEND

-  SOLAR
-  BUILDING HEIGHTS
-  SITE BOUNDARY
-  PEDESTRIAN PATHWAY
-  VIEWS TO STEEL WORKS
-  PREVAILING WINDOWS
-  STREET NOISE
-  EXISTING TREE
-  CONTOURS
-  INTERFACE
-  SITE ENTRIES
-  WATER COURSE
-  EXISTING SEWER
-  BUS STOP

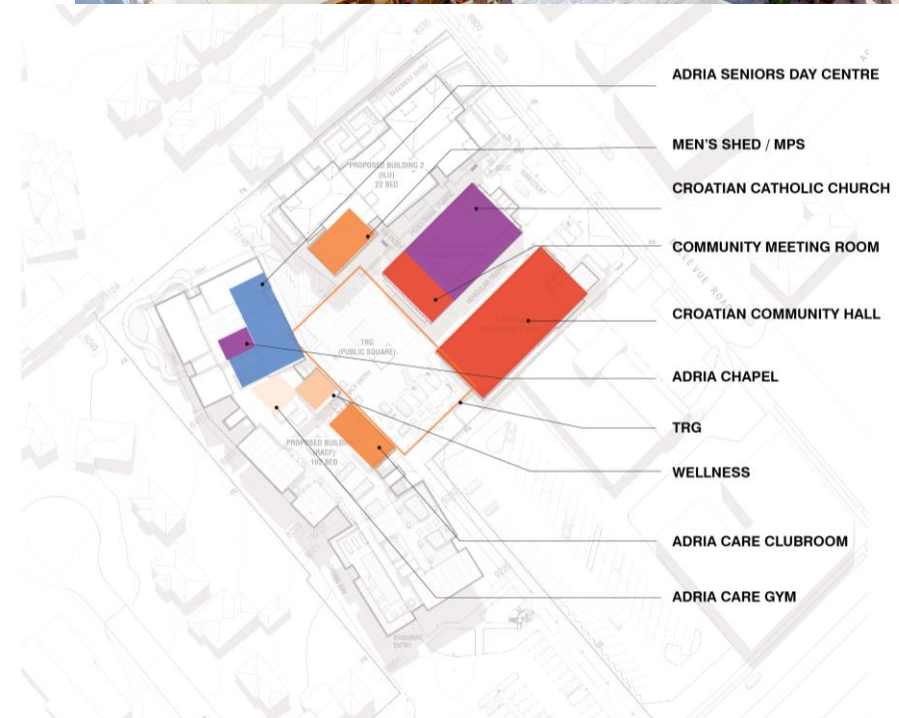
3. DA DESIGN CONCEPT | Village Square (TRG)



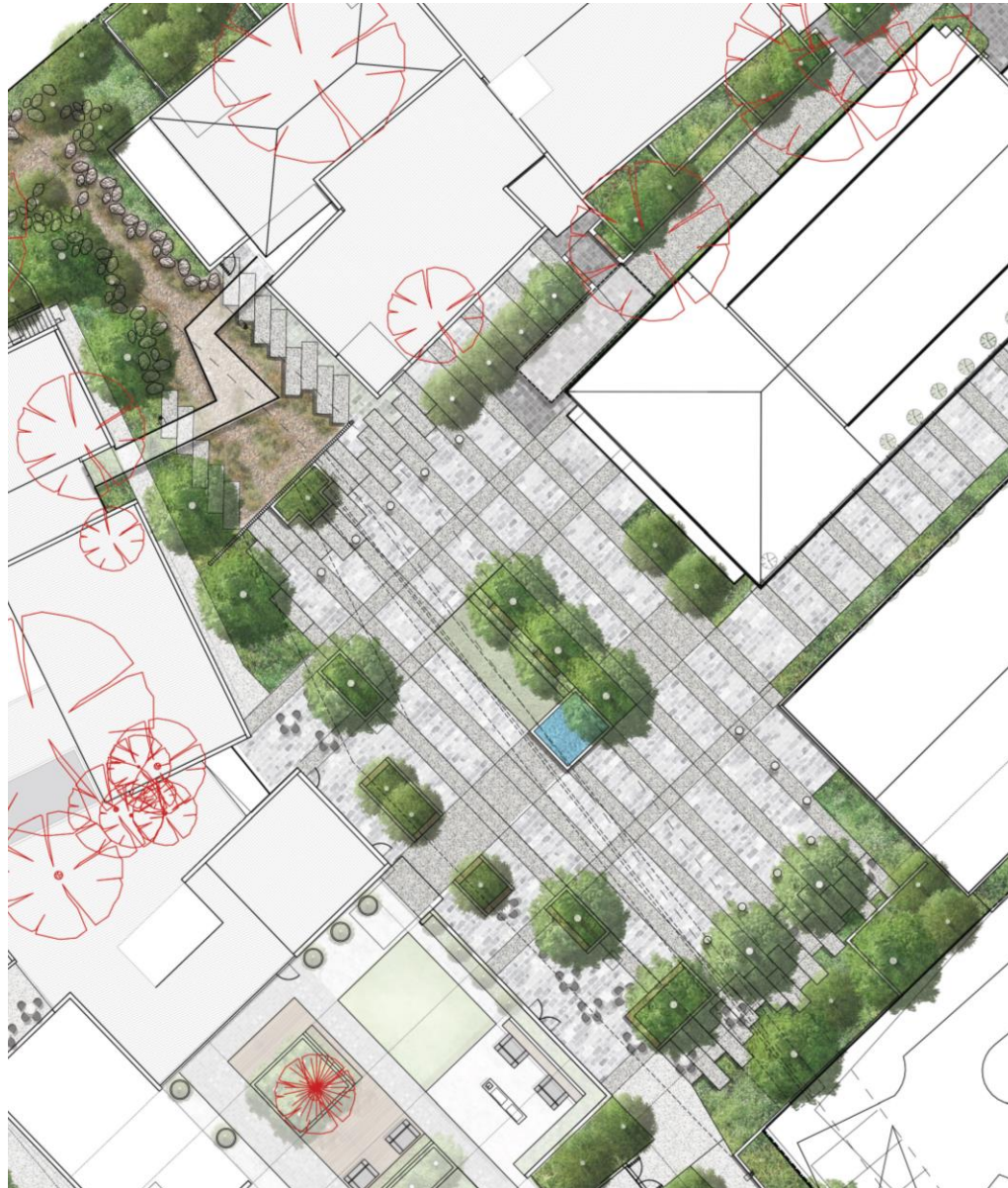
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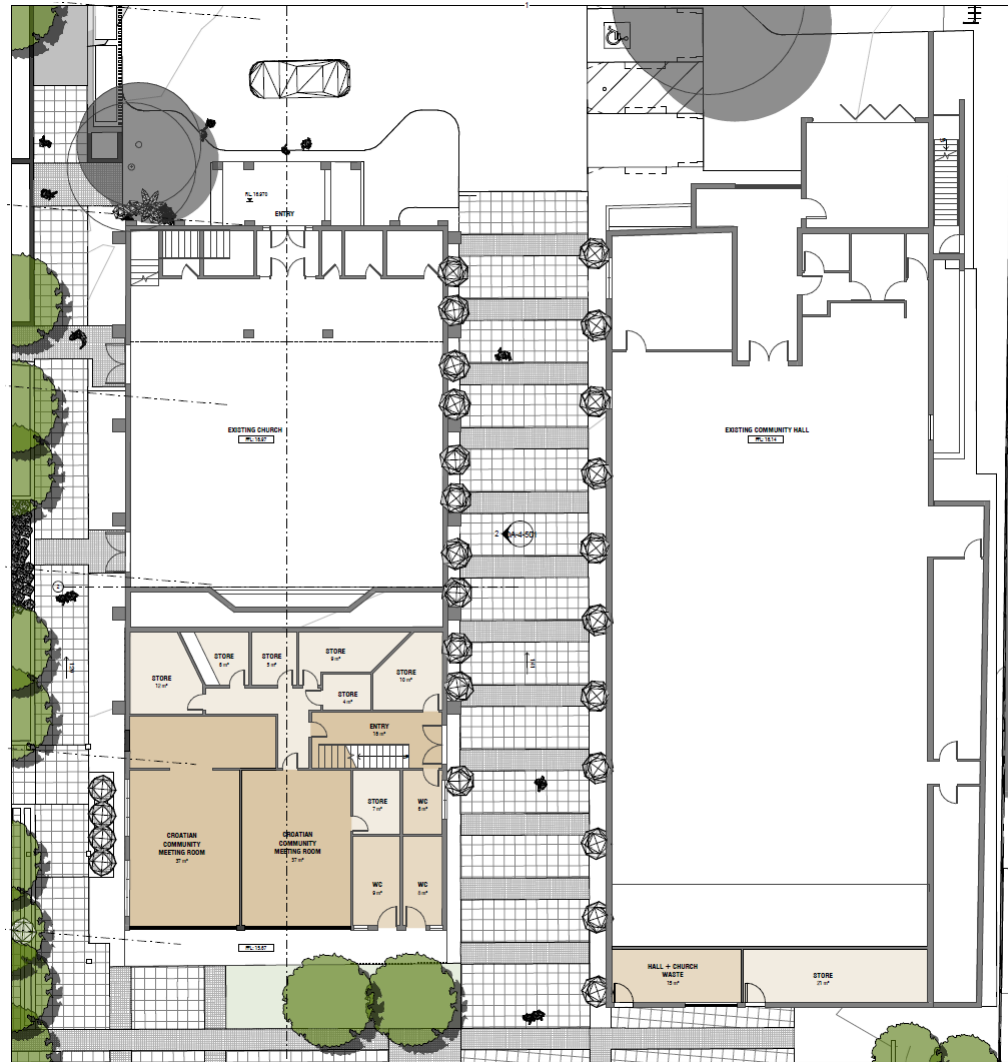
Figtree



