



NARWEE PARKLANDS CARE COMMUNITY

SSDA SUMMARY OF DESIGN CHANGES FOR DPE

Response to Submission Design Report for the Narwee Parklands Care Community

State Significant Development Application (SSD-45024776)

We acknowledge First Nations peoples and their continuing connection to land, waters and culture, because we strongly believe in reconciliation and collaborative engagement for a better future.

We pay our respects to Elders past, present and emerging, whose knowledge, traditions and stories guide custodianship on what will always be their ancestral lands.

Issue	Title	Date	Prepared	Checked
1	Issue for SSDA	07.07.2023	PG / PL	LMC / PG
2	Issue for SSDA	25.08.2023	PG / PL	LMC / PG
3				
4				
5				
6				
7				
8				

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INTRODUCTION

This Addendum Architectural Design Report has been prepared to support the Response to Submission Report for the Narwee Parklands Care Community State Significant Development Application (SSD-45024776) located at 59-67 Karne Street North, Narwee. The NSW Department of Planning and Environment (DPE) placed the Environmental Impact Statement and the accompanying technical documentation on public exhibition from 14 February 2023 until 13 March 2023. During the exhibition, a total of 22 submissions were received in response to the public exhibition of the EIS. These included submissions made by the State and Local Government agencies, authorities, as well as the general public.

This report provides a response to matters relating to Architectural and it should be read in conjunction with the EIS and all supporting documentation originally submitted with the SSDA.

KEY CHANGES

In addition to further design development of the architectural expression of overall narrative with engagement, a number of key changes have been made since SSDA submission.

Ground Level

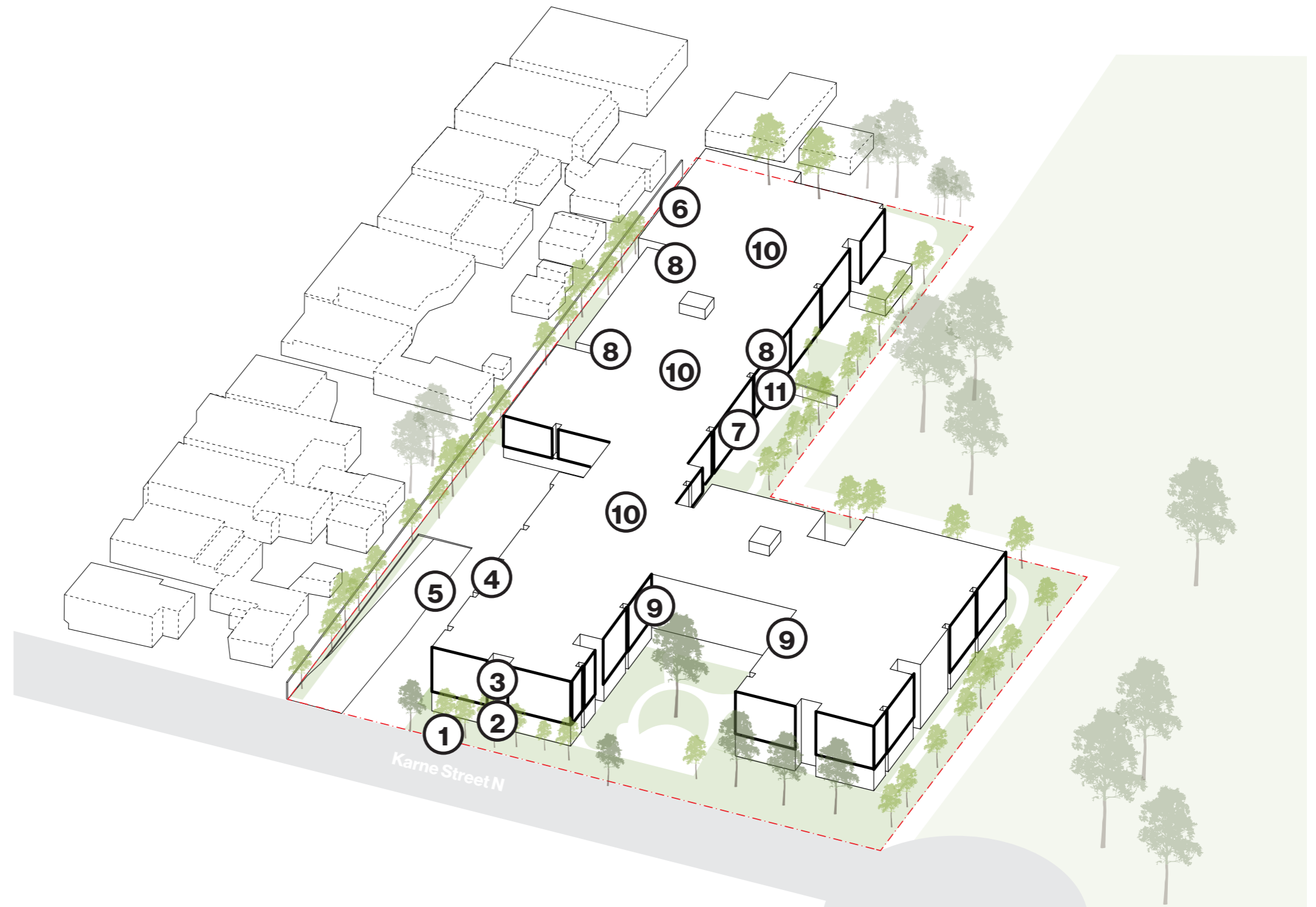
- ① Proposed aluminium trellis gate to conceal fire hydrant and sprinkler assemblies facing Karne Street North.
- ② Fire egress from Basement encroachment upon front setback removed and relocated.
- ③ North-western facade cladding encroachment upon front setback removed.
- ④ Revised design has increased original 400mm wide planter boxes to 900mm wide planter boxes (with 600mm clear planting) along Ground Floor balconies.
- ⑤ 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.
- ⑥ 2 x MCN Beds in wing C located in Ground Floor removed. Creating a better connection to Northern and Eastern courtyard up on the removal.
- ⑦ Training & Function Room with openable doors to connect internal and external and improve flow.

Level 1 & Level 2

- ⑧ Home F & G / J & K Activity Rooms swapped with single bedrooms to accommodate better visual privacy between the homes.
- ⑨ Home A & B / D & E / H & I bedrooms facing FOH to be provided with privacy screens.

Roof Level

- ⑩ Services plant area revised to 16% with acoustic screen, below the allowable 20% total roof area.
- Services plant and photovoltaic cells to setback 2m from roof edge
- ⑪ Additional staff room at ground level adjacent to Courtyard and Staff Breakout area



1. BUILDING HEIGHT, 45° PLANE & CL 4.6

DPE Comments

(a) The proposal seeks a variation of 11.6% to the maximum building height development standard and makes no attempt to comply with the 45 degree plane development standard at the southern end of the development as prescribed by the State Environmental Planning Policy (Housing) 2021 (Housing SEPP). The breach of these development standards results in unacceptable outcomes as discussed further below.

(b) The Clause 4.6 submitted with the application does not satisfactorily demonstrate that the variations to development standards are unreasonable and unnecessary and does not provide adequate justification that there are sufficient environmental planning grounds to justify contravening the development standards on the following basis.

(c) Based on the above, the application is to be amended to strictly comply with the development standards, on the basis that the amendments achieve a suitable outcome for the site. Particularly, it is noted that a reduction in the number of units and/or a revised floor plan may be required to achieve suitable amenity outcomes. However, should an amended application continue to exceed the development standards, complying floor plans and elevations are to be submitted to demonstrate why the proposed development achieves a better outcome and provides better amenity for the site and surrounds.

(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.

Response

Shadow diagrams reference to the previous development removed with amended shadow diagrams identifying the impacts with the proposal against the developable housing SEPP housing compliant envelop diagram.

The site photography and entrance to the Richard Podmore Reserve diagram demonstrates the link / shadowing between the location of 59-67 Karne Street North, Narwee.



April 2022



April 2022



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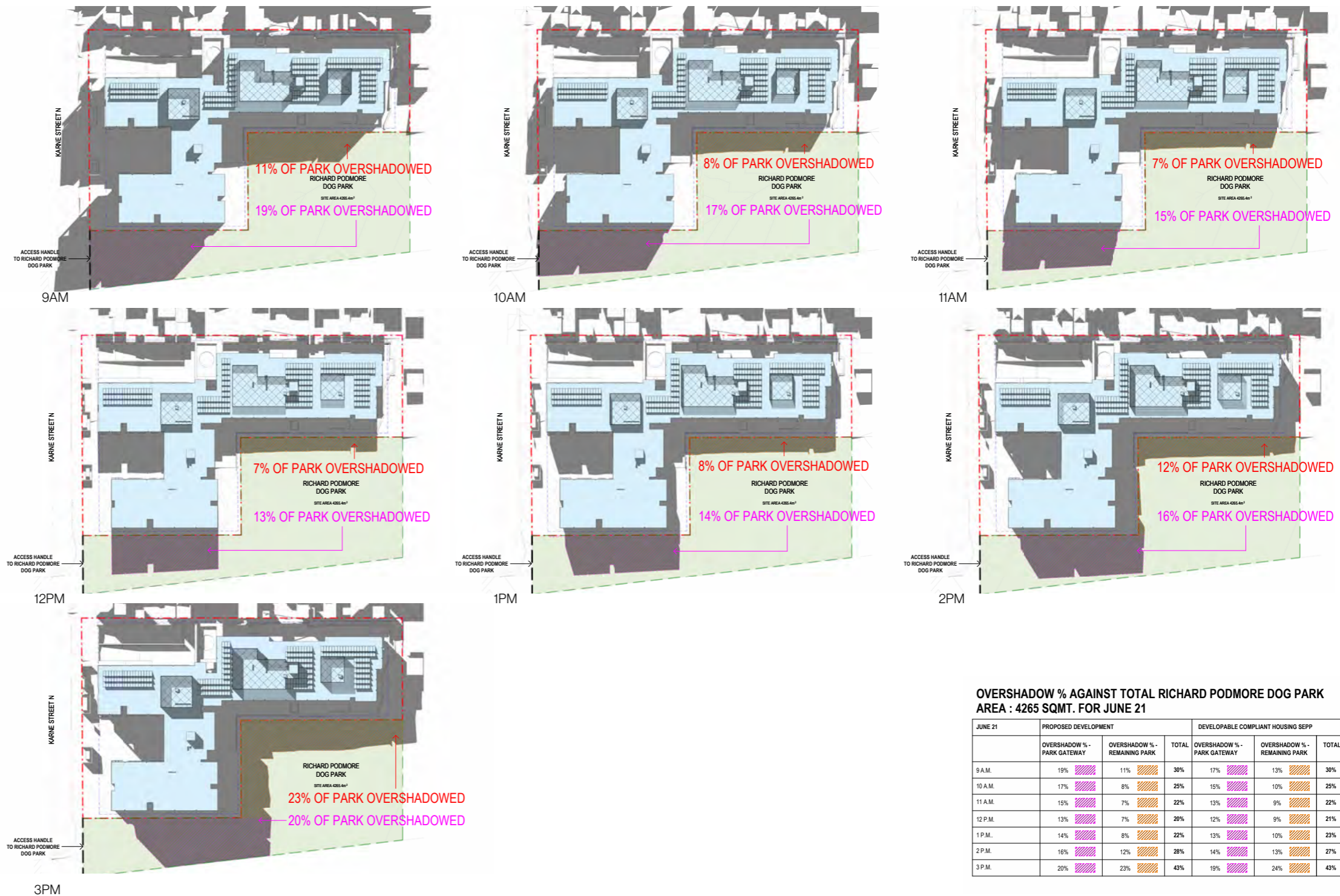
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(d) Amended shadow diagrams are to be submitted that remove reference to the previous development on the site. The shadow diagrams must compare the impacts of the proposal against a complying built form.

The adjacent diagrams demonstrate shadows during Winter Solstice hours. The proposed development - overshadowing to the Richard Podmore Reserve has a positive impact in comparison to the complying built form.

