

DESIGN REPORT

TriCare Hastings Point.



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Project & Report Information.



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Introduction.

01



01 - Introduction.

This Design Report supports the Architectural Package prepared by Arqus Design for the proposed TriCare Hastings Point Development at 87-89 Tweed Coast Road, Hastings Point. It has been prepared to address the design requirements of the Secretary's environmental assessment requirements (SEARs) issued for the project as detailed in Section 3 below.

The subject site is currently improved by 'Stage 1' of a Seniors Housing development, which was approved in May 2007. Stage 1 comprises 91 independent living units across three buildings, each with basement car parking. The remaining approved stages, comprising 94 supported living units and 67 residential aged care beds across 4 buildings, has not been constructed to-date, notwithstanding a valid development consent.

Our design provides a logical and orderly extension of the existing built form and the established residential community at the site. It delivers a more contemporary and considered alternative to the original consent, aligning with current best practice in seniors living and care provision, offering enhanced outcomes for residents' comfort, wellbeing, and long-term care.

This Design Report also details how the proposal responds to the environmental context of Hastings Point, embedding passive design principles, ecological integration, and sustainability measures aligned with the Seniors Housing Guidelines and Better Placed design policy.



Objectives.

02



02 - Objectives.

The design approach offers a meaningful and considered progression to the existing stages of development, retaining a sense of tenure to the surrounding environment, respecting the amenity of existing and future residents, and the provision of complimenting community facilities for the benefit of all residents.

Design objectives include:

- Retain and enhance existing vegetation to provide ecological continuity and embed a strong sense of place, tenure, and connection with Country;
- Provide welcoming and easily legible roads, pathways, and community spaces that are permeable and readily accessible;
- Provide a mix of social and recreation amenities that complement and add to the existing amenities;
- Ensure the proposed development maintains a high-quality interface with existing residential apartments, protecting privacy and amenity through sensitive design and appropriate separation distances.
- Better integrate the Residential Aged Care Facility as part of a cohesive, connected community;
- Deliver spacious and comfortably proportioned residences consistent with TriCare's high standards of living choices and reflecting contemporary best practice for seniors living.
- Achieve high levels of environmental performance through passive solar design, cross-ventilation, deep soil planting, and the rehabilitation of ecological corridors.



SEARs.

03



03 - SEARs.

This Design Report has been prepared to address the following requirements of the SEARs for the project.

SEARs Requirement	Reference
3. Design Quality	
<ul style="list-style-type: none"> • Demonstrate how the development will achieve: <ul style="list-style-type: none"> o design excellence in accordance with any applicable EPI provisions. 	N/A - Design excellence provisions are not applicable
<ul style="list-style-type: none"> o good design in accordance with the seven objectives for good design in Better Placed. 	Section 6.1
<ul style="list-style-type: none"> • Where required by an EPI or concept approval, or where proposed, has been subject to a competitive design process, carried out in accordance with an endorsed brief and Design Excellence Strategy. Recommendations (from the jury or Design Integrity Panel) are to be addressed prior to lodgement. 	N/A - The development is not subject to any requirement for a competitive design process
<ul style="list-style-type: none"> • In all other instances, demonstrate that the development has been reviewed by the State Design Review Panel (SDRP). Recommendations are to be addressed prior to lodgement. 	Section 6.2
4. Built Form and Urban Design	
<ul style="list-style-type: none"> • Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach. 	Section 4
<ul style="list-style-type: none"> • Demonstrate how: <ul style="list-style-type: none"> o the development considers the design principles in Part 5, Division 6 of State Environmental Planning Policy (Housing) 2021 and the Seniors Housing Guidelines 2021 	Section 7.2 and 7.3

SEARs Requirement

Reference

o the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality.

Section 5

o the building design will deliver a high-quality development, including consideration of façade design, articulation, activation, roof design, materials, finishes, colours, any signage and integration of services.

Refer to **Access Assessment Report** (Credwell Ref. 240600-Access-r3, 05/03/2025).

5. Environmental Amenity

• Address how good internal and external environmental amenity is achieved, including access to natural daylight and ventilation, pedestrian movement throughout the site, access to landscape and outdoor spaces.

Section 5

• Assess amenity impacts on the surrounding locality, including lighting impacts, reflectivity, solar access, visual privacy, visual amenity, view loss and view sharing, overshadowing and wind impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated. Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during summer and winter solstice and spring and autumn equinox) at hourly intervals between 9am and 3pm, when compared to the existing situation and a compliant development (if relevant).

Section 5

• For any applicable parts of the development, provide an assessment against SEPP 65 and the Apartment Design Guideline.

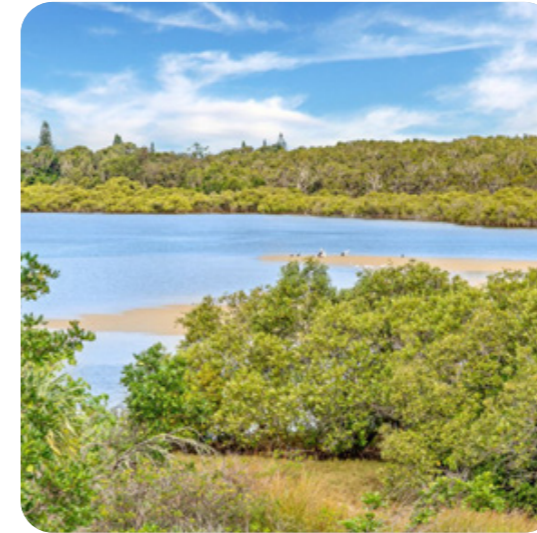
Section 7.4

Site Appreciation.

