

29th June 2025

HOUSING SEPP DESIGN VERIFICATION STATEMENT

Prepared to Accompany a State Significant Development Application to the NSW Department of Planning.

Proposed Seniors Living Development at 12-14 Mingara Drive, Tumby Umbi, NSW 2154.

This Housing SEPP Design Verification Statement has been prepared on behalf of Mingara Leisure Group (Applicant) in support of a State Significant Development Application for a proposed Seniors Living Development to NSW Departments of Planning, Housing, and Infrastructure.

This report is intended to be read in conjunction with the Architectural plans prepared by Marchese Partners Architects and the associated Consultant Reports and drawings. This document addresses:

- Design Principles in Schedule 8 (Clause 97 of the Housing SEPP)
- Chapter 4 of the Housing SEPP (Design of residential apartment development), including Design Principles for Residential Developments under Schedule 9 and ADG (Clause 147 of SEPP)
- Seniors Housing Design Guide (Dec 2023) (Clause 97 of the Housing SEPP)

We confirm that Steve Zappia of Marchese Partners Architects directed the design of this Application architectural drawings and that the related documentation achieves the principles set out in Housing SEPP and the Environmental Planning and Assessment Regulation 2021 and has been designed with regard to the Apartment Design Guide.

Mr. Steve Zappia is registered as an architect in NSW (reg. No. 6535) in accordance with the Architects Act 1921.



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DESIGN PRINCIPLES FOR SENIORS HOUSING (Schedule 8 of Housing SEPP)

PRINCIPLE 1 – NEIGHBOURHOOD AMENITY AND STREETSCAPE

Seniors housing should be designed to recognise the operational, functional and economic requirements of residential care facilities, which typically require a different building shape from other residential accommodation; to recognise the desirable elements of the location's current character, or for precincts undergoing a transition—the future character of the location so new buildings contribute to the quality and identity of the area; to complement heritage conservation areas and heritage items in the area; to maintain reasonable neighbourhood amenity and appropriate residential character by providing building setbacks to reduce bulk and overshadowing, using building form and siting that relates to the site's land form, adopting building heights at the street frontage that are compatible in scale with adjacent buildings, and considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours; to set back the front building on the site generally in line with the existing building line; to include plants reasonably similar to other plants in the street; to retain, wherever reasonable, significant trees, and to prevent the construction of a building in a riparian zone.

The proposed seniors housing development at 12-14 Mingara drive, Tumby Umbi is part of a wider Masterplan precinct which includes a registered club with venues for entertainment, F&B offering, health and active lifestyle integrated uses as well as a gym and aquatic centre, a hotel, a proposed childcare and other uses. Integrating a senior development into the master plan of the Mingara precinct offers a unique opportunity to revitalize the area, enhance its character, and create a vibrant village environment. The subject land is an unused greenfield site and activating the land with senior village breathes new life into the areas, transforming it into a vibrant and dynamic neighbourhood.

The subject development site will include a new proposed seniors housing development consisting of Independent Living Units (ILUs) with an integrated high care component and indoor and outdoor communal areas for the use of residents, their families, and the community.

The current proposal has been designed taking into consideration the existing natural assets like existing tree boulevards to the eastern boundaries and the relationship of the site with the hills and ridge lines from north west to south of the development site. These elements will inform the design as it is proposed to extend the screening of the proposal by the addition of a landscape buffer with new trees proposed to north and south eastern boundaries to complement the existing landscape assets.

The access to the development is proposed from the eastern edge of the site by the implementation of a min. 12m. setback and a main road access to a central arrival point addressed with a covered porte cochere, making the main arrival point legible and accessible to residents, families, and part of the community. A pedestrian link is proposed to extend from the hotel with direct access to the Club, to promote ease of access and enhancing connectivity for residents.

The seniors development offers a range of amenities and services tailored to the needs of seniors, including healthcare, wellness, recreational activities and social spaces. By providing on-site amenities and services, and in addition to the existing club facilities, the proposal becomes a self-cared community hub that enhances the quality of life for residents and encourages active aging.

The proposal presents a landscape led approach where the visual corridors from the east and throughout the development site are maintained, which presents opportunities for showcasing the natural assets around the site.

The proposed built form aims to integrate with the context by proposing a transition in scale from the eastern boundary where the development is adjacent to the existing club and new hotel, bringing down the scale to the western and southern edge where the scheme is adjacent to a drainage easement and one storey residential development further back.

The buildings to the eastern boundary present a 6 to 7 storey scale which is in keeping with the 5 commercial storeys + plant rooms of the adjacent hotel currently under construction.

The architectural character of the buildings is informed by Country. The palette of materials is based on understanding the character of the area as a repository of assets of the natural landscape, where the lakes and ponds and wetlands, the ridge lines and tall trees are the dominant features. Hence the proposal utilises the natural environment to inspire the material palette. Timber- look, natural vegetation and water are elements that can be found in the surrounding environment.

PRINCIPLE 2 – VISUAL AND ACOUSTIC PRIVACY

Seniors housing should be designed to consider the visual and acoustic privacy of adjacent neighbours and all residents of the seniors housing by using appropriate site planning, including considering the location and design of windows and balconies, the use of screening devices and landscaping, and ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.

The proposal is setback from any public domain in location such as:

- Wyong Road to the north and east;
- The southern end of Tumby Creek Road and the intersection with Wyong Road;
- Mingara Drive to the east;
- Thornbill Grove, Sandpiper Way, Silver Gull Place to the west;
- Fleeting views from Beckingham Road and Palm Valley Road to the west;
- Jabiru Way and Jabiru Way pedestrian walkway to the south-east ;
- Jacana Close.

Visibility to the proposed site from the public domain is limited due to the existing dense vegetation and existing built form.

Views from the private domain west of the site is limited due to the location of the proposed site is setback approximately 630m measured from Valley Road. Views from the south of the site at Glengara Village is also limited due to dense vegetation.

The proposal has consideration to visual and acoustic privacy by the proposed building separations and different configurations of balconies and penthouse level setbacks. The existing trees to the eastern boundary are taken into consideration in the proposal of generous setbacks to this edge to allow for the preservation of mature trees around the development site. The large setback is continued to the east and south portion of the site to ensure there is sufficient landscape screening to the Club's carpark.

The design of windows, balconies, and landscaping has been carefully crafted to ensure both visual and acoustic privacy between proposed units.

The design of the buildings is responsive to the natural characteristics of the site, presenting several opportunities of views to the ridge lines to the west and shielding the development to the east with the application of a transition in scale.

PRINCIPLE 3 – SOLAR ACCESS AND DESIGN FOR CLIMATE

The design of seniors housing should— for development involving the erection of a new building—provide residents of the building with adequate daylight in a way that does not adversely impact the amount of daylight in neighbouring buildings, and involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation, solar heating and lighting by locating the windows of living and dining areas in a northerly direction.

The proposal has been thoughtfully designed to orientate the apartment building East-West to capture maximum solar access for the development site. The built form on the western and southern edge is considered to provide lower scale 2 storey product to allow abundance of daylight into the communal open space, while maximising views towards the ridgelines and the surrounding natural landscape. Site planning, landscaping, and dwelling design have been employed to reduce energy consumption and leverage natural ventilation and solar access. Spacing between buildings ensures high amenity and access to proposed landscaped gardens, pathways, and outdoor activity areas.

Adherence to the Housing SEPP requirements for solar access and cross-ventilation to the apartments has been achieved, promoting a high level of comfort, and reducing the need for air conditioning. More than 2 hours of solar access between 9 am and 3 pm is provided to 70% of the apartments. Natural cross-ventilation is integrated into 68% of the apartments, exceeding the stipulated 60%. This approach ensures ample natural light, unique views, and excellent amenity for the residents.

The orientation of the dwellings has been optimized to maximize solar amenity and incorporate passive design principles. All units will enjoy access to substantial common open spaces, surrounded by landscaping, offering maximum solar exposure. Partly recessed and screened balconies provide shading in summer while allowing lower winter sun to enter internal areas for passive solar heating. The development will achieve and demonstrate BASIX compliance, with solar panels to generate electricity.