21st of June - Proposed Design



BUILT FORM PARAMETERS

	PROPOSED DEVELOPMENT	DEVELOPABLE COMPLIANT HOUSING SEPP
MAX BUILDING HEIGHT	9.5m Excl. servicing equipment on the roof of a building.	9.5m Excl. servicing equipment on the roof of a building.
FRONT SETBACK	6m - 11m	6m
REAR SETBACK	6m - 9.9m	6m
SIDE SETBACK	1.5m - 21m	1.5m

OVERSHADOW % AGAINST TOTAL RICHARD PODMORE DOG PARK AREA : 4265 SQMT. FOR JUNE 21

	PROPOSED DEVELOPMENT			DEVELOPABLE COMPLIANT HOUSING SEPP		
	OVERSHADOW % - PARK GATEWAY	OVERSHADOW % - REMAINING PARK	TOTAL	OVERSHADOW % - PARK GATEWAY	OVERSHADOW % - REMAINING PARK	TOTAL
9 A.M.	19%	11%	30%	17%	13%	30%
10 A.M.	17%	8%	25%	15%	10%	25%
11 A.M.	15%	7%	22%	13%	9%	22%
12 P.M.	13%	7%	20%	12%	9%	21%
1 P.M.	14%	8%	22%	13%	10%	23%
2 P.M.	16%	12%	28%	14%	13%	27%
3 P.M.	20%	23%	43%	19%	24%	43%

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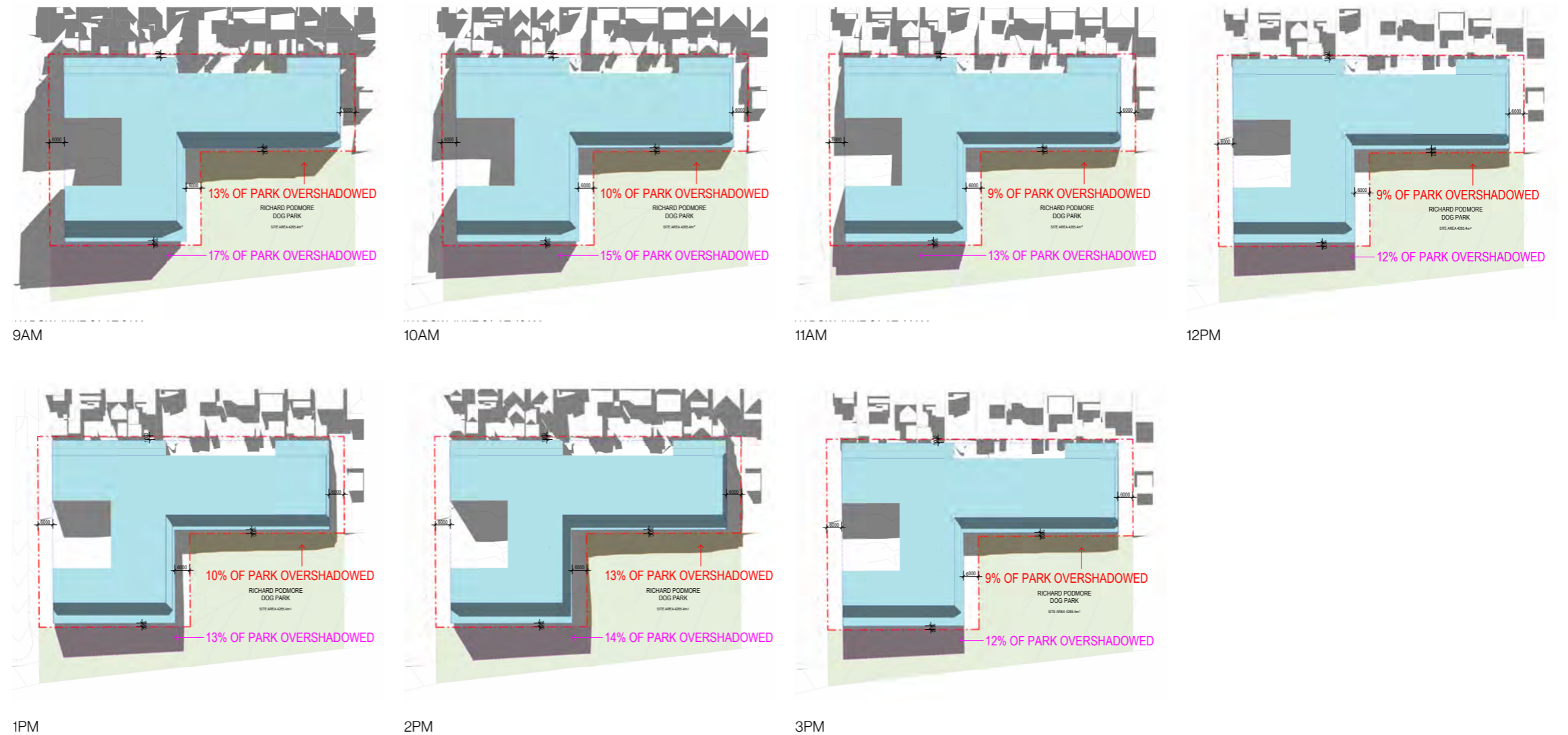
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The Winter Solstice Diagrams demonstrate the Developable Compliant Housing SEPP overshadowing for comparison.

21st of June - Developable Compliant Housing SEPP



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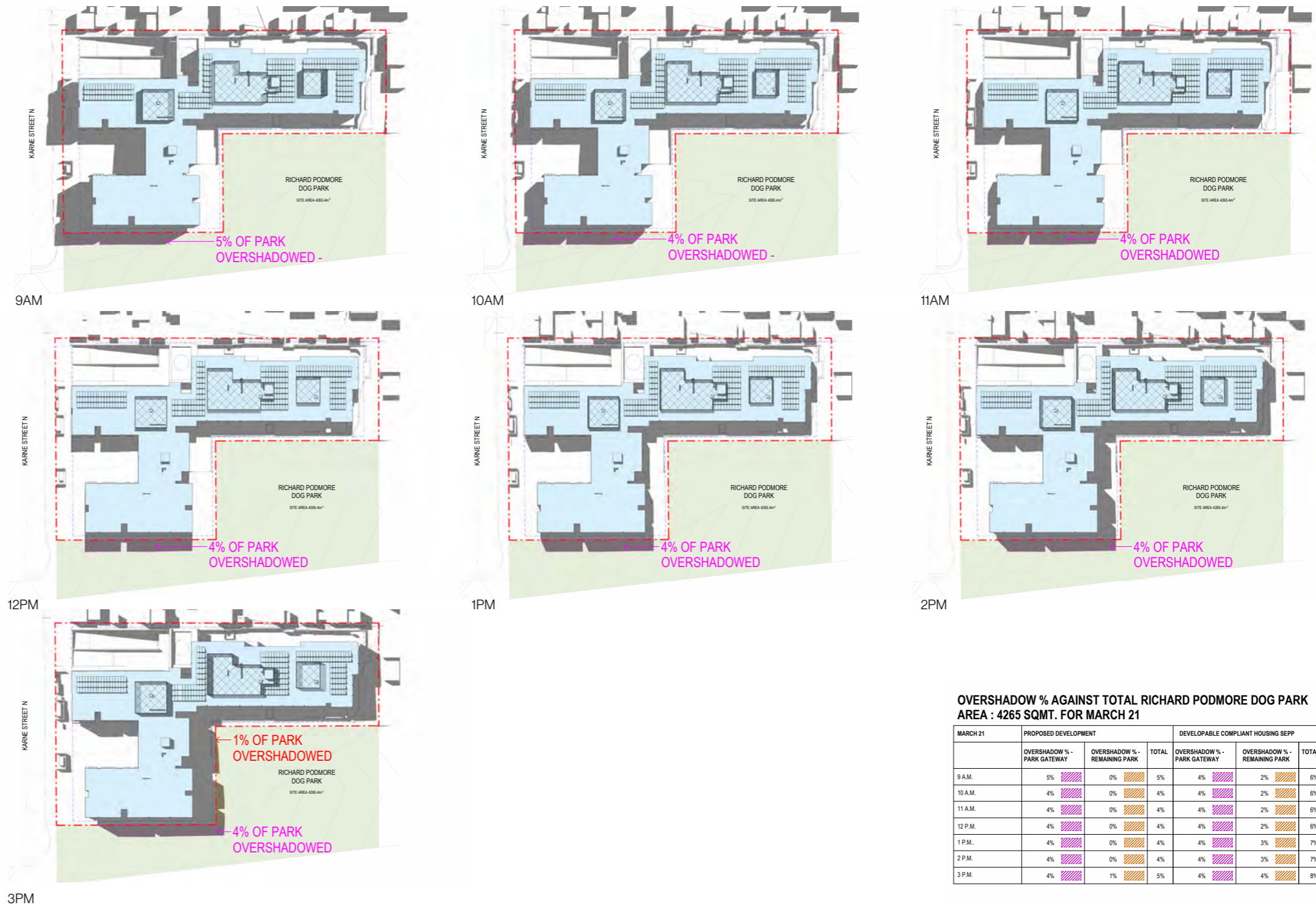
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The adjacent diagrams demonstrate shadows during March equinox. The proposed development - overshadowing to the Richard Podmore Reserve has a positive impact in comparison to the complying built form.

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21st of March - Proposed Design



OVERSHADOW % AGAINST TOTAL RICHARD PODMORE DOG PARK AREA : 4265 SQMT. FOR MARCH 21

MARCH 21	PROPOSED DEVELOPMENT			DEVELOPABLE COMPLIANT HOUSING SEPP		
	OVERSHADOW % - PARK GATEWAY	OVERSHADOW % - REMAINING PARK	TOTAL	OVERSHADOW % - PARK GATEWAY	OVERSHADOW % - REMAINING PARK	TOTAL
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1 P.M.	4%	0%	4%	4%	3%	7%
2 P.M.	4%	0%	4%	4%	3%	7%
3 P.M.	4%	1%	5%	4%	4%	8%