04



04 - Site Appreciation.



Subject Site

Neighbourhood Context - Hastings Point.



Hastings Point is a small, coastal settlement defined by its unique setting between the Pacific Ocean and Cudgera Creek, offering an intimate connection to the surrounding natural environment. The locality functions as both a quiet residential community and a relaxed holiday destination, with a strong emphasis on ecological preservation and a laid-back coastal atmosphere.

The settlement's compact urban footprint is framed by sensitive environmental lands, including nature reserves, coastal dunes, and tidal waterways, reinforcing its identity as a village 'nested within the landscape.' Residents and visitors enjoy immediate access to pristine beaches, walking tracks, estuarine waterways, and expansive green spaces, while basic services are centred around a small commercial node that includes a general store and a few local shops and cafés. Broader urban services are accessed in nearby Pottsville and Kingscliff.



Surrounding Character - Built Form.



The built form character of Hastings Point is predominantly low-scale, reflecting its small-village status and sensitive environmental setting. Detached single dwellings and older holiday cottages form the traditional fabric of the area, typically one or two storeys in height, with some limited examples of three-storey residential flat buildings near the northern entry precinct. Materials and architectural styles are diverse but generally modest, favouring lightweight coastal construction - timber, fibro, and more recently, modern infill using muted tones that blend with the natural surrounds.

Along Tweed Coast Road and adjacent to the estuary, buildings are set within generous landscaped setbacks, allowing mature vegetation to dominate the streetscape and maintain the settlement's "soft edge" to nature. Coastal landscaping and informal, green verges enhance the pedestrian experience and contribute to the relaxed, beachside village identity.

The surrounding character is also strongly defined by its environmental context, Cudgera Creek to the west and the dune and beach systems to the east, which serve not only as key visual anchors but also reinforce the need for sensitive urban responses that prioritise landscape integration, minimal bulk and scale, and the retention of natural views and ecological corridors.



Site Overview - The Subject Site.



The 37,970m² site is located at the southern entry to Hastings Point, a low-scale coastal settlement framed by a natural landscape of estuarine creeks, dunal systems, and conservation land. The site is bordered by significant ecological and recreational assets – Cudgera Creek and its vegetated corridor to the west, Cudgera Beach and dune foreshore to the east, and Pottsville Environmental Park stretching to the north and south. A service station adjoins the site's south-east, with the township of Hastings Point positioned to the north.

Historically, the site was used as a tourist park and is subject to an existing approval for a seniors living development comprising up to 91 independent living units, 94 supported living units, and 67 residential aged care beds, distributed across 12 building forms with heights of up to three storeys. Stage 1 of this approval was delivered in 2009 and continues to operate, incorporating 91 independent living units across three buildings, each with basement car parking. The remainder of the site remains undeveloped, offering an opportunity for sensitive expansion that aligns with updated design principles and contemporary standards for seniors living. The site's topography is gently sloping, with elevations between 1 and 7 metres, and soils predominantly comprising aeolian sands with some organic loams near Cudgera Creek. The landscape across the site predominantly comprises areas of native regrowth interspersed with exotic grasslands, supplemented by restoration plantings of littoral rainforest species. While remnants of native vegetation persist in places, much of the existing vegetation has been shaped by historical clearing, garden plantings, and weed incursion.

The site is influenced by several environmental planning overlays, including bushfire-prone land, mapped flood-affected areas, and wetland buffer zones. These have directly informed the masterplan, which concentrates new built form on cleared

land, provides a wide vegetated buffer along Cudgera Creek, and incorporates stormwater management measures to maintain pre-development discharge rates. Bushfire protection is achieved via integrated Asset Protection Zones (APZs) that preserve the integrity of the riparian corridor.

The masterplan and design respond to the site's natural character by dividing it into three key precincts:

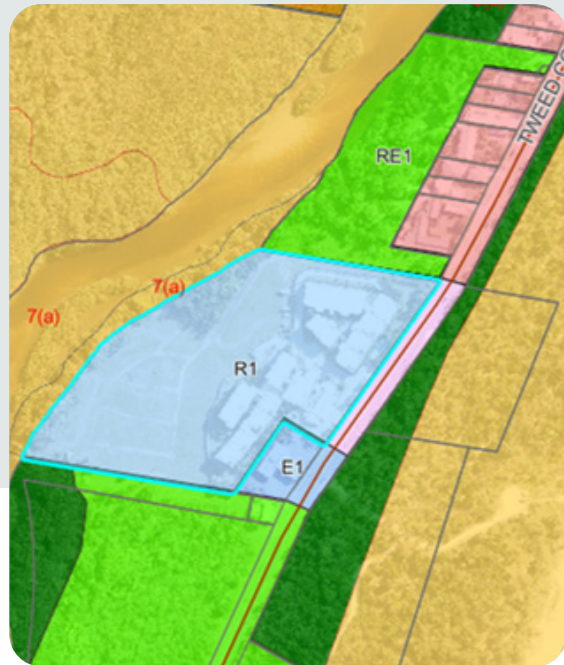
- A landscape buffer along the northwest boundary, preserving and enhancing ecological connections and supporting passive recreation. This zone also maintains borrowed landscape views across Cudgera Creek and the wider natural setting;
- A residential precinct along the southern boundary, benefitting from privacy, access to nature, and solar access;
- A centralised community precinct with the bowls green, pavilion, and pool pavilion, forming the heart of the development.

