

marchesepartners

21th May 2019

SEPP 65 DESIGN VERIFICATION STATEMENT

Prepared to accompany S.C.C. to DoPE.

PROPOSED SENIORS LIVING and FACILITIES

CABBAGE TREE ROAD, BAYVIEW

Issue B 21/05/2019

This Apartment Design Guide (ADG) Design Verification statement has been prepared on behalf of Waterbrook (Applicant) in support of a S.C.C. submitted to the DoPE.

This report is intended to be read in conjunction with the Architectural plans prepared by Marchese Partners Architects and the associated reports.

Pursuant to Clause 50 (1A) and (1AB) of the Environmental Planning and Assessment Regulation 2000, I hereby declare that Mr Steve Zappia is a qualified designer, which means a person registered as an architect in accordance with the Architects Act 2003 as defined by Clause 3 of the Environmental Planning and Assessment Regulation 2000. Mr Steve Zappia is registered as an architect in NSW (reg. No. 6535) in accordance with the Architects Act 1921.

We confirm that Steve Zappia of Marchese Partners Architects directed the design of the enclosed application and that the enclosed documentation achieves the Design quality principles as set out in Schedule 1 of *State Environmental Planning Policy 65 - Design Quality of Residential Flat Developments* and has been designed with reference to the *Apartment Design Guide* (July 2015).

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DESIGN QUALITY PRINCIPLES

PRINCIPLE 1 – CONTEXT AND NEIGHBORHOOD CHARACTER

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area's existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.

Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

The site for this development is located within the western portion of Bayview Golf Course. Cabbage Tree Road bisects the two portions of the existing golf course and is the eastern boundary of the proposed site.

The proposal sits within the context of the golf course. Cabbage Tree Road will provide the entry point to the proposed development. Topographically the site first rises steeply from the densely wooded road boundary and fairways, rising at a grade of approximately 1:12 to the west. To the north, the land is at the same grade but to the south the wooded land falls away from a fairway with varying degrees of slope.

The nearest residential neighbours to the north are at least 39 metres away. Any development in this location of the site would be screened by the existing and proposed trees and woodland to the north, south and east. New planting to complement the existing vegetation is envisaged to effectively screen all views into the development site.

The proposed building forms of the Independent Living Units have been strongly defined by the desire to reinforce the architectural style in the area with large verandas, a combination of pitch and flat roofs and local materials like sandstone and timber.

The proposed use will be consistent with the Site Compatibility Certificate (SCC) when issued by the Department of Planning and Environment (DPE), and is compatible with the local character, which contains a number of other seniors living developments of a similar, or larger scale. The proposed buildings have been designed to be compatible with the local character of the neighbourhood incorporating in the design the essential elements that make up the character of the surrounding environment like a similar height to other seniors living developments in the vicinity and greater setbacks to Cabbage Tree Road than the existing buildings' average front setback. Also, the proposed development will harmonise well with the desired future context through the use of natural materials and a muted, natural colour palette, whilst providing contemporary seniors accommodation which is much needed in the area.

Contextually, the proposed development is appropriate for its location and will contribute positively to the desired future character of the precinct meaning:

- The design, siting, scale, and materiality result in an overall development with an appearance which will exist in harmony with its immediate and wider environment.
- Recognise it is not the 'same' as the existing development in immediate context – but a contemporary response to Seniors Living developments. The design has sought to emphasise the desired elements of the character of Bayview and emphasise those through the development (significant landscaping, a reduced scale of development and minimised site coverage).

- Harmony is achieved between the proposed development and surrounding land uses, as well as the character of the locality through sympathetic heights (reduced to be compliant), bulk and scale, which is not substantially greater than the heights, bulk and scale of development in the locality, particularly existing seniors' developments.
- Harmony is also achieved as the siting and relationship of the proposed built form to surrounding space being of a lesser or consistent footprint compared to other buildings in the locality, being nearby seniors housing developments.
- The proposal includes building tones and materials which are harmonious with the surrounding landscape and area

PRINCIPLE 2 – BUILT FORM AND SCALE

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

The built form, height and the scale of the development have been carefully considered in the current design and envisaged to harmonise with the scale of other seniors developments in the locality through the following strategies:

- The current design comprises 2-3 storey buildings with building heights across the whole development that have been reduced to comply with the 8.5 m. height limit of building control as per the Pittwater Local Environmental Plan.
- The proposal provides significant communal open space and much needed amenity at the ground plane.
- Further to the reduction of heights and taking advantage of the steepness of the topography, the site is proposed to be recontoured to help reduce the visual bulk from the perimeter with an appropriate cut and fill strategy that will encourage accessibility for seniors across the whole site.
- The seniors buildings have been well articulated with deep recesses along their lengths, providing legibility to the building entries and interest along the common areas.
- The separation between buildings will break up the bulk of the development and will help the buildings nestle into the slope of the land.
- The proposed development is significantly landscaped around its edge so it will be consistent with the character of the area.

