



<b>PART 3 – SITING THE DEVELOPMENT</b>	
<b>Development objectives</b>	<b>Assessment/Comment</b>
<p style="background-color: #f4a460; color: white; padding: 5px;"><b>Objective 3A-1</b></p> <p style="background-color: #f4a460; color: white; padding: 5px;">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> <hr style="border: 1px solid #f4a460;"/> <p style="background-color: #f4a460; color: white; padding: 5px;"><b>Design guidance</b></p> <p style="background-color: #f4a460; color: white; padding: 5px;">Each element in the Site Analysis Checklist should be addressed (see Appendix 1)</p>	<p>A site analysis has been submitted with the subject application which identifies the constraints and opportunities of the site</p> <div style="text-align: center;">  </div>
<p style="background-color: #f4a460; color: white; padding: 5px;"><b>Objective 3B-1</b></p> <p style="background-color: #f4a460; color: white; padding: 5px;">Building types and layouts respond to the streetscape and site while optimising solar access within the development.</p> <hr style="border: 1px solid #f4a460;"/> <p style="background-color: #f4a460; color: white; padding: 5px;"><b>Design guidance</b></p> <p style="background-color: #f4a460; color: white; padding: 5px;">Buildings along the street frontage define the street, by facing it and incorporating direct access from the street (see figure 3B.1)</p> <hr style="border: 1px solid #f4a460;"/> <p style="background-color: #f4a460; color: white; padding: 5px;">Where the street frontage is to the east or west, rear buildings should be orientated to the north</p> <hr style="border: 1px solid #f4a460;"/> <p style="background-color: #f4a460; color: white; padding: 5px;">Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west (see figure 3B.2)</p>	<p>The subject site comprises a land area of 2600sqm and is surrounded by common property. The site is currently vacant and is irregular in shape.</p> <div style="text-align: center;">  </div> <p>The proposed development seeks to add a three storey development to an existing aged care facility. The development is setback but visible from the road reserve.</p> <p>The street frontage to the site is to the North of the site. However the proposed building is orientated along the 'depth' of the site in a North/South configuration. The site is currently development and this is the remaining stage subject to approval.</p> <p>Where possible given the configuration of the site and setback, the proposed development is considered to face the street frontage:</p>



**Objective 3B-2**

Overshadowing of neighbouring properties is minimised during mid winter

**Design guidance**

Living areas, private open space and communal open space should receive solar access in accordance with sections 3D Communal and public open space and 4A Solar and daylight access

Solar access to living rooms, balconies and private open spaces of neighbours should be considered

Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%

If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond minimums contained in section 3F Visual privacy

Overshadowing should be minimised to the south or down hill by increased upper level setbacks

It is optimal to orientate buildings at 90 degrees to the boundary with neighbouring properties to minimise overshadowing and privacy impacts, particularly where minimum setbacks are used and where buildings are higher than the adjoining development

A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings

The proposed development includes communal living areas for the development along the proposed buildings eastern elevation. The communal areas are hatched in the below plan and include, café, children's play area, vegie garden, multi-purpose area (applicant advised onsite this area can be used for outdoor workshops, painting and general recreation) lobby and secured garden.



The individual units are generally oriented along the sites western and north western elevation. This is in response to the subject application being the last stage in the construction of the existing RSL seniors living facility. With those located on the eastern elevation being separated from the existing three storey aged care by a garden area, setback

approximately 6.0m.

The ground floor level includes Special Care units (no POS), standard Residential Aged Care (no POS) and 6 Residential Aged care (POS), kitchen, staff rooms, lobby, health and wellbeing and communal areas.

Levels 1 and 2 are comprised of Serviced apartments, all with associated POS.

All rooms (excluding the proposed special care rooms)

This section of the ADG advises that the subject application is required to provide solar access in accordance with 3D and 4A. The proposed development is considered to comply, please refer to these sections of this assessment for a full assessment.

Notwithstanding the following table includes a breakdown for the proposed apartments

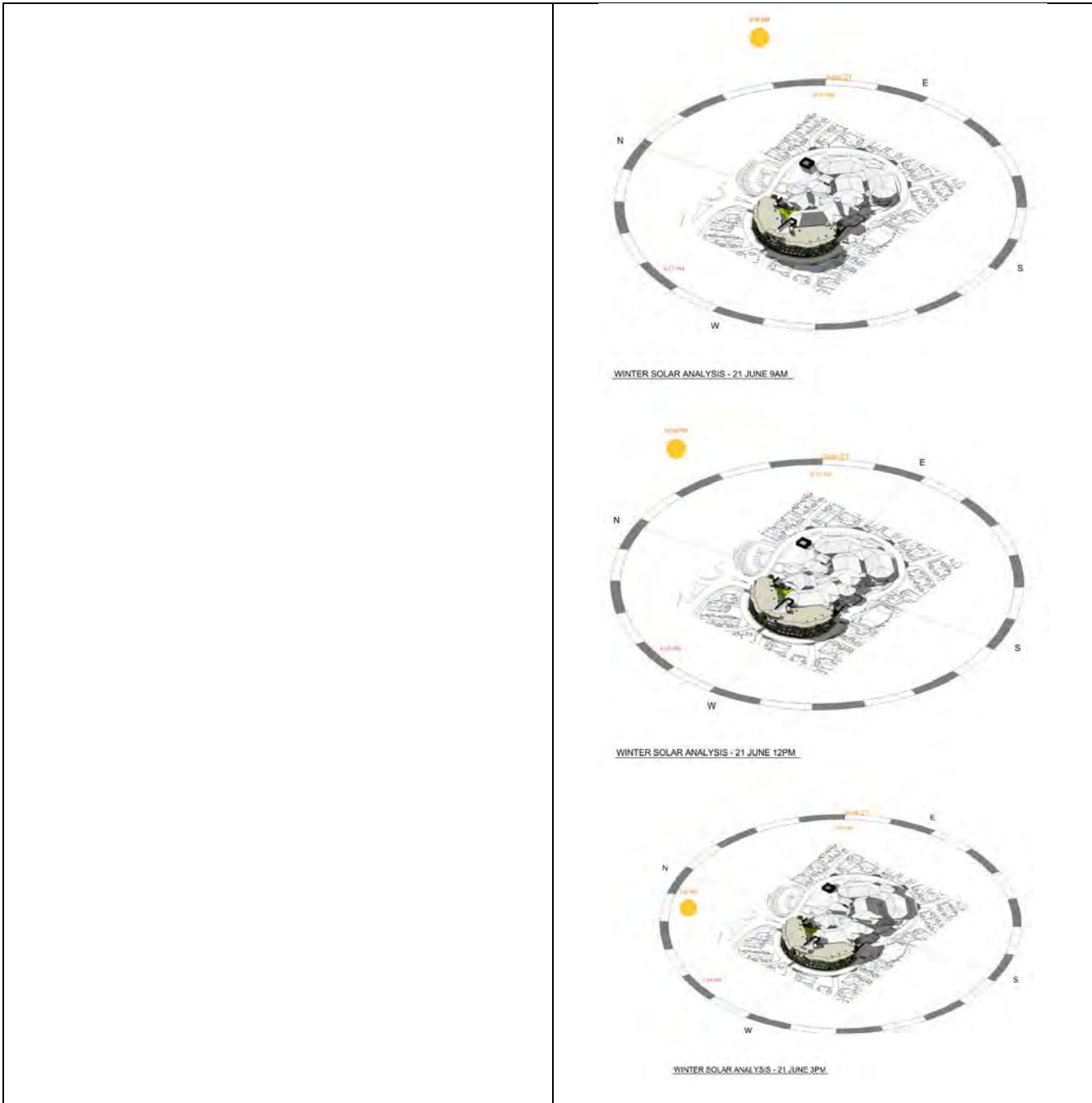
SHADOW STUDY		
APARTMENT NUMBER	SUN EXPOSURE LEVEL TWO	SUN EXPOSURE LEVEL THREE
1	10AM-2PM	10AM-2PM
2	10AM-2PM	10AM-2PM
3	10AM-2PM	10AM-2PM
4	11AM-2PM	11AM-2PM
5	11AM-3PM	11AM-3PM
6	12PM-3PM	12PM-3PM
7	12PM-4PM	1PM-4PM
8	2PM-4PM	2PM-4PM
9	1PM-4PM	1PM-4PM
10		12PM-2PM
11		12PM-2PM
12		11AM-2PM
13	9AM-11AM	9AM-11AM
14	9AM-12PM	8AM-12PM
15	8AM-12PM	8AM-12PM
16		8AM-12AM
17		12PM
18		11AM-12PM

TOTALS	
TOTAL APARTMENTS	36
TOTAL COMPLIANT	28
TOTAL NON-COMPLIANT	8


<b>COMPLIANCE</b>	REQUIRED FOR COMPLIANCE	70%
8AM - 4PM (2 HOURS)	PERCENTAGE OF COMPLIANT APARTMENTS	78%


The solar access to living rooms, POS areas and balconies of adjoining properties is considered minimal. From the submitted shadow diagrams – the following is applicable at 21 June.