Pedestrian permeability is prioritised through continuous walking trails and landscaped pathways, reinforcing residents' connection to nature and supporting an active lifestyle.

Additionally, basement car parking minimises hardscape at ground level, preserving more open space for deep soil planting and enabling stronger ecological and landscape integration. Environmental and contextual considerations have been fundamental in shaping the site's planning and design response, ensuring that the proposed development integrates sensitively with both the natural landscape and the existing built form.

Site Planning Summary.

The subject site is governed by the Tweed Local Environmental Plan (LEP) 2014, which sets the statutory framework for land use, density, built form, and environmental management. The following key planning controls apply:



Land Zoning:

The site is zoned R1 General Residential under the Tweed LEP 2014. This zone permits low-density residential development, including seniors housing in accordance with the provisions of the State Environmental Planning Policy (Housing) 2021.



Minimum Lot Size

The site is subject to a minimum lot size of 450 square metres.



Floor Space Ratio (FSR)

The applicable FSR is 1:1, as mapped under the LEP. The proposal is designed to respect this development density, ensuring alignment with the character and scale of the surrounding area.



Height of Buildings

The site is subject to a mapped maximum building height of 8 metres under the Tweed LEP 2014 Height of Buildings Map. The proposed development seeks a variation to this control to deliver a low-rise built form of up to three storeys, which responds to the site's sloping topography and aligns with the established character of Stage 1. The site has previously been approved for a three-storey built form, and this height has been realised through the construction of Stage 1. The proposed development is comparable in scale and massing to the existing approval and continues the site's established pattern of development, consistent with community expectations for its future use.

Heritage & Land Reservation:

The site is not identified as a heritage item or located within a heritage conservation area. There are no land reservation acquisition requirements applicable.

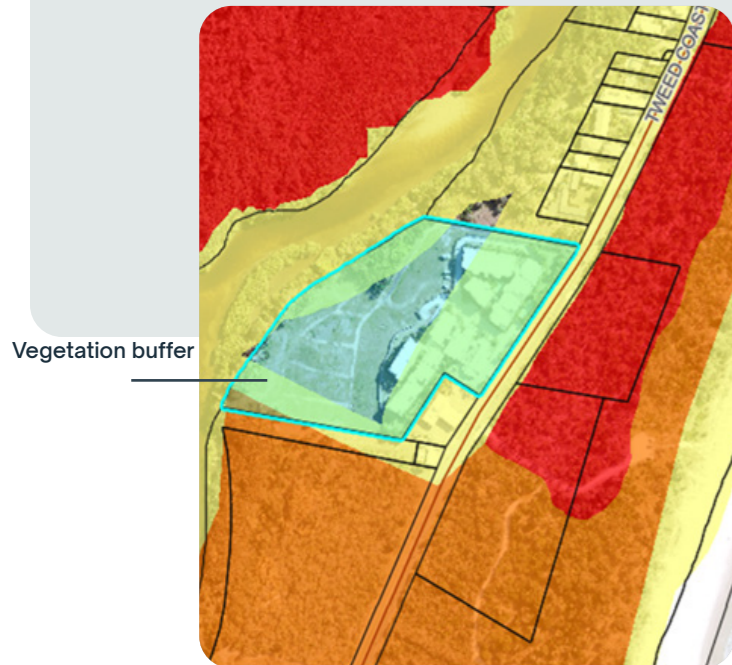
Foreshore Building Line

There is no foreshore building line mapped on the site.

Impacts associated with the proposed building height – such as amenity, overshadowing, visual impact, and privacy – have been carefully considered and are demonstrated, through detailed technical studies, to be effectively mitigated by setbacks, building separation, and sensitive siting and orientation of the proposed built form.

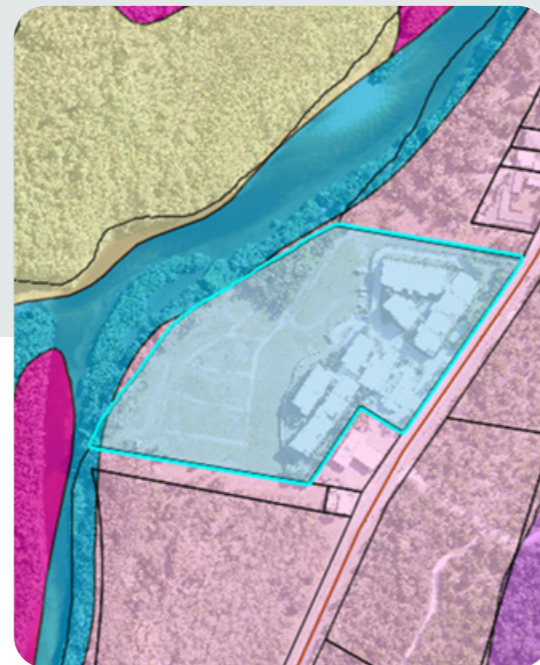
Environmental Overlays Summary.