The proposed buildings will be screened within the existing natural vegetation while providing articulated elements which add variety and interest to the internal communal areas. The completed development will sit comfortably within the site and will form an appropriate scale to suit the local character of the area.

PRINCIPLE 3 – DENSITY

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

There is no prescribed density control for the site. While the proposal complies with the height control, the design and configuration of the buildings on the site also provides an appropriate response to the site and ensures the proposed dwellings will have adequate light ventilation, privacy and amenity.

Further, the proposal is consistent in terms of density with other seniors housing developments in the area, achieving a scale, bulk and height appropriate to the existing and desired future character of the area.

PRINCIPLE 4 – SUSTAINABILITY

Good design combines positive environmental, social and economic outcomes.

Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.

A seniors housing development that has immediate proximity to their own transport, on-site facilities for residents and provides for local employment opportunities, is in itself an efficient use of resources by minimising the reliance on the local infrastructure and individual motor vehicle use.

In addition to this, we note the following inclusions as part of the proposal will also contribute to minimising resources and energy;

- Solar access and cross ventilation is achieved to a significant proportion of the apartments, meaning that the internal spaces will not be reliant on-air conditioning to maintain thermal comfort.
- 3 hours of solar access in the middle of winter is provided to 70% of the self-contained dwellings. All units will have access to a substantial common open space, with considerable amenity, situated in the centre of the development, to receive maximum solar exposure.
- Natural cross ventilation is provided to 98.8% of the units, well in excess of the minimum rule of thumb of 60%.
- Recessed balconies will provide shading in summer months but allow lower winter sun to enter internal areas for passive solar heating into all north facing apartments.
- BASIX compliance will be achieved and demonstrated.

PRINCIPLE 5 – LANDSCAPE

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.

Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.

The proposed development incorporates substantial areas of landscaping in both the private and common areas, as well as to the site's perimeter with endemic species.

The current design allows for deep soil areas within all the gaps in-between buildings to supplement the existing tall vegetation to mitigate any privacy or visual impacts. The development benefits of an extra amenity sitting within a landscaped setting in a golf course due to its prominent location.

Planted areas have been maximised throughout the rest of the site and within the common areas of the buildings, providing a high level of planting for the development in this precinct. The proposal allows for over 50% of the site of landscaped area and 25% of the site of deep soil area.

A line of tall vegetation will screen any potential visual impact from the proposal to the west, where there is a pocket of houses approximately 139m away. To the north-east, across the golf course another pocket of houses, the nearest of which is 39m away will be screened by a line of vegetation and new planting to complement the existing vegetation. To the south, across Cabbage Tree road, is the eastern portion of Bayview Golf Course and an existing maintenance shed, which are both proposed to be redeveloped

Overall the development is proposed to be well landscaped to enhance the overall appearance and amenity of the development

PRINCIPLE 6 – AMENITY

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.

The proposed development is for seniors housing comprising 6 buildings and one building for facilities and sleeved car parking on levels 1 and 2. Each Independent Living Unit lobby provides access to a maximum of three apartments which provides intimacy for the residents, and the individual personalisation of each entry will reflect the culture and character of their resident's life history through personal pieces, colour, texture, forms and materials.

The proposed apartments will all have excellent amenity. All apartments will meet the cross-flow ventilation SEPP 65 requirements and ADG design criteria. ADG and Seniors SEPP Solar access requirements of 3 hours of solar access to private open spaces and living areas between 9am and 3pm on 21 June will also be met.

Large areas of (shaded) glass are provided to living spaces, providing generous natural light and views. All apartments have balconies or courtyards as their private open space. The depth and width of balconies will allow for various sitting arrangements. The apartments open directly onto these large balconies providing natural ventilation and outdoor living opportunities.

The communal areas and the gardens have been carefully designed to provide large accessible outdoor spaces that can be enjoyed throughout the year by the residents and their visiting family and friends. In addition to that, a vast selection of on-site facilities and services have been incorporated to accommodate the needs of residents, family and friends. This will ensure that the residents will remain connected to their greater community.

A large, central and well landscaped communal open space with various amenities is situated in the centre portion of the development and will be provided for the enjoyment of residents.

The beautiful setting within a golf course environment provides additional amenity for the development with fantastic views to the renewed landscape of the golf course.

Lift access will be provided to all apartment levels and the basement, linking every floor with ground level and basement. The lobbies at ground level will present as clearly articulated entries to the residential buildings, providing a welcoming and secure environment for residents and their guests.

The facilities building will be provided with a lift, linking the basement and the three floors. The facilities will provide an outstanding level of amenity for the residents to enjoy and a great opportunity to engage with the broader community, family and friends with a wellness centre consultants' rooms, café, a la carte restaurant, lounge areas, library, gym, hair salon, cinema, men shed, arts and crafts are all located within this facilities building

Overall, it can be said that the development will provide an excellent level of amenity for its residents.

