



82 Blackwall Road

Site Compatibility Certificate For Seniors Living

Prepared for Easts Leagues Club - Woy Woy

June 2018
Revision B

Contact

Jacob Laird - Associate

E: jlaird@ptw.com.au

T: +61 2 9232 5877

F: +61 2 9221 4139

PTW Architects

Level 11
88 Phillip St
Sydney NSW 2000
Australia

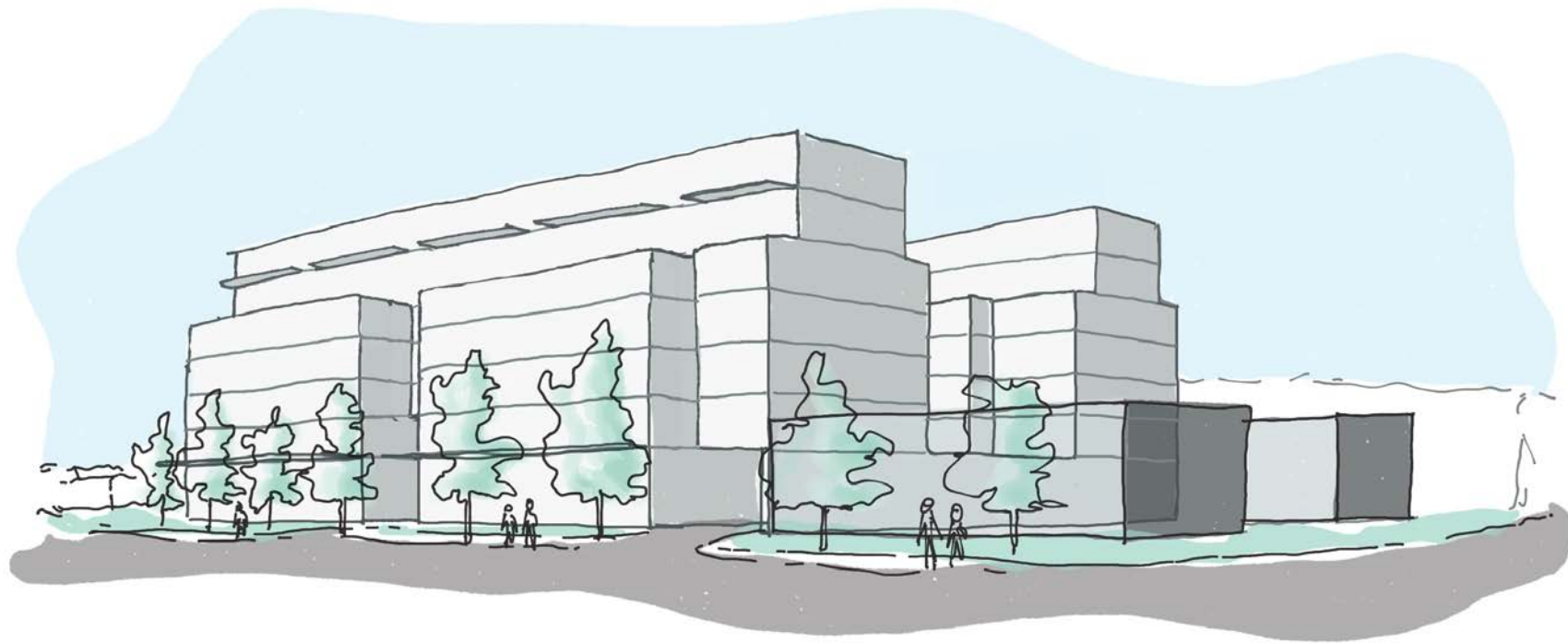
info-sydney@ptw.com.au
ptw.com.au

Note / Disclaimer:

Some information in this report has been produced by Altis Architecture. PTW take no ownership or responsibility for information supplied to them, or for work produced by others.

Revision	Date	Reason for Issue
A	29 June 2018	Issue For SCC

File Path: Y:\218\PA016928.01\Graf\Dtp\ID



01	Introduction
02	Why Seniors Living Through The Site Compatibility Certificate Process?
03	State Environment Planning Policy (Housing For Seniors and Peoples With A Disability) 2004
04	Intended Development Outcome
05	Site Opportunities
06	Design Philosophy
07	Compliance With Environmental Planning Instruments
08	Conceptual Design Plans
09	Solar Access & Cross Ventilation Analysis
10	Staged Construction Analysis

01

01 | Introduction

Applicant

The Applicant for the Project is Eastern Suburbs Leagues Club Limited (ESLCL).

Purpose Of Application

The purpose of the application is to seek a Site Compatibility Certificate (SCC) from the Department of Planning & Environment (DPE) to enable a seniors living development to be constructed on land that is currently used as a 'registered club' pursuant to the Gosford Local Environmental Plan 2014 (GLEP).

Site Details

The site is located at 82 Blackwall Road, Woy Woy.

The site, legally described as Lot 1, in Deposited Plan (DP) 812644 and is located on the eastern side of Blackwall Road. The site is also accessible via a six-metre wide right of way, from Victoria Street, to the south of the site.

The site is occupied by a two storey club, with car parking provided at grade below the building and to the east of this.

The building is on reasonable condition; however, the facilities within the site are tired and require improvement to ensure competitive commercial advantage in this location.

There are three access points into and out of the site from Blackwall Road, which presents an ad hoc pedestrian environment along the frontage.

Project Team

Architectural Design - PTW Architects

Transport & Parking - The Transport Planning Partnership (TTPP)

Town Planning - Hamptons Property Services



- AREA TOTAL 4471 m²
PERIMETER 268 m
- Driveways
 - Key intersections
 - Boundary Site
 - - Collector road
 - - Local road
 - Club
 - Easement
 - Car Parking
 - Vegetation



Lot 1 / DP 812644
Area 4443m²
Dimensions 73m x 61m
Lot A / DP643317
Right of Carriageway 6 Wide
Lot X / DP643317
Benefited by Right of Carriageway 6 Wide
Lot B / W105047
Right of Way & Easement for Electrical
Purposes

Diagram - By Altis

02

02 | Why Seniors
Living Through The
Site Compatibility
Certificate Process?

Brief History & Commercial Position

From a commercial perspective, the existing facilities on the site are significantly larger than what is required to successfully operate a club in this type of location. The existing facility comprises a number of areas within the building that are beyond their life expectancy in terms of functionality and therefore result in a number of redundant spaces within the existing form.

The car parking areas which dominate the street frontage also result in the principal activity of the site having a significant disconnect with the pedestrian environment, as well as with the retailing opportunities that are offered within the vicinity of the site. Instead, the site appears as a concrete plethora of building forms and car parking areas with very little contextual fit or appropriate urban quality about them.

The site, in its current form, provides limited opportunities to diversify the activities offered which would otherwise assist to maintain its on-going commercial viability. In turn, should a lack of diversity continue, the Club will become increasingly deplete in its viability and will also affect the role of ESLC to provide ongoing support to other community groups, Woy Woy Stroke Recovery Club, St Vincent De Paul Society (Rosalies Garden), Central Coast Outreach Services, Disabled Surfers Association Central Coast, Lifeline Central Coast, Ocean Beach Surf Life Saving Club, as well as the Woy Woy Junior Rugby Leagues Club and the Woy Woy RLFC Inc.

The Club does, however, play a fundamental role as part of the Woy Woy community and is seen as an important feature that needs to be maintained in this context.

As such, the objectives of this SCC are as follows:

- To continue the Club use of the site to support the recreational and social interests that underpin this
- to enhance the social and meeting places within the development to make it a more attractive location for people to visit
- To enhance the uses offered on the site to attract a broader range of groups
- To improve the urban structure, form and appearance of the site, creating a more pedestrian-friendly environment
- To reduce the conflict created by three access points to the Blackwall Road frontage in terms of traffic and pedestrian movements
- To provide an in situ population on a site that has suitable access to facilities and services in its immediate context, as well as to public transport
- To provide accommodation for seniors living purposes that enables residents of the local government area, as well as further afield, with an affordable type of retirement accommodation that is highly accessible and suitably located to allow for aging in place
- To provide an affordable form of accommodation that allows retirees to take part in other life pursuits due to the price point anticipated for this development, in this location.

What uses do the current zoning provisions allow for?

The site has limited opportunity in terms of the current permissible uses of the land, particularly those that would be economically viable, having regard to the context of the site.

While the economic viability of a proposal is not a planning consideration, the actual viability must be factored in as to how reasonable it would be that a land use would proceed, having regard to such conditions. This must also be factored in, having regard to the zoning of the land. Under the current zoning provision, the permitted uses that would likely be feasible would be:

- Centre-based child care facilities
- Commercial premises
- Community facilities
- Educational establishments; Information and education facilities
- Entertainment facilities; Function centres
- Medical centres
- Recreation facilities (indoor)
- Registered clubs
- Respite day care centres
- Shop top housing
- Tourist and visitor accommodation

The site is a substantial size, at 4,469m²; therefore, it is likely that these types of uses would operate in conjunction with each other in some form, as opposed to one individual use occupying the entire landholding.

While these individual uses have not been tested in the market place, we would make the following comments:

- A child care facility is not considered a suitable option to be integrated with a registered club. Even through the uses are separated to ensure there are no conflicts, it has the potential to result in a significant amount of traffic generation which would likely result in significant impacts on the local road network immediately surrounding the site. This is likely to occur across peak periods during the day, but particularly the am and pm weekday peak periods, which would conflict with general peak hour traffic and pick up and drop off times, all of which would create additional undue pressure on the local road network.

- An educational establishment, information or education facility is likely to have a significant impact on traffic flow, similar to that which may be generated by a child care facility. It is considered that the traffic impacts associated with such a use would result in an inappropriate alternative outcome for this site, having regard to the surrounding street network.
- In terms of a shop top housing and tourist and visitor accommodation, such that the development is not economically viable within the existing development standards.
- Therefore, from a traffic generation and congestion perspective, those uses are unlikely to be acceptable.
- Aside from the above, a registered club, in a much smaller form, is incorporated into the proposal. ESLCL has not sought to increase the club facilities due to the potential impact that this may have on neighboring properties, not only in terms of traffic generation, but also potential noise impacts.
- It is unlikely that a community centre could be funded on the entirety of the site from an economic perspective.
- An indoor recreation facility is proposed as part of the SSC, albeit that it is a permitted use on the site. The scale of the centre is appropriate for the location and small by comparison, in terms of impact, to other uses that may occupy the site. The proposed swimming pool and gymnasium are mainly intended for use by residents of the development, along with members of the club and the general community. The proposed recreation centre will be appropriate in terms of traffic generation and not compromise the amenity of the immediate locality.
- Therefore, of the permitted uses it is unlikely that one use would be economically viable on the site. If a combination of uses were to be undertaken, cumulatively, these would potentially result in adverse impacts, particularly in terms of traffic generation and noise, on the immediate vicinity surrounding the site.
- Further the consolidation of a community precinct for recreational purposes is a more practical outcome, particularly where existing facilities are struggling to maintain their economic viability.

What is the zoning of the adjoining land that could be relied upon for changes to zoning?

The land surrounding the site is zoned:

- Residential R1
- RE1 Public Recreation.

Recreational uses have been addressed above, in terms of the current zoning provisions.

In terms of residential use, it is considered that utilisation of the site for seniors accommodation is more appropriate to enable access to facilities and services that may otherwise require a location further from these, and therefore less convenient, for those who potentially find it more difficult to access these.

Further, the scale and density of the development that would be required to ensure the economic viability of a residential scheme is more significant than that proposed and not achievable within the development standards, which limit the height to 11m and the floor space ratio to 0.85:1.

Therefore, to achieve a viable development outcome, an increase in these development standards would need to be supported.

As such, residential development under the pressure of the current development standards would not result in an economically viable outcome that would likely be pursued for the site, unless such standards were significantly varied through a planning proposal process.

Therefore, of the adjoining zones, it is unlikely that there would be a form of development, having regard to the development standards that would be economically viable to enable redevelopment of the site.

What other alternatives are there?

The other alternative uses would be of a commercial or medical nature. To permit these would require the land to be rezoned, or provided with special purpose provisions through Schedule 1 of the LEP.

Given the heavy presence of retail and commercial establishments within the vicinity of the site, being the Deepwater Plaza The Pavilion and Peninsula Plaza this site would not provide a suitable opportunity for significant retail and commercial facilities in a market that is likely adequately serviced for such purposes.

Further, the creation of a consolidated retail or commercial centre, may compromise the established retail hierarchy within the immediate vicinity of the site which would be a poor strategic planning outcome for local businesses and services. In particular, by creating a standalone precinct would likely be inconsistent with, or antipathetic to, the objectives of the zones for retail and commercial purposes. Even if there were a demand for additional retail and commercial facilities that could be substantiated, the introduction of such use to the extent that the site area allows for, would likely result in a significant traffic impact on the local road network surrounding the site and be far more significant than other uses contemplated. To implement development of such scale, in a form that is economically viable would also likely result in a much greater proportion of car parking being required.

Therefore, a commercial or retail precinct is likely to result in adverse impacts on the immediate locality, as well as compromise the economic retail and commercial structure of Woy Woy, as a whole.

If a medical centre were considered, this would provide a sound community contribution, as well as being a positive employment generator for the locality.

However, the extent of traffic movements associated with such a use would be extremely high, if not excessive, in this location and not only place a material impact on the traffic generation surrounding the site, but also compromise the parking opportunities and traffic flow on the localised streets surrounding this.

Therefore, it is considered that the proposed use is more acceptable than many other opportunities than may present for the site.

Strategic justification for a Seniors Living Development

Seniors living has been carefully considered by ESLCL and, for a range of reasons, is considered to be the most appropriate use of the site. The primary reasons for justifying this use, in this location, are as follows:

- The number and proportion of older Australians is expected to continue to grow and the movement of the over 65 age cohort suggests strong demand for seniors housing in regional areas. The amenity of an area (e.g. coastal or distance to facilities) and proximity to urban centres dictates migration and hence the origin of sales
- With a rapidly ageing population retirement villages should be a key part of future planning for all regional cities
- that there is a significant shortage of affordable accommodation to provide community living environments for those 55 years of age and older
- to enable people to age in place in a location that is highly accessible to necessary facilities and services
- providing a diversity in accommodation options reflective of market conditions
- the site is of sufficient size to accommodate a diversity of uses that will enable a strong approach to positive mental health, with on-site recreational facilities, a registered club and carefully designed open spaces to suit a variety of lifestyle stages, while encouraging social interaction between residents
- to provide a living environment that has extremely good aspect, maximising the orientation of apartments to the north, east and west to enable natural light and ventilation to the greatest number of apartments
- to provide living environments that maximise solar access and cross ventilation due to the east-west orientation of the apartments, that will not be impeded by future development, providing for strong living environments that have positive amenity outcomes
- the price point that would be levied on independent living purchases within the development would allow those purchasing to downsize on existing land holdings (generally speaking), while enabling residual funds to enjoy an active lifestyle outside of the living environment, should they so choose
- the use is a passive land activity, having regard to those uses surrounding the site, within the Woy Woy Town Centre
- the bulk and scale of the proposal, given the site area, can suitably accommodate a density of development that is financially viable, without demanding excessive scale and form that dominates the surrounding diverse combination of land uses which significantly vary in this regard. The proposal is of contemporary standards and responds to the desired character of the locality, while not compromising the overall appearance of the locality. The nature of the use enables a development outcome that is therefore not excessive, from a financial viability perspective.

Demand for the proposed use

The development will have the potential to draw residents from a broader catchment outside the immediate Woy Woy region. The residents are likely to be from metropolitan hubs, including Newcastle and Northern Sydney. This movement could be due to factors including affordability and (the lack of) availability of appropriate housing options within the areas they have traditionally resided. The newest senior’s living trends are available to the downsizing market while setting new benchmarks for affordable senior’s accommodation, with strong amenity to enable a positive lifestyle. The dwellings shall be designed to suit the point of origin of the residents and the purpose of the purchase (downsizing). Further, demand growth is also generated by seniors who are becoming more educated about the benefits of living in seniors housing and have the financial capacity to take advantage of the numerous service options available to them.

Ageing in place

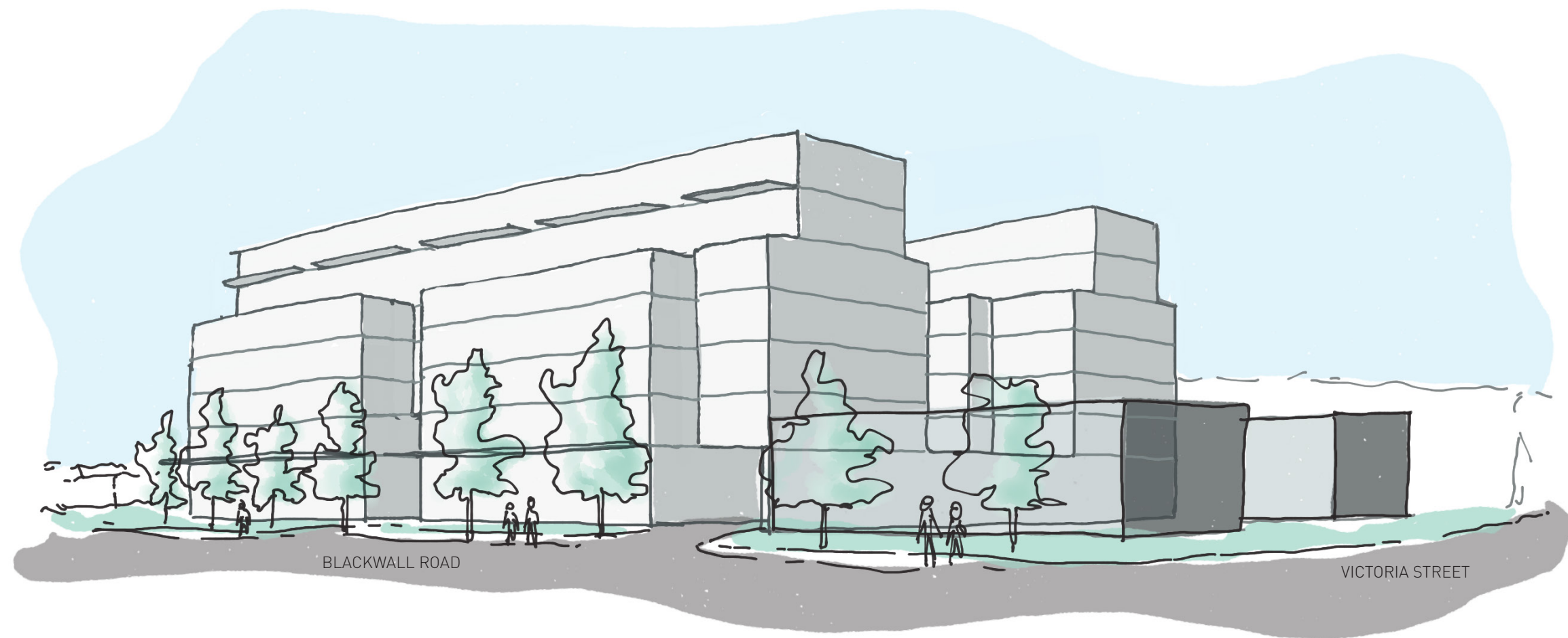
Ageing in place relates to a sense of identity, both through independence and autonomy, as well as through caring relationships and roles in the places people live. The importance to an ageing population to stay in an area that offers good lifestyle conditions, which is fundamental to mental health and wellbeing. The proposal, which will enable people to age in place, in a location that is highly accessible to necessary facilities and services, will assist to avoid displacement of local community and improved mental health outcomes.

Diversity in accommodation and affordability

Housing choice for seniors is as important as it is for any other market segment. Given that there is a significant shortage in seniors living in the locality to provide community living environments for those 55 years of age and older, the proposal provides an opportunity to provide diversity in accommodation options, not only in terms of the size of independent living units, but also the mix of product. The location of the site will also provide a price point that would be levied on independent living purchases that will allow those purchasing to downsize from existing land holdings, while enabling residual funds to enjoy an active lifestyle outside of the living environment, should they so choose. Therefore, the opportunity that this development provides to the community of Woy Woy and the Central Coast, more broadly, ensures an attractive and well-serviced location to suit an ageing population, who are able to age in place, while not compromising their on-going financial wealth to retain an active lifestyle.

03

03 | State
Environmental
Planning Policy
(Housing for Seniors
or People with a
Disability) 2004



Site Compatibility Certificate Process

This application is made pursuant to State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (the SEPP). Part 1A, at Clause 24, allows for a SCC to be issued for certain types of development. This applies to development for the purpose of seniors housing where it is to take place on land used as an existing registered club.

In this particular case, the land is zoned B2 Local Centre pursuant to the GLEP. Within that zone, a registered club is permissible with development consent. The Dictionary to the GLEP defines a registered club as a club that holds a club license under the Liquor Act 2007.

Clause 24(2) only allows a consent authority to grant development consent where the Director-General has issued a SCC that certifies that:

- the site is suited to more intensive development
- the development is compatible with the surrounding environment having regard to Clause 25(5)(b).

The relevant matters to be addressed are done so later in this report.
The SEPP does state that:

- the Director-General does not have to issue a certificate where there is concern of adverse effect on the environment
- the Director-General, where reasonable, should provide the certificate within 35 days after lodgement
- a certificate remains valid for 24 months.

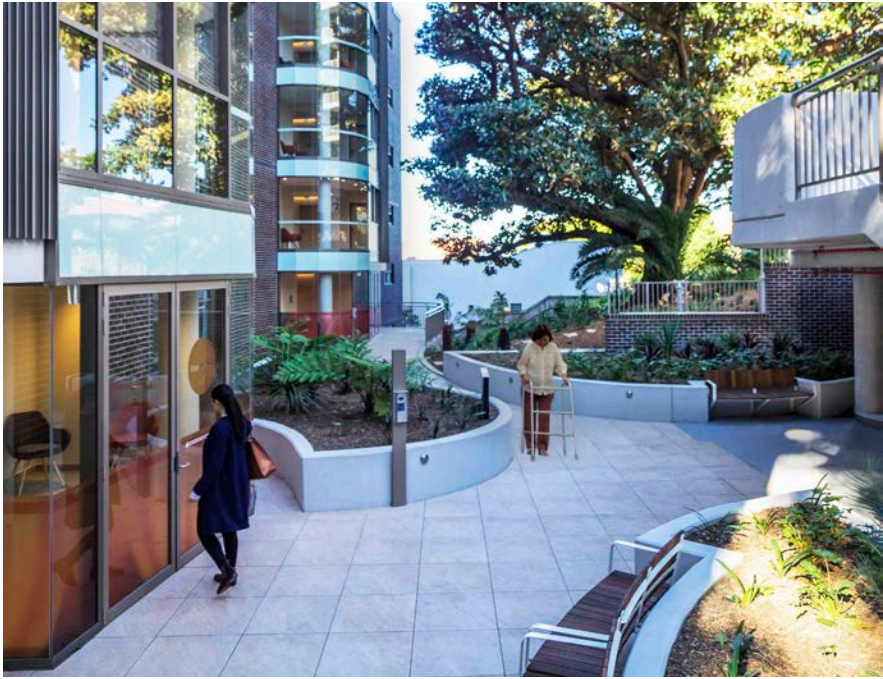
Consultation

In lodging this application for an SSC with the DPE, the Applicant has consulted both the Council and the Department of Planning for the purpose of considering the SSC and future use of the land.