It considered that any adjoining dwellings which benefit from Solar will not be affected, the site is irregular in shape, however it is generally considered that the building is oriented 90 degrees to the boundary. The adjoining properties are separated from the proposed development by the internal access road, this separation has decrease the potential overshadowing impacts.



<p><b>Objective 3C-1</b> Transition between private and public domain is achieved without compromising safety and security</p> <p><b>Design guidance</b></p> <p>Terraces, balconies and courtyard apartments should have direct street entry, where appropriate</p> <p>Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings (see figure 3C.1)</p> <p>Upper level balconies and windows should overlook the public domain</p> <p>Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls should be limited to 1m</p> <p>Length of solid walls should be limited along street frontages</p> <p>Opportunities should be provided for casual interaction between residents and the public domain. Design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets</p> <p>In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated to improve legibility for residents, using a number of the following design solutions:</p> <ul style="list-style-type: none"> <li>• architectural detailing</li> <li>• changes in materials</li> <li>• plant species</li> <li>• colours</li> </ul> <p>Opportunities for people to be concealed should be minimised</p>	<p>The subject application is for additions and alterations to an existing aged care facility.</p> <p><b>Units:</b> The ground floor is comprised of special care units (no external living), residential aged care (no external living) and premium residential aged care (6 units), which have attached terraces. These areas are located within the site and do not have direct street entry.</p> <p><b>Operational/Recreation:</b> The development includes a lobby, child's play area and green wall which present as the entrance to the new ILA. This area is considered to offer a definite entrance and presents to the public domain.</p>  <p>The development offers changes in level, balcony locations and depths and landscaping. The location of the building is setback from the road reserve, however includes a design supportive of passive surveillance and interaction within the site.</p> <p>The building is comprised of a lobby at each level which presents to the site entrance and the road reserve. This design is considered to offer surveillance of the public area and improves privacy afforded to the residential units.</p> <p>Complies – as discussed above</p> <p>The site does not include any fencing; the development is the last stage within an existing and managed site.</p> <p>The wall presenting the public elevation is predominately glassed. The wall presenting to the side elevation within this site is comprised of a range of materials. No solid wall.</p> 
--	--


	<p>As discussed previously the site includes lobby areas at each level. The design allows for interaction for residents and clearly delineates areas and uses.</p> <p>Overall the development is considered to transition between public and private without compromising safety or security.</p>
<p><b>Objective 3C-2</b> Amenity of the public domain is retained and enhanced</p> <p><b>Design guidance</b></p> <p>Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking</p> <p>Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided</p> <p>The visual prominence of underground car park vents should be minimised and located at a low level where possible</p> <p>Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view</p> <p>Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels</p> <p>Durable, graffiti resistant and easily cleanable materials should be used</p> <p>Where development adjoins public parks, open space or bushland, the design positively addresses this interface and uses a number of the following design solutions:</p> <ul style="list-style-type: none"> <li>• street access, pedestrian paths and building entries which are clearly defined</li> <li>• paths, low fences and planting that clearly delineate between communal/private open space and the adjoining public open space</li> <li>• minimal use of blank walls, fences and ground level parking</li> </ul> <p>On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking</p>	<p>The proposed development includes planting, within the entrances and ground floor terraces. Additionally includes green roof at the ground level and a screened rooftop plant zone (neither of which are accessible for residents).</p>    <p>The existing facility has internal mail systems currently in place.</p> <p>Not applicable – no underground parking.</p> <p>The site is currently comprised of a pump station and</p>

	<p>maintenance area. No changes are proposed with this regard. The subject application seeks to screen and further landscape these areas.</p> <p>No further controls under this objective are applicable to the subject application.</p> <p>In summary the proposed development maintains the amenity of the public domain.</p>
<p><b>Objective 3D-1</b> An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping</p> <p><b>Design criteria</b></p> <ol style="list-style-type: none"> <li>Communal open space has a minimum area equal to 25% of the site (see figure 3D.3)</li> <li>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)</li> </ol> <p><b>Design guidance</b></p> <p>Communal open space should be consolidated into a well designed, easily identified and usable area</p> <p>Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions</p> <p>Communal open space should be co-located with deep soil areas</p> <p>Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies</p> <p>Where communal open space cannot be provided at ground level, it should be provided on a podium or roof</p> <p>Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should:</p> <ul style="list-style-type: none"> <li>provide communal spaces elsewhere such as a landscaped roof top terrace or a common room</li> <li>provide larger balconies or increased private open space for apartments</li> <li>demonstrate good proximity to public open space and facilities and/or provide contributions to public open space</li> </ul>	<p>The proposed development includes compliance with the required 25% area of the site for communal open space. The site include approximately 700sqm which has been provided for:</p> <ul style="list-style-type: none"> <li>Gardens;</li> <li>Decks;</li> <li>Vegetable gardens;</li> <li>Multi-purpose areas;</li> <li>Alfresco use/dining</li> </ul> <p>Figure 3D.3 advises that these areas where possible should be located together. The below image generally highlights the location of communal open spaces. It should further be noted that existing communal spaces are onsite which the residential will be able to utilise.</p> <p>The communal areas are located along the north and eastern elevation of the development and are predominately external areas. Accordingly comply with the minimum 50% direct sunlight requirement.</p> <p>These areas are considered to comply with the design guidance for the following reasons:</p> <ul style="list-style-type: none"> <li>Provided at ground level;</li> <li>Easily identified and useable;</li> <li>Co-located with landscaped areas</li> </ul> 

<p><b>Objective 3D-2</b> Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting</p> <p><b>Design guidance</b></p> <p>Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F Common circulation and spaces), incorporating some of the following elements:</p> <ul style="list-style-type: none"> <li>• seating for individuals or groups</li> <li>• barbecue areas</li> <li>• play equipment or play areas</li> <li>• swimming pools, gyms, tennis courts or common rooms</li> </ul> <p>The location of facilities responds to microclimate and site conditions with access to sun in winter, shade in summer and shelter from strong winds and down drafts</p> <p>Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks</p>	<p>Complies – the proposed development includes a range of services and amenities particular to the aged care development. These areas include: Gardens Kids playground Café Seating Multi-purpose areas Decks</p> <p>As detailed previously these areas are located predominately on the north/eastern elevation. And there is additional dining located along the sites western elevation.</p> <p>The building is architecturally designed and offers, green roofs and integration of services. There is not considered to be any impact in terms of visualising services.</p>
<p><b>Objective 3D-3</b> Communal open space is designed to maximise safety</p> <p><b>Design guidance</b></p> <p>Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. Design solutions may include:</p> <ul style="list-style-type: none"> <li>• bay windows</li> <li>• corner windows</li> <li>• balconies</li> </ul> <p>Communal open space should be well lit</p> <p>Where communal open space/facilities are provided for children and young people they are safe and contained</p>	<p>The design of the development includes, central eating/dining/communal areas at levels 1 and 2, with associated POS areas overs looking the communal areas with applicable. At ground level the areas where applicable present to these areas.</p> <p>North/Street elevation:</p>  <p>Western elevation (viewed from onsite)</p> 

