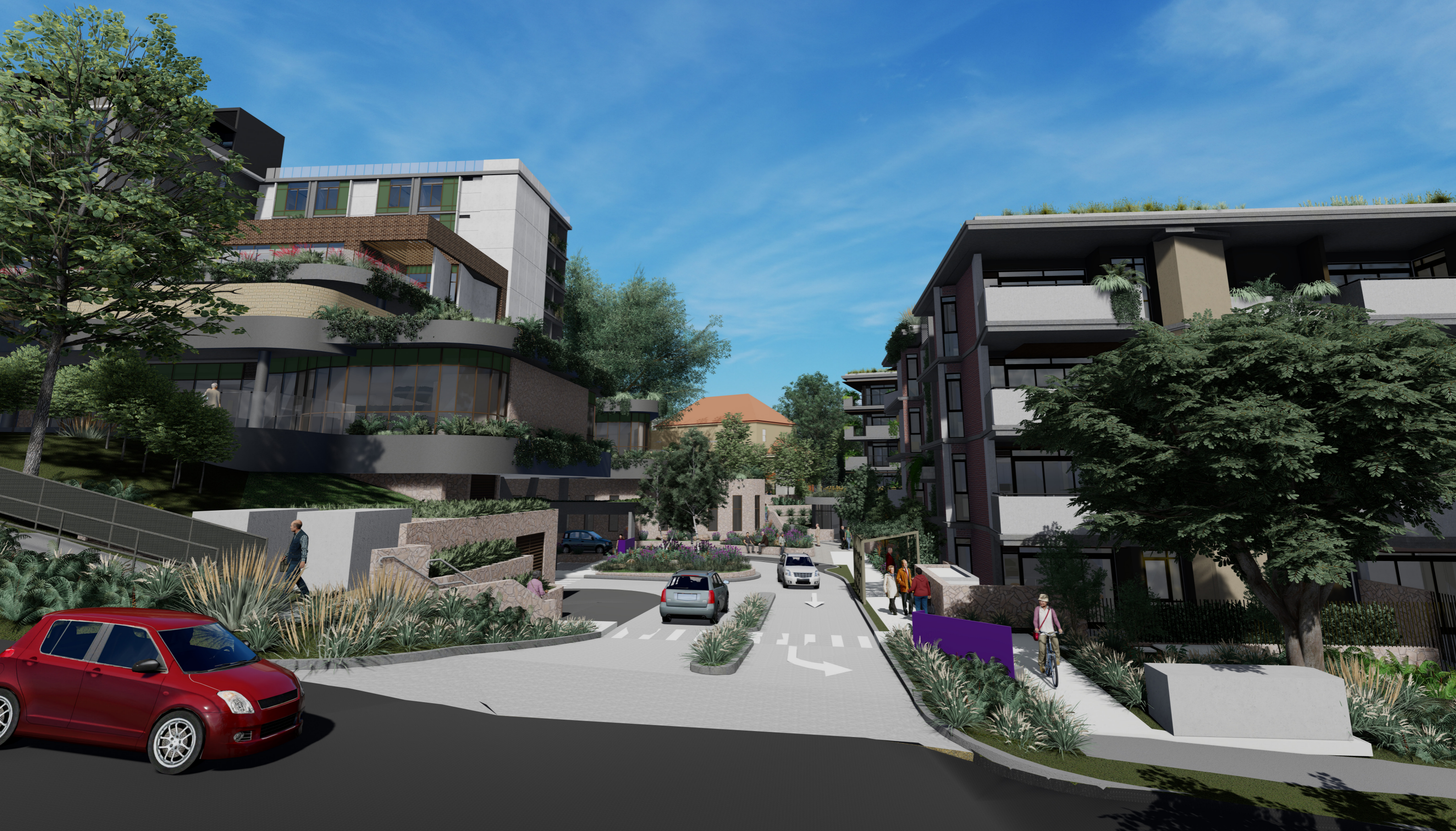


ARCHITECTURAL DESIGN REPORT



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DESIGN TEAM

ROLE	COMPANY
Access Consultant	ABE Consulting
Noise and Vibration Consultant	Acoustic Logic
Architect	Bickerton Masters Architecture
BCA/PCA Consultant	BM+G
VIA Consultant	Clouston Associates
Heritage and Archaeological Consultant	Cultural Heritage Connections
Planner	Ethos Urban
Electrical Engineer & Project Lead	JHA Engineers
Mechanical Engineer	JHA Engineers
Hydraulic Engineer	JHA Engineers
Hydraulic & Fire Engineer	JHA Engineers
Acoustic Engineer	JHA Engineers
Vertical Transportation Engineer	JHA Engineers
ESD	JHA Engineers
Environmental and HAZMAT Consultant	JK Environments
Geotechnical Engineer	JK Geotechnical
Arborist	Mark Bury Arboriculture
ECI Consultant	Roberts Co

ROLE	COMPANY
Landscape Architect	Taylor Brammer Landscape
Traffic Engineer	Transport and Traffic Planning Associates
Ecology	Travers Bushfire and Ecology
Travers Project Manager	Travers Bushfire and Ecology
Bushfire & Ecology	Travers Bushfire and Ecology
Bushfire	Travers Bushfire and Ecology
Project Director	TSA Management
Project Manager	TSA Management
Structural Engineer & Project Lead	Van Der Meer
Civil Engineer	Van Der Meer
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Waste Consultant	Waste Audit
Quantity Surveyor	WT Partnerships
Kitchen & Laundry Consultant	Universal Food Designs (UFD)

EXECUTIVE SUMMARY

This Architectural Design Report is submitted to the Department of Planning, Industry and Environment (DPIE) in support of a State Significant Development Application (SSD-13619238) for the redevelopment of Greenwich Hospital into an integrated hospital and seniors living facility on land identified as 97-115 River Road, Greenwich (the site). The extent of the site is shown below.



The subject proposal is for the detailed design and construction of the facility following its concept approval under SSD-8699. Specifically, SSD-13619238 seeks approval for the following:

- Demolition of the existing hospital building and associated facilities at the site;
- Construction of a new hospital facility and integrated healthcare campus comprising of hospital, residential aged care, seniors housing, overnight respite, across:
 - A new main hospital building up to RL 80.0;
 - Two new seniors living buildings, Northern building up to RL 56.36, and Southern building up to RL 60.65;
 - A new respite care building up to RL 56.9;
- Construction of associated site facilities and services, including pedestrian and vehicular access and basement parking;
- Site landscaping and infrastructure works; and
- Preservation of Pallister House which will continue to host dementia care and administrative functions.

This report has been prepared to respond to the concept approval and the Secretary's Environmental Assessment Requirements (SEARs) for SSD-13619238 were issued on 24 February, 2021. A table referencing responses has been provided overleaf.

1.0 RESPONSE TO CONDITIONS OF CONSENT

The below table identifies where each term of consent is addressed within this report. Terms of consent not included in the table below will be addressed within other specialist consultant reports, such as Heritage Impact and Arboricultural Impact Assessment.

TERM OF CONSENT	RELEVANT REPORT SECTION	TERM OF CONSENT	RELEVANT REPORT SECTION
B1	The proposed new built form must be contained generally within the approved building envelopes illustrated in the approved plans referenced at Schedule 2, condition A3 except where amended by condition A4.	5.1	
A4	<i>The building envelopes identified in condition A3 are modified as follows:</i>		
	<i>(a) the northern seniors living building envelope is reduced to a maximum height of RL56.36.</i>	8.4, 8.3, 1.2	
	<i>(b) the southern seniors living building envelope is reduced to a maximum height of RL60.65.</i>		
	<i>(c) the northern seniors living building envelope must be relocated so that the minimum front setback of the building envelope is equal to, or greater than, the front setback of the dwelling on the adjoining 117 River Road. The dimensions of the building envelope in relation to the depth of the envelope remain unchanged.</i>	1.2	
A5	The maximum gross floor area for the future buildings are:	1.2	
	(a) main hospital building - 12,750 square metres.		
	(b) respite care building - 700 square metres.		
	(c) seniors living buildings -10,990 square metres.		
A6	A minimum of 86 new trees must be provided as part of the redevelopment and Tree 167, as identified in the Arboricultural Impact Assessment and Tree Management Plan submitted with the RtS, must be retained.	1.2, 3.2, 3.3, 3.4	
B2	The detailed design of the new buildings must ensure a sympathetic interface be provided to "Pallister's" north and north-west boundary. The detailed design must be informed by a suitably qualified and experienced heritage consultant nominated for the development, including matters relating to the form, detailing and materiality of the buildings.	3.4	
B3	The development application(s) for future hospital buildings must address:	3.4	
	(a) how materials and detailing responds to the heritage context;	5.4, 3.4	
	(b) articulation and modulation to minimise bulk and massing, especially when viewed from the north and at the "Pallister" interface;	5.5, 1.2, 3.3	
	(c) visual and acoustic privacy, noise and reflectivity, particularly in relation to River Road residents to the north;	5.6	
	(d) environmental amenity including access to natural daylight and ventilation, acoustic separation, access to landscape and outdoor spaces and future flexibility; and	5.7	
	(e) access and circulation across the Site including pedestrian, cycle, vehicular and service movements.	3.5	
		5.3	
B4	The development application(s) for future seniors living buildings must address:	5.7	
	(a) the Design Principles in State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004;	8.3	
	(b) State Environmental Planning Policy No 65-Design Quality of Residential Apartment Development and the Apartment Design Guide;	8.4	
	(c) safe pedestrian circulation;	8.3	
	(d) how the natural setting has been incorporated in the design;	3.2, 3.3	
	(e) connectivity between seniors living and hospital buildings and landscaped areas for residents, patients, staff and visitors;	8.3	
	(f) potential adjustments to the orientation of and modulation of the southern seniors living envelope to minimise bulk and massing and improve relationship at the "Pallister" interface;	8.3, 1.2, 3.2	
	(g) measures to minimise privacy impacts on residents to the west and south, including the appropriate treatment of any balconies or habitable rooms facing the west or south; and	5.5	
	(h) relocation of the carpark entry under the seniors living away from adjacent properties to the west unless it can be demonstrated that noise impacts from the operation on the carpark entry/exit would not result in adverse noise impacts.	1.2	
B5	All future development applications for new built form must include:		Refer to Architectural Drawings
	(a) detailed plans, elevations and sections;		5.7
	(b) artist's perspectives and photo montages;		4.1
	(c) a design statement demonstrating the design quality of the proposed development having regard to the existing buildings on Site and the character of surrounding development;		6.4
	(d) consideration of the Design Guidelines in the RtS; and		6.4
	(e) consideration of Crime Prevention Through Environmental Design (CPTED) Principles.		
B7	All future development applications for new built form must include an assessment of amenity impacts and demonstrate that consideration has been given to the protection and minimisation of potential amenity impacts, including:		6.3
	(a) solar access to residential properties impacted by overshadowing from the development (including detailed overshadowing diagrams);		6.3
	(b) visual privacy (including identifying measures to minimise impacts on residents to the south and west such as facing non-habitable areas to adjacent residential areas, the use of devices such as fixed louvres, high and/or deep sills and planter boxes);		5.5

1.2 KEY RESPONSES TO PLANNING CONDITIONS

The design of the Greenwich campus has been developed to incorporate and respond to the conditions of the Concept Approval. Key consideration has been given to retaining Tree 167, exploring the materiality and detailing to respond to the unique characteristics of the site, and promoting environmental amenity.

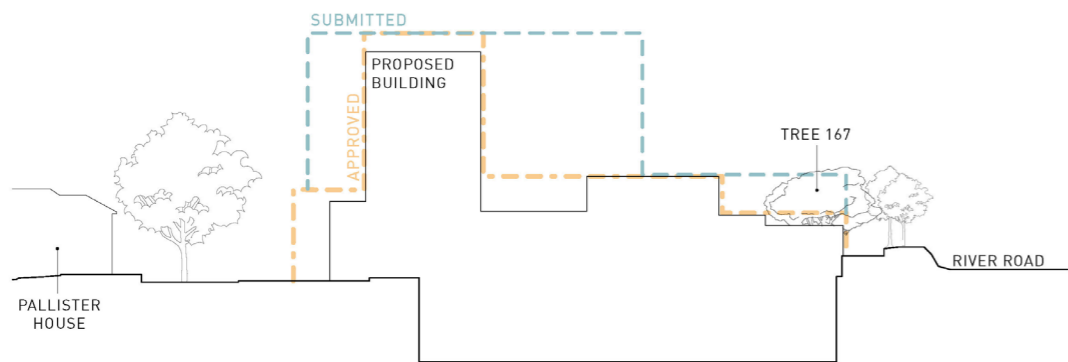
The diagram below demonstrates that the new built form generally is contained within the approved building envelopes prescribed by the Concept Approval. In line with Condition A4, the Seniors Living building envelope has been reduced to a maximum height of RL 56.36.

The height of the Health (H) Building has been reduced, and careful consideration has been given to the bulk and scale of this building to ensure that it responds to the surrounding context. Strategies include locating the biggest bulk away from the street scape, emphasising green edges to terraces, roofs and balconies, and stepping the built form to create a human scale.

The H Building has been redesigned to retain and integrate Tree 167. In general, the design recognises the significance of the existing landscape, with 212 trees to be retained and 86 new trees to be provided. The inclusion of a high proportion of landscaped terraces and roofs, along with 60% landscaped area, complements and preserves the dense urban canopy.



SERVICED SENIORS LIVING BUILDING NORTH
(VIEWED FROM RIVER ROAD)



HEALTH BUILDING
(CROSS SECTION)

- Reduction in Seniors Living North building envelope in line with Condition A4 to retain the height of the existing hospital along the River Road streetscape.
- Green edges and terraces to Serviced Seniors Living North to soften the interface along River Road which blends with the landscape.
- Tree 167 retained in line with Condition A6. The Health Building steps back further from River Road to accommodate the tree with an emphasis on green edges and terraces to soften appearance from River Road.
- Green edges to the Health Building to create a feathered edge and break down the building mass.
- Upper Level removed from the Health Building to reduce bulk and scale. Additional terraces and planters to modulate and soften the building façade.
- Reduction in height to a single storey element to the east to blend with the landscape area adjacent the Curtilage and Bridle Path.



- Accessible landscaped paths adjacent Serviced Seniors Living Buildings to create connections through the western landscape and provide pedestrian entrances from the west.
- Continued modulation of Serviced Seniors Living South in line with the Concept Proposal to minimise visual impact on neighbours and Pallister House.
- Green edges to roofs to soften building lines and frame the view towards Pallister House.
- Set down parking only in front of Health Building to increase landscaping between the new and existing and Pallister House.
- Car parking and loading dock have moved from Pallister House level into the basement. The built form will read as only 7 storeys above natural ground.
- Green wrap around southern terraces to Level 5 and Level 6 to reinforce Pallister House scale and provide high quality connection to landscape.

- Tree 167 retained
- Area outside the envelope
- Approved envelope from the Conditions of Contract from the Concept Proposal

2.0 PROJECT OVERVIEW

OVERVIEW

Master Planning for the Greenwich Hospital site commenced in 2017. HammondCare engaged Bickerton Masters to review options for redevelopment of the site to create an integrated wellness community containing health and aged care services. A key requirement from the outset has been that the redevelopment programme maintains continuity of services on site.

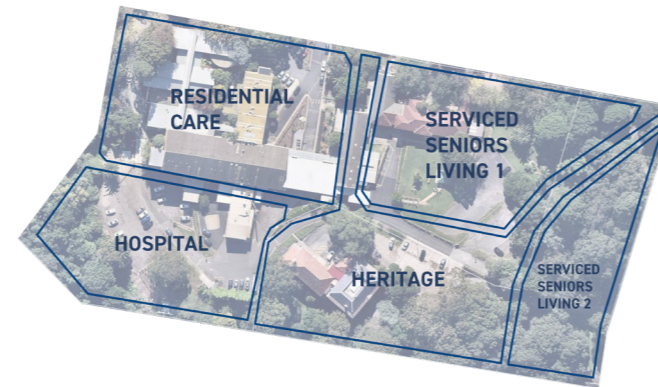
The objectives of the master planning process were to;

- Provide improved health service facilities
- Sustainable, long-term use of the site
- Ensure achievable staging & capital expenditure

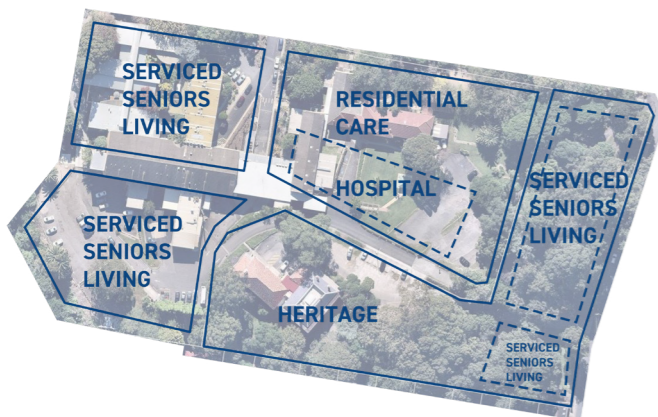
A range of options were considered and tested (refer to Table 1).



Concept 1



Concept 2



Concept 3

A detailed analysis of the feasibility of the options presented was carried out and a clear preferred site planning option was identified.

SITE CONCEPT	COMPARISON
CONCEPT 1	<ul style="list-style-type: none"> • Aged Care all single storey • Aged Care has deep soil gardens • Overlooking minimised • Good north sun & views • Serviced Seniors Living in 2 stages
CONCEPT 2	<ul style="list-style-type: none"> • 15 Aged Care beds on upper level • Aged Care on podium, not deep soil • Aged Care open space limited • Serviced Seniors Living have open space • Serviced Seniors Living can be staged
CONCEPT 3	<ul style="list-style-type: none"> • Staging requires that new aged care and hospital proceed together. • 15 Aged Care beds on upper level, 15 on ground level of Hospital block. • Aged Care on podium, not deep soil • Good north sun & views for Serviced Seniors Living & Hospital

Table 1 - Concept Plan Comparison

Concept 3 is the scheme which has been developed and achieved concept plan consent in 2020.

On 10 November 2020, the NSW Independent Planning Commission determined to grant consent to the concept proposal for the redevelopment of Greenwich Hospital.

The concept proposal looks to enhance the delivery of quality care services within the region and to cater for the growing demand of health care services into the future.

In redeveloping Greenwich Hospital, HammondCare is looking to transform the existing site into an integrated campus that co-locates health care services and community facilities alongside various levels of access to care, including serviced seniors living, residential care and palliative care.

The concept proposal consists of the following principle components:

- A Health Precinct, including palliative care, residential aged care and rehabilitation, alongside inpatient and outpatient support services.
- A Serviced Seniors Living Precinct consisting of 89 units that addresses River Road
- A Heritage Precinct, including the heritage listed Pallister House in which The Dementia Centre (a provider of research and expertise to the aged and dementia care community that was founded by HammondCare) is currently located.

This redevelopment has been designed to increase the potential of services and amenity on the site whilst also limiting the impact on the existing Heritage Precinct and environmental character.

3.0 SITE CONTEXT

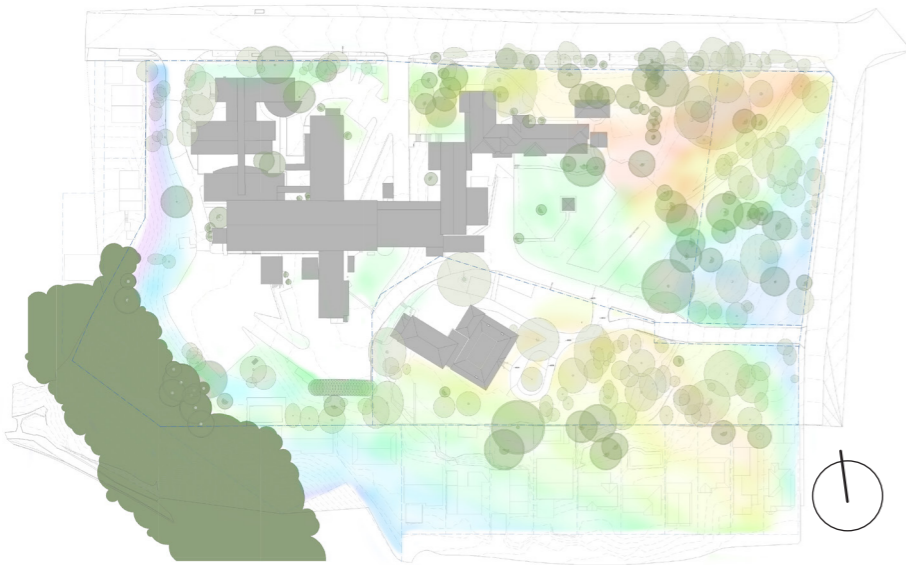
3.1 SUBJECT SITE

Greenwich Hospital is located at 97-115 River Rd, Greenwich, and comprises Lot 3 and Lot 4, DP 584287. The hospital is operated by HammondCare, with services including rehabilitation, palliative and supportive care, pain management and mental health care for older people.