The site is subject to a range of environmental planning overlays that have been integral to shaping the masterplan and architectural design response. These include:



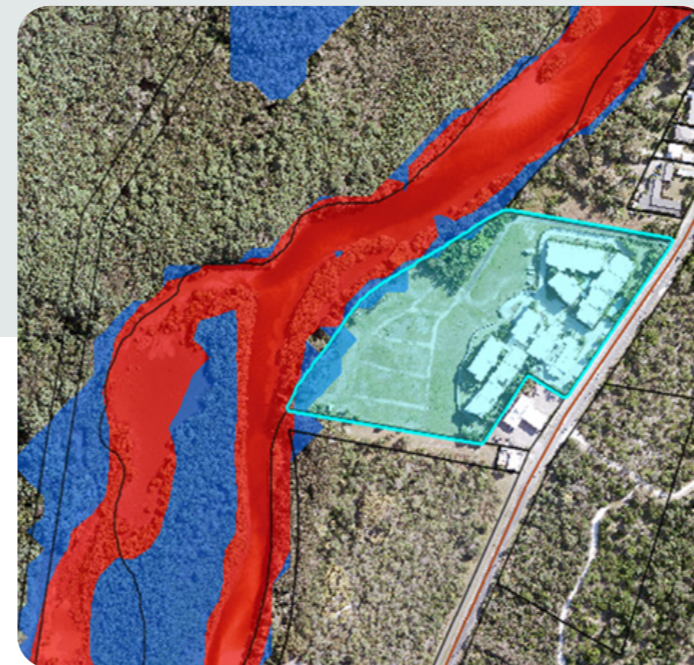
Bushfire Prone Land:

The site is identified as bushfire-prone, primarily along the Cudgera Creek corridor. This has informed the incorporation of Asset Protection Zones (APZs), ensuring buildings are adequately set back from vegetated areas and that bushfire safety measures are integrated into the landscape design.



Acid Sulfate Soils:

The site is mapped as Class 3 acid sulfate soils, and detailed site investigations have confirmed the presence of acid sulfate soils from approximately 2.5m depth. Works will proceed in accordance with an approved Acid Sulfate Soil Management Plan (ASSMP), including appropriate neutralisation measures (lime treatment) and validation testing, to ensure compliance with NSW acid sulfate soil guidelines and mitigate environmental risks.



Flood-Affected Land

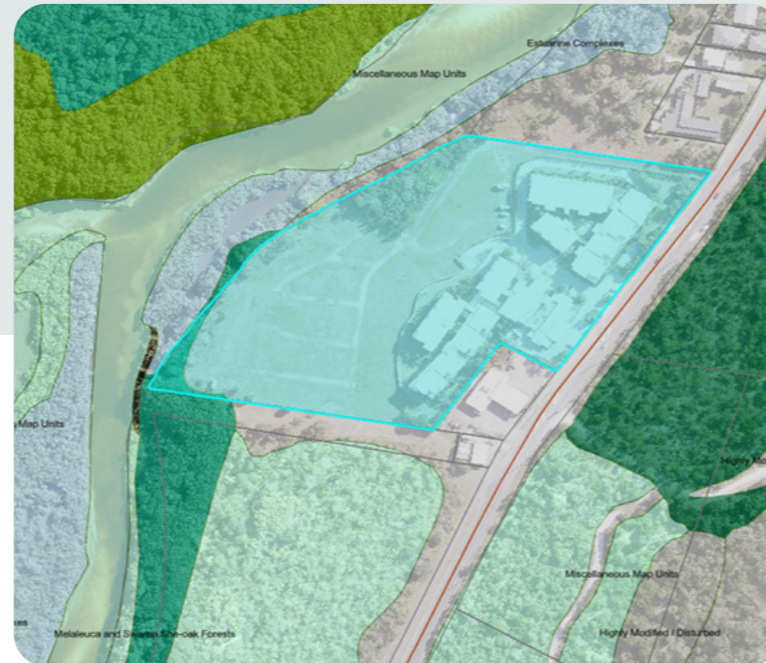
A portion of the site, particularly near the western boundary adjoining Cudgera Creek, is identified as flood-affected; however, the proposed development is sited on higher ground, outside mapped design flood extents, and largely above the probable maximum flood (PMF) level of 4.2m AHD. All habitable floor levels meet or exceed required flood planning levels, with only a small section of Building G sitting marginally below the PMF, representing an extremely low risk (PMF events are rare, typically assumed at a 1-in-10,000-year likelihood). Stormwater infrastructure has been designed to maintain pre-development discharge rates, and safe evacuation access to designated centres at Pottsville is ensured, effectively minimising flood-related risks to life and property.

Environmental Overlays Summary.



Wetland Buffer Areas

The subject site is mapped as being partially within a Coastal Wetland along the creek interface and is predominantly within the coastal Proximity layer to Coastal Wetlands. A small area in the north eastern corner of the site, that has already been developed, is mapped as Proximity to Littoral Rainforest. The proposal respects this by retaining and enhancing riparian vegetation, integrating it into the ecological corridor, and maintaining a wide landscaped setback between new development and the waterway.



Vegetation and Biodiversity:

The site contains areas of native regrowth and has been subject to ecological assessment. The masterplan prioritises retention of vegetation within the riparian corridor and integrates extensive deep soil planting with a commitment to at least 80% indigenous species in the landscape palette, supporting biodiversity outcomes.

Aboriginal Cultural Heritage

While no registered Aboriginal heritage sites are located within the site boundary, the project has been developed with input from Aboriginal stakeholders, with Connecting with Country principles embedded in both the landscape and architectural design.



Built Form & Urban Design.