PRINCIPLE 7 – SAFETY AND SECURITY

Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

Safety and security will be provided for both future occupants and the public domain through the following design measures:

- The village has been designed to create a very clear sense of arrival into the site and into each building.

- The drop off area creates an impressive arrival point that defines a very familiar sense of public gathering at the lobby and the reception area where all residents and visitors can be guided to their destination.
- The buildings housing the self-contained dwellings will be a secure environment. Access will be by electronic security devices at the vehicle entry point and the pedestrian entry points and lobbies.
- Basement car parking areas will be accessed via electronic security devices and an intercom for visitors. Car parks will be well lit and lifts will have security control and close circuit television cameras.
- Paths and common areas are clear and easily managed, with clear delineation between public, semi-private and private areas.
- Windows and balconies will provide good natural surveillance to the surrounding common areas and public domain.

PRINCIPLE 8 – HOUSING DIVERSITY AND SOCIAL INTERACTION

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.

Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.

The site is located close to public transport, in addition the village will provide resident bus transport.

Retirement Villages provide a diversity of suitable housing for the ageing population that is not served by traditional housing types or apartment buildings.

In A Comparison of Retirement Village Living with General Residential OCTOBER 2017 by Built Environment Informatics & Innovation Research Centre University of Technology Sydney it was concluded; *“Retirement village living provides benefits and amenities not found in general residential living....The amenity and quality of life in a retirement village stems from the accommodation, facilities and services available.*

Most general residential does not offer these. Retirement village living provides value for money, a senior living in general residential would have to pay an additional amount to access these facilities and services.”

To be able to provide these facilities at an acceptable cost level, the Retirement Village must be able to amortize these costs across a minimum number of residents. As is evidenced in the abovementioned Research, (depending on location of the village) it can be deduced that these costs become “more acceptable” in Villages that are classified as Medium in size, which the Author of this Report defines as being between 61 dwellings – 180 dwellings.

The facilities building within this project will provide an exceptional level of amenity for the residents to enjoy and engage with friends, family and the broader community. The Wellness

centre, consultants' rooms, café, a la carte restaurant, lounge areas, library, gym, hair salon, cinema, men shed, arts and crafts are all located within this facilities building.

PRINCIPLE 9 – AESTHETICS

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The visual appearance of a well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

The proposed development achieves design excellence through the careful modulation of building forms, the use of a similar palette of materials to the buildings in the surroundings and through the deliberate architectural articulation of elements.

The design and detailing of the residential buildings is deliberately simple and clean to create a modernist and timeless aesthetic. As the facilities building sits centrally opposite the landscaped communal open space and can be viewed in the round as well as from above, a detailed, textured facade and decorative privacy screens have been incorporated into the building. This also provides differentiation along the entry point when viewed on approach from the street, breaking down the mass of the scheme.

The buildings play with contrasts as a way of providing articulation to the simple facades. The facades comprise solid earthy colour balconies which are contrasted with the sandstone wall texture. A sense of drama is achieved by emphasising the depths of the balconies, especially at the corners where they wrap around and break down the corners of the building. The use of different sun shading devices to the various facades has given them a dramatic and varied character.

Floating and cantilevered roof slabs complete the dynamic appearance of the building forms.



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Apartment Design Guide (ADG) Assessment Table.

An Assessment of the proposal's compliance with the ADG is provided in the table below.

Design Objective	Assessment	Whether Achieved
Part 3 Siting the Development		
3A Site Analysis		
<p>Objective 3A-1</p> <p>Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context</p>	<p>The proposal is the result of a lengthy planning and design process that has sought to address the constraints and opportunities that exist on the site. A context analysis (Drawing LEC1.02.2) and site analysis (Drawing LEX1.2.03) form a key part of assessing and illustrating the opportunities and constraints that exist. This analysis identified, amongst other things:</p> <ul style="list-style-type: none"> • Natural hazard areas • Important trees to maintain • Local character and context • Topography and slope • Views and vistas • Site context and amenity • Building forms and materials 	Achieved
3B Orientation		
<p>Objective 3B-1</p> <p>Building types and layouts respond to the streetscape and site while optimising solar access within the development</p>	<p>As a golf course, the streetscape is not the design's key driver along this stretch of Cabbage Tree Road. The development will be of minimum visibility when viewed from this point providing significant setbacks from the street.</p> <p>North aspect and solar access have been maximised to all dwellings with more than 70% of dwellings receiving 2 hours of solar access in mid-winter.</p>	Achieved
<p>Objective 3B-2</p> <p>Overshadowing of neighbouring properties is minimised during mid-winter</p>	<p>There will be no overshadowing on adjoining properties given the significant setbacks provided across the golf course.</p>	Achieved
3C – Public Domain Interface		
<p>Objective 3C-1</p> <p>Transition between private and public domain is achieved without compromising safety and security</p>	<ul style="list-style-type: none"> • The built form has been orientated to minimise possible conflict between residents and golfers. • Buildings and units have been oriented to the internal communal open space and landscaped area. • The facilities building is located close to the entry point to allow for interaction to the broader community. • An accessible pedestrian pathway is differentiated from the vehicular access, improving legibility for residents. • Direct street entry will occur from a single point off Cabbage Tree Road. 	Achieved
<p>Objective 3C-2</p> <p>Amenity of the public domain is retained and enhanced</p>	<ul style="list-style-type: none"> • The site responds positively to the surrounding golf course with a clear delineation between public and private land with minimal use of blank walls and fences. 	Achieved