3.2 ENVIRONMENTAL ANALYSIS

Following the concept approval, the unique characteristics of the site continued to be key design drivers for the campus. Some of these characteristics include the dramatic topography, rich heritage and culture (both European and First Nations), the existing urban canopy, and the constraints imposed by the curtilage and bushfire APZ. The below notes refer to areas that have been developed since the concept approval.



TOPOGRAPHY

- The heat map (left) highlights the sloping nature of the site. Existing buildings have created a relatively flat plane at three key levels within the site.
- The intention of the design is to limit the impact on densely vegetated areas of the site, including the curtilage and the escarpment to the south.
- The detailed design demonstrates an overall improvement of amenity through the site as car park spaces and loading docks have been encapsulated under buildings. The sloping nature of the site enables basement access from the western entry point allowing site area to be given back to the landscape.
- The detailed design will exploit the topography of the site to make the Health building appear as a maximum of 7 storeys from most view points.



EXISTING TREES

- In line with the conditions of consent, Tree 167 has been retained and the Health building has been redesign accordingly.
- Throughout detail design, careful consideration has been given to the TPZ of significant trees.
- The alignment and levels of the road around the Port Jackson Fig and Pallister House, have been carefully designed so as not to worsen the encroachment on the root system. The amenity of spaces under and around this tree, will be improved from the existing condition of informal parking to high quality landscape areas.



HERITAGE & CURTILAGE

- The detailing and materiality of buildings has been developed to respond to the heritage characteristics of the site, including Pallister House and the Bridle Path.
- The southern facade of the Health building has employed devices such as the layering of a double height “verandah-esque” terrace which relates to the scale of the significant façades of Pallister House.
- The continued modulation of the Serviced Seniors Living south building façades breaks down the bulk and mass adjacent Pallister House and improves view lines from Northwood.
- The viewshed of Pallister House has been further improved through the terracing of landscaping and setdown planters around the Health building.



BUSH FIRE

- On going liaison with the Bushfire Management consultant has given rise to the revised APZ. Buildings have been carefully designed adjacent this line.
- It is important to note that the design continues to step back from this area to limit any impact on the escarpment.

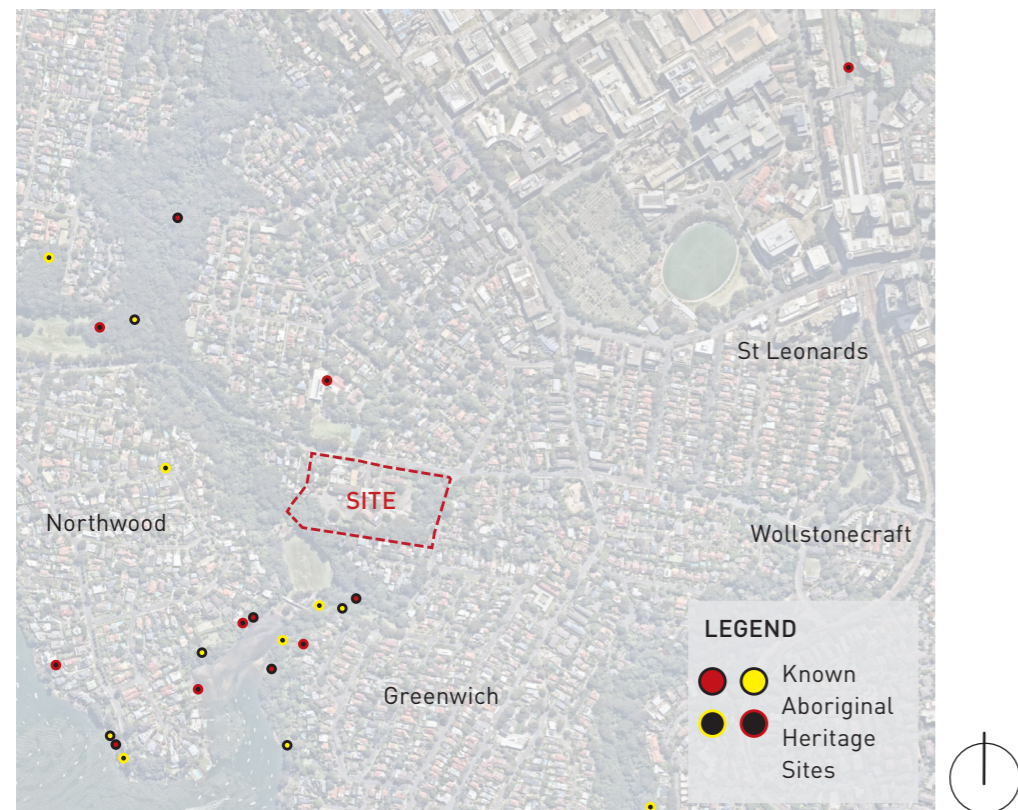
3.3 SENSE OF PLACE

CONNECTING TO COUNTRY

“Cultural identity and a sense of belonging to Country and community is strongly linked to health and emotional wellbeing.”

The design process for the redevelopment of the Greenwich campus is sensitive to the Aboriginal cultural heritage of the site, and incorporates strategies for retaining and preserving the site’s existing character.

The Cammeraygal people inhabited Greenwich prior to European settlement. Given the abundant natural resources in the area, the original inhabitants were well supported by their environment. Evidence has indicated that they fished in the harbour, hunted for food in the hinterlands and harvested food from the surrounding bushland, moving throughout their country in accordance with the seasons. The Cammeraygal people practised a rich and complex ritual life, language, spirituality and system of law, which was embedded in the land.



Following the arrival of Europeans in the late 1700s, many of the Aboriginal people living in the area were displaced as a result of unsustainable use of resources, conflict and disease. According to the Aboriginal Cultural Heritage Assessment Report (ACHA, 2019), the Greenwich Hospital site has been cleared since European settlement. On site, vegetation includes a mix of exotic species and remnant vegetation.

The perimeter of the site characterised by the remnant vegetation contributes to the character of the site, provides a visual buffer to the site and hints at what the area may have been like prior to settlement. Whilst no Aboriginal objects, culturally modified trees or landforms of high archaeological sensitivity were located during the site inspection, an area of moderate archaeological potential was identified within the vegetated bushland towards the eastern boundary of the site (refer to Section 3.2).

‘SENSE OF PLACE’

The design for the Greenwich Hospital redevelopment recognises the unique characteristics of the site. The following key design objectives have been developed to respect, distil and enhance the sense of place:

- Prioritisation of landscape on the site, by preserving existing trees and the creation of densely vegetated podiums to create an ‘Urban Tree Canopy’.
- Preserving Pallister House and being respectful of the Heritage Curtilage.
- Responding to the Aboriginal Cultural Heritage of the site and committing to the preservation areas of significance.
- Removal of outdated building stock, and creating a campus which sits as a backdrop to the natural and heritage characteristics of the site.



Materiality Studies of the Site and Gore Creek Reserve

3.4 SITE ANALYSIS

EXISTING FORM



1. PALLISTER HOUSE, 1892



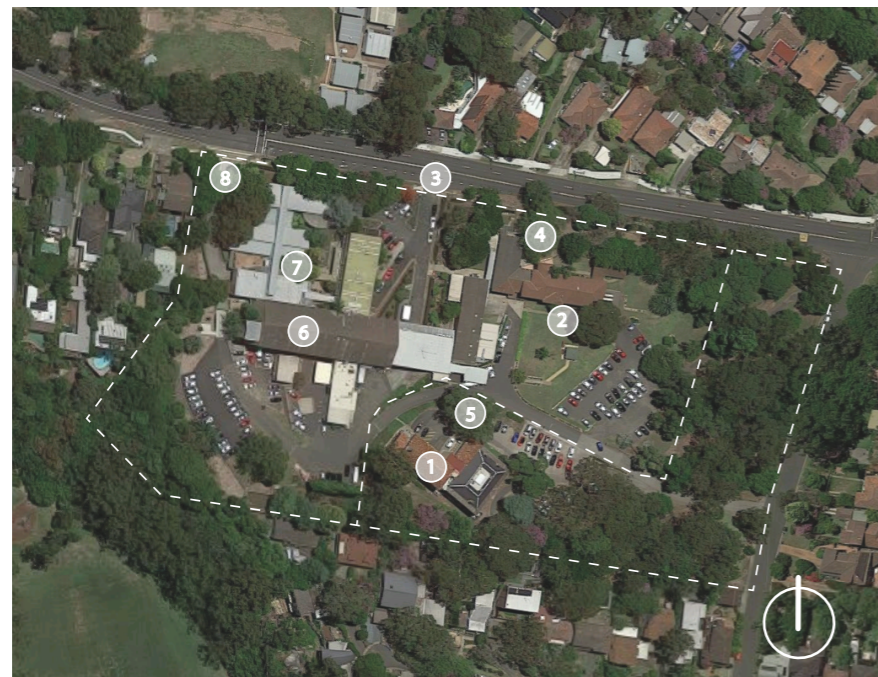
2. BLUE GUM



3. ENTRY TO SITE



4. FIG TREE 167



Plan view of existing site



6. EXISTING HOSPITAL



7. RIVER GLEN



8. INTERNAL ROAD



5. FIG TREE 102

PROPOSED FORM

One of the key design aims focuses on creating a new view corridor to Pallister House from River Road. This view is currently obscured by the existing Hospital Buildings. This influenced sighting of buildings and also the arrangement of connected open spaces on site. The Serviced Seniors Living buildings are set on a landscaped podium that opens up views toward Pallister House and its landscape setting. Pallister is a 2 storey late Victorian house with verandahs on 3 sides. The interface of the Health Building to Pallister is handled with 'verandahs' at 1 and 2 storeys above ground at the interface (levels 5 and 6). The taller components of the health building are set back from this verandah element which accentuates the podium levels and provides a scale that reflects that of Pallister House.

These verandah elements address a central activated landscape space that provides entry to both the Health Building and Pallister House and will enhance the landscape setting for Pallister House which is currently open carparking.

As noted in the Historic Archaeology Assessment, 'the development will comprise two medium rise Serviced Seniors Living buildings, a high-rise Health, Wellness, and Residential Care building, and a low-rise respite facility. The design of these facilities are intended to sensitively respond to the existing heritage precinct and unique natural landscape.'



Artist's Impression - Site Wide Axometric

PROPOSED DETAILING AND MATERIALITY

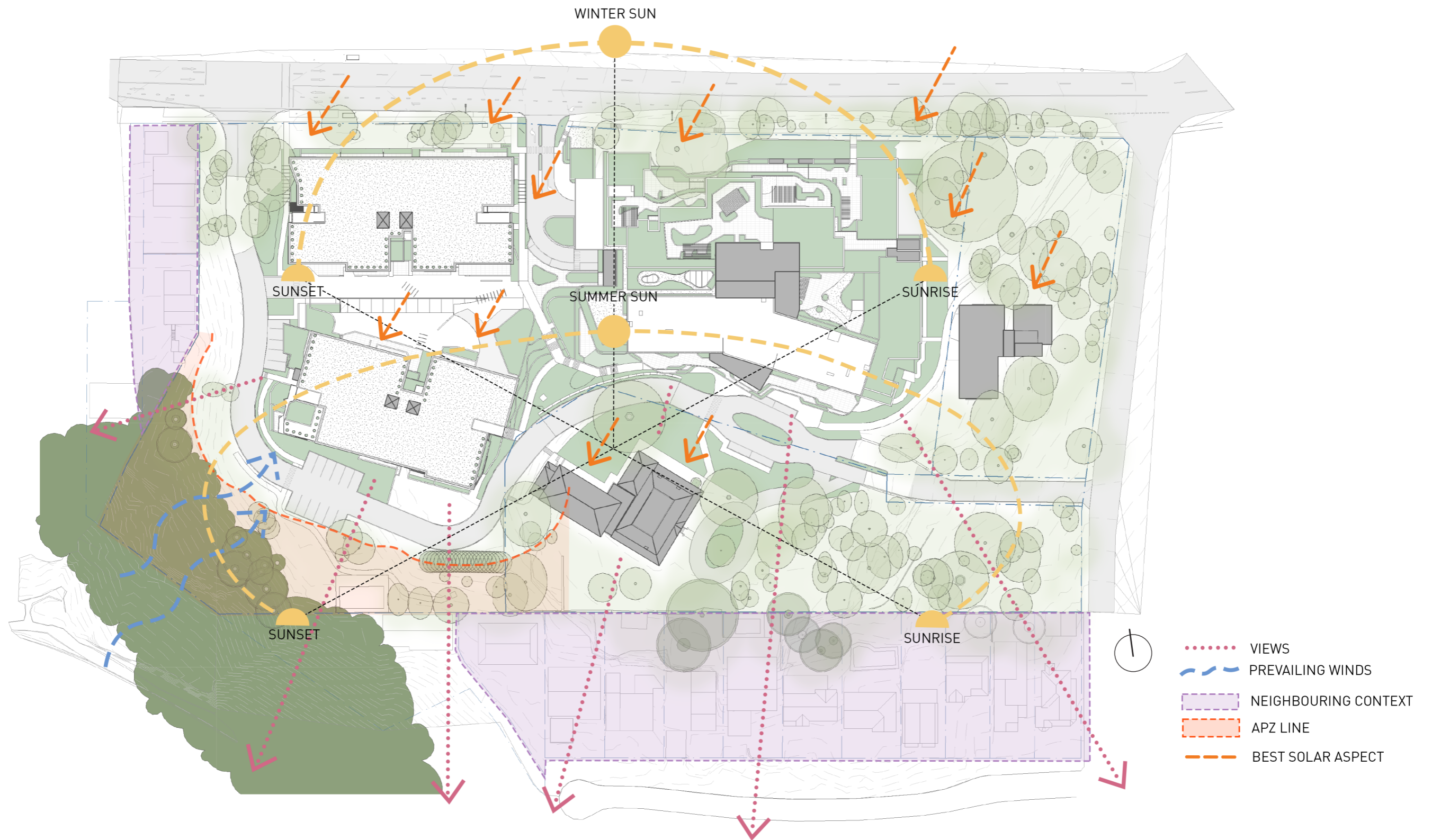
Whilst the Health Building and Serviced Seniors Living buildings represent a higher density living typology, they are made up of a finer grain of residential components. The detailing and modulation of these components provides the opportunity to be sympathetic to the scale of Pallister House. Proportions of fenestration and doorways and shaded verandah/terrace elements provide a response to the heritage context. Brickwork is proposed to podium levels of the Health Building providing opportunity for detailing and scale that responds to Pallister House.

RETAINING TREES

The configuration of building envelopes maximises the retention of trees on the Greenwich hospital site and provides opportunity for new vegetation to be planted.

The design enables 224 existing trees to be retained, and a minimum of 86 new trees to be planted. A condition for the Consent for the Concept Proposal included retaining Tree 167. In the current scheme, the design team has reconfigured the floor plate of the north-eastern building to provide clearance to this tree.

3.5 PROPOSED SITE ANALYSIS



4.0 DESIGN PRINCIPLES

4.1 DESIGN VISION

HAMMONDCARE VISION STATEMENT

AN INTEGRATED, CONTEMPORARY HEALTHCARE CAMPUS PROVIDING SPECIALISED CARE SERVICES AND A CONTINUUM OF CARE TO AGE IN PLACE.

- A community, a campus, a home-like de-institutionalised environment
- Connected to the local community, not gated
- Integrated community areas, shared by residents, patients and visitors unified by our mission
- Connecting the inside with the outside, landscape and building is integrated
- Provides choice of how care is received
- Normalised daily living is highly visible, but the provision of care is invisible
- Proactive in increasing wellness, rather than just delivering treatment
- Easy to navigate - see and sense where you are and where to go
- A place people aren't afraid to live, visit or go to work

DESIGN STATEMENT

The Greenwich Hospital architectural design response brings together architecture and nature to create a campus for wellbeing and healing. Two prominent features of the site, natural and man-made, are the Port Jackson Figs together with the surrounding dense tree canopy and the heritage building, Pallister House. The organic, sinuous features of the trees complement and contrast the ordered, classical composition of Pallister House. These relationships between natural and man-made will be respected and strengthened through the proposed design approach.

The design response at Greenwich aims to create a symbiosis of the natural and built environment. Landscape will permeate the proposed buildings, extending into and over the built forms and the buildings will be designed to reach out and embrace nature. In this way the buildings will become landforms, part of the site terrain.

The new buildings at Greenwich could serve as a metaphor for the Port Jackson Fig. In the same way the fig extends its root system to stabilise and seek nourishment, the podium of our buildings creates a connected system, linking the multi-functional spaces, and drawing in the landscape.

Negative spaces and double height voids echo the environments created on the rainforest floor and in the gaps of the canopy, filtering light to the forest floor below. The podium terrace continues the metaphor of a rainforest floor as smaller plants, trees and vines will be designed to sit as though in the roots of the larger tree. The core of building acts as the structural trunk, with the robustness expressed in the architecture. The residential wings act as limbs of the trees, filtering light and oxygen into the living spaces and rooms of the vertical households.

Our design narrative considers the experience and movement of people through a curated sequence of spaces with forms and aesthetics derived from the site's context, providing an authentic connection to the landscape and sense of place. The forms are derived from the site and surrounding context, with buildings considered Land forms and part of a larger historic context of the cultural significance of place. As a contextual reference, these landforms have been derived from the underlying rock, Sydney sandstone tuff, Gore creek and the natural colours of the eucalyptus. Materials will be natural, to evoke these contextual references.

The landform has been composed of both the layering of the rock (with a linear but fragmented pattern) and the 'clinging' nature of escarpment vegetation. Places to inhabit are recessed, protected by the façade, like balconies and bedroom windows are set back and shaded. Balcony elements reference the stratification of the rock. Walls are fragmented and angled to articulate views, offer privacy from the street and neighbours, and to cast shadows that change over the day and year like would on a natural rock face.



Artists Impression - landscaped integrated community area.