05



05 - Built Form & Urban Design.

The design carefully responds to the existing development, environmental influences, and ensures appropriate setbacks from vegetation rehabilitation zones and bushfire protection areas. The design establishes a permeable, legible, and readily staged urban framework that responds to both physical and ecological context. The staging strategy is informed by a flexible master planning approach, ensuring that each phase integrates seamlessly with the next while maintaining functional and visual cohesion across the site.

The proposal protects the amenity of existing residents by enhancing separation distances, minimising potential overlooking, and delivering view corridors that maintain a strong visual connection to the borrowed landscape of the Cudgera Creek vegetation corridor to excellence knows no bounds, our passion for innovation is unquenchable, and our dedication to redefining the future is unwavering.

Apartments and aged care suites are predominantly oriented to the north and northwest to optimise solar access, ensuring direct sunlight during midwinter. All independent living units within the development achieve a minimum of three hours of direct sunlight between 9am and 3pm on the winter

solstice, consistent with best-practice benchmarks. Building envelopes are separated to maximise natural cross-ventilation and to frame informal social landscape spaces between buildings. At the finer scale, the architecture incorporates practical elements such as low-maintenance materials, deep eave overhangs, sun hoods, batten screens, reed switches to sliding doors, and sensor lighting in communal spaces to enhance comfort, efficiency, and long-term durability.

Living areas are oriented towards surrounding vegetation, active and passive communal open spaces, and internal streetscapes. Collectively, this arrangement animates public spaces while safeguarding residential privacy.

The proposed design delivers a high-quality built form that is both visually distinctive and intrinsically connected to its natural coastal setting. A refined material palette is applied to embed the buildings harmoniously within the landscape.



Precincts



Sub-Precincts

Built Form & Urban Design.

The architecture features blockwork in warm, sandy tones that evoke the textures and hues of Cudgera Beach, emphasising a strong connection to the earth. Timber-look aluminium screens and bronze-toned window and door frames further reference the muted tones of Cudgera Creek and surrounding flora. Facade design is enhanced with varied green accents that highlight key architectural elements and reflect the palette of native species across the site. This approach ensures that the buildings are visually integrated with their setting and resonate with the ecological character of the area.

The internal road layout follows a legible looped arrangement, extending from the existing entry avenue to provide direct, intuitive access to all car parking areas while flanking key vegetation corridors, reinforcing visual connections to the natural surroundings. Articulation across the building forms is achieved through layered materials, recessed and projecting elements, and the strategic use of sun-shading devices such as fins and operable screens. These measures reduce visual bulk, maintain human scale, and contribute to a cohesive and comfortable streetscape. Roof forms are designed to be visually simple yet elegant, with clean horizontal lines that echo the low-lying nature of the coastal landscape.

Internally, the circulation network is structured around a two-way loop road extending from the existing entry avenue, allowing residents, visitors, and service vehicles to navigate the community without dead-ends while providing direct access to all car parking spaces. This road flanks key vegetated corridors and aligns visual axes towards the borrowed landscape, reinforcing a sense of connection to the broader ecological setting.

Signage will be minimal, well-scaled, and integrated seamlessly with the broader material and colour palette.

A carefully designed, all-abilities pedestrian network permeates the site, encouraging exploration, social interaction, exercise, and strong connections to the surrounding natural landscape for residents and visitors alike.



BUILDING D - AGED CARE FACILITY REAR PERSPECTIVE



BUILDING D - AGED CARE FACILITY FRONT PERSPECTIVE



BUILDING E ENTRY



BUILDING G FRONT PERSPECTIVE

Design Quality.

06



06 - Design Quality.

6.1 - Better Placed

Seven distinct objectives have been created to define the key considerations in the design of the built environment. Achieving these objectives will ensure our cities and towns, our public realm, our landscapes, our buildings and our public domain will be healthy, responsive, integrated, equitable, and resilient.

Better Placed. An Integrated Design Policy for the Built Environment for NSW

Section 2.6 - Good Design Outcomes

Requirement	Details	Completed	Notes
Objective 1 Better Fit - contextual, local and of its place	Good design in the built environment is informed by and derived from its location, context and social setting. It is place-based and relevant to and resonant with local character, heritage and communal aspirations. It also contributes to evolving and future character and setting.	Yes	<p>The design is informed by the existing Stage 1 development and surrounding coastal context, providing a logical extension that reflects the established scale and rhythm while introducing contemporary architectural expression.</p> <p>Key view corridors and generous building separation maintain privacy, preserve visual connections to Cudgera Creek and surrounding vegetation, and minimise overshadowing.</p> <p>The material palette is inspired by local colours and textures, coarse blockwork, muted green tones and timber-look elements, ensuring a visual and tactile connection to place.</p> <p>The development builds on the existing community identity while supporting future needs for high-quality, inclusive seniors housing.</p>
Objective 2 Better Performance - sustainable, adaptable and durable	Environmental sustainability and responsiveness is essential to meet the highest performance standards for living and working. Sustainability is no longer an optional extra, but a fundamental aspect of functional, whole of life design.	Yes	<p>Sustainability is embedded in the development through passive environmental design measures including solar access to living areas and private open space, cross ventilation, and natural daylight to all habitable rooms. These outcomes are demonstrated in Sections and Floor Plans (refer DA-2-10 to DA-2-15).</p>