3. DA DESIGN CONCEPT | Village Square (TRG)



3. DA DESIGN CONCEPT | Existing Assets



Built Around Existing Community Facility

3. DA DESIGN CONCEPT | New Address



Accessible Path to Village Square

3. DA DESIGN CONCEPT | Perspectives



Various Views

3. DA DESIGN CONCEPT | RACF Plans



Ground



Typical



Basement plan



Roof Top

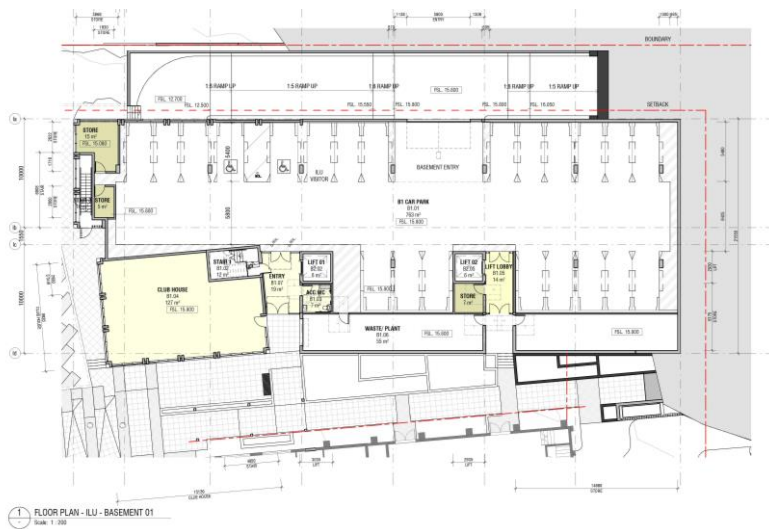
3. DA DESIGN CONCEPT | ILU Apartment Plans