PRINCIPLE 4 – STORMWATER

The design of seniors housing should aim to control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and receiving waters by, for example, finishing driveway surfaces with semi-pervious material, minimising the width of paths and minimising paved areas, and include, where practical, on-site stormwater detention or re-use for second quality water uses.

The proposed development does not impact stormwater runoff on adjoining properties by implementing on-site detention tanks and rainwater tanks as outlined in the Civil and Stormwater Plans demonstrates a proactive approach to managing stormwater runoff and minimising its impact on adjoining properties. The proposal incorporates permeable paving to reduce stormwater runoff and enable natural irrigation of vegetation.

The development prioritises landscaped and deep soil areas, incorporating 11,267m² which equates to 27% of the development area. Deep soil areas are a total of 8,736m², which is 29% of the development area. The inclusion of permeable pavers in the car parking spaces contributes to a sustainable water cycle. Evergreen trees serve as biofilters, while deciduous trees act as solar filters, aligning with the landscape architect's design.

A comprehensive strategy is in place to collect rainwater through the provision of rainwater tanks to a total of 60m³ facilitating landscape irrigation. This multifaceted approach ensures both the reduction of stormwater impacts and the promotion of sustainable water management within the development.

PRINCIPLE 5 – CRIME PREVENTION

Seniors housing should be designed in accordance with environmental design principles relating to crime prevention, and provide personal property security for residents and visitors, and encourage crime prevention by site planning that allows observation of the approaches to a dwelling entry from inside each dwelling and general observation of public areas, driveways and streets from a dwelling that adjoins the area, driveway or street; providing shared entries, if required, that serve a small number of dwellings and that are able to be locked; and providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.

The proposed development prioritizes safety through the incorporation of CPTED.

A CPTED assessment from Urbis employs four key principles:

- Surveillance
- Access control
- Territorial reinforcement
- Space and activity management

Surveillance

All dwelling entrances including foyer entry points, fire exits, and vehicle entry points will be equipped with appropriate locking systems, CCTV systems, and intercoms.

Lighting will be provided to all trafficable area such as road, pedestrian links leading the building entrances to allow passive surveillance from balconies and windows.

Implementing landscape maintenance to ensure vegetation does not obscure views and sightlines from overgrown plants.

Access Control

Provide signages to public spaces and pedestrian path to direct residents and visitors to the appropriate entry and exit points to allow clear direction and minimise vehicle conflicts.

Provide traffic measures such as speed humps, convex safety mirrors and signages in shared road and carpark to ensure priority in safety is given to pedestrian.

Ensure common facilities in building 2 are closed off when not in operation and ensure access controls are in place for areas only used by staff.

Territorial reinforcement

Provide a clear and comprehensive information pack, residents can better understand the facilities and program offerings available in the community and feel encouraged to actively participate and engage in community life. This fosters a sense of belonging and connection among residents, ultimately contributing to a vibrant and thriving community.

Incorporating public art and intuitive information signage into the wayfinding and storytelling strategy is an excellent approach to creating a more accessible and inclusive wayfinding system. By including information about Country and the local area, the strategy can effectively engage residents and visitors while enhancing community ownership and territorial reinforcement to the site.

Space and activity management

Maintaining all access points, including fire exits and stairs, to ensure they remain in good working order and are not accessible from the outside. This helps to enhance the safety and security of the building occupants and minimise the risk of unauthorized entry or misuse of emergency exits.

Implementing sensor lighting or similar automated lighting systems is an effective way to ensure that internal entrances and corridors are well-lit throughout the day, evening, and night, accommodating residents, visitors, and staff arriving at different times.

Developing and implementing strategies for regular cleaning and maintenance, including landscaping, is essential for preserving the appearance, functionality, and safety of the site.

PRINCIPLE 6 – ACCESSIBILITY

Seniors housing should have obvious and safe pedestrian links from the site that provide access to transport services or local facilities, and provide safe environments for pedestrians and motorists with convenient access and parking for residents and visitors.

The proposed development prioritizes accessibility, ensuring safe and convenient paths of travel for residents. Accessible pedestrian paths leading to the ILUs are integrated. Glazed brick is proposed to all ILU building lobbies enhancing wayfinding across the whole masterplan. Landscaping and footpaths also help delineate entry lobbies to the ILUs.

Pedestrian links connect key areas such as the Communal Areas, ILUs, High Care Units, and outdoor amenity areas, fostering an overall safe environment. The development emphasises pedestrian movement throughout the site, proposing slow movement vehicles areas to the eastern side and shared roads with passing bays that encourage slow driving in proximity to the 2 storey villa apartments to the western and southern edge of the development. The proposal is extending the pedestrian path to and from the club and expanding the natural walk along the existing footpath adjacent to the constructed wetland are indeed excellent strategies for promoting accessibility, safety, and community connectivity within the development

The ILUs feature private and secure residential entry foyers in all the buildings. Lift access is provided to all apartment levels and the under-croft parking, creating a seamless connection between every floor and lower ground car parking areas. Ground Level lobbies serve as clearly articulated entries to residential buildings, offering a welcoming and secure environment for residents and their guests. Each ILU lobby provides access to two to eight apartments per level, ensuring intimacy and privacy for residents. Additionally, all villas enjoy direct and independent entrances.

The site is enclosed by fencing around the development, with an automated gate system managing both the main pedestrian path and the vehicle path. During the daytime, the gates are kept open, enabling visitors and residents to easily move in and out of the site without any restrictions. However, after hours, the gates are securely closed to ensure the safety and security of the residents, effectively preventing unauthorised access and maintaining a safe environment within the site.

By implementing these strategies, the development can create a vibrant and inclusive community environment that prioritises accessibility, safety, and connectivity while fostering a deeper connection with nature and promoting active lifestyles among residents.

PRINCIPLE 7 – WASTE MANAGEMENT

Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities.

The design has been carefully considered to ensure waste treatment, disposal, recovery, and re-use. Dual chutes have been incorporated into every multi-storey building, ensuring general waste and recycling is allocated separately. Food waste bins (FOGO) chute have also been incorporated to give options for composting and units have the size and capacity to provide space for recycling bins, either in the kitchen or laundry areas. The development will be provided with waste signage that promotes resource recovery, waste minimisation, safety, and amenity.

DESIGN PRINCIPLES FOR RESIDENTIAL APARTMENT DEVELOPMENT (Schedule 9 of Housing SEPP)

PRINCIPLE 1 – CONTEXT AND NEIGHBOURHOOD CHARACTER

“Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship, and the character they create when combined. It also includes social, economic, health and environmental condition. Responding to context involves identifying the desirable elements of an area’s existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape, and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.”

Site definition & Context

The site for the Tumby Umbi Retirement Living Project is situated at 12-14 Mingara Drive, Tumby Umbi, and is described legally as Lot 13 DP 1204397. The subject site is currently vacant open space and is located west of the existing Mingara Recreation Club (MRC) which contains a registered club, carparking facilities, bowling green and green space with an athletics centre. A hotel is being built adjacent to the club and a DA for childcare facility has been lodged. The site subject of the application covers an area of 29,957.5 m².

The subject site is zoned RE2, with additional permitted uses under Schedule 1 (CCLEP22), same as the immediate surrounding areas. Further to these areas, from northwest to southeast the development is surrounded by low density residential uses in R2 zone, with the Glengara Retirement Village adjacent to the south. Mingara Athletic tracks are adjacent to the north and further east is the MRC and hotel under construction. The site is currently accessed from Mingara drive. The design proposes to have the entry points to the eastern side, from Mingara drive.

The current lot is a greenfield site within the masterplan of the Mingara Club. The proposal is a senior development creating a dynamic living environment that offers residents a high quality of life, abundant amenities, and a strong sense of community identity. Collaboration between the residential development and the club will enhance the overall lifestyle offerings and contribute to the success and sustainability of the new community.

The design of the buildings has responded to the existing natural topography and the neighbouring context. The built form creates a transition from the commercial scale of the hotel to the east to the low-density residential developments to west and south. The proposed transition in scale helps in capturing the views to the ridge lines to the west and south whilst retaining the screening provided by the existing mature trees to the east.