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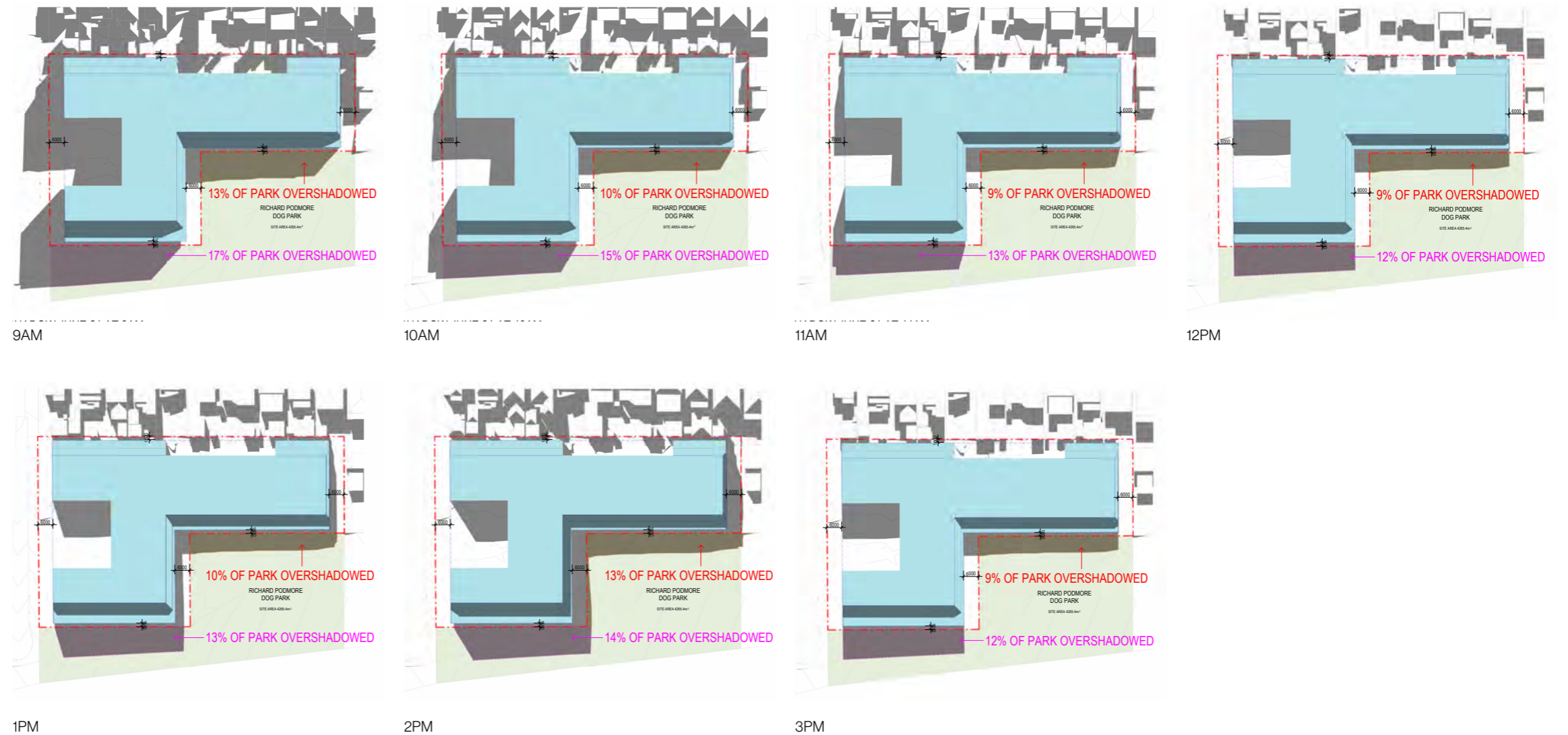
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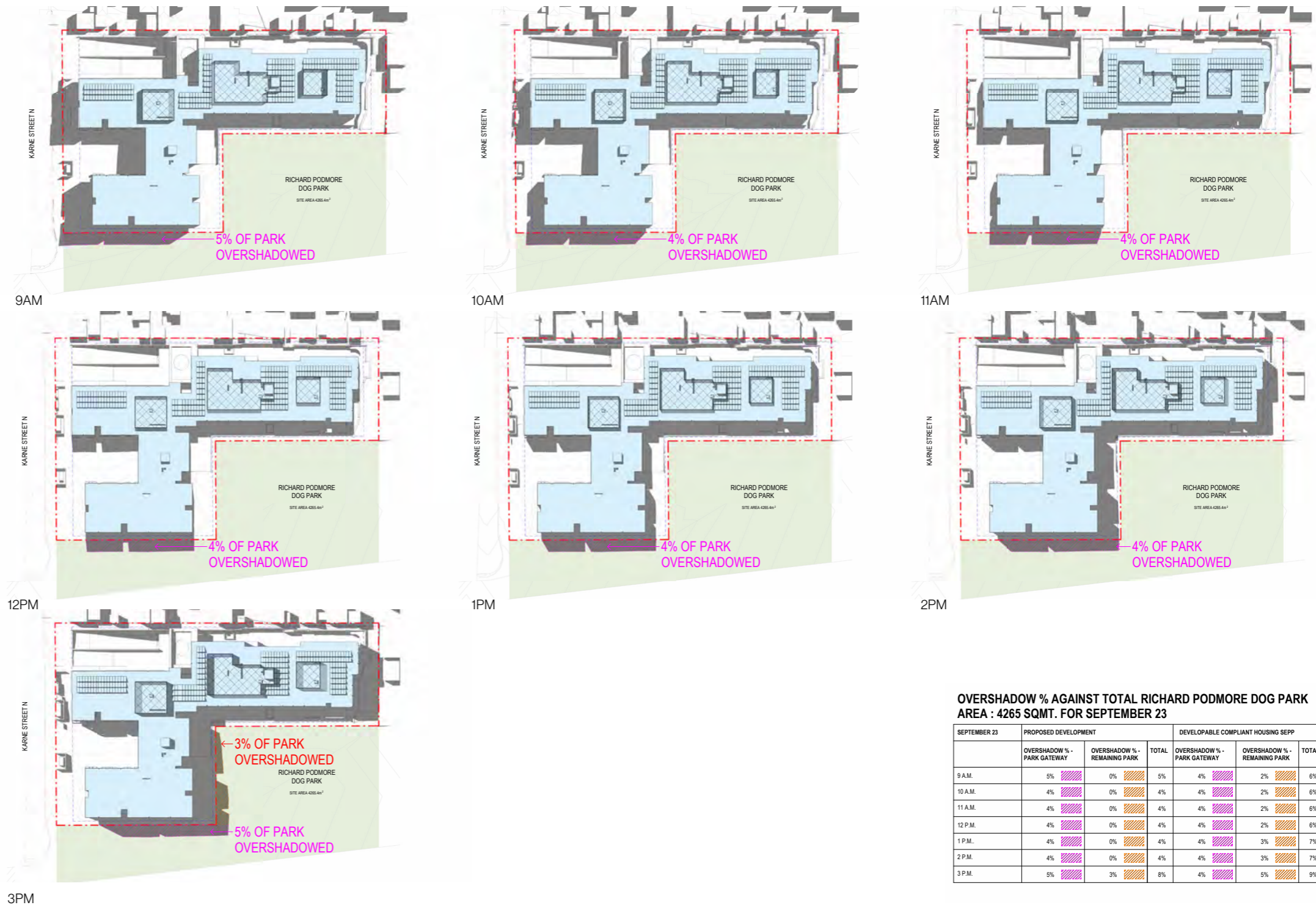
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23rd of September - Proposed Design



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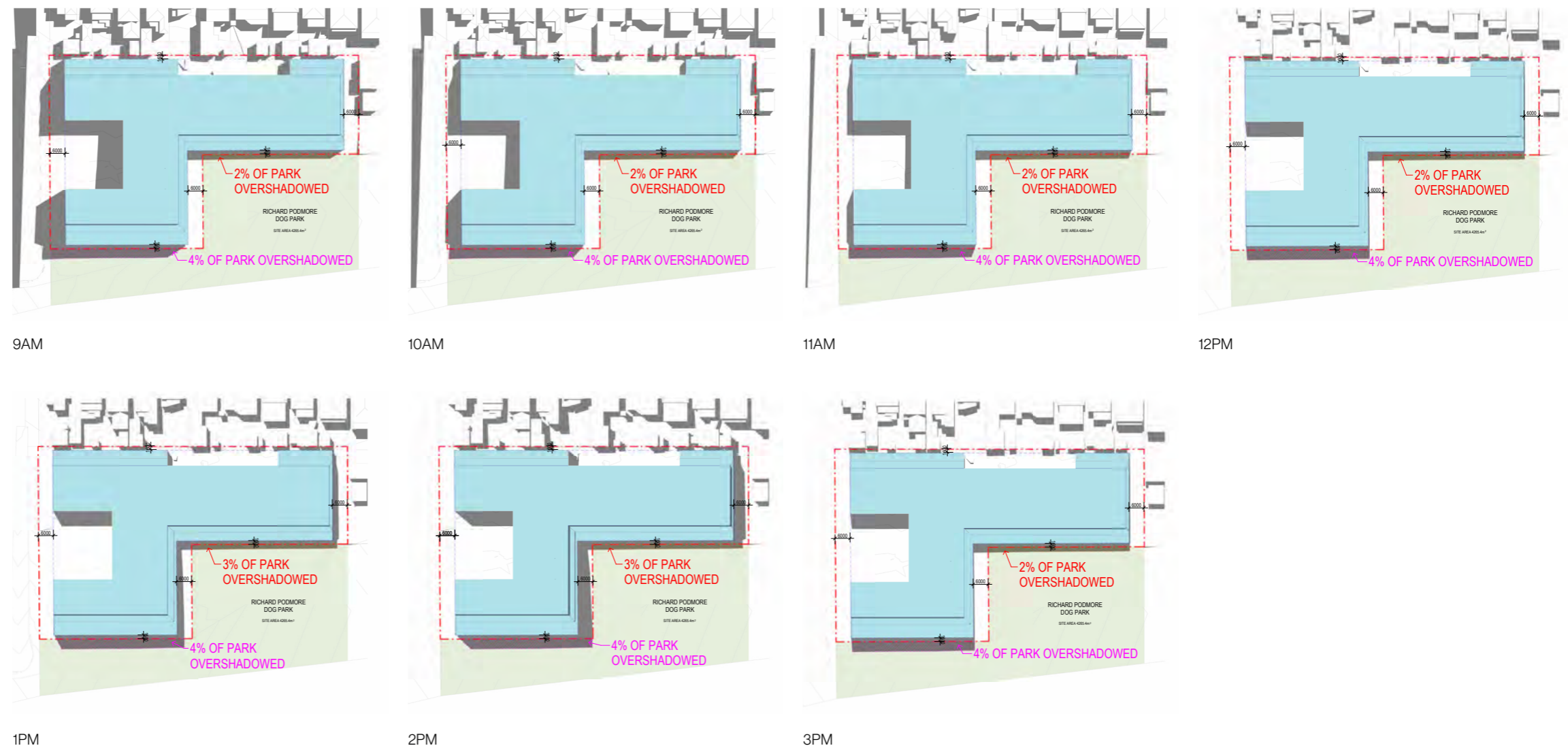
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23rd of September- Developable Compliant Housing SEPP



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3 P.M.	5%	3%	8%	4%	5%	9%

2. BUILT FORM, STREETScape CHARACTER & SETBACKS

DPE Comments

(a) In accordance with the design principles in Division 6 of the Housing SEPP, as the development exceeds two storeys the "the additional storeys are [to be] set back within planes that project at an angle of 45 degrees inwards from all side and rear boundaries of the site". No attempt has been made to step the third-floor level of the building at the south adjoining Richard Podmore Reserve which results in overshadowing impacts to this public open space area. Additionally, this southern façade is provided with no articulation to the built form to reduce the visual bulk and scale of the development when viewed from the public domain. The proposal is to be amended to respond to the design principles of the Housing SEPP and the draft Seniors Housing Design Guide November 2022 (previously November 2021).

(b) The application in its current form presents as an institutional building with each wing mirroring one another and the same unit layouts being presented one after another. Consideration is to be given towards articulating the built form to provide distinction between the three sections of the building.

(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.

(d) Excavation for staff areas at the basement level is not to extend beyond the building footprint above.

(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.

(f) All architectural features, including balconies, are not to encroach upon the setbacks.

(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.

Response

(a) The proposed design is driven by operational and better amenities for the residents. The flat / horizontal floor plate is fundamental in aged care design as it allows residents to freely move around in their RCF household which Opal refers to as Neighbourhoods. The small neighbourhoods allow residents in Opal's care to live their lives to the fullest, as if they were within their own community being capable to move around to communal areas, gathering space.etc. The flat floor plate design promotes residents with the opportunity of mobility to meet others and explore all areas of their neighbourhood.

(b) The RCF operational and functional requirements are very different to residential buildings which informs the shape of RCF building form. Facade details such as featured framing, reveals, variation in facade typology have been proposed to breakup the built form and improve articulations.