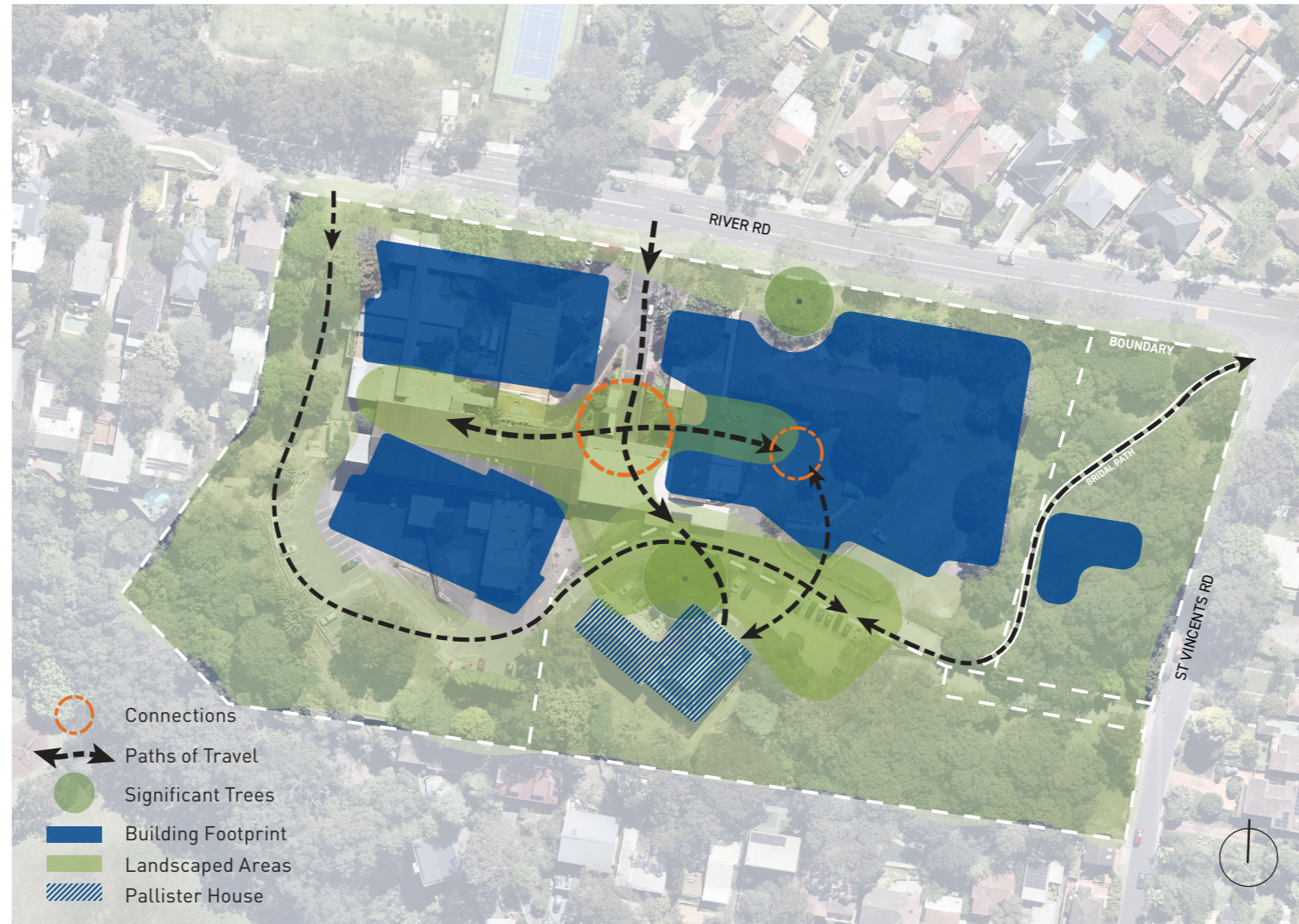
4.2 DESIGN PRINCIPLES

The following principles have been developed by BM_ to explore the fundamental design ideas and elements which have been underpinned by Hammondcare's vision.

1 SENSE OF PLACE
The design responds to the unique characteristics of the site and its surrounding context. Buildings will be orientated and sited to preserve and respond to significant vegetation, the heritage context.

2 ACCESSIBILITY, INCLUSIVENESS AND INTEGRATION
The campus will welcome everyone, particularly people who may be frail, disabled and vulnerable. Buildings and landscapes have been designed to support people with varying levels of mobility, to move around the site as frequently as desired.

3 BUILT FORM AND SCALE
Built forms have been designed with an appropriate bulk and scale to complement the existing River Road street scape and preserve key sight-lines through the site.



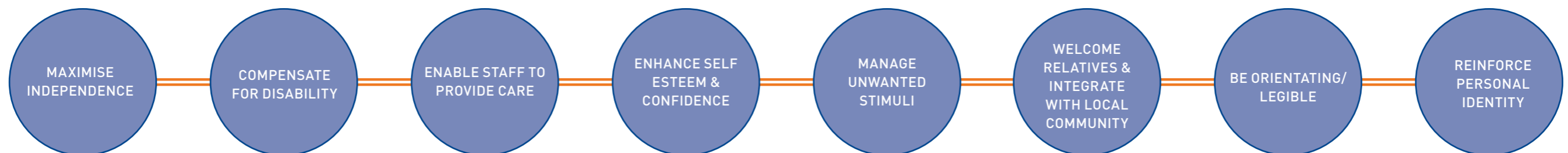
Site Parti Diagram – Connected Landscapes

4 PROMOTING CHOICE AND FAMILIARITY
Buildings, spaces and landscapes will be designed to provide a range of care, and will empower individuals to have a sense of agency in how care is received and delivered.

5 SUSTAINABILITY, FLEXIBILITY AND ADAPTABILITY
The campus has been designed to support positive social, environmental and economic outcomes. Built forms have been developed to be resilient, adaptable and enduring, enabling spaces to evolve over time.

6 BIOPHILIC DESIGN
The design has been based on the concept of "Biophilic Architecture" to create environments which support physical, mental and unique characteristics of the site, and employs biophilic strategies to support wellness.

HAMMONDCARE'S UNIVERSAL DESIGN PRINCIPLES:



4.3 DESIGNING WITH COUNTRY

INDIGENOUS CULTURE & HERITAGE

The current proposal aligns with the ambitions of the 'Connecting with Country' framework to commit to help support the health and well-being of Country by valuing, respecting, and being guided by Aboriginal people. In particular, the design process aims to address and realise the three long term strategic goals of the framework:

1. Reducing the impacts of natural events such as fire, drought, and flooding through sustainable land and water use practices:
 - The buildings have been sited to be set back from the dense bushland on the south-west of the site to avoid the spread of fire. HammondCare has also committed to weed mitigation to reduce the risk of causing or spreading bush fires.
 - The design team have developed strategies to mitigate water run off, and to incorporate sustainable water and waste strategies as much as possible.
 - Buildings are designed to preserve open areas as much as possible, incorporating native species into landscaped spaces between buildings to ensure a drought-resistant environment.
2. Value and respect Aboriginal cultural knowledge with Aboriginal people co-leading design and development of all NSW infrastructure projects.
 - Consultation for the original ACHA was undertaken and 15 Aboriginal stakeholder groups registered interest for the project during the notification process.
 - During the site visit to discuss any questions or cultural concerns, the parties identified the eastern portion of the site as an area of interest due to lack of disturbance.
 - In the proposed design, buildings are predominately located outside of this area, in the centre and western portions of the site.
3. Ensure Country is cared for appropriately and sensitive sites are protected by Aboriginal people having access to their homelands to continue their cultural practices.
 - As outlined above, buildings will largely be located away from the key areas of the site with Aboriginal cultural significance, with the potential exception of walking tracks and some encroachment of the respite building. The proposed built form and landscape avoids disturbing the sandstone shelters and rock overhangs noted in the consultation process.
 - Walking tracks, including interpretive signage and landscaping will be provided to acknowledge and preserve the cultural significance of this land to Aboriginal Peoples. These will include ideas such as bush medicine or bush tucker gardens with the theme of a hospital development.
 - Buildings and landscapes will be integrated and connected. There will be multiple direct, on grade access points to high quality outdoor spaces and provide options for where care is received.
 - Natural materials, organic forms, and cascading planting will blur the edges between inside and outside. The building emerges from the earth and touches the ground at multiple levels providing a strong connection to nature.
 - Buildings and landscapes have been designed around intuitive wayfinding and provide walking paths, interactive nodes and opportunities to experience the landscape and to support cognitive mapping.

Existing site plan:



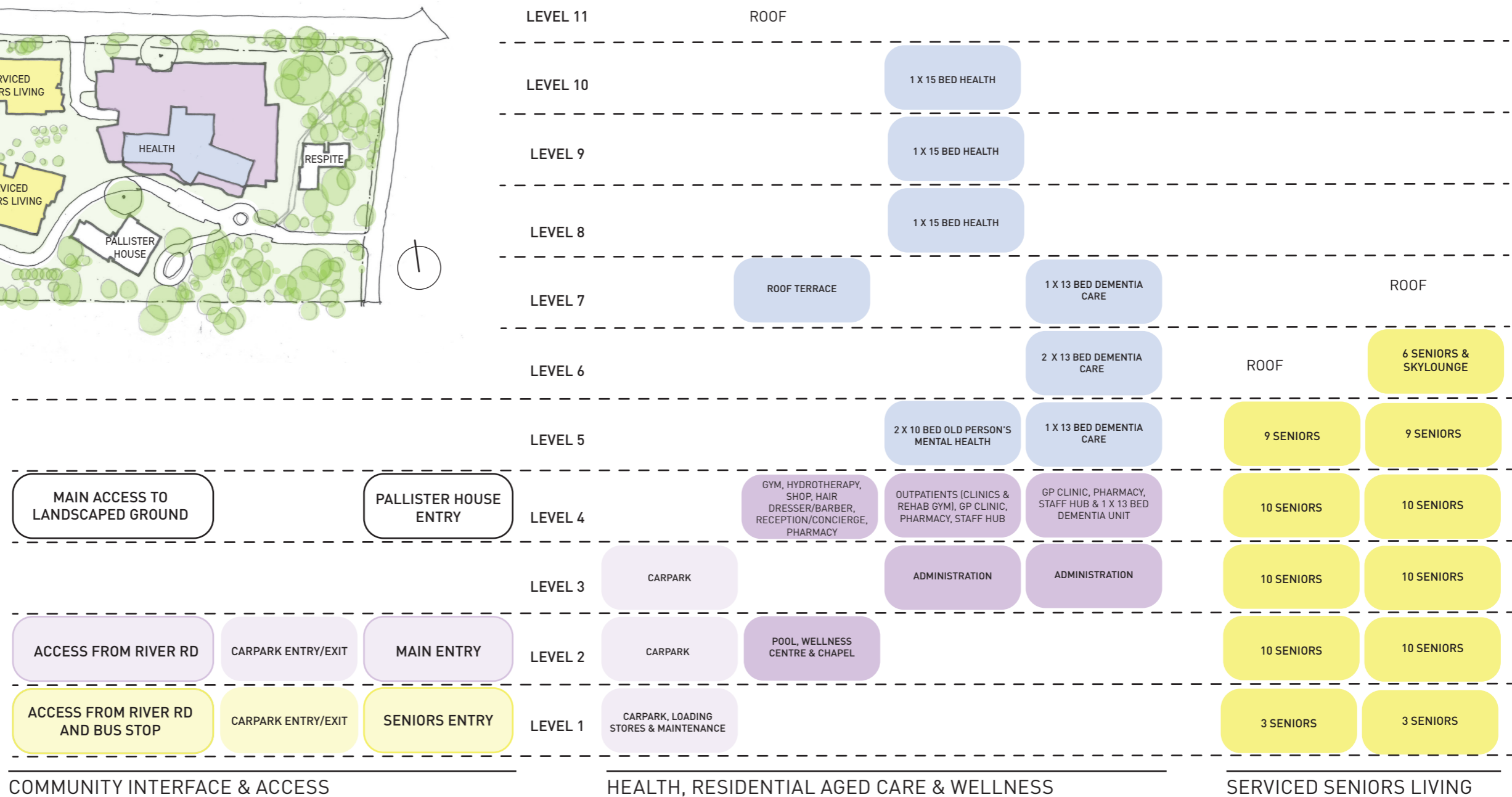
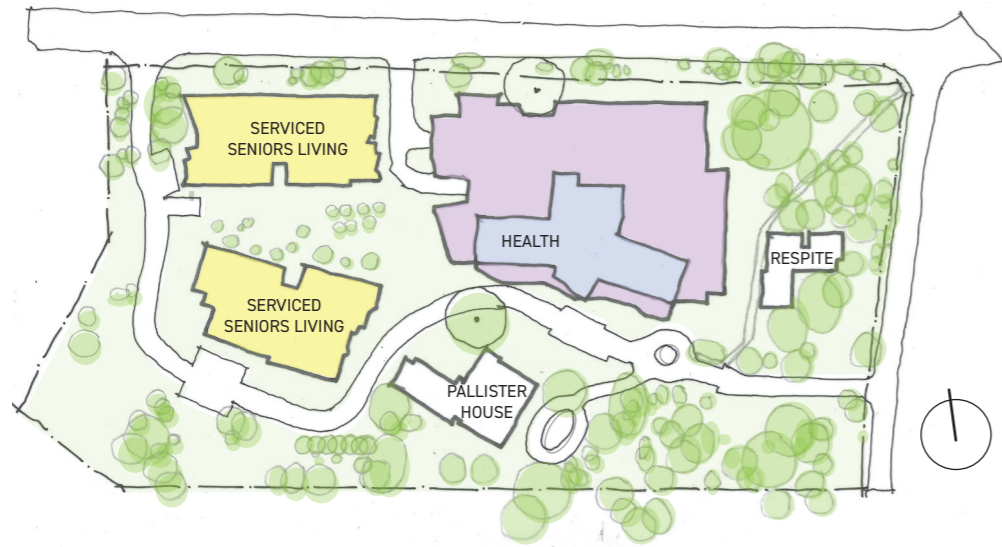
Proposed site plan:



FIGURE 5: Area of moderate archaeological potential (orange shading)

5.0 DESIGN QUALITY - BUILT FORM AND URBAN RESPONSE

5.1 SERVICE INTEGRATION & MODEL OF CARE



COMMUNITY INTERFACE & ACCESS

HEALTH, RESIDENTIAL AGED CARE & WELLNESS

SERVICED SENIORS LIVING

5.2 ACCESS, CIRCULATION AND WAY FINDING

SITE ACCESS & CONNECTION

One of the key challenges of planning on this site has been to provide legible access over multiple levels and entry points. The site has 3 vehicular entry/exit points at interfaces with River Rd and St Vincent's Rd and each of these accommodates separate pedestrian access points. There is an additional pedestrian access point at the corner of River Rd and St. Vincent's Rd which traces the original Bridle path (refer to diagram).

CEREMONIAL ENTRANCE

The 'Ceremonial Entrance' is the main vehicular /pedestrian set down for the site and is located off the central River Rd entry to the site. A pedestrian arbour leads from the entry driveway to a landscape precinct (at site level 2). This space provides a clear entry point to each of the Senior Living buildings and the Health Building.

The vehicular set-down loop extends into a landscaped undercroft space that sets visitors and residents down in close proximity to the entry lobby of the health building. This lobby provides a continuation of the landscaped set down space and connects 3 levels of the Health Building (levels 2, 3 and 4) through a green atrium. Level 4 contains the main outpatient and community spaces so this connection is an important element that provides an important visual cue to these spaces, particularly for first time visitors.

COMMUNITY HEART ENTRANCE

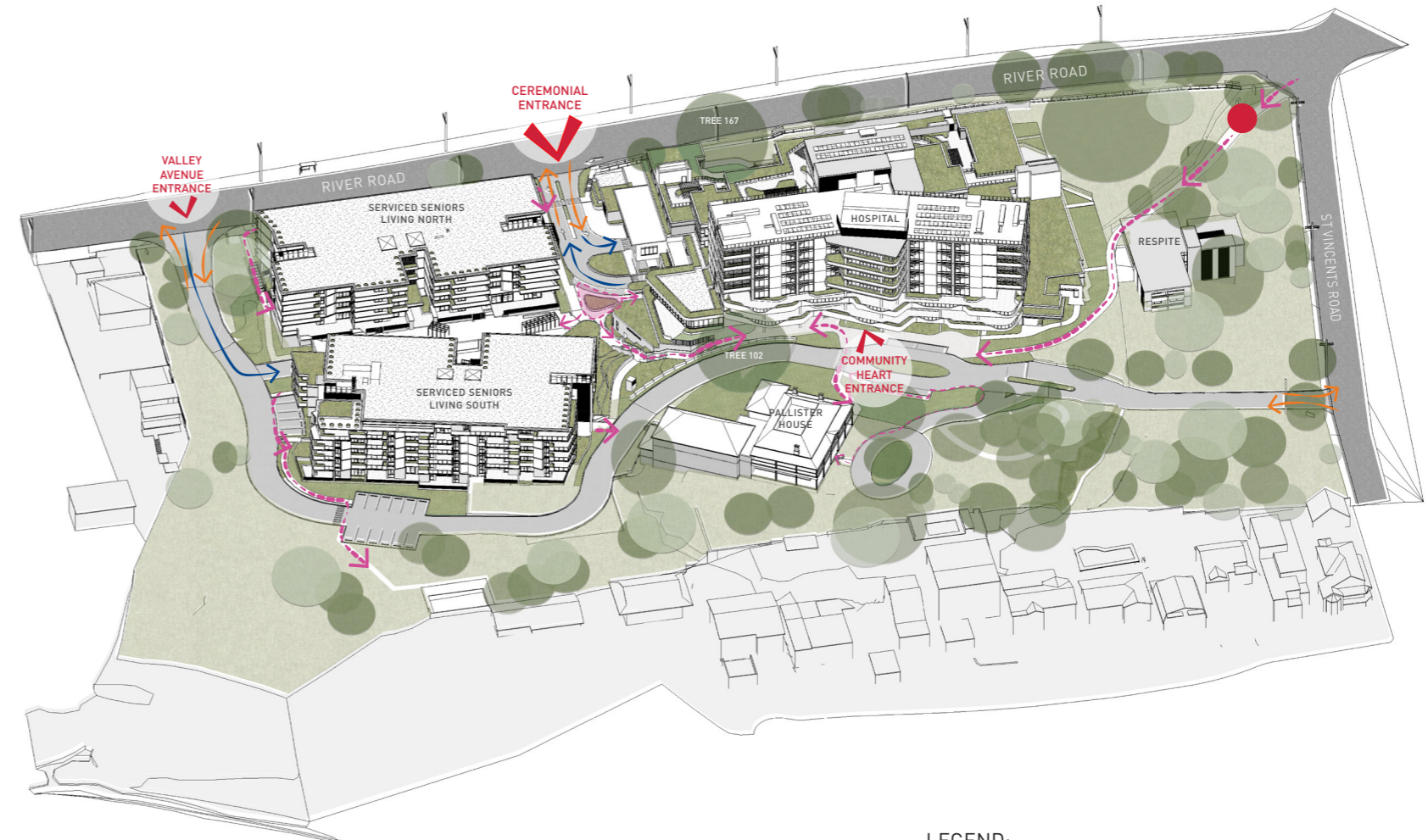
It is also possible to access this space directly at level 4 from the 'Community Heart' driveway on River Road that extends around the seniors living buildings and leads up to a landscaped precinct between Pallister House and the new Health Building. A set-down here provides direct access into the shared community and outpatient services. This space, known as 'the glue' is connected to the landscape to the north, south and east and is the place where the community, residents and visitors to the site come together.

Pedestrians can also access the 'Community Heart' and landscape precinct from the 'Ceremonial Entrance' via a landscaped stair that skirts the edge of the podium at level 2 and 3. This then connects through to Pallister House and St. Vincent's Rd and links into a series of interpretive walking trails through the heavily treed eastern part of the site.






VALLEY AVENUE ENTRANCE

Service vehicles enter and leave the site from the 'Valley Avenue' entrance and, after entering the site, turn under the podium at level 1. This level extends for the full length of the building footprint and provides the opportunity to 'bury' the car parking and service activities and free up the site for landscape and pedestrian path networks which are able to be accessed by residents, staff visitors to the site and the broader community. The level 1 carpark connects to the main set-down loop and central driveway and cars can circulate through levels 2 and 3 carparks providing access to the health building at each of these levels.

Pedestrians can also access the site from the corner of river road and St Vincents road. This connection follows the line of the old bridle path and connects to the level 4 entry.



