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Tuesday, 29 August 2023

**Subject: Response to Submission Report for the Narwee Parklands Care Community State Significant Development Application (SSD-45024776)
59-67 Karne Street North, Narwee**

Agency / Organization	Agency Reference	Comment from Agency / Organization	Section Reference / Response
GSA / TB	(c) Deep soil zones indicated on the architectural plans and identified in the design report do not meet the definition for deep soil as prescribed by the Housing SEPP as follows: deep soil zone means a landscaped area with no buildings or structures above or below the ground. Therefore, the calculation of deep soil to be revised in accordance with this definition.	Architectural and landscape have revisited deep soil compliance calculations. The revised deep soil zone has minimum dimensions of 6m and have excluded: - <ul style="list-style-type: none"> • Basement • Impervious Surfaces • Timber Deck • Concrete Footpath • Unit Paving • Undercroft of building structure Required 15% of total site area. Provided 15% (excluding biodiversity areas)	Refer to Architectural DA4103[D] & Landscape drawings
GSA / TB	(d) The proposal is to be amended to provide genuine landscaping treatment along both sides of the driveway.	Revised design has increased the original 400mm wide planter boxes to 900mm wide planter boxes (with 600mm clear planting) along Ground Floor balconies. Native crawling plants have been proposed along the other side of driveways for screening to soften basement ramps concrete upstands and act as a visual green buffer.	Refer to Architectural DA2001[F] & Landscape drawings
GSA / TB / EU	(f) Explore the provision of landscaping on the roof to improve amenity for the residents.	From operational point of view, staff have no supervision of residents accessing the rooftop which poses a safety-in-design concern. Provision of landscaping on the roof requires maintenance, accessibility and waterproofing on the roof deck. Access to rooftop requires stair to meet NCC BCA required minimum height 2.1m, which will breach the allowable height plane.	Refer to Architectural DA2004[F]
GSA	Council does not support access for emergency fire egress onto Richard Podmore Dog Park as this park has a specific managed use so direct access to not appropriate. The applicant should provide alternate off-site locations for fire egress in consultation directly with Council. Council requests this matter is resolved prior to any development consent being issued for the SSD Application.	Direct fire egress onto Richard Podmore Dog Park has been removed. Residents will egress towards Karne Street North in the event of emergency.	Refer to Architectural Design Report Egress Plans
GSA	Council acknowledges that in order to achieve accessible levels, a reasonable amount of excavation is required throughout the site including construction of retaining walls. To understand the full height and potential impact of the proposed retaining walls it is requested the Architectural plans are updated to include RLs on the top of all retaining walls and on ground level at the base of all retaining walls.	Amended Architectural plans have shown top of wall RLs as per coordinated with all consultants.	Refer to Architectural DA2001[F], civil and landscape drawings
GSA	The plans do not clearly identify the locations of the proposed retaining walls in relation to surrounding trees and the building footprint. It is requested that the location of the proposed retaining walls is included on the plans.	Amended Architectural plans have shown top of wall RLs as per coordinated with all consultants.	Refer to Architectural DA2001[F], civil and landscape drawings
EU / GSA	The proposed design is generally consistent with the Seniors Housing Design Guide (NSW SEPP November 2022). The Residential Care Facility overall design delivers acceptable quality development outcomes that are responsive to the natural and built form context around the site. Notwithstanding, there are outstanding issues that should be addressed prior to the Department granting development consent to the SSD Application:	The Design Guide is currently in draft and is not strictly a relevant matter for consideration, and therefore could change in its finalisation following public exhibition.	Refer to consultants SSDA Design Reports
GSA / EU / PWNA	Internal amenity, layout, solar access, and natural ventilation – the applicant should provide cross-ventilation plans to demonstrate compliance with the Seniors Housing Design Guidance 4.1.6 “Design buildings that promote health and have good cross ventilation, access to sunlight and fresh air.” For bedrooms adjoining the driveway, common spaces and/or footpaths, proper visual and acoustic privacy measures should be included.	Natural ventilation analysis, amenities and additional solar diagrams have been provided.	Refer to Architectural RFI Response Report for natural ventilation, amenities and solar diagrams