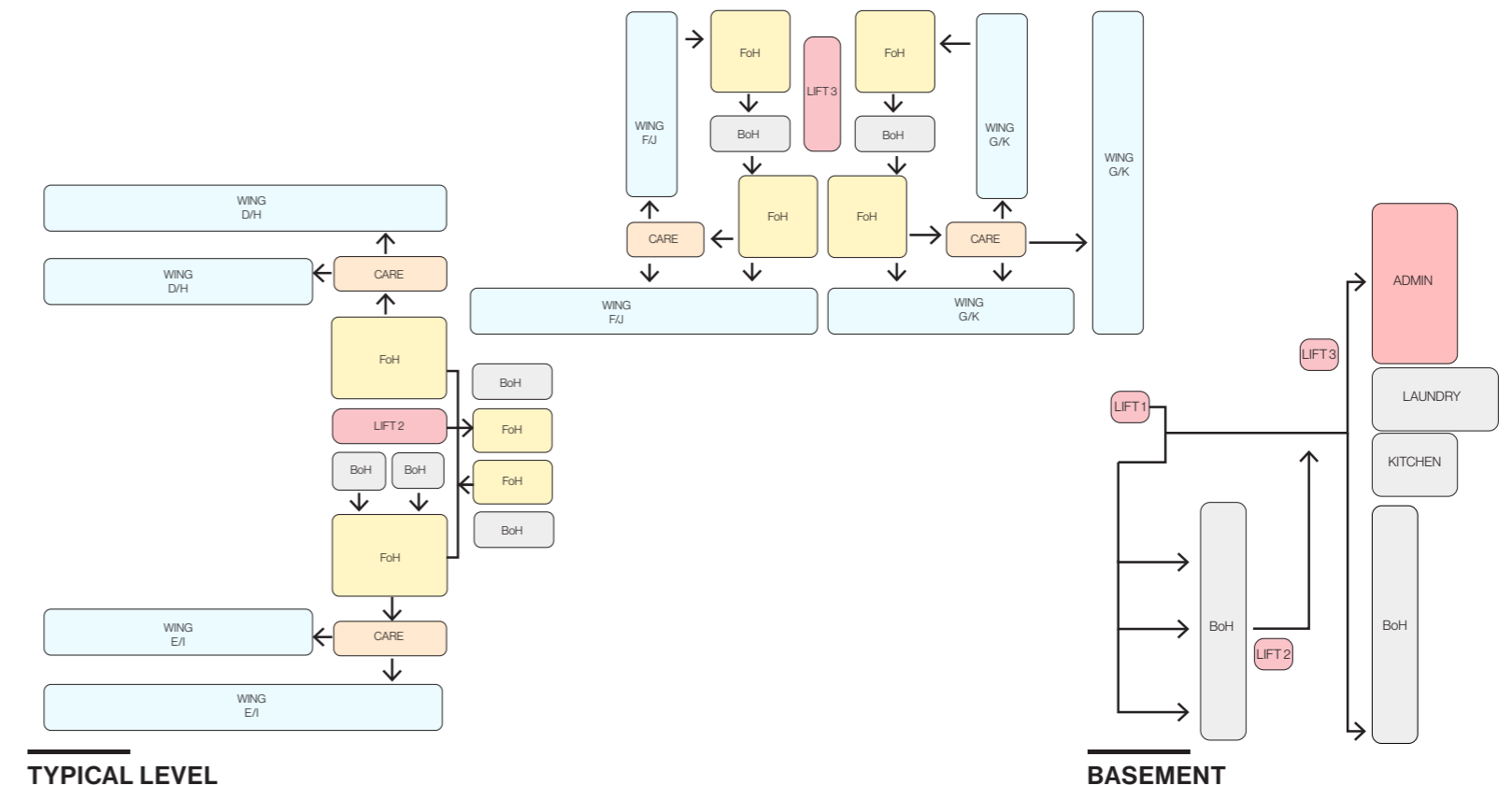
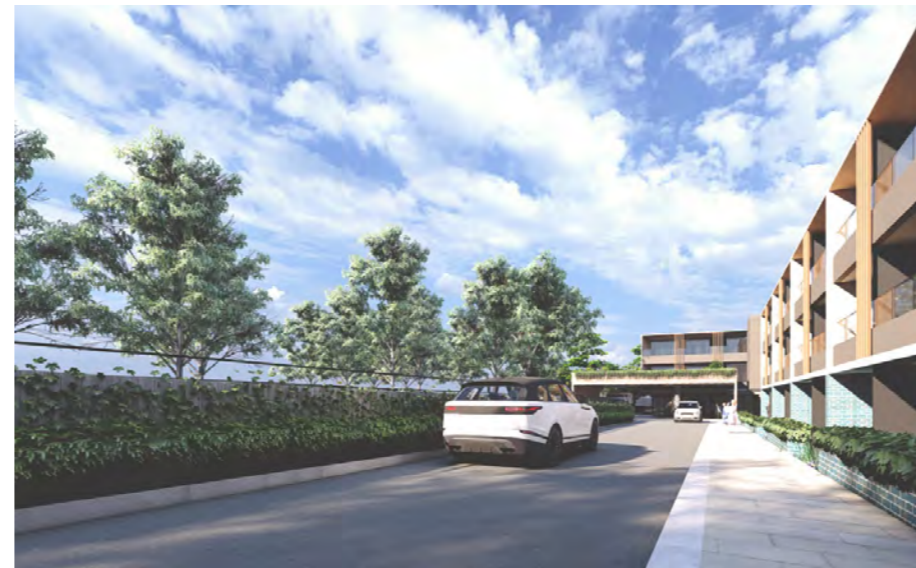
(c) Revised design has increased original 400mm wide planter boxes to 900mm wide planter boxes (with 600mm clear planting) along Ground Floor balconies. Native crawling plants have been proposed along the other side of driveways for screening to soften basement ramps concrete upstands and act as a visual green buffer.

(d) The excavation for Basement Level Staff Amenities is to allow for skylight to introduce natural sunlight into the room. Natural light improve connectivity between external and internal, below ground and above ground.

(e) Western fire access stair leading from Basement to Ground Level has been relocated to avoid encroachment upon setback.

(f) All architectural featured cladding have been revised to not protrude beyond the setbacks.

(g) Please refer to page 11 for streetscape photomontage.



2. BUILT FORM, STREETScape CHARACTER & SETBACKS

DPE Comments

Built form, streetscape character and setbacks

(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.

Amended Plans

(e) A streetscape photomontage of the development in relation to the entry/exit to Richard Podmore Reserve is to be submitted.

Response

A visual impact analysis has been undertaken of the development. These images are accurate representations of sightlines from three different locations that are considered to be the most representative views from Karne Street North. These images also represent the future development characteristic with relation to the entry/exit to Richard Podmore Reserve.

Three images characteristics: -

1. View from North facing South of Karne Street North along the intersection of Grove Avenue. Sighting streets of the site while having a field of vision to the development and the Richard Podmore Dog Park.
2. Front on view - facing the future development showcasing the bulk and the elements of the structural integrity with connectivity to the Richard Podmore Dog Park.
3. View from South facing North of Karne Street North along the intersection of Arilla Avenue. Full uphill perspective with clear visibility of the length of the development and topography with greater vision of entry/exit to Richard Podmore Dog Park.



2. BUILT FORM, STREETScape CHARACTER & SETBACKS C1



2. BUILT FORM, STREETScape CHARACTER & SETBACKS C1



2. BUILT FORM, STREETScape CHARACTER & SETBACKS C2



2. BUILT FORM, STREETScape CHARACTER & SETBACKS C2



2. BUILT FORM, STREETScape CHARACTER & SETBACKS C3



2. BUILT FORM, STREETScape CHARACTER & SETBACKS C3



2. BUILT FORM, STREETScape CHARACTER & SETBACKS C4



3.1 ARCHITECTURAL EXPRESSION

DPE Comments

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:

- **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).

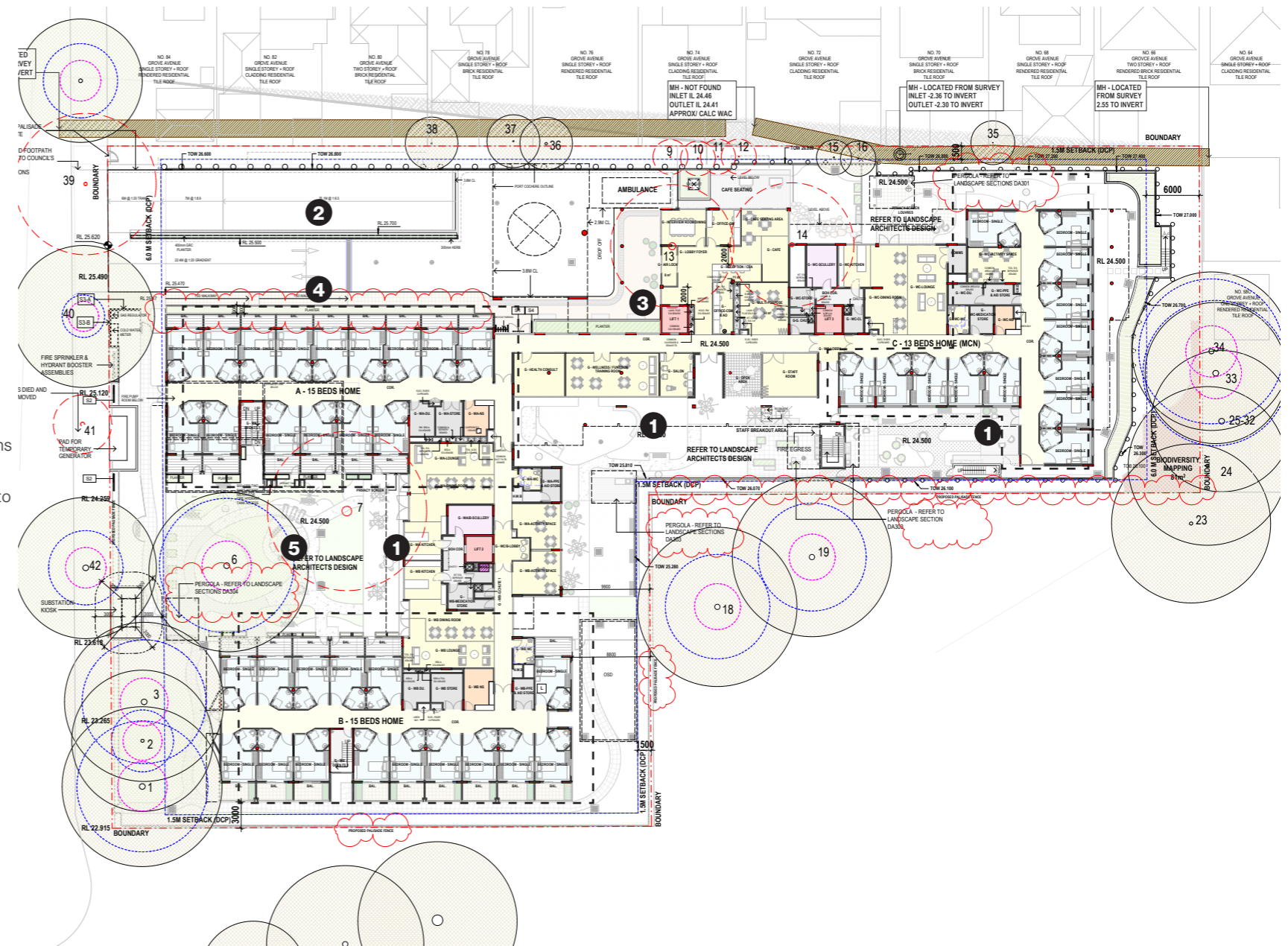
Response

Designing for Physical Ageing and Dementia

- 1 Verandah
 - 2 Service Driveway to Common Service Core
 - 3 Front Entry Door
 - 4 Pedestrian Access to Front Door Entrances
 - 5 Central Courtyard with Glazing
- Single Household

Design Guidance - Under Seniors Housing Design guide

- A domestic character and scale (5.2.5)
- Multiple places for rest and reflection (5.2.5)
- Easy and unrestricted access to the outside, gardens and landscape (5.2.5)
- Use verandahs for shading to encourage residents to use the outside (5.2.6)
- Strong connection with the outdoors for feeling the warmth of the sun, summer breezes, humidity of summer, chill of autumn etc. (5.3.7)
- Access to smell the rain, herb gardens and atmospheric changes in the climate and season (5.3.7)
- Access to sounds such as water, birds, crunch of gravel underfoot, rain falling etc. (5.3.7)
- Encouragement for enjoying food with the accompaniment of fresh air and daylight (5.3.7)



3.2 FACADE MATERIALITY

DPE Council Feedback

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).

Response

The design of the building has been guided by a material concept stemming from the interpretive approach to connecting with Country. The design applies elements of the local landscape through an abstraction of their geomorphic patterns.

By taking tones and textures from the eucalyptus tree, sandstone and red clay soil, the distinction between the built and the ground is blurred. The design integrates dense planting into the facade to reinforce the connection to the park.

Variation in the architectural expression reinforces the unique identity of the building. The base of the building is framed with a brick that is reminiscent of the different colours of the eucalyptus leaf. The upper levels embody the eroded sandstone, prevalent in the area - a way of celebrating Country’s identity through formal similitude. Alternating louvres and screens up the facade will soften the regularity of the grid.