Design Objective	Assessment	Whether Achieved
	<ul style="list-style-type: none"> Extensive landscaping is proposed as part of the scheme to revegetate the course and screen the proposed development. The underground car park will remain largely unseen from all perspectives. 	
3D Communal and Public Open Space		
<p><i>Objective 3D-1</i></p> <p>An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping</p>	<p>The development complies with the design criteria as follows:</p> <ul style="list-style-type: none"> The design provides an accessible pedestrian connection surrounded by landscaped gardens and communal spaces linking the serviced self-care units to the facilities building and to the public domain. These connections enable residents to move easily and comfortably around spaces and places they need or desire to visit regardless of any physical, sensory or cognitive impairment Communal space it is mainly co-located with deep soil areas to allow for large planting. The development benefits from the significant amenity provided by its natural setting and golf course context. 	Achieved
<p><i>Design Criteria</i></p> <p>Communal open space has a minimum area equal to 25% of the site</p>	<p>Compliant.</p> <p>Proposed communal open space over 30%</p>	
<p>Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)</p>	<p>The development is more than compliant with 50% direct sunlight to the principle usable part of the communal open space for at least 2 hours on June 21.</p>	
<p><i>Objective 3D-2</i></p> <p>Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting</p>	<p>The communal open space is a multi-level, layered experience providing for a range of spaces and activities. The spaces include:</p> <ul style="list-style-type: none"> Upper gathering area and play area Middle gathering space Lower viewing area <p>All three of these spaces are internal to the site between the buildings. They ensure all residents have an equal opportunity to use the varying spaces. The following elements will be provided:</p> <ul style="list-style-type: none"> Seating areas BBQ areas Play equipment Wellness Centre including pool, gym, etc. <p>The communal areas and the garden have been carefully designed to provide large accessible outdoor spaces that can be enjoyed throughout the year by the residents and their visiting family and friends</p>	Achieved
<p><i>Objective 3D-3</i></p> <p>Communal open space is designed to maximise safety</p>	<p>All seven buildings will address the communal open space ensuring natural surveillance occurs across this space, maximising safety.</p> <p>The communal open space is internal to the built form and shielded from any possible golf course conflicts.</p>	Achieved
3E Deep Soil Zones		

Design Objective			Assessment	Whether Achieved
<p><i>Objective</i></p> <p>Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality.</p>			See below.	Achieved
<p><i>Design Criteria</i></p> <p>Deep soil zones are to meet the following minimum requirements:</p>			The development is more than compliant with the deep soil zone, criterion with more than 25% of the site being deep soil.	
Site Area	Minimum Dimensions	Deep Soil Zone (% of site area)		
Less than 650m ²	-	7%		
650m ² – 1,500m ²	3m			
Greater than 1,500m ²	6m			
> 1,500m ² with significant existing tree cover	6m			
3F Visual Privacy				
<p><i>Objective 3F-1</i></p> <p>Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.</p>			The proposal is compliant with the design criteria as outlined below.	Achieved.
<p><i>Design Criteria</i></p> <p>Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:</p>			<ul style="list-style-type: none">Compliant internal separation between buildings. (no windows with direct views to either Habitable or non-Habitable rooms on the side walls)<ul style="list-style-type: none">Building A – B: 8.11 metres to 12.8 metresBuilding B-C: 7.98mBuilding C – D: 8.18 metresBuilding D-E: 5.70 metresBuilding E – F: ranging from 7.5 – 16.30 metresBuilding F-Facilities:7.26	
Building Height	Habitable rooms and balconies	Non-habitable rooms		
Up to 12m (4 storeys)	6m	3m		
Up to 25m (5-8 storeys)	9m	4.5m		
Over 25m (9+ storeys)	12m	6m		
<p><i>Objective 3F-2</i></p> <p>Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space</p>			<ul style="list-style-type: none">The average separation to the North-eastern boundary (golf course) is 6.6 m (1.3 minimum and 12.80 maximum)The separation to the South – western boundary (golf course) is 8m (Block E) and an average of 10m (Block F- 4.35 minimum to 16.1m maximum)The nearest residential neighbours to the north are at least 39 metres away.Any development in this location of the site would be screened by the existing and proposed	