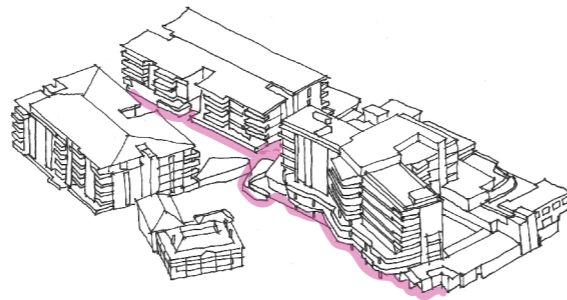
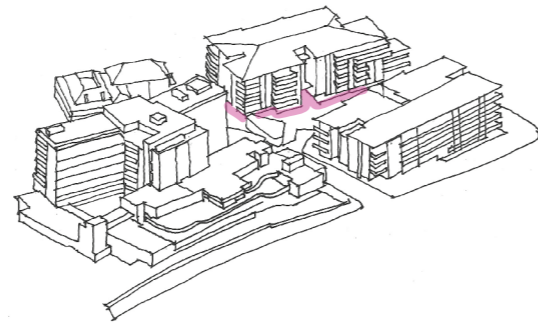
LEGEND:

-  Main Vehicle Access
-  Basement Entry
-  Main Pedestrian Entry/Public Interface
-  Access through Curtilage
-  Controlled Access

5.3 DESIGN QUALITY AND BUILT FORM

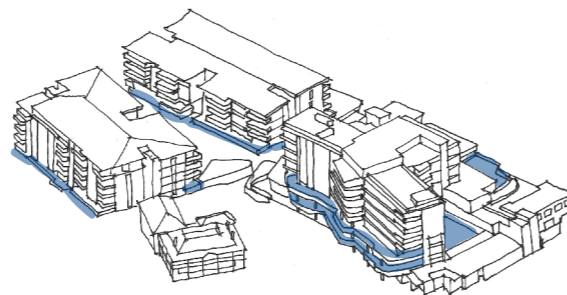
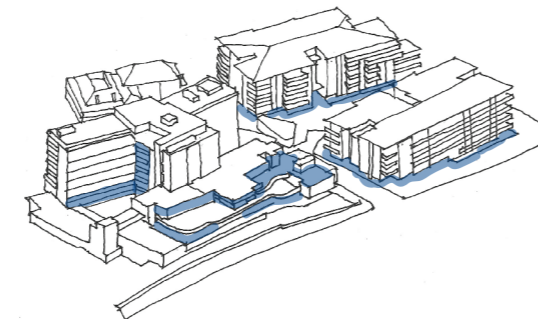
ACTIVATED EDGES:

- The ground plane relates to levels 2, 3 and 4 of the buildings and particular care has been given to resolve their edges at these levels to ensure that they create a civic presence and are activated for all of the users of the site.
- Interactive elements such as a café, pool, play areas, community and activity spaces, retail spaces and exercise spaces all located on pedestrian routes through the site contribute to civic nature of the project.



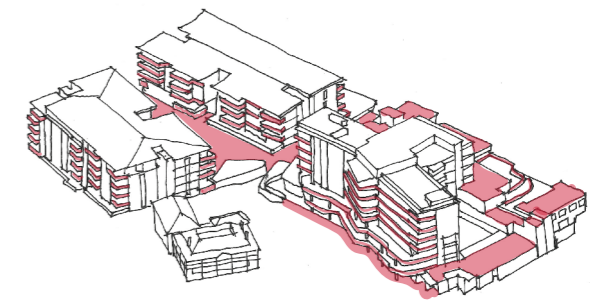
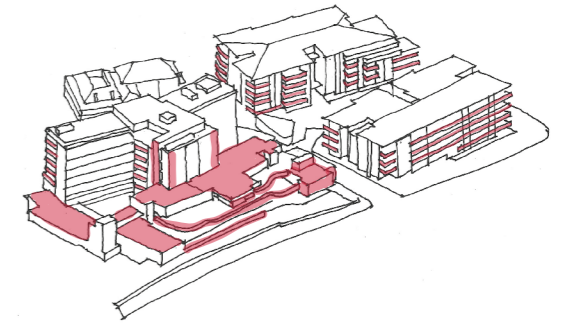
COURTYARDS:

- Courtyards have been incorporated into this design at all levels to provide access to all residents, patients and visitors to outside and to bring the outside in
- Located within the envelope footprint, the courtyards provide an alternative form of private recreational space for all users.
- This quality landscape space will not only allow for views to the outside, but it will act as a multifunctional living space, as well as promote access to cross-breeze and natural daylight.



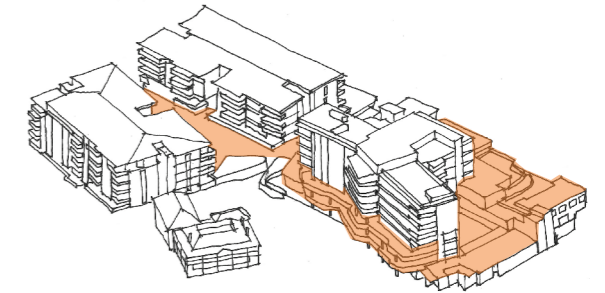
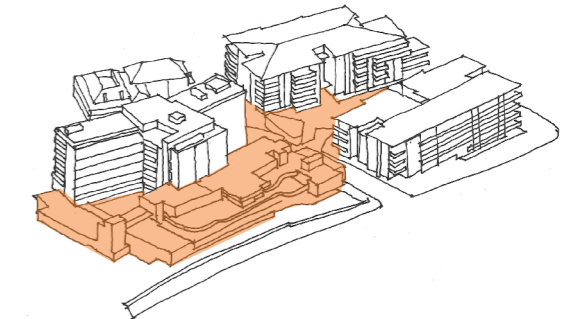
LANDSCAPE AND GREEN FACADE:

- This design responds to the green context that already exists on site through the inclusion of quality accessible landscaped spaces and green terraces and balconies.
- The project intentionally blurs the lines between indoors and outdoors. All residents, patients, staff and visitors have direct and convenient access to the outside throughout each area of the building.
- The design prioritizes landscapes by preserving existing trees and creating densely vegetated podiums to extend the urban tree canopy through and over the built form.
- The design provides double height terrace spaces to provide the opportunity for significant planting to break up the façade.



INTEGRATED PODIUMS:

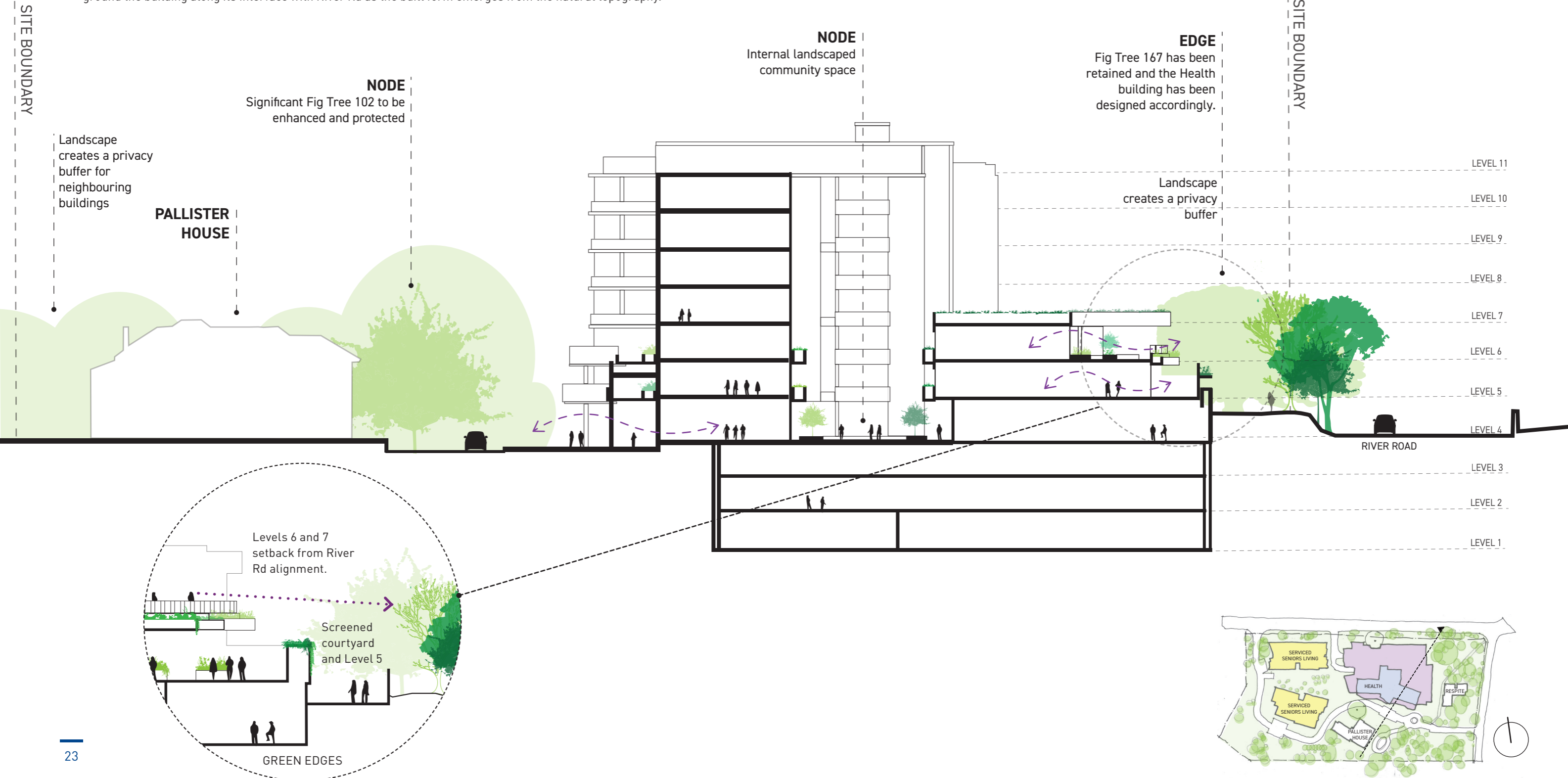
- The podium resolves a number of key site planning challenges including;
 - Providing connectivity across a change in grade of over 6 metres for all residents patients and staff
 - Pushing cars and servicing below grade to leave the ground plane a pedestrian friendly environment
 - Creating a platform for an elevated landscape over multiple levels



5.4 INTEGRATION WITH SURROUNDING CONTEXT

HEALTH BUILDING

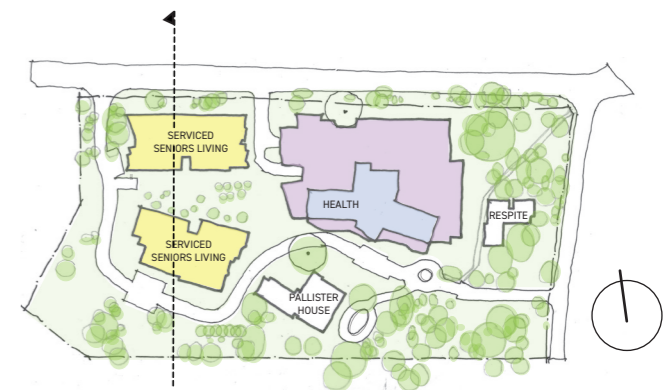
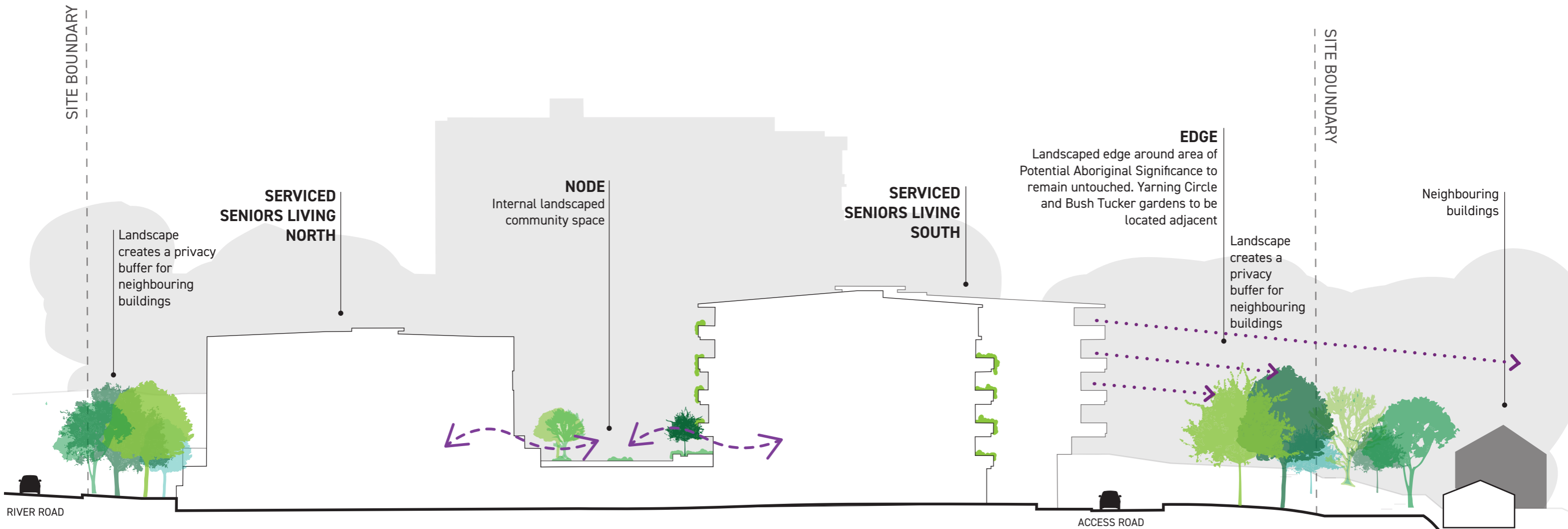
The Health Building presents as a 2-3 storey podium with a series of different edge conditions set back behind an existing tree canopy along River Rd. As shown in the diagram below, the podium is stepped with a series of landscaped terraces offering the opportunity for cascading landscape elements. Clay brick and natural stone will ground the building along its interface with River Rd as the built form emerges from the natural topography.



5.4 INTEGRATION WITH SURROUNDING CONTEXT

SERVICED SENIORS LIVING

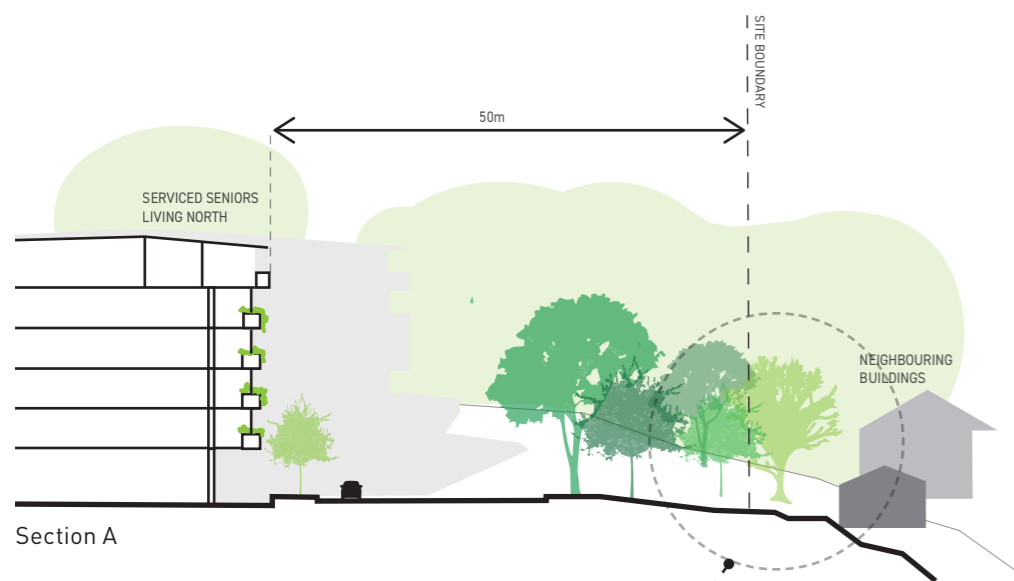
Seniors Living continues the horizontal grounded theme through material and form. The break in built form at the central driveway creates an opportunity to provide a strong visual connection to Pallister House from River Rd and provides a visual cue to the welcoming nature and physical permeability of the site.



5.4 INTEGRATION WITH SURROUNDING CONTEXT

RELATIONSHIP TO SOUTH

The southern Serviced Seniors Living building is setback minimum of 50m from the boundary and its closest southern neighbour with a vertical level change of ~5m from Level 2 to natural Ground Level. In between, the existing retained eucalyptus vegetation provides a green screen for both new and existing residents. The balconies are solid typically with glazed balustrades off living spaces to allow southern daylight to penetrate deeper into these spaces. Bedroom windows are setback for privacy. The views from both within the site and from the boundary will be controlled with additional planting on balconies as a green screen, softening the edges of the building and how it is viewed from its neighbouring western suburbs (refer to Visual Impact Assessment Report for more detailed views).



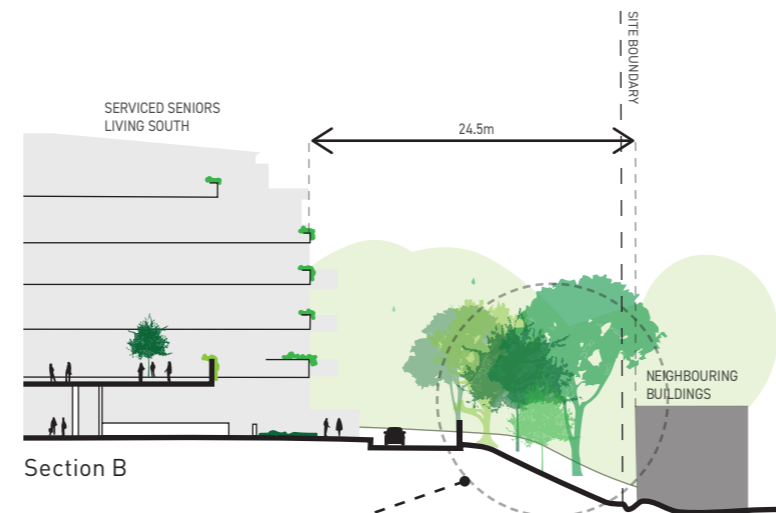
Section A



View of neighbouring buildings from proposed Level 1 of Serviced Seniors Living South

RELATIONSHIP TO WEST

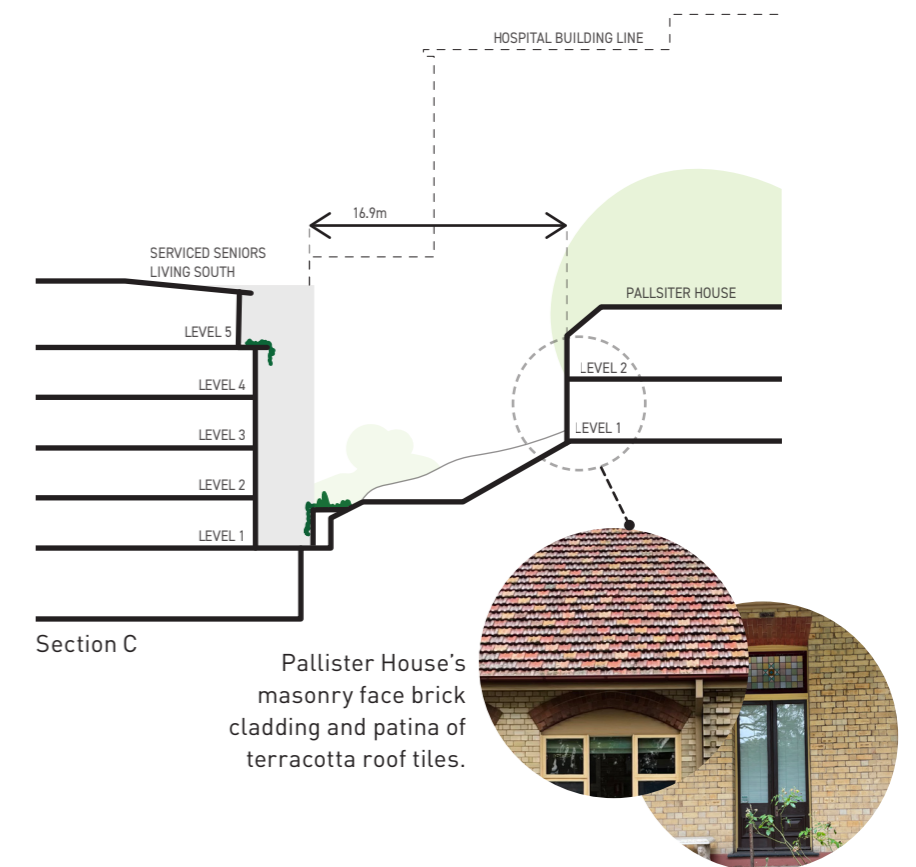
The Serviced Seniors Living green heart podium edges are articulated like rock ledges with the carpark entry set back underneath and concealed. The neighbouring residents are set below these levels and the carpark entry will be further protected by an acoustic barrier and privacy planting to the western edge (refer landscape plans for more detail). The acoustic screen will allow for light to be transmitted and opportunities for local artist installations that speak of the valley and the rivers, as well as providing dual visual amenity for the neighbours.