The proposed development will sit within the landscape and be surrounded by it, connecting the internal landscape with the adjacent vegetation both physically and visually. The existing trees on the eastern boundary and the new proposed vegetation to north and southeast will assist in blending the development rather than it is dominating the surroundings. The built form has been designed to allow for the retention of view corridors to the existing ridge lines which is one of the main features of the adjacent natural landscape.

The design will sit well within its context and contribute positively to the existing and future neighbourhood character.

PRINCIPLE 2 – BUILT FORM AND SCALE

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

Good design also achieves an appropriate built form for a site and the building’s purpose in terms of building alignments, proportions, building type, articulation, and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.”

Uses & General Built Form

The proposal is for a Retirement Living Development that includes 4 ILU buildings, including High care Units component, and 13 x two storey-built forms containing 4 villa apartments each and open landscape areas. The proposal is to integrate all these different uses into an Ageing in Place Village with continuum of care. All these elements are distributed across the site and connected by internal roads and paths.

There is no height control for the site. Through the middle of the site, the building height is considered to transition down in scale in an east-west direction as a response to the surrounding existing massing. There is existing tree massing and an adjacent 5 storey hotel plus plant room to the eastern side of the site. The proposed scheme has a 6 to 7 storey interface to this edge screened by large existing mature trees which is in keeping with the adjacent density whilst transitioning down to a 2 storey scale with smaller footprints in the shape of villa apartments to west and south of the development.

The development's bulk and scale are deemed appropriate for the context, as they do not impede views of the ridgeline and maintain a respectful relationship with the surrounding landscape. The presence of the ridgeline from major pedestrian links within the Mingara site further reinforces the contextual appropriateness of the proposed development. The placement of the buildings and view corridors ensure that residents and visitors can continue to enjoy views of the ridgeline while promoting pedestrian connectivity and accessibility throughout the development.

Outcome

The built form and scale chosen for this project results in a well-designed outcome:

- Providing a superior design option and amenity (both internal and surrounding) over and above what the planning controls require for the site.
- Delivering appropriate building forms that respond to the site's context and with the appropriate scale to enable the development to provide a substantial number of services and facilities to cater for the seniors' residents, i.e., consulting rooms, lounge area, multipurpose room that could offer exercise classes, activities and group booking, and cafe. The inclusion of High Care Units on site allows residents to age in place and enjoy these services over time.
- Creating clear links to the existing club and adjacent leisure and active health facilities to enhance the lifestyle options for the residents.
- Creating opportunities for interaction between various types of users, fostering a sense of place and community, and establishing a lively and vibrant hub for the new neighbourhood.
- Maximizing ground-level open space for both residents and the wider public, providing ample room for landscaping and social interaction throughout the proposal. This includes landscape areas, café seating areas, informal seating options, and walking paths through the existing landscape.

- Maximizing unique views for most of the apartments, capitalizing on the orientation, which offers vistas of the ridge lines, the surrounding area, and the development itself.
- Designing spaces suitable for various age groups, including residents and younger family members to come to visit.
- Thoughtfully incorporating car parking and necessary services.

PRINCIPLE 3 – DENSITY

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

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

Site Controls

As there are no specific Floor Space Ratio (FSR) controls for this site, the Housing SEPP and the Apartment Design Guide have been the tools used to establish adequate density for the site. As previously mentioned, the development encompasses a residential component, indoor and outdoor communal areas and High Care Units.

Density by use

The proposed yield includes a total of 219 ILUs offering a varied unit mix of 2-bedroom, 3-bedroom, and penthouse apartments, and 39 High Care Units. Scale is higher to the eastern boundary where the development aligns with the adjacent club and hotel under construction with a 6 to 7 storey presentation, and lower to western and southern boundary with a 2 storey interface. A pre-DA meeting was held with Council and Council’s commented that the dwelling per hectare between the range from 87-90 is supportable. The proposal yield currently sits at 89 dwelling per hectare which is within an adequate density for this development. The combination of building height and building separation is adequate to have a proposal with a balance between built form and large landscaped areas.

The design and configuration of the buildings on the site also provides an appropriate response to the site and ensures the proposed dwellings will have adequate light, ventilation, privacy and amenity.

Infrastructure

Having the existing site within 400 meters of a bus service on Wyong Road and Mingara Drive is beneficial for residents and visitors, providing convenient access to public transportation options. Additionally, the availability of ample parking spaces on site for staff, residents, visitors, and club members helps accommodate various transportation needs and promotes accessibility.

PRINCIPLE 4 – SUSTAINABILITY

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

This seniors housing development is in close proximity to the MRC, which grants access to nearby active lifestyle uses like gyms, aquatic centre and medical facilities in close proximity, in addition to the new proposed on-site facilities for residents. This proximity also offers local employment opportunities. This is an efficient use of resources by minimising the reliance on the local infrastructure and individual motor vehicle use. In addition to this, we note the following inclusions as part of the proposal will also contribute to minimising resources and energy.

ADG Compliance

The ADG requirement for solar access and cross-ventilation to the apartments has been achieved. This ensures a high level of comfort, reducing the strict necessity for air conditioning to maintain thermal comfort. Over 2 hours of solar access between 9 am and 3 pm has been provided to more than 70% of the apartments. Natural cross-ventilation has been integrated into more than 60% of the apartments. The apartments will receive ample natural light, offer unique views, and provide excellent amenity. The orientation of the dwellings has been optimized to maximize solar amenity and incorporate passive design principles.

Materiality & Construction Waste

Typical floor plates have been designed to minimise structural transfers and false ceilings, which substantially reduces building materials and wastage required to construct the building.

The development will involve importing approximately 3,275m³ of fill to the site. This process will be carefully managed to ensure the earthworks are clean, thereby reducing both environmental impact and construction costs. By optimizing the use of existing site materials, the project promotes sustainable development practices while maintaining a harmonious relationship with the surrounding landscape.

Design

All units will have access to a substantial common open space, with considerable amenity, situated around the development, and will receive maximum solar exposure. Partly recessed and screened balconies, especially to western aspect, will provide shading in summer months but will allow lower winter sun to enter internal areas for passive solar heating into all north facing apartments. BASIX compliance will be achieved and demonstrated. Solar panels will occupy much of the roof to generate electricity for the development. The development will be provided with electrical distribution boards dedicated to EV charging, ensuring future provision for 100% of car spaces to be charged.

Deep soil zones

Landscaped and deep soil areas dominate the development, providing 11,267m² of landscaped areas (27% of the development) and deep soil areas for a total of 8,736m², (29% of development area).

PRINCIPLE 5 – LANDSCAPE

“Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain. Landscape design builds on the existing site’s natural and cultural features in responsible and creative ways. It enhances the development’s natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character. Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours’ amenity, and provide for practical establishment and long-term management.”

The design of the external environment is intended to create a sustainable, memorable, and enjoyable landscape for future residents and visitors. The design focuses on the retention of most of the existing established trees across or around the site and adds additional canopy through the installation of an extensive list of new endemic and native trees across the site.

Main arrival and east-west pedestrian link

The primary vehicular entry to the site will be from Mingara drive. There is a main pedestrian link proposed to the space between buildings 2 and 3, as shown in landscape architecture drawings, which will connect the Club’s main arrival point with the village and its main landscaped areas as well as the hotel and a future chapel on site, unifying multiple site functions. These areas will be comfortable, accessible, and activated by breakout and activity from the ancillary uses situated in building 2 and by uses along its entire path of travel (hotel). These areas will include a range of shade, shelter, and amenity to encourage users to rest and enjoy this new environment. The pavement and design patterns of the ground plain and the built items in the landscape have been informed by Country and are explained in detail as part of the landscape architecture report that is part of this Application.