A. Tile facade with clerestory windows into bedrooms, and floor to ceiling windows into hallway.

B. Balcony across the facade of the dining, kitchen and lounge rooms, with floor to ceiling windows.

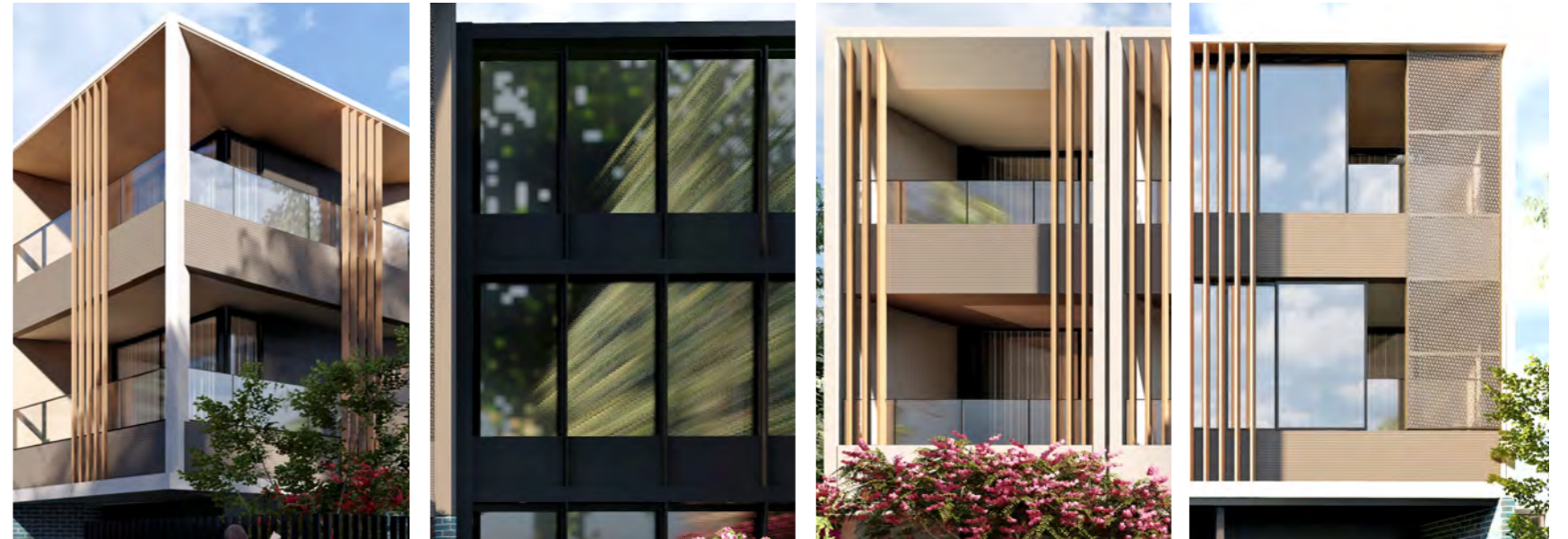
C. Tile facade with floor to ceiling windows for front of house amenities.

D. Curtain wall with black framing for front entrance.

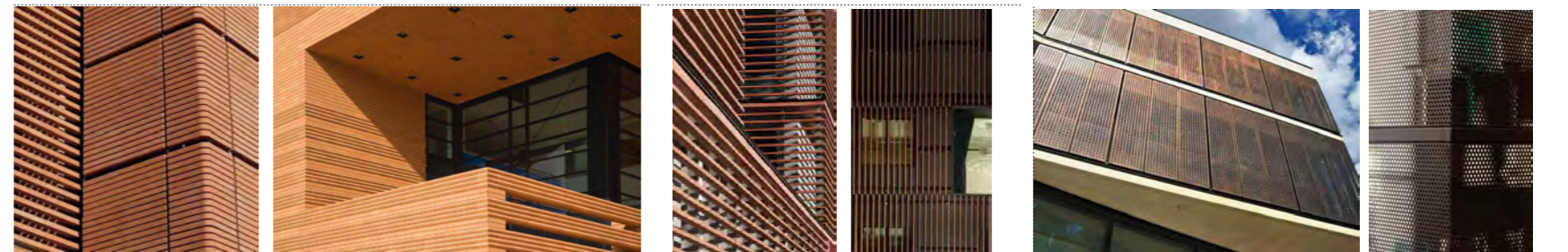
E. Blue brick and compressed concrete facade with balconies and louvres.

F. Blue brick and compressed fibre cement facade with balconies, louvres and perforated screens.

G. Blue brick and compressed fibre cement facade with floor to ceiling windows for front of house amenities.

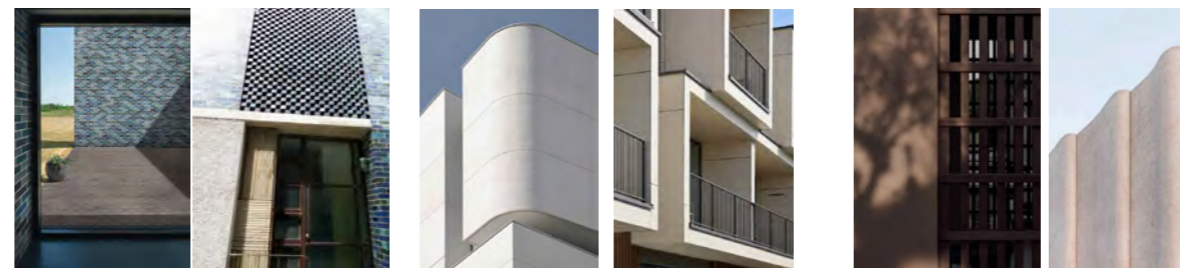


Breakage



Exterior cladding

Louvred Screen



Mixed Bricks

COMPRESSED FIBRE CEMENT

4. AMENITY

DPE Comments

- The proposal currently provides poor amenity to a substantial number of units, communal areas and staffing areas. Issues impacting upon the amenity of the proposal are outlined below and are to be addressed with the submission of amended plans.
- 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.

Response

Amenity

Moving and easy accessibility can lead to increasingly sedentary life styles. The proposed design internal amenity are split into different sections creating threshold between per house hold and public realm. Particular in high-density areas (public amenities) can be mediated with vegetation and split access, both to give close contact with nature but also to provide acoustic privacy separation between per Homes.

The adjacent diagrams illustrate the amenity and functions for the spaces within the development. Consideration of the amenity of the Homes breakout terrace have been designed as a passive relaxation area with seating for morning and afternoon sun, and as a 'breakout space' from adjoining Dining and Lounge Rooms, with indoor and outdoor spaces providing integrated amenity.

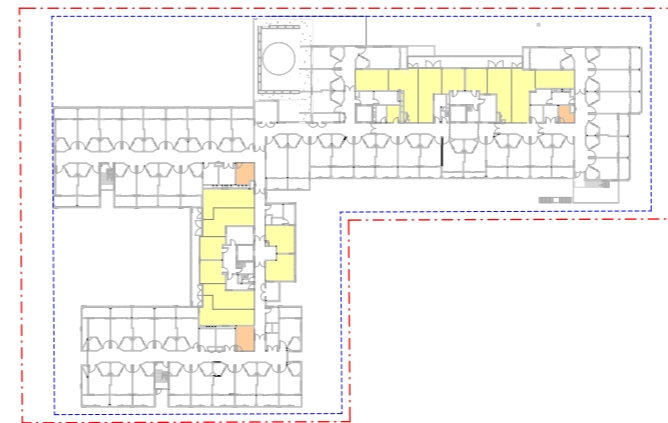
The FOH area and terraces primarily provides amenity as a social, gathering, seating area that relates strongly to the community functions of the adjoining indoor space.

Natural Ventilation

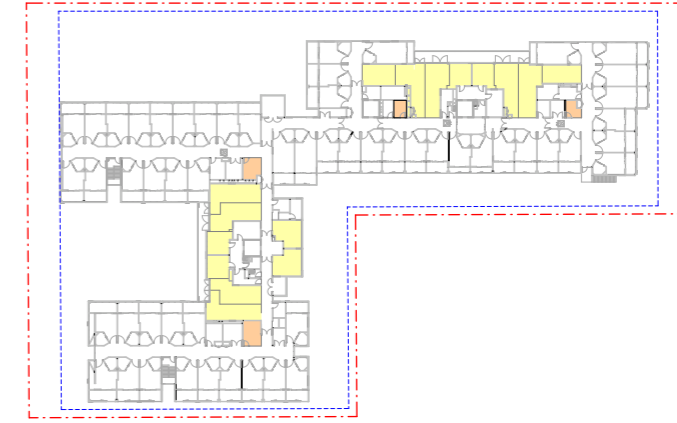
Proposed design creates comfortable stimulating conditions that can exploit different climate controls to improve energy efficiency. The natural ventilated zone helps to cool a building down during hot summer with design openings with the use of louvred sections and exploited stacks and cross ventilation principles. Use of the level can also enable warm air to rise and escape at the top.



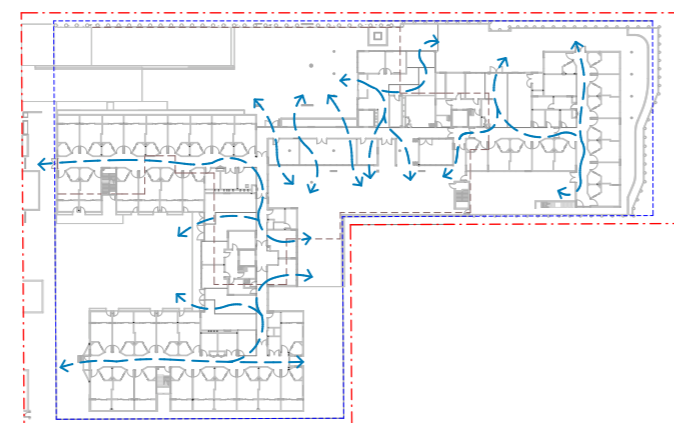
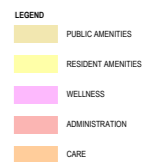
Ground Floor



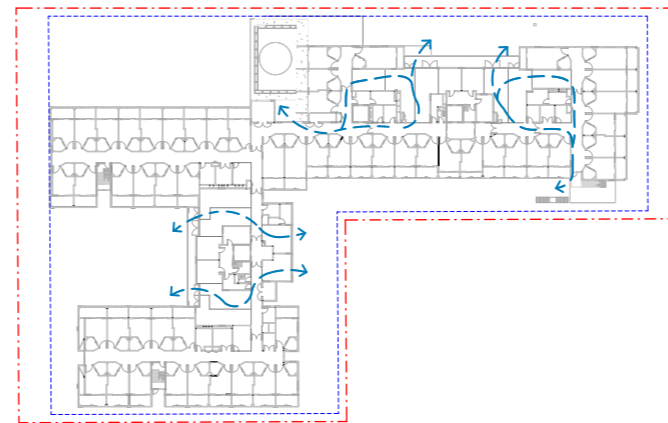
Level 1



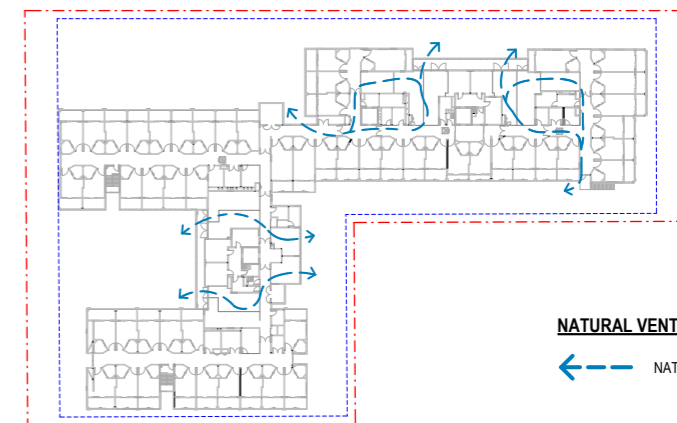
Level 2



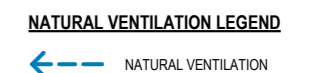
Ground Floor



Level 1



Level 2



4.1 SOLAR ACCESS - BEDROOMS

DPE Comments

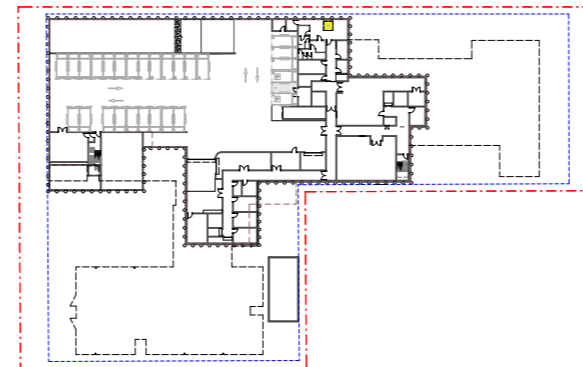
- Approximately 43% of units do not receive a minimum of 2 hours solar access during the winter solstice. Furthermore, shadow diagrams demonstrate the communal terraces for Wings A and B receive minimal solar access during winter. Therefore, the layout is to be amended to provide good solar orientation for an increased number of RCF units and communal terraces.