GSA	Architecture expression – elevation and materiality – the proposal should demonstrate compliance with the Seniors Housing Design Guide for “The Design for physical ageing and dementia”. The proposal should also provide information on the proposed width of the common corridors used by the residents in accordance with the Australasian Health Facility Guidelines (Part C – Design for Access, Mobility, Safety and Security).	Architectural expression diagram, materiality finishes palette and elevations with material tagged provided.	Refer to Architectural drawings, SSDA Design Report and RFI Response Report
GSA	Materials selected to have minimal reflectivity ensuring the reflectance does impact neighbouring properties.	Low reflectivity materials have been considered. Selected materials are of either matt finish or non-reflective. Selected glazing reflectivity are to be below 20%.	Refer to Architectural drawings, SSDA Design Report and RFI Response Report
GSA	Concern relating to the 'reasonableness' of visual impact	Visual and view impact analysis which comprises of green view analysis, view from balconies, section details, streetscape photomontage etc, have been explored in Architectural drawings and Design Report.	Refer to Architectural drawings, SSDA Design Report and RFI Response Report
GSA / EU	(d) Amended shadow diagrams are to be submitted that remove reference to the previous development on the site. The shadow diagrams must compare the impacts of the proposal against a complying built form.	Shadow diagrams of proposed development and Housing SEPP compliant have been prepared across all equinoxes and solstices.	Refer to Architectural Design Report for shadow diagrams
GSA / TB	(c) The main site entry is dominated by driveways and ramps. Consideration is to be given to provide further landscaping in this area to provide an appropriate streetscape presentation and arrival experience.	Revised design has increased original 400mm wide planter boxes to 900mm wide planter boxes (with 600mm clear planting) along Ground Floor balconies. Native crawling plants have been proposed along the other side of driveways for screening to soften basement ramps concrete upstands and act as a visual green buffer.	Refer to Architectural DA2001[F] & Landscape drawings
GSA	(d) Excavation for staff areas at the basement level is not to extend beyond the building footprint above.	Proposed skylight will be lost if basement level is not to extend beyond the building footprint above. The importance of the skylight brings natural sunlight into staff room which gives a better connectivity with	Refer to Architectural DA2001[F] & Landscape drawings

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		ground. A separate Staff Room has been added to Ground Level near Multi-Purpose Room. Staff Breakout Area has also been proposed at the southern courtyard to improve staff amenities.	
GSA	(e) The fire access stairs leading from the basement to the ground floor are to be relocated so as to not encroach upon the front setback area.	Western fire stair which encroached beyond setback zone has been removed. Alternate Fire Stair 1 has been proposed for egress from basement. The building footprints have been revised to be within setback line.	Refer to Architectural DA2001[F]
GSA	(f) All architectural features, including balconies, are not to encroach upon the setbacks.	All architectural protrusions are removed and proposed featured cladding have been revised to not encroach upon the setbacks.	Refer to Architectural plans and elevations
GSA	(g) A streetscape photomontage is to be provided which accurately shows the entry/exit to the adjoining Richard Podmore Reserve. The imagery is to demonstrate the entry/exit looking south from the Karne Street North and Grove Avenue intersection and east from the no through end of Karne Street North.	Streetscape photomontages are provided to demonstrate the entry/exit looking south from the Karne Street North and Grove Avenue intersection from East from no-through end of Karne Street North.	Refer to Architectural DA1000[A] DA1001[A] DA1002[A] DA1003[A] and RFI Response Report
GSA / TB	The proposal results in adverse visual and acoustic privacy impacts as well as security concerns for the ground floor level units located adjoining the pedestrian pathway and driveway at the north-western corner of the site and is an unacceptable design outcome. Consideration should be given to increasing the width of the planter box along the path to provide increased residential amenity for these occupants as well as the provision of double glazing.	Revised design has increased original 400mm wide planter boxes to 900mm wide planter boxes (with 600mm clear planting) along Ground Floor balconies. Native crawling plants have been proposed along the other side of driveways for screening to soften basement ramps concrete upstands and act as a visual green buffer.	Refer to Architectural DA2001[F] & Landscape drawings