Better Placed. An Integrated Design Policy for the Built Environment for NSW

Section 2.6 - Good Design Outcomes

Requirement	Details	Completed	Notes
			<p>Water harvesting and solar energy infrastructure are integrated at site level, supporting reduced energy demand and environmental resilience.</p> <p>Durability and longevity are ensured through specification of robust, low-maintenance materials such as face blockwork, pre-finished metal cladding, and colorbond roofing. These minimise lifecycle costs and environmental impact while contributing to the site's coastal character.</p>
Objective 3 Better for Community - inclusive, connected and diverse	The design of the built environment must seek to address growing economic and social disparity and inequity, by creating inclusive, welcoming and equitable environments. Incorporating diverse uses, housing types and economic frameworks will support engaging places and resilient communities.	Yes	<p>The design supports an inclusive and diverse seniors living community by integrating a range of dwelling types and care models.</p> <p>All Independent Living Units (ILUs) meet Gold Level of the Liveable Housing Guidelines, enabling universal access and aging in place.</p> <p>A 47-bed Residential Aged Care (RAC) building further extends the offering, ensuring a continuum of care within the same community.</p> <p>Public and communal spaces throughout the development are designed for all-ability access, fostering equity and participation across all levels of mobility and care. This ensures the site supports a socially connected, resilient community that evolves with residents' changing needs.</p>
Objective 4 Better for People - safe, comfortable and liveable	The built environment must be designed for people with a focus on safety, comfort and the basic requirement of using public space. The many aspects of human comfort which affect the usability of a place must be addressed to support good places for people.	Yes	<p>The development prioritises safety and comfort through the careful design of communal and private spaces in line with CPTED principles.</p> <p>Passive surveillance is enabled by apartment and gallery openings that overlook shared open spaces, enhancing perceived and actual safety for residents.</p> <p>Indoor and outdoor communal areas have been expanded to include additional recreational and social amenities that promote wellbeing and interaction.</p>

Better Placed. An Integrated Design Policy for the Built Environment for NSW

Section 2.6 - Good Design Outcomes

Requirement	Details	Completed	Notes
Objective 5 Better for People - safe, comfortable and liveable	Having a considered, tailored response to the program or requirements of a building or place, allows for efficiency and usability with the potential to adapt to changes over time. Buildings and spaces which work well for their proposed use will remain valuable and well-utilised.	Yes	<p>The architectural design outcome is informed by the evolving needs of senior living, ensuring an efficient, functional layout across all Independent Living Units (ILUs). Each apartment achieves Gold Level under the Liveable Housing Guidelines, supporting universal access, aging in place, and long-term adaptability.</p> <p>The configuration of communal spaces, building services, and vertical circulation reflects best-practice retirement living design, balancing operational efficiency with high levels of resident comfort and usability.</p>
Objective 6 Better Value - creating and adding value	Good design generates ongoing value for people and communities and minimises costs over time. Creating shared value of place in the built environment raises standards and quality of life for users, as well as adding return on investment for industry.	Yes	<p>The design delivers long-term social and economic value by enabling residents to age in place through universal design. All ILUs meet Gold Level of the Liveable Housing Guidelines, extending the usability of each dwelling and reducing future retrofit costs.</p> <p>The addition of shared amenities, including a pool pavilion, bowling green, walking trails and indoor social spaces, enhances the overall residential experience and supports quality of life for all residents.</p> <p>Collectively, these features strengthen community cohesion, support resident wellbeing, and create a highly desirable and functional living environment with enduring value.</p>
Objective 7 Better Look and Feel - engaging, inviting and attractive	The built environment should be welcoming and aesthetically pleasing, encouraging communities to use and enjoy local places. The feel of a place, and how we use and relate to our environments is dependent upon the aesthetic quality of our places, spaces and buildings. The visual environment should contribute to its surroundings and promote positive engagement.	Yes	<p>The development presents a refined and articulated architectural form, with varied and stepped building massing, modulated skylines, and integrated fine-grain design elements such as screens, sun shading and semi-open corridors.</p> <p>These design elements contribute to an engaging, visually interesting built form that balances consistency with the existing development while introducing a contemporary expression. The material palette draws from the local coastal and bushland context, natural tones, muted greens and timber-look cladding, visually grounding the buildings and reinforcing a welcoming, human-scaled quality across the site. This use of natural materials ties the buildings into their surroundings and, through careful site orientation, promotes engagement between residents and the broader landscape.</p>