Design Objective	Assessment	Whether Achieved
	<p>trees and woodland to the north, south and east. New planting to complement the existing vegetation is envisaged to effectively screen all views into the development site.</p> <ul style="list-style-type: none"> • The proposed development is well setback from adjoining sites ensuring that there is no impact on the privacy of these dwellings • Within the seniors housing development, buildings have been predominantly oriented north-south with limited opportunities for overlooking between buildings. 	
3G Pedestrian access and entries		
<p>Objective 3G-1</p> <p>Building entries and pedestrian access connects to and addresses the public domain</p>	<ul style="list-style-type: none"> • All seven buildings address the communal open space and internal pedestrian links within the centre of the site, providing pedestrian access from this point. 	Achieved
<p>Objective 3G-2</p> <p>Access, entries and pathways are accessible and easy to identify</p>	<ul style="list-style-type: none"> • Points of access and pathways are provided from the front of every building with pathways and entries easily obvious from the communal open space. • The village has been designed to create a very clear sense of entry into the site and into each building. • The drop-off area creates an impressive arrival point that defines a very familiar sense of public gathering at the lobby and the reception area where all residents and visitors can be guided to their destination. • Paths are clear and easily managed, with clear delineation between communal and private areas. 	Achieved
<p>Objective 3G-3</p> <p>Large sites provide pedestrian links for access to streets and connection to destinations</p>	<ul style="list-style-type: none"> • In accordance with the Seniors SEPP, all buildings will be provided with an access way from the principal pedestrian entrance to the public road, being Cabbage Tree Road, in accordance with AS 1428.1 – 2009. 	Achieved
3H Vehicle Access		
<p>Objective 3H-1</p> <p>Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes</p>	<ul style="list-style-type: none"> • A single point of entry and exit has been proposed onto Cabbage Tree Road. This ensures that minimal conflicts between pedestrians and vehicles will occur. 	Achieved
3J Bicycle and Car Parking		
<p>Objective 3J-1</p> <p>Car Parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas</p>	<ul style="list-style-type: none"> • Car parking has been provided in a manner that is compliant with the Seniors Housing SEPP. • It is considered that the parking provision is suitable given the sites proximity to public transport options. • The proposal meets the requirement of the SEPP in terms of public transport accessibility 	Achieved
<p>Objective 3J-2</p> <p>Parking and facilities are provided for other modes of transport</p>	<ul style="list-style-type: none"> • The development incorporates 20 buggy spaces within the basement to assist residents in moving around. It is anticipated that a high 	Achieved

Design Objective	Assessment	Whether Achieved
	proportion of residents will be golfers, making the most use of the nearby facility.	
Objective 3J-3 Car park design and access is safe and secure	<ul style="list-style-type: none"> The car park design and access has been assessed by a traffic consultant and deemed compliant with AS2890.1 	Achieved
Objective 3J-4 Visual and environmental impacts of underground car parking are minimised	<ul style="list-style-type: none"> With the amended scheme, the extent of the basement has been reduced with the number of car spaces from 186 spaces to 161 spaces in response to the North Sydney Panel comments. 	Achieved
Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised	<ul style="list-style-type: none"> No on-grade car parking is proposed. 	Achieved
Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised	<ul style="list-style-type: none"> No above ground car parking is proposed. 	Achieved

Part 4 Designing the Buildings		
4A Solar and Daylight access		
<p><i>Objective 4A-1</i></p> <p>To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space</p>	<ul style="list-style-type: none"> The proposal is compliant with the design criteria as outlined below. 	Achieved
<p><i>Design Criteria</i></p> <p>Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.</p>	<ul style="list-style-type: none"> Compliant. <ul style="list-style-type: none"> 74.7% of the 83 apartments and 95.2% of the apartments receive direct sunlight 	
<p>A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.</p>	<ul style="list-style-type: none"> Compliant. Only 4 apartments receive no direct sunlight in mid-winter which equals 4.8%. therefore, the development complies with Part 4A-1(3) of the ADG. 	
<p><i>Objective 4A-2</i></p> <p>Daylight access is maximised where sunlight is limited</p>	<ul style="list-style-type: none"> Solar access is not limited to the site and all apartments will be provided with a compliant level of solar access. 	Achieved
<p><i>Objective 4A-3</i></p> <p>Design incorporates shading and glare control, particularly for warmer months</p>	<ul style="list-style-type: none"> Recessed balconies will provide shading in summer months but allow lower winter sun to enter internal areas for passive solar heating into all north facing apartments Increased depths of the balconies, especially at the corners where they wrap around and break down the corners of the building will provide shading to the eastern and western elevations. In addition to this, operable timber louvres to this orientation will help improve the amenity in the warmer months. The use of different sun shading devices and appropriate glare control to the various facades creates a dramatic and varied character. BASIX compliance will be achieved and demonstrated. 	Achieved
4B Natural Ventilation		
<p><i>Objective 4B-1</i></p> <p>All habitable rooms are naturally ventilated</p>	<ul style="list-style-type: none"> All habitable rooms are naturally ventilated. 	Achieved
<p><i>Objective 4B-2</i></p> <p>The layout and design of single aspect apartments maximises natural ventilation</p>	<ul style="list-style-type: none"> There is only one single aspect apartment in the development. The maximum depth for this open layout (living, dining, kitchen) will be no more than 8m as per ADG criteria to maximise ventilation airflow. 	Achieved
<p><i>Objective 4B-3</i></p> <p>The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents</p>	<ul style="list-style-type: none"> The proposal is compliant with the design criteria as outlined below with 98.8% of apartments being cross-ventilated. 	Achieved
<p><i>Design Criteria</i></p> <p>At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if</p>	<ul style="list-style-type: none"> The majority of apartments achieve cross-ventilation with 83 out of the 84 apartments (98.8%) being compliant with these criteria. 	Achieved