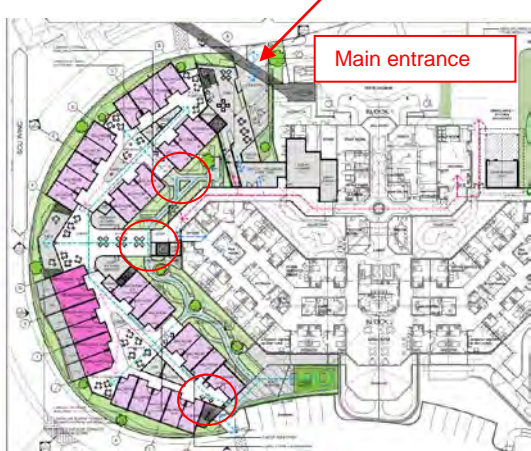



<p><b>Objective 3D-4</b> Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood</p>	<p>The proposed development is for the addition to an existing aged care facility. As detailed previously the proposed development offers a range of communal areas and activities suited to clientele and guest.</p>
<p><b>Design guidance</b></p>	
<p>The public open space should be well connected with public streets along at least one edge</p>	<p>The site is an irregular shape and is setback from the public area.</p>
<p>The public open space should be connected with nearby parks and other landscape elements</p>	<p>The area is also within close proximity to a range of recreational services, tennis, golf, pools, shopping centres etc. Public transport is available in addition to transport services provided by the facility.</p>
<p>Public open space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid</p>	<p>It is considered that the proposed development is responsive to the existing pattern and uses of the neighbourhood.</p>
<p>Solar access should be provided year round along with protection from strong winds</p>	
<p>Opportunities for a range of recreational activities should be provided for people of all ages</p>	
<p>A positive address and active frontages should be provided adjacent to public open space</p>	
<p>Boundaries should be clearly defined between public open space and private areas</p>	

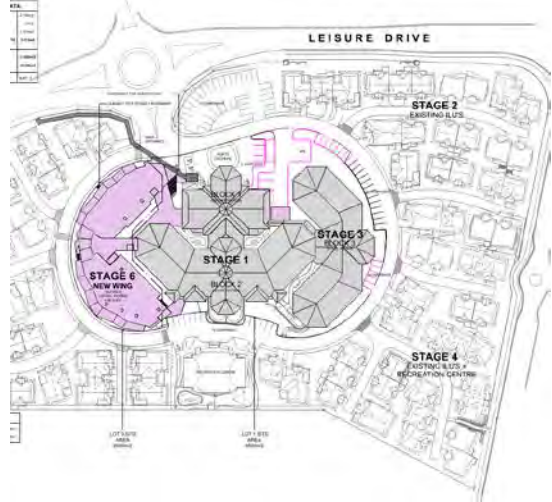
<p><b>Objective 3E-1</b> Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality</p>	<p>The subject site when viewed in its entirety is compliant with the requirements.</p> <p>The site includes 2488sqm; which equates to approximately 12.</p> <p>Of this area, there are three sections which comply with the minimum area of 6m x 6m; two of which include existing mature trees.</p> <p>The area between the existing building and the proposed building includes an area the length of the development x 6m, the application seeks to include planting trees within this area, which will provide adequate shading.</p>												
<p><b>Design criteria</b></p> <p>1. Deep soil zones are to meet the following minimum requirements:</p>													
<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="background-color: #d3d3d3;">Site area</th> <th style="background-color: #d3d3d3;">Minimum dimensions</th> <th style="background-color: #d3d3d3;">Deep soil zone (% of site area)</th> </tr> </thead> <tbody> <tr> <td>less than 650m<sup>2</sup></td> <td>-</td> <td rowspan="4">7%</td> </tr> <tr> <td>650m<sup>2</sup> - 1,500m<sup>2</sup></td> <td>3m</td> </tr> <tr> <td>greater than 1,500m<sup>2</sup></td> <td>6m</td> </tr> <tr> <td>greater than 1,500m<sup>2</sup> with significant existing tree cover</td> <td>6m</td> </tr> </tbody> </table>	Site area	Minimum dimensions	Deep soil zone (% of site area)	less than 650m <sup>2</sup>	-	7%	650m <sup>2</sup> - 1,500m <sup>2</sup>	3m	greater than 1,500m <sup>2</sup>	6m	greater than 1,500m <sup>2</sup> with significant existing tree cover	6m	<p>All existing vegetation onsite is proposed to be retained. The development footprint is currently comprised of grassed area.</p>
Site area	Minimum dimensions	Deep soil zone (% of site area)											
less than 650m <sup>2</sup>	-	7%											
650m <sup>2</sup> - 1,500m <sup>2</sup>	3m												
greater than 1,500m <sup>2</sup>	6m												
greater than 1,500m <sup>2</sup> with significant existing tree cover	6m												
<p><b>Design guidance</b></p> <p>On some sites it may be possible to provide larger deep soil zones, depending on the site area and context:</p> <ul style="list-style-type: none"> <li>• 10% of the site as deep soil on sites with an area of 650m<sup>2</sup> - 1,500m<sup>2</sup></li> <li>• 15% of the site as deep soil on sites greater than 1,500m<sup>2</sup></li> </ul>	<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th colspan="2"><b>LANDSCAPE DATA :</b></th> </tr> </thead> <tbody> <tr> <td style="width: 70%;">COMMUNAL OUTDOOR SPACE</td> <td>3410m<sup>2</sup></td> </tr> <tr> <td>DEEP SOIL ZONES</td> <td>2488m<sup>2</sup></td> </tr> </tbody> </table>	<b>LANDSCAPE DATA :</b>		COMMUNAL OUTDOOR SPACE	3410m <sup>2</sup>	DEEP SOIL ZONES	2488m <sup>2</sup>						
<b>LANDSCAPE DATA :</b>													
COMMUNAL OUTDOOR SPACE	3410m <sup>2</sup>												
DEEP SOIL ZONES	2488m <sup>2</sup>												
<p>Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems, providing anchorage and stability for mature trees. Design solutions may include:</p> <ul style="list-style-type: none"> <li>• basement and sub basement car park design that is consolidated beneath building footprints</li> <li>• use of increased front and side setbacks</li> <li>• adequate clearance around trees to ensure long term health</li> <li>• co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil</li> </ul>	<p>It should also be noted that the stormwater management proposed is acceptable with this regard.</p>												
<p>Achieving the design criteria may not be possible on some sites including where:</p> <ul style="list-style-type: none"> <li>• the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres)</li> <li>• there is 100% site coverage or non-residential uses at ground floor level</li> </ul> <p>Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure</p>													

<p><b>Objective 3F-1</b> Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy</p> <p><b>Design criteria</b></p> <p>1. 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> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th>Building height</th> <th>Habitable rooms and balconies</th> <th>Non-habitable rooms</th> </tr> </thead> <tbody> <tr> <td>up to 12m (4 storeys)</td> <td>6m</td> <td>3m</td> </tr> <tr> <td>up to 25m (5-8 storeys)</td> <td>9m</td> <td>4.5m</td> </tr> <tr> <td>over 25m (9+ storeys)</td> <td>12m</td> <td>6m</td> </tr> </tbody> </table> <p>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2)</p> <p>Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties</p> <p><b>Design guidance</b></p> <p>Generally one step in the built form as the height increases due to building separations is desirable. Additional steps should be careful not to cause a 'ziggurat' appearance</p> <p>For residential buildings next to commercial buildings, separation distances should be measured as follows:</p> <ul style="list-style-type: none"> <li>• for retail, office spaces and commercial balconies use the habitable room distances</li> <li>• for service and plant areas use the non-habitable room distances</li> </ul> <p>New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring buildings. Design solutions include:</p> <ul style="list-style-type: none"> <li>• site layout and building orientation to minimise privacy impacts (see also section 3B Orientation)</li> <li>• on sloping sites, apartments on different levels have appropriate visual separation distances (see figure 3F.4)</li> </ul> <p>Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping (figure 3F.5)</p> <p>Direct lines of sight should be avoided for windows and balconies across corners</p> <p>No separation is required between blank walls</p>	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>The proposed development includes a height 13.5m.</p> <p>The building is separated at closet point to the existing aged care facility by 6.0m at ground level and 9.0m at the upper levels.</p>
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><b>Objective 3F-2</b>                  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>	<p>The proposed development at ground level does not include POS areas for units 18-33 (Special Care and Residential Aged Care), where these areas adjoin communal spaces. These rooms are proposed to include glazed windows to allow viewing of the communal areas, without jeopardising the privacy of these units.</p>
<p><b>Design guidance</b></p> <p>Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows. Design solutions may include:</p> <ul style="list-style-type: none"> <li>• setbacks</li> <li>• solid or partially solid balustrades to balconies at lower levels</li> <li>• fencing and/or trees and vegetation to separate spaces</li> <li>• screening devices</li> <li>• bay windows or pop out windows to provide privacy in one direction and outlook in another</li> <li>• raising apartments/private open space above the public domain or communal open space</li> <li>• planter boxes incorporated into walls and balustrades to increase visual separation</li> <li>• pergolas or shading devices to limit overlooking of lower apartments or private open space</li> <li>• on constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvres or screen panels to windows and/or balconies</li> </ul>	<p>The proposed development also includes:                  Landscaping;                  Planter boxes;                  Louvres;                  Screens etc</p> <p>See indicate image below.</p>
<p>Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment's service areas</p>	
<p>Balconies and private terraces should be located in front of living rooms to increase internal privacy</p>	
<p>Windows should be offset from the windows of adjacent buildings</p>	
<p>Recessed balconies and/or vertical fins should be used between adjacent balconies</p>	