Ground



Upper Floor



Basement Level 1

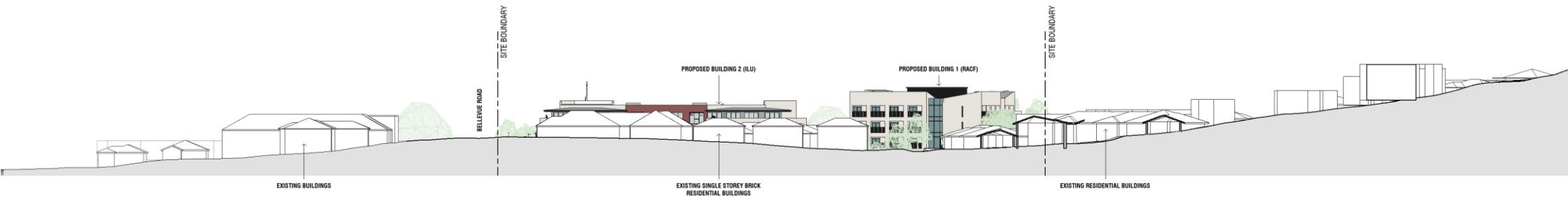
3. DA DESIGN CONCEPT | Overshadowing



3. DA DESIGN CONCEPT | Proposal In Context



Bellevue Road Elevation



North West Elevation

3. DA DESIGN CONCEPT | Proposal In Context

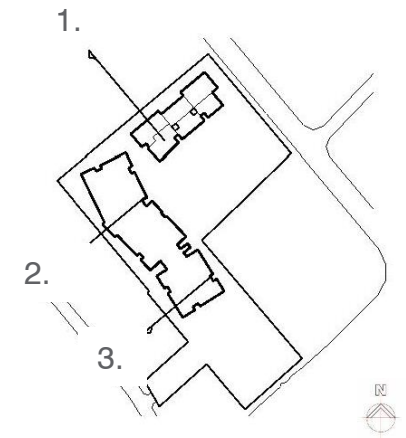
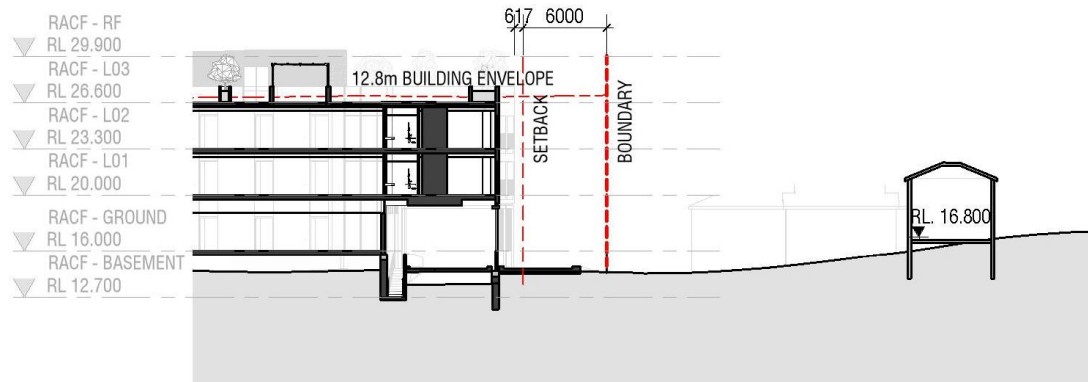
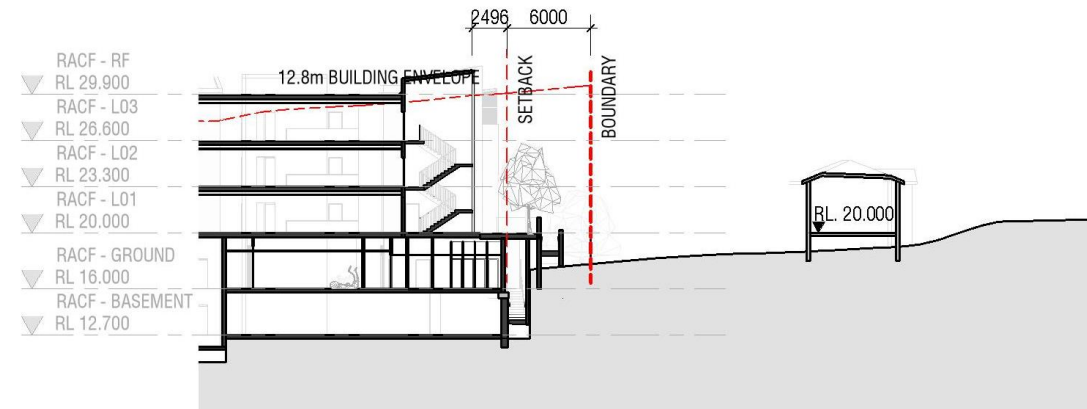
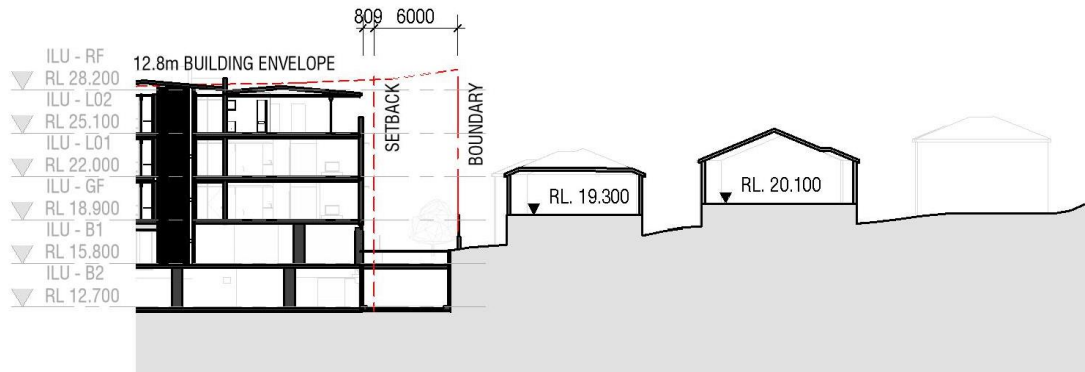


Princes Highway Elevation



Benny Avenue Elevation

3. DA DESIGN CONCEPT | Site Sections



4. FLOOD PLAIN STRATEGY

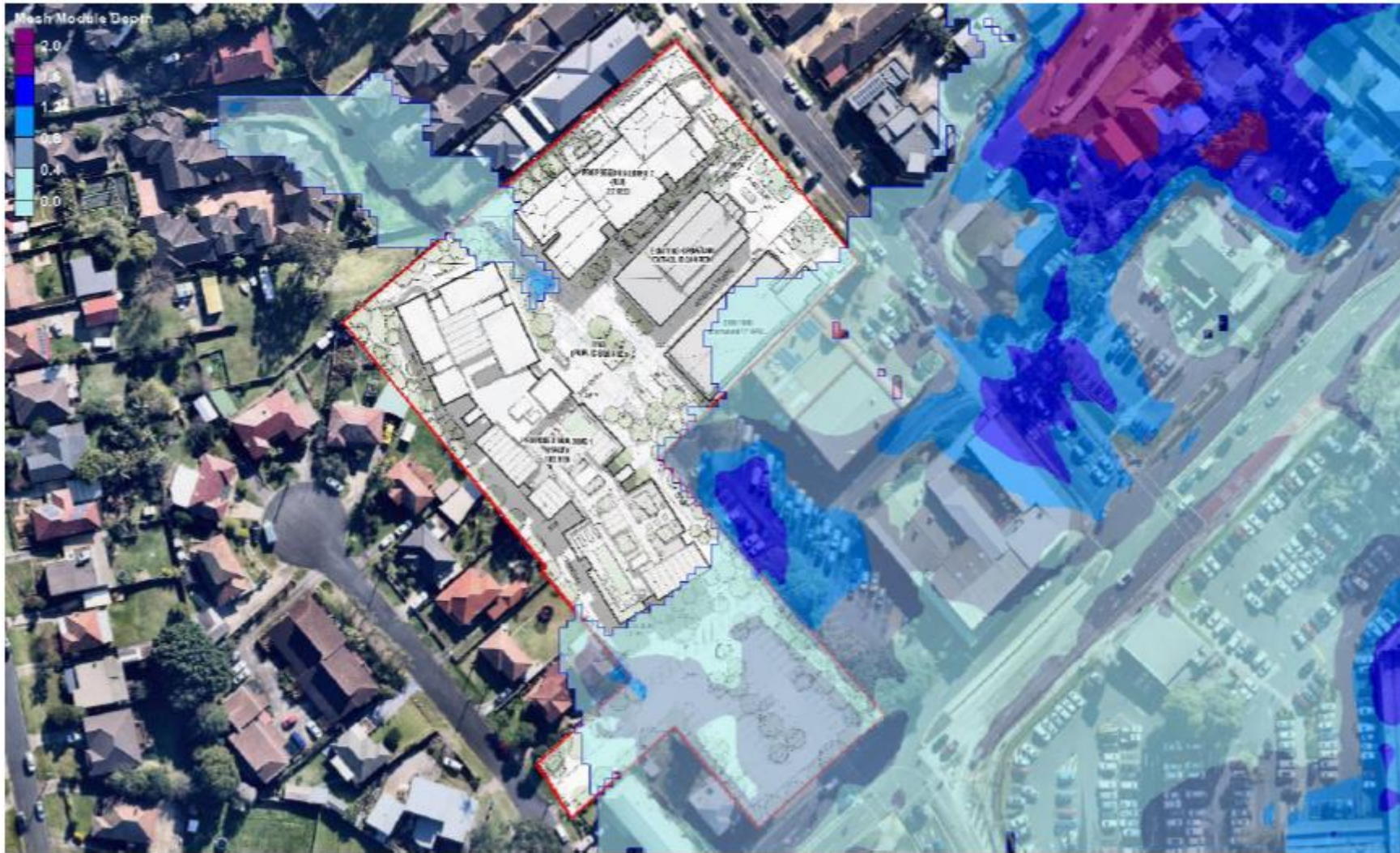
4. FLOOD PLAIN STRATEGY | Major Inflow Boundary Condition