Both entities were consulted on plans that do not mirror what is now being lodged, having been more substantial in height and bulk than the current plans presented under this application.

Through a detailed design review process with PTW Architects, the former scheme was not considered acceptable for the site, due to the following reasons:

- Limited solar access to the southern building
- The common open space areas being in shade and therefore not effective and use-able
- The indicative apartment layout was inefficient and resulted in complicated internal spaces which would be difficult for people to navigate as they age in place
- A building envelope up to eight storeys in height to achieve a financially viable yield, but with lesser apartments than that now sought, over a much smaller building form
- Limited opportunity for the site to the south to redevelop at a later stage
- Poor street presence and interaction with the streetscape
- Complex structural solution which inflates construction costs.



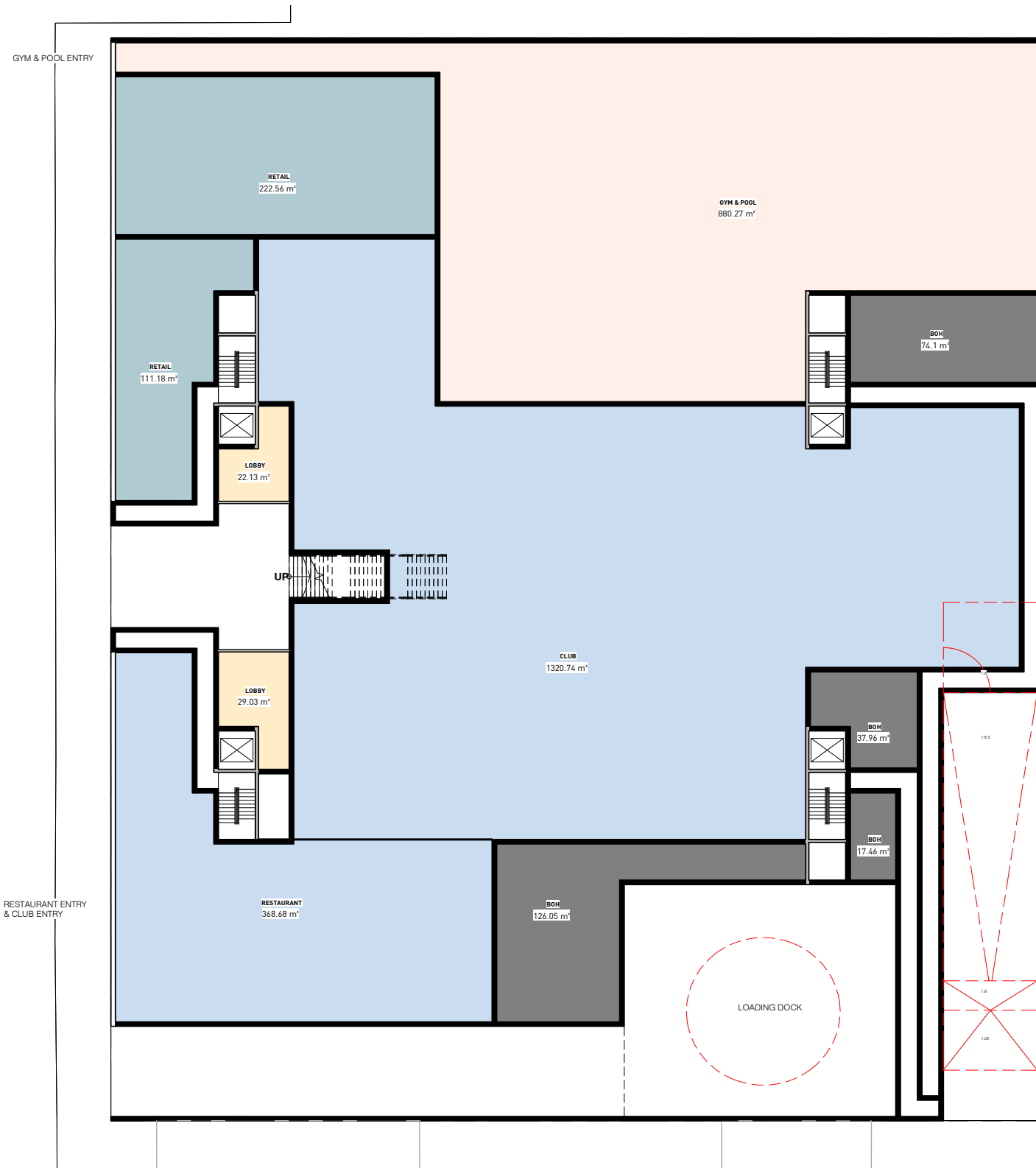
04

04 | Intended
Development Outcome

The SSC seeks to ensure that a development outcome is achieved on the site to suit the needs associated with a seniors living development, while maintaining the registered club use that is integral to the local community. The outcome must provide a core asset to the community at the same time as being economically viable.



Blackwall Rd



Types of Accommodation

The proposal seeks to provide approximately 143 apartments, which would be further refined by a future operator depending on demand.

- Approximately 13% of 1-bed apartments
- Approximately 44% of 1-Bed + Study or 2-bed apartments
- Approximately 36% of 2-Bed + study apartments
- Approximately 7% of three bedroom apartments.

The reference design is provided in the following plans.

Other uses

Aside from the primary use, the other facilities to be located on the site would include:

- Two levels of basement car parking, separated into car parking zones associated with individual uses on the site, providing car parking in the order of 225 spaces
- A restaurant in the order of 368m².
- A swimming pool and gymnasium for use by residents of the development, along with members of the club and the general community
- Retail space in the order of 333m².
- A registered club, in association with the proposed use to provide on-site convenience needs for residents within the development, as well as those visiting the site.



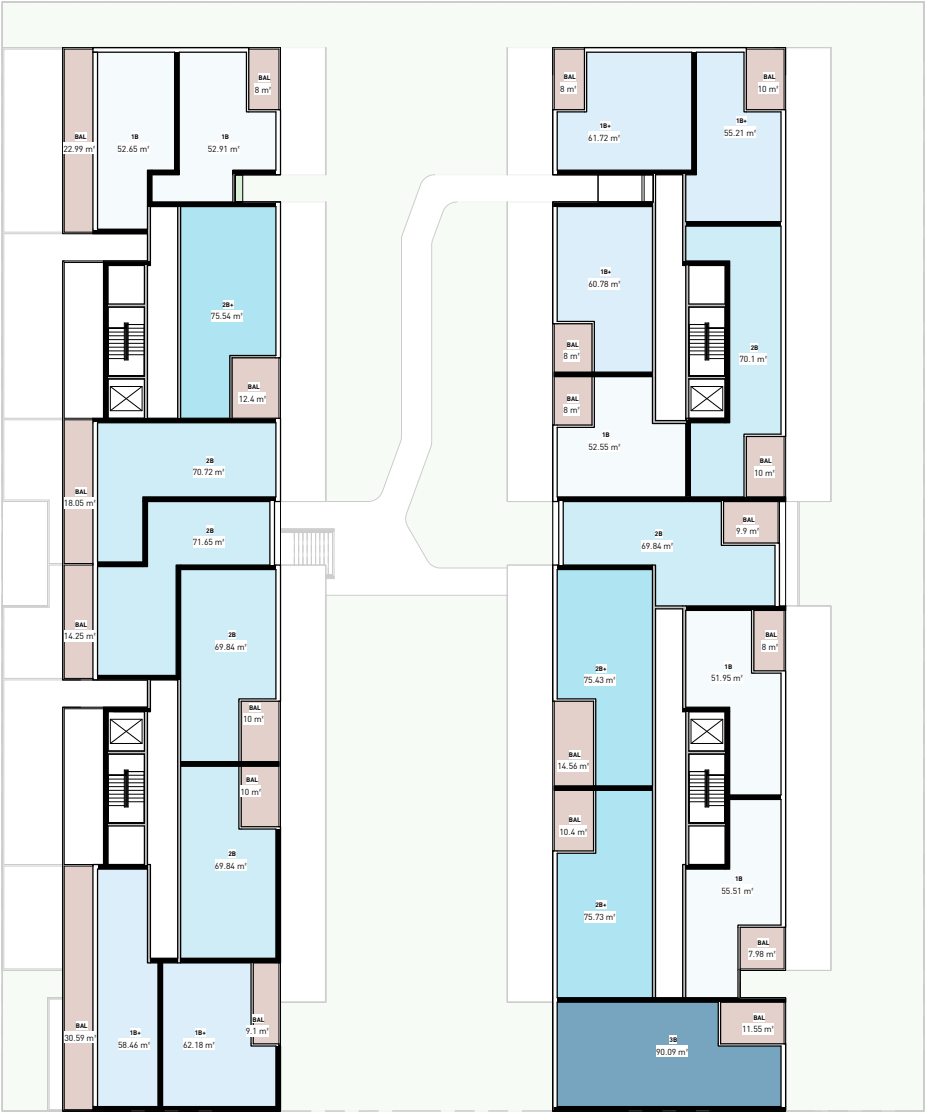
LEVEL 1



LEVEL 2-4



LEVEL 5



LEVEL 6

Building Height

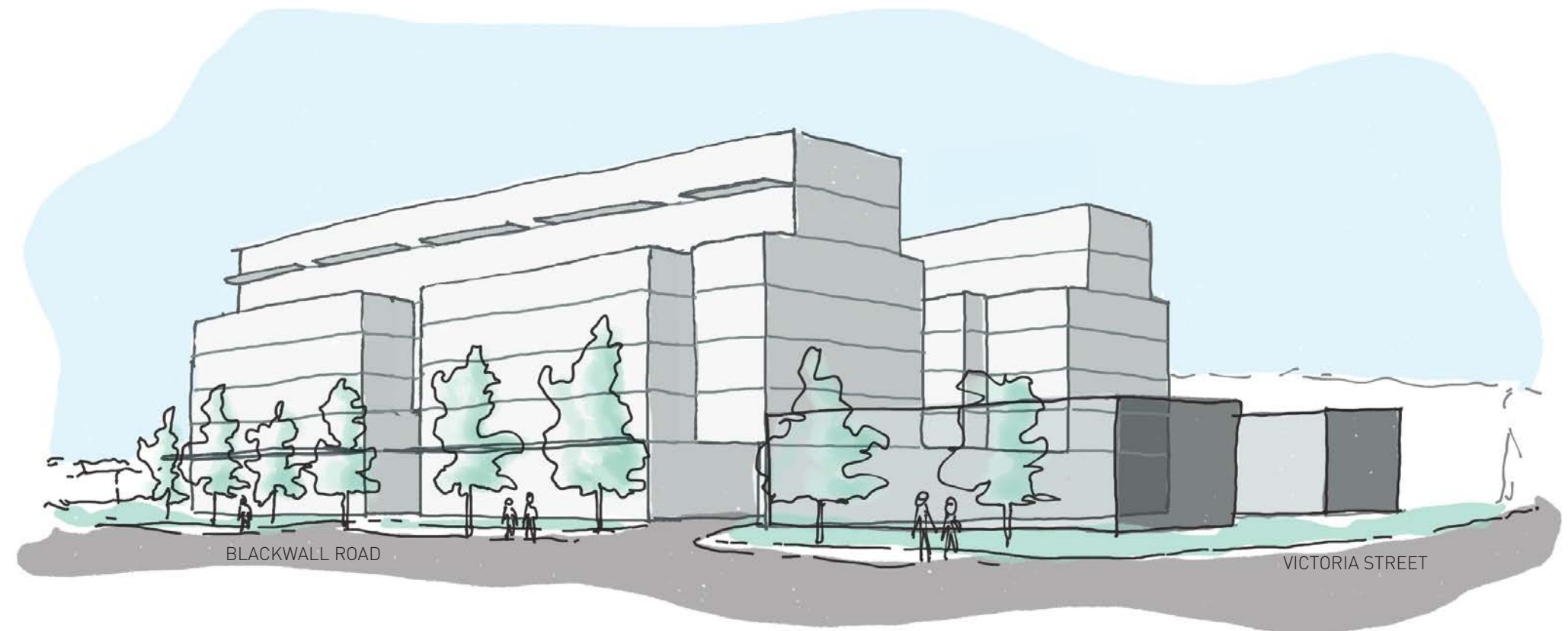
To respond to the context of the site, the building height will be seven storeys. All ground floor uses will be active uses, including the club, restaurant, pool gymnasium and loading and service facilities.

The residential uses will be located from Level 1, over six levels, with common open space levels on the roof top of each of the two buildings proposed.

The maximum building height would be 23.1m, with a further allowance up to 3 metre to allow for plant, equipment and outdoor spaces.

Floor Space Ratio

The proposed floor space ratio is 3:237.



Indicative Built Form

Vehicular Access and Car Parking

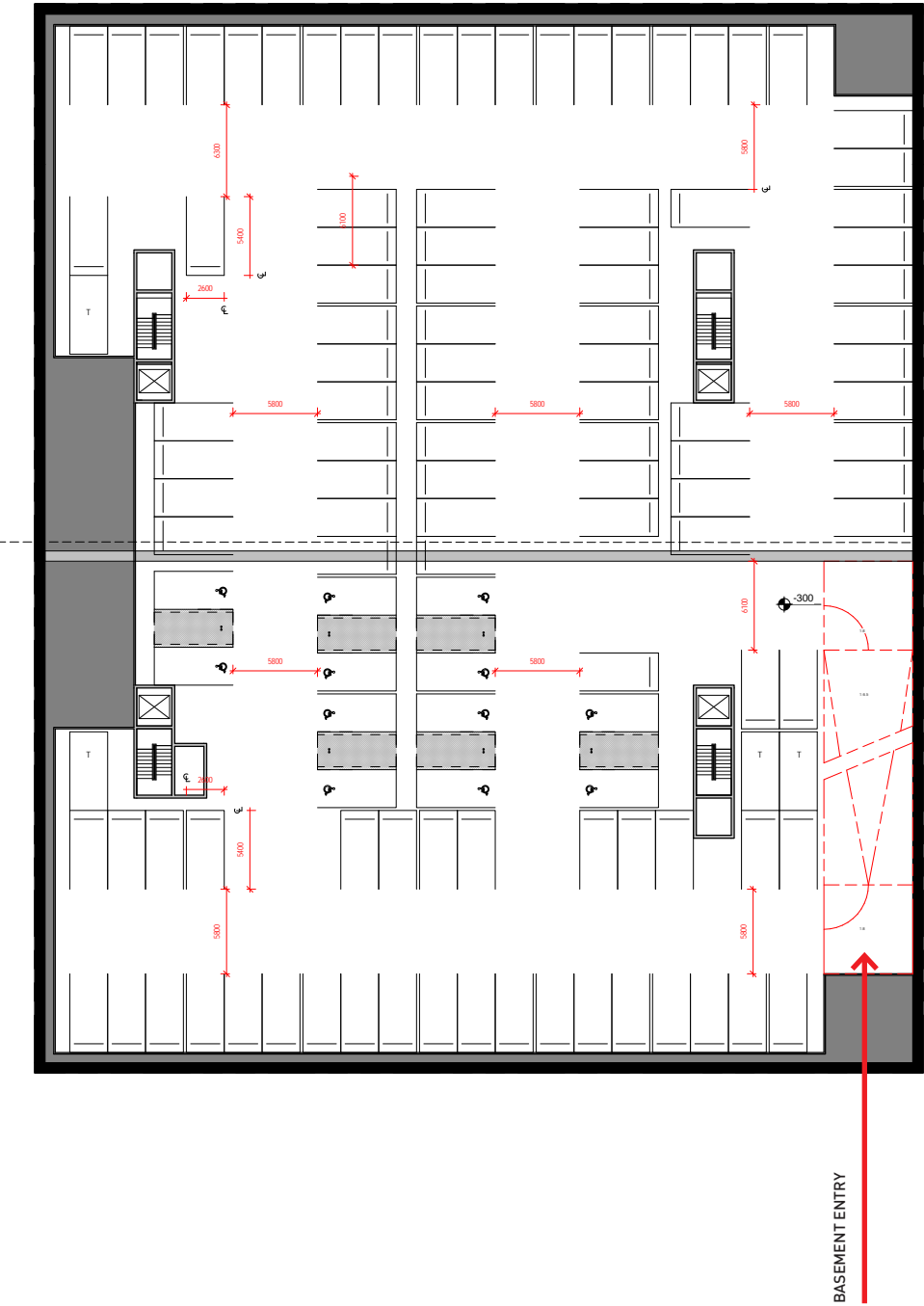
Vehicular access into the site will be from Victoria Street to the east, via the existing right of way.

All vehicles will be able to enter and leave the site in a forward direction and left-hand and right-hand turning movements, available in all directions.

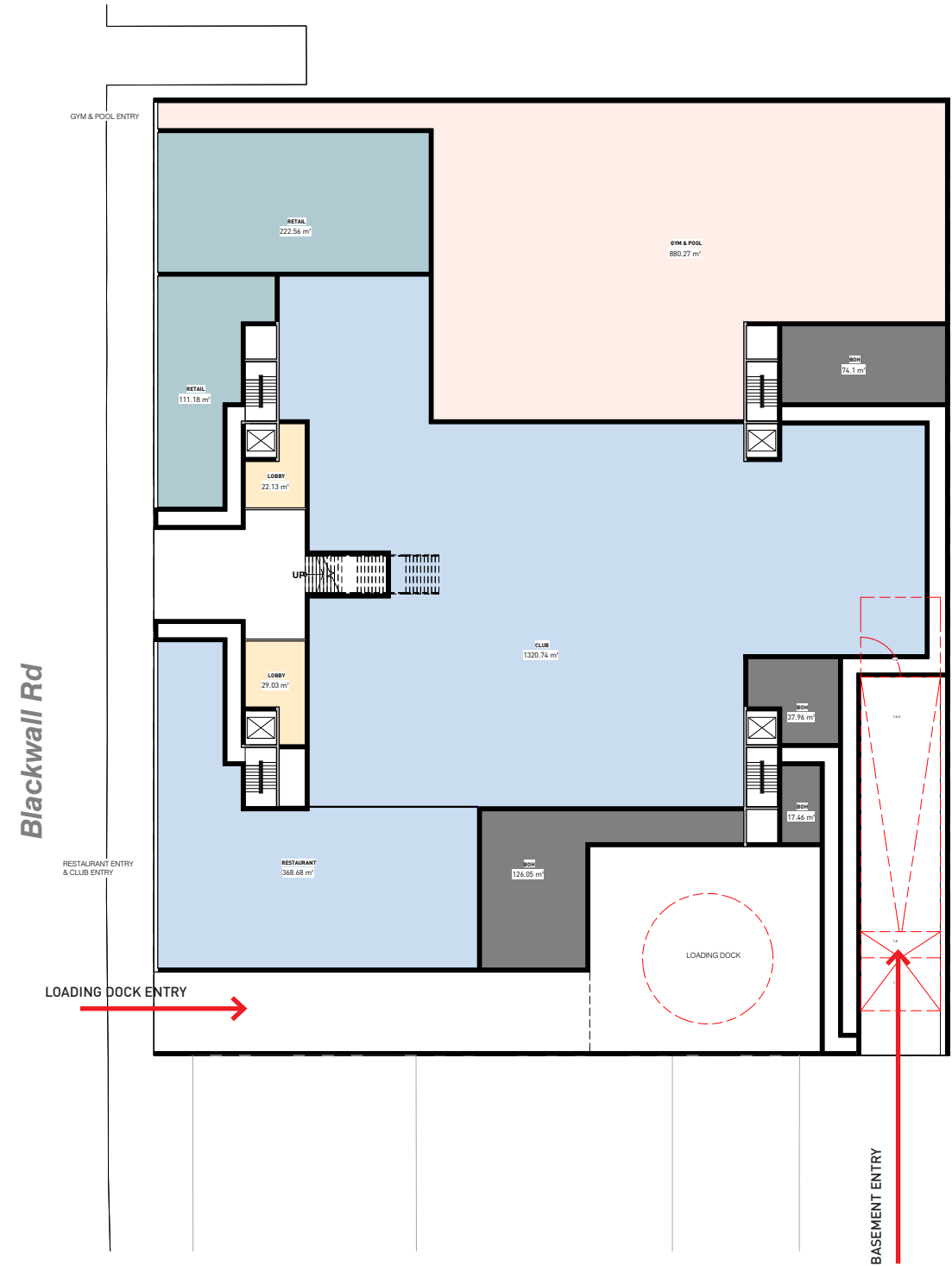
All vehicular parking will be in the basement of the building, over two levels. A traffic impact statement prepared by TTPP accompanies this application.

Refer to the traffic statement for the analysis of the strategy and concluding statement.

Loading and unloading will take place from the Blackwall Road frontage, with access to a turntable for loading purposes. This will ensure that all vehicles accessing the site for such purposes will enter and leave in a forward direction.



Basement Plan



Ground Floor Plan

05

05 | Site Opportunities

Strategic locational advantage

The strategic location of the site promotes a significant opportunity to provide a senior's living development to the market place. Located in direct proximity to a measurable range of facilities and services to provide for convenience, medical, health care and social needs, the site is suitably positioned to comprise not only this type of development, but development to the scale that is sought. The accommodation is also anticipated to provide a product to the market that is different to that of other independent living unit developments, which provide a more 'coastal' offering; this location is instead in an area of high activity to ensure interest and interaction with the broader Woy Woy community.