GSA / TB	(b) The width of the proposed planter boxes at the ground floor level adjacent to the balconies of units facing the southern courtyard are to be increased to provide increased residential amenity for the occupants of these units.	Revised design has increased original 400mm wide planter boxes to 900mm wide planter boxes (with 600mm clear planting) along Ground Floor balconies. Native crawling plants have been proposed along the other side of driveways for screening to soften basement ramps concrete upstands and act as a visual green buffer.	Refer to Architectural DA2001[F] & Landscape drawings
GSA / OPAL	(c) The proposal results in adverse visual privacy and acoustic impacts for residents where balconies of the units immediately adjoin communal terraces on levels 1 and 2 of the development as shown in Figure 1 below. This design and layout are to be revised to provide acceptable residential amenity for the occupants of these units.	Design and layout have been revised to address privacy and acoustic concern for residents. Privacy screens and room swop have been proposed for better design outcome.	Refer to DA2002[F] DA2003[F]
GSA / TB / PWNA	(d) The proposed northern boundary tree planting is noted however, visual privacy diagrams are to be submitted that demonstrate the overlooking impacts and sightlines from the communal terraces located on the northern elevation of the building to the rear of the properties fronting Grove Avenue. Diagrams are to demonstrate sightlines from a seated and standing position. The material used for the balustrade of these terraces is unclear in the architectural plans submitted and additional angled louvres may have to be provided to maintain privacy to the residents to the north. Additionally, detailed sections of the communal terraces at this location are to be provided at a maximum scale of 1:50.	1:50 sections and sightline analysis provided.	Refer to DA3108[A] DA3109[A] DA3110[B]
GSA / TB	(e) Similarly, visual privacy diagrams are to be submitted to demonstrate sightlines to 58C Grove Avenue to the east from the balconies of the units located on the eastern elevation of the development. Consideration is to be given to providing additional screen planting (Blue Berry Ash) along parts of the eastern boundary to minimise overlooking to the private open space of 58C Grove Avenue from the balconies of the proposed development.	1:50 sections and sightline analysis provided.	Refer to DA3108[A] DA3109[A] DA3110[B] and Landscape drawings
GSA / TB	(a) A total of 27 units directly overlooks 16.9m of a driveway without a suitable buffer/treatment provided.	Revised design has increased original 400mm wide planter boxes to 900mm wide planter boxes (with 600mm clear planting) along Ground Floor balconies. Native crawling plants have been proposed along the other side of driveways for screening to soften basement ramps concrete upstands and act as a visual green buffer.	Refer to Architectural DA2001[F] & Landscape drawings
GSA / TB	(b) Areas for staff are located in the basement with little to no amenity for staff members during breaks. This is contrary to comments from the State Design Review Panel (SDRP) and principles within the draft Seniors Housing Design Guide November 2022 (previously November 2021). Therefore, the proposal must be amended to address the above amenity concerns related to the current design.	A separate Staff Room has been added to Ground Level near Multi-Purpose Room. Staff Breakout Area has also been proposed at the southern courtyard to improve staff amenities.	Refer to Architectural DA2001[F] & Landscape drawings
GSA	(a) The placement of the mechanical plant does not appear to be integrated with the design of the roof as required by the provisions of the Housing SEPP. The mechanical plant on the roof is to be amended to be setback a minimum of 2m from the edge of the roof to minimise visibility from surrounding properties and the public domain.	Roof plants have been amended to be setback to minimum 2m from edge of roof. Acoustic screening has been provided to conceal roof services plant.	Refer to DA2004[F]
GSA	Further to the comments with regards to noise previously outlined, the architectural plans must be amended to demonstrate any acoustic screening that may be required. Additionally, the RL's of any such screening, the roof parapet, the lift overruns, PV cells and other plant must be indicated on the roof plan, elevations and sections.	Required RL's are now shown on roof plan, elevations and sections.	Refer to DA2004[F], Elevations and Sections
GSA	The area of mechanical plant of the roof appears to exclude the area of the lift overruns and other plant. These areas are to be revised on the architectural plans and included in the calculation of area of mechanical plant that must not exceed 20% of the surface area of the roof in accordance with the Housing SEPP.	Coordinated roof services plant area is 16% of total roof area.	Refer to DA2004[F]