Response

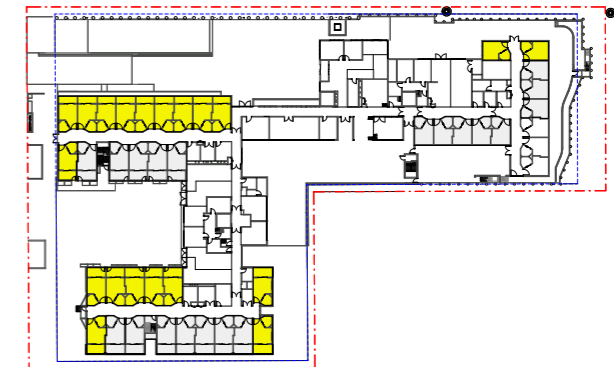
Bedrooms

Adjacent diagrams demonstrate residential aged-care bedrooms which received more than 2 hours of sunlight during winter solstice.

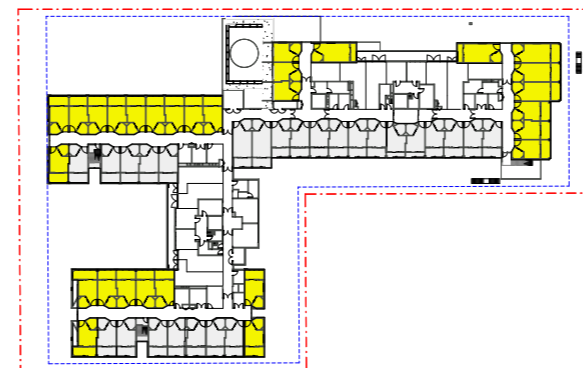
21st of June



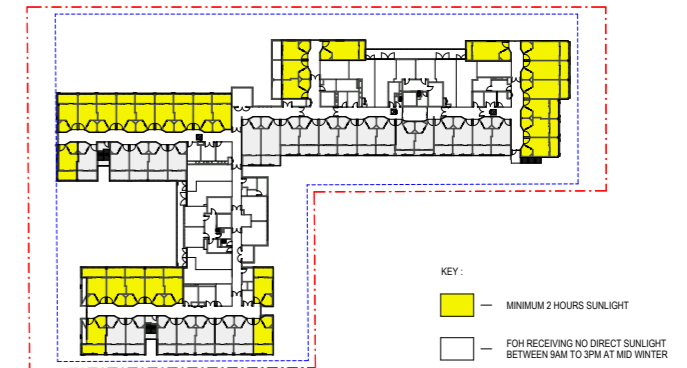
Basement



Ground Floor



Level 1



Level 2

KEY:
 MINIMUM 2 HOURS SUNLIGHT
 FOH RECEIVING NO DIRECT SUNLIGHT BETWEEN 9AM TO 3PM AT MID WINTER

4.1 SOLAR ACCESS - AMENITIES

DPE Comments

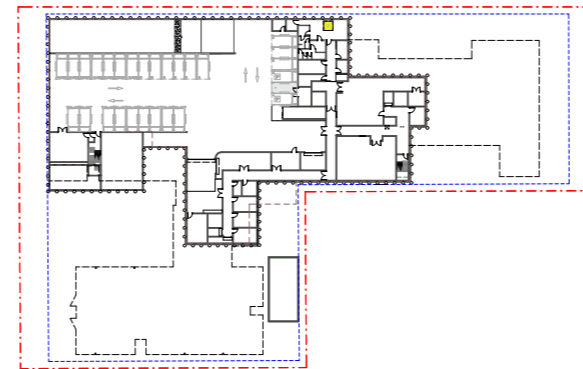
- Approximately 43% of units do not receive a minimum of 2 hours solar access during the winter solstice. Furthermore, shadow diagrams demonstrate the communal terraces for Wings A and B receive minimal solar access during winter. Therefore, the layout is to be amended to provide good solar orientation for an increased number of RCF units and communal terraces.

Response

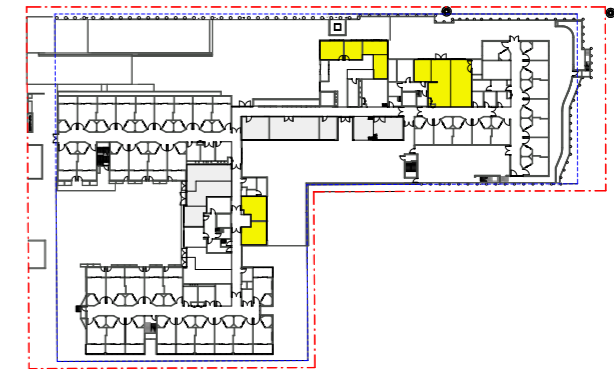
Communal Area

Adjacent diagrams demonstrate Communal Areas which received more than 2 hours of sunlight during winter solstice.

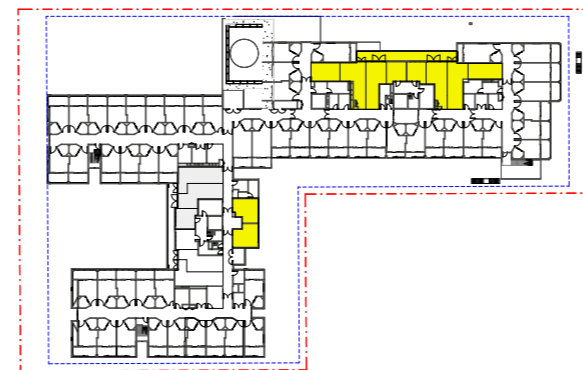
21st of June



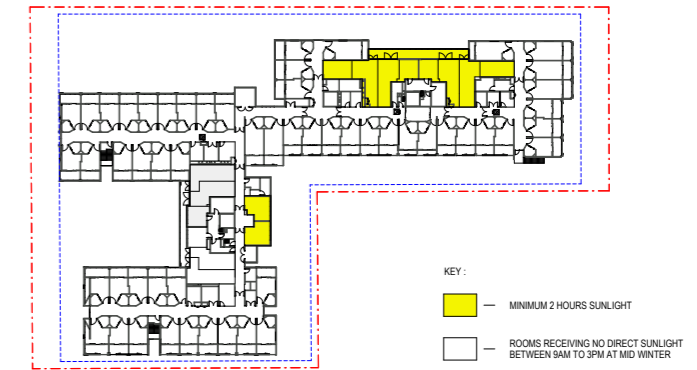
Basement



Ground Floor



Level 1



Level 2

KEY:
 - MINIMUM 2 HOURS SUNLIGHT
 - ROOMS RECEIVING NO DIRECT SUNLIGHT BETWEEN 9AM TO 3PM AT MID WINTER

4.1 SOLAR ACCESS - EXTERNAL OPEN SPACE

DPE Comments

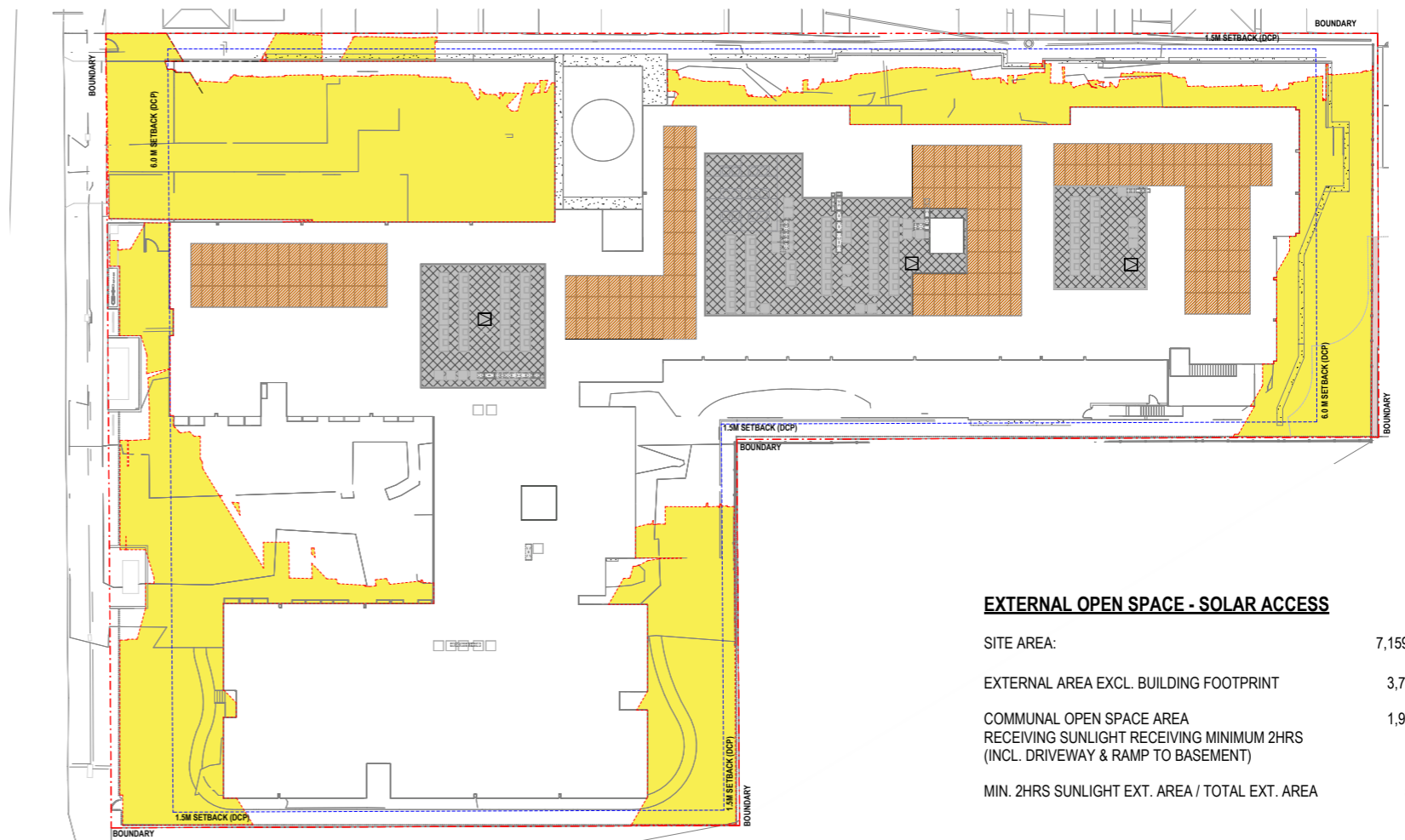
- Approximately 43% of units do not receive a minimum of 2 hours solar access during the winter solstice. Furthermore, shadow diagrams demonstrate the communal terraces for Wings A and B receive minimal solar access during winter. Therefore, the layout is to be amended to provide good solar orientation for an increased number of RCF units and communal terraces.

Response

External Open Area

Adjacent diagrams demonstrate external outdoor open area which received more than 2 hours of sunlight during winter solstice.