Figure 3.2-1 TUFLOW Grid and Boundary Condition Locations

Note: Major inflow boundary conditions shown in blue, downstream boundary condition shown in orange, and extent of TUFLOW grid shown in red.

4. FLOOD PLAIN STRATEGY | AEP Flood Extents / Depths



Flood depths shaded from 0m (light blue) to 2.0m (dark blue). All depths over 2.0m shaded dark blue.

POST DEVELOPMENT AEP MODELLED FLOOD DEPTHS

4. FLOOD PLAIN STRATEGY | AEP Flood Extents / Depths

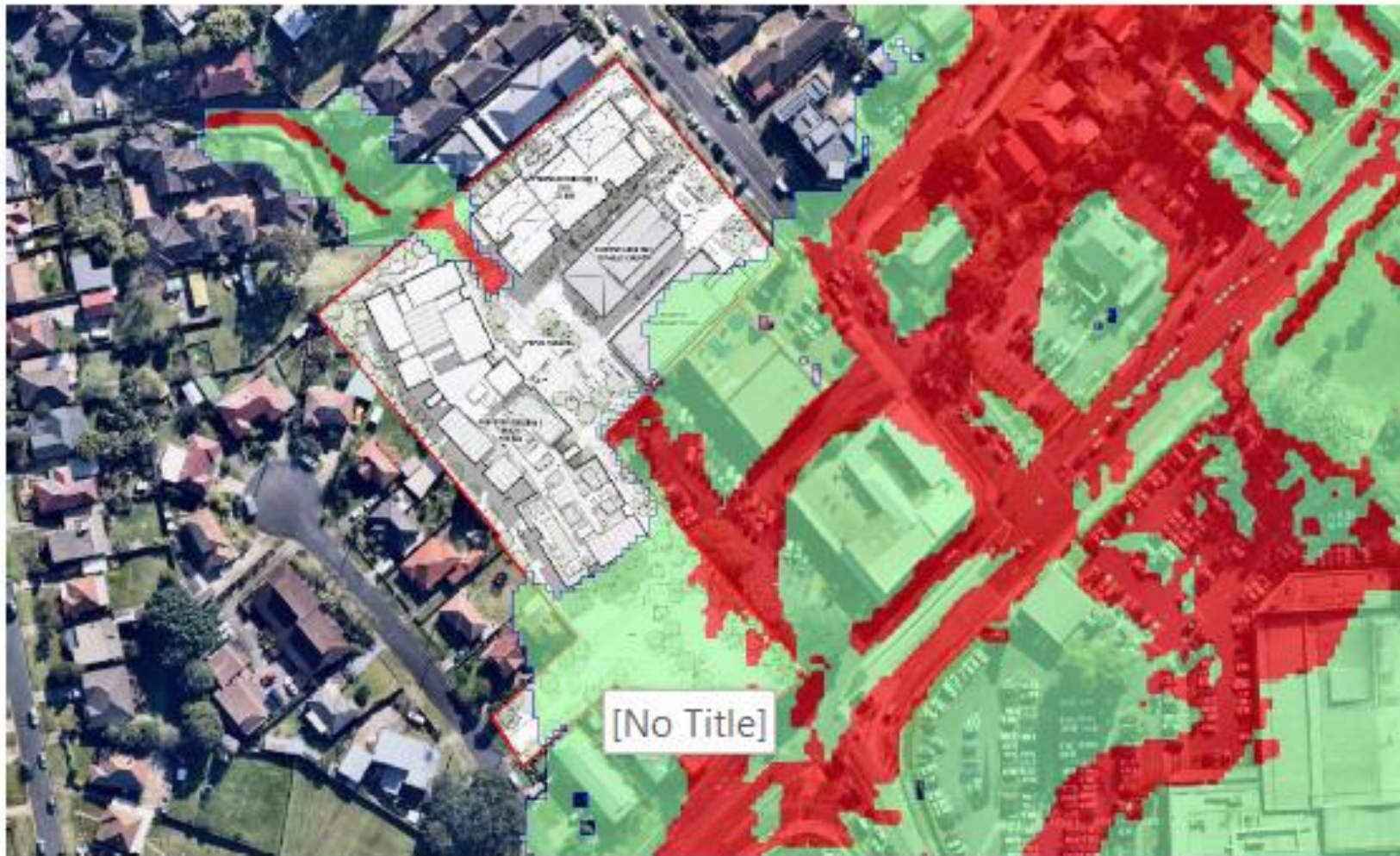
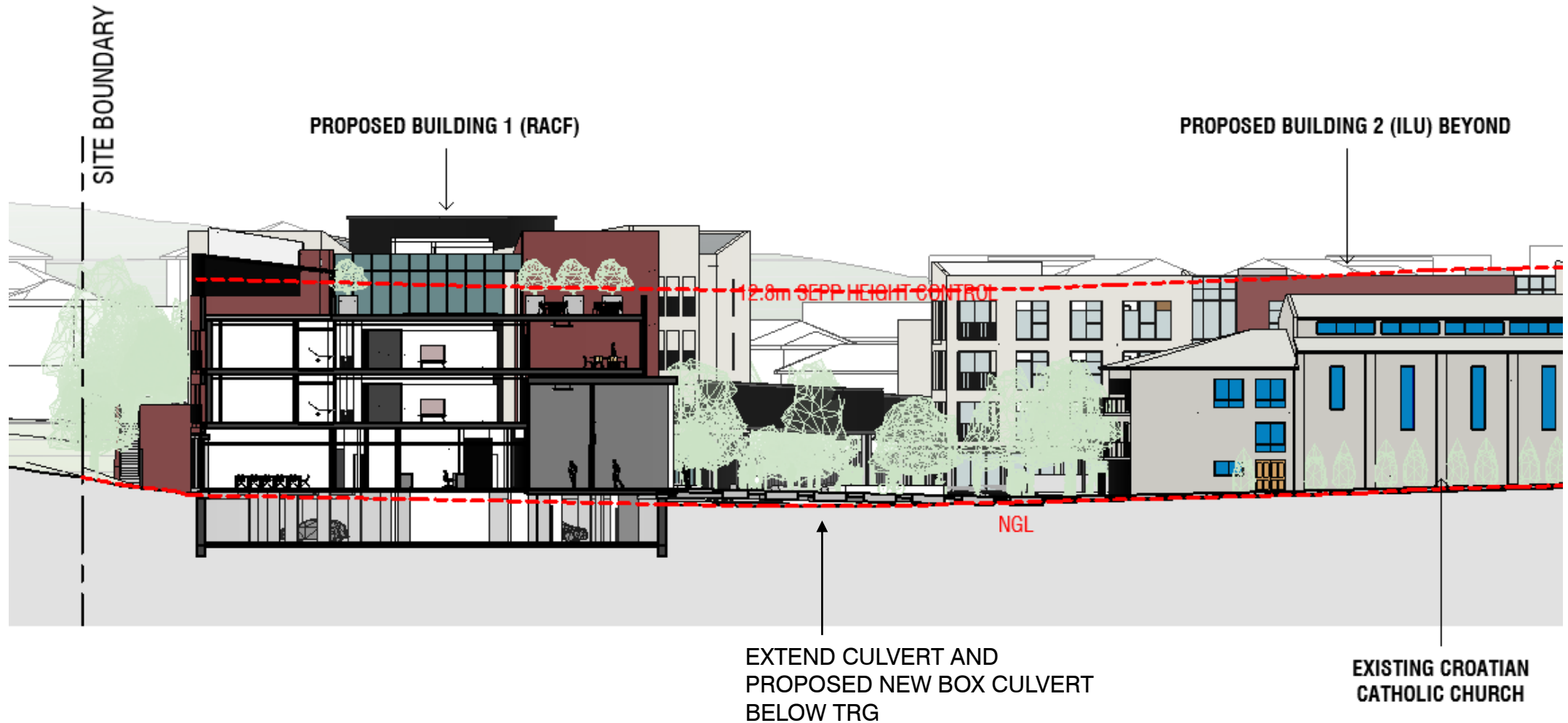