Community Heart

The Community Heart has been designed taking into consideration all the necessary interaction of residents, family members and MRC community. Additional community uses are proposed at the Ground Level of Building 2, in a central position to the Masterplan. These areas will include multipurpose rooms, café, consulting rooms, and will interact with the proposed adjacent outdoor communal areas and will create opportunities for interaction between residents, their families and the community. The community space is essential for promoting social interaction, recreation, and connection with nature. The inclusion of community gardens, mini-golf, and seating areas enhances the outdoor experience for residents and promotes social interaction. The incorporation of a water feature serves as a focal point within the landscape, connecting residents with the natural environment and providing a tranquil setting for reflection and relaxation. The walking trail in the constructed wetland offers residents the opportunity to explore and connect with nature, providing access to scenic views of the ridgelines and surrounding landscape.

South & west drainage easement and pedestrian links.

The landscape proposal for the development extends beyond the immediate development area to enhance pedestrian connectivity and access throughout the site.

Pedestrian links:

- The development is proposed to extend the pedestrian links to the hotel and MLC to facilitate pedestrian movement within the site and improving access to surrounding amenities and facilities.

Revegetation/ Rehabilitation of the Drainage Easement:

- Revegetating existing drainage easements to the south and west of the development boundary helps restore natural habitat, enhance biodiversity, and improve ecological resilience within the site.
- Incorporating pedestrian paths along the revegetated areas creates opportunities for residents to connect with nature, enjoy scenic views, and engage in leisurely walks or nature exploration activities.

Residential precincts

Residential precincts and surrounds to the residential buildings are interconnected through a consistent environmental design outcome which celebrates Country. To assist in wayfinding through the village for all users, distinctive and clearly recognisable vegetation will be provided to the entry to each residential building for identification. This intuitive wayfinding strategy will assist in pedestrian movement through the site and provide educational opportunities for residents through the proposal of knowledge trails that celebrate Country and creates opportunities for Placemaking.

PRINCIPLE 6 – AMENITY

“Good design provides amenity through the physical, spatial and environmental quality of a development. Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.”

The general design of the project has considered the use of space by different groups of people, ranging from ILU and High Care residents, their families and the broader community, as well as catering to varying degrees of mobility and promoting alternatives to car usage. The development features high-quality outdoor areas that incorporate vegetation and provide ample seating opportunities with scenic views.

All the ILUs are designed to achieve a high level of internal amenity. This is achieved with buildings primarily with North orientation, by maximizing the number of dwellings with views to the ridge lines and natural surrounding environment and by providing the required solar access and cross ventilation to apartments. The proposed apartments will all have excellent amenity with 2 hours or more of solar access in mid-winter provided to more than 70% of the apartments between the hours of 9.00am and 3.00pm.

The ILUs are equipped with private, secure residential entry foyers in each of the four buildings. Lift access will be provided to all apartment levels and all parking levels. The lobbies at Ground Level will present as clearly articulated entries to the residential buildings, providing a welcoming and secure environment for residents and their guests. Each ILU lobby provides access to two to eight apartments per level which provides intimacy and privacy for the residents. Additionally, all the villa-apartments on the ground floor have direct, independent entrances.

Large areas of glass are provided to living spaces, providing generous natural light and views. All apartments have oversized balconies as their private open space. The depth and width of balconies will allow for various seating arrangements. The living rooms of the apartments open directly onto these balconies providing natural ventilation and outdoor living opportunities.

The communal areas have been carefully designed to provide large accessible outdoor spaces that can be enjoyed throughout the year by the residents and their visiting family and friends. In addition to that, a selection of on-site facilities and services have been incorporated into the Community Heart to accommodate the needs of residents, family, and friends. This will ensure that the residents will remain connected to their greater community. The orientation of the buildings and the scale of the villas have been optimized to maximize solar access to the Community Heart, enhancing the overall sustainability and liveability of the development.

A large, surrounding communal landscape space with various amenities will be provided for the enjoyment of residents. The setting of this development within a beautiful natural environment provides enviable amenity for the residents and visitors to the site with fantastic views to the surrounding natural landscape. The entire development has been designed with accessible paths between the buildings, connecting the entire site, ensuring that all services are accessible to users. Sufficient accessible toilets and accessible adult change facilities have been provided for services in the Community Heart.

The proposal offers transportation services for less mobile residents, this is essential for promoting their mobility and enhancing their quality of life. There will be an onsite courtesy bus and a buggy to assist less

mobile residents in traveling to and from essential destinations, such as medical appointments, shopping centres, and community facilities.

The site is situated within 400m to bus services along Wyong Road and Mingara Drive, offers independent residents to travel independently and access essential services, amenities, and recreational opportunities without relying on private vehicles or assistance from others.

PRINCIPLE 7 – SAFETY

“Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety. A positive relationship between public and private spaces is achieved through clearly defined secure access points and well-lit and visible areas that are easily maintained and appropriate to the location and purpose.”

General measures:

- Through site planning and internal layout planning, the design allows for significant observation and surveillance of the outdoor common areas and entry lobbies of the development.
- Ensuring accessibility features throughout the development, including ramps, handrails, tactile indicators, and Braille signage, to accommodate residents and visitors with disabilities.
- Ensuring safe pedestrian access by incorporating well-marked pavement, pedestrian-friendly pathways, and adequate lighting in outdoor areas.
- Designation of specific parking areas for visitors, separated from resident parking, to maintain security and convenience.
- All car park areas on the car park levels will be well-lit, and the stairs and lift areas will have security controls.
- Building 2 with the common facilities includes the drop-off area and the reception area, which provides a safe and secure entry to the site for the residents and their visitors.
- The proposed drop off also doubles up as main access for the High Care Units.
- The common open space design allows for surveillance and supervision by the staff on site which will enable seniors to use, enjoy, socialise, and move around the spaces without fear of falling, tripping and becoming disorientated. The provision of some staff on site, will provide the residents and their families a great deal of comfort knowing that in the event of an incident a care professional is on hand.
- There will be fencing around the site and gates that close during night-time hours, plus CCTV in several areas.
- Guiding the communal open space as both public and private open space through landscape treatment and site fencing strategy can help create a balance between shared community areas and private retreats for residents.

Residential areas:

- The residential apartment buildings will offer a secure environment. Access will be controlled by electronic security devices at both the vehicle entry points to the secure car park on the Ground Floor and at the residential entry foyers, and pedestrian entry gates.
- The common areas will be well-lit, with clearly defined paths. All residential entries will be illuminated with ceiling-mounted downlights and monitored by security cameras.
- Windows and balconies will provide good natural surveillance of the internal pathways and outdoor landscape areas.
- Emergency contact information will be displayed prominently throughout the development, including building lobbies and common areas.
- Emergency lighting will be installed in common areas and stairwells to provide illumination during power outages.

PRINCIPLE 8 – HOUSING DIVERSITY AND SOCIAL INTERACTIONS

“Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.”

Housing diversity:

The project prioritizes housing diversity by offering a varied unit mix. The development comprises 219 Seniors ILUs, thoughtfully distributed across 2-bedroom, and 3-bedroom units. This diverse range of apartment sizes caters to residents with varying housing requirements. The development is located in close proximity to the MRC.

The development also caters for seniors requiring more assisted care, with 39 High Care Suites located in 3 households of 13 suites each, each of these with separate nurse care and facilities.

Extensive research has been conducted to align housing options with the existing and future social fabric of the area. Retirement villages provide a diversity of suitable housing for the ageing population that is not served by traditional housing types or apartment buildings. This approach ensures that the development resonates with the needs and preferences of the local community and frees up existing local housing stock for younger / family generations to utilise. The wide range of services and activities in the area provides opportunities for a broad spectrum of residents and inclusive communities.

Fostering Social Interactions

The project places a strong emphasis on creating spaces that promote social interactions among residents. These communal areas encourage community engagement and contribute to a vibrant neighbourhood. The development incorporates a variety of communal spaces such as a Community Heart, pocket parks, dog off-leash areas, and nature playgrounds. These spaces are strategically designed to facilitate social engagement among residents of all ages. Features like seating areas, BBQ facilities, and community gardens contribute to a welcoming environment.

The Club does provide significant facilities which in addition to the new proposed on-site facilities will appeal to the future residents of the development. The use of these facilities will provide extensive opportunities for social interaction across the MRC precinct and will assist to minimise social isolation of our senior community.