GSA	Details of any discharge of basement exhaust is to be submitted and indicated on the plans.	Services exhausts are reflected on Roof Plan.	Refer to DA2004[F]
GSA / TB	As raised by the SDRP, further detailed design work is to be implemented on the driveway/entry.	Have been considered please refer to <u>“(d) The proposal is to be amended to provide genuine landscaping treatment along both sides of the driveway.”</u>	Refer to Architectural DA2001[F] & Landscape drawing
GSA	(e) The architectural plans must be amended to accurately identify the parking spaces breakdown including allocating for visitors and staff.	Visitor & staff parking identified on plans.	Refer to DA2000[E]

GSA / EU	(a) Clarification is sought on the location of business identification and wayfinding signage as there are inconsistencies between the Environmental Impact Statement (EIS), elevations and floor plans. Particularly, the EIS states 4x business identification signs are to be located on the western elevation. However, the architectural plans demonstrate signs 01 and 04 on the northern elevation and 2x sign 02's on the western elevation. Furthermore, sign 04 is not indicated on the northern elevation plan and the western elevation plan demonstrates 3x signs, while the floor plans only show 2x signs.	Northern Elevation - Signage S1 & S4. Both non-illuminated. Western Elevation - Signage S2 x 2nos & S3-A (illuminated) + S3-B (illuminated)	Refer to DA2001[F] DA6200[C] DA6201[A]
GSA	(c) Elevations of fencing across the entirety of the site are to be provided.	Fencing elevation provided.	Refer to DA3010[A]
GSA	(e) A streetscape photomontage of the development in relation to the entry/exit to Richard Podmore Reserve is to be submitted.	Future development in relation to the entry/exit to Richard Podmore Reserve provided.	Refer to Architectural DA1000[A] DA1001[A] DA1002[A] DA1003[A] and RFI Response Report
GSA / TB	(i) Revised Gross Floor Area (GFA) / Floor Space Ratio (FSR) diagrams are to be submitted that include the various sheds located across the site. The proposal is to strictly comply with the FSR development standard.	Sheds are all open sided which does not incur GFA.	Refer to DA4101[D]
GSA	(ii) Elevations and sections must be revised to reference the existing ground level.	Current Architectural drawings shown existing ground levels which were adopted from surveyed RLs.	Refer to Architectural Elevations and Sections
GSA	(iii) RL's are to be provided on all elevations, sections and floor plans for all areas of the roof, mechanical plant, lift overrun and retaining walls.	RL's are now shown on plans, elevations and sections.	Refer to Architectural Plans, Elevations and Sections
GSA	(iv) Allocation of RCF and staff car parking spaces are to be identified on the plans.	Visitors & Staff parking identified on plans.	Refer to DA2000[E]
GSA	(v) Detailed cross sections are required to be submitted for the sections identified with green arrows in Figure 2 below.	Cross sections as per figure 2 provided.	Refer to Architectural Sections
GSA	(vi) Cross ventilation diagrams are to be submitted.	Natural ventilation diagram provided.	Refer to Architectural RFI Response Report
GSA	(vii) Materials and finishes are to be abbreviated and notated on architectural plans, particularly on elevations and sections.	Materials and finishes with abbreviation have been added on elevations.	Refer to Architectural Elevations DA3000[D]
GSA	(v) The Architectural Design Report is to demonstrate the design of the western façade.	Western façade has been revised to not encroach upon setback line. Its Architectural language is to address the local context characters.	Refer to Architectural Perspective in Design Report
28/04/23 - DPE Additional comments			
GSA	2.Additional Section Plans It is considered that additional section plans are required to be submitted to better understand the interface with the streetscape and adjoining park which have been demonstrated in pink and blue arrows in the following diagram.	Additional sections provided.	Refer to Architectural Sections
GSA	3.Streetscape Please provide detailed drawings of the interface with the streetscape, particularly highlighting the visibility and impacts of the proposed location of the substation kiosk, temporary generator and sprinkler and hydrant booster as well as any proposed screening devices/mitigation measures to minimise any visual impacts from these structures upon the streetscape presentation. Furthermore, the proposed substation appears to be located within the footprint of existing trees and clarification is sought on any impacts this may cause.	Photomontage proposed to demonstrate the streetscape interface of the proposed development have been provided.	Refer to Architectural DA1000[A] DA1001[A] DA1002[A] DA1003[A] and RFI Response Report