Improving the diversity of uses

The size of the site allows for a range of uses to be accommodated providing a holistic response to community needs, which is the intention of the zoning of the land. The outcome will derive an opportunity for a retail and recreational facilities which is a land use that is suitably co-located with seniors living accommodation to assist in health and well-being, particularly for older people.

The retention of a registered club use on the site, in association with the zoning of the land and the express provisions of the SPD SEPP will also allow for an on-going sense of community to be created for those residing therein.

Orientation

The site is on an east-west axis fronting Blackwall Road. While previous design for the site contemplated the provision of the built form from east to west, to maximise northern light, the longer building form to the north was significantly impacting on the ability to achieve solar access to any building located on the southern side of the site. Further, such orientation would significantly impact upon the opportunity for the site located to the south to be redeveloped in any reasonable form as it would not be able to achieve sufficient access to sunlight at mid-winter.



Diagram - By Altis

Therefore, the proposed building form has been reoriented to now sit on a north-south axis facing east and west. This has ensured that 98% of apartments, based on the indicative design, would achieve two hours of solar access at mid-winter. While this would fall short of the desired target at three hours (70%) with only 58% of apartments achieving the required level of access, the design outcome ensures that access to natural light is still made available, at the same time as ensuring a credible outcome to the site to the south in this regard.

The design also allows for 74% of apartments in this indicative scheme to achieve adequate cross ventilation, which is well above the required amount of 60%.

For solar access and cross-ventilation analysis, refer to part 12.

Consistency with Built Form Context

The site provides a significant opportunity for the intended uses, in a location that is well serviced by community facilities and services. The scale of the uses proposed will not compromise adjoining commercial, civil, recreational and community land uses. The scale of the proposal is also complementary to the range of built form, including its scale within the vicinity of the site, while catering for the future development potential of adjoining allotments. The proposal is an appropriate response to the desired future character of the locality. The redevelopment of this site will assist in achieving the desired regional objectives and especially contribute to the housing targets set by the Central Coast Regional Plan 2036.

In all cases, the proposal will provide an acceptable outcome.

Improvements to Traffic Conditions

The proposal will provide a significant improvement to site access arrangements, which will see a reduction in the number of vehicular access points from three to one on the Blackwall Road frontage which is seen as a significant advantage in the context of the local road network and will likely improve general traffic flow.

The right of way from Victoria Street will be maintained and cater to all vehicular movements by car into and out of the site

The access point on Blackwall Road will cater for all loading and unloading requirements, with a turntable servicing this to ensure that vehicles are able to enter and leave the site in a forward direction.

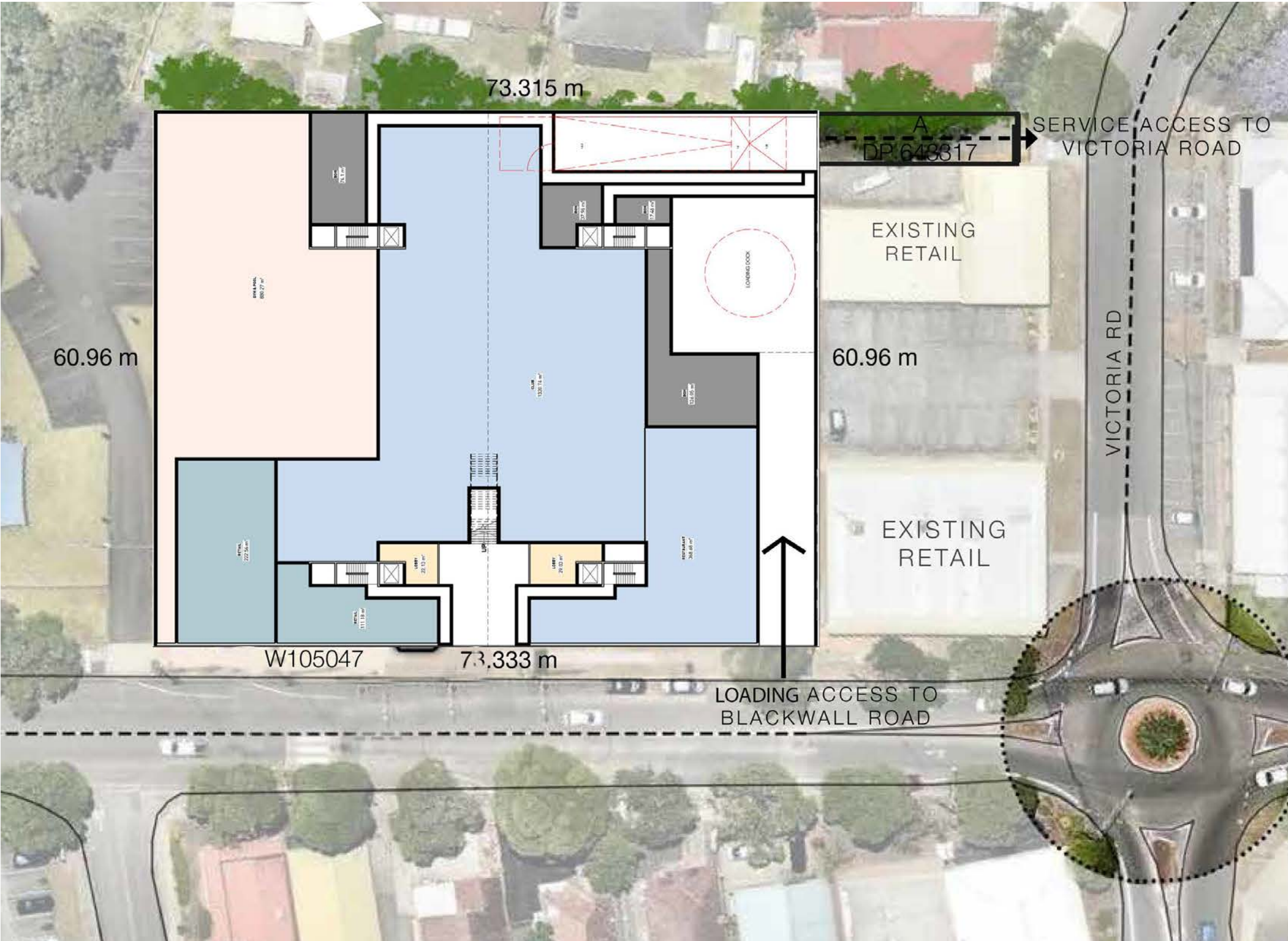


Diagram NTS - By Altis with plan overlay

06

06 | Design Philosophy

Consideration of contextual constraints

Fundamental to any development opportunity is ensuring that redevelopment does not:

- isolate neighboring properties potentially stifling their development potential; and
- cause detrimental impact in terms of amenity to neighboring properties both now and in the future.

The design outcome sought has had detailed regard for the adjoining properties to the south, which is located on the corner of Blackwall Road and Victoria Street. This is known as 92 Blackwall Road (544m²), 94 Blackwall Road (460m²) and 39 Victoria Road (509m²).

In the case of 92 and 94 Blackwall Road, both allotments fall short of the allotment size and street frontage to allow development to the prescribed FSR on the FSR map of 2.3:1. As such, the maximum permitted FSR is 1:1. 39 Victoria Road independently also falls short of the minimum area requirements and is also limited to 1:1.

If, however, 92 & 94 were consolidated, subject to survey, this would likely result in an FSR greater than 1:1 being permitted and therefore achieve 2:1 in FSR.

Again, subject to survey, but if the three sites were combined, only then would the full potential of 2.3:1 be achieved.

The aforementioned analysis demonstrates that these sites, as individual elements could not be redeveloped in their own right, nor independent of each other for something such as a shop top housing development and, for an effective outcome, would need to be consolidated. Given that the design of the allotments would result in a site that has a long east-west axis, the opportunity to provide a building envelope is difficult.

As such, PTW has considered this aspect to ensure that the current application would not render the adjoining site without development rights into the future, having regard for its location to the south of the subject site. A compliant building form on that site is shown below and demonstrates that, once the building setbacks are applied, this would render the remaining envelope almost unusable. The outcome would also provide a gap to the streetscape that results in poor urban form, planning and structure, in a local business centre zone.

Therefore, to ensure that an effective development solution may be achieved on both sites, the diagrams below demonstrate that, from an urban form perspective, by allowing for a building envelope that extends to the interchanging boundary between the sites will allow for an effective development yield, a consistent streetscape approach to development and a more simplistic architectural composition that is not compromised by unnecessary setbacks.

In relation to the sites located to the east of the site, fronting Regina Close, these are generally single or two storey residential dwellings. This land is zoned R1 General Residential, with a maximum floor space ratio of 0.85:1 and a maximum height limit of 11 metres. While it may be subject to either a development application for increased density, or a future planning proposal,

to increase the density controls over and above the development standards, if this were to occur, the key matter would be ensuring that adequate building separation requirements are imposed to ensure adequate privacy to the neighboring sites. As the proposal provides compliant setbacks having regard to the Apartment Design Guide Requirements, the development outcome is appropriate should these be developed in the future.

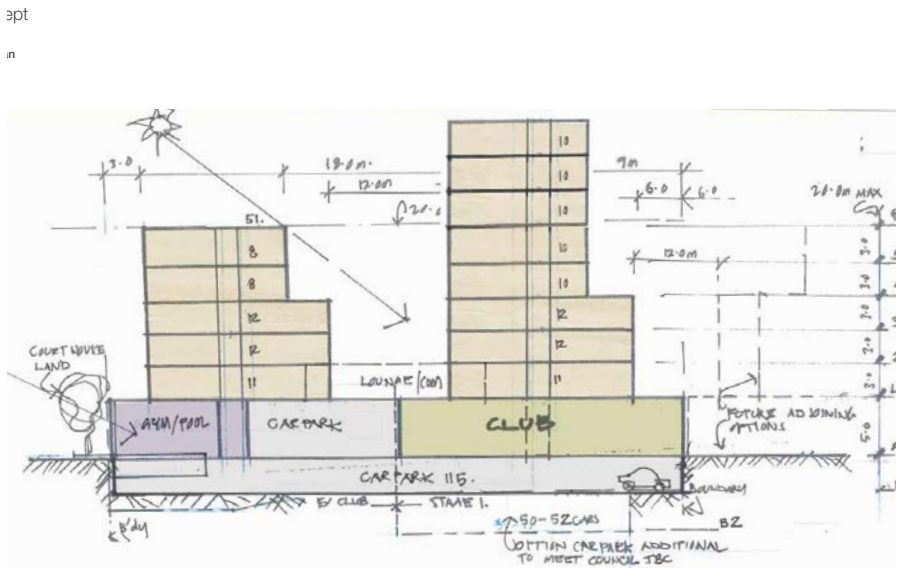
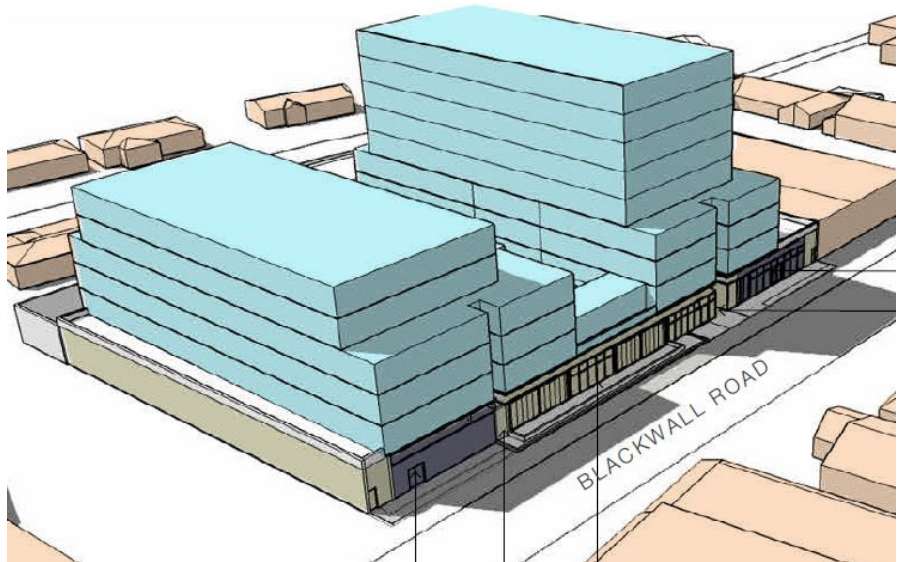
As the subject site is located to the south of those properties fronting Regina Close, adverse solar access conditions would not result from the proposed building form.

Positioning the built form

Aside from considering the above matters, it is also essential to establish the best positioning of built form on the site having regard not only to adjoining property, but also having regard for solar orientation, internal building separation distances and creating sound community spaces. Previous schemes were presented during the consultation process with the relevant authorities and were subsequently reviewed by PTW. The main consideration was the orientation of the development. For clarity, PTW's comments on the previously presented schemes are provided below, along with the proposed orientation and form of the building envelope to demonstrate the logic of the current design.



North / south orientated form - NTS



North / South Aspect

These diagrams show the previously proposed scheme.

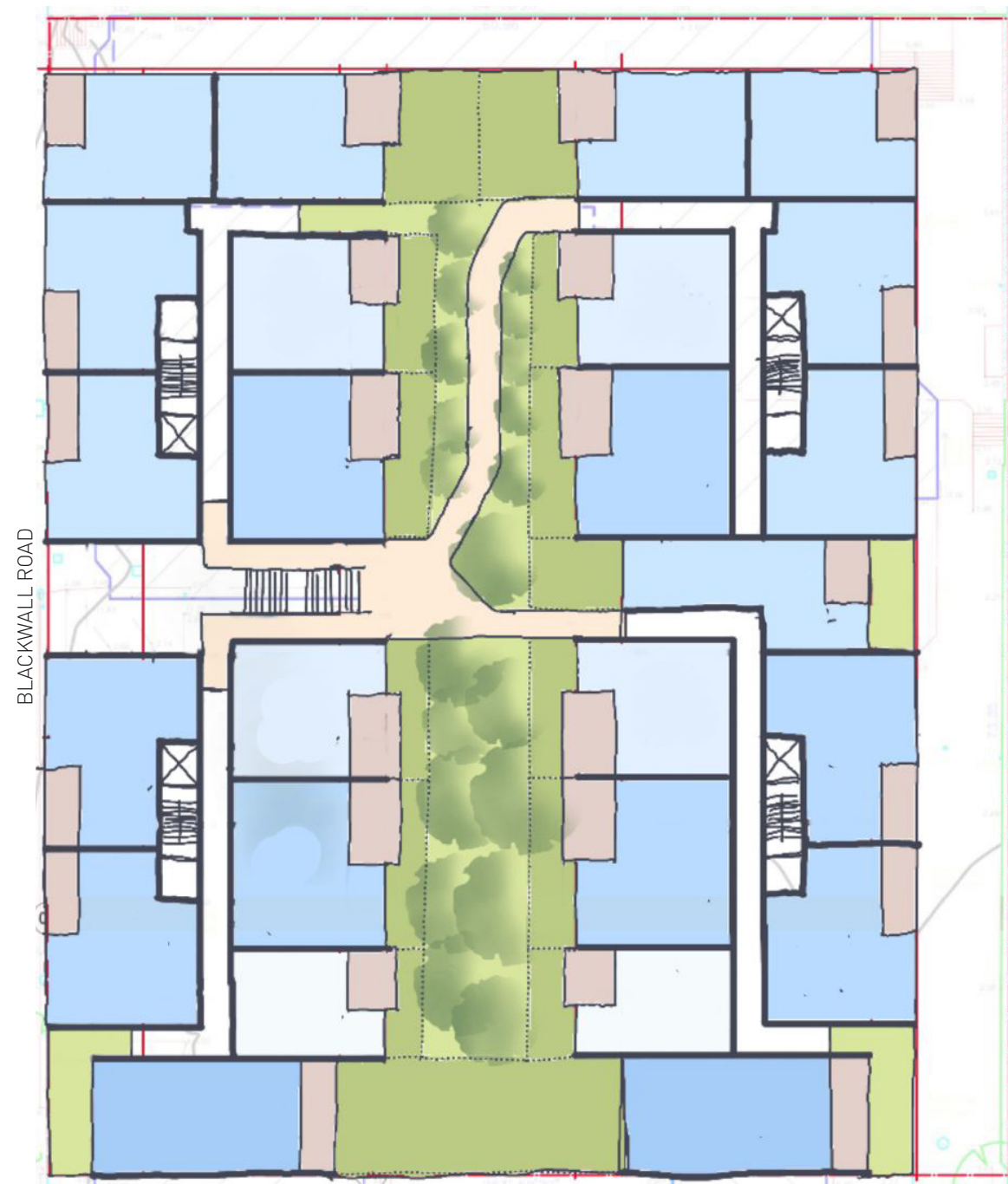
- Limited solar access
- Shady common space
- Inefficient planning
- Fighting against the orientation of the site causing over complicated layouts
- Reduced yield
- Significantly breaks the maximum height limit to achieve FSR
- Creates weak street presence
- Limits opportunity for future development of the site to the south
- Overly complex structural solution
- Street access to core greatly inhibits club layout below

APARTMENT YIELD - 136

GFA
Commercial - 2,914
Residential - 10,595

FSR - 2.8

Study of north / south aspect form undertaken by Altis



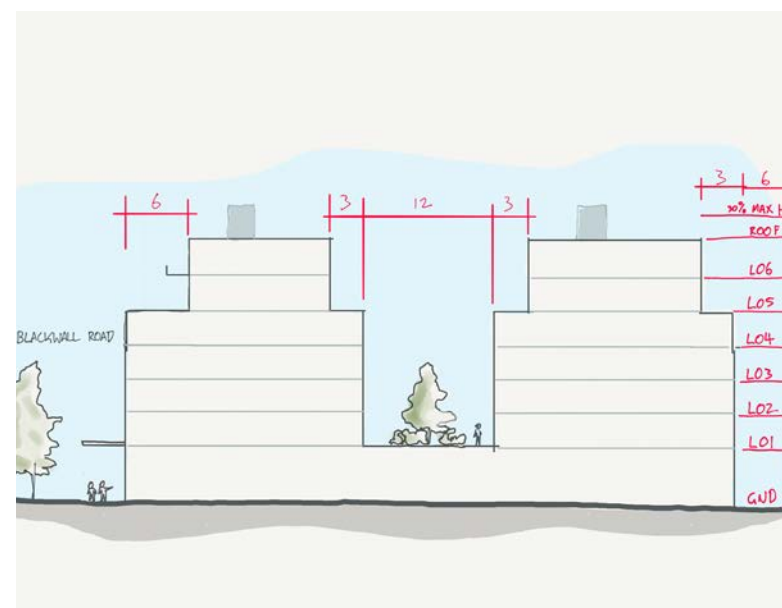
East / west aspect form - NTS



East / West Aspect

These diagrams show a scheme with an east / west orientation.

- Optimal solar access
- Sunny common place
- Efficient planning
- Wide floor-plates
- Optimal yield
- Maximises available FSR without breaking the maximum height limit
- Creates strong street presence
- Presents opportunity for increased development on the site to the south.
- Simplified structural solution
- Street access to core allows for clear club layout below



APARTMENT YIELD - 143

GFA
Commercial - 2,914
Residential - 11,448

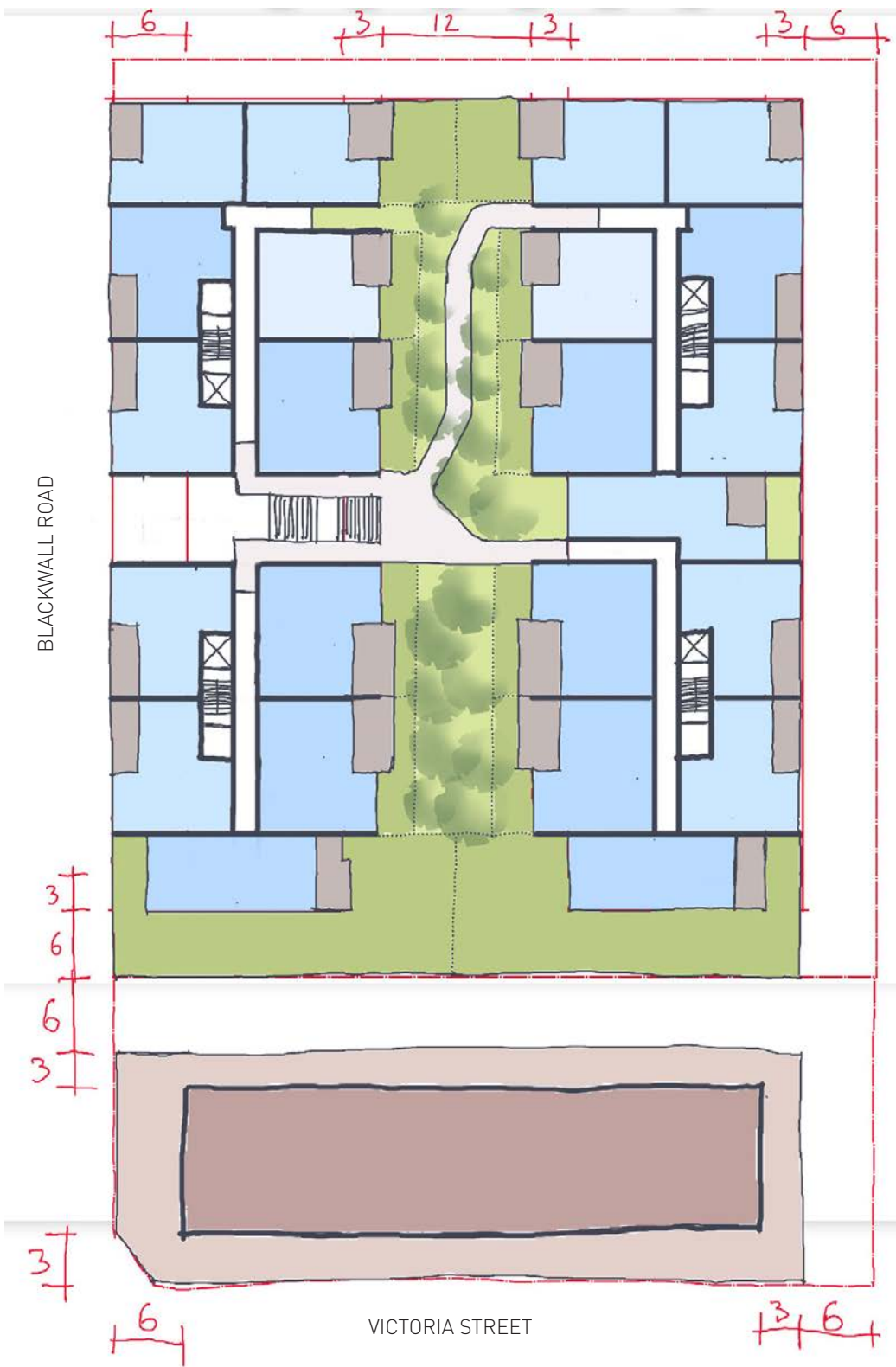
FSR - 3.2

**Complying with the Planning Controls verses
alternate design outcomes**

PTW has undertaken an analysis of the site taking into account matters such as setbacks from the street frontages and neighboring properties, requirements for preferred locations of common open space and internal building separation. In addition, this analysis also demonstrates that without the flexibility encouraged by the SCC process a development yield could not be reached to the extent that is sought under this application. The economic return of the development is naturally fundamental to it being able to proceed and, in the 'compliant form' is unlikely to be, not only because of lower yield, but also because of construction inefficiency and the ability to comply with the requirements of the SEPP.