PRINCIPLE 9 – AESTHETICS

“Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.”

The proposed development achieves design excellence through the careful modulation of building forms, the use of a restrained palette of materials that blends with the natural context and the character of the local context and through the deliberate architectural articulation of elements.

The design has been informed by Country and it has focused on the surrounding natural environment. Water bodies, Ridgelines and tall trees are the elements that better define the character of the area. These elements translate into a material palette as its important for the residents to recognize the materials and textures that resonate with the past experiences. These natural materials include timber, clay, glass and water.

The buildings incorporate contrast as a way of providing articulation to the facades. Off white slab edges, combined with light colour brick blade walls, generate the main composition of the façade. These elements stand out over the darker colour of the cladding to the penthouse levels, and recessed walls generating articulation and helping to break down the built form. Colours have been thoughtfully chosen to add depth, break up lengths, and achieve volumetric and aesthetic objectives.

The ILU buildings incorporate different shades of brick and tonalities for each building, addition to the proposed glazed brick to residential lobbies, which brings a reminder of the ripple effect of the water introducing legibility and distinctiveness to seniors’ homes.

Building 2 has been conceived as the main centrepiece of the development and sits at the centre of the proposed masterplan. Its glazed envelope will help blur the outline of indoor and outdoor spaces at ground Level.

The High Care levels have been designed to integrate with the residential forms, assisting in giving a non institutional feel to this component of the development.

Particular attention has been given to the ground floor design. The shared areas and interior streets will feature high-quality pavements, furniture, and finishes. The Darkinjung people relied on fishing as a primary source of food from the lakes, river and creek, and this is articulated along the knowledge trails proposed. The constructed elements and vegetation will mutually enhance their aesthetic qualities.

Apartment Design Guide (ADG) Assessment Table.

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

Design Objective	Assessment	Whether Achieved
Part 3 Siting the Development		
3A Site Analysis		
<i>Objective 3A-1</i> Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.	The proposal is the result of a lengthy consultation, planning and design process that has sought to address the constraints and opportunities that exist on the site. This analysis identified, amongst other things: • Current and future local character, site context and amenity. • Topography, vegetation and waterways. • Significant views to and from the site. • Surrounding built form and materials. • Public domain interfaces & precinct integration • LEP controls, including zoning and height limitations. • DCP and relevant SEPP controls.	Achieved
3B Orientation		
<i>Objective 3B-1</i> Building types and layouts respond to the streetscape and site while optimising solar access within the development.	The development site has the primary frontage along Mingara Drive, which provides two points of access for vehicles, and two exits. Buildings present a setback to Mingara drive, which increases in the case of Building 2 where the main drop off and arrival point is placed. The line of existing mature trees to the eastern boundary provide visual screening for the ILU buildings while the Community Heart and main arrival point is placed in the middle of the street frontage to make for a legible access. The desire to maximize direct solar access and the views over the ridge line to west and south have been balanced, with more	Achieved

Part 3 Siting the Development		
	than 70% of the ILUs receiving a minimum of 2 hours of solar access during mid-winter.	
<i>Objective 3B-2</i> Overshadowing of neighbouring properties is minimised during mid-winter.	The development site is behind a drainage easement of approximately 70-85m wide to the western boundary and 20-30m to southern boundary. In addition, the scheme is presenting only 2 storey built forms which have no overshadowing impacts over the adjacent properties. There is no overshadowing between the hours of 9am to 3pm in mid-winter for any of the neighbouring properties and therefore the proposal does not reduce solar access to neighbouring residential uses.	Achieved
3C – Public Domain Interface		
<i>Objective 3C-1</i> Transition between private and public domain is achieved without compromising safety and security.	The built form has been oriented to minimise potential conflicts among residents. The units at ground level have feature fencing around their private open space, to provide visual privacy from the adjacencies and internal communal areas. Planters and landscaping deal with changes in level, creating an additional layer that addresses privacy concerns and enhances the aesthetics from both the roads and the terraces. Clear, identifiable entries have been established for each residential building. The Community Heart also have a well-defined drop off and access point Fencing around the site is proposed in conjunction with vegetation for screening. The site will be managed to provide free access at normal daylight hours and have this restricted after hours.	Achieved
<i>Objective 3C-2</i> Amenity of the public domain is retained and enhanced.	The relationship of the MRC and the new proposed development has been enhanced with the creation of a publicly accessible pedestrian path linking to the	Achieved

Part 3 Siting the Development		
	main arrival of the club. This pedestrian link will provide access to the Community Heart and outdoor communal areas. Around the site the scheme is proposing diverse pedestrian links to east and west so a continuous path linking different nodes can be established for the use of residents and members of the community. The Community Heart will be serviced by the Café proposed at the ground floor allowing for a true multi-generational space where ILU and High Care residents and visitors can mix freely. Extensive landscaping is proposed as part of the scheme to revegetate the site. The screening benefits of the retained existing mature trees will be enhanced with the substantial supplementary planting proposed. The proposal minimises access ramps by locating the building entrances and setting ground floor levels in relation to footpath levels to enable levels transitions to be achieved by maximum 1:40 gradients.	
3D Communal and Public Open Space		
<i>Objective 3D-1</i> An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.	Significant communal and publicly accessible open space has been provided within the development allowing residents access to a variety of external activities and experiences. The proposed landscape design provides accessible pedestrian pathways through the site linking the Retirement Village adjacent to the south, the MRC and the Athletics track to the north and east. All these areas with existing trees are to be supplemented with additional planting. A publicly accessible open communal space is also proposed for the development.	Achieved
<i>Design Criteria</i>	The proposed development is compliant, with approximately 11,267m² (29%) of the	Achieved

Part 3 Siting the Development		
Communal open space has a minimum area equal to 25% of the site.	site area set aside for communal open space.	
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).	The development exceeds the minimum compliance of 50% direct sunlight to the principal usable part of the communal open space for at least 2 hours on June 21.	Achieved
<i>Objective 3D-2</i> Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.	The communal open space is a multi-level, layered experience providing for a range of spaces and activities. All these spaces are internal to the site between the buildings. They ensure all residents have an equal opportunity to use the varying spaces. The following elements will be provided: • Seating areas • BBQ areas • Dining areas • Sundecks The residential communal areas and the garden have been carefully designed to provide large outdoor spaces that can be enjoyed throughout the year by the residents and their visiting family and friends.	Achieved
<i>Objective 3D-3</i> Communal open space is designed to maximise safety.	All buildings address the communal open space ensuring passive surveillance occurs across this space, maximising safety.	Achieved
3E Deep Soil Zones		
<i>Objective</i> 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.	Deep soil areas are large and support the growth of significant existing trees in excess of 20m in height. Deep soil areas are proposed in different areas of soft landscape across the site so as in the majority of setback areas around the site.	Achieved
<i>Design Criteria</i>	Approximately 8,736m ² of deep soil or 29% of the development area is proposed within	Achieved

Part 3 Siting the Development

Deep soil zones are to meet the following minimum requirements:

Site Area	Minimum Dimensions	Deep Soil Zone (% of site area)
Less than 650m ²	-	7%
650m ² – 1,500m ²	3m	
Greater than 1,500m ²	6m	
> 1,500m ² with significant existing tree cover	6m	

Design Guidance

On some sites it may be possible to provide larger deep soil zones, depending on the site area and context:

- 10% of the site as deep soil on sites with an area of 650m² - 1,500m²
- 15% of the site as deep soil on sites greater than 1,500m².

Achieving the design criteria may not be possible on some sites including where:

- 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)
- there is 100% site coverage or non-residential uses at ground floor level

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.

the development. This is well in excess of the 15% suggested in design guidance.

3F Visual Privacy

Part 3 Siting the Development

Objective 3F-1

Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.

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

Achieved.