Section B

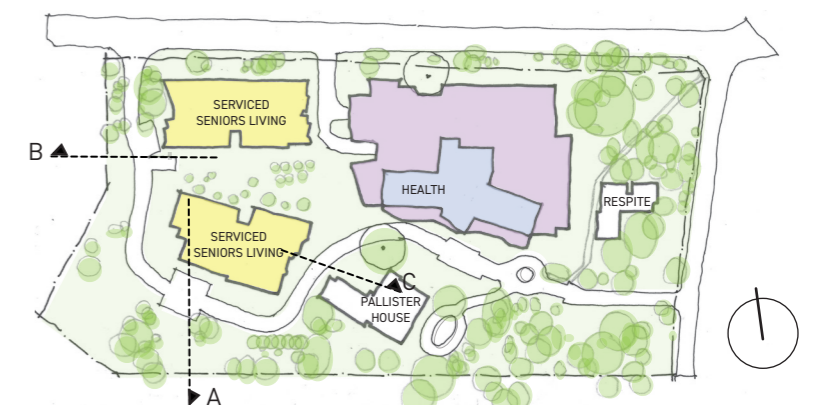
RELATIONSHIP TO PALLISTER HOUSE

The eastern façade of Serviced Seniors Living South has been articulated as a subservient land form, so as not to compete with Pallister House, but rather to be part of the landscape of Pallister House. The building's height is complementary to Pallister House ridge and is setback from Pallister House's curtilage. The central external stair offers opportunity to allow a green screen to grow up the middle of the façade, dividing the bulk and scale (refer elevations). The upper level of the building is setback to diminish its overall bulk and scale. Material colour selections will respond to Pallister House's masonry face brick cladding and the patina of terracotta roof tiles.



Section C

Pallister House's masonry face brick cladding and patina of terracotta roof tiles.



5.4 INTEGRATION WITH SURROUNDING CONTEXT

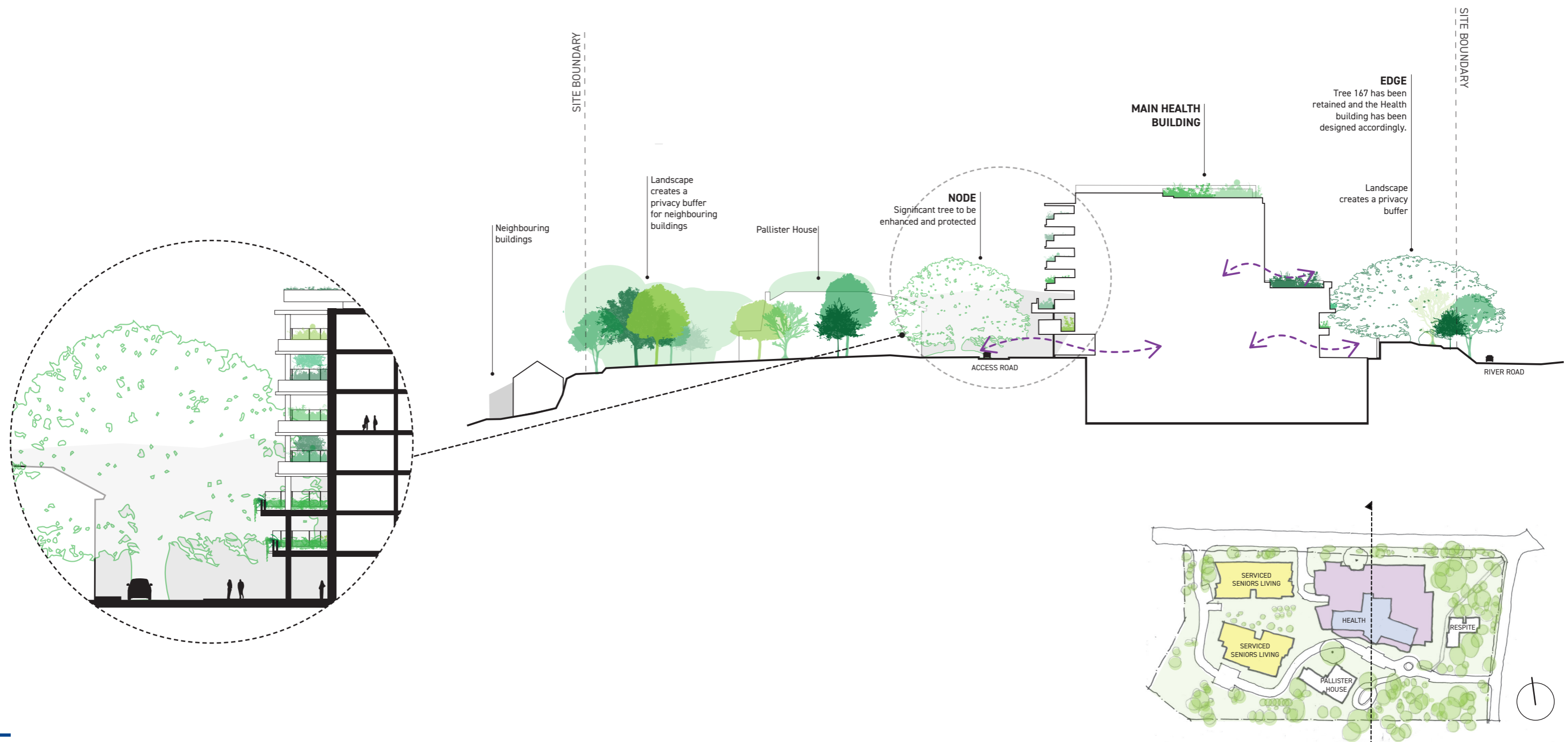
PALLISTER HOUSE

The setting for Pallister House will be greatly improved by the proposed concept. The removal of large amounts of bitumen car parking and replacement with high quality landscape spaces together with the opening up of vistas to Pallister House will enhance its setting.

The new built forms are located stepped to provide space around Pallister House. A 2-storey colonnaded screen element on the health building with landscaped terraces behind creates a scale that relates to that of Pallister House and helps to define what will become a vital, activated landscape precinct.

VEGETATION

The building has been carefully modelled around existing vegetation to, not just retain, but enhance existing trees including the Port Jackson Fig on the River Rd frontage (see diagram below). Courtyard spaces and internal view corridors will ensure that these natural elements will be enjoyed by all. Connection to nature is a key tenet of the design philosophy. The tower component is set well back from River Rd on the southern side of the podium ensuring that internal spaces and external terraces are able to achieve good solar access and the built form will largely be out of the line of site from River Rd.



5.5 MATERIALS & COLOURS

INSPIRED BY HISTORY AND NATURE

- The Colour scheme proposed will draw on the site's natural context and the history of Pallister House.
- Muted greens and warm neutrals will relate to the surrounding foliage. The images below indicate how the colour pallet will be based on the natural context.
- Within the Greenwich context, concrete, brick and stone features will anchor the building in the neighbourhood.
- Extensive landscaping, planter boxes, and green façades will tie-in vibrant greens and yellows to provide warm, uplifting colour tones and to moderate temperature and provide shade to residents and staff.



5.6 FACADE DEVELOPMENT

HEALTH BUILDING

The Health Building engages with the natural ground plane over multiple levels. The design reinforces this through the use of natural materials in the locations where this occurs so that the building is seen to be well grounded and emerge from the natural landforms. This has been reinforced with the use of stone cladding and clay brick façade treatment at these levels. The building form steps over the natural grade and the landscape extends into and over it through the use of planters, green walls and mounding.

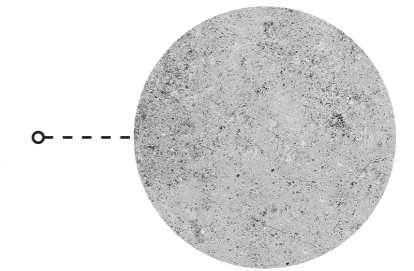
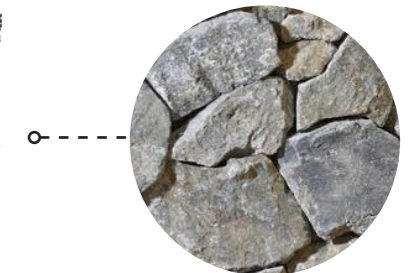
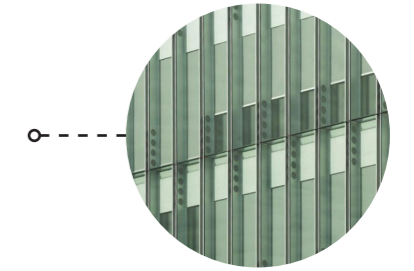
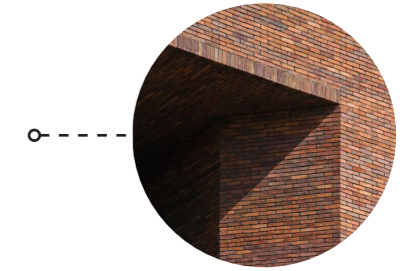
Where the podium extends above ground, planters and terraces provide opportunities for cascading planting. Courtyards that provide outdoor spaces for the residents create re-entrant spaces within the façade resembling some of the naturally occurring rock overhangs that exist in the southern and eastern areas of the site that remain untouched by development.

The building elements that sit above the podium are treated differently. Here, the façade treatment is made up of raw insitu and precast masonry components and glass with some light-weight cladding. A monolithic material handled in an honest way, masonry is chosen for its thermal properties and also its noise insulating properties. It is also a low maintenance product that provides sculptural possibilities.

The rawness of these finishes will be softened by the use of abundant planting, both in planters and on roof gardens.



Artists Impression of the Health Building



5.6 FACADE DEVELOPMENT

SERVICED SENIORS LIVING BUILDING

In line with our design narrative for the site, the form of the Serviced Seniors Living buildings is derived from the site and surrounding context, with buildings considered as Landforms and part of a larger historic context of the cultural significance of place.

The materiality and form have been derived from the underlying rock, Sydney sandstone tuff, Gore creek and the natural colours of the eucalyptus. The landform has been composed of both the layering of the rock (with a linear but fragmented pattern) and the 'clinging' nature of escarpment vegetation. Places to inhabit are recessed, protected by the façade and balconies, with bedroom windows set back in the shadows.

Balcony elements are referencing the stratification of the rock, with slab edges referencing the horizontality of the cliff edge. Walls are fragmented and angled to articulate views, offer privacy from the street and neighbours and to cast shadows that change over the day and year like a rock face.

The base (Level 1-2) offer an opportunity to ground the building as landforms and have a stronger connection to a greener landscape with a sandstone colouring. The mid-levels (Level 3-4/5) offer an opportunity to use natural materials, like masonry, brick and concrete with a colour pallet derived from the site's eucalyptus) to be a background to the green planted elements hanging off the building. The top levels (level 5/6) offers an opportunity to breakdown the scale of the building on the ends where it can relate to either the Health Precinct or its neighbours with screening, glazed balustrades, and light white cladding. The east and west centrally located external stairs offer an opportunity to further breakdown the scale as the landscape climbs up the building, supporting our idea of a landform.

The typical Serviced Seniors Living planning shows a clear organizational principal to locate the apartments to the north and south with a central lift lobby and corridor with views and connection to sunlight and natural ventilation at the ends. The central green lobby space allows a resident to orientate themselves relative to the views into the green heart landscaped podium below and following dementia design principals to promote wayfinding a resident navigates to their front door along the corridor with small community hub spaces offer visual memory cues and resting points along the way. We are taking a universal design approach to create fully accessible, high quality serviced apartments that can be a home for life with care available into each home.



Artists Impression of the Serviced Seniors Living Building



6.0 ENVIRONMENTAL AMENITY

6.1 SUSTAINABILITY

SUSTAINABILITY, FLEXIBILITY & ADAPTABILITY

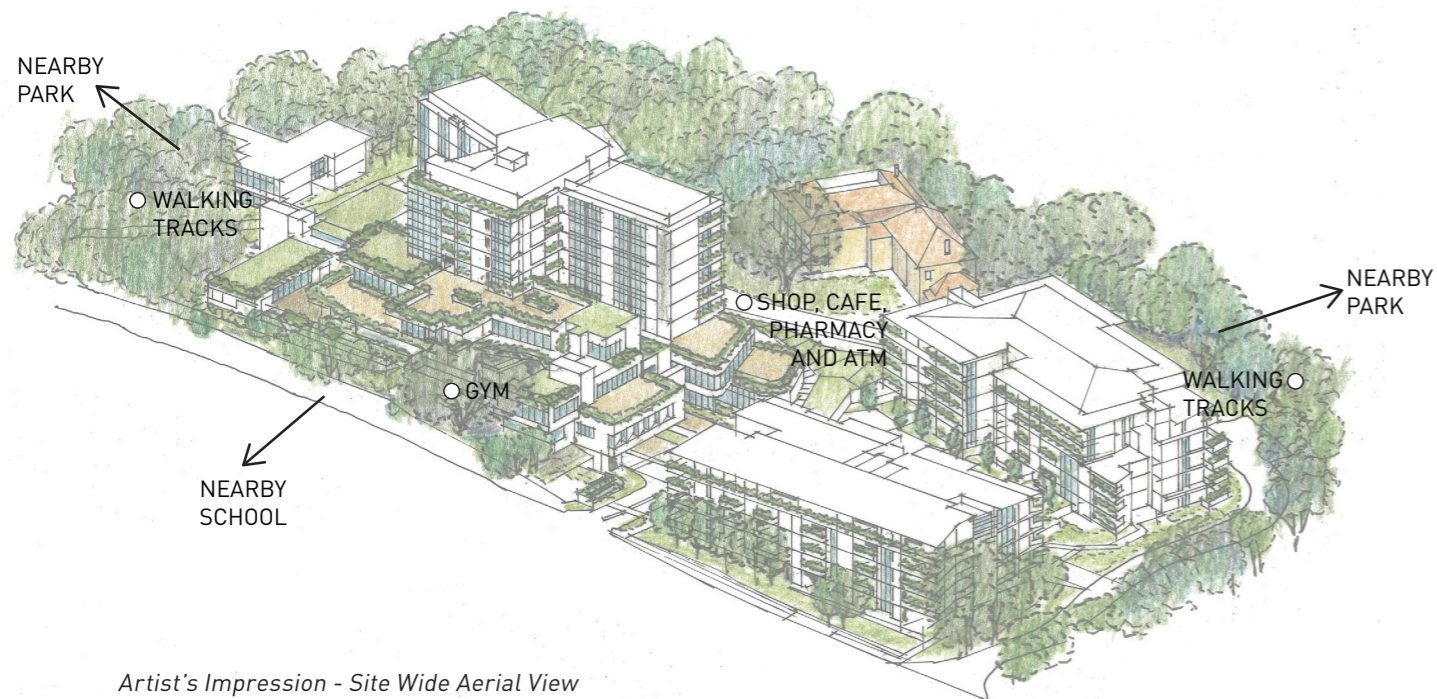
- The vision for the Greenwich Hospital redevelopment is to upgrade the infrastructure on the site to contemporary health standards which will be critical to ensure the long term viability of the hospital.
- Buildings will be designed to Class 9; with future flexibility to convert to Serviced Seniors Living, Residential Care and Inpatient Hospital Services. This flexibility will ensure that the site remains able to adapt to the demand and continues to address the community needs over time.
- The key ESD targets for the project are the WELL Building Standard, and targeting a minimum of 51 points from the Green Star Scorecard.
- Architectural responses to minimising the consumption of resources are currently being investigated, including passive design, food waste management systems, natural ventilation, etc.

60% OF THE SITE IS LANDSCAPED

224 TREES TO BE RETAINED

40% OF THE SITE IS DEEP SOIL

86 TREES TO BE PLANTED



Artist's Impression - Site Wide Aerial View

SITE WIDE ARCHITECTURAL SUSTAINABILITY TARGET

TARGET	METRIC
Flexibility in operational model between Health and Care	Building designed to meet the requirements of a 9a Building Class, with a design which can transition between modes with minimal building works to reduce waste.
Daylight	40% of primary spaces to receive high levels of daylight
Views	60% of primary spaces to have a clear line of sight to a high quality internal or external view (floor areas to be 8m from a compliant view).
Direct access to high quality external spaces	BM_ to develop metrics based on level of mobility of resident/ patient.
Natural Ventilation to resident rooms	Currently being developed in consultation with JHA
Waste storage and waste streams designed to best practice	BoH areas designed with dedicated waste storage. In line with HammondCare's standard workflows, waste will be separated into different streams. BM_ are working with the waste management consultant and kitchen consultant to develop further food waste management strategies.
Reduction in glare	Buildings have been designed with favourable orientation. Facade will be designed to create a uniform distribution of daylight BM_ architectural and interiors team will incorporate devices which reduce glare
Landscaped Area	At a minimum retain the percentage of landscaped area between the existing and the proposed
Deep Soil Planting	41%
"Urban Tree Canopy"	224 trees retained; 86 trees planted
Sustainable transport	Access via public transport enabled into the site. Provision for 5% of proposed parking space to be EV charging stations; provision for further future stations.
Walkable Neighbourhood	The project is located so that at least 8 amenities are within 400m of the project (located within and outside the site): <ol style="list-style-type: none"> Shop on site Café on site Pharmacy on site ATM on site Nearby school Nearby St Vincent's Park Recreation such as the hydrotherapy pool, play ground, walking tracks through the site, etc Outdoor exercise equipment

6.2 PASSIVE DESIGN PRINCIPLES

HAMMONDCARE SUSTAINABILITY PILLARS



CONNECTION

Connection

- Sense of place
- Respect of landscape
- Flexibility in spaces to respond to variety of care needs including connecting with varied family sizes.
- Connection to country
- Connection to community
- Connection to family
- Partnering with other specialists to achieve our sustainability targets



PEOPLE

Wellbeing

Biophilic Principles:

- Connected through landscape physically, visually, and by materials.

IEQ:

- Natural ventilation, individual control, considered acoustics

Universal Design:

- Design for multiple modes.

Nutrition:

- Vegetable gardens to bring nutrition principles to staff, visitors and residents.

Resource efficiency - support our staff as our most precious resource.



STEWARDSHIP

Climate Management

Water:

- Water management through natural stormwater inclusions
- Increase in tree canopy
- Rainwater reuse
- Irrigation to planting from rainwater

Heat resilience:

- Green roofs and façades
- External shading devices; avoidance of panels and fittings for storm resilience
- Materiality with passive principles

Waste:

- Preference for recyclable materials.
- Operational waste management/avoidance
- Construction waste reduction/recycling



ACCOUNTABILITY

Energy & Emission Reduction

Utilities resilience and renewable energy:

- Electrician
- PV inclusion
- Allowance for future battery storage inclusion
- HammondCare EV fleet target

Smart buildings and integrated management systems.

Contracting with external providers with like minded sustainability targets.

6.3 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN PRINCIPLES

1. ACTIVATION

The concept has been designed to encourage the community to use the public spaces between and around the buildings.

Activation of these spaces is achieved by providing the kinds of activities that will encourage people to inhabit them. This includes spaces such as the café, recreational areas and the wellness centre.

Clear site lines not only improve way finding, they provide a safer environment.

People friendly spaces are planned around landscaped precincts that people will be encouraged to use.

Spaces that are not people friendly such as loading and service areas are located under the buildings keeping the ground plane clear for the kinds of spaces that encourage use.

2. PASSIVE SURVEILLANCE

Residential rooms, Serviced Seniors Living areas and balconies, community gathering spaces, terraces and staff spaces look out over public spaces to permit views into them.

Clear site lines of sight between public spaces and from internal driveways into these spaces provide passive surveillance opportunity.

The site will be occupied by residents and staff 24 hours a day providing opportunity for casual surveillance all of the time.

3. OWNERSHIP

The sense of connection developed by the residents, users and visitors to the site through activation and passive surveillance, together with activities and programmes to encourage use of the public spaces, will create a sense of ownership.

Given the profile of the residents and users of the facilities on site, the public spaces around the site will all be designed with accessibility as a key requirement.

Recognising the needs of this group will help to ensure that the spaces around the site will be able to be used by all.

Encouraging use of the sites proposed interpretive walks providing a connection to the history of the place and activity based stations around the site will enhance a sense of pride in the site and thereby engender ownership.

4. STAKEHOLDER MANAGEMENT

Hammondcare provide a management regime that ensures a high standard of maintenance of the site.

Landscape maintenance, upkeep on lighting and any damage to building elements will be dealt with on a regular basis to enhance the safety for all users.