<p><b>Objective 3G-1</b> Building entries and pedestrian access connects to and addresses the public domain</p> <p><b>Design guidance</b></p> <p>Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street edge</p> <p>Entry locations relate to the street and subdivision pattern and the existing pedestrian network</p> <p>Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries</p> <p>Where street frontage is limited and multiple buildings are located on the site, a primary street address should be provided with clear sight lines and pathways to secondary building entries</p>	<p>The proposed development includes three clearly identified lobby entrances (highlight in red below).</p>   <p>Main entrance, as located within the site.</p>
<p><b>Objective 3G-2</b> Access, entries and pathways are accessible and easy to identify</p> <p><b>Design guidance</b></p> <p>Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces</p> <p>The design of ground floors and underground car parks minimise level changes along pathways and entries</p> <p>Steps and ramps should be integrated into the overall building and landscape design</p> <p>For large developments 'way finding' maps should be provided to assist visitors and residents (see figure 4T.3)</p> <p>For large developments electronic access and audio/video intercom should be provided to manage access</p>	<p>As detailed above the access, entries and pathways to the subject development are accessible and easy to identify. The application is for Seniors living and accordingly, complies with access requirements as detailed under the application SEPP.</p>

<p><b>Objective 3G-3</b> Large sites provide pedestrian links for access to streets and connection to destinations</p>	<p>As detailed previously within this report the subject application is for the construction of the last stage of an existing seniors living development. The site is currently benefitted from existing infrastructure with the proposed development considered to increase connections.</p>
<p><b>Design guidance</b> Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport</p>	
<p>Pedestrian links should be direct, have clear sight lines, be overlooked by habitable rooms or private open spaces of dwellings, be well lit and contain active uses, where appropriate</p>	

<p><b>Objective 3H-1</b>  <i>Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes</i></p>	<p>The access arrangements to the site will remain, with no changes or additional access points required. The proposed development does make some minor amendments to the onsite parking as detailed in the below plan.</p>
<p><b>Design guidance</b></p>	
<p>Car park access should be integrated with the building's overall facade. Design solutions may include:</p>	<p>The proposed parking and traffic plan has been reviewed by Councils Traffic Engineer. No concerns with this regard were raised. Parking is in accordance with the provisions detailed under the Seniors Living SEPP.</p>
<ul style="list-style-type: none"> <li>• the materials and colour palette to minimise visibility from the street</li> <li>• security doors or gates at entries that minimise voids in the facade</li> <li>• where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed</li> </ul>	
<p>Car park entries should be located behind the building line</p>	
<p>Vehicle entries should be located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout</p>	
<p>Car park entry and access should be located on secondary streets or lanes where available</p>	
<p>Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided</p>	
<p>Access point locations should avoid headlight glare to habitable rooms</p>	
<p>Adequate separation distances should be provided between vehicle entries and street intersections</p>	
<p>The width and number of vehicle access points should be limited to the minimum</p>	
<p>Visual impact of long driveways should be minimised through changing alignments and screen planting</p>	
<p>The need for large vehicles to enter or turn around within the site should be avoided</p>	
<p>Garbage collection, loading and servicing areas are screened</p>	
<p>Clear sight lines should be provided at pedestrian and vehicle crossings</p>	
<p>Traffic calming devices such as changes in paving material or textures should be used where appropriate</p>	
<p>Pedestrian and vehicle access should be separated and distinguishable. Design solutions may include:</p> <ul style="list-style-type: none"> <li>• changes in surface materials</li> <li>• level changes</li> <li>• the use of landscaping for separation</li> </ul>	

<p><b>Objective 3J-1</b> Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas</p> <p><b>Design criteria</b></p> <p>1. For development in the following locations:</p> <ul style="list-style-type: none"> <li>• on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or</li> <li>• on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre</li> </ul> <p>the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less</p> <p>The car parking needs for a development must be provided off street</p> <p><b>Design guidance</b></p> <p>Where a car share scheme operates locally, provide car share parking spaces within the development. Car share spaces, when provided, should be on site</p> <p>Where less car parking is provided in a development, council should not provide on street resident parking permits</p>	<p>As detailed above the proposed development includes car parking in accordance with the provisions of the Seniors Living SEPP.</p> <p>The development includes a total of 81 onsite parking spaces.</p> <table border="1" data-bbox="770 443 1313 752"> <thead> <tr> <th>TOWN PLANNING CAR PARKING REQUIREMENTS :</th> </tr> </thead> <tbody> <tr> <td> <ul style="list-style-type: none"> <li>• 1 CARPARK / 2 STAFF</li> <li>• 1 CARPARK / 15 RACF SCU/ DEMENTIA RESIDENTS (INCLUDING VISITORS)</li> <li>• 1 CARPARK / 10 RACF RESIDENTS (INCLUDING VISITORS)</li> <li>• 1 CARPARK / 2 ILA BEDROOMS (INCLUDING VISITORS)</li> </ul> </td> </tr> <tr> <td> <ul style="list-style-type: none"> <li>• EXISTING MORNING = 36 STAFF / 18 CARPARKS</li> <li>• EXISTING AFTERNOON = 16 STAFF / 8 CARPARKS</li> <li>• EXISTING NIGHT = 4 STAFF / 2 CARPARKS</li> <li>• EXISTING RACF = 90 RAC / 9 CARPARKS</li> </ul> </td> </tr> <tr> <td> <ul style="list-style-type: none"> <li>• PROPOSED NEW WING = 6 STAFF / 3 CARPARKS</li> <li>• PROPOSED NEW WING = 36 ILAS / 19 CARPARKS</li> <li>• PROPOSED NEW WING = 15 SCU / 1 CARPARKS</li> <li>• PROPOSED NEW WING = 18 RAC / 2 CARPARKS</li> </ul> </td> </tr> <tr> <td>TOTAL CARPARKS REQUIRED = 62 (ACCOMMODATING OVERLAP IN SHIFTS.)</td> </tr> </tbody> </table> <p>The proposed development includes an additional five parking spaces, resulting in a total of 81 onsite parking spaces.</p>	TOWN PLANNING CAR PARKING REQUIREMENTS :	<ul style="list-style-type: none"> <li>• 1 CARPARK / 2 STAFF</li> <li>• 1 CARPARK / 15 RACF SCU/ DEMENTIA RESIDENTS (INCLUDING VISITORS)</li> <li>• 1 CARPARK / 10 RACF RESIDENTS (INCLUDING VISITORS)</li> <li>• 1 CARPARK / 2 ILA BEDROOMS (INCLUDING VISITORS)</li> </ul>	<ul style="list-style-type: none"> <li>• EXISTING MORNING = 36 STAFF / 18 CARPARKS</li> <li>• EXISTING AFTERNOON = 16 STAFF / 8 CARPARKS</li> <li>• EXISTING NIGHT = 4 STAFF / 2 CARPARKS</li> <li>• EXISTING RACF = 90 RAC / 9 CARPARKS</li> </ul>	<ul style="list-style-type: none"> <li>• PROPOSED NEW WING = 6 STAFF / 3 CARPARKS</li> <li>• PROPOSED NEW WING = 36 ILAS / 19 CARPARKS</li> <li>• PROPOSED NEW WING = 15 SCU / 1 CARPARKS</li> <li>• PROPOSED NEW WING = 18 RAC / 2 CARPARKS</li> </ul>	TOTAL CARPARKS REQUIRED = 62 (ACCOMMODATING OVERLAP IN SHIFTS.)
TOWN PLANNING CAR PARKING REQUIREMENTS :						
<ul style="list-style-type: none"> <li>• 1 CARPARK / 2 STAFF</li> <li>• 1 CARPARK / 15 RACF SCU/ DEMENTIA RESIDENTS (INCLUDING VISITORS)</li> <li>• 1 CARPARK / 10 RACF RESIDENTS (INCLUDING VISITORS)</li> <li>• 1 CARPARK / 2 ILA BEDROOMS (INCLUDING VISITORS)</li> </ul>						
<ul style="list-style-type: none"> <li>• EXISTING MORNING = 36 STAFF / 18 CARPARKS</li> <li>• EXISTING AFTERNOON = 16 STAFF / 8 CARPARKS</li> <li>• EXISTING NIGHT = 4 STAFF / 2 CARPARKS</li> <li>• EXISTING RACF = 90 RAC / 9 CARPARKS</li> </ul>						
<ul style="list-style-type: none"> <li>• PROPOSED NEW WING = 6 STAFF / 3 CARPARKS</li> <li>• PROPOSED NEW WING = 36 ILAS / 19 CARPARKS</li> <li>• PROPOSED NEW WING = 15 SCU / 1 CARPARKS</li> <li>• PROPOSED NEW WING = 18 RAC / 2 CARPARKS</li> </ul>						
TOTAL CARPARKS REQUIRED = 62 (ACCOMMODATING OVERLAP IN SHIFTS.)						
<p><b>Objective 3J-2</b> Parking and facilities are provided for other modes of transport</p> <p><b>Design guidance</b></p> <p>Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters</p> <p>Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas</p> <p>Conveniently located charging stations are provided for electric vehicles, where desirable</p>	<p>The site is located with close proximity to public transport and services. Notwithstanding this the development is for seniors living including special care units. The RSL site also provides a community bus service.</p>					