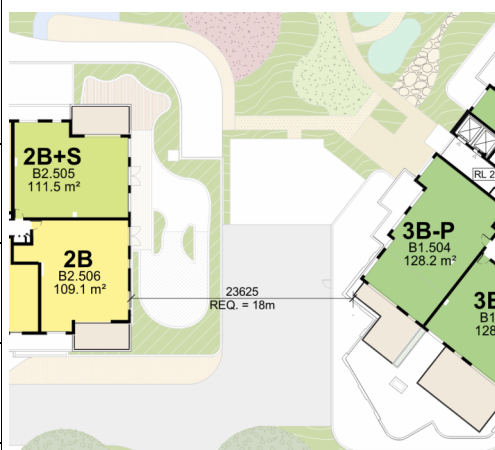
Design Criteria

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:

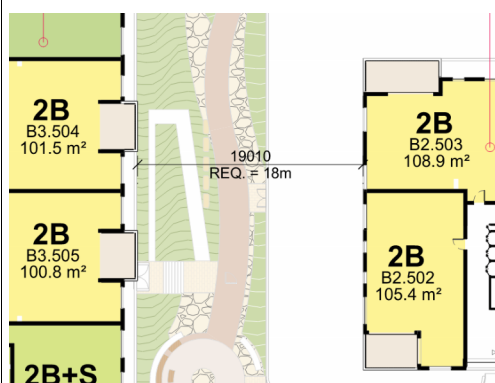
Building Height	Habitable rooms and balconies	Non-habitable rooms
Up to 12m (4 storeys)	6m	3m
Up to 25m (5-8 storeys)	9m	4.5m
Over 25m (9+ storeys)	12m	6m

The development is setback well in excess of the minimum requirements on the side and rear boundaries.

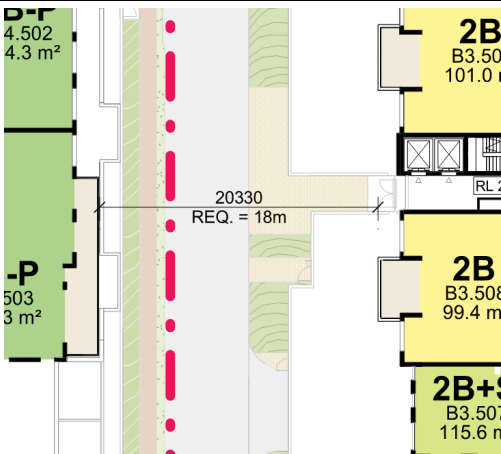
Buildings 1 and 2 have a separation in excess of the required 18m as per diagram below:



Buildings 2 and 3 have a separation that is compliant with the design criteria as shown below:



Buildings 3 and 4 have a building separation above the min. requirement in the design criteria as per below:

Part 3 Siting the Development		
	 In addition visual screening is included where required to maintain visual privacy between habitable spaces.	
<i>Objective 3F-2</i> 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.	The bulk and scale of the buildings have been designed to accommodate the individual requirements of their specific location within the development, including height modulation and topography, while allowing for building articulation throughout the development. Facade elements have been designed to ensure privacy through the use of solar screens, and balustrades. The canopy trees along Mingara drive, along with additional planting will serve as a visual buffer to the adjacent carpark and road. Solar access and cross ventilation have been achieved and are in compliance with ADG guidelines.	Achieved
3G Pedestrian access and entries		
<i>Objective 3G-1</i> Building entries and pedestrian access connects to and addresses the public domain.	All buildings are designed to respond to their various street and internal contexts by providing multiple convenient access/exit points for all residents. Lobbies will be directly accessible from the adjacent outdoor communal areas. The communal areas proposed in front of the lobbies allow for a transitional semi-public area which addresses the public domain while	Achieved

Part 3 Siting the Development		
	providing a convenient and pleasant space for interaction between residents.	
<i>Objective 3G-2</i> Access, entries and pathways are accessible and easy to identify.	Access points within the overall development are readily visible and accessible from the internal roadway. The pedestrian link from east to west, originating at the front of the Club entry and at the back of the hotel establishes a clear, easy pathway through the development, creating a familiar experience for both residents and visitors. The development has been carefully designed to provide a distinct sense of entry for each building. All lobbies share a similar design however distinctive elements have been added to each building, both within the material choices and the detail of the screening provided.	Achieved
<i>Objective 3G-3</i> Large sites provide pedestrian links for access to streets and connection to destinations.	The proposal offers excellent permeability and pedestrian connections through the site, extending from the existing public footpaths to the publicly accessible club and Community Heart to the other end. The development of the east-west through link provides a clear pathway to navigate the site providing ease of access to the Club, High Care Hub and the ILUs. In addition, several pedestrian links are proposed to connect pedestrian routes around the development.	Achieved
3H Vehicle Access		
<i>Objective 3H-1</i> Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	There are two vehicle access points proposed for the development. The primary vehicular access point is central to the site, and will serve as the main drop off to the Community Heart, and undercroft carpark to Building 2, in addition to the access to the loading dock and main waste collection point in building 2.	Achieved

Part 3 Siting the Development		
	There is a second access points further south that links to building 3 and 4 and to the internal road linking all villa apartments to south and west of the development. All access points will be controlled to limit access outside of hours to ensure security to the residential precincts. Vehicular access points to the parking areas both on grade have good sight lines to their crossings and shallow grades to minimise potential impediment to visibility.	
3J Bicycle and Car Parking		
<i>Objective 3J-1</i> Car Parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.	The site is accessible to public transport, proximate to bus stop. car parking has considered the car parking requirements for visitor and residents under the Housing SEPP. and deemed the provision adequate.	Achieved
<i>Objective 3J-2</i> Parking and facilities are provided for other modes of transport.	As the development caters for seniors, staff and people in residential care it is anticipated that most users will use either their own cars or the bus, with a shuttle service provided on site. Additionally bicycle parking will be provided within for staff and visitor / non-residential use.	Achieved
<i>Objective 3J-3</i> Car park design and access is safe and secure.	The car park design and access has been assessed by a traffic consultant and is considered safe. The ground level parking for the ILUs will be secured with access control and will be well lit with CCTV / security cameras as required.	Achieved
<i>Objective 3J-4</i> Visual and environmental impacts of underground car parking are minimised.	There is no underground car parking provided in this proposal.	Achieved
<i>Objective 3J-5</i> Visual and environmental impacts of on-grade car parking are minimised.	The development is limited to on-grade parking. However, with on-grade parking proposed for staff and HCS, landscape screening is proposed to minimise potential visual and environmental impacts.	Achieved

Part 3 Siting the Development		
<i>Objective 3J-6</i> Visual and environmental impacts of above ground enclosed car parking are minimised.	Landscape screening at the front of undercroft carpark in addition of a screening mesh is proposed to minimise the potential environmental impact.	Achieved

Part 4 Designing the Buildings

4A Solar and Daylight access

<i>Objective 4A-1</i> To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	The proposal is compliant with the design criteria as outlined below.	Achieved
<i>Design Criteria</i> 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 outside of Sydney Metropolitan Area.	Compliant. 70% of units receive a minimum of 2 hours of direct sunlight. Refer to architecture drawings DA7.06	
A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	Compliant. A maximum of 13% of the apartments receive no direct sunlight between 9 am and 3 pm. Refer to architecture drawings DA 7.06	
<i>Objective 4A-2</i> Daylight access is maximised where sunlight is limited	Solar access to the site is not limited and all apartments will be provided with a compliant level of solar access.	Achieved
<i>Objective 4A-3</i> Design incorporates shading and glare control, particularly for warmer months	Recessed balconies will provide shading in summer months but allow lower winter sun to enter internal areas for passive solar heating in north facing apartments. The use of different sun shading devices and appropriate glare control to the various facades creates a dramatic and varied character. - Screens to the west facing facades will help improve the amenity in the warmer months. BASIX compliance will be achieved and demonstrated.	Achieved
4B Natural Ventilation		
<i>Objective 4B-1</i> All habitable rooms are naturally ventilated		Achieved

Part 4 Designing the Buildings

	All habitable rooms are naturally ventilated.	
<i>Objective 4B-2</i> The layout and design of single aspect apartments maximises natural ventilation	The maximum depth for single aspect apartment layout (living, dining, kitchen) will be close to 8m as specified in the design criteria. In some cases accessibility requirements may need this to increase and an exemption be made as specified in Seniors Housing Design Guidelines 18.0 Alignment with ADG, part 2e – building depth.	Achieved
<i>Objective 4B-3</i> The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	The proposal is compliant with the design criteria as outlined below.	Achieved
<i>Design Criteria</i> 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.	The apartments achieve cross-ventilation criteria with 68% being cross-ventilated. Refer to architecture drawings DA7.09	Achieved
Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	On merit. The proposal is generally compliant. In some cases, due to accessibility some crossover units may slightly exceed 18m wide (19.54m). In some cases accessibility requirements may need this to increase and an exemption be made as specified in Seniors Housing Design Guidelines 18.0 Alignment with ADG, part 2e – building depth..	
4C Ceiling Height		
<i>Objective</i> Ceiling height achieves sufficient natural ventilation and daylight access	The proposal is compliant with the design criteria as outlined below.	Achieved
<i>Design Criteria</i>		

Part 4 Designing the Buildings

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

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

These minimums do not preclude higher ceilings if desired.