Finishes and materials will be selected for their resilience and attractiveness.



5. LEGIBILITY AND WAYFINDING

Wayfinding has been a key consideration in the design of this concept.

The challenge has been one of dealing with multiple entries at various levels across the site and creating a clear method of negotiating the site for the first time user as well as the residents who live here.

We have resolved this by providing connected pedestrian entries at level 1, 2 and 4 which provide access across the site to all public spaces both within the buildings and to the landscape that surrounds them. Connections of these spaces are both physical and visual, helping residents and visitors alike to;

- Know where they are
- Know the route to take to get to their destination
- Knowing where to find help if needed

Clear wayfinding signage will assist but shouldn't be a reliance on this.

Variety and themes in external landscape spaces and decision making points will assist people to know where they are. Connection to landscape and view corridors within the buildings will also help people to orient themselves.

Vehicular entry and set-down also occurs at Levels 1, 2 and 4 via connected driveway and car park levels.

6. TERRITORIALITY

Clearly defining the difference between private, semi-public and public spaces is particularly critical on a site such as this which is home to many yet has an articulated desire to be focal point for the Greenwich community. Defining spaces where people are free to move around (public spaces), spaces where people might be invited (semi-public), and spaces that are a home to residents (private), needs to be addressed in a discreet but clear manner. This has typically been achieved in the concept by separation of private spaces vertically within the building. Lifts provide access to 'cottages' on each level. Front doors provide access to each cottage (private) via lift lobbies (semi-public) at each level. The exception to this is a 13 bed cottage contained within the podium at level 4. A separate entry from an external landscape space provides access to this cottage and the built form reinforces the idea that this is a dwelling on a level which otherwise contains public and semi-public spaces.

7. VULNERABILITY

On a site where the residents are vulnerable it is critical that they feel secure in their home and safe to move freely around the site, either assisted or independently.

Design principles such as providing good lighting and the avoidance of hidden corners or dead-ends both reinforce the CPTED principles and are good design principles for aged care residents and will be carefully considered on this site.

As noted in territoriality, it is important to be cognizant of the fact that the front door to a person's home, in this case a home shared by up to 15 residents, is no different to what it would be in any family dwelling. Privacy and security are key to vulnerable residents.

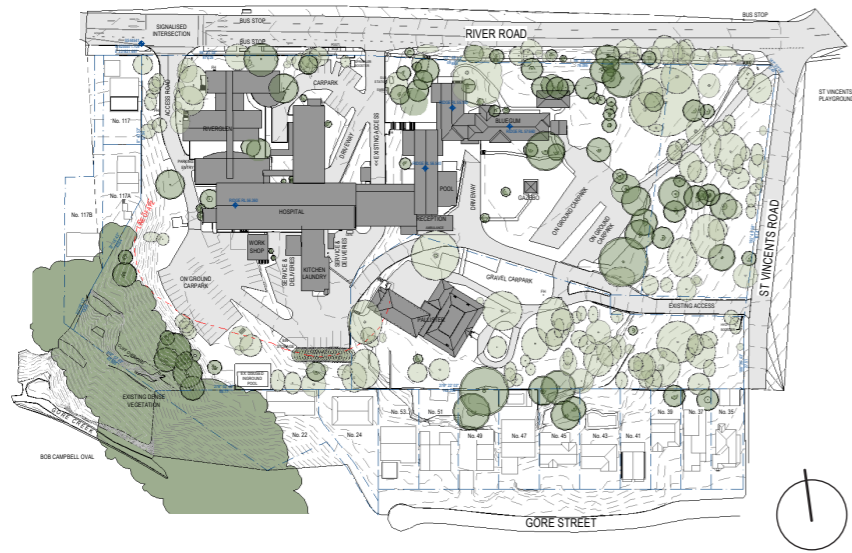
Also important is that staff at the end of shift and visitors feel secure when leaving the site. Car parking has been located under the buildings in a secure environment and is able to be accessed directly via lifts within the building where staff will be working.

7.0 STAGING



7.1 STAGING DIAGRAMS

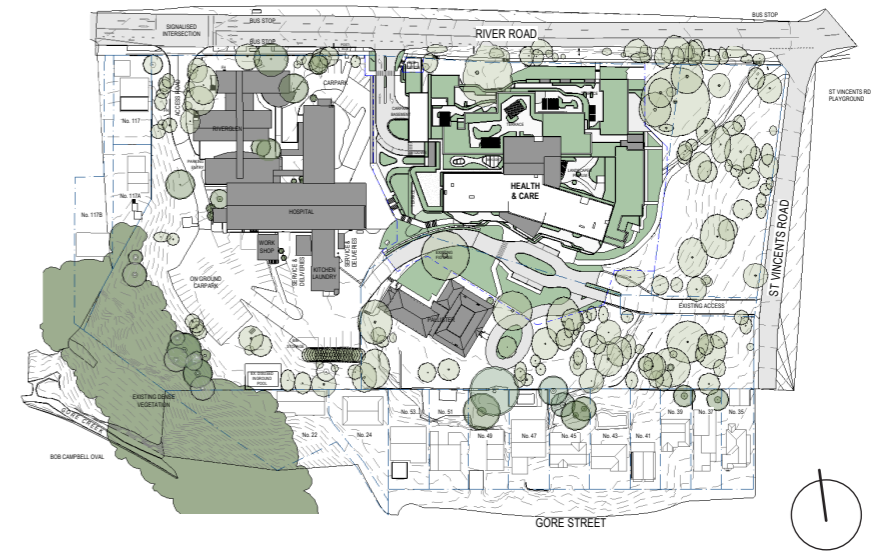
STAGING



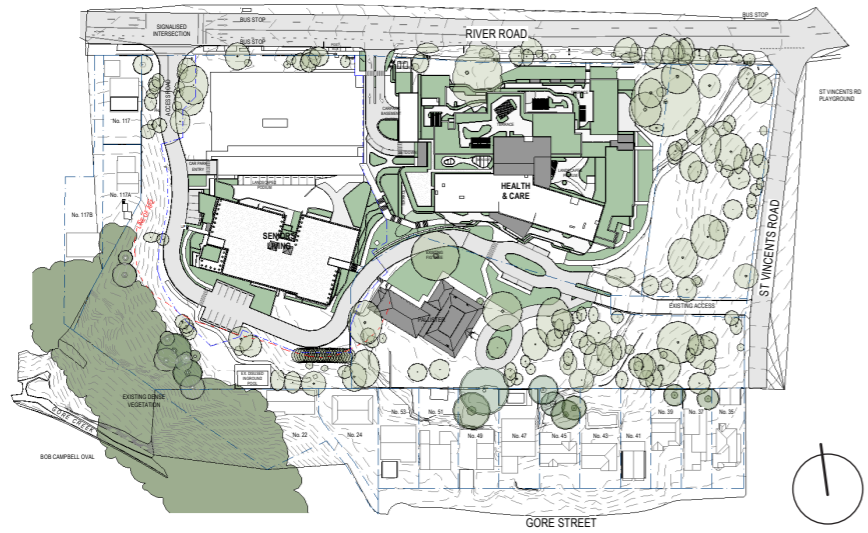
EXISTING SITE



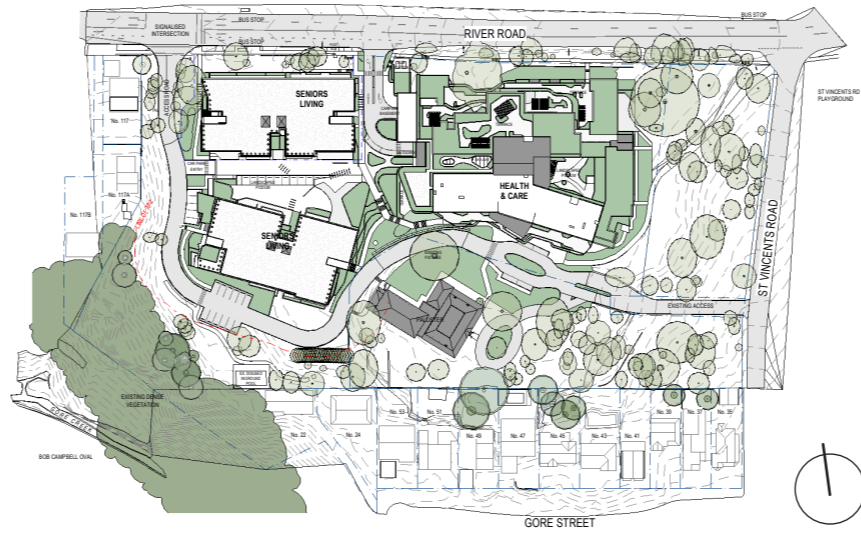
STAGE 1



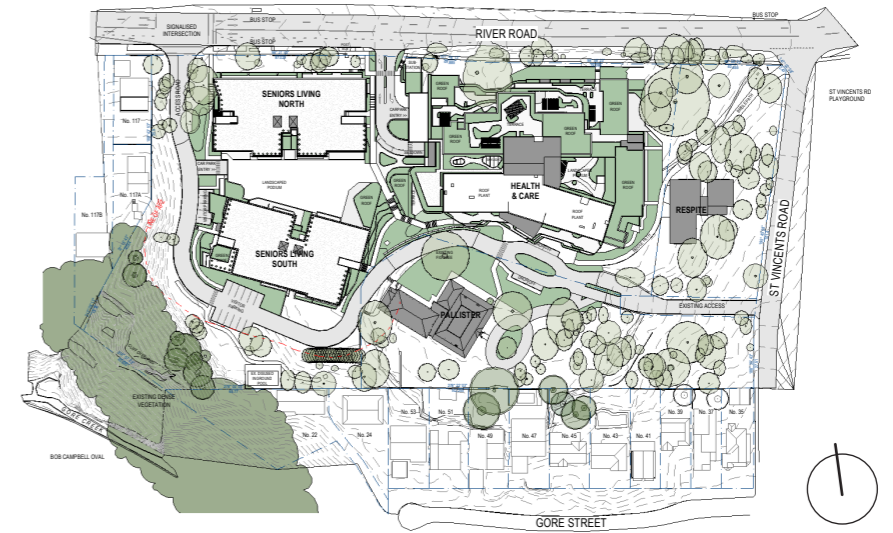
STAGE 2



STAGE 3



STAGE 4



STAGE 5

8.0 CONSULTATION & POLICY CONTEXT

8.1 BETTER PLACED RESPONSE



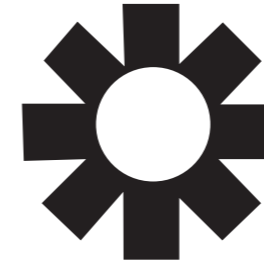
Better Fit

One of the fundamental tenets of design for the redevelopment of Greenwich Hospital has been to prioritise the natural landscape.

The surrounding neighbourhood is largely characterized as a bushland environment with underlying rock formations.

The proposed scheme seeks to retain this existing bushland setting and further supplement tree planting on site.

There is a stated desire to integrate landscape and built form on this site to create a setting for increasing wellness rather than just treatment.



Better Working

A significant amount of time and effort has been invested in ensuring that the design is informed by the way in which people will use the services provided.

HammondCare are a very experienced provider of these services and are clear about the kinds of work flows that enable them to carry out their services in a caring and efficient way.

Work flows for each activity have been developed and approved, relationships of spaces and sequencing of resident and patient movements have been explored fully. (Refer section 4.4 and 5.2)

Flexibility and adaptability of the spaces has been fully considered and strategies implemented to ensure that the spaces can adapt as needs change.



Better Performance

Flexibility has been a key briefed requirement for all spaces on site. Significant measures, including the NCC classification of buildings, have been taken to ensure that each of the buildings are adaptable to different levels of care to provide choice to the users of the services provided on site.

Refer Section 6.1 of this report for further detail of the Sustainability measures to be implemented on site

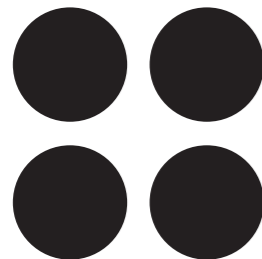


Better Value

As the design has evolved, the clear instruction from HammondCare has been to prioritize care over cost.

They understand the value that good design provides and have encouraged the implementation of ideas that will lead to the long term use of the spaces created.

They are invested in providing an outcome that provides public realm benefits.



Better for Community

HammondCare is regarded as one of Australia's most innovative health and aged care providers. They are passionate about improving the life of people in need and have a particular commitment to dementia care, palliative care and research as well as to people who are financially disadvantaged.

This project represents an opportunity to provide their services in a more effective way and in an environment that allows all of the local community to come together to share in the quality services to be provided.

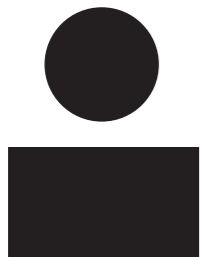


Better Look and Feel

From the outset, a key driver of the design has been to create a welcoming place where people will want to come to be cared for, to live and to partake in wellness activities.

Connecting the inside with outside and providing a place that is easy to navigate through, have been complementary design principles that have guided design throughout the process.

Investment in high quality landscape spaces that connect the entries to each of the built forms over multiple levels has been both a way of creating an inviting and welcoming place and also improving wayfinding around the site. Voids which connect the entry levels of the building provide visual connections to help people navigate through internal spaces. Vistas from internal public spaces to a variety of themed external landscaped spaces serve to reorientate the user and assist in navigation through the buildings.



Better for People

The proposal is designed to welcome people to the site and to provide clear wayfinding in a safe environment for residents, patients, staff and the visitors to the site.

The edges of buildings are activated with the kinds of uses that will attract people. High quality landscaped spaces will invite people to congregate and socialize.

Section 6 of the report provides further detail on the measures taken to encourage community use of the facilities to be provided.

8.2 STATE DESIGN REVIEW PANEL 1

SESSION 1

The following elements of the long-term precinct wide strategy are supported:

- The ambition and direction of the project overall
- Combining senior living with health services on the same site
- The development of a podium to resolve access and car parking
- Using external and landscape spaces for care and improved amenity
- Integration of landscape into the architectural and spatial layout
- Dividing the functions into four relatively smaller buildings
- Keeping the grounds unfenced and open to the community
- Functional separation of back end and community use to enable movement and openness for users, residents, and visitors.

The following commentary provides advice and recommendations for the project:

SECTION	COMMENTARY	RELEVANT REPORT SECTION
Connecting with Country	1. Further develop and implement the Connecting with Country principles into design expression of buildings and landscape.	3.3
	2. Noting that First Nations people are	4.3
	3. Consider the experience of First Nation patients and family and demonstrate how Connecting with Country principles have informed the site, landscape and architectural strategy to support equality in health outcomes.	4.3
Site strategy and landscape	4. Clarify how people move into and around the site and circulate between and through buildings, with specific regard to accessibility, illustrating all modes of transport, and all entry and exit points.	5.2
	5. Further develop the civic presence the address and improve the character and quality of the entrances and movement into the hospital – especially for visitors.	1.2, 5.3
	6. Demonstrate how and where rehabilitation will occur in spaces and landscaped areas in the site.	5.3

Architecture	7. Insufficient detail of interior spaces and layout were submitted to review. Provide ground floor plans for the whole site, and typical floor plans for senior living buildings, hospital, and respite at next review session.	3.2 4.4
	8. The drawings suggest a deep floor plate with rooms running either side of a central corridor. Illustrate through section and plan how ventilation works in this setting, with particular regard to biophilic design, and goals of zero carbon and energy efficiency.	Refer to Architectural drawings
	9. The placement of the two senior living buildings in parallel has created tensions between views of the harbour (south) and access to sunlight (north). Illustrate in section how this tension is managed to achieve the best outcomes for users.	5.4
	10. Flexibility and adaptability are key design elements to protecting investment, supporting sustainability, and climate resilience. Illustrate the capacity of the interiors and building envelopes to allow for variation and flexibility.	1.2
Sustainability	11. The current scheme contains many opportunities for the implementation of biophilic principles into the design. Provide further detail and design resolution with particular focus on the spatial and experiential impacts.	3.2, 6.1
	12. Undertake further development of the buildings and landscape strategy in relation to climate risks, particularly in relation to heat and energy resilience. Leave space for future technology such as batteries and solar panels as part of a resilience strategy.	Refer to Architectural drawings
	13. Implement Passive Design principles to improve comfort, air quality, and energy efficiency of the buildings.	6.2



Artists Impression of the Serviced Seniors Living 'Green Heart'.

8.3 STATE DESIGN REVIEW PANEL 2

SESSION 2

The following elements of the long-term precinct wide strategy are supported:

- ongoing integration of landscape elements and the architecture of the project
- improved layout of aged care buildings
- improved cross ventilation
- the undertaking of a Reconciliation Action Plan and concurrent engagement on this project
- development of Sustainability Principles to guide decision making on this project
- increased retention of existing trees and adapting the fabric of the building to accommodate this
- meeting the requirements of dementia design principles and universal design approach for apartments

The following commentary provides advice and recommendations for the project:

SECTION	COMMENTARY	RELEVANT REPORT SECTION
Connecting with Country	1. Connecting with Country needs to be directed and informed by consultation with First Nations community members and if possible, designers. Through this process a more holistic appreciation of Country and the opportunities it presents to improving the entire project will be gained. Continue engagement processes and allow the outcomes to have an impact on the project.	3.3
	2. Consider the experience of First Nation patients and family and demonstrate how Connecting with Country principles have informed and improved the experience of Indigenous and Aboriginal users of the facilities.	4.3
	3. Refer to the Connecting with Country Draft Framework on the GANSW website.	4.3
Site strategy and landscape	4. The success of the landscape strategy and associated mitigation of heat, environmental performance, and enjoyment of the new hospital is dependent on ensuring the planting and trees will be abundant and resilient to future environmental stresses. The following provisions are strongly recommended: <ol style="list-style-type: none"> Sufficient on-site water storage Inclusion of large and mature trees in the landscape design with sufficient soil depth Provide ample deep soil to protect and future proof landscape 	Refer to Architectural drawings
	5. Illustrate pathways through the landscape that offer a range of experiences for patients and inhabitants, including therapeutic opportunities.	Refer to Landscape drawings and report

Architecture	6. Investigate the possibility of providing deep soil planting zones within the carpark structure to support the presence of mature trees in the 'green heart.' Depending on the design approach this may also add natural light to the parking area.	Refer to Landscape drawings and report
	7. Consider accommodating a wider variety of uses across terraces and threshold areas, including: <ol style="list-style-type: none"> Spaces with planted edges for private therapeutic use Green spaces for common use within the building Spaces with restricted access including deep soil areas enabling dense planting 	Refer to Landscape drawings and report
	8. The arrival into the heart of the facility is currently dominated by the entry into the dark car park. Review the composition of the entry for further opportunities to provide a light, generous and welcoming place for patients and visitors.	Refer to artists impression sketch below
Sustainability	9. Review the working environment for employees for further opportunities to provide healthy, light, and safe workspaces.	Refer to Architectural drawings
	10. Ensure the principles that have been developed as part of the Sustainability Framework are translated into ambitious and measurable improvements in the performance of the building and landscape.	Section 6.1
	11. Recommend electrifying the project as much as possible and providing infrastructure for the shift to full electrification in the near future.	Refer to Infrastructure Report



Artists Impression of arrival into the heart of the Health Building

8.4 SERVICED SENIORS LIVING - PROJECT SUMMARY

The Serviced Seniors Living dwellings contain 89 care apartments purposefully designed to meet SEPP Seniors, the principles of SEPP 65 and the Apartment Design Guidelines (ADG) but also Aged Care requirements as a Class 9c building.

The typical Serviced Seniors Living planning shows a clear organizational principal to locate the apartments to the north and south with a central lift lobby and corridor with views and connection to sunlight and natural ventilation at the ends. The central green lobby space allows a resident to orientate themselves relative to the views into the green heart landscaped podium below. Following dementia design principals to promote wayfinding, a resident navigates to their front door along the corridor. Small nooks off the corridors offer visual memory cues and resting points along the way. We are taking a universal design approach to create fully accessible, high quality serviced apartments that can be a home for life with care available into each home.

The 1 and 2 bedroom apartments comply with SEPP for natural ventilation and the Apartment Design guidelines, for maximum depth of living spaces. There is diversity in the apartment types and north, south or corner orientations offer choice, whilst allowing for cross ventilation to the majority of apartments. The central corridors will be passively ventilated and assisted with mechanical ventilation measures. Green edge conditions to each apartment balcony provide biophilic benefits.