<p><b>Objective 3J-3</b> Car park design and access is safe and secure</p> <p><b>Design guidance</b></p> <p>Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas and car wash bays can be accessed without crossing car parking spaces</p> <p>Direct, clearly visible and well lit access should be provided into common circulation areas</p> <p>A clearly defined and visible lobby or waiting area should be provided to lifts and stairs</p> <p>For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting, colour, line marking and/or bollards</p>	<p>The carpark design and access is considered safe and secure.</p> <p>All areas are within close proximity to the proposed facility.</p> <p>All areas are provided security lighting.</p> <p>All areas are clearly visible</p> <p>Services are provided to residents in terms of garbage maintenance etc</p>
<p><b>Objective 3J-4</b> Visual and environmental impacts of underground car parking are minimised</p> <p><b>Design guidance</b></p> <p>Excavation should be minimised through efficient car park layouts and ramp design</p> <p>Car parking layout should be well organised, using a logical, efficient structural grid and double loaded aisles</p> <p>Protrusion of car parks should not exceed 1m above ground level. Design solutions may include stepping car park levels or using split levels on sloping sites</p> <p>Natural ventilation should be provided to basement and sub basement car parking areas</p> <p>Ventilation grills or screening devices for car parking openings should be integrated into the facade and landscape design</p>	<p>Not applicable – no underground parking is proposed.</p>

<p><b>Objective 3J-5</b> Visual and environmental impacts of on-grade car parking are minimised</p> <p><b>Design guidance</b></p> <p>On-grade car parking should be avoided</p> <p>Where on-grade car parking is unavoidable, the following design solutions are used:</p> <ul style="list-style-type: none"> <li>• parking is located on the side or rear of the lot away from the primary street frontage</li> <li>• cars are screened from view of streets, buildings, communal and private open space areas</li> <li>• safe and direct access to building entry points is provided</li> <li>• parking is incorporated into the landscape design of the site, by extending planting and materials into the car park space</li> <li>• stormwater run-off is managed appropriately from car parking surfaces</li> <li>• bio-swales, rain gardens or on site detention tanks are provided, where appropriate</li> <li>• light coloured paving materials or permeable paving systems are used and shade trees are planted between every 4-5 parking spaces to reduce increased surface temperatures from large areas of paving</li> </ul>	<p>Complies – the parking is generally existing, with the exception of five parking spaces to be added onsite.</p> <p>The parking for the proposed development is generally located at the rear of the site.</p> <p>Landscaping is existing with this regard.</p>
<p><b>Objective 3J-6</b> Visual and environmental impacts of above ground enclosed car parking are minimised</p> <p><b>Design guidance</b></p> <p>Exposed parking should not be located along primary street frontages</p> <p>Screening, landscaping and other design elements including public art should be used to integrate the above ground car parking with the facade. Design solutions may include:</p> <ul style="list-style-type: none"> <li>• car parking that is concealed behind the facade, with windows integrated into the overall facade design (approach should be limited to developments where a larger floor plate podium is suitable at lower levels)</li> <li>• car parking that is 'wrapped' with other uses, such as retail, commercial or two storey Small Office/Home Office (SOHO) units along the street frontage (see figure 3J.9)</li> </ul> <p>Positive street address and active frontages should be provided at ground level</p>	<p>As detailed above the bulk of car parking is currently provided onsite.</p> <p>The parking areas are not located along the street frontage.</p> <p>Additional parking proposed under the subject application is minimal and surrounded by landscaping where possible.</p>