All the apartments have been provided with the compliant finished floor level to minimum ceiling heights as a minimum according to the design criteria. 2.7m to habitable rooms and 2.4m to non-habitable rooms.

4D Apartment Size and Layout

Objective 4D-1

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

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

Achieved

Design Criteria

Apartments are required to have the following minimum internal areas:

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

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

The units are all 2 or 3 bedroom apartments that exceed the minimum internal area criteria required by Objective 4D-1, with 2 bedroom units ranging from 90.7 to 107sqm and 3 bedrooms from 118 to 165sqm

Part 4 Designing the Buildings

A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m ² each.		
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.	Compliant: Every habitable room has at least one window within an external wall, always complying with the minimum glass surface.	
<i>Objective 4D-2</i> Environmental performance of the apartment is maximised	The proposal is compliant with the design criteria as outlined below.	Achieved
<i>Design Criteria</i> Habitable room depths are limited to a maximum of 2.5 x the ceiling height. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	Compliant On merit Unit layouts are slightly over the 8m maximum depth to ensure adequate circulation, suitable for seniors living, within the unit and to allow for the kitchen island to be shifted if required to accommodate 1550mm clear as required by the Housing SEPP. Accessibility requirements may need this to increase and an exemption be made as specified in Seniors Housing Design Guidelines 18.0 Alignment with ADG, part 2e – building depth.	
<i>Objective 4D-3</i> Apartment layouts are designed to accommodate a variety of household activities and needs	The proposal is compliant with the design criteria as outlined below.	Achieved
<i>Design Criteria</i> Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space).	Compliant. All master bedrooms have a minimum area of 10sqm with all other bedrooms having a minimum area of 9sqm.	
Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	Compliant.	

Part 4 Designing the Buildings

Living rooms or combined living/dining rooms have a minimum width of:

- 3.6m for studio and 1 bedroom apartments
- 4m for 2 and 3 bedroom apartments

Compliant.

The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.

Compliant.

Cross through apartment width exceed this design criteria.

4E Private Open Space and Balconies

Objectives 4E-1

Apartments provide appropriately sized private open space and balconies to enhance residential amenity

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

Achieved

Design Criteria

All apartments are required to have primary balconies as follows:

Dwelling Type	Minimum Area	Minimum internal area
Studio apartment	4m ²	-
1 bedroom apartment	8m ²	2m
2 bedroom apartment	10m ²	2m
3+ bedroom apartment	12m ²	2.4m

Compliant.

All the apartments are provided with a minimum primary balcony area of and minimum depth over the design criteria.

Any balcony areas where minimum depth is below 1m have not been included in calculations.

The minimum balcony depth to be counted as contributing to the balcony area is 1m.

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 15m² and a minimum depth of 3m.

Compliant.

There are no ground floor apartments proposed in this development. The Villas are designed to be townhouses and their ground floor POS exceeds 15m².

Objective 4E-2

Primary private open space and balconies are appropriately located to enhance liveability for residents

Private open space is located adjacent to the living room in all instances to ensure enhanced liveability for all the residents.

Achieved

Part 4 Designing the Buildings

	In some instances, the bedrooms also have access to the balconies and courtyards.	
<i>Objective 4E-3</i> Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	The buildings incorporate contrast as a way of providing articulation to the simple facades. Off white slab edges, combined with light colour brick blade walls, generate the main composition of the façade. These elements stand out over the darker colour of the cladding to the penthouse levels, and recessed walls generating articulation and helping to break down the built form. Additionally, solar screens are incorporated onto the facades, enhancing privacy, and contributing to the overall design. Private open spaces on the ground floor harmonize with and adapt to the landscape's design, maintaining a cohesive design language with the rest of the landscaped areas at ground level.	Achieved
<i>Objective 4E-4</i> Private open space and balcony design maximises safety	The changes of level in ground levels or landscaping pavements have been designed with accessible pathways of 1:20 or less grade change, for improved liveability of the units. There is no level difference between the interior finished floor level of the units and the private open space. Safety will be ensured within the balconies with appropriate materiality and parapet heights preventing falls or climbing. Balconies will provide passive surveillance of the site's surroundings.	Achieved

Part 4 Designing the Buildings

4F Common Circulation and Spaces

<i>Objective 4F-1</i> Common circulation spaces achieve good amenity and properly service the number of apartments	Common circulation spaces on the residential blocks count with greater than minimum requirements for corridor widths and ceiling heights allow comfortable movement and access particularly in entry lobbies, outside lifts and at apartment entry doors.	Achieved.
<i>Design Criteria</i> The maximum number of apartments off a circulation core on a single level is eight. <i>Design Guidance</i> Achieving the design criteria for the number of apartments off a circulation core may not be possible. Where a development is unable to achieve the design criteria, a high level of amenity for common lobbies, corridors and apartments should be demonstrated, including: • sunlight and natural cross ventilation in apartments • access to ample daylight and natural ventilation in common circulation spaces • common areas for seating and gathering • generous corridors with greater than minimum ceiling heights • other innovative design solutions that provide high levels of amenity	Compliant, maximum number of units per level ranges from 3 to 8 to the apartment buildings. To the villa apartments there are only 2 units accessed from lift lobby at level 1.	
<i>Objective 4F-2</i> Common circulation spaces promote safety and provide for social interaction between residents	The communal open space, building entryways, and building circulation have been designed to encourage social interaction among residents, facilitating the use, enjoyment, and socialization within these spaces while ensuring safe movement without concerns of falling or tripping. Sunlight and natural ventilation have been incorporated into	Achieved

Part 4 Designing the Buildings

	common corridors, enhancing the overall amenity of these circulation areas.											
4G Storage												
Objective 4G-1 Adequate, well-designed storage is provided in each apartment	Compliant, refer to storage diagrams for details.	Achieved										
Design Criteria In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <table><tr><td>Dwelling Type</td><td>Minimum Area</td></tr><tr><td>Studio apartment</td><td>4m²</td></tr><tr><td>1 bedroom apartment</td><td>6m²</td></tr><tr><td>2 bedroom apartment</td><td>8m²</td></tr><tr><td>3+ bedroom apartment</td><td>10m²</td></tr></table> At least 50% of the required storage is to be located within the apartment.	Dwelling Type		Minimum Area	Studio apartment	4m ²	1 bedroom apartment	6m ²	2 bedroom apartment	8m ²	3+ bedroom apartment	10m ²	All apartments meet the required storage area standards. At least 50% of the storage space for apartments is situated within the apartment itself. Additional complementary storage is available on each carparking level or in designated storage areas.
Dwelling Type	Minimum Area											
Studio apartment	4m ²											
1 bedroom apartment	6m ²											
2 bedroom apartment	8m ²											
3+ bedroom apartment	10m ²											
Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments	Storage is available in car parking areas or in a specifically allocated room. All storage areas are in cages so that storage remains secure.											
4H Acoustic Privacy												
Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout	An acoustic study and report have been conducted to ensure compliance with noise impact regulations. Possible sources of noise transfer identified include the athletics track. No significant problems have been identified. Refer to acoustic report for further details.	Achieved										
Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments	Internal apartment layout separates noisy spaces from quiet spaces	Achieved										