The conclusion of that analysis is also that the opportunity for future development to the south of the site is highly inhibited due to setback requirements, as well as creating discontinuity in the streetscape. Further, the height of the podium form when considered in terms of the balance of the building creates two very separable building proportions, and therefore a sense of disconnect in the architectural composition of the building. Refer to part 7 for analysis of this form.

The alternative form is demonstrated below. The main departure is reflected in the non-compliant setbacks to the street frontage and the south. However, the architectural form is considered far more responsive to the streetscape conditions and provides an architectural composition that has a scaled reflection to the localised conditions, as opposed to a very sectional form. Refer to part 8 for analysis of this form.



Indicative plan showing impact on development to the southerly neighbor with current setbacks

APARTMENT YIELD - 125

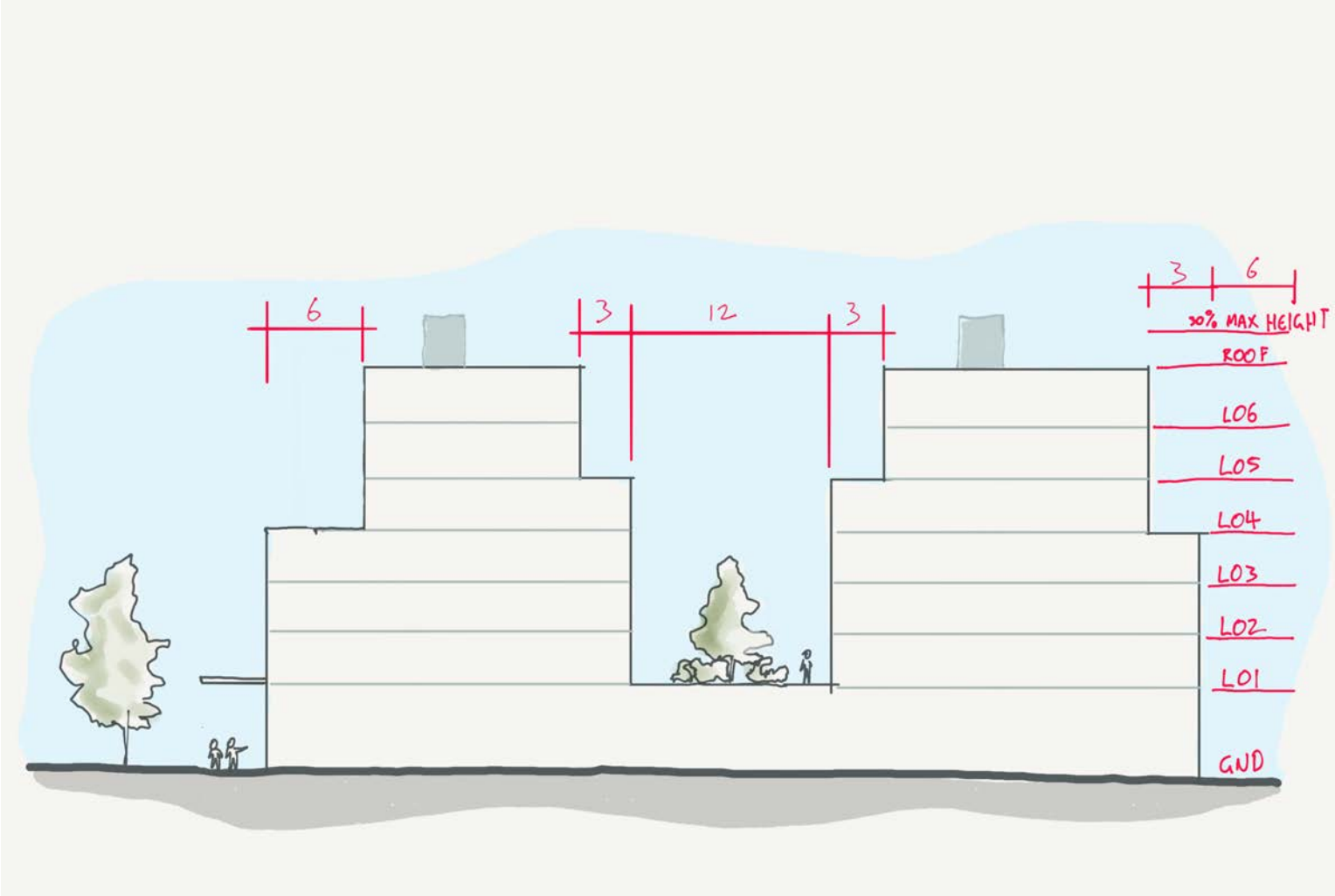
GFA
Commercial - 2,968
Residential - 9,864

NSA
Commercial - 2,913
Residential - 8,384

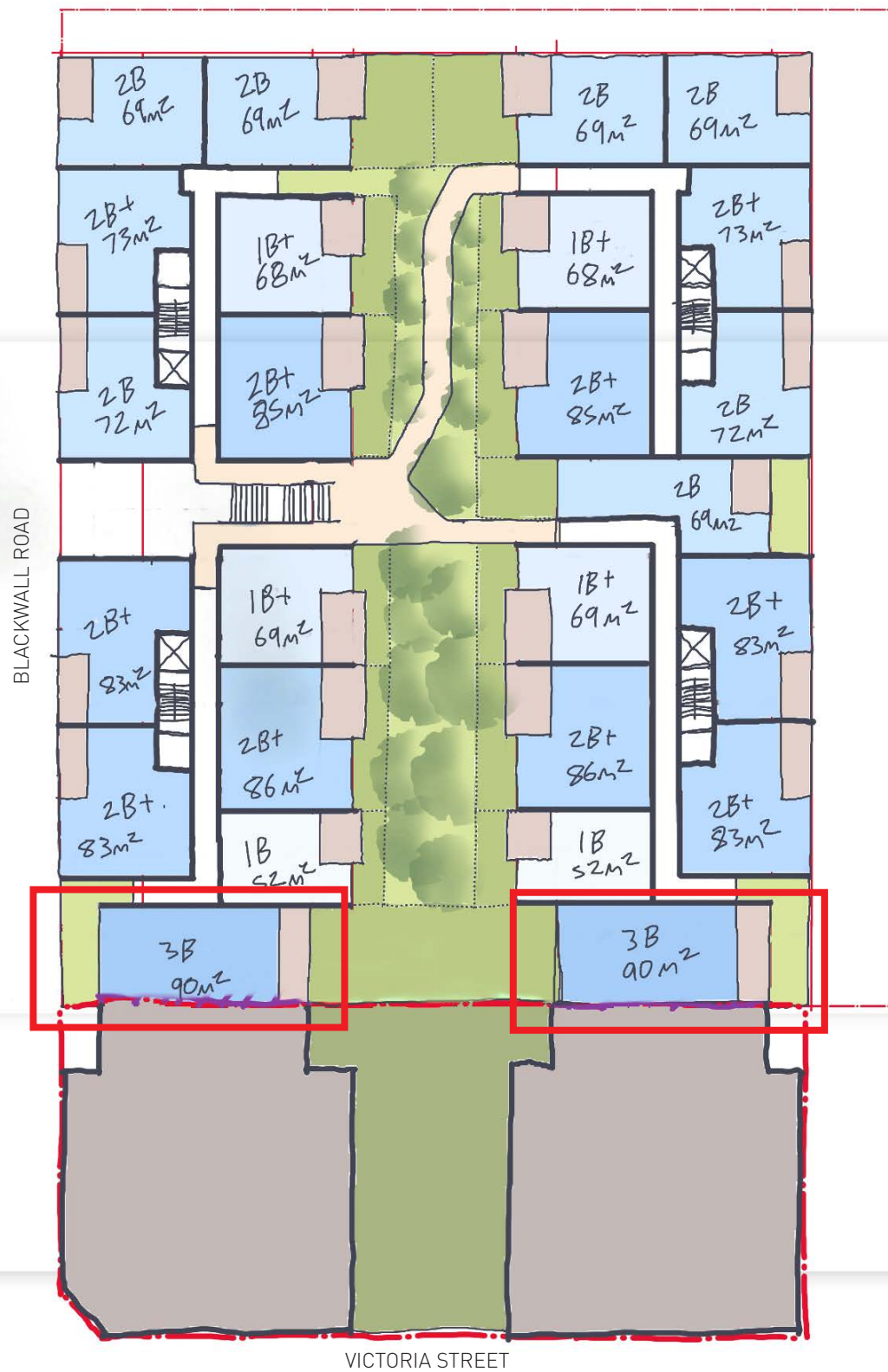
FSR - 2.8

Complying - east west

level	1 bed	1 bed plus	2 bed	2 bed plus	3 bed	
aim	5%	50%		40%	5%	
actual	8%	47%		42%	3%	
L00						0
L01		2	11	10		23
L02		2	10	12		24
L03		2	10	12		24
L04	4	2	2	10		18
L05	3	6	3	4	2	18
L06	3	6	3	4	2	18
Total	10	20	39	52	4	125



Section looking north towards the courthouse NTS

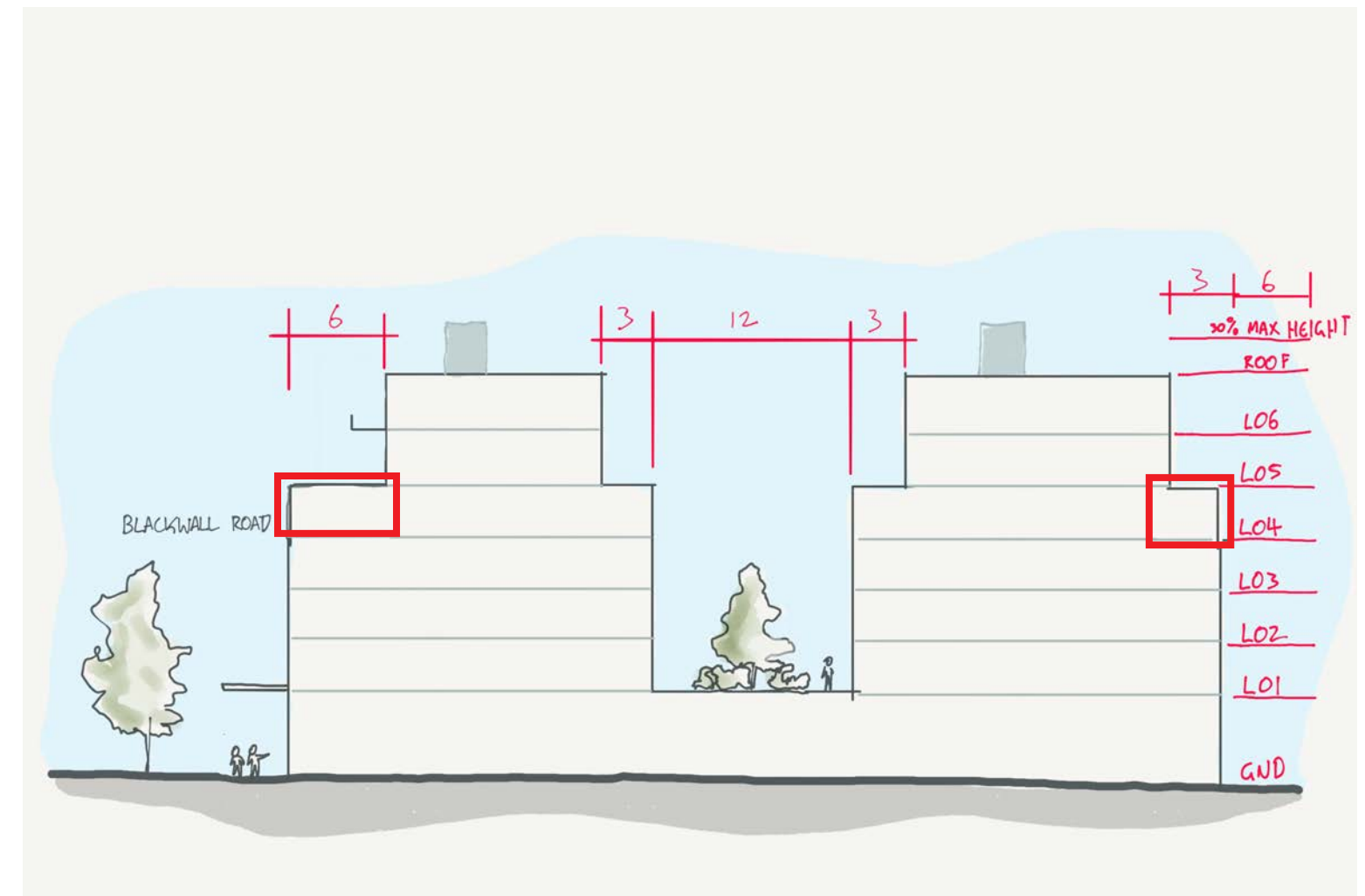


APARTMENT YIELD - 143

GFA
Commercial - 2,968
Residential - 11,448

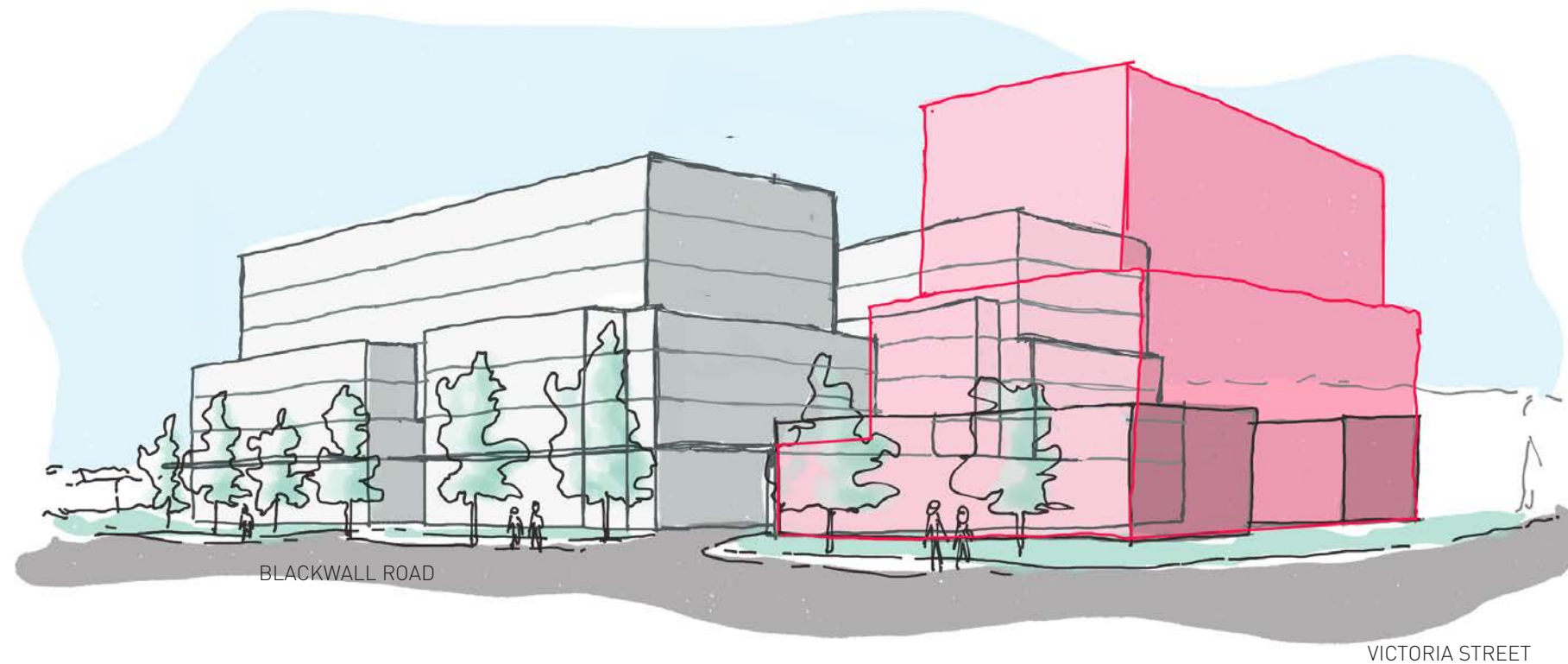
NSA
Commercial - 2,913
Residential - 10,001
FSR - 3.2

option 5 - east west						
level	1 bed	1 bed plus	2 bed	2 bed plus	3 bed	
aim	5%	50%		40%	5%	
actual	13%	44%		36%	7%	
L00						0
L01	2	4	7	10	2	25
L02	2	2	8	12	2	26
L03	2	2	8	12	2	26
L04	2	2	8	12	2	26
L05	5	5	6	3	1	20
L06	5	5	6	3	1	20
Total	18	20	43	52	10	143

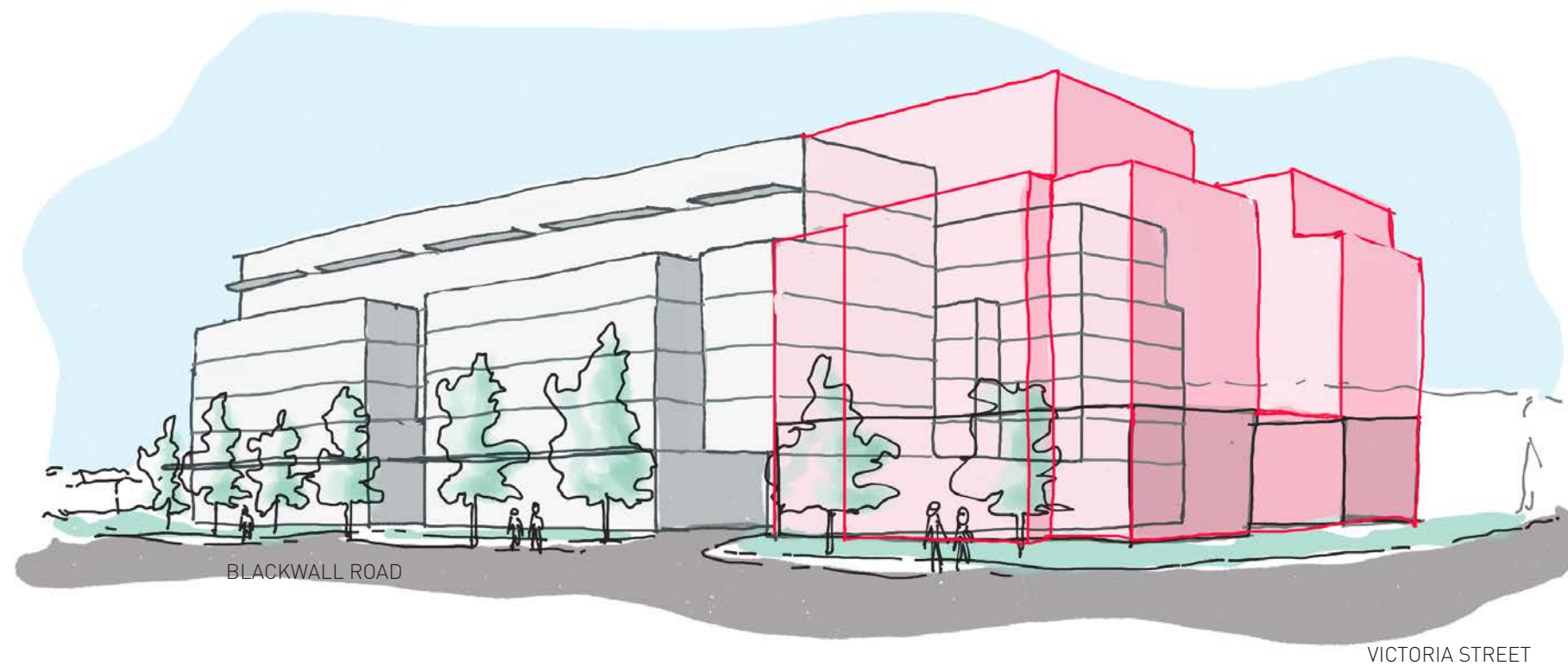


Indicative plan showing the development potential of the adjoining site, having regard to the suggested principles of the subject site. This ensures that the site to the south does not become an isolated site.