Development objectives	Assessment/Comment																																																																				
<p><b>Objective 4A-1</b> To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space</p> <p><b>Design criteria</b></p> <ol style="list-style-type: none"> <li>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</li> <li>In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter</li> <li>A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter</li> </ol>	<table border="1" data-bbox="879 271 1437 678"> <thead> <tr> <th colspan="3">SHADOW STUDY</th> </tr> <tr> <th>APARTMENT NUMBER</th> <th>SUN EXPOSURE LEVEL TWO</th> <th>SUN EXPOSURE LEVEL THREE</th> </tr> </thead> <tbody> <tr><td>1</td><td>10AM-2PM</td><td>10AM-2PM</td></tr> <tr><td>2</td><td>10AM-2PM</td><td>10AM-2PM</td></tr> <tr><td>3</td><td>10AM-2PM</td><td>10AM-2PM</td></tr> <tr><td>4</td><td>11AM-2PM</td><td>11AM-2PM</td></tr> <tr><td>5</td><td>11AM-3PM</td><td>11AM-3PM</td></tr> <tr><td>6</td><td>12PM-3PM</td><td>12PM-3PM</td></tr> <tr><td>7</td><td>12PM-4PM</td><td>1PM-4PM</td></tr> <tr><td>8</td><td>2PM-4PM</td><td>2PM-4PM</td></tr> <tr><td>9</td><td>1PM-4PM</td><td>1PM-4PM</td></tr> <tr><td>10</td><td></td><td>12PM-2PM</td></tr> <tr><td>11</td><td></td><td>12PM-2PM</td></tr> <tr><td>12</td><td></td><td>11AM-2PM</td></tr> <tr><td>13</td><td>9AM-11AM</td><td>9AM-11AM</td></tr> <tr><td>14</td><td>9AM-12PM</td><td>8AM-12PM</td></tr> <tr><td>15</td><td>9AM-12PM</td><td>8AM-12PM</td></tr> <tr><td>16</td><td></td><td>8AM-12AM</td></tr> <tr><td>17</td><td></td><td>12PM</td></tr> <tr><td>18</td><td></td><td>11AM-12PM</td></tr> </tbody> </table> <table border="1" data-bbox="879 696 1251 781"> <thead> <tr> <th colspan="2">TOTALS</th> </tr> </thead> <tbody> <tr> <td>TOTAL APARTMENTS</td> <td>36</td> </tr> <tr> <td>TOTAL COMPLIANT</td> <td>28</td> </tr> <tr> <td>TOTAL NON-COMPLIANT</td> <td>8</td> </tr> </tbody> </table> <p data-bbox="879 801 1508 842"> <b>COMPLIANCE</b> 8AM - 4PM (2 HOURS)      <b>REQUIRED FOR COMPLIANCE</b> 70%  <b>PERCENTAGE OF COMPLIANT APARTMENTS</b> 78%         </p> <p>The above assessment table submitted to Council includes the provisions for the Sydney Metropolitan area (minimum 2 hours sunlight).</p> <p>However the application is required to comply with point 2, which requires a minimum of 3 hours sunlight. Based on this the proposed development includes 61% compliance (22 units / 36 units) and 8 units which, 6 (16%) are completely non-compliant.</p> <p>Notwithstanding the above, of the 6 of the non-compliant units are still receiving at least 2 hours of direct sunlight during the nominated hours (resulting in approximately 78% of the site complying with at least 2 hours direct sunlight during 9am and 3pm in mid-winter).</p> <p>The variation to the prescribed requirement (9% variation) is considered a response to maximising development yield and the internal layout/design of the units. Whilst it is acknowledged that the development seeks a variation to this control it should be acknowledged that the development is consistent with the zoning and feasibility reports undertaken resulting in an increased need for aged care facilities.</p>	SHADOW STUDY			APARTMENT NUMBER	SUN EXPOSURE LEVEL TWO	SUN EXPOSURE LEVEL THREE	1	10AM-2PM	10AM-2PM	2	10AM-2PM	10AM-2PM	3	10AM-2PM	10AM-2PM	4	11AM-2PM	11AM-2PM	5	11AM-3PM	11AM-3PM	6	12PM-3PM	12PM-3PM	7	12PM-4PM	1PM-4PM	8	2PM-4PM	2PM-4PM	9	1PM-4PM	1PM-4PM	10		12PM-2PM	11		12PM-2PM	12		11AM-2PM	13	9AM-11AM	9AM-11AM	14	9AM-12PM	8AM-12PM	15	9AM-12PM	8AM-12PM	16		8AM-12AM	17		12PM	18		11AM-12PM	TOTALS		TOTAL APARTMENTS	36	TOTAL COMPLIANT	28	TOTAL NON-COMPLIANT	8
SHADOW STUDY																																																																					
APARTMENT NUMBER	SUN EXPOSURE LEVEL TWO	SUN EXPOSURE LEVEL THREE																																																																			
1	10AM-2PM	10AM-2PM																																																																			
2	10AM-2PM	10AM-2PM																																																																			
3	10AM-2PM	10AM-2PM																																																																			
4	11AM-2PM	11AM-2PM																																																																			
5	11AM-3PM	11AM-3PM																																																																			
6	12PM-3PM	12PM-3PM																																																																			
7	12PM-4PM	1PM-4PM																																																																			
8	2PM-4PM	2PM-4PM																																																																			
9	1PM-4PM	1PM-4PM																																																																			
10		12PM-2PM																																																																			
11		12PM-2PM																																																																			
12		11AM-2PM																																																																			
13	9AM-11AM	9AM-11AM																																																																			
14	9AM-12PM	8AM-12PM																																																																			
15	9AM-12PM	8AM-12PM																																																																			
16		8AM-12AM																																																																			
17		12PM																																																																			
18		11AM-12PM																																																																			
TOTALS																																																																					
TOTAL APARTMENTS	36																																																																				
TOTAL COMPLIANT	28																																																																				
TOTAL NON-COMPLIANT	8																																																																				
<p><b>Objective 4B-1</b> All habitable rooms are naturally ventilated</p>	<p>All ILU and RAC units have operable doors/windows allowing for natural ventilation. The rooms proposed for Special Care and</p>																																																																				
<p><b>Objective 4B-2</b> The layout and design of single aspect apartments maximises natural ventilation</p>																																																																					

Development objectives	Assessment/Comment												
<p><b>Objective 4B-3</b> The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents</p> <p><i>Design criteria</i></p> <ol style="list-style-type: none"> <li>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 any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed</li> <li>Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line</li> </ol>	<p>The proposed development comprises aged care rooms and small single aspect units. The development is not typical of residential unit type development. Given the size of the units ranging from depths of 5m – 9m with large living areas and external openings it is considered that adequate natural ventilation would be achieved.</p>												
<p><b>Objective 4C-1</b> Ceiling height achieves sufficient natural ventilation and daylight access</p> <p><i>Design criteria</i></p> <ol style="list-style-type: none"> <li>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</li> </ol> <table border="1" data-bbox="167 1115 703 1532"> <thead> <tr> <th colspan="2">Minimum ceiling height for apartment and mixed use buildings</th> </tr> </thead> <tbody> <tr> <td>Habitable rooms</td> <td>2.7m</td> </tr> <tr> <td>Non-habitable</td> <td>2.4m</td> </tr> <tr> <td>For 2 storey apartments</td> <td>2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area</td> </tr> <tr> <td>Attic spaces</td> <td>1.8m at edge of room with a 30 degree minimum ceiling slope</td> </tr> <tr> <td>If located in mixed used areas</td> <td>3.3m for ground and first floor to promote future flexibility of use</td> </tr> </tbody> </table> <p>These minimums do not preclude higher ceilings if desired</p>	Minimum ceiling height for apartment and mixed use buildings		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 used areas	3.3m for ground and first floor to promote future flexibility of use	<p>The proposed development includes ceiling heights of 2.7m</p>
Minimum ceiling height for apartment and mixed use buildings													
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 used areas	3.3m for ground and first floor to promote future flexibility of use												
<p><b>Objective 4C-2</b> Ceiling height increases the sense of space in apartments and provides for well proportioned rooms</p>	<p>Noted</p>												
<p><b>Objective 4C-3</b> Ceiling heights contribute to the flexibility of building use over the life of the building</p>	<p>Noted</p>												

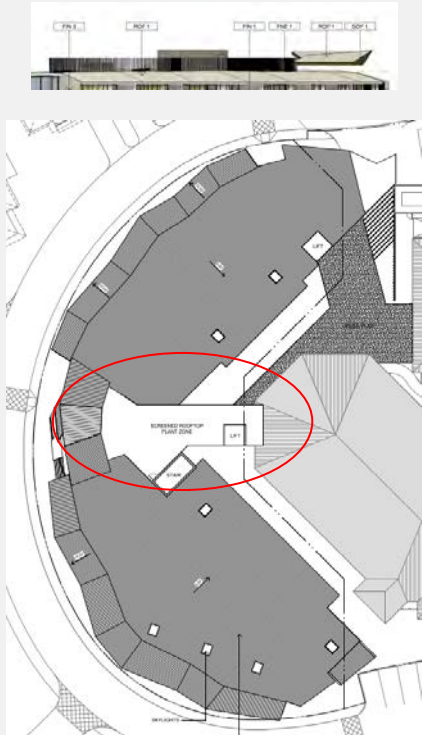
Development objectives	Assessment/Comment										
<p><b>Objective 4D-1</b> The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity</p> <p><i>Design criteria</i></p> <p>1. Apartments are required to have the following minimum internal areas:</p> <table border="1" data-bbox="268 542 799 766"> <thead> <tr> <th>Apartment type</th> <th>Minimum internal area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m<sup>2</sup></td> </tr> <tr> <td>1 bedroom</td> <td>50m<sup>2</sup></td> </tr> <tr> <td>2 bedroom</td> <td>70m<sup>2</sup></td> </tr> <tr> <td>3 bedroom</td> <td>90m<sup>2</sup></td> </tr> </tbody> </table> <p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m<sup>2</sup> each</p> <p>A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m<sup>2</sup> each</p> <p>2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms</p>	Apartment type	Minimum internal area	Studio	35m <sup>2</sup>	1 bedroom	50m <sup>2</sup>	2 bedroom	70m <sup>2</sup>	3 bedroom	90m <sup>2</sup>	<p>Whilst certain units don't meet the minimum unit sizes for 1 bedroom and 2 bedroom units as per the ADG, the ILUs have been designed in accordance with standard practice for retirement living, and are designed to cater for the target demographic (i.e. over 55 retirees).</p> <p>As such, strict compliance with the minimum requirements of the ADG are not deemed applicable in this instance.</p> <p>Complies – each unit is predominately comprised of an external glass wall</p>
Apartment type	Minimum internal area										
Studio	35m <sup>2</sup>										
1 bedroom	50m <sup>2</sup>										
2 bedroom	70m <sup>2</sup>										
3 bedroom	90m <sup>2</sup>										
<p><b>Objective 4D-2</b> Environmental performance of the apartment is maximised</p> <p><i>Design criteria</i></p> <p>1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height</p> <p>2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window</p>	<p>Complies – the proposed development includes a maximum depth for any of the habitable rooms of approximately 6.5m. ceiling heights are 2.7m, accordingly can have a maximum depth of 6.7m.</p> <p>Not applicable – maximum depths are approximately 6.5m. All units are comprised of open plan living.</p>										