GSA	4.Building Envelope Diagrams Drawing No. DA4102 of the Architectural Plans is to display a scale for the building height and 45 degree plane diagrams and must be notated with the relevant heights/RL's.	RL's displayed on the Architectural plan diagrams.	Refer to DA4102[B] & Architectural Design Report
GSA	5.View from the Sun Diagrams View from the sun diagrams are to be submitted to demonstrate solar access received by the development and impacts to surrounding properties.	View from the sun with surrounding properties provided.	Refer to Architectural DA4116[A] DA4117[A]
GSA	6.Clarity Location of AC Units The location of AC units is to be clarified on the plans.	AC condenser units location is now clarified on Roof Plan	Refer to DA2004[F]
GSA	7.Fire Sprinkler System In accordance with Clause 91 of the Housing SEPP, the requirements of the fire sprinkler system are to be clearly notated on the Architectural Plans.	Fire hydrant and sprinkler assemblies and fire hydrants have been annotated on Architectural plans.	Refer to Architectural drawings
17/08/23 - RTS Response comments			
GSA / TB	The plans still describe areas that are paved and have structures above (such as the café deck) as deep soil and landscaping areas. The deep soil and landscaping calculations are to be amended in accordance with the original comments made by the Department in the RtS letter dated 24 March 2023.	Architectural and landscape have revisited deep soil compliance calculations. The revised deep soil zone has minimum dimensions of 6m and have excluded: - <ul style="list-style-type: none"> • Basement • Impervious Surfaces • Timber Deck • Concrete Footpath • Unit Paving • Undercroft of building structure Required 15% of total site area. Provided 15% (excluding biodiversity areas)	Refer to DA4103[D]

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GSA / TB	The RtS states that the width of the planter box has been increased to 900mm along the driveway however, the architectural plans demonstrate the width of the planter box as 800mm. Additionally, the Landscape Plans (Appendix C) have not identified the changes to the planter box.	Revised design has increased original 400mm wide planter boxes to 900mm wide planter boxes (with 600mm clear planting) along Ground Floor balconies.	Refer to Architectural DA2001[F]
GSA	The RL's of the mechanical plant and acoustic enclosures upon the roof should be shown on the elevations, sections or roof plan.	RL's are now shown on plans, elevations and sections.	Refer to amended Architectural drawings
GSA	Acoustic screening has not been notated on the roof plan.	Screening annotated on plans. Changes to Architectural plans are clouded in red.	Refer to Architectural DA2004[F]
GSA	Fencing details have not been sighted within the architectural plans. Please provide separate elevations of all fencing on site.	Separate elevation of all fencing on site have been provided. Fencing is now sighted on plans.	Refer to Architectural DA2001[F] DA3010[A]
GSA	Privacy screens to balconies overlooking communal terraces have not been indicated on the plans.	Privacy screens is now annotated on plans. Changes to Architectural plans are clouded in red.	Refer to Architectural DA2002[F] DA2003[F]
GSA / TB	Sheds located across the site have not been identified as included in the GFA calculations.	Pergola located across the site is open shed.	Refer to Architectural DA2001[F] & Landscape drawings
GSA	A streetscape photomontage clearly demonstrating the interface of the development to the entry/exit to the dog park has not been sighted.	Additional streetscape photomontage is now included.	Refer to DA1003[A]

For further details refer the below listed drawings submitted as part of this application.

DRAWING LIST – SSSA RTS SUBMISSION		
Sheet Number	Sheet Name	Revision
DA0000	DRAWING SCHEDULE / SITE LOCATION PLAN	F
DA1000	STREETSCAPE PHOTOMONTAGE 1	A
DA1001	STREETSCAPE PHOTOMONTAGE 2	A
DA1002	STREETSCAPE PHOTOMONTAGE 3	A
DA1003	STREETSCAPE PHOTOMONTAGE 4	A
DA1100	SITE PLAN	C
DA1200	DEMOLITION PLAN	B
DA2000	BASEMENT PLAN	E
DA2001	GROUND FLOOR PLAN	F
DA2002	LEVEL 1 PLAN	F
DA2003	LEVEL 2 PLAN	F
DA2004	ROOF PLAN	F
DA3000	ELEVATION	D
DA3001	ELEVATION	C
DA3002	EXTERNAL FINISHES BOARD	A
DA3010	FENCE ELEVATIONS	A
DA3100	SECTIONS	E
DA3101	SECTIONS	E
DA3102	SECTIONS 01	B
DA3103	SECTIONS 02	B
DA3104	SECTIONS 03	B
DA3105	SECTIONS 04	B
DA3106	DETAIL SECTIONS 01	B
DA3107	DETAIL SECTIONS 02	A
DA3108	DETAIL SECTIONS 03	A
DA3109	DETAIL SECTIONS 04	A
DA3110	DETAIL SECTIONS 05	B
DA3111	DETAIL SECTIONS 06	A
DA3112	DETAIL SECTIONS 07	A
DA4101	GFA CALCULATION	D
DA4102	COMPLIANCE DIAGRAM	B
DA4103	DEEP SOIL DIAGRAM	D
DA4104	LANDSCAPE DIAGRAM	C
DA4105	COMMUNAL OPEN SPACE DIAGRAM	C
DA4106	SITE SETBACK	B
DA4110	COMMUNAL OPEN SPACE SHADOW STUDY	B
DA4111	COMMUNAL OPEN SPACE SHADOW STUDY	B
DA4112	SOLAR ACCESS EXTERNAL OPEN SPACE	A
DA4113	SOLAR ACCESS	B
DA4116	SOLAR EYE VIEW	A
DA4117	SOLAR EYE VIEW	A
DA6200	SIGNAGE DETAILS	C
DA6201	SIGNAGE DETAILS	A