Section looking north towards the courthouse NTS



Street level view of compliant form from the south west - Showing future development to the southerly neighbor inhibited by required setbacks

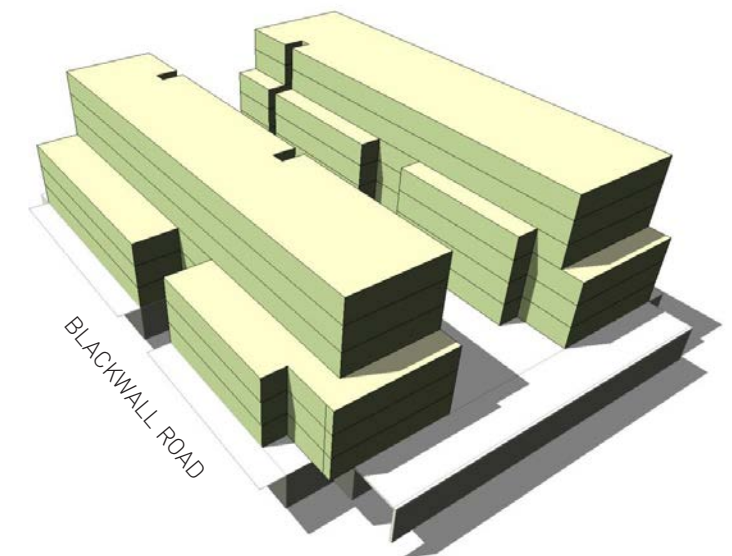


Street level view of compliant form from the south west - Showing improved future development potential on the site to the south

Compliant Form

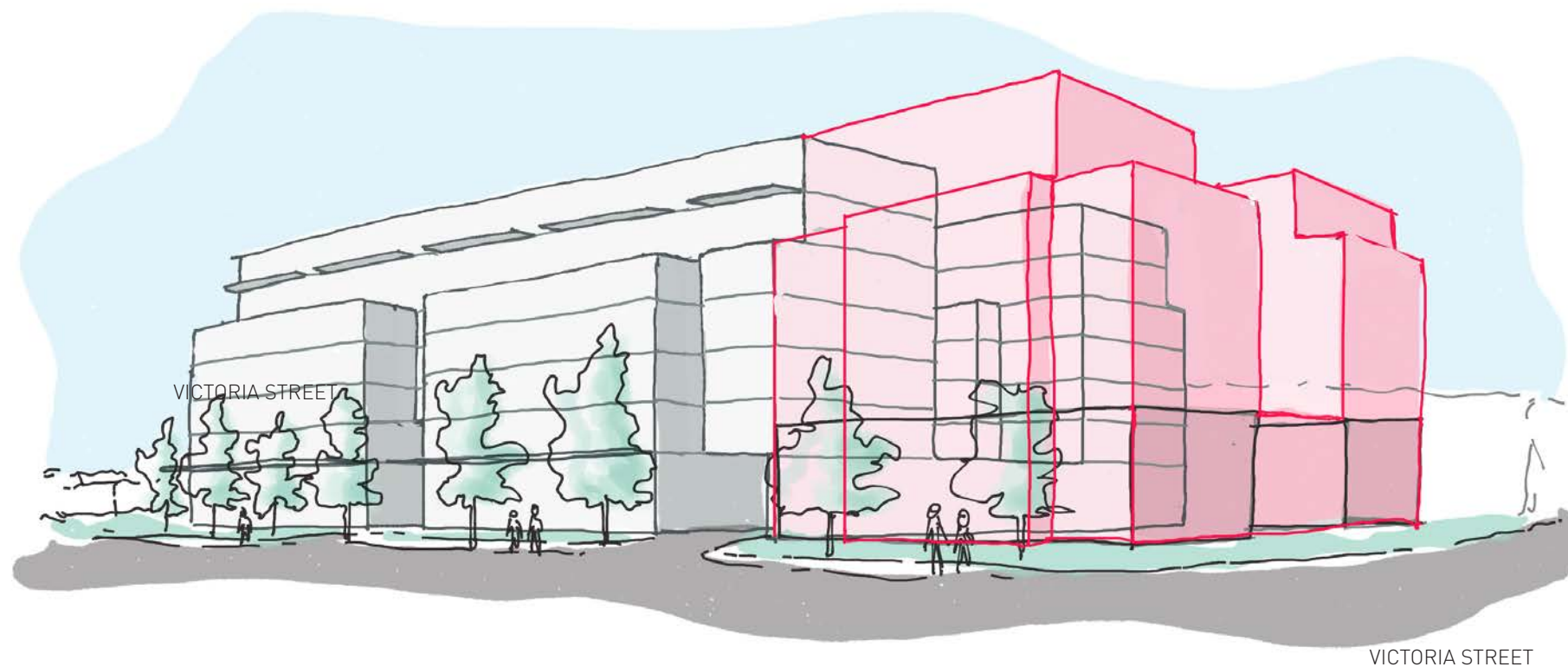
These diagrams show how a compliant form including the relevant setbacks affects the redevelopment potential of both sites .

- Severely inhibits future development to the neighboring site to the south. Required setbacks to the southern boundary would need to be mirrored by any new development on the adjoining site, reducing the remaining envelope to nearly unusable proportions.
- Creates a large gap in what should otherwise be a continuous street frontage to Blackwall Road.





Street level view of compliant form from the south west

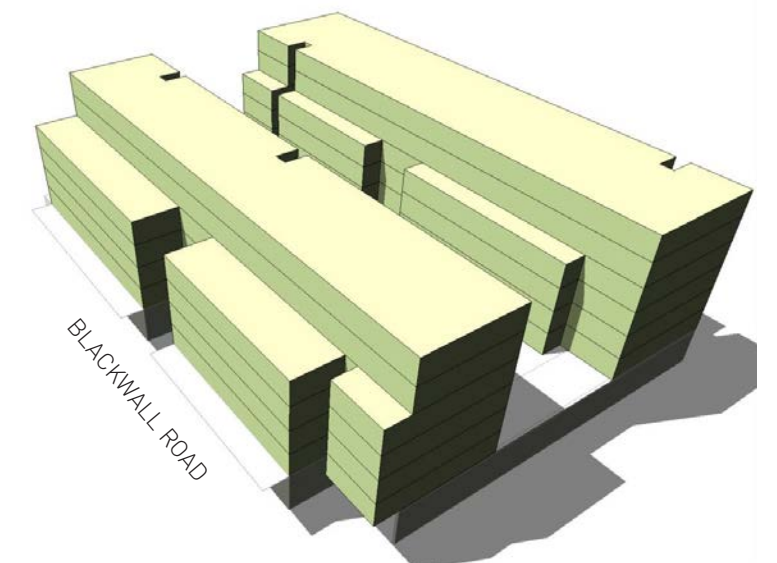


Street level view of compliant form from the south west -
Showing future development potential on the site to the south

Compliant Form With Proposed Amendments

These diagrams show a compliant for with proposed amendments.

- Shows consideration for future development on the site to the south, allowing for a much more efficient envelope with a zero set back at the interface of both boundaries.
- Zero setback to the south shows a more consistent streetscape appearance of the development to Blackwall Road, than fragmented building forms
- Balconies protrude into 6m setback to Blackwall Road to enable greater depth and variation to the form on the upper levels.
- 6m setback moved from level 03 to level 04 to provide a better 2/3's 1/3 ratio to the reading of the architectural form and composition of the building.



07

07 | Compliance
with Environmental
Planning Instruments

7. Compliance with Environmental Planning Instruments

Environmental Planning & Assessment Act 1979

Aside from the provisions relating to site compatibility certificates, the following is noteworthy:

- Section 4.15 will apply to the assessment of any future development application
- the proposal would be integrated development in accordance with section 4.46 of the EP & A Act.

State Environmental Planning Policies

The following policies will be relevant to the SSC and future development application process.

State Environmental Planning Policy No. 55 (Remediation of Land)	The purpose is to ensure that land which may have been previously used for a contaminating activity is investigated to demonstrate that the future use is fit for purpose.	Matters of contamination may be addressed at the development application stage.
State Environmental Planning Policy No. 65 (Residential Quality of Residential Apartment Development)	This policy provides the design expectations for a proposal and how high quality residential design is achieved in apartment buildings. While the use is not classed as a residential flat building, it is considered that SEPP 65 (and the accompanying ADG) would provide the most suitable guidance to achieve high quality design outcomes.	The design scheme prepared for the SSC process has taken account of the principles of the ADG, which would be further refined as part of any future development application.
State Environmental Planning Policy (BASIX) 2004	The BASIX SEPP provides requirements for considering the environmental performance of a residential building.	The relevant BASIX certificates would accompany any future development application.
State Environmental Planning Policy (Infrastructure) 2007	The proposal would be subject to Clause 101 as Development with frontage to a classified road and provides a range of matters that the consent authority must consider, including the following: <ul style="list-style-type: none"> • whether access other than access from a classified road is provided • whether the operation of the classified road will be affected by the development in terms of vehicular access, smoke or dust and nature, volume and frequency of vehicle movements, • consideration of whether the type of development will be adversely affected in terms of noise, emissions etc. 	Blackwall Road is a classified road and the application therefore required to be referred to the NSW Roads and Maritime Services (RMS) for comment.
State Environmental Planning Policy (Coastal Management) 2018	The site is land is wholly identified as being within the coastal zone (Clause 5) and therefore subject to the provisions of this SEPP. The subject site falls with the Coastal Environmental Area map and (Clause 6). Clause 13 deals with development controls for coastal management areas. Further, Division 5 discusses General matters. Clause 15 requires the consent authority to consider the coastal hazard risks that may arise from the granting of development consent.	The proposal will have no impact and the outcomes are deemed acceptable. Overall, it is considered the proposal is adequate in relation to the provisions of this SEPP.
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	Applicable	The SEPP (Seniors Living) is considered in further detail below.

SEPP SENIORS LIVING

The table below demonstrates compliance with the relevant Clauses.

Clause	Content of Clause	Comment
2 Aims of Policy	<ul style="list-style-type: none">increase the supply and diversity of dwellings to meet the needs of seniors and those with a disabilitymake efficient use of existing infrastructurebe of good design	The proposal will increase the supply of seniors housing and is located on a site that is well serviced by public transport to allow utilisation of existing infrastructure and services, where available. The redevelopment of the subject site is a unique opportunity to improve and regenerate the existing presentation of the site and activate the surrounding streets. Further, the proposal will incorporate open plan living arrangements and be designed for accessibility purposes.
8 Seniors	Seniors are defined as: <i>(a) people aged 55 or more years,</i> <i>(b) people who are resident at a facility at which residential care (within the meaning of the Aged Care Act 1997 of the Commonwealth) is provided,</i> <i>(c) people who have been assessed as being eligible to occupy housing for aged persons provided by a social housing provider.</i>	The SCC acknowledges this definition and is the basis on which the application is made.
10 Seniors Housing	Seniors housing includes: (a) a residential care facility, or (b) a hostel, or (c) a group of self-contained dwellings, or (d) a combination of these, but does not include a hospital.	The proposed units are self-contained dwellings under the requirements of Clause 13. Residents will have private facilities for cooking, sleeping and washing.
11 Residential care facilities	In this Policy, a residential care facility is residential accommodation for seniors or people with a disability that includes: (a) meals and cleaning services, and (b) personal care or nursing care, or both, and (c) appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care, not being a dwelling, hostel, hospital or psychiatric facility	
13 Self-contained dwellings	In this Policy, a self-contained dwelling is a dwelling or part of a building (other than a hostel), whether attached to another dwelling or not, housing seniors or people with a disability, where private facilities for significant cooking, sleeping and washing are included in the dwelling or part of the building, but where clothes washing facilities or other facilities for use in connection with the dwelling or part of the building may be provided on a shared basis.	The design of the proposal complies with this definition.
16 Development consent required		In this case, the consent authority will be Central Coast Council.
23 Development on land use for the purposes of an existing registered club	This requires appropriate measures to separate club activities from residential areas to avoid conflict.	Complies. The reference design provides separate entry points to the residential component of the development and the club

Site Compatibility Criteria - Clause 25(5)(b)

In relation to the requirements of Clause 25(5)(b), the site and the proposal satisfy these as follows:

Requirement	Complies	Comment
i. the natural environment (including known significant environmental values, resources or hazards) and the existing uses and approved uses of land in the vicinity of the proposed development,	Yes	<p>There are no known significant environmental values, resources or hazards within the site itself, nor the immediate vicinity of the proposed development that would impede use and development of the site for the intended purpose.</p> <p>The site is occupied by a two-storey club, with car parking provided at grade below the building and to the east of this. It is acknowledged that the site is subject to the 1% Flood extent and will need to be addressed as part of any future development application in relation to floor levels and safety within the basement of the building; however, no habitable space will be provided at the ground floor level that would warrant refusal of such an application.</p> <p>The surrounding development consists of commercial developments to the south; residential dwellings to the east. To the north is Woy Woy Court House and is unlikely to be redeveloped. The proposed development has been designed such that it would not impede the existing and approved uses of land within the vicinity of the subject site. Therefore, the proposal will not compromise any significant natural values.</p>
ii. the impact that the proposed development is likely to have on the uses that, in the opinion of the Director-General, are likely to be the future uses of that land,	Yes	<p>The existing use of the site is for a registered cub, which has facilities on the site that are significantly larger than what is required to successfully operate this use in this location. The existing facility comprises a number of areas within the building that are beyond their life expectancy in terms of functionality and therefore result in a number of redundant spaces within the existing form.</p> <p>The car parking areas which dominate the street frontage also result in the principal activity of the site having a significant disconnect with the pedestrian environment in a prime location in Woy Woy. Therefore, the existing use of the facility has a limited life span. Aside from this, the land is in private ownership and any future use would unlikely be solely for recreational purposes if not pursued in its current form.</p> <p>The proposed use represents an economical and satisfactory use of the site, having regard to other potential opportunities that may otherwise be pursued.</p>
iii. the services and infrastructure that are or will be available to meet the demands arising from the proposed development (particularly, retail, community, medical and transport services having regard to the location and access requirements set out in clause 26) and any proposed financial arrangements for infrastructure provision,	Yes	There are sufficient services and infrastructure available to meet the demands that would be generated by the proposed development given the location of the site, proximity to services and facilities and availability of transport infrastructure that provides access to larger centres in Gosford
iv. in the case of applications in relation to land that is zoned open space or special uses—the impact that the proposed development is likely to have on the provision of land for open space and special uses in the vicinity of the development,	Yes	The land is located in the B2 Local Centre zone. Therefore, the proposal will not reduce the provision of localised open space.
v. without limiting any other criteria, the impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development,	Yes	<p>The bulk, scale, built form and character is best considered later in this document, where the proposed form is expressed in the context surrounding the site.</p> <p>In summary, the proposal is for a seven-storey development which will cohesively integrate with the desired streetscape character of the Woy Woy Town Centre. The proposed design seeks to provide a contemporary built form which will contribute to the immediate urban context of the neighbourhood and the desired future character of the locality. Most importantly, the proposal will assist in invigorating and encouraging activity in the area and will assist in meeting the demand for local housing, particularly for senior's living purposes.</p> <p>The proposal is designed to ensure the impacts to the adjoining properties are minimised. The building has provided a transitioning setback from Blackwall Road to reduce the bulk and scale. Similarly, the proposal has provided increased separation to the eastern boundary to ensure its future development potential is not obstructed, despite currently being limited by the existing planning controls. The proposal has taken into consideration the future development potential of the property located on the southern boundary and provides an integrated response to maximise development potential and ensure a good urban design outcome.</p> <p>The visual catchment of the site provides a streetscape with a mix of retail and commercial buildings and detached dwellings. The subject site is capable of accommodating the density of the proposed mixed-use development and will allow for an urban form that is commensurate with the expectations of this locality</p>
vi. if the development may involve the clearing of native vegetation that is subject to the requirements of section 12 of the Native Vegetation Act 2003 —the impact that the proposed development is likely to have on the conservation and management of native vegetation.	Yes	There is no known native vegetation on the land.

Compliance with Clause 26 - Location and access to facilities

In relation to the requirements of Clause 25(5)(b), the site and the proposal satisfy these as follows:

Requirement	Complies	Comment
(1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have access that complies with subclause (2) to: (a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and (b) community services and recreation facilities, and (c) the practice of a general medical practitioner.	Yes	The proposed development is located on Blackwall Road and is in close proximity to a variety of transport options, shops and services. With the control distance being 400m, see below approximate distances to surrounding amenities: Shops - 250m walking distance Banking Service - 250m walking distance Retail and commercial facilities - 250m walking distance Recreational facilities - 400m walking distance General Practitioner - 250m walking distance
(2) Access complies with this clause if: (a) the facilities and services referred to in subclause (1) are located at a distance of not more than 400 metres from the site of the proposed development that is a distance accessible by means of a suitable access pathway and the overall average gradient for the pathway is no more than 1:14, although the following gradients along the pathway are also acceptable: (i) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time, (ii) a gradient of no more than 1:10 for a maximum length of 5 metres at a time, (iii) a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time, or (b) in the case of a proposed development on land in a local government area within the Sydney Statistical Division—there is a public transport service available to the residents who will occupy the proposed development: (i) that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and (ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in subclause (1), and (iii) that is available both to and from the proposed development at least once between 8am and 12pm per day and at least once between 12pm and 6pm each day from Monday to Friday (both days inclusive), and the gradient along the pathway from the site to the public transport services (and from the public transport services to the facilities and services referred to in subclause (1) complies with subclause (3), or ...	Yes	The nearest bus stop is located less than 50m metres and a majority of the services within 250 metres. The overall average gradient for the pathway appears to be no more than 1:14 .
(3) For the purposes of subclause (2) (b) and (c), the overall average gradient along a pathway from the site of the proposed development to the public transport services (and from the transport services to the facilities and services referred to in subclause (1)) is to be no more than 1:14, although the following gradients along the pathway are also acceptable: (i) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time, (ii) a gradient of no more than 1:10 for a maximum length of 5 metres at a time, (iii) a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time.	Yes	

Footnote:
bank service provider means any bank, credit union or building society or any post office that provides banking services
For the purposes of subclause (2):
(a) a suitable access pathway is a path of travel by means of a sealed footpath or other similar and safe means that is suitable for access by means of an electric wheelchair, motorised cart or the like, and
(b) distances that are specified for the purposes of that subclause are to be measured by reference to the length of any such pathway.

Part 3, Division 2 – Design Principles

Division 2 of the SEPP contains design quality principles including consideration of neighborhood amenity and streetscape, visual and acoustic privacy, solar access and design for climate, storm water, crime prevention, accessibility and waste management. A summary of the assessment of each of these principles is contained in the table below.

Requirement	Complies	Comment
Clause 33: Neighbourhood Amenity & Streetscape This clause requires the proposal recognise the desirable elements of the locality and the design is to contribute to the quality and identity of the area. The design is to maintain neighbourhood amenity and appropriate residential character through setbacks, topography, height, and landscaping.	Yes	The proposed design seeks to provide a contemporary built form which will contribute to the immediate urban context of the neighbourhood and the desired future character of the locality. As outlined previously, the proposal will assist in invigorating and encouraging activity in the area and will assist in meeting the demand for local housing.
Clause 34: Visual and Acoustic Privacy This clause requires the proposal to provide visual and acoustic privacy of neighbours through appropriate site planning, the location and design of windows and balconies, screening and landscaping, and location of driveways, paths, and parking areas.	Yes	The proposal will provide adequate separation distance, which will be reinforced with careful placement of windows and the provision of screens to provide visual and acoustic privacy.
Clause 35: Solar Access & Design for Climate This clause required the proposal to ensure adequate solar access is provided to the living areas and private open space of adjoining residents. The proposal should be designed to promote energy efficiency through dwelling design, landscaping, natural ventilation, solar heating, lighting, and locating windows of living areas in a northerly direction.	Yes	The proposed building has been oriented and located so that solar access to the units and private open space is maximised. The proposal has also been designed to ensure that solar access to adjoining properties is maintained, where possible.
Clause 36: Stormwater This clause requires the proposal to be designed to control and minimise the disturbance and impacts of stormwater runoff and incorporate where practical on site stormwater detention or re-use for second quality water usage.	Yes	Stormwater plans would accompany any future development application.
Clause 38: Accessibility This clause requires the proposal to provide obvious safe pedestrian links from the site that provide access to public transport services or local facilities and provide an attractive and safe environment for pedestrians and motorists with convenient access and parking for residents and visitors.	Yes	The proposal will maintain a high level of security, which is essential for this type of use. A secure pedestrian and vehicular entry at the will maintain safety and security for the residents. The proposal incorporates appropriate CPTED principles..
Clause 39: Waste Management This clause requires the proposal to provide waste facilities that maximise recycling by the provision of appropriate facilities.	Yes	Waste Management details would detailed in any future development application.

Part 3, Division 2 – Design Principles
Division 2 of the SEPP contains design quality principles including consideration of neighborhood amenity and streetscape, visual and acoustic privacy, solar access and design for climate, storm water, crime prevention, accessibility and waste management.

A summary of the assessment of each of these principles is contained in the table below.
As detailed previously, this proposal is subject to an SSC and has addressed the Design Principles set out at Division 2 of Part 3.

The proposed development complies with the seven design principles as demonstrated adjacent.
Part 4 (clause 40) provides development standards and requires that the site has an area of more than 1,000m2 and has a frontage of greater than 20m. The site complies on both of these aspects. Therefore, the development standards are achieved and no exemption need be sought.

The site is not land that is classified as Environmentally Sensitive Land in accordance with Schedule 1.