6.2 - SDRP Process

Government Architect New South Wales Recommendations		
Recommendation	Compliance	Comments
Connection to Country		
Engage with Traditional Custodians to inform a meaningful approach to Country.	Yes	<p>Heritage Management and Planning Pty Ltd was engaged early in the project to guide the Connecting with Country process. This included collaboration with Aboriginal knowledge-holders through structured consultation and a Connect with Country Walk on site.</p> <p>The full methodology, engagement outcomes and cultural guidance have been documented in the Connecting with Country Report.</p> <p>These informed both conceptual and material design decisions across the project.</p>
Consider opportunities to approach Bundjalung elder groups and the Tweed Byron Local Aboriginal Land Council (LALC). Arrange to walk on Country and seek input into the design of the development and how it relates to place.	Yes	<p>Engagement included discussions with local Aboriginal groups and knowledge-holders, and a Connect with Country Walk was undertaken at the outset of the design process.</p> <p>Engagement with local Aboriginal knowledge-holders was facilitated through Heritage Management and Planning Pty Ltd, including a Connect with Country Walk on site. While direct consultation with the Tweed Byron LALC was not formalised, the approach followed aligns with best practice and includes culturally informed feedback captured through collaboration with recognised representatives of Bundjalung Country.</p>
Articulate, in future presentations, how engagement with Traditional Custodians is informing the design approach.	Yes	<p>The Architectural Drawing Set includes dedicated sheets illustrating outcomes of cultural consultation:</p> <ul style="list-style-type: none"> DA-1-13: 'Connect with Country – Walking Trails' shows the alignment of a culturally responsive gravel path along the site's northern perimeter, which integrates the emergency access route. The walking trail is designed to frame views toward Cudgera Creek and the surrounding hills and canopy, creating a meaningful spatial connection to Country. The trail promotes sensory and cultural engagement through its shaded character, curved alignment, and proximity to native vegetation. DA-1-14: 'Connect with Country – Colours and Materiality' demonstrates how the material palette was directly informed by local landscape features and consultation with Aboriginal knowledge-holders. Natural tones, coarse blockwork textures, and muted green and bronze accents reflect the colours and forms of native vegetation, Cudgera Creek, and coastal sand dunes. <p>These responses are a direct outcome of early engagement with Aboriginal knowledge-holders and have meaningfully shaped the project's material identity, landscape integration, and resident experience of place.</p>

Government Architect New South Wales Recommendations

Recommendation	Compliance	Comments
Consider how engagement with Traditional Custodians can be integral to the whole project to inform, for example, the practices & processes, naming, siting, massing, materiality, form, circulation and movement, landscape, and specification of plant species. In doing so, consider community, culture, land, water, and sky.	Yes	<p>Engagement with local Aboriginal representatives was integral to shaping multiple aspects of the design. Outcomes informed siting and movement strategies (trail alignments), material selection (palette and texture), and landscape strategies (preference for indigenous species with local provenance).</p> <p>Broader cultural values of water, land, and seasonal cycles were also incorporated into the open space design, supporting future interpretation opportunities in collaboration with community.</p>
Site Strategy		
Produce an in-depth site analysis and establish a set of guiding design principles that support a design concept that is embedded in landscape and place.	Yes	The Site and Design Considerations chapter of the architectural package (DA-1-01 to DA-1-06 to DA-1-11 to DA-1-17) outlines key contextual influences including constraints, environmental considerations, and sun path analysis. These sheets demonstrate a strong understanding of site context.
Continue to develop the siting and form of the buildings to achieve a higher level of amenity for residents with regard to solar access, privacy and outlook.	Yes	<p>The master planning and architectural design respond directly to the existing Stage 1 development, with generous building separation to preserve privacy, minimise overshadowing, and maintain key view corridors across the site.</p> <p>All ILUs are oriented north or north-west and receive a minimum of three hours of direct sunlight to living and private open space between 9am and 3pm mid-winter, in accordance with ADG benchmarks (refer to DA-1-12 and DA-1-15 to DA-1-16).</p> <p>Apartments overlook Cudgera Creek and communal areas such as the bowling green, promoting visual amenity and reinforcing site-wide orientation to landscape (DA-1-13, DA-2-16, DA-2-21 and DA-3-01 to DA-3-08).</p> <p>The building layout avoids adverse overlooking between proposed and existing buildings through considered window placement, setbacks, and the use of landscaping.</p> <p>The development continues the established three-storey built form typology, while introducing refined articulation, recessed entries, and varied rooflines to enhance resident experience and streetscape quality.</p> <p>The material palette draws from local tones and textures, including coarse blockwork, muted greens, and timber-look screening – grounding the development in its coastal and riparian context. These choices reflect Bundjalung Country and contribute to a contemporary but cohesive evolution of the retirement community (refer to DA-1-14).</p>

Government Architect New South Wales Recommendations

Recommendation	Compliance	Comments
Consider reducing the depth of the built-form and siting the proposed buildings with an east-west facing orientation so that all apartments receive direct sunlight in mid-winter. Particular attention should be paid to the siting of the RACF building due to its single-aspect rooms.	Yes	<p>Building depth has been refined to ensure all ILU living areas and private open spaces are north or north-west facing, with minimum 3 hours solar access between 9am and 3pm in mid-winter, consistent with ADG objectives.</p> <p>Refer to sun access analysis in DA-1-15 and DA-1-16.</p> <p>The RACF's common areas and balconies are centrally located to maximise natural light and outlook for all residents.</p>
Provide sun-eye studies from 9am to 3pm in mid-winter and at the equinox demonstrating that all apartments receive adequate sunlight.	Yes	<p>Hourly sun-eye studies are provided in DA-1-15 Sun Study – Typical Living Spaces (Building E & G) and DA-1-16 Sun Study - Typical Unit Living Spaces (Building F), showing solar access across a range of times and conditions.</p> <p>These illustrate that all independent living units achieve minimum 3 hours sunlight between 9am-3pm on the 21st June – demonstrating compliance with ADG solar access benchmarks and ensure comfort for future residents.</p>
Confirm that the building separation setbacks comply with the minimum requirements of the ADG, and strive to exceed them. Consider privacy to the RACF rooms and apartments and demonstrate how overlooking can be screened with significant planting.	Yes	<p>The master planning and architectural design response includes generous separation distances between buildings in accordance with ADG guidelines, reducing visual bulk and improving privacy.</p> <p>Overlooking has been addressed through careful orientation and deep soil landscaping.</p> <p>Additional privacy screening is supported by proposed planting.</p>
Undertake an overshadowing analysis and demonstrate that the common outdoor spaces receive adequate solar access in mid-winter, and shade in summer.	Yes	Overshadowing analysis is shown in DA-1-06 Sun Path Diagram (Proposed). These diagrams confirm that communal areas, including the bowling green, receive adequate winter sunlight while benefitting from summer shading provided by vegetation and built form articulation.
Explore ways to minimise the extent of new roads and create a pedestrian-focused precinct. Reconsider the ring road that divides the development from the surrounding natural environment and seek to integrate the landscape design and built-form with the natural setting.	Yes	The previous ring road has been removed, replaced by a simplified private road network that improves landscape integration and pedestrian permeability. Refer to DA-2-02 Site Plan – Ground Floor, which illustrates this revised layout and improved connectivity to the surrounding natural environment.
Wayfinding is an important factor for residents in an aged-care setting. Illustrate the wayfinding strategies for the site and ensure that the planning is fundamentally designed to facilitate wayfinding. Provide diagrams to illustrate pedestrian and vehicular movement for visitors, staff, and residents.	Yes	Proposed development has been simplified to a single private road loop, supported by clearly defined pedestrian footpaths, intuitive circulation, and prominent building signage located above entryways. These strategies improve wayfinding for all users, particularly residents with mobility or cognitive limitations.