21st of June



EXTERNAL OPEN SPACE - SOLAR ACCESS
1:200

EXTERNAL OPEN SPACE - SOLAR ACCESS

SITE AREA:	7,159.6 m ²
EXTERNAL AREA EXCL. BUILDING FOOTPRINT	3,712 m ²
COMMUNAL OPEN SPACE AREA RECEIVING SUNLIGHT RECEIVING MINIMUM 2HRS (INCL. DRIVEWAY & RAMP TO BASEMENT)	1,924 m ²
MIN. 2HRS SUNLIGHT EXT. AREA / TOTAL EXT. AREA	52%

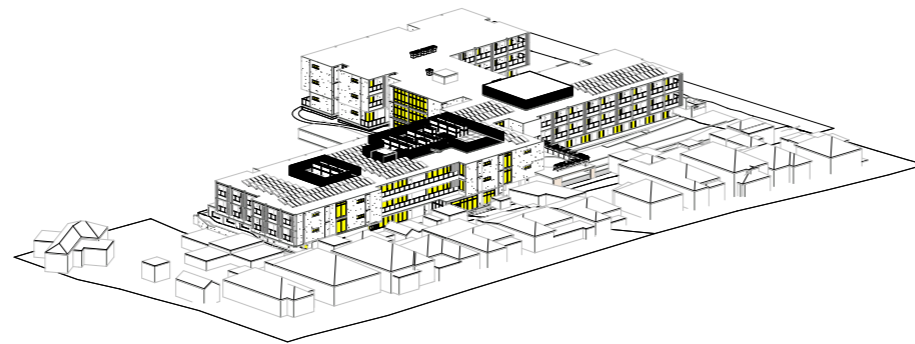
KEY :

— MINIMUM 2 HOURS SUNLIGHT

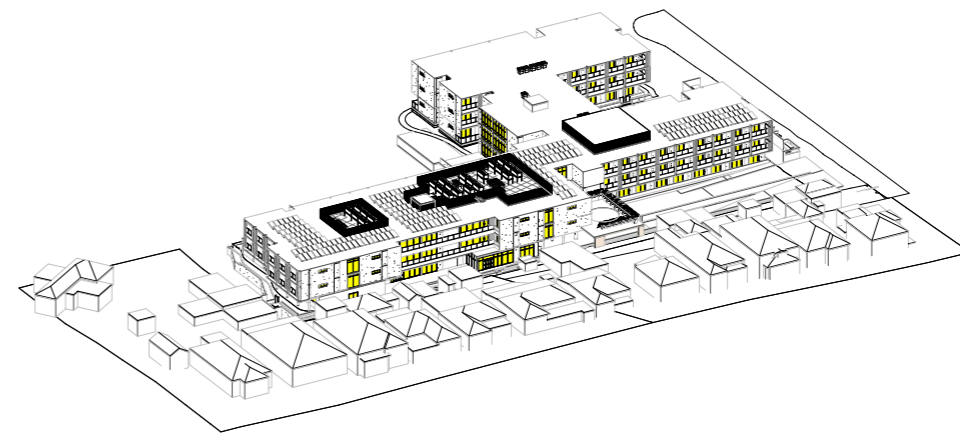
4.1 SOLAR EYE VIEW

DPE Comments

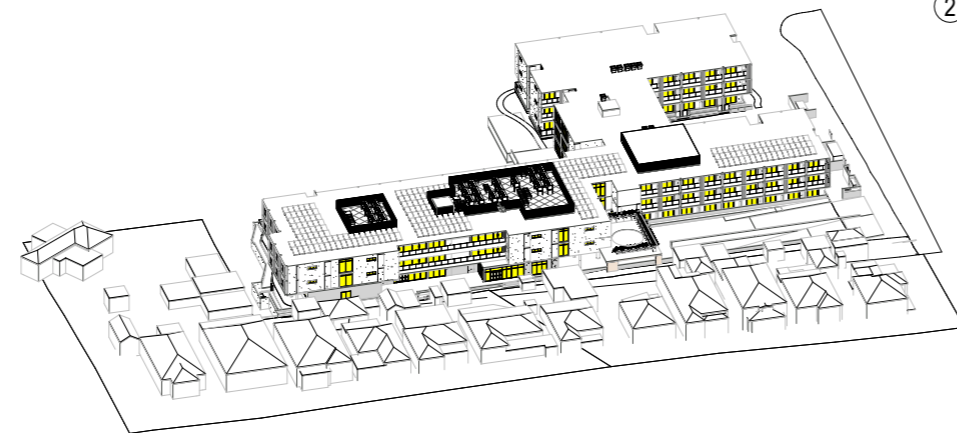
- Approximately 43% of units do not receive a minimum of 2 hours solar access during the winter solstice. Furthermore, shadow diagrams demonstrate the communal terraces for Wings A and B receive minimal solar access during winter. Therefore, the layout is to be amended to provide good solar orientation for an increased number of RCF units and communal terraces.



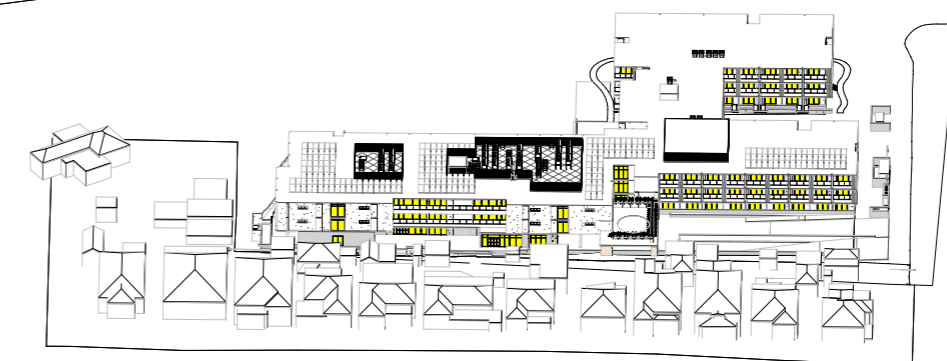
① 21st of June - 9 AM



② 21st of June - 10 AM



③ 21st of June - 11 AM

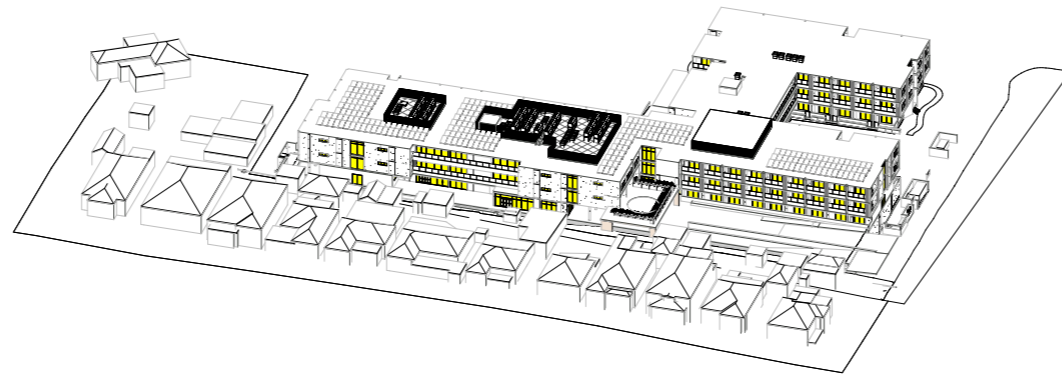


④ 21st of June - 12 PM

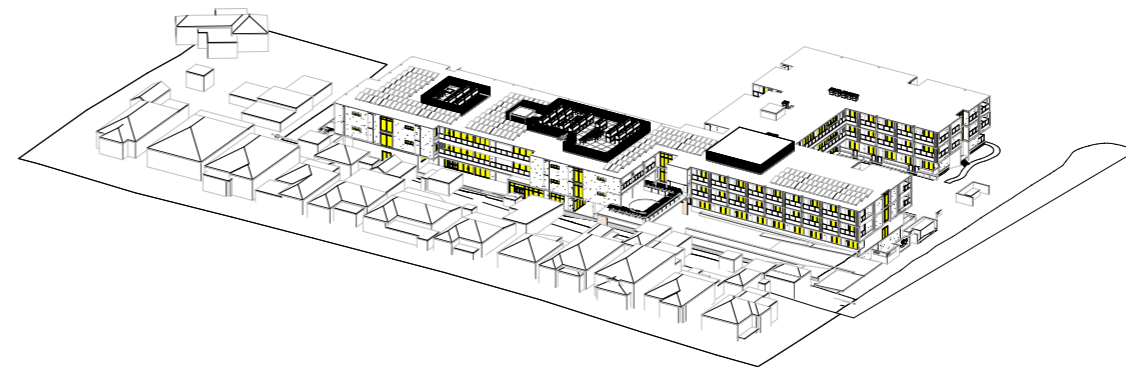
4.1 SOLAR EYE VIEW

DPE Comments

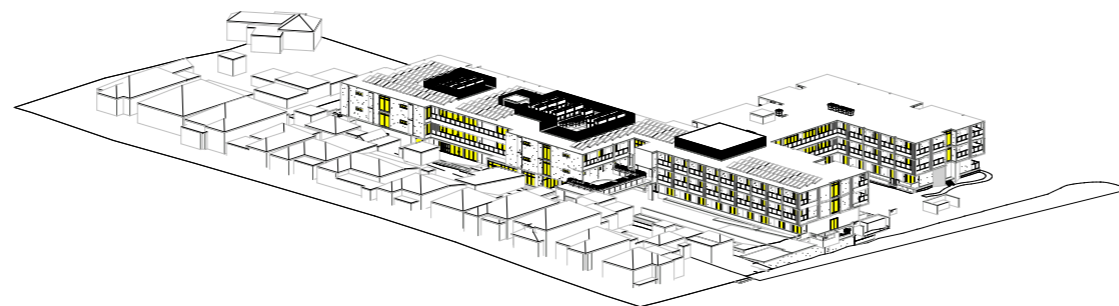
- Approximately 43% of units do not receive a minimum of 2 hours solar access during the winter solstice. Furthermore, shadow diagrams demonstrate the communal terraces for Wings A and B receive minimal solar access during winter. Therefore, the layout is to be amended to provide good solar orientation for an increased number of RCF units and communal terraces.



5 21st of June - 1 PM



6 21st of June - 2 PM



7 21st of June - 3 PM

4.2 VISUAL & ACOUSTIC PRIVACY

DPE Comments

(a) 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.

(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.

(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.

(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.

(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.