The SSL buildings are splayed to create a green heart landscape between, providing privacy and amenity between the two buildings. The spacing of the buildings and articulation of the façades allows solar access compliance with the Apartment Design guidelines but also limits single aspect south facing and the eastern and western façades. There is no tension between the buildings or competition for views, as each apartment's balcony and bedroom windows offer views to quality landscape spaces within the site and looking beyond to the north and to the south-west. A community sky lounge in the Southern SSL building provides a shared space for the harbour views to be enjoyed by all.

Each SSL floor has been designed to meet Class 9c, aged care, with inclusion of dirty utility spaces and care support and ancillary storage spaces accessible from a BOH lift entrance and the corridor. Each corridor is widened to provide adaptability and manoeuvrability of a hospital bed into each apartment and into the bedroom. Designing for future care needs allows flexibility and supports the long-term sustainable use of the campus buildings into the future.



8.5 STATE ENVIRONMENTAL PLANNING POLICIES - SEPP SENIORS & SEPP 65

The below assessment sets out how the Serviced Seniors Living Apartments meet the Design Principles outlined in the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

NEIGHBOURHOOD AMENITY AND STREETScape (REG. 33)

- The proposed development sensitively responds to the existing streetscape through increased front setbacks to reduce bulk and scale to the street frontage. The existing trees along the street are maintained to provide screening and a consistent elevation from River Road. Refer also SEPP 65 Principle 1: Context & Neighbourhood Character response.

VISUAL & ACOUSTIC PRIVACY (REG. 34)

- Balconies and windows have been recessed to provide privacy to residents. Angled blade walls act as screening elements to direct views away from surrounding neighbours. Living spaces are located on edges of buildings, closest to footpaths, roads and driveways. Refer also Acoustic Report and Visual Impact Statement prepared by others.

SOLAR ACCESS & DESIGN FOR CLIMATE (REG. 35)

- The buildings have been orientated to maximise north facing apartments and minimise single aspect apartments. Landscaping has been incorporated on balconies and at the ground plane for shading. Natural ventilation is considered in the planning through the integration of corner apartments and louvres in common corridors and lobbies spaces. Refer also SEPP 65 Principle 4: Sustainability response.

STORMWATER (REG. 36)

- Refer Stormwater Report prepared by others.

CRIME PREVENTION (REG. 37)

- Refer SEPP 65 Principle 7: Safety and Section 6.4 of the Design Report CPTED Principles.

ACCESSIBILITY (REG. 38)

- The development provides a series of accessible pedestrian pathways around the site. An accessible walkway is provided from the Serviced Seniors Living Buildings to public footpath that leads to the bus stop on River Road. Parking is located in the basement of the building, and is connected to the hospital carpark to allow residents all weather access to community facilities. Refer also SEPP 65 Principle 6: Amenity.

WASTE MANAGEMENT (REG. 39)

- Refer Waste Report prepared by others.

The following assessment sets out how the Serviced Seniors Living Apartments meet the nine Design Principles outlined in the State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development (SEPP 65). The assessment applies to drawings produced by Bickerton Masters Architecture.

PRINCIPLE 1: CONTEXT & NEIGHBOURHOOD CHARACTER

- The portion of the site being developed as Serviced Seniors Living currently houses HammondCare's Greenwich Hospital. To the rear of the site is Pallister House, a two-storey brick heritage building. The remainder of the site is either vegetation or used for hospital carparking.
- Overall the site is highly vegetated towards the eastern edge along the bridle path and St Vincent's Road and to the south as the site slopes away to Gore Creek. The site is heavily screened from River Road by trees and slopes down this elevation from the east to the west, with the lowest point at the crossover to the internal access road.
- The site is bounded by 1 - 2 storey residential housing lots and Gore Creek to the west and south and St Vincent's Road and River Road to the east and north, respectively.
- Opposite the site is Greenwich Public School sports fields and 1 - 2 storey residential housing.
- A bus stop is located along River Road in front of the Seniors Living Buildings.
- The height of the northern Serviced Seniors Living building is set at the height of the existing hospital. The apartments located at Level 1 and Level 2 along River Road have generous boundary setbacks with large courtyards and landscaping.
- The height of the southern Seniors Living building is set at the ridge height of Pallister House and steps down in height along the western edge.

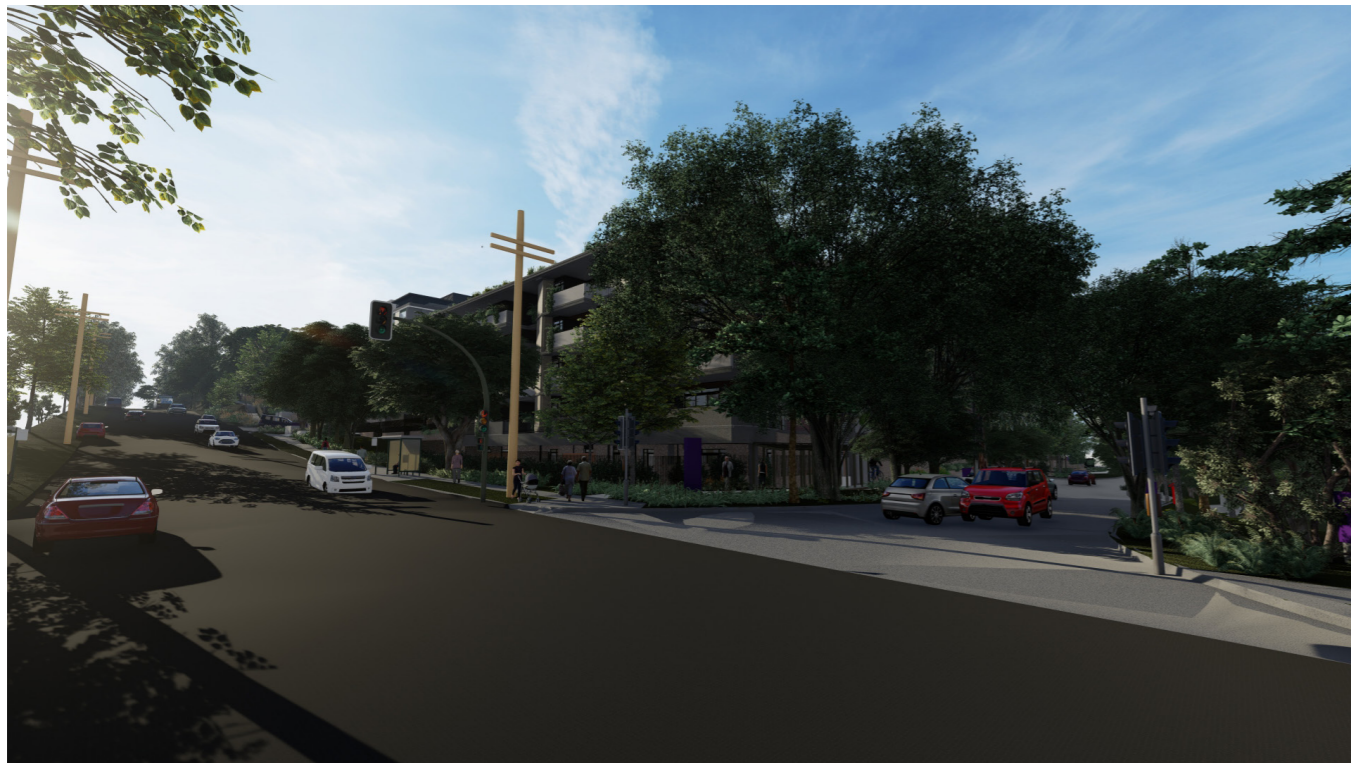


Existing Streetscape - River Road

8.5 STATE ENVIRONMENTAL PLANNING POLICIES - SEPP SENIORS & SEPP 65

PRINCIPLE 2: BUILT FORM & SCALE

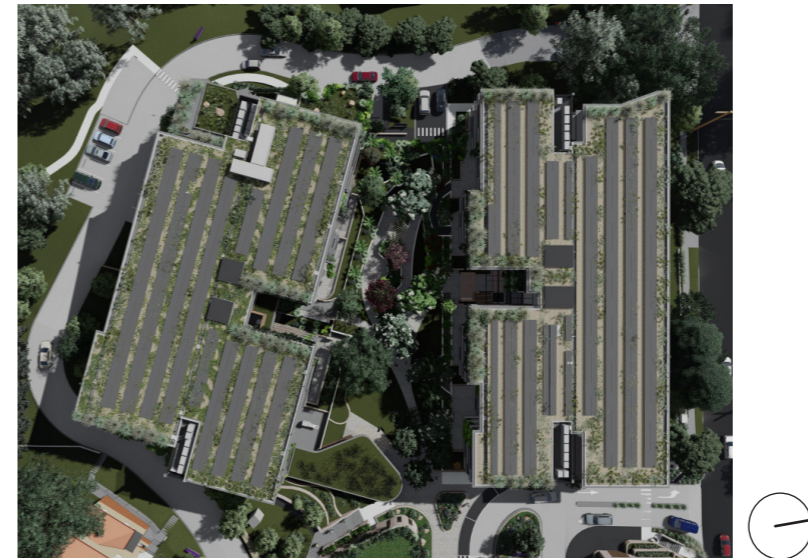
- The proposed development is a maximum of 6 storeys of accommodation.
- The proposed scheme varies in height to respond to the existing site. The Northern building is 5 storeys and the Southern building is a maximum of 6 storeys, stepping down to 4 storeys at the western edge.
- Articulation is provided in both buildings by angled walls, steps and recesses in plan form. Balconies are typically recessed in the centre of the building and cantilevered at the ends.
- Continuous solid balustrades and slab edge reduce the perception of the height of the building and break it down into a more human scale. These are punctuated by angled walls that provide movement in the facade and break the horizontality of the building. Landscape relief is provided in small planter boxes located off balconies that cascade down the side of the building.
- The external stairs, located at the east and west of the buildings, are screened with planting to provide relief to the solid balustrades and blade walls.



Artists Impression of the Serviced Seniors Living north west corner and street scape.

PRINCIPLE 3: DENSITY

- The Serviced Seniors Living apartment development has an FSR of 0.4:1.
- The 3D below provides an indication of the massing and density proposed on the site.



Artists Impression aerial view - Serviced Seniors Living

PRINCIPLE 4: SUSTAINABILITY

- The site has been planned to maximise the northern aspect and to provide continuous landscape spaces. The permeable buildings, suspended ground floors and wide landscaped zones promote ventilation and breezes through the site.
- Projecting and recessed balconies, extended slab edges and angled walls are additional devices that have been employed to make the most of solar aspect or seasonal variation in sun angles. These design features allow 70% of apartments to achieve the 2 hours of prescribed winter sun penetration.
- Natural ventilation is also achieved in 60% of apartments, through a combination of corner or dual aspect apartments, and the introduction of high-level windows to some apartments. The apartments which meet the solar and ventilation compliances are identified on Architectural Drawings DD-SL-0200 and DD-SL-0210.
- The shaded communal spaces, generous central landscape spaces and partly elevated buildings also act to reduce heat load and increase ventilation opportunities on the site.
- Solar panels have been distributed around the site on the northern oriented roof planes.
- Building materials have been selected for durability and longevity. Please refer to architectural drawing DD-SL-0500 and DD-SL-0501 for materiality treatments.

8.5 STATE ENVIRONMENTAL PLANNING POLICIES - SEPP SENIORS & SEPP 65

PRINCIPLE 5: LANDSCAPE

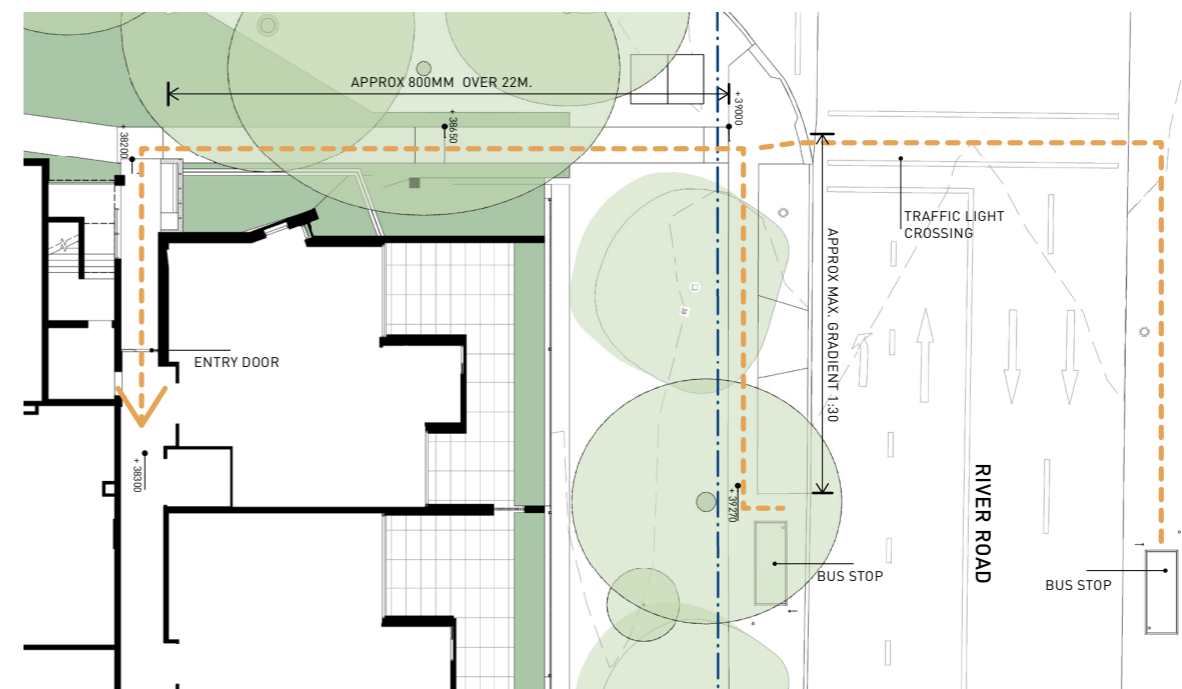
- With the key design strategies of wellness and biophilia, the landscape has been designed to permeate the site, blurring the lines between inside and outside and creating opportunities for views of the site and the surrounds.
- A large proportion of the path network has a gradient of 1:20, making for comfortable access for residents. There are a series of clearly defined activity spaces set out throughout the path network, such as BBQ and picnic areas, play areas and exercise stations and seating. These all create interest and encourage use of the space.
- The combination of broad central landscape and generous boundary setbacks ensure that deep soil planting areas exceed the requirements, with the total area available for deep soil planting exceeding 40% of the site area.
- The use of central and connected landscape spaces enhance the amenity of the buildings and provides a space that encourages activity and interaction between residents and visitors. The buildings have been placed to reduce the impact on existing tree root zones and enable significant mature trees to be maintained.
- River Road and the surrounding site boundaries will be enhanced with new landscaping and street trees. The set-down area and Pallister House will also be enhanced with shade trees and low-level landscaping, creating layers of landscape between the new development and the existing heritage building.
- The 3D render presented below illustrates the landscape strategy, designed by TBLA, for the 'Green Heart' that connects the two Serviced Seniors Living buildings.



Artists Impression of the Serviced Seniors Living "Green Heart".

PRINCIPLE 6: AMENITY

- One of the main objectives in the planning of the site was to create a continuous, accessible central landscape with the buildings and community space arranged to enhance connectivity to the landscape. The landscaped podium, provides an elevated outdoor space for dwellings on Level 2 of these buildings. Direct access from these apartments to private outdoor terraces and to the central landscaped podium space has been incorporated into the landscape plan to deliver high quality amenity spaces to residents.
- The Pallister House, Gore Creek and distant views to the harbour provide a desirable aspect and outlook. Consequently, the South Seniors Living Building was designed with a high proportion of apartments facing these views to the south. The Sky Lounge is located on the southern side of the Seniors Living South building to provide all residents with access to these views. Similarly, a viewing deck is located to the western end of the shared podium to capture views to the south.
- 70% of apartments receive the required solar access and 60% of apartments are naturally cross ventilated.
- Apartment internal layouts are compliant with ADG guidelines and SEPP Seniors to ensure ease of access and adaptability for differing degrees of mobility.
- A network of accessible pathways have been designed around the site to allow all residents to experience the landscape and amenity the site has to offer.
- Multiple entry points have been incorporated into both Seniors Living buildings to provide residents with a choice of entry location.
- Within the site, residents have access to a pharmacy, shop, hairdresser, general practitioner, ATM and cafe. A partially covered accessible pathway is provided to the public footpath that connects to the bus stops located on either side of River Road. Refer diagram below.



Plan diagram demonstrating accessible pathways from the bus stops on River Rd.

8.5 STATE ENVIRONMENTAL PLANNING POLICIES - SEPP SENIORS & SEPP 65

PRINCIPLE 7: SAFETY

- The development will incorporate a secure basement parking, electronic security system and outdoor lighting systems. Apartment building entries will be provided with a secure entry and intercom, while external areas have been designed to allow passive surveillance from the buildings above. Wireless nurse call systems will be installed in all apartments and community spaces.
- Visitor parking has been located along the internal access road where it is observable from the Seniors Living apartments and podium landscape. The entire central landscape is overlooked by apartments.

PRINCIPLE 8: HOUSING DIVERSITY & SOCIAL INTERACTION

- The below table outlines the different apartment types provided in the development. A range of 1 bedroom, 2 bedroom and 2 bedroom + MPR apartments have been provided. This mix of apartments has been developed in consultation with market research to determine the needs of the local area. The below table outlines the apartment types and minimum external and internal area.

APT. TYPE	DESCRIPTION	APPROX. INT. AREA (M2)	APPROX. EXT. AREA (M2)
TYPE A	1 BEDROOM	76	15
TYPE B	1 BEDROOM	87	20
TYPE C	2 BEDROOM	105	15
TYPE D	2 BEDROOM	100	15
TYPE E	2 BEDROOM	110	15
TYPE F	2 BEDROOM	117	20
TYPE G	2 BEDROOM	115	20
TYPE H	2 BEDROOM	113	20

APT. TYPE	DESCRIPTION	APPROX. INT. AREA (M2)	APPROX. EXT. AREA (M2)
TYPE I	2 BEDROOM	117	15
TYPE J	2 BEDROOM	105	15
TYPE K	2 BEDROOM + MPR	128	20
TYPE L	2 BEDROOM + MPR	140	40
TYPE M	2 BEDROOM + MPR	128	30
TYPE N/N2	2 BEDROOM + MPR	130	20
TYPE O	2 BEDROOM + MPR	126	20

- The main community spaces, including a dining room/ multi-purpose room and cafe, are located in the Health building adjacent to the Seniors Living building, where the buildings interface with the central landscape. There are multiple access points to these facilities, including an accessible partially covered walkway.
- A weather protected walkway also connects the entry lobbies of the two Seniors Living buildings and encourages use and interaction between residents.
- A Sky Lounge with a kitchen, dining area, pool table and covered terrace is provided on Level 6 of the Seniors Living South building for all Seniors Living residents to use.
- In addition to these facilities, the network of paths through the central landscape provide access to a BBQ area, playgrounds, exercise stations and a variety of other seating areas that encourage incidental encounters between residents. The apartment buildings also include seating areas in corridors and lift lobbies to encourage interaction.

PRINCIPLE 9: AESTHETICS

- The proposed development incorporates a variety of architectural elements that respond to the existing materiality, forms and context of the site to create a natural aesthetic that appears as part of the landscape.
- Articulation in the planning helps break up the overall mass of the buildings, with additional delineation provided by recessed entries and solid angled fin walls. These also add variation to the façades through strong shadowing.
- Horizontality is introduced through solid balustrades and continuous slab edges. These are punctuated with landscape to enhance the natural aesthetic.
- The scale is broken down further by varying apartment models as well as the combination of recessed and projecting balconies.
- The western side of the Seniors Living South building is sensitive to the adjacent heritage building, Pallister House. This is achieved through angled roof forms that shadow the building, downplaying it's height. The use of brickwork and proportioned size of windows further enhances this sensitivity.