Government Architect New South Wales Recommendations

Recommendation	Compliance	Comments
Landscape		
<p>Ensure there are multiple layers of use within the communal landscape spaces. Illustrate different zones for active, passive, and social uses and give each outdoor setting a distinct identity.</p>	<p>Yes</p>	<p>Arcadia’s Landscape Design Report clearly illustrates a layered spatial strategy, with distinct zones dedicated to active, passive, and social uses, supported by varying spatial characters and planting palettes. These include:</p> <ul style="list-style-type: none"> • Active zones such as the bowls green, walking circuits, and water-based activity areas (e.g. paddle boarding/fishing); • Passive zones including garden rooms, shaded groves, and quiet seating nodes for reflection; • Social spaces such as the pool pavilion, picnic lawns and shared BBQ areas. <p>Each setting is intentionally designed with a distinct identity — through varied paving materials, planting palettes, and furniture typologies — to signal its intended use and support a diversity of resident experiences across the site.</p>
<p>Explore opportunities to connect the internal communal areas and RACF rooms with the landscape, at both the ground level and the upper levels. This is particularly important for patients with dementia or limited mobility.</p>		<p>The proposal establishes strong visual and physical connections between internal communal spaces and the surrounding landscape, with particular attention to residents with limited mobility, including those in the RACF. Key features include:</p> <ul style="list-style-type: none"> • Direct access from RACF common areas (e.g. lounges and dining spaces) to adjacent garden spaces (refer Landscape Plan 5 pg. 34 - Building D); • Covered patios and shaded seating nodes located at key RACF interfaces to enable passive engagement with landscape; • Visual links from upper-level common areas and corridors to Cudgera Creek and internal courtyards; • Landscapes that support wayfinding, sensory engagement, and comfort for residents with dementia, using textured planting, curved paths, and familiar elements. <p>These strategies respond to the principles of Contextual Connection and align with best practice in dementia-friendly outdoor design.</p>

Government Architect New South Wales Recommendations

Recommendation	Compliance	Comments
<p>Illustrate the quality of the landscaped spaces and provide plans showing how they relate to the internal planning. Illustrate how sun, shade, wind and inclement weather will be mitigated to ensure use throughout the year.</p>	<p>Yes</p>	<p>Landscape Plans 1–5 (pg. 30-34) demonstrate strong integration between internal communal areas and external spaces, with direct access from RACF and ILU lounges, entries, and ground-level units to adjacent gardens, turfed areas, and seating nodes.</p> <p>Seasonal usability is supported by:</p> <ul style="list-style-type: none"> • Sun access and summer shading, confirmed via the Sun Path Diagrams (Summer/Winter/Spring Solstice pg. 8 with winter further noted in by DA-1-06 Site Analysis –Sun Path Study (proposed). • Shade trees, covered seating, and layered planting to buffer wind and provide thermal comfort. • Curved paths and recessed pockets that create microclimates and sheltered rest zones.
<p>Consider how the landscape design could extend into the zone of revegetation along the eastern* boundary to create, for example, opportunities for walking tracks and recreational areas for residents.</p>	<p>Yes</p>	<p>Arcadia’s Landscape Design Report illustrates how the western revegetation corridor along Cudgera Creek has been integrated into the design concept, drawing on the site’s geomorphological and cultural history to create a layered landscape that is both restorative and accessible.</p> <p>The creek-side zone features a connecting walking trail, which doubles as an emergency access track, offering residents shaded outlooks, connection to nature, and opportunities for walking, resting and informal interaction with the natural environment.</p>
<p>* Note: This appears to be an error – meant to refer to revegetation along the western boundary.</p>		
<p>Further develop the landscape design and planting strategy to reflect the endemic context of the site through a more naturalistic design approach, rather than the proposed formal garden scheme.</p>	<p>Yes</p>	<p>The planting strategy reflects a shift away from formality by incorporating indigenous species with local provenance to restore ecological function and express the landscape character of Tweed coastal dune systems.</p> <p>The planting palette uses layered vegetative structure, canopy