Development objectives	Assessment/Comment															
<p><b>Objective 4D-3</b> Apartment layouts are designed to accommodate a variety of household activities and needs</p> <p><i>Design criteria</i></p> <ol style="list-style-type: none"> <li>1. Master bedrooms have a minimum area of 10m<sup>2</sup> and other bedrooms 9m<sup>2</sup> (excluding wardrobe space)</li> <li>2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)</li> <li>3. Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none"> <li>• 3.6m for studio and 1 bedroom apartments</li> <li>• 4m for 2 and 3 bedroom apartments</li> </ul> </li> <li>4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts</li> </ol>	<p>As detailed above, given the nature of the proposed development strict compliance with the minimum requirements of the ADG are not deemed applicable in this instance.</p>															
<p><b>Objective 4E-1</b> Apartments provide appropriately sized private open space and balconies to enhance residential amenity</p> <p><i>Design criteria</i></p> <ol style="list-style-type: none"> <li>1. All apartments are required to have primary balconies as follows: <table border="1" data-bbox="194 1193 711 1442"> <thead> <tr> <th>Dwelling type</th> <th>Minimum area</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Studio apartments</td> <td>4m<sup>2</sup></td> <td>-</td> </tr> <tr> <td>1 bedroom apartments</td> <td>8m<sup>2</sup></td> <td>2m</td> </tr> <tr> <td>2 bedroom apartments</td> <td>10m<sup>2</sup></td> <td>2m</td> </tr> <tr> <td>3+ bedroom apartments</td> <td>12m<sup>2</sup></td> <td>2.4m</td> </tr> </tbody> </table> <p>The minimum balcony depth to be counted as contributing to the balcony area is 1m</p> </li> <li>2. 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<sup>2</sup> and a minimum depth of 3m</li> </ol>	Dwelling type	Minimum area	Minimum depth	Studio apartments	4m <sup>2</sup>	-	1 bedroom apartments	8m <sup>2</sup>	2m	2 bedroom apartments	10m <sup>2</sup>	2m	3+ bedroom apartments	12m <sup>2</sup>	2.4m	<p>The proposal provides adequate private open space, with balconies ranging from 11m<sup>2</sup> to 27m<sup>2</sup>. All balconies have a minimum depth of 2.0m</p> <p>The proposed development incorporates terraces at ground level for appropriate units (excluding special care etc). The terraces associated with these areas are 3.0m deep and have an approximate area of 12sqm; whilst it is acknowledged that these units do not comply with the minimum area of 15sqm, consideration has again been given to the Seniors living SEPP and nature of the use. Accordingly, the variation is supported with this regard.</p>
Dwelling type	Minimum area	Minimum depth														
Studio apartments	4m <sup>2</sup>	-														
1 bedroom apartments	8m <sup>2</sup>	2m														
2 bedroom apartments	10m <sup>2</sup>	2m														
3+ bedroom apartments	12m <sup>2</sup>	2.4m														
<p><b>Objective 4E-2</b> Primary private open space and balconies are appropriately located to enhance liveability for residents</p>	<p>Noted – the proposed development is considered consistent with this regard.</p>															
<p><b>Objective 4E-3</b> Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building</p>	<p>The POS and balcony design is considered to integrate into the overall architectural form and detail of the building.</p>															

Development objectives	Assessment/Comment										
<p><b>Objective 4E-4</b> Private open space and balcony design maximises safety</p> <p><b>Objective 4F-1</b> Common circulation spaces achieve good amenity and properly service the number of apartments</p> <p><b>Design criteria</b></p> <ol style="list-style-type: none"> <li>The maximum number of apartments off a circulation core on a single level is eight</li> <li>For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40</li> </ol>	<p>The location of the POS/balcony areas is considered to maximise safety encourage passive surveillance of the site.</p> <p>As discussed throughout this report the subject application is for Seniors Living, including Special Care unit development. The ground floor is comprised of 33 units, with levels 1 and 2 comprised of 18 units each.</p> <p>Each level includes stairs and lobby's located on the northern and southern end and a central lobby/multipurpose area with lift access. The lobby area breaks off into two circulations which service no more than 10 units each for levels 1 and 2. The ground level is an exception given the area includes special care units. Again the nature of the development does not permit for strict compliance with these controls.</p>										
<p><b>Objective 4F-2</b> Common circulation spaces promote safety and provide for social interaction between residents</p>	<p>Complies – as discussed throughout this report the nominate common circulation spaces are in areas to promote safety and provide for social interaction between residents.</p>										
<p><b>Objective 4G-1</b> Adequate, well designed storage is provided in each apartment</p> <p><b>Design criteria</b></p> <ol style="list-style-type: none"> <li>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</li> </ol> <table border="1" data-bbox="293 1245 807 1476"> <thead> <tr> <th>Dwelling type</th> <th>Storage size volume</th> </tr> </thead> <tbody> <tr> <td>Studio apartments</td> <td>4m<sup>3</sup></td> </tr> <tr> <td>1 bedroom apartments</td> <td>6m<sup>3</sup></td> </tr> <tr> <td>2 bedroom apartments</td> <td>8m<sup>3</sup></td> </tr> <tr> <td>3+ bedroom apartments</td> <td>10m<sup>3</sup></td> </tr> </tbody> </table> <p>At least 50% of the required storage is to be located within the apartment</p>	Dwelling type	Storage size volume	Studio apartments	4m <sup>3</sup>	1 bedroom apartments	6m <sup>3</sup>	2 bedroom apartments	8m <sup>3</sup>	3+ bedroom apartments	10m <sup>3</sup>	<p>As detailed above, given the nature of the proposed development strict compliance with the minimum requirements of the ADG are not deemed applicable in this instance. The requirement for storage ancillary to a regular apartment is not considered applicable, though each unit has included the provision of storage areas, varying in size.</p>
Dwelling type	Storage size volume										
Studio apartments	4m <sup>3</sup>										
1 bedroom apartments	6m <sup>3</sup>										
2 bedroom apartments	8m <sup>3</sup>										
3+ bedroom apartments	10m <sup>3</sup>										
<p><b>Objective 4G-2</b> Additional storage is conveniently located, accessible and nominated for individual apartments</p>	<p>Not applicable</p>										
<p><b>Objective 4H-1</b> Noise transfer is minimised through the siting of buildings and building layout</p>	<p>The use and layout of the development, with central common areas, and rooms with external wall elevations is considered to minimise noise transfer as appropriate for a seniors living development.</p>										
<p><b>Objective 4H-2</b> Noise impacts are mitigated within apartments through layout and acoustic treatments</p>	<p>In accordance with the Seniors Living SEPP suitable noise insulation measures will be installed in between each unit to ensure acoustic privacy is maintained.</p>										

Development objectives	Assessment/Comment
<p><b>Objective 4J-1</b> In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings</p>	<p>As discussed above – in accordance with Senior Living SEPP.</p>
<p><b>Objective 4J-2</b> Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission</p>	<p>As discussed above – in accordance with Senior Living SEPP.</p>
<p><b>Objective 4K-1</b> A range of apartment types and sizes is provided to cater for different household types now and into the future</p>	<p>The development includes a number and range of units including, RAC, ILU and SCU. The development is considered to cater for a range of needs.</p>
<p><b>Objective 4K-2</b> The apartment mix is distributed to suitable locations within the building</p>	<p>The proposed development has been designed in accordance with the provisions of the Seniors Living SEPP</p>
<p><b>Objective 4L-1</b> Street frontage activity is maximised where ground floor apartments are located</p>	<p>Not applicable – the site does not have street frontage. Notwithstanding this the use of the ground floor is considered interactive and areas are clearly definable.</p>
<p><b>Objective 4L-2</b> Design of ground floor apartments delivers amenity and safety for residents</p>	<p>As discussed throughout this report the ground floor development offers a range of communal area and accesses. The development is considered to</p>
<p><b>Objective 4M-1</b> Building facades provide visual interest along the street while respecting the character of the local area</p>	<p>The proposed development is setback from the street. The development is a completely new architecturally designed building. The new development is a completely separate design from the existing development.</p> <p>With regards to the character of the development the applicant has advised the following: <i>The contemporary facade language has been developed to create a new identity for the wing extension, whilst complementing the existing buildings adjacent. The orientation of the building has afforded spectacular views towards the Tweed Valley from large balcony spaces, balanced with façade treatments addressing the western aspect. This is highlighted through the new ILA lobby form, which creates a new entry statement for the development. Screening elements have been distributed &amp; layered throughout the building facade in different combinations. In doing so, the requirements for sun shading, privacy and external articulation have been addressed across the entire building.</i></p>
<p><b>Objective 4M-2</b> Building functions are expressed by the facade</p>	<p>Complies – the function of the building is clearly expressed.</p>