Figure 3.6-2 Post-Development Hydraulic Hazard

Note: Hydraulic Hazard designated by TUFLOW in accordance with DCP 2009 (Chapter E13) Figure 3. All areas classified H3 and below are shaded green, and all areas H4 and above are shaded red.



4. FLOOD PLAIN STRATEGY | Village Square



TRG



4. FLOOD PLAIN STRATEGY | Emergency Egress to Bellevue



Bridge Link

5. AMENDED PROPOSAL

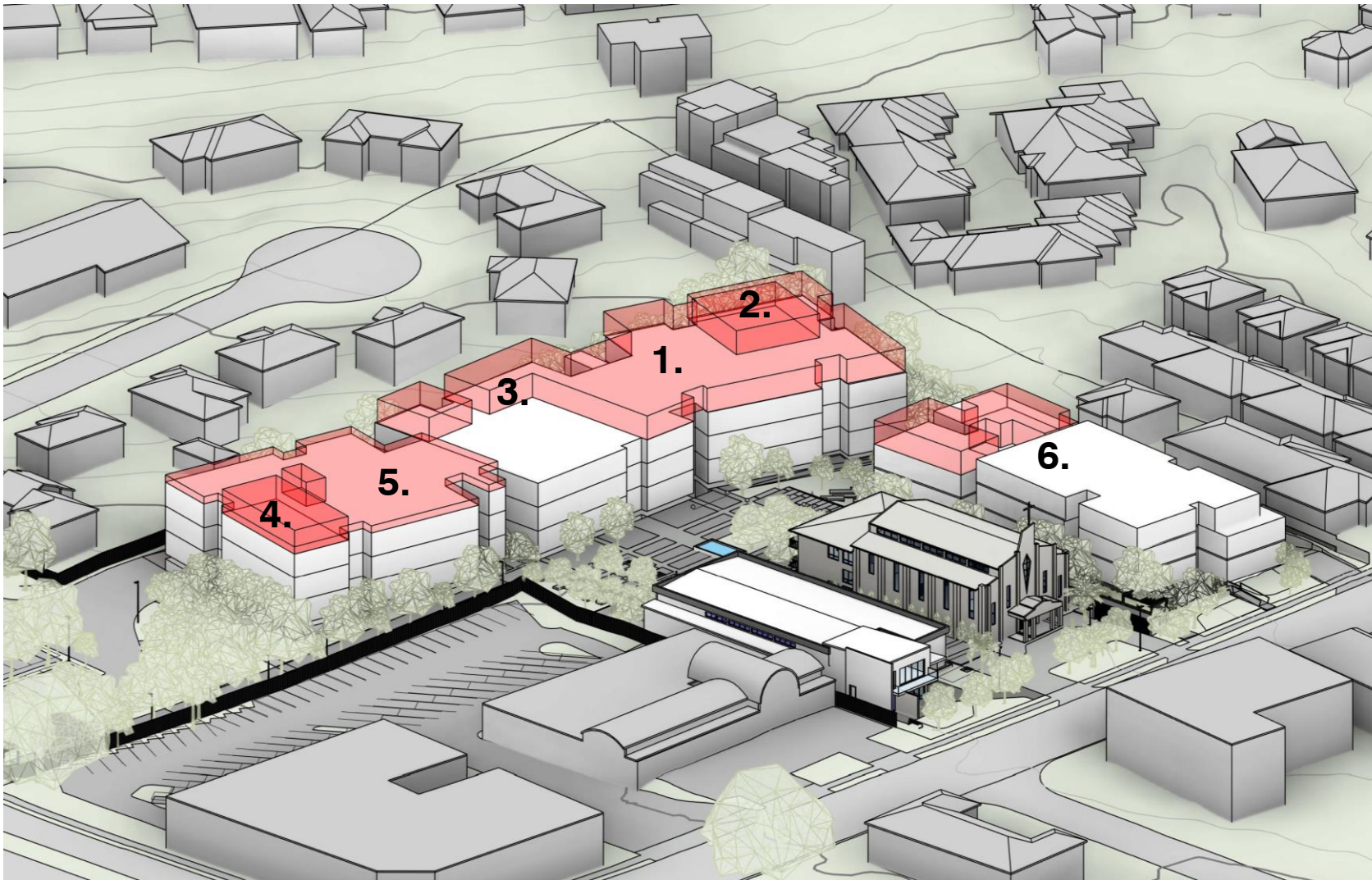
5. AMENDED PROPOSAL | Social Need – Aging Population