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	having rooms with similar noise requirements grouped together and doors separating different use zones.	
4J Noise and Pollution		
<i>Objective 4J-1</i> In noisy or hostile environments, the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	An acoustic study and report have been conducted to ensure compliance with noise regulations. The report evaluates traffic noise. Please refer to the report for more details. Design measures include large setback form the residential buildings to the boundary and maintaining the mature existing trees, thus reducing the impact of traffic noise from Mingara drive.	Achieved
<i>Objective 4J-2</i> Appropriate noise shielding or attenuation techniques for the building design, construction, and choice of materials are used to mitigate noise transmission	Minimum noise transmission is ensured. Please refer to Acoustic report	Achieved
4K Apartment Mix		
<i>Objective 4K-1</i> A range of apartment types and sizes is provided to cater for different household types now and into the future	The apartments have been designed to respond to the current and future socioeconomic context of the area, considering factors such as education, employment, public transport, and market demands. The development includes 2B (58%), 3B (10%) and 3B Penthouses (9%) apartments, and 3Bed Villa Apartments (24%) which is an adequate typology variety for the area and is based on detailed market research.	Achieved
<i>Objective 4K-2</i>		

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The apartment mix is distributed to suitable locations within the building	The apartment types and mixes are varied across the development. Rooftop areas accommodate larger units, Different apartment types are located to achieve successful facade composition and to optimise views to the ridgelines and solar access.	Achieved
4I Ground floor apartments		
<i>Objective 4L-1</i> Street frontage activity is maximised where ground floor apartments are located	Direct street access is provided to lower ground units. Additionally, most apartments located on the internal communal areas have a direct access from those areas. Activity is achieved through front gardens, terraces, and the facade of the building, as well as interaction with the club and residential care services. Landscape activated spaces and activities activate the communal open spaces.	Achieved
<i>Objective 4L-2</i> Design of ground floor apartments delivers amenity and safety for residents	Privacy is ensured through adequate integrated fencing and landscape but also opportunities for the residents to engage with neighbours. Greater amenity provided to the units at ground floor through the landscaped private open space.	Achieved
4M Facades		
<i>Objective 4M-1</i> Building facades provide visual interest along the street while respecting the character of the local area	The buildings form and materiality of the development responds to the context. The design and detailing of the buildings are simple and clean to create a modern and timeless aesthetic. The design in plan introduces	Achieved

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	articulation in balconies to guide views towards the ridgelines, introducing dynamism into the façades. The buildings incorporate contrast as a way of providing articulation to the facades. The building also incorporates a recessed top level, lowering the perceived height of the buildings and helping them blend into the tree line when viewed from a distance. Colours have been thoughtfully chosen to add depth, break up lengths, and achieve volumetric and aesthetic objectives.	
<i>Objective 4M-2</i> Building functions are expressed by the facade	Building entries are clearly defined. The apartment layout has been expressed externally, through the change in depth of planes for the balconies and the shown structure. The residential care levels are designed with a more residential look to avoid an institutional feel.	Achieved
4N Roof design		
<i>Objective 4N-1</i> Roof treatments are integrated into the building design and positively respond to the street	For all buildings, the roofs are flat with plant located to the middle of building to minimise sight lines from ground levels. Top levels have a setback that allows privacy and minimises visual impact.	Achieved
<i>Objective 4N-2</i> Opportunities to use roof space for residential accommodation and open space are maximised	Large terraces have been provided on setback levels, with the remainder of the roof given over to photovoltaic solar panels.	Achieved
<i>Objective 4N-3</i> Roof design incorporates sustainability features	Roofs incorporate sky lights to allow for passive ventilation and	Achieved

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	solar access into the units. The roof also includes photovoltaic panels.	
4O Landscape design		
<i>Objective 4O-1</i> Landscape design is viable and sustainable	The design of the external areas create a sustainable, memorable and enjoyable landscape for future residents and families. Please refer to Landscape Design by Taylor Brammer Landscape Architects.	Achieved
<i>Objective 4O-2</i> Landscape design contributes to the streetscape and amenity	The landscape design is a critical component of the proposal and has been thoughtfully prepared. Landscape Architects and Architects have worked collaboratively to achieve site specific landscape scheme. The design responds to the existing site conditions including changes of levels, views, significant landscape features. Residential precincts and surrounds to the residential buildings are interconnected through a consistent environmental design outcome which celebrates Country.	Achieved
4P Planting on structures		
<i>Objective 4P-1</i> Appropriate soil profiles are provided	Suitable soil profiles will be provided.	Achieved
<i>Objective 4P-2</i> Plant growth is optimised with appropriate selection and maintenance	Endemic species have been selected. Refer to landscape report for further details	Achieved
<i>Objective 4P-3</i> Planting on structures contributes to the quality and amenity of communal and public open spaces	The internal areas will offer a diversity of spaces to the	Achieved

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	surrounding areas and will offer high quality and amenity.	
4Q Universal Design		
<i>Objective 4Q-1</i> Universal design features are included in apartment design to promote flexible housing for all community members	All the apartments achieve the standards for Housing SEPP Seniors Living and Liveable Housing Guideline's silver level universal design features.	Achieved
<i>Objective 4Q-2</i> A variety of apartments with adaptable designs are provided	All ILUs are capable of adaptation. Refer to Access report prepared by Purple Apple Access Consultants.	Achieved
<i>Objective 4Q-3</i> Apartment layouts are flexible and accommodate a range of lifestyle needs	The apartments have been designed to allow for a flexible room layout, with secondary bedrooms that can be utilized by family members, carers or used as a home office space.	Achieved
4U Energy Efficiency		
<i>Objective 4U-1</i> Development incorporates passive environmental design	The development is compliant with the ADG figures for solar access and cross-ventilation, meaning that the internal spaces will not be solely reliant on-air conditioning to maintain thermal comfort. PV panels have been incorporated into the design. Ceiling fans to bedrooms are proposed. Shading is provided by existing trees. A strategy has been put in place for rainwater to be reused for landscape irrigation	Achieved
<i>Objective 4U-2</i>	At least 2 hours of solar access in the middle of winter is provided to	Achieved

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Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	70% of the self-contained dwellings. All units will have access to a substantial common open space, with considerable amenity, which has been planned to receive maximum solar exposure during winter.	
<i>Objective 4U-3</i> Adequate natural ventilation minimises the need for mechanical ventilation	Natural cross ventilation is provided to 68% of the units, in excess of the minimum rule of thumb of 60%.	Achieved
4V Waste Management and conservation		
<i>Objective 4V-1</i> Potable water use is minimised	The proposal nominates 5 star tap ware and 4 star shower head and toilet flushing systems. Rainwater tank is also proposed to capture water run-off for irrigation purposes.	Achieved
<i>Objective 4V-2</i> Urban stormwater is treated on site before being discharged to receiving waters	The proposal incorporates OSD to capture water run-off before discharging to the local stormwater system.	Achieved
<i>Objective 4V-3</i> Flood management systems are integrated into site design	The retirement village site is free of flooding in the PMF flood event as a result of the increased flood storage to the south of the development.	Achieved
4W Waste management		
<i>Objective 4W-1</i> Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Waste storage central location is located in Building 2 of the back of house area and collected from the temporary holding points, to prevent any impact on the amenity of the residents.	Achieved
<i>Objective 4W-2</i> Domestic waste is minimised by providing safe and convenient source separation and recycling	General waste and recycling bins are located separately within	Achieved

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	designated waste rooms with separate chutes for every building.	
4X Building Maintenance		
<i>Objective 4X-1</i> Building design detail provides protection from weathering	The proposal uses natural materials such as face brick to reduce maintenance due to material weathering.	Achieved
<i>Objective 4X-2</i> Systems and access enable ease of maintenance	The design enables easy cleaning from the inside of the buildings. Easy to maintain solutions will be provided.	Achieved
<i>Objective 4X-3</i> Material selection reduces ongoing maintenance costs	Durable and low maintenance materials that weather well will be prescribed.	Achieved



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