Development objectives	Assessment/Comment
<p><b>Objective 4N-1</b> Roof treatments are integrated into the building design and positively respond to the street</p>	<p>Complies – all treatments are integrated into the building and respond positively to the site.</p>
<p><b>Objective 4N-2</b> Opportunities to use roof space for residential accommodation and open space are maximised</p>	<p>The development includes a screened rooftop plant zone. This area will not be accessible by residents.</p>  <p>The image contains two architectural drawings. The top drawing is a perspective view of a building facade with several rooftop plant zones indicated by labels: 'PLANT', 'SCREENED', 'PLANT', 'SCREENED', 'PLANT', 'SCREENED'. The bottom drawing is a site plan showing a large building footprint with a central courtyard. A specific area on the roof is circled in red and labeled 'SCREENED ROOFTOP PLANT ZONE'. Other labels on the site plan include 'LIFT' and 'SCREENED ROOFTOP PLANT ZONE'.</p>
<p><b>Objective 4N-3</b> Roof design incorporates sustainability features</p>	<p>The design of the roof maximises access to the northern winter sun, however, provides shade for openings and allows useability of private open space areas during summer months.</p>
<p><b>Objective 4O-1</b> Landscape design is viable and sustainable</p>	<p>The proposed development aims to retain as much of the existing established vegetation as possible. A condition will be applied required a landscape plan and include the provision for planting of native species.</p>
<p><b>Objective 4O-2</b> Landscape design contributes to the streetscape and amenity</p>	<p>The landscape design proposed is considered to provide a positive contribution to site and amenity of residents.</p>
<p><b>Objective 4P-1</b> Appropriate soil profiles are provided</p>	<p>The proposed design incorporates planter boxes along the western boundaries of the ground floor courtyards. Species to be planted within these boxes have not been identified, however, the design guidelines indicate that the dimensions provided would be suitable for shrubs only. Appropriate conditions will be applied to any consent in relation to native requirements, size requirements (based on limited DSZ areas) and the provision of a maintenance plan.</p>

Development objectives	Assessment/Comment
<p><b>Objective 4P-2</b> Plant growth is optimised with appropriate selection and maintenance</p>	<p>A formal landscape plan is required to be submitted. Appropriate conditions have been applied.</p>
<p><b>Objective 4P-3</b> Planting on structures contributes to the quality and amenity of communal and public open spaces</p>	<p>The proposed design satisfies the design objective through the incorporation of planter boxes along the western boundaries of the ground floor terraces. These planter boxes provide for privacy, but also enhance the quality and amenity of the private open space areas. Further to this, the communal areas located on the norther and eastern elevations include tree planting, landscaping and green roofs. This is considered to increase the amenity of the communal area.</p>
<p><b>Objective 4Q-1</b> Universal design features are included in apartment design to promote flexible housing for all community members</p>	<p>complies</p>
<p><b>Objective 4Q-2</b> A variety of apartments with adaptable designs are provided</p>	<p>The proposed variety of apartments is considered to comply with the required needs for the area in terms of aged care and the provisions of the Seniors Living SEPP.</p>
<p><b>Objective 4Q-3</b> Apartment layouts are flexible and accommodate a range of lifestyle needs</p>	<p>The proposed apartment layout is considered to comply with the required needs for the area in terms of aged care and the provisions of the Seniors Living SEPP.</p>
<p><b>Objective 4R-1</b> New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place</p>	<p>The development is a completely new architecturally designed building. The new development is a completely separate design from the existing development.</p> <p>With regards to the character of the development the applicant has advised the following: <i>The contemporary facade language has been developed to create a new identity for the wing extension, whilst complementing the existing buildings adjacent. The orientation of the building has afforded spectacular views towards the Tweed Valley from large balcony spaces, balanced with façade treatments addressing the western aspect. This is highlighted through the new ILA lobby form, which creates a new entry statement for the development. Screening elements have been distributed &amp; layered throughout the building facade in different combinations. In doing so, the requirements for sun shading, privacy and external articulation have been addressed across the entire building.</i></p>
<p><b>Objective 4R-2</b> Adapted buildings provide residential amenity while not precluding future adaptive reuse</p>	<p>This design objective is not applicable. The proposal is for a new development.</p>

Development objectives	Assessment/Comment
<p><i>Objective 4S-1</i> Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement</p>	<p>This design objective is not applicable. The proposal does not include any mixed uses</p>
<p><i>Objective 4S-2</i> Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents</p>	<p>This design objective is not applicable. The proposal does not include any mixed uses</p>
<p><i>Objective 4T-1</i> Awnings are well located and complement and integrate with the building design</p>	<p>This design object is not applicable. The proposal does not include any awnings</p>
<p><i>Objective 4T-2</i> Signage responds to the context and desired streetscape character</p>	<p>This design object is not applicable. The proposal does not include any signage</p>
<p><i>Objective 4U-1</i> Development incorporates passive environmental design</p>	<p>The proposed development is considered to incorporate passive environmental design. The development complies with requirements for natural lighting and offers sufficient private external areas for clothes drying considering the nature of the use.</p>
<p><i>Objective 4U-2</i> Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer</p>	<p>Additionally, window treatments are proposed on all windows which enable the sun to penetrate through the opening during winter and provide shade over the window during warmer summer months.</p> <p>The development is consistent with all BASIX requirements.</p>
<p><i>Objective 4U-3</i> Adequate natural ventilation minimises the need for mechanical ventilation</p>	<p>The development incorporates large window and door openings which provide sufficient access to natural ventilation. All habitable rooms within the development are provided with natural ventilation.</p>
<p><i>Objective 4V-1</i> Potable water use is minimised</p>	<p>As discussed above the proposed development is required to comply with BASIX requirements. Accordingly, it is considered that the development will minimise potable water use.</p>
<p><i>Objective 4V-2</i> Urban stormwater is treated on site before being discharged to receiving waters</p>	<p>The proposed development incorporates deep soil zones and ample impermeable areas, which are designed to capture rainwater and minimise surface water runoff.</p>
<p><i>Objective 4V-3</i> Flood management systems are integrated into site design</p>	<p>Not applicable to the subject site.</p>
<p><i>Objective 4W-1</i> Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents</p>	<p>Waste storage facilities for the proposed development are included centrally to the development. These facilities will then be emptied to the existing (upgraded) bin collection/maintenance area located toward the east of the site.</p>
<p><i>Objective 4W-2</i> Domestic waste is minimised by providing safe and convenient source separation and recycling</p>	<p>The proposed development includes areas within each unit capable of accommodating waste and recycling bins (typically beneath the kitchen sink).</p> <p>The waste storage facility located within the site is conveniently and centrally located adjacent the</p>

Development objectives	Assessment/Comment
	basement stairwell entrance and lift. These services form part of the accommodation agreement.
<p><i>Objective 4X-1</i> Building design detail provides protection from weathering</p>	The proposed development offers a range of building materials, including rendered blockwork, glass balustrade, aluminium screening, composite timber etc. The proposed building design is considered to suitable for weathering.
<p><i>Objective 4X-2</i> Systems and access enable ease of maintenance</p>	<p>The development is considered to include minimal windows which are inaccessible from the outside of the building. All windows are accessible internally.</p> <p>The maintenance areas for the building are generally located within the centre of building.</p>
<p><i>Objective 4X-3</i> Material selection reduces ongoing maintenance costs</p>	<p>The proposed materials of the development are considered to reduce ongoing maintenance costs.</p> <p>The development primarily comprises a rendered blockwork façade which is considered to be a heavy duty material.</p>

Lydia Charman  
Development Assessment Unit

83083