- A SIA was provided in the DA SEE
- Since lodgement, the 2021 confirms 20% of households single persons only 3.7% of dwelling stock one bedroom or studio
- Target group Balkan and Italian heritage have increased from the 2016 to 2021 census in Figtree (2.2% to 6.8%)
- This community (Figtree) is aging from 2016 to 2021 (Median aged - 38 to 40)
- Figtree has an older population NSW / Australia average and a high percentage (relatively) of its population is born in the former Yugoslav Republic. This housing and residential care project is responding to an existing community need.
- WCC's own reporting projects a shortfall of 656 RCF places in the Wollongong LGA
- The proposed RACF and ancillary facilities are sources of employment and will provide for 51 long term jobs for the Wollongong community.
- There are substantial socio-economic benefits associated with this Seniors Housing development for the Figtree and wider Wollongong community
- It's the right development in the right location

5. AMENDED PROPOSAL | Approval Pathway

- The proposal seeks to utilise the Clause 87 bonus provisions in the Housing SEPP. The amended scheme is intended to be fully compliance, that is a 0.8:1 FSR and under the 12.8m building height control
- The new Housing SEPP also specifically sought to move away from Seniors Housing located in urban fringe sites and focus this type of development in or near centres
- The site adjoins R2 zoned land to the north and west
- The sites adjoin B2 zoned land known as the Figtree centre
- A preference is also given to the provision of Residential Care facilities
- The amended proposal can achieve the aims and purpose of the Housing SEPP.

5. AMENDED PROPOSAL | 3d Massing Model



LEGEND

1. REMOVED 16 RACF BEDS
2. REMOVED PLANT
3. REMOVED 6 RACF BEDS, PLANT MOVED TO LEVEL 3
4. REMOVED 4 RACF BEDS, PLANT MOVED TO LEVEL 3
5. RELOCATED PART OF ROOFTOP GARDEN
6. REMOVED 2 ILU DWELLINGS