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any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.

Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.

- Generally complies.
- The apartments incorporate a 17.5m average cross over ranging from a minimum of 15m min to a maximum of 20m.

4C Ceiling Height

Objective

Ceiling height achieves sufficient natural ventilation and daylight access

- The proposal is compliant with the design criteria as outlined below.

Achieved

Design Criteria

Measured from finished floor level to finished ceiling level, minimum ceiling heights are:

Minimum ceiling height	
Habitable rooms	2.7m
Non-habitable	2.4m
For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area
Attic spaces	1.8m at edge of room with a 30 degree minimum ceiling slope
If located in mixed use areas	3.3m for ground and first floor to promote future flexibility of use

These minimums do not preclude higher ceilings if desired.

- All the apartments have been provided with the compliant finished floor level to minimum ceiling heights as a minimum according to the design criteria.

4D Apartment Size and Layout

Objective 4D-1

The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.

- The proposal is compliant with the design criteria as outlined below.

Achieved

Design Criteria

Apartments are required to have the following minimum internal areas:

Apartment Type	Minimum internal area
Studio	35m ²
1 bedroom	50m ²
2 bedroom	70m ²
3 bedroom	90m ²

The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each.

A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.

- The units are all 2 or 3 bedroom apartments that exceed the minimum internal area criteria required by Objective 4D-1.

Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the

- Compliant: Every habitable room has a window in an external wall.

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floor area of the room. Daylight and air may not be borrowed from other rooms.																		
<i>Objective 4D-2</i> Environmental performance of the apartment is maximised		<ul style="list-style-type: none">The proposal is compliant with the design criteria as outlined below.	Achieved															
<i>Design Criteria</i> Habitable room depths are limited to a maximum of 2.5 x the ceiling height.		<ul style="list-style-type: none">Compliant																
In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.		<ul style="list-style-type: none">Compliant																
<i>Objective 4D-3</i> Apartment layouts are designed to accommodate a variety of household activities and needs		<ul style="list-style-type: none">The proposal is compliant with the design criteria as outlined below.	Achieved															
<i>Design Criteria</i> Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space).		<ul style="list-style-type: none">Compliant.All master bedrooms have a minimum area of 10sqm with all other bedrooms having a minimum area of 9sqm.																
Bedrooms have a minimum dimension of 3m (excluding wardrobe space).		<ul style="list-style-type: none">Compliant.																
Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none">3.6m for studio and 1 bedroom apartments4m for 2 and 3 bedroom apartments		<ul style="list-style-type: none">Compliant.																
The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.		<ul style="list-style-type: none">Compliant.																
4E Private Open Space and Balconies																		
<i>Objectives 4E-1</i> Apartments provide appropriately sized private open space and balconies to enhance residential amenity		<ul style="list-style-type: none">The proposal is compliant with the design criteria as outlined below.	Achieved															
<i>Design Criteria</i> All apartments are required to have primary balconies as follows: <table><tr><th>Dwelling Type</th><th>Minimum Area</th><th>Minimum internal area</th></tr><tr><td>Studio apartment</td><td>4m²</td><td>-</td></tr><tr><td>1 bedroom apartment</td><td>8m²</td><td>2m</td></tr><tr><td>2 bedroom apartment</td><td>10m²</td><td>2m</td></tr><tr><td>3+ bedroom apartment</td><td>12m²</td><td>2.4m</td></tr></table> The minimum balcony depth to be counted as contributing to the balcony area is 1m.		Dwelling Type		Minimum Area	Minimum internal area	Studio apartment	4m ²	-	1 bedroom apartment	8m ²	2m	2 bedroom apartment	10m ²	2m	3+ bedroom apartment	12m ²	2.4m	<ul style="list-style-type: none">Compliant.All the apartments are provided with a minimum primary balcony area of at least 15 sqm and minimum depth over 1 m.
Dwelling Type	Minimum Area	Minimum internal area																
Studio apartment	4m ²	-																
1 bedroom apartment	8m ²	2m																
2 bedroom apartment	10m ²	2m																
3+ bedroom apartment	12m ²	2.4m																
For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m ² and a minimum depth of 3m.		<ul style="list-style-type: none">Compliant.All the apartments are provided with a minimum primary balcony area of at least 25 sqm and a minimum depth of 3m.																