Response

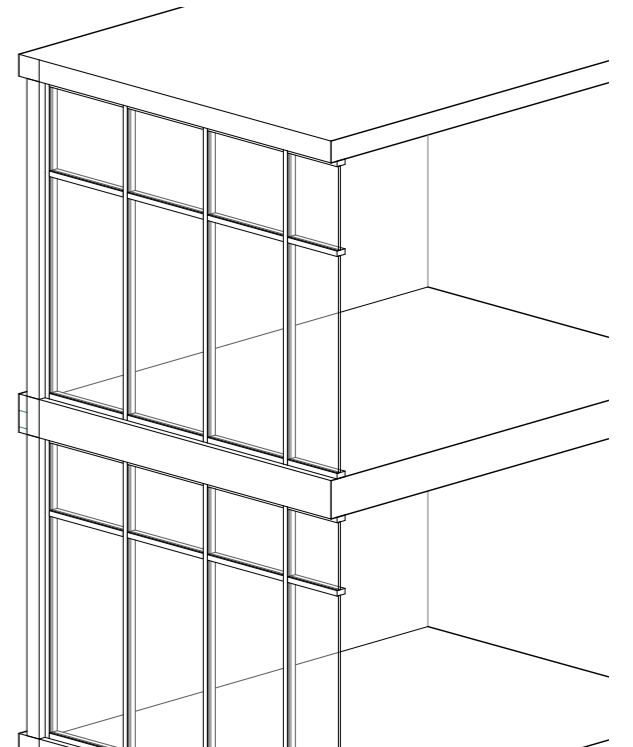
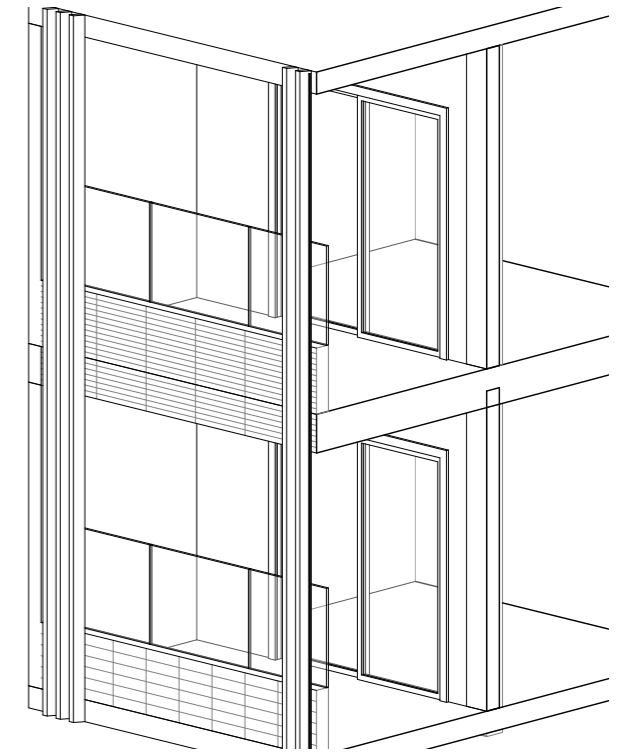
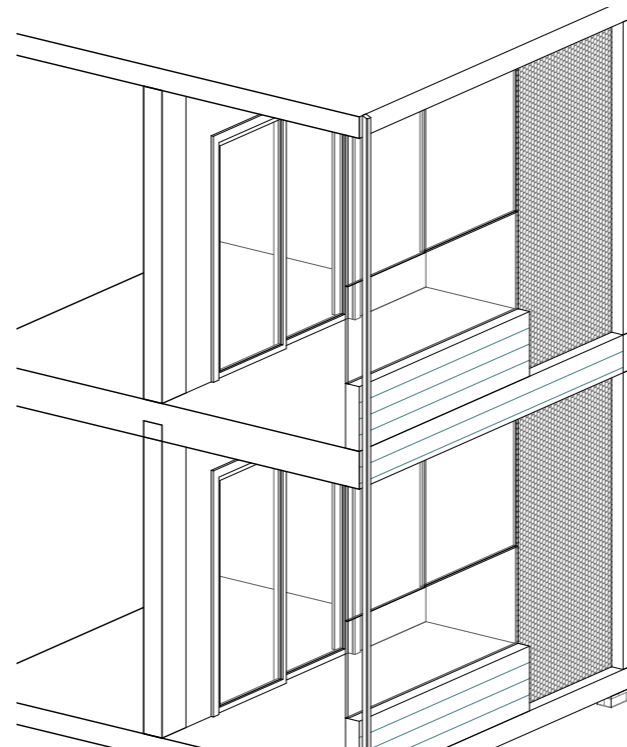
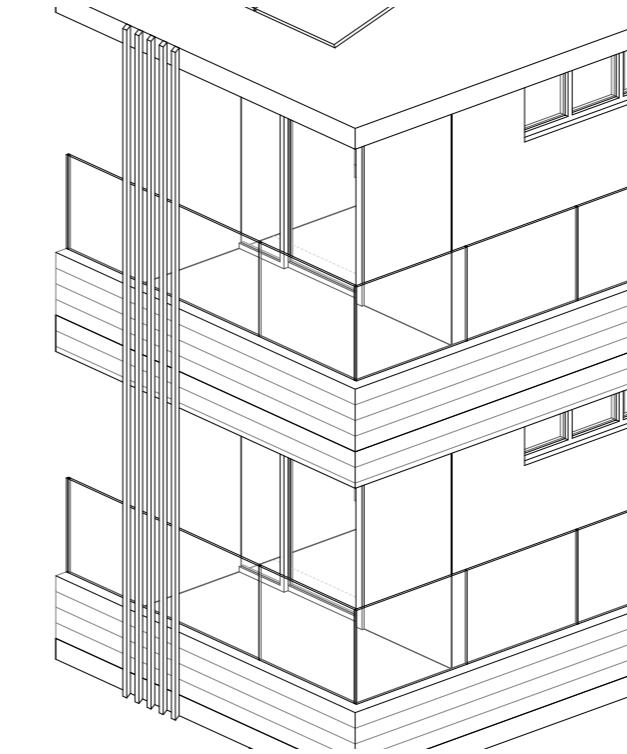
(a) The proposed revised design has increased original 400mm wide planter boxes to 900mm wide planter boxes (with 600mm clear planting) along Ground Floor balconies. The widening of planter boxes improve privacy and enhance visual. Native crawling plants have been proposed along the other side of driveways for screening to soften basement ramps concrete upstands and act as a visual green buffer. From the above, the north-western design has been revisited and has improved outlook from Homes and building entry presentation; and improved continuity greenery, from street trees, to crawling plants along driveway upstands, and wider planter boxes along footpath.

(b) Planter boxes adjacent to Ground Level rooms facing the courtyard have been widened to enhance quality of amenities. The balconies and allied landscape edges will provide good visual separation and screening of residents from the driveways. The 'green' driveway and improved landscape along pedestrian entry sequence to residents' balconies has been significantly improved, with broader pavement to main entry.

(c) Design and layout have been revised to address privacy and acoustic concern for residents where balconies of the rooms immediately adjoin communal terraces on Level 1 and 2. Privacy screens and room swop have been proposed for better design outcome.

(d) Please refer to Architectural DA3106 to DA3110 for additional 1:50 detailed sections which demonstrate sightlines towards the communal terrace.

(e) Please refer to Architectural DA3111 which demonstrates sightlines to 58C Grove Avenue. In addition, fixed perforated screen with minimum 50% openness, solid upstand with sliding glazed windows have been proposed to these balconies to minimise overlooking to the private open space of 58C Grove Avenue and increase privacy, but not clearly emphases. Please see DA3001 for balcony typology details. Also refer to landscape planting schedule for proposed screen planting.



4.3 OTHER AMENITY CONCERNS

DPE Comments

(a) A total of 27 units directly overlook 16.9m of a driveway without a suitable buffer/treatment provided.

(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).

Response

(a) The proposed revised design has increased original 400mm wide planter boxes to 900mm wide planter boxes (with 600mm clear planting) along Ground Floor balconies. The widening of planter boxes improve privacy and enhance visual. 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. From the above, the north-western design has been revisited and has improved outlook from Homes and building entry presentation; and improved continuity greenery, from street trees, to crawling plants along driveway upstands, and wider planter boxes along footpath.

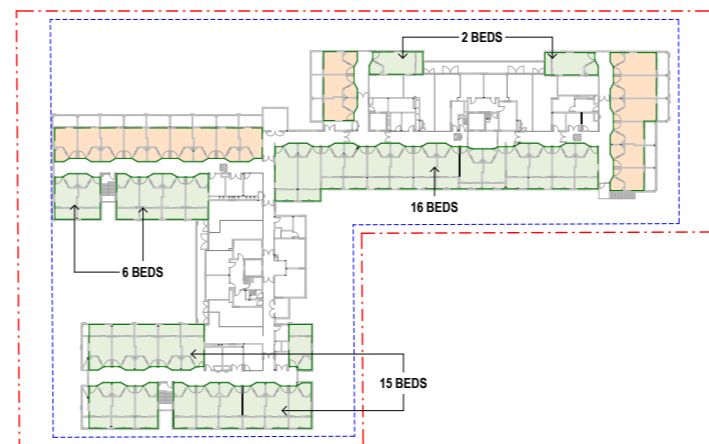
In addition, adjacent diagrams demonstrate rooms with green views outlook. 64% of total rooms are equipped with substantial green outlook with the remaining 36% with average green outlook.

(b) The Staff Breakout Area has been nominated at southern courtyard area to be shared by residents and staff. The southern courtyard are equipped with benches, tables and seats which provide activation to the building outdoor space, that read together with tree planting and adjacent openable Function and Training Room, creating a dynamic, activated and 'green' breakout space.

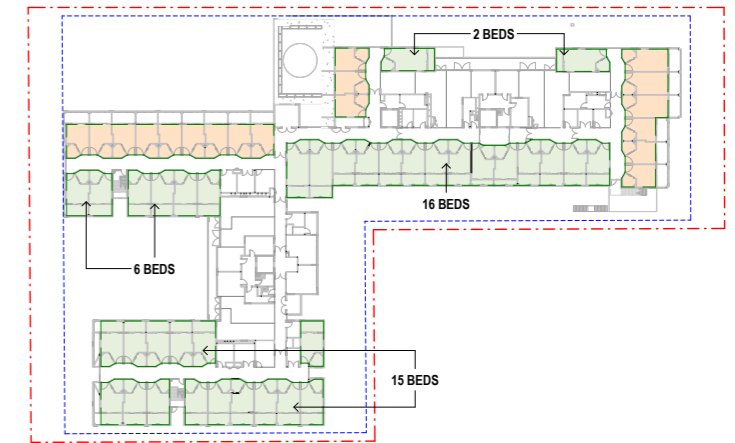
The design response will embrace the site's natural setting. It will embed a green network of both recreational and ecological spaces that will contribute to the visual quality of the precinct. Future residents will also be afforded green amenity. Our approach to siting, open space and recreational cluster locations mean that residents outlook is supported with a natural interface. like 1



Ground Floor



Level 2



Level 1

- SUBSTANTIAL GREEN VIEW
- AVERAGE GREEN VIEW

ROOMS WITH GREEN VIEW WITH SUBSTANTIAL GREEN VIEW

GROUND FLOOR: 27 BEDS
 LEVEL 1: 39 BEDS
 LEVEL 2: 39 BEDS

TOTAL: 105 BEDS (64%)

ROOM WITH AVERAGE GREEN OUTLOOK

GROUND FLOOR: 16 BEDS
 LEVEL 1: 21 BEDS
 LEVEL 2: 21 BEDS

TOTAL: 58 BEDS (36%)

5. SAFETY & SECURITY

DPE Comments

(a) The breach of the development standards to the south are considered to adversely impact upon the amenity, safety and security of Richard Podmore Reserve as it results in a solid built form against the access handle of the park. Further consideration is to be given to the design of the interface of the development at the south to the park to further increase opportunities for passive surveillance.

(c) Elevations of fencing across the entirety of the site are to be provided.

(e) A streetscape photomontage of the development in relation to the entry/exit to Richard Podmore Reserve is to be submitted.

Response

(a) Please refer to Clause 4.6

(b) Please see Architectural DA3010 for elevations of fencing across the entirety of the site.

(c) A visual impact analysis has been undertaken of the development. These images are accurate representations of eyesight from three different locations that are considered to be the most representative views from Karne Street North. These images also represent the future development characteristic with relations to the entry/exit to Richard Podmore Reserve.

Three images characteristics: -

1. View from North facing South of Karne Street North along the intersection of Grove Avenue. Sighting streets of the site while having a field of vision to the development and the Richard Podmore Dog Park.

2. Front on view - facing the future development showcasing the bulk and the elements of the structural integrity with connectivity to the Richard Podmore Dog Park.

3. View from South facing North of Karne Street North along the intersection of Arilla Avenue. Full uphill perspective with clear visibility of the length of the development and topography with greater vision of entry/exit to Richard Podmore Dog Park.



6. ARCHITECTURAL PLANS & DOCUMENT DETAILING

DPE Comments

(a) Architectural Plans

(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.

(ii) Elevations and sections must be revised to reference the existing ground level.

(iii) RLs are to be provided on all elevations, sections and floor plans for all areas of the roof, mechanical plant, lift overrun and retaining walls.

(iv) Allocation of RCF and staff car parking spaces are to be identified on the plans.

(v) Detailed cross sections are required to be submitted for the sections identified with green arrows in Figure 2 below.

(vi) Cross ventilation diagrams are to be submitted.

(vii) Materials and finishes are to be abbreviated and notated on architectural plans, particularly on elevations and sections.

Response

(a) Please refer to revised Architectural Plans addressing SSDA, DPE and Council comments.

(i) Please see Architectural DA4101 for revised Gross Floor Area (GFA)/Floor Space Ratio (FSR) diagrams. The proposed development achieved FSR 1:1.

(ii) Elevations and sections have made reference to existing ground level per surveyed information received.

(iii) RLs have been provided to all elevations, sections and floor plans, including roof, mechanical plant, lift overrun and retaining walls.

(iv) Allocation of RACF and staff car parking spaces have been nominated on DA2000.

(v) Detailed cross sections have been provided per marked-up received.

(vi) Please refer to report section 4. Amenity for natural ventilation diagrams.

(vii) Materials and finishes have been abbreviated and notated on architectural plans and elevations.



7. WESTERN FACADE

DPE Comments

The Architectural Design report is to demonstrate the design of the western facade.

Response

The western elevation of the development addresses local neighbourhood context and character. The 3-storey facade aligns with townhouse development across the street. The setback of building entry and western courtyard has led to increased facade articulation. The introduction of vertical louvres and featured cladding has successfully increased facade detail and interest, whilst also addressing the concern of streetscape harmony.



SYDNEY

Level 7, 80 William Street
East Sydney NSW 2011
Australia

MELBOURNE

Level 4, 152 Elizabeth Street (by appointment only)
Melbourne VIC 3000
Australia

BRISBANE

Level 14, 100 Edward Street
Brisbane QLD 4000
Australia

HO CHI MINH CITY

19th Floor – Havana Tower, 132 Ham Nghi,
Ben Thanh Ward, District 1, Ho Chi Minh City
Vietnam