REMOVED MASSING

5. AMENDED PROPOSAL | 12.8m Height Comparison



CURRENT DA PROPOSAL

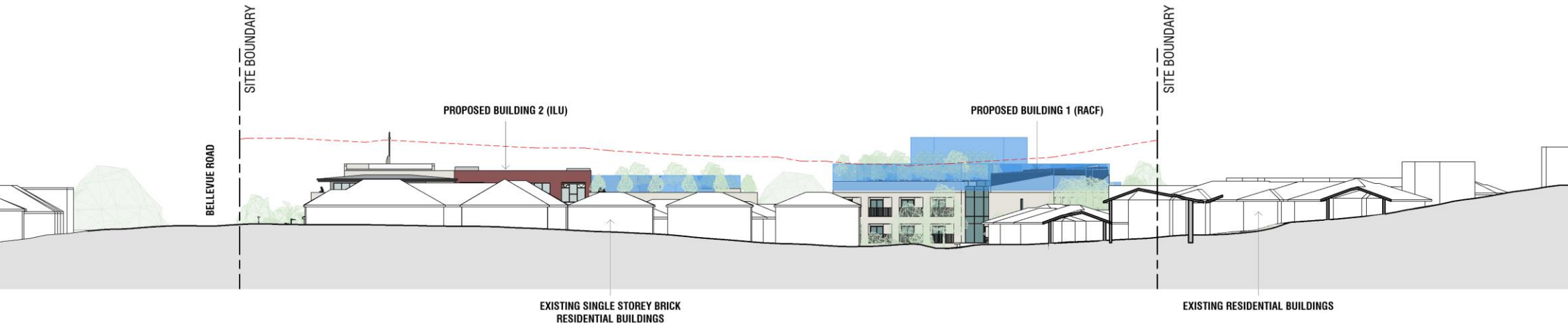


AMENDED PROPOSAL

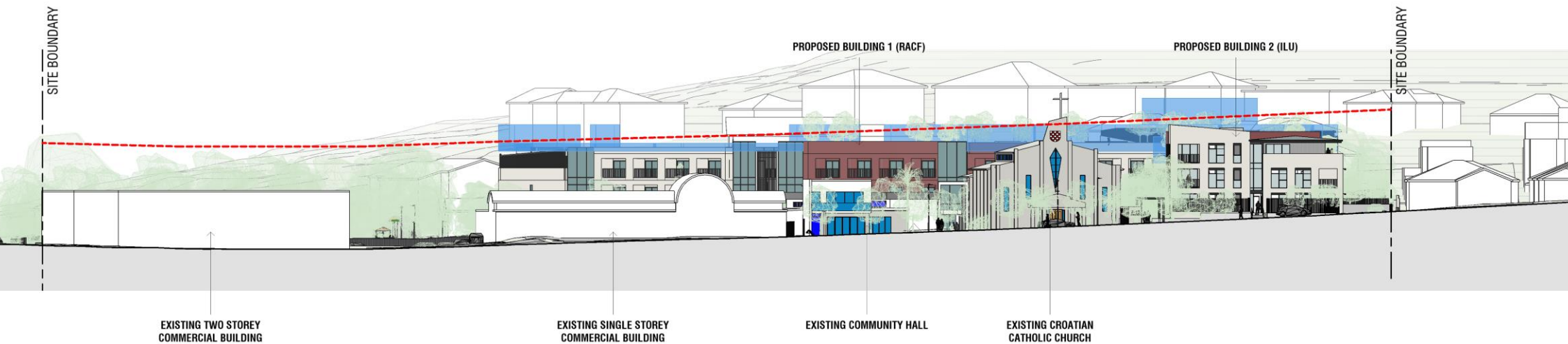


12.8m HEIGHT LIMIT

5. AMENDED PROPOSAL | Elevations



NORTH WESTERN ELEVATION

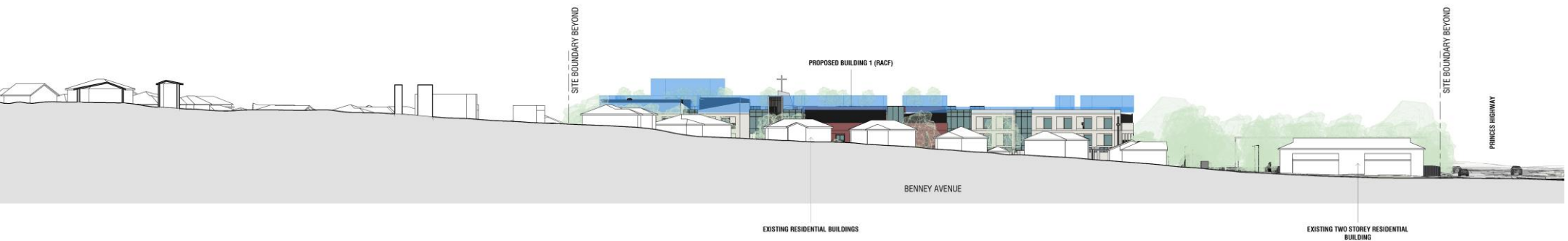


BELLEVUE ROAD – NORTH EASTERN ELEVATION

5. AMENDED PROPOSAL | Elevations



NORTH WESTERN ELEVATION



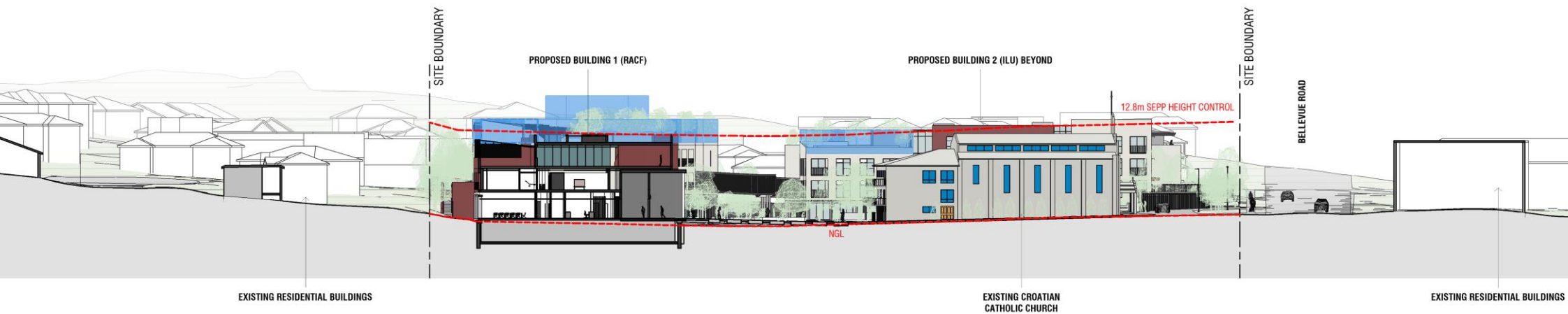
BENNEY AVENUE – SOUTH WESTERN ELEVATION

5. AMENDED PROPOSAL | Site Sections



EXIS

NORTH WEST – SOUTH EAST SECTION



NORTH EAST – SOUTH WEST SECTION

5. AMENDED PROPOSAL | Comparison

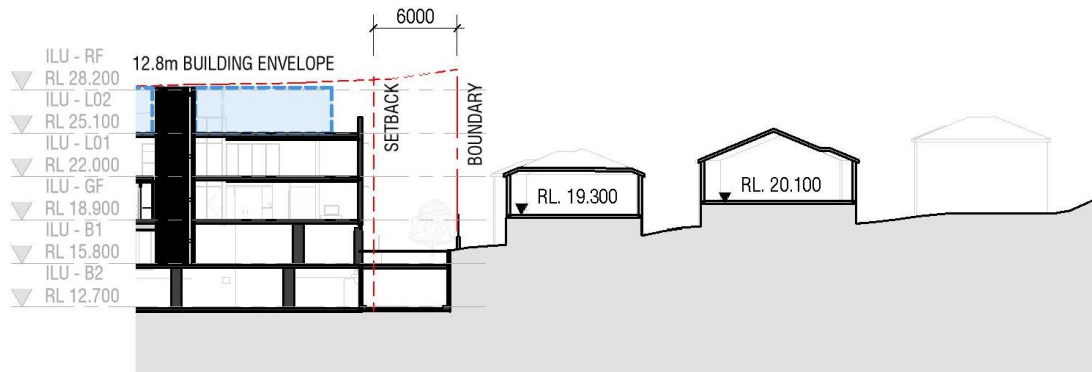


NORTH WEST – SOUTH EAST SECTION *CURRENT DESIGN*

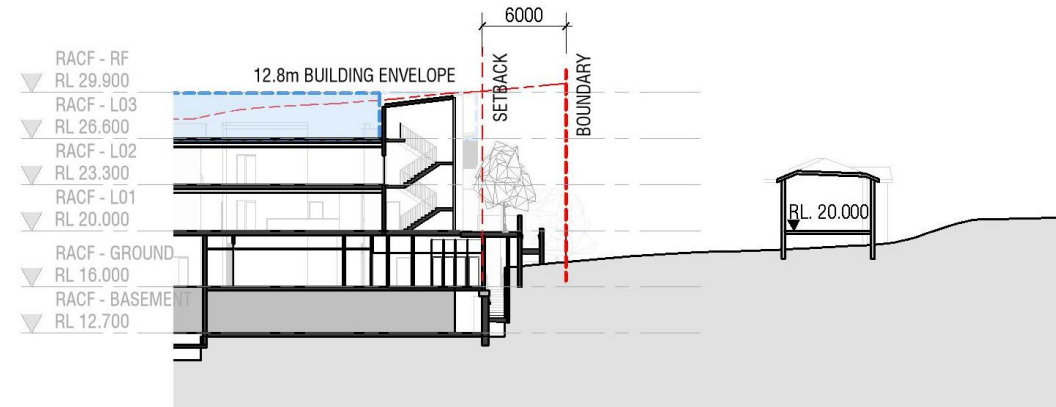


NORTH EAST – SOUTH WEST SECTION *AMENDED DESIGN*

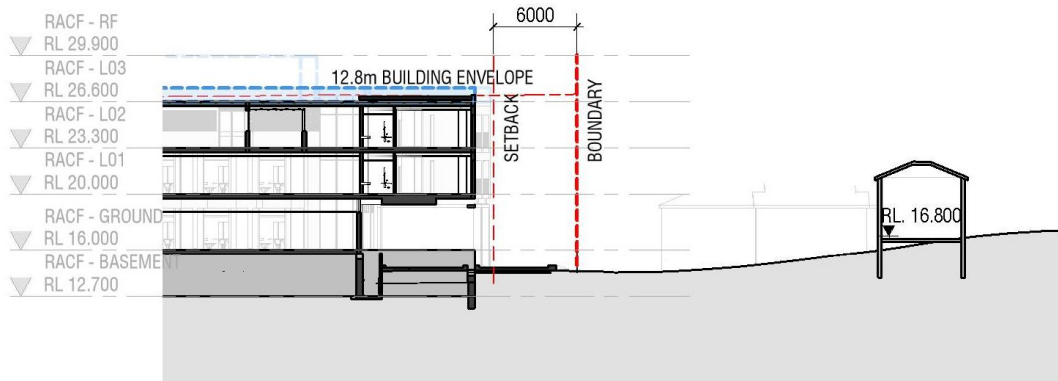
5. AMENDED PROPOSAL | Site Sections



1.