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Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents	<ul style="list-style-type: none">Private open space is located adjacent to the living room in all instances to ensure enhanced liveability for all the residents	Achieved									
Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	<ul style="list-style-type: none">The facades comprise solid earthy colour balconies which are contrasted with the sandstone wall texture.Greater depth of balconies are provided, especially at the corners where they wrap around and break down the corners of the building	Achieved									
Objective 4E-4 Private open space and balcony design maximises safety	<ul style="list-style-type: none">The changes in ground levels or landscaping will be minimised for improved liveability of the units.Safety will be ensured within the balconies with appropriate materiality and parapet heights preventing falls or climbing.Balconies will provide passive surveillance of the site’s surrounds	Achieved									
4F Common Circulation and Spaces											
Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments	<ul style="list-style-type: none">Building forms are broken down into pavilions and as such, internal circulation areas are reduced.	Achieved									
Design Criteria The maximum number of apartments off a circulation core on a single level is eight.	<ul style="list-style-type: none">Compliant.The maximum number of apartments serviced off a core on a single level is 3.										
Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents	<ul style="list-style-type: none">The communal open space, building entry ways and building circulation have been designed to promote social interaction between residents, which enable Seniors to use, enjoy, socialize and move around the spaces without fear of falling, tripping and becoming disorientatedSunlight and natural ventilation to common corridors are provided improving the amenity of the circulation areas.	Achieved									
4G Storage											
Objective 4G-1 Adequate, well designed storage is provided in each apartment	<ul style="list-style-type: none">Compliant	Achieved									
Design Criteria In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <table><tr><th>Dwelling Type</th><th>Minimum Area</th></tr><tr><td>Studio apartment</td><td>4m²</td></tr><tr><td>1 bedroom apartment</td><td>6m²</td></tr><tr><td>2 bedroom apartment</td><td>8m²</td></tr><tr><td>3+ bedroom apartment</td><td>10m²</td></tr></table>	Dwelling Type		Minimum Area	Studio apartment	4m ²	1 bedroom apartment	6m ²	2 bedroom apartment	8m ²	3+ bedroom apartment	10m ²
Dwelling Type	Minimum Area										
Studio apartment	4m ²										
1 bedroom apartment	6m ²										
2 bedroom apartment	8m ²										
3+ bedroom apartment	10m ²										

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At least 50% of the required storage is to be located within the apartment.		
Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments	<ul style="list-style-type: none"> Storage is provided at the rear of car spaces in cages so that allocated car parking remains accessible. 	Achieved
4H Acoustic Privacy		
Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout	<ul style="list-style-type: none"> Adequate building separation within the development is provided and from neighbouring uses ensuring noise transfer is minimised. Noise sources within the development are mindfully located (i.e. basement) in order to prevent any noise transfer to the living areas. 	Achieved
Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments	<ul style="list-style-type: none"> Internal apartment layout separate noisy spaces from quiet spaces having rooms with similar noise requirements grouped together and doors separating different use zones. 	Achieved
4J Noise and Pollution		
4K Apartment Mix		
Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future	<ul style="list-style-type: none"> The apartments have been designed to respond to the wide variety of life styles of Seniors living locally on the Northern Beaches with a variety of sizes across the whole development with 2B and 3B apartments to allow for a flexible room layout that can be switched between study to living space to allow for the grandchildren and friends to come and visit the residents encouraging social interaction with the rest of the families. The development provides the residents with the ability to live their lives as they wish, dine in their home, or join friends and family in the restaurant or café. 	Achieved
Objective 4K-2 The apartment mix is distributed to suitable locations within the building	<ul style="list-style-type: none"> The apartment types are located across the development. 	Achieved
4L Ground floor apartments		
Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located	<ul style="list-style-type: none"> Not applicable. 	
Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents	<ul style="list-style-type: none"> Privacy is ensured through adequate integrated fencing and landscape but also opportunities for the residents to engage with neighbours and have a casual conversation. Greater amenity provided to the units at ground floor through the landscaped private open space. Solar access is granted at the same rate of upper levels. 	Achieved