08

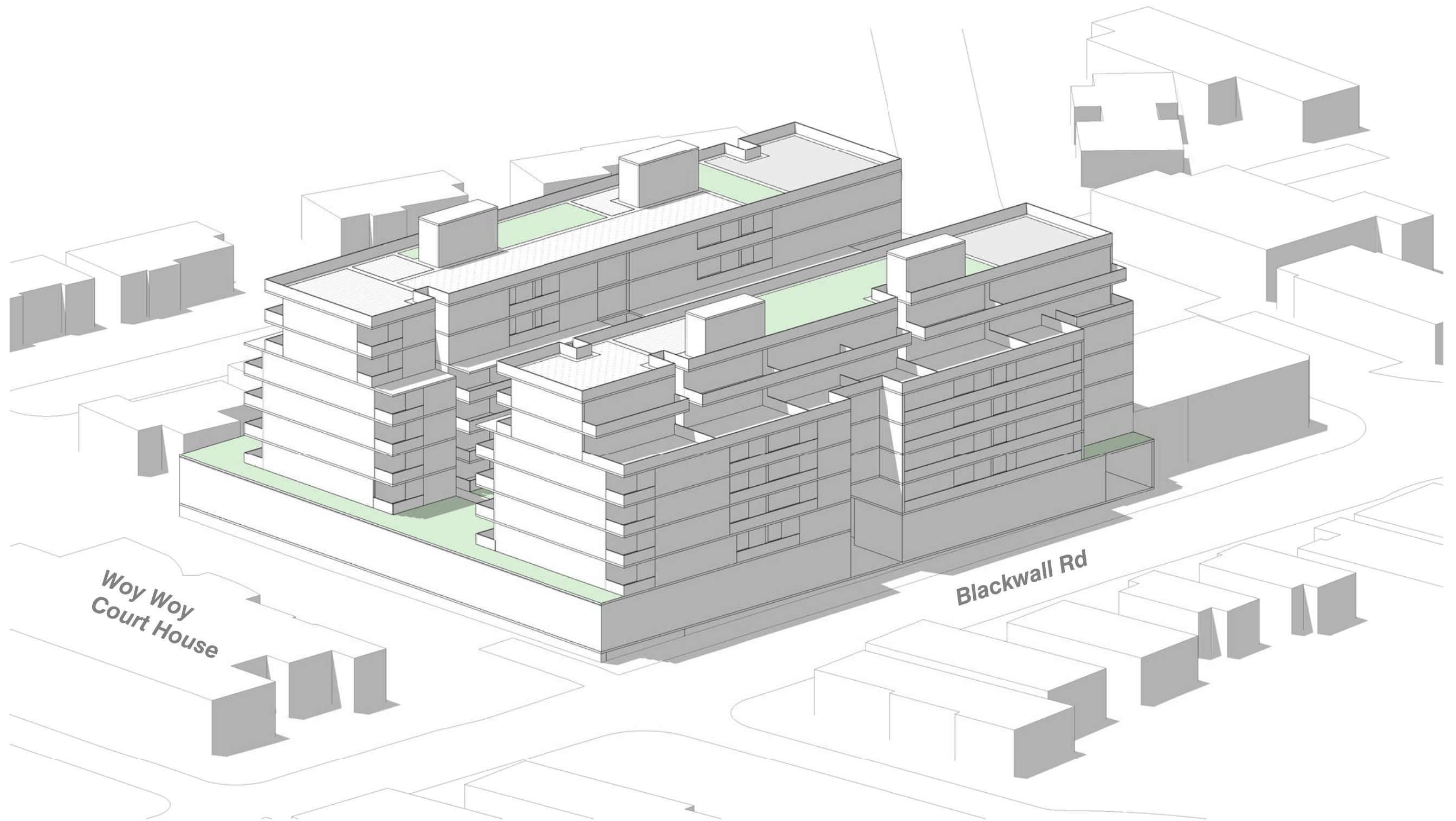
08 | Conceptual
Design Plans

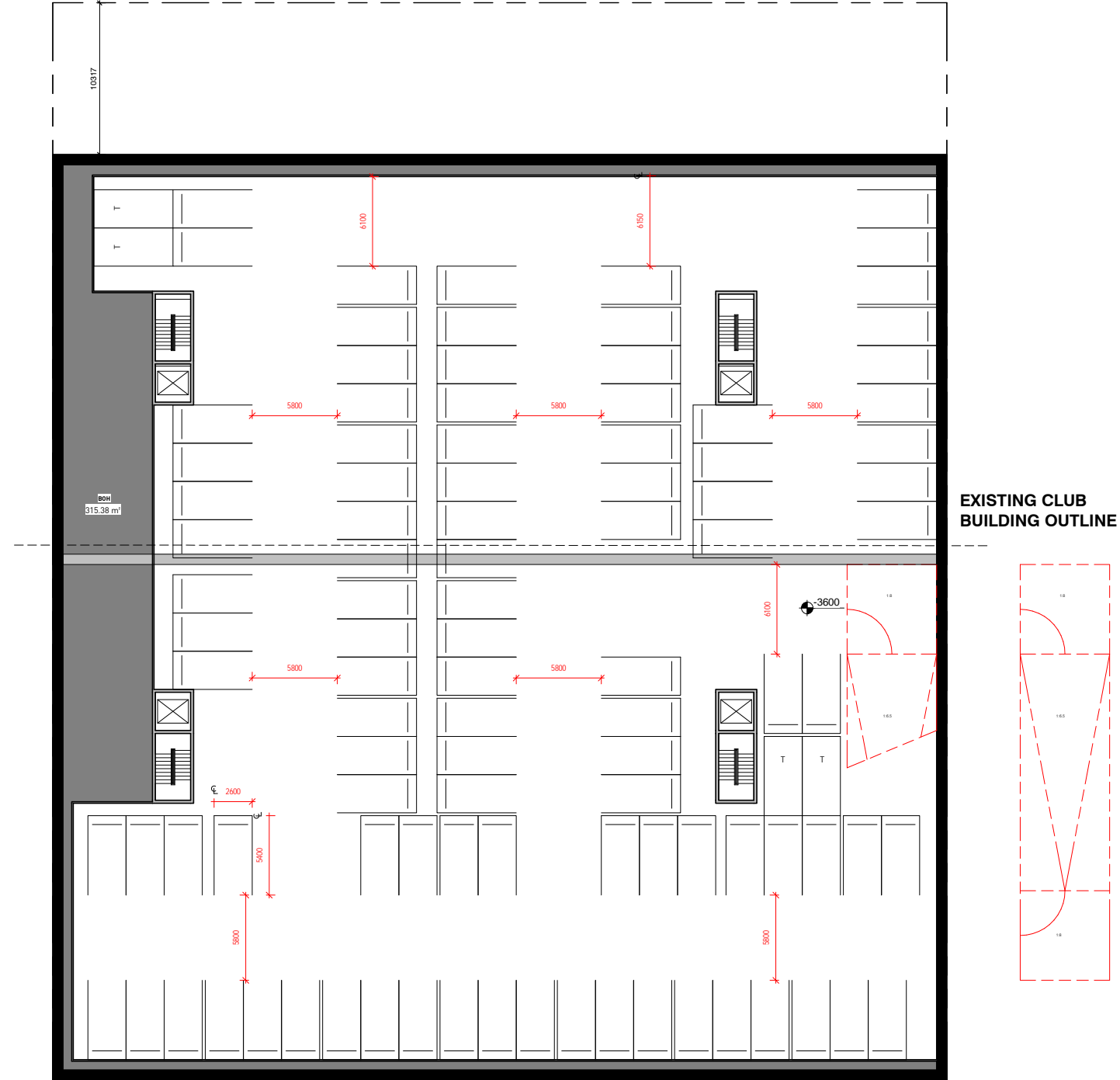
TOTAL YIELD			
Name	LotType_PTW	Count	Yield
L01			
1B	1B	2	1%
1B+	1B+	4	3%
2B	2B	7	5%
2B+	2B+	10	7%
3B	3B	2	1%
L02			
1B	1B	2	1%
1B+	1B+	2	1%
2B	2B	8	6%
2B+	2B+	12	8%
3B	3B	2	1%
L03			
1B	1B	2	1%
1B+	1B+	2	1%
2B	2B	8	6%
2B+	2B+	12	8%
3B	3B	2	1%
L04			
1B	1B	2	1%
1B+	1B+	2	1%
2B	2B	8	6%
2B+	2B+	12	8%
3B	3B	2	1%
L05			
1B	1B	5	3%
1B+	1B+	5	3%
2B	2B	6	4%
2B+	2B+	3	2%
3B	3B	1	1%
L06			
1B	1B	5	3%
1B+	1B+	5	3%
2B	2B	6	4%
2B+	2B+	3	2%
3B	3B	1	1%
Grand total		143	

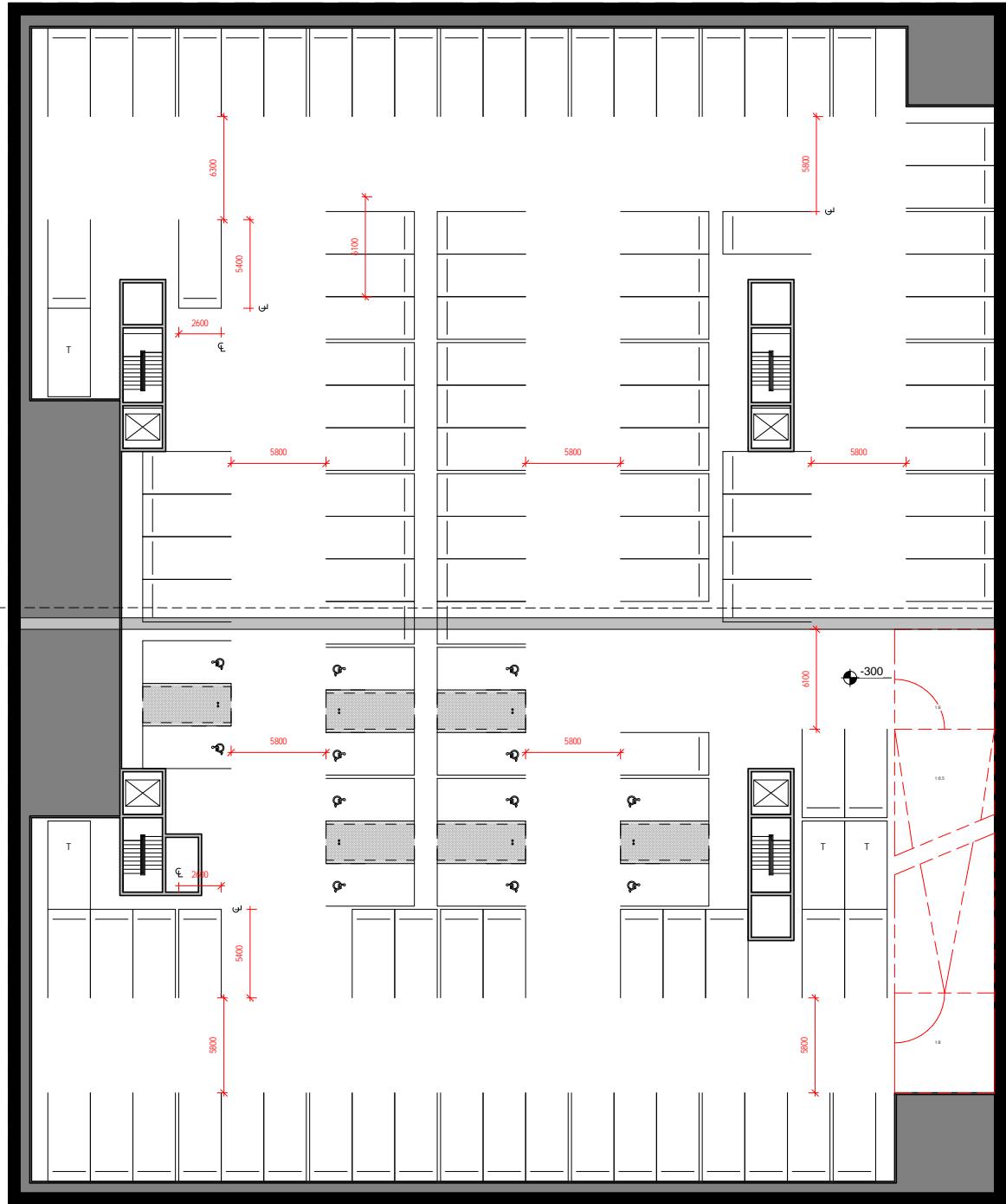
AREA_GFA	
Level	Area
A	
RESIDENTIAL	
L00	29.03 m²
L00	22.13 m²
L01	472.81 m²
L01	494.44 m²
L02	1056.56 m²
L03	1056.56 m²
L04	1056.56 m²
L05	676.35 m²
L06	676.35 m²
A Total	5540.78 m²
B	
RESIDENTIAL	
L01	1070.11 m²
L02	1058.27 m²
L03	1058.27 m²
L04	1058.27 m²
L05	831.4 m²
L06	831.4 m²
B Total	5907.71 m²
C	
CLUB+RESTAURANT	
L00	1689.42 m²
GYM+POOL	
L00	880.27 m²
RETAIL	
L00	336.44 m²
Comm. Total	2906.13 m²
Grand Total	14354.62 m²

Apartment Schedule_NSA	
Level	Area
L01	1772.94 m²
L02	1874.41 m²
L03	1874.41 m²
L04	1874.41 m²
L05	1302.69 m²
L06	1302.69 m²
Grand total	10001.54 m²

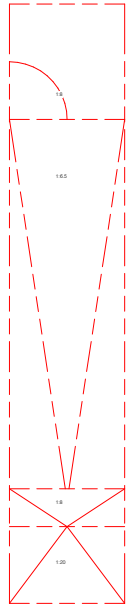
Apartment Schedule_POS	
Level	Area
L01	366.97 m²
L02	399.12 m²
L03	399.12 m²
L04	399.12 m²
L05	367.86 m²
L06	241.76 m²
Grand total	2173.94 m²







EXISTING CLUB
BUILDING OUTLINE



1 Basement 01
1 : 200

Key Plan:



Drawing Disclaimer:
Do not scale from drawings.
Verify all dimensions on site before commencing work.
Copying or reproduction of this drawing is strictly prohibited
without the consent of PTW Architects

Client
Easts Leagues Club

Architect
PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 424
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

PTW

0 1 2 5 10 15m

Project PA016928

82 Blackwall Rd, Woywoy

Status
FEASIBILITY

Title

BASEMENT L01

Drawing Number

AR-10-0012

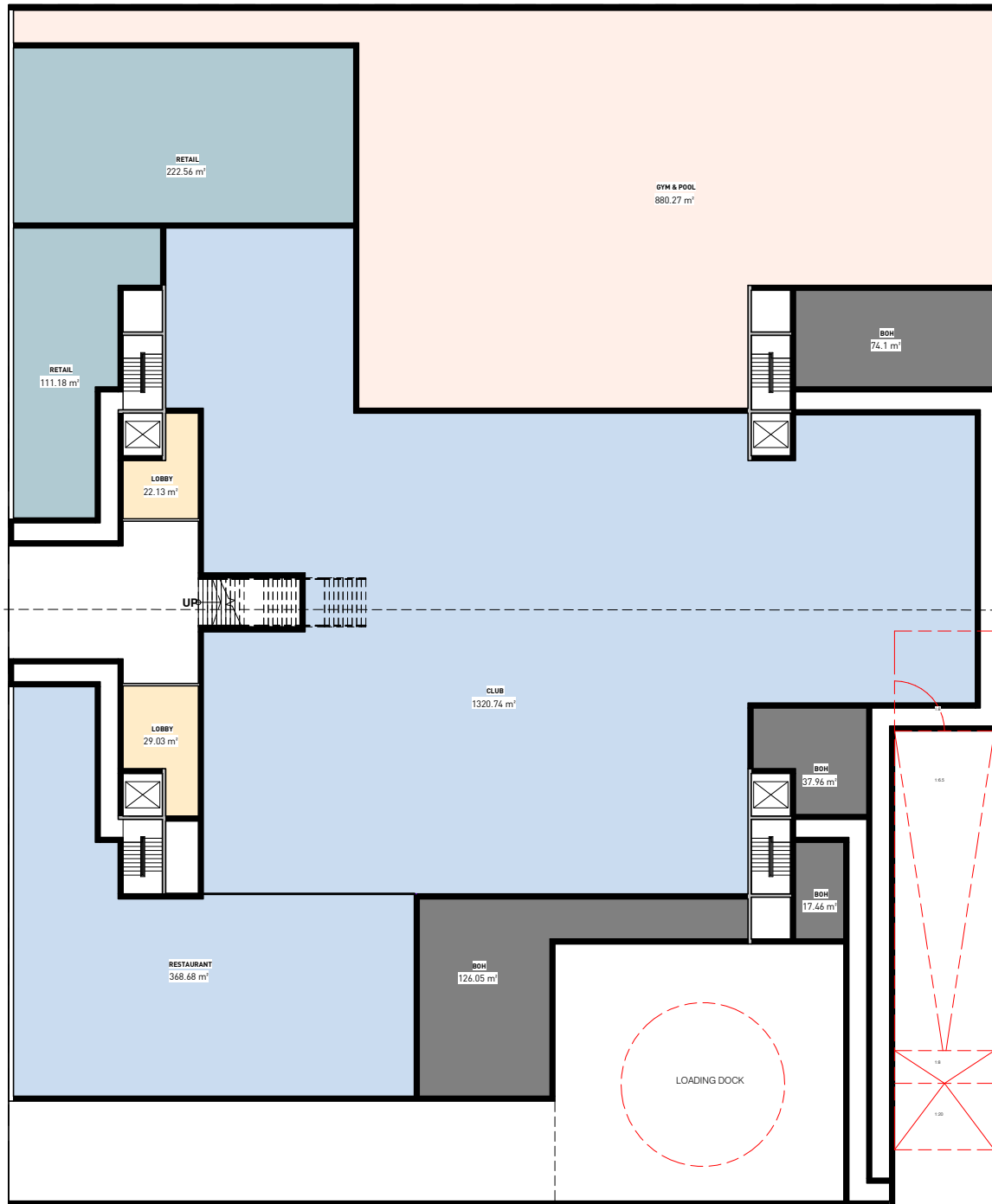
Revision

1 GROUND FLOOR
1 : 200

Blackwall Rd

RESTAURANT ENTRY
& CLUB ENTRY

GYM & POOL ENTRY



Key Plan:



Drawing Disclaimer:
Do not scale from drawings.
Verify all dimensions on site before commencing work.
Copying or reproduction of this drawing is strictly prohibited
without the consent of PTW Architects

Client
Easts Leagues Club

Architect
PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 424
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

PTW



Project PA016928

82 Blackwall Rd, Woywoy

Status
FEASIBILITY

Title
GROUND FLOOR

Drawing Number
AR-10-0100

Revision



1 LEVEL 1
1 : 200

Key Plan:

Drawing Disclaimer:
Do not scale from drawings.
Verify all dimensions on site before commencing work.
Copying or reproduction of this drawing is strictly prohibited
without the consent of PTW Architects

Client
Easts Leagues Club

Architect
PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddle Thorp & Walker P/L
ABN 23 000 454 424
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

PTW

0	1	2	5	10	15m
Project PA016928					
82 Blackwall Rd, Woywoy					
Status FEASIBILITY					
Title LEVEL 1			Drawing Number AR-10-0101		
			Revision		



1 LEVEL 2-4
1 : 200

Key Plan:



Drawing Disclaimer:
Do not scale from drawings.
Verify all dimensions on site before commencing work.
Copying or reproduction of this drawing is strictly prohibited
without the consent of PTW Architects

Client
Easts Leagues Club

Architect
PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 424
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778



Project PA016928

82 Blackwall Rd, Woywoy

Status
FEASIBILITY

Title	
LEVEL 2	
Drawing Number	Revision
AR-10-0102	



1 LEVEL 5
1 : 200

Key Plan:

Drawing Disclaimer:
Do not scale from drawings.
Verify all dimensions on site before commencing work.
Copying or reproduction of this drawing is strictly prohibited
without the consent of PTW Architects

Client
Easts Leagues Club

Architect
PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 424
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

PTW

Project PA016928

82 Blackwall Rd, Woywoy

Status
FEASIBILITY

Title

LEVEL 5

Drawing Number

AR-10-0105

Revision



1 LEVEL 6
1 : 200

Key Plan:



Drawing Disclaimer:
Do not scale from drawings.
Verify all dimensions on site before commencing work.
Copying or reproduction of this drawing is strictly prohibited
without the consent of PTW Architects

Client
Easts Leagues Club

Architect
PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 424
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778



Project PA016928

82 Blackwall Rd, Woywoy

Status
FEASIBILITY

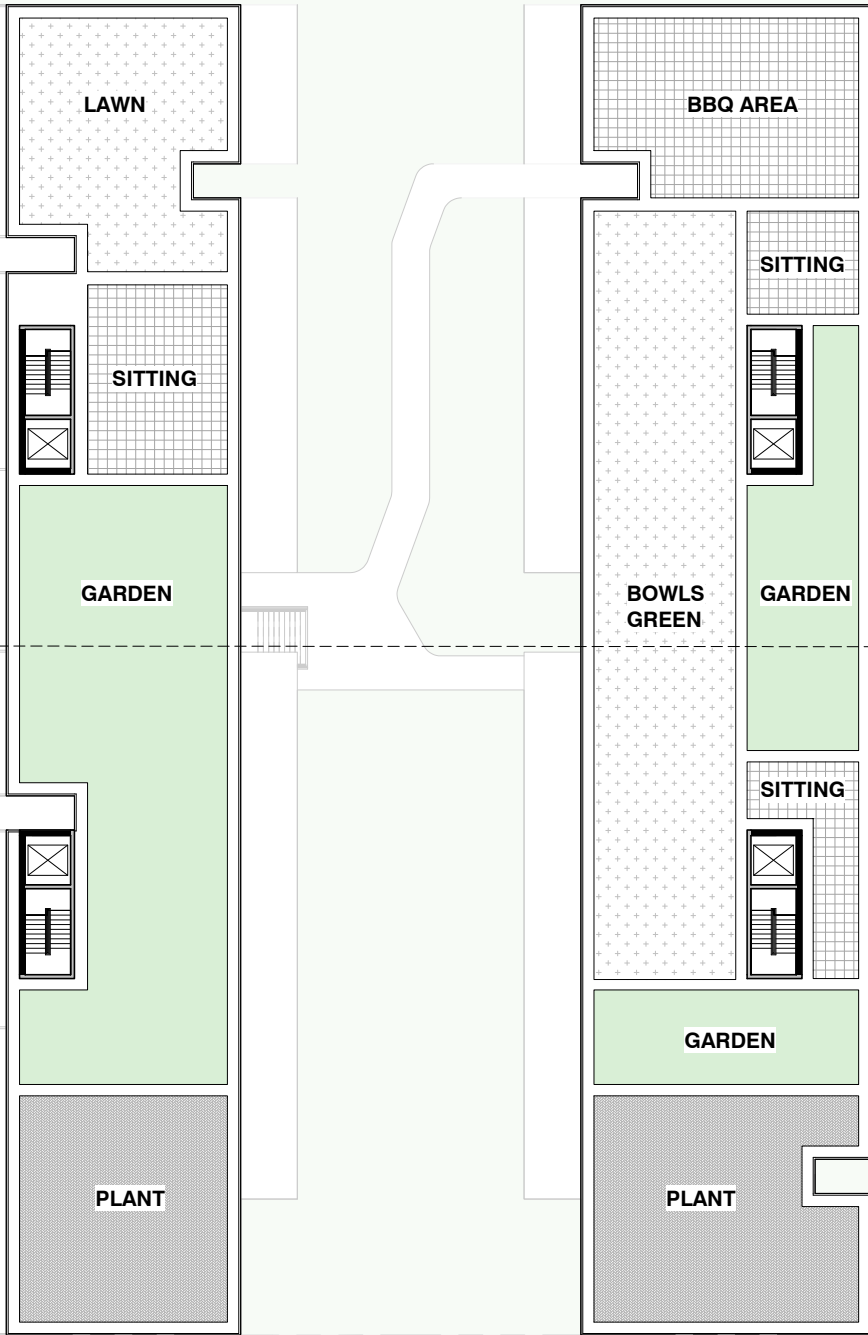
Title
LEVEL 6

Drawing Number
AR-10-0106

Revision

Blackwall Rd

Regina Cl



1 ROOF
1 : 200

Key Plan:



Drawing Disclaimer:
Do not scale from drawings.
Verify all dimensions on site before commencing work.
Copying or reproduction of this drawing is strictly prohibited
without the consent of PTW Architects

Client
Easts Leagues Club

Architect
PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 424
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

PTW

0 1 2 5 10 15m

Project PA016928

82 Blackwall Rd, Woywoy

Status
FEASIBILITY

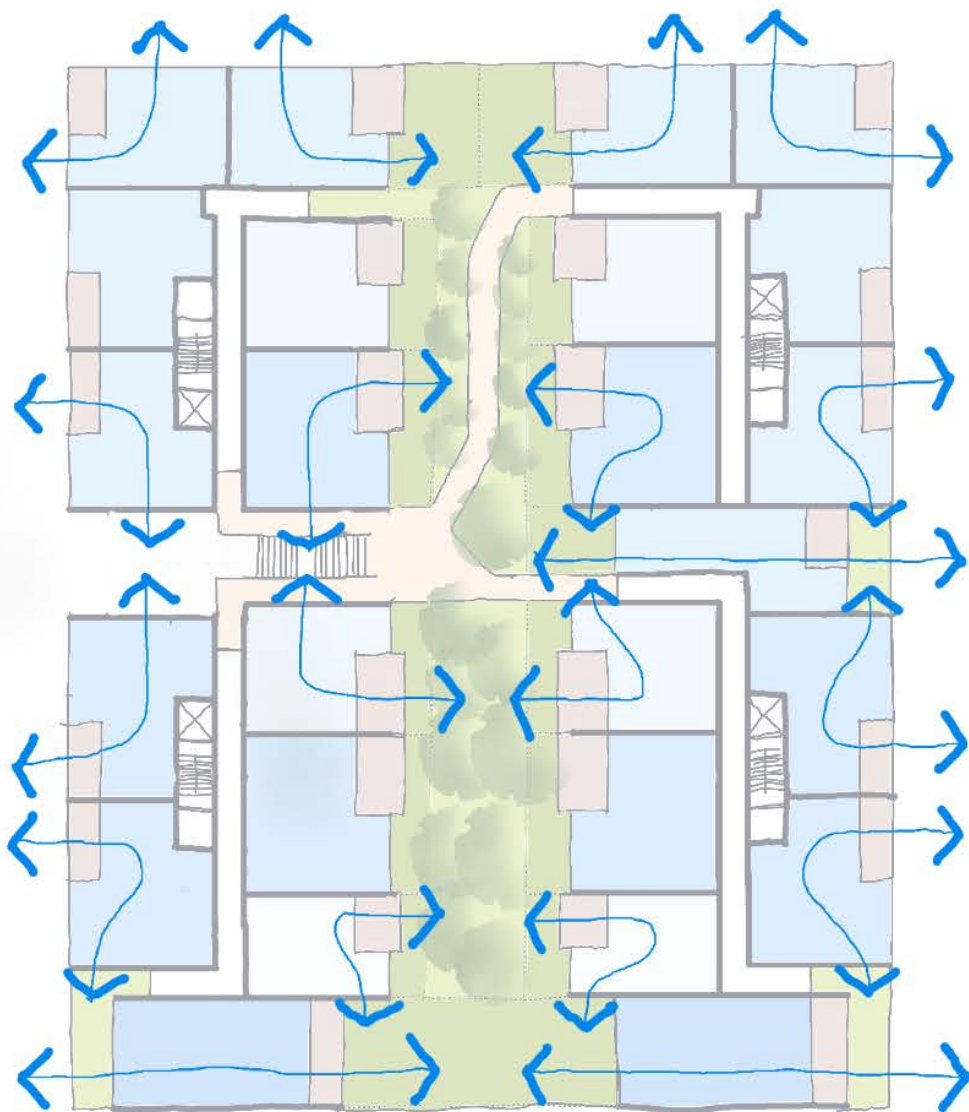
Title
LEVEL ROOF

Drawing Number
AR-10-0107

Revision

09

09 | Solar Access
& Cross Ventilation
Analysis



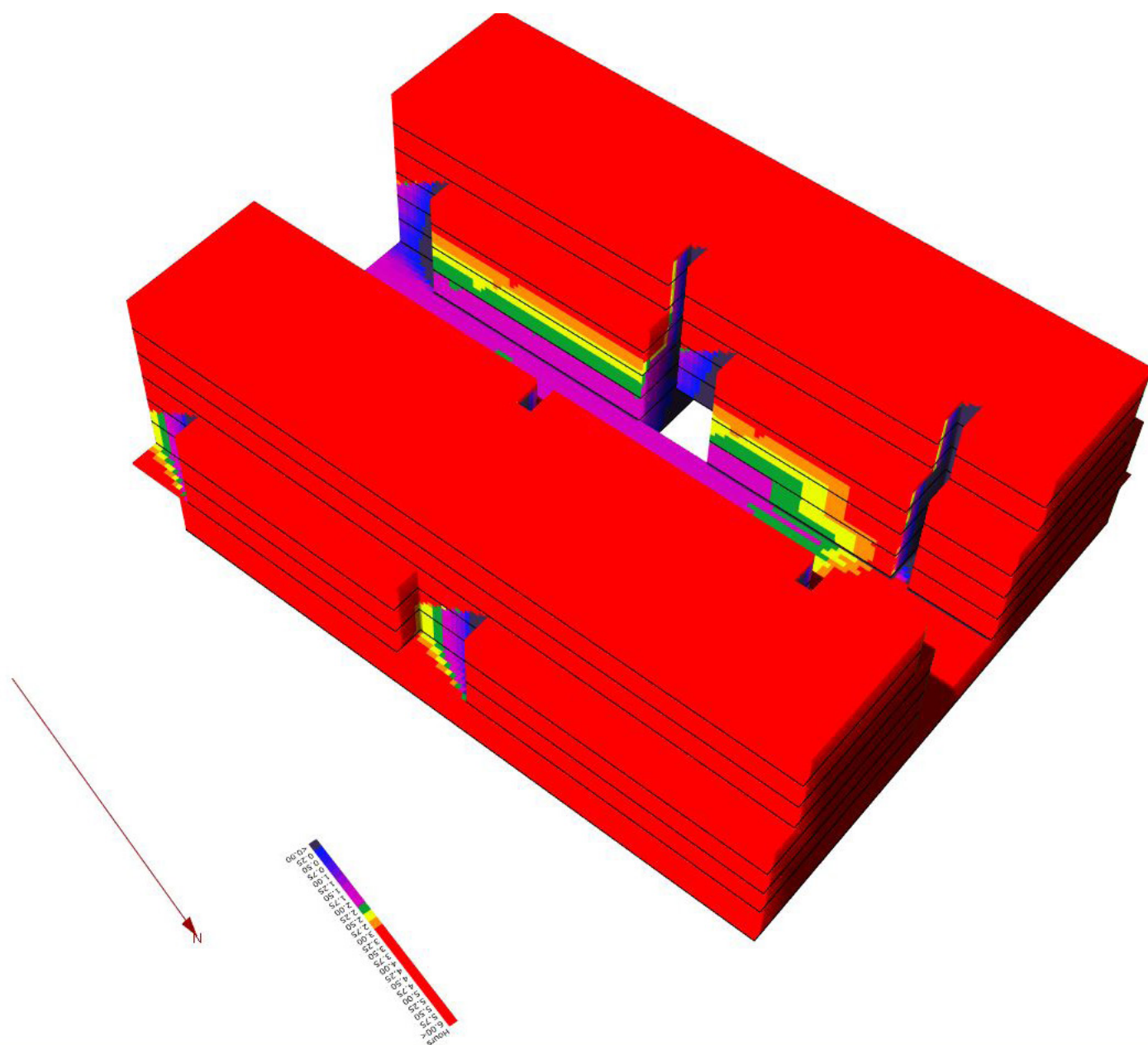
Solar Access & Cross Ventilation Study

These diagrams show how solar access and cross ventilation compliances might be achieved.

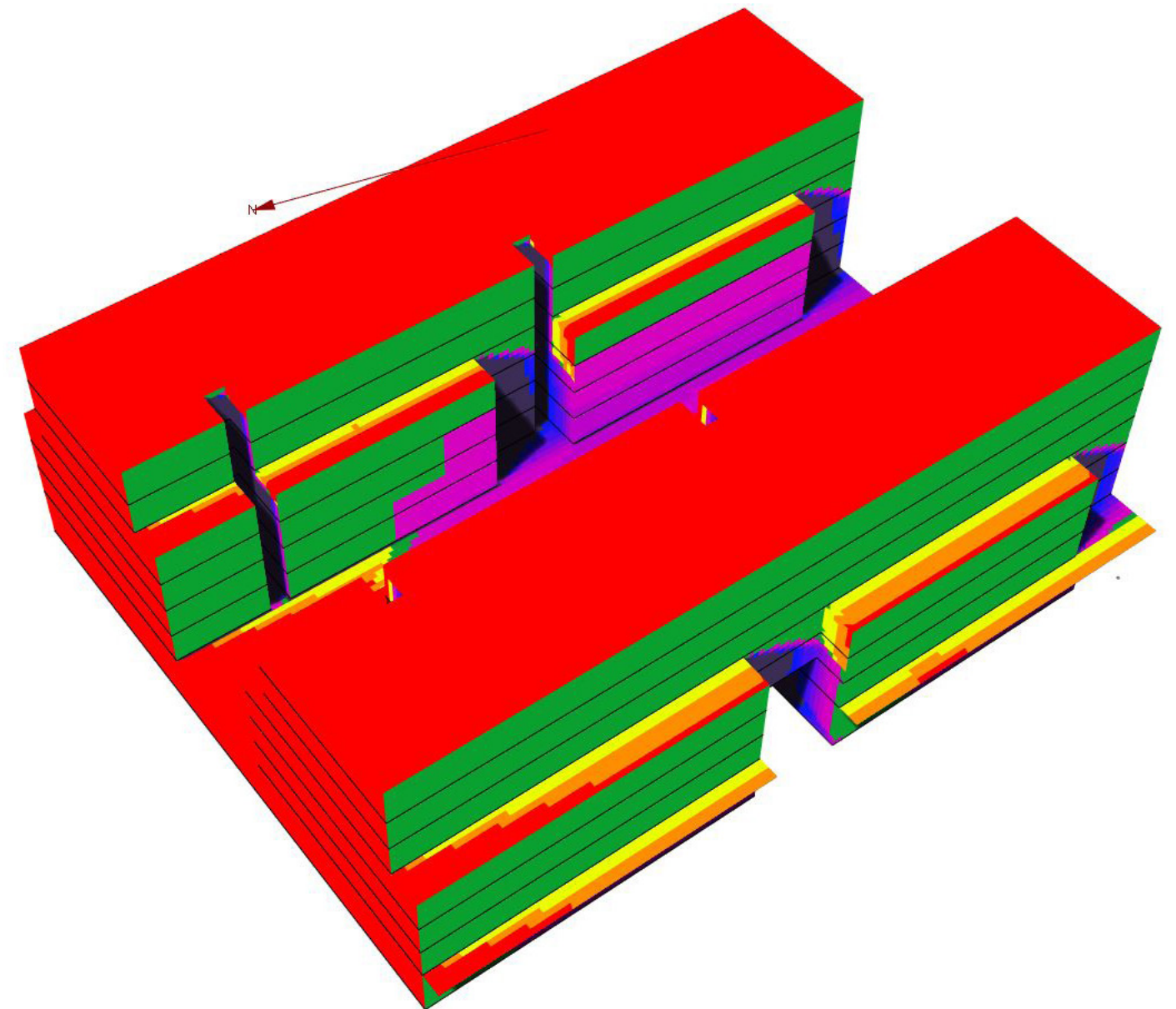
- Cross ventilation would take advantage of through and corner apartments to improve air flow within apartments.
- Solar access is shown on the winter solstice (21st of June).
 1. Red = 3 hours or more
 2. Orange = 2:45 mins
 3. Yellow = 2:30 mins
 4. Green = 2:15mins
 5. Purple = 2 hours
 6. Blue = Less than 2 hours

Indicative plan showing typical cross ventilation study

Cross Ventilation			
Level	yes	no	%
L00			
L01	19	6	76%
L02	20	6	77%
L03	20	6	77%
L04	20	6	77%
L05	7	13	35%
L06	20	0	100%
Total			74%

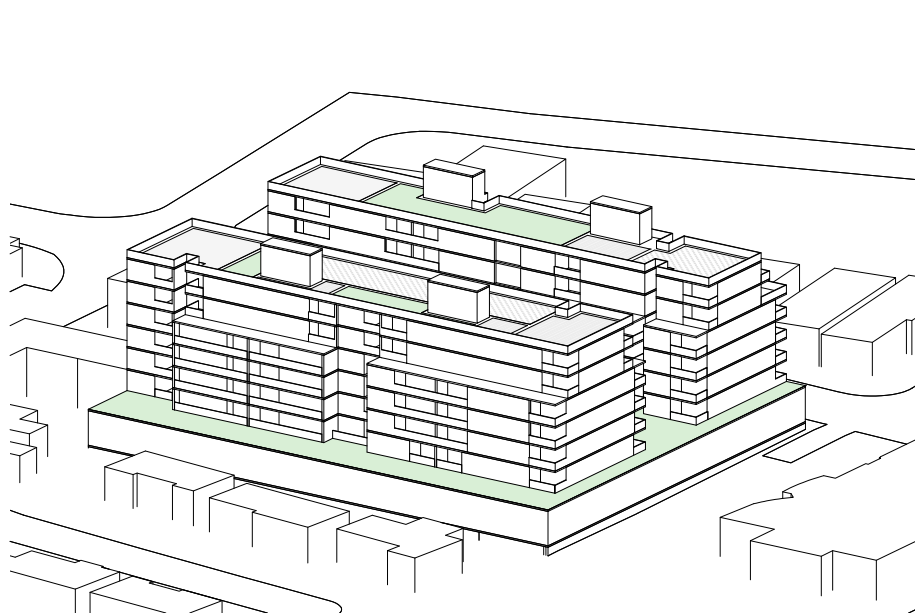


Indicative massing showing solar access analysis - View from the north east - 21st of June

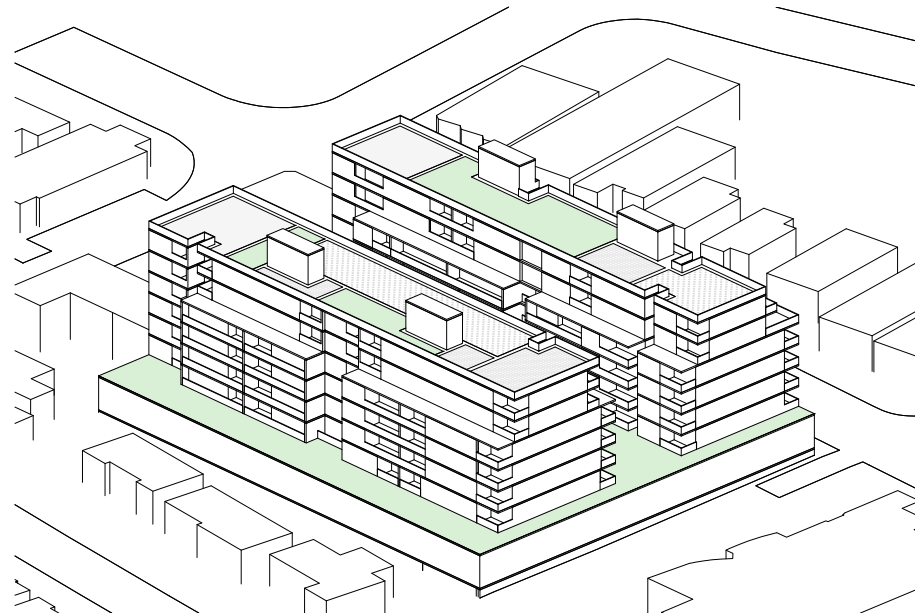


Indicative massing showing solar access analysis - View from the north west - 21st of June

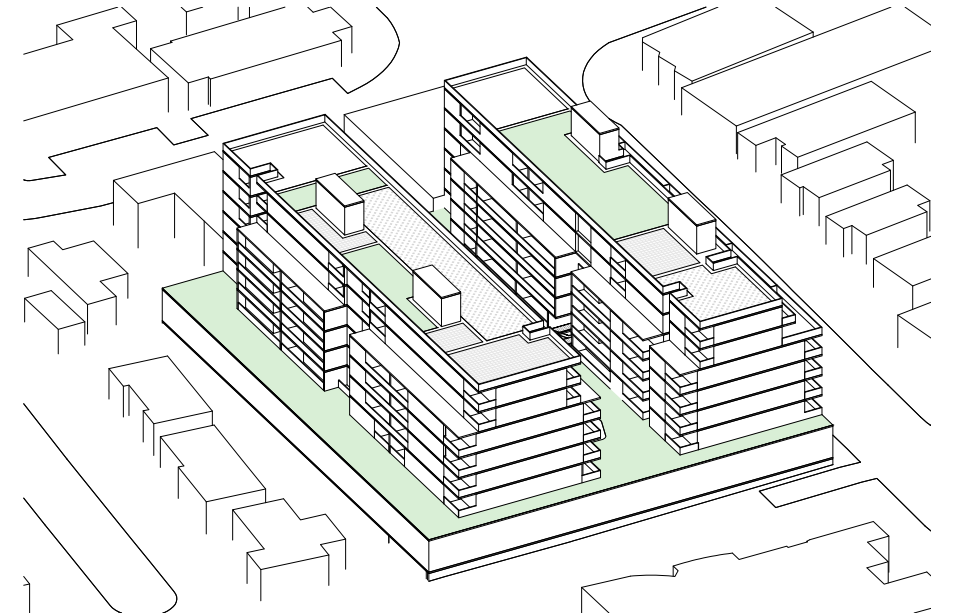
Level	Solar Access														
	Solar 2 hours			Solar 2 hours 15 mins			Solar 2 hours 30 mins			Solar 2 hours 45 mins			Solar 3 hours		
	yes	no	%	yes	no	%	yes	no	%	yes	no	%	yes	no	%
L00															
L01	24	1	96%	17	8	68%	12	13	48%	9	16	36%	9	16	36%
L02	25	1	96%	22	4	85%	12	13	48%	9	16	36%	9	16	36%
L03	25	1	96%	22	4	85%	15	11	58%	13	13	50%	9	16	36%
L04	26	0	100%	23	3	88%	16	9	64%	16	9	64%	16	9	64%
L05	20	0	100%	20	0	100%	15	5	75%	15	5	75%	15	5	75%
L06	20	0	100%	20	0	100%	20	0	100%	20	0	100%	20	0	100%
Total			98%			88%			65%			60%			58%



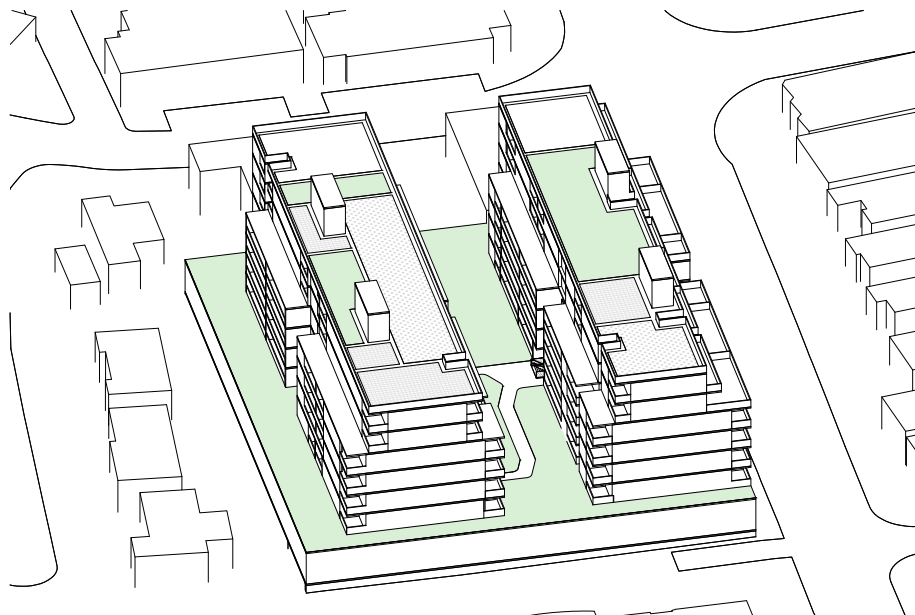
SOLA_21 Jun 0900



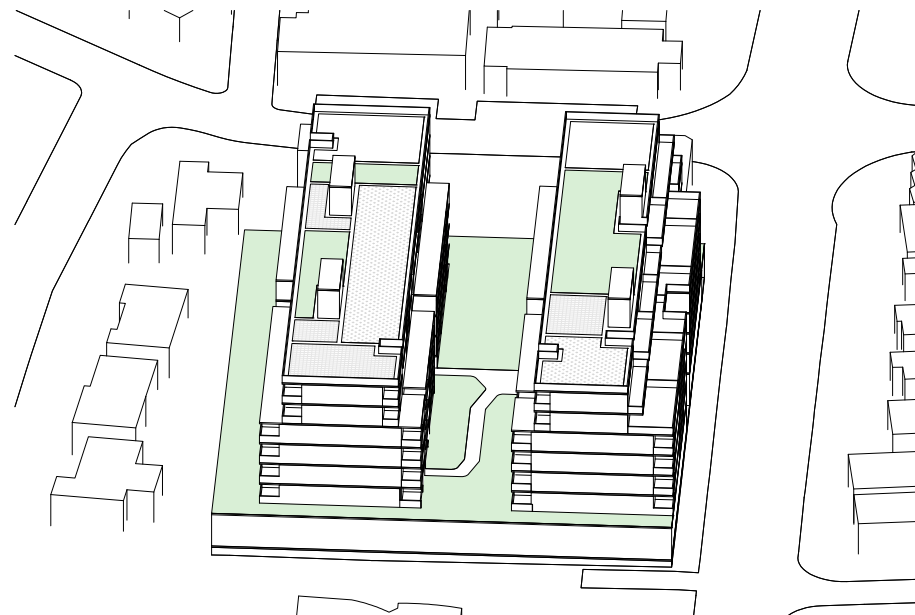
SOLA_21 Jun 1000



SOLA_21 Jun 1100



SOLA_21 Jun 1200



SOLA_21 Jun 1300



SOLA_21 Jun 1400



SOLA_21 Jun 1500

Key Plan:

Drawing Disclaimer:
Do not scale from drawings.
Verify all dimensions on site before commencing work.
Copying or reproduction of this drawing is strictly prohibited
without the consent of PTW Architects

Client
Easts Leagues Club

Architect
PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 424
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

PTW

Project PA016928

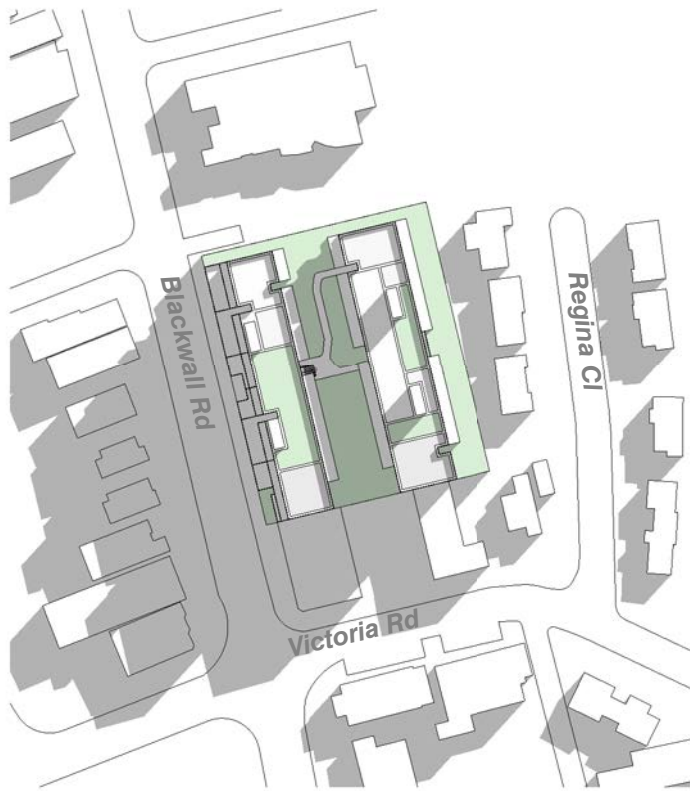
82 Blackwall Rd, Woywoy

Status
FEASIBILITY

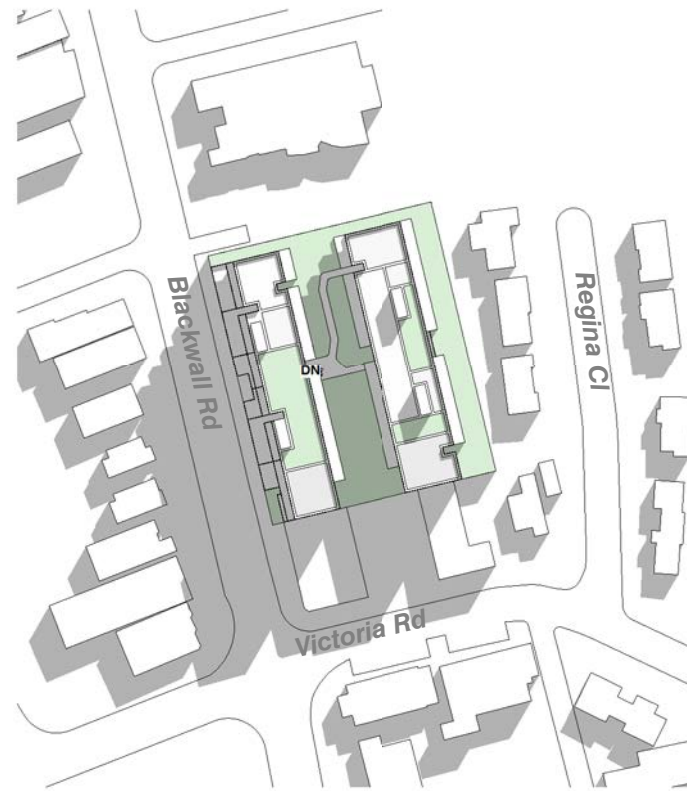
Title
10-GENERAL ARRANGEMENT PLANS
SUN EYE VIEWS

Drawing Number
AR-10-0921

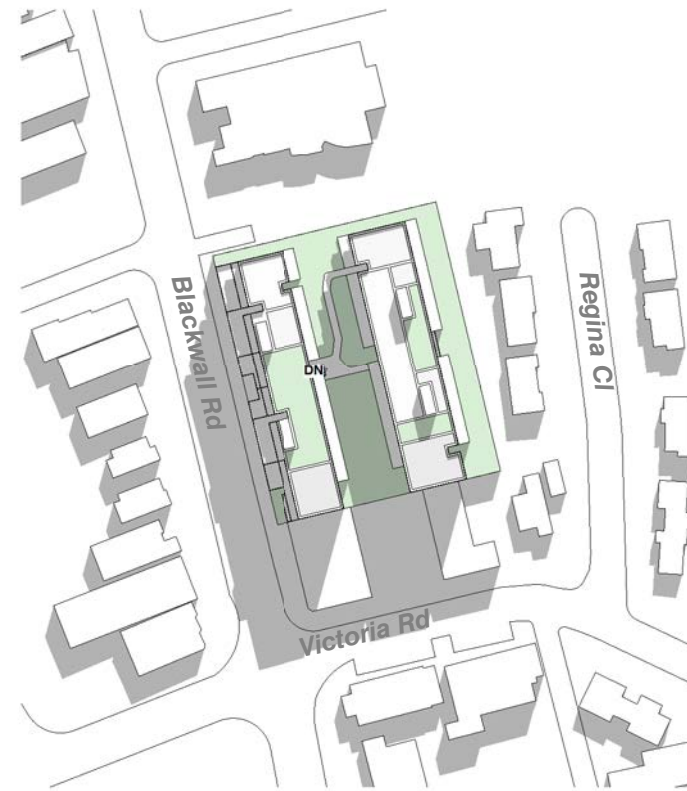
Revision



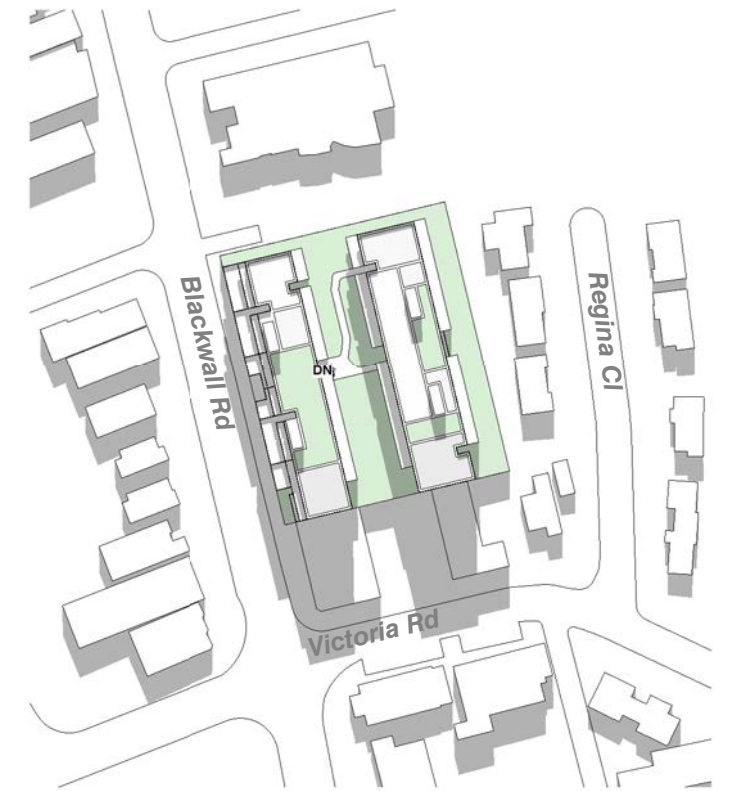
June 21_0900



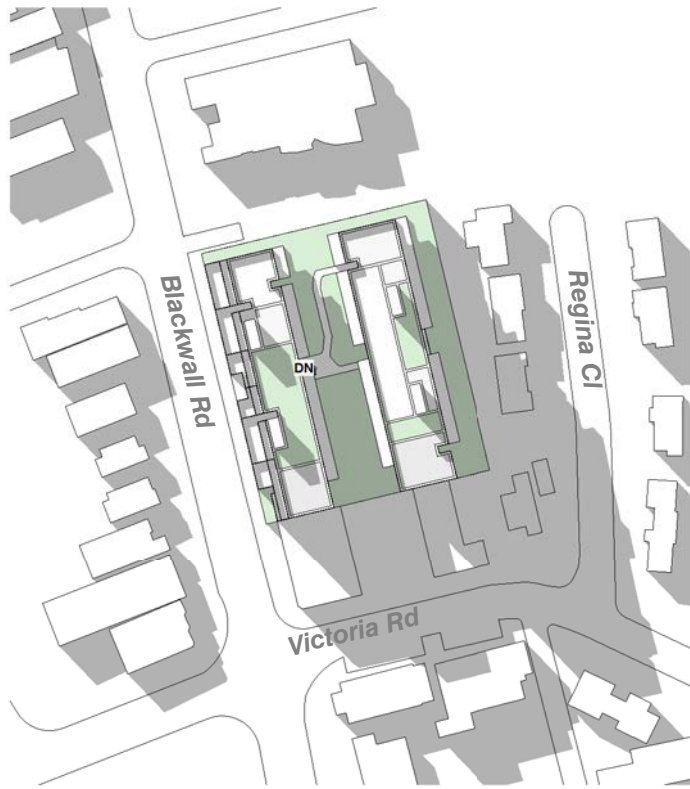
June 21_1000



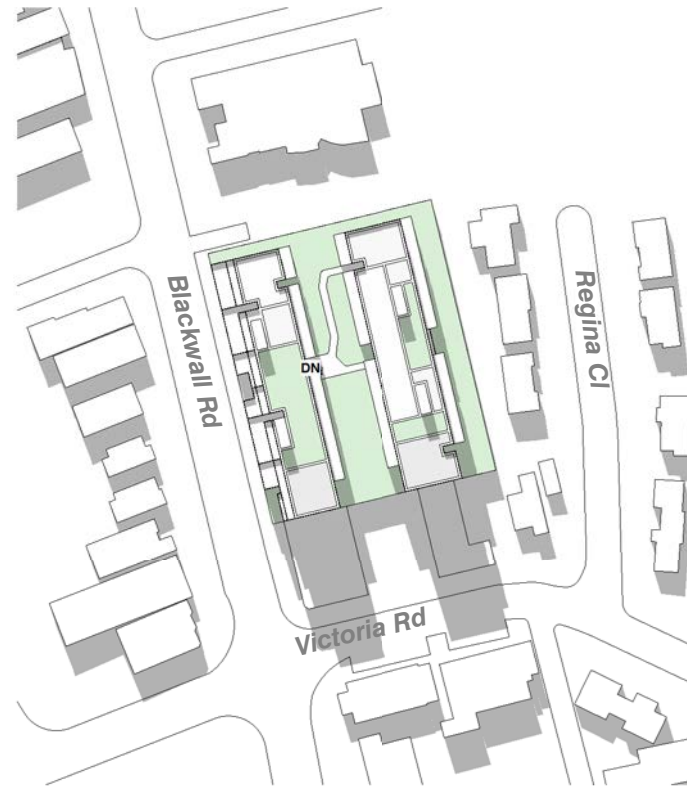
June 21_1100



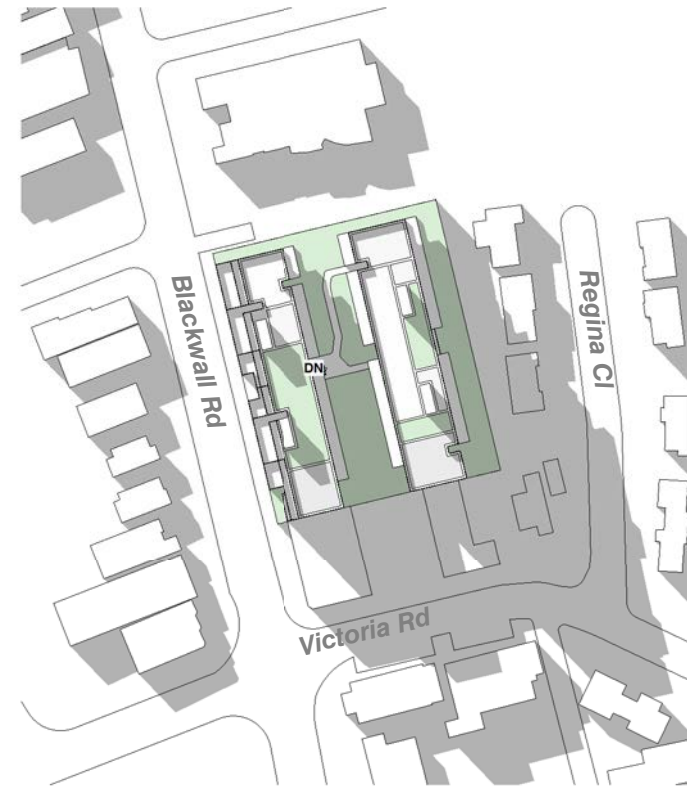
June 21_1200



June 21_1300



June 21_1400



June 21_1500

Key Plan:



Drawing Disclaimer:

Do not scale from drawings.
Verify all dimensions on site before commencing work.
Copying or reproduction of this drawing is strictly prohibited
without the consent of PTW Architects

Client

Easts Leagues Club

Architect

PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877

ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 424
trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

PTW

0 10 20 50 80m

Project PA016928

82 Blackwall Rd, Woywoy

Status
FEASIBILITY

Title
Shadow Study

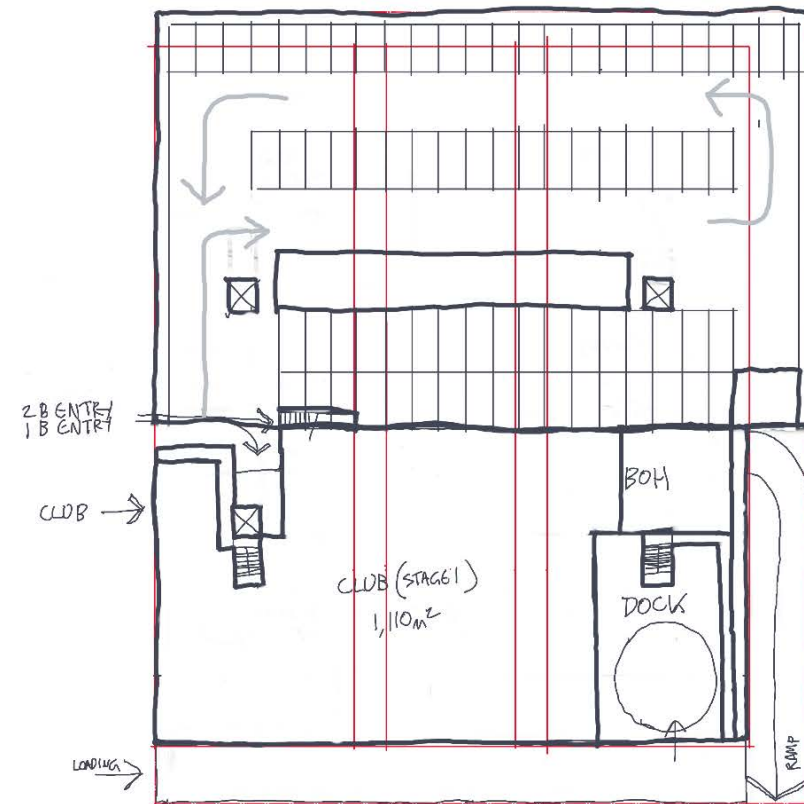
Drawing Number

AR-10-0920

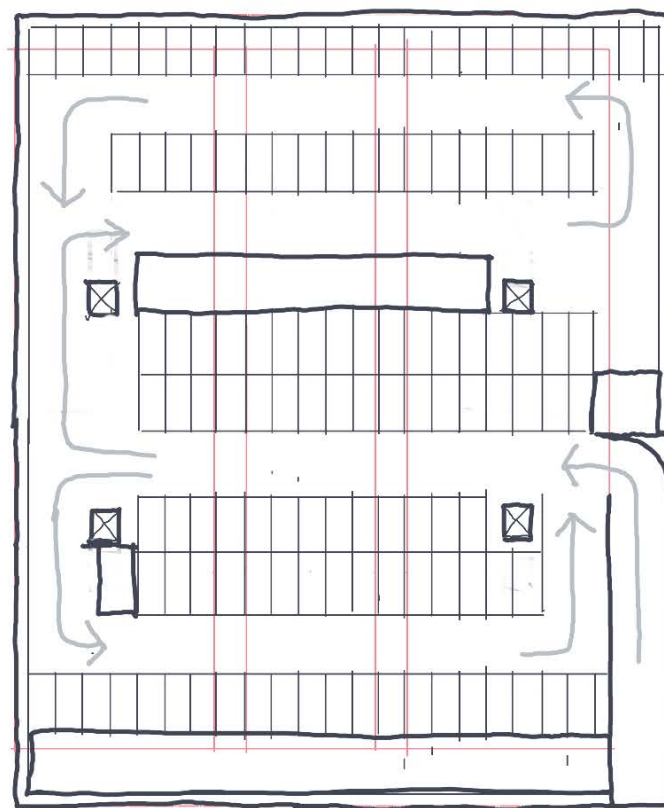
Revision

10

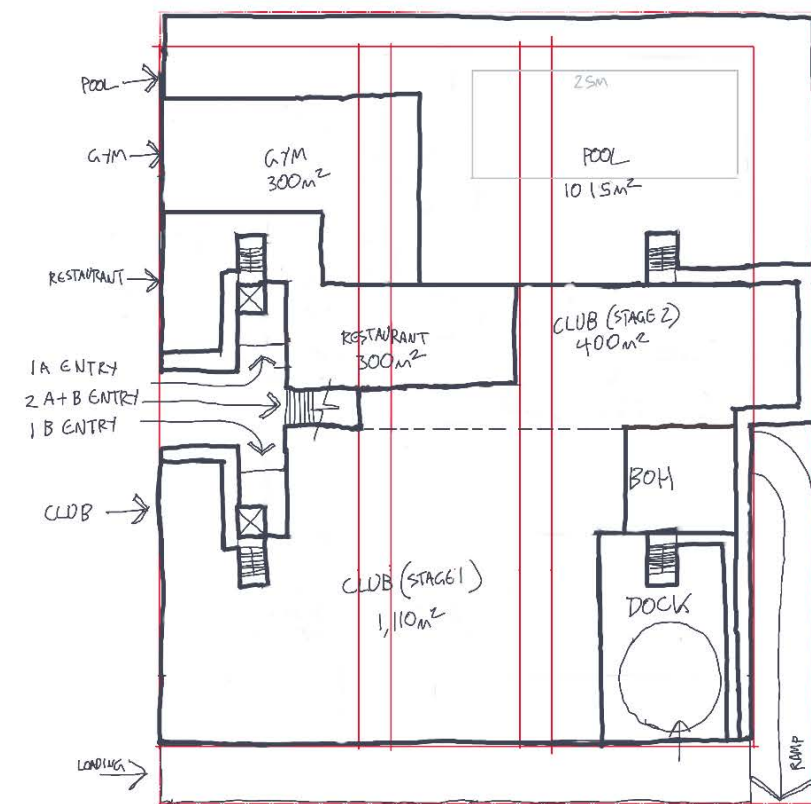
10 | Staged
Construction Analysis



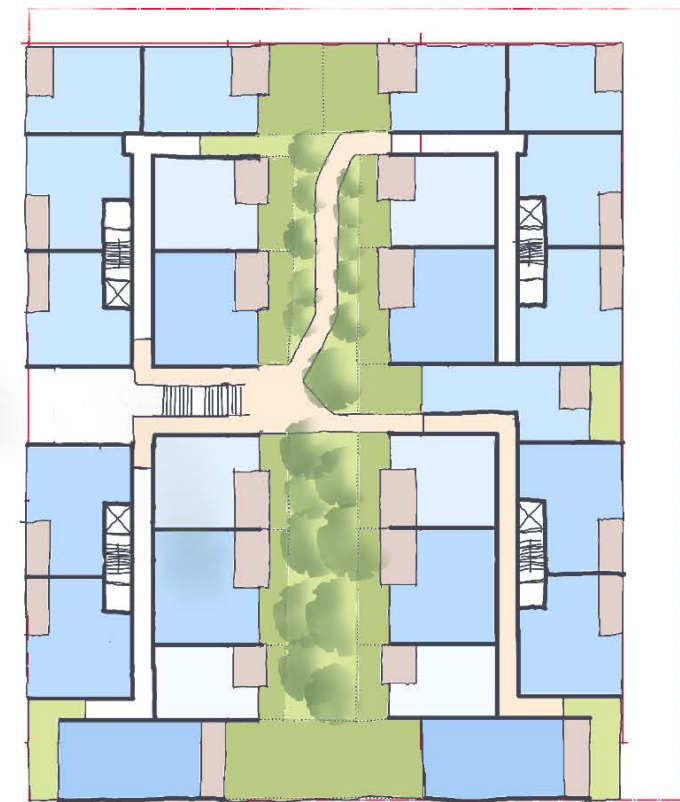
05 - Club moves into new building. Excavate remaining basement



06 - Complete basement car park (Layout indicative only)



07 - Complete ground floor and expand stage 1 club



08 - Complete project



Locations

Sydney

Level 11
88 Phillip Street
Sydney NSW 2000
Australia

T +61 2 9232 5877

F +61 2 9221 4139

info-sydney@ptw.
com.au
ptw.com.au

Beijing

Unit 1706, Zhong Yu
Plaza
6 Gongti Bei Road
Chaoyang District
Beijing 100027

People's Republic of
China

T +86 10 8571 2635

F +86 10 8571 2637

Shanghai

Level 6, Block A4
1600 Guoquan
North Rd
Shanghai 200438
People's Republic of
China

T +86 21 61803952

Hanoi

Level 5
Han-Viet Tower
203 Minh Khai Street
Hai Ba Trung District
Hanoi, Vietnam
100000

T +84 4 3974 4252

F +84 4 3974 4255

Ho Chi Minh City

Studio 6.02
Level 6, An Phu Plaza
117-119 Ly Chinh
Thang
Ward 7, District 3
Ho Chi Minh City
Vietnam 700000

T +84 8 3931 8779

F +84 8 3931 8778