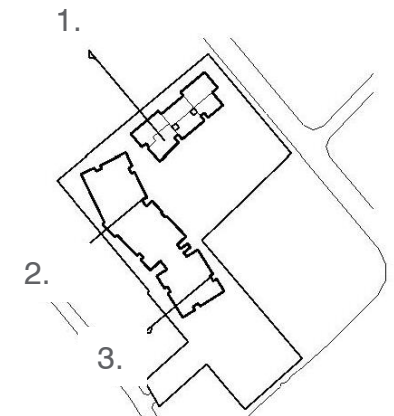


2.



3.

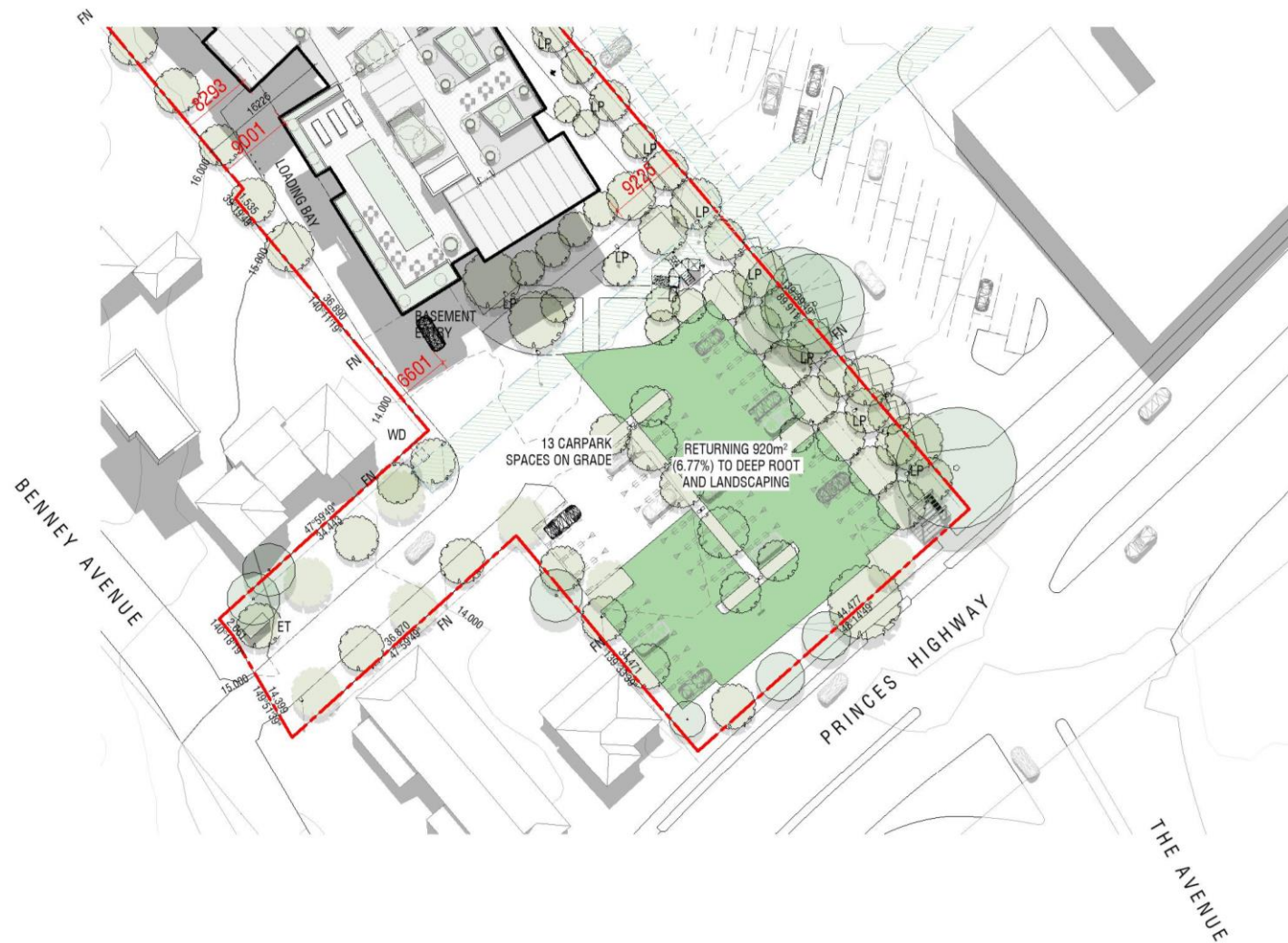
REMOVED
MASSING



5. AMENDED PROPOSAL | Setbacks



5. AMENDED PROPOSAL | Reduced Carparking



Green indicates additional deep root and landscaping zone

PRINCES HIGHWAY PARKING

5. AMENDED PROPOSAL | 3D's Comparison



View From North West – Current Design



View from North West - Amended

5. AMENDED PROPOSAL | 3D's



View From South West - Amended

5. AMENDED PROPOSAL | 3D's



TRG 'SQUARE' – CURRENT DESIGN



TRG 'SQUARE' - AMENDED

5. AMENDED PROPOSAL | Village Courtyard



TRG - SQUARE

5. AMENDED PROPOSAL | Shadow Diagrams



5. AMENDED PROPOSAL | Shadow Diagrams



5. AMENDED PROPOSAL | Bulk and Scale Figures

GFA	Use	Area	% of GFA	FSR
Site Area		13577		
Existing	Church	808	7.5%	0.058
	Hall	779	7.1%	0.056
Proposed	RACF	6950	64%	0.512
	ILU's	2367	21.4%	0.174
TOTAL		10904		0.8



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