Artists Impression - Serviced Seniors Living

8.6 APARTMENT DESIGN GUIDELINES

DESIGN CRITERIA	PAGE	RESPONSE TO DESIGN GUIDE	
DEVELOPMENT CONTROLS			
2C	BUILDING HEIGHT	30	<p>The proposed development consists of buildings with a maximum of six storeys of accommodation.</p> <p>Both buildings have basement parking which is integrated with the Health carpark through a central driveway.</p> <p>The lowest accommodation level ("Level 1") houses courtyard apartments that have a direct relationship with natural ground. The Seniors Living North building set along River Road is set lower in height to lessen the scale of the building to the street.</p> <p>The South Seniors Living building maximum height is set at the ridge point of Pallister House and steps in height along the western side for articulation.</p>
2D	FLOOR SPACE RATIO	32	<p>The Serviced Seniors Living apartment development has an FSR of 0.4:1.</p>
2E	BUILDING DEPTH	34	<p>Typical apartment depth (including balcony) is approximately 12m. Where apartments are double stacked in the building, the total building width is approximately 28m for the South Building and 29m for the North Building.</p> <p>1.8m wide corridors have been provided in both buildings for serviceability and accessibility, with 2.1m zone at apartment entry doors. All corridors contain natural ventilation and light.</p> <p>Larger apartments are generally located at corners and ends of buildings where they are dual aspect.</p>
2F	BUILDING SEPARATION	36	<p>Building separation is dimensioned on DD-SL-101.</p> <p>The minimum clearance between balconies of the two buildings is 16.5m and the minimum separation between windows is 20m. The South Building has been angled away from the North Building to avoid direct line of sight into adjacent apartments, therefore, these minimum distances occur in isolated locations.</p>
2G	STREET SETBACKS	38	<p>Seniors Living North is setback 9.1m from the River Road Boundary to align with existing setbacks set by adjacent houses.</p> <p>The setback dimensions are shown on architectural plan DD-SW-0201.</p>
2h	SIDE & REAR SETBACK	40	<p>The Seniors Living component of the site is located on the western side of the site. Setbacks to the western boundary are minimum 20m to balcony and apartment walls.</p> <p>The minimum setback to the southern boundary exceeds 30m. The setback dimensions are shown on architectural plan DD-SW-0201.</p>
SIGHTING THE DEVELOPMENT			
3A	SITE ANALYSIS	44	<p>Please refer to Architectural Drawings DD-SW-0102 for Site Analysis and Site Context.</p>
3B	ORIENTATION	48	<p>Buildings are planned to maximize both the number of north facing apartments as well as significant views to the south.</p> <p>More than 70% of apartments receive more than 2 hours of winter sun while only 10% face south only. The angle of the Seniors Living South building away from the Seniors Living North building opens these apartments up to the north-east and south-west aspect and reduces the number of south facing apartments.</p> <p>Steps, recesses and angles in the buildings help increase the winter sun penetration into many of the apartments that do not have a northern orientation and these features also improve the natural light and ventilation.</p>

	DESIGN CRITERIA	PAGE	RESPONSE TO DESIGN GUIDE
3C	PUBLIC DOMAIN INTERFACE	50	<p>The setback of the Seniors Living North building to align with the existing setback of adjacent houses minimizes the impact of the development to the streetscape along River Road. Buffer planting is also provided along the western boundary to reduce impact to surrounding residential lots.</p> <p>The courtyard apartments along River Road are provided with individual gatehouse entries that address the street, with slight changes in levels to provide a transition between public and private spaces. This change in level, combined with a landscaped buffer zone, will also allow residents to have some visual privacy from the street.</p> <p>The main visitor setdown/entry to the development is located in the centre of the site, between the proposed Health and Serviced Seniors Living buildings, with a separate setdown area for Seniors Living visitors/ residents.</p> <p>There are multiple pedestrian entries to the site from River Road as well as a pedestrian connection through the central podium landscape.</p>
3D	COMMUNAL AND PUBLIC OPEN SPACES	54	<p>Refer also to Landscape Drawings.</p> <p>The development is planned around a connected central podium landscape that includes paths, gardens and BBQ areas. This podium interfaces with the broader campus community facilities both at Level 2 and Level 4 as well as a path network that continues around the entire site.</p> <p>This network of paths and ramps connects to the site entry points, visitor's carpark, apartment lift lobbies, and community spaces to ensure that there is equitable access to all common open space.</p> <p>A partially covered walkway has been incorporated into the design to create a weather protected interface between the campus community facilities and the two buildings.</p> <p>Apartments that interface with the central landscape have been designed to have individual courtyard entries that address the podium and highlight boundaries between public and private.</p>
3E	DEEP SOIL ZONES	60	<p>The total area available for deep soil planting exceeds 40% of the site area. Refer also Landscape Report prepared by others.</p>
3F	VISUAL PRIVACY	62	<p>All apartments (including balconies) are more than 15m from a neighbouring residential property boundary. The apartments are also more than 9m from the River Road boundary.</p> <p>The distance between opposing apartments within the site exceeds 12m. The distance between opposing balconies exceeds 12m. Where adjacent apartments are at angles to each other, the separation between windows exceeds 12m.</p> <p>In many areas angled geometry has been proposed to enhance privacy to the street or to neighbouring properties.</p>
3G	PEDESTRIAN ACCESS AND ENTRIES	66	<p>Both Seniors Living buildings have been designed with multiple pedestrian entry points. All building entries and lift lobbies are accessible via paths and ramps from the street boundary and designated visitor parking areas.</p> <p>All resident parking areas are located where there is direct lift/stair access to the apartment levels above. The main parking level on Level 1 connects horizontally to both lift lobbies.</p> <p>The network of external paths within the site provides compliant access between buildings. Please refer to the Landscape Plan for further detail of external paths.</p>
3H	VEHICLE ACCESS	68	<p>Delivery and waste vehicle access to the site is via the access road off River Road. Visitor access is primarily via the access road, however, first time visitor entry will be via the main entry setdown off River Road.</p> <p>The entry to the Seniors Living carpark is separate to the main setdown and carpark entry to reduce traffic impacts to residents.</p>
3J	BICYCLE AND CAR PARKING	3J	<p>Refer to Consultant reports for the calculation of appropriate parking space requirements and visitor car parking.</p> <p>Refer to parking schedules in the site plans for car park numbers, types and locations.</p> <p>Secure resident carparking for both Seniors Living buildings is located in the Level 1 and is accessed via the access road off River Road. Parking is provided at the rate of 1 bay per apartment. A car wash bay is provided externally for resident use.</p> <p>All resident bays are 3.2m wide minimum.</p> <p>All visitor parking for Seniors Living is external and is located along the access road.</p>
DESIGNING THE BUILDING			

	DESIGN CRITERIA	PAGE	RESPONSE TO DESIGN GUIDE
4A	SOLAR AND DAYLIGHT ACCESS	78	<p>Buildings are planned to maximise the number of north facing apartments, however, there are significant views to the south and as such, apartments have also been located to maximise access to these views.</p> <p>64 apartments (>70%) have living rooms and outdoor living space that receive a minimum of 2 hours direct sunlight between 9am and 3pm during mid-winter. 26 of these face directly north and will receive up to 6 hours of direct sunlight between 9am and 3pm.</p> <p>Only 9 apartments (<15% of total) have a "south only" aspect and receive no sun between 9am & 3pm at the winter solstice.</p> <p>The remaining apartments have some east / west exposure and receive some winter sun into living space and balconies between 9am and 3pm in mid-winter.</p> <p>Refer to Architectural Drawing "DD-SL-0200" for compliance diagrams.</p>
4B	NATURAL VENTILATION	82	<p>54 of the 89 apartments (>60%) are naturally ventilated. This is achieved in corner or dual aspect apartments.</p> <p>Refer to Architectural Drawing "DD-SL-0210" for compliance diagrams.</p>
4C	CEILING HEIGHTS	86	<p>All habitable rooms achieve a ceiling height of 2.7m and all non-habitable rooms have a ceiling height of 2.4m or greater. 2.7m is typically achievable in lobbies, corridors and communal spaces.</p> <p>Greater floor to floor heights on Level 1 of both buildings and the pitch of the roof on Seniors Living South building allows for some apartments and the Sky Lounge to have higher than 2.7m ceilings.</p>
4D	APARTMENT SIZE AND LAYOUT	88	<p>A variety of apartment sizes and layouts have been provided. All apartments exceed the required minimum internal areas.</p> <p>Each habitable room incorporates a window in an external wall which exceeds 10% of the floor area of the room. All habitable rooms are located on the external face of the building.</p> <p>Typically kitchens have been located so that they are separate from apartment entries.</p> <p>The maximum depth of habitable area within open plan living spaces is typically 8m. Where living spaces exceed 8m in depth, apartments have windows or doors on two sides to reduce the distance from an opening.</p> <p>Master bedrooms and secondary bedrooms exceed the minimum area and width requirements, as well as the required access clearance around beds. The width of combined living and dining spaces in 1-bedroom apartments exceed 3.8m. In 2 and 3 bedroom apartments the width of living areas is at least 4m.</p> <p>Access to bathrooms and laundries has been separated from living areas.</p> <p>All bedrooms provide a minimum 1.5m long wardrobe. The main bedroom wardrobe is a minimum of 1.8m by 0.6m deep.</p> <p>Apartments have been designed to provide a range of furnishing layouts and room uses.</p>
4E	PRIVATE OPEN SPACE AND BALCONIES	92	<p>All balconies exceed the minimum area and depth requirements for the apartment type.</p> <p>Apartments with ground access on Level 1 and the podium have been provided with private courtyards of at least 15m².</p> <p>Solid balustrades have been incorporated to enhance privacy to balconies and courtyards and to respond to overall architectural design response for the site. Design and detailing of balconies avoids opportunities for climbing and falls.</p> <p>Air-conditioning units are located on the roof.</p>
4F	COMMON CIRCULATION AND SPACES	96	<p>Each Seniors Living buildings contains a centralised glazed lobby with lifts on every level.</p> <p>The maximum number of apartments off a lobby space is 10. A greater level of amenity has been provided in the corridors through natural light at each end (in addition the centre), ventilation, min. 2.7 high ceilings, typically 1.8m wide corridors with 2.1 at apartment entries and resident gathering spaces located along either side.</p>
4G	STORAGE	100	<p>SEPP Seniors relates to a specific demographic and typically residents are relocating and downsizing. Storage needs are generally less than required for young families with children. The number of bedrooms in the apartment does not necessarily reflect the number of permanent occupants.</p> <p>Storage has been provided at 6m³ per 1 bed apartment and 8m³ per 2 bed apartment. Larger 2 bedroom + MPR apartments generally have equal or greater storage than 2 bedroom apartments.</p> <p>At least 50% of storage provided is within the apartment, with the remainder provided within secure resident storage areas located on Level 1.</p>

	DESIGN CRITERIA	PAGE	RESPONSE TO DESIGN GUIDE
4H	ACOUSTIC PRIVACY	102	The Seniors Living North building located on River Road has been located to ensure the window setback is more than 8m and balconies are recessed. The existing trees and vegetation along this street will also be retained to provide acoustic separation from the road. Where apartment balconies are adjacent to each other or adjacent to building entries, additional walls or angled walls have been used to increase visual and acoustic privacy.
4J	NOISE AND POLLUTION	104	Retaining of existing trees and vegetation along River Road assists in reducing noise & pollution caused by the road. The majority of apartments are located to face the central podium landscape or rear of the site. The Health building is positioned and planned so that its parking, set down and services areas have minimum impact on the Serviced Seniors Living Apartments.
4K	APARTMENT MIX	106	A variety of apartment types have been designed consisting of 1 bedroom, 2 bedroom and 2 bedroom + MPR. Marketing advice has been sought and the apartment mix deemed suitable for serviced seniors housing in this location. Different apartment types are arranged to achieve successful façade composition and to optimise solar access and ventilation. Typically larger apartments are located on the top floor and corners of the buildings.
4L	GROUND FLOOR APARTMENTS	108	The development has been designed to allow for multiple opportunities for apartments to have a relationship with the ground plane. In the Seniors Living North building, apartments located at Level 1 can be accessed from both the River Road and the internal lobby. Similarly, in the Seniors Living South building, apartments on levels are accessible via the access road and the internal lobby. Both buildings contain apartments at Level 2 that are accessible from the central podium landscape and internal lobbies.
4M	FAÇADES	110	The design response for the site considers the new development the landscape to existing heritage building, Pallister House. Sitting at the base of the site, the Seniors Livings building façades have been conceptualised as the cliff base. Through this response, the materiality of the buildings is restrained and natural in both finish and texture. The height of the buildings have been split up by a defined, heavy base, with 'lighter' concrete and brick blade walls above that divide the length of the building through cavernous forms. Landscape is positioned to cascade down within these recesses. The blade walls are angled in some locations to allow for solar access and/ or privacy to apartment windows. Both the slab edges and solid balustrades present strong horizontal elements along the facade to present a human scale to the buildings from the street front and from within the apartments. At either end of the buildings the external staircases provide relief from the solid forms through screening elements.
4N	ROOF DESIGN	112	Height limits for the Seniors Living North building have resulted in a relatively flat roof, however, the increased height of the South building have allowed for greater articulation in response to the adjacent heritage building. Green roofs have been incorporated in locations where residents are benefited. Variation in form has been introduced by using steps, recesses and projections in the planning.
4O	LANDSCAPE DESIGN	114	Please refer to Landscape Consultant Report.
4P	PLANTING ON STRUCTURES	116	Please refer to Landscape Consultant Report.
4Q	UNIVERSAL DESIGN	118	Typically residents living in Serviced Seniors Living apartments have higher accessibility and care needs than those in a typical retirement living building. As a result, the apartments have been designed to Class 9C and include dirty utilities, including linen chutes, and other ancillary spaces to service residents, allowing them greater ability to age in place.
4R	ADAPTIVE REUSE	120	N/A
4S	MIXED USE	122	N/A
4T	AWNINGS AND SIGNAGE	124	Refer to site plan for location and detail of site identity signs.
4U	ENERGY EFFICIENCY	126	Refer to reports prepared by others.
4V	WATER MANAGEMENT AND CONSERVATION	128	Refer to reports prepared by others
4W	WASTE MANAGEMENT	130	Waste collection by private contractor. Refer to reports prepared by others.
4X	BUILDING MAINTENANCE	132	To minimise maintenance, external materials are generally robust in nature (natural Concrete, precast, brick). Window frames and screens are typically prefinished anodised or powder-coated aluminium. Planters on facade have been located on balconies to ensure easy maintenance access. Timber has been limited to low-level and landscape elements.

9.0 APPENDIX



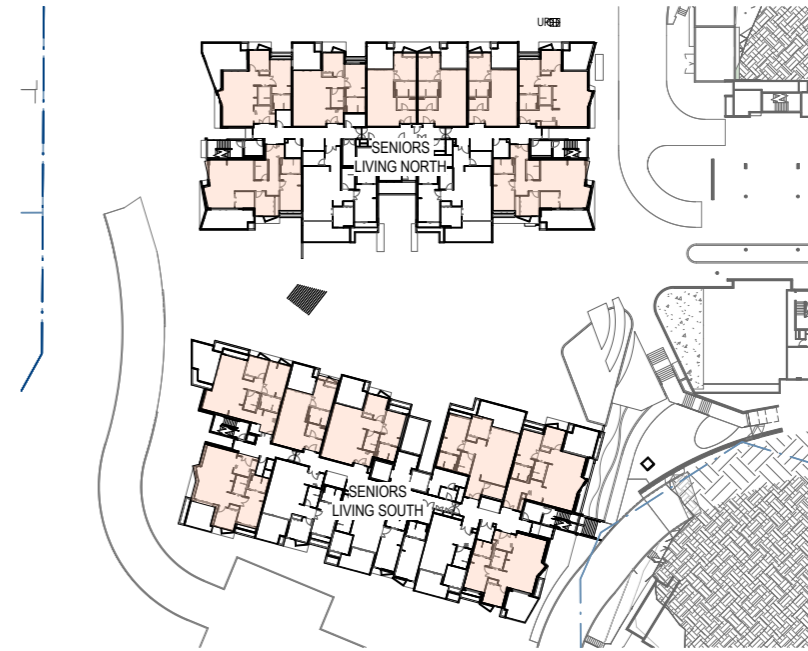
9.1 SENIORS LIVING SOLAR ACCESS DIAGRAMS



1 LEVEL 1 - SOLAR ACCESS
1:500



2 LEVEL 2 - SOLAR ACCESS
1:500



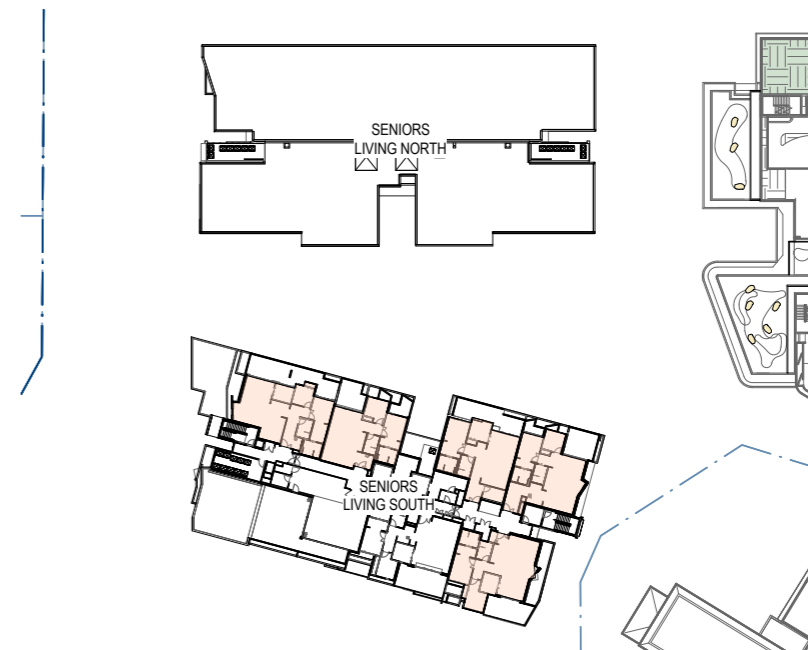
3 LEVEL 3 - SOLAR ACCESS
1:500



4 LEVEL 4 - SOLAR ACCESS
1:500



5 LEVEL 5 - SOLAR ACCESS
1:500



6 LEVEL 6 - SOLAR ACCESS
1:500

9.2 SENIORS LIVING SOLAR VENTILATION DIAGRAMS



1 LEVEL 1 - VENTILATION
1:500



2 LEVEL 2 - VENTILATION
1:500



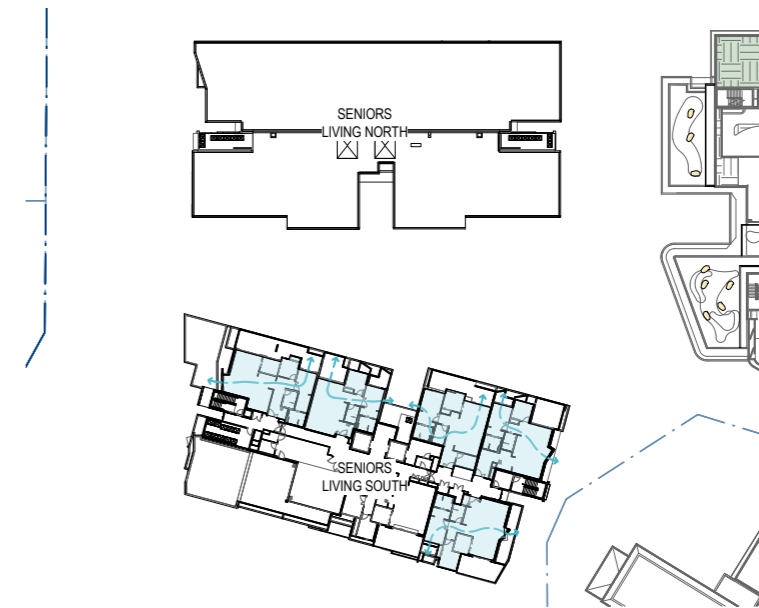
3 LEVEL 3 - VENTILATION
1:500



4 LEVEL 4 - VENTILATION
1:500



5 LEVEL 5 - VENTILATION
1:500



6 LEVEL 6 - VENTILATION
1:500