Part 4 Designing the Buildings		
4M Facades		
<p>Objective 4M-1</p> <p>Building facades provide visual interest along the street while respecting the character of the local area</p>	<ul style="list-style-type: none"> The buildings form and materiality of the development embraces the recognisable elements utilised in the Pittwater Council catchment and particularly in the Bayview surroundings. Substantial landscaping concept, a variety of roof typologies with deep eaves, sandstone podium and earthy colours, large verandas and timber elements. 	Achieved
<p>Objective 4M-2</p> <p>Building functions are expressed by the facade</p>	<ul style="list-style-type: none"> The buildings have been designed with different materiality responsive to the use of buildings to help seniors understand where they are and to identify which way they need to go. The palate of colours, materials and textures has been selected to highlight the local context and provide “memory triggers”. The private, semi-private and public communal spaces have an easy to “read” series of hierarchies achieved through placement, screening and different form and permeability. 	Achieved
4N Roof design		
<p>Objective 4N-1</p> <p>Roof treatments are integrated into the building design and positively respond to the street</p>	<ul style="list-style-type: none"> Large, single plane and predominantly low pitch roof forms provide architectural interest to the roof forms. 	Achieved
<p>Objective 4N-2</p> <p>Opportunities to use roof space for residential accommodation and open space are maximised</p>	<ul style="list-style-type: none"> The development incorporates new habitable roof space for the apartments with good levels of amenity, and large private open space. 	Achieved
<p>Objective 4N-3</p> <p>Roof design incorporates sustainability features</p>	<ul style="list-style-type: none"> Long eaves and cantilevered roof slabs at the top level are integrated into the design providing shading in summer. 	Achieved
4O Landscape design		
<p>Objective 4O-1</p> <p>Landscape design is viable and sustainable</p>	<ul style="list-style-type: none"> The landscape design has been curated in association with the project team’s ecologist to provide endemic species to the area 	Achieved
<p>Objective 4O-2</p> <p>Landscape design contributes to the streetscape and amenity</p>	<ul style="list-style-type: none"> The landscape design is a critical component of the proposal and has been thoughtfully prepared. 	Achieved
4P Planting on structures		
<p>Objective 4P-1</p> <p>Appropriate soil profiles are provided</p>	<ul style="list-style-type: none"> Above basement planting areas are minimised, however suitable soil profiles will be provided. 	Achieved
<p>Objective 4P-2</p> <p>Plant growth is optimised with appropriate selection and maintenance</p>	<ul style="list-style-type: none"> Endemic species have been selected. 	Achieved
<p>Objective 4P-3</p> <p>Planting on structures contributes to the quality and amenity of communal and public open spaces</p>	<ul style="list-style-type: none"> The internal areas will offer a diversity of spaces to the surrounding areas and will offer high quality and amenity. 	Achieved

Part 4 Designing the Buildings		
4Q Universal Design		
Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members	<ul style="list-style-type: none"> All the apartments achieve Liveable Housing Guideline's silver level universal design features. 	Achieved
Objective 4Q-2 A variety of apartments with adaptable designs are provided	<ul style="list-style-type: none"> All the apartments are adaptable. 	Achieved
Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs	<ul style="list-style-type: none"> the apartments have been designed to allow for a flexible room layout that can be switched between study to living space to allow for grand children to stay with the residents and friends to visit. 	Achieved
4U Energy Efficiency		
Objective 4U-1 Development incorporates passive environmental design	<ul style="list-style-type: none"> The development is above the ADG compliance figures for solar access , 74.8% of the apartments receive more than 2h solar and cross ventilation (over 98.8% of the apartments) meaning that the internal spaces will not be reliant on-air conditioning to maintain thermal comfort. 	Achieved
Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	<ul style="list-style-type: none"> 2 hours of solar access in the middle of winter is provided to 74.8% of the self-contained dwellings. All units will have access to a substantial common open space, with considerable amenity, situated in the centre of the development, to receive maximum solar exposure. Recessed balconies will provide shading in summer months but allow lower winter sun to enter internal areas for passive solar heating into all north facing apartments. 	Achieved
Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation	<ul style="list-style-type: none"> Natural cross ventilation is provided to 98.8% of the units, well in excess of the minimum rule of thumb of 60%. 	Achieved
4V Waste Management and conservation		
Objective 4V-1 Potable water use is minimised	<ul style="list-style-type: none"> WSUD is applied across the site with water re-used where possible. 	Achieved
Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters	<ul style="list-style-type: none"> Complies 	Achieved
Objective 4V-3 Flood management systems are integrated into site design	<ul style="list-style-type: none"> Complies 	Achieved
4W Waste management		
Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	<ul style="list-style-type: none"> Waste storage is located in the basement to prevent any impact on the amenity of the residents. 	Achieved
Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling	<ul style="list-style-type: none"> General waste and recycling bins are located separately within the same room under each vertical core. 	Achieved
4X Building Maintenance		

Part 4 Designing the Buildings		
<p>Objective 4X-1</p> <p>Building design detail provides protection from weathering</p>	<ul style="list-style-type: none"> • Design solutions will be provided: • Appropriate materials are provided requiring low maintenance • Long eaves and deep balconies to avoid the external walls to be exposed to weathering. 	Achieved
<p>Objective 4X-2</p> <p>Systems and access enable ease of maintenance</p>	<ul style="list-style-type: none"> • The design enables easy cleaning from the inside of the buildings. • Easy to maintain solutions will be provided, with the proponent of the developer also being the long-term operator. 	Achieved
<p>Objective 4X-3</p> <p>Material selection reduces ongoing maintenance costs</p>	<ul style="list-style-type: none"> • Durable and low maintenance materials that weather well will be prescribed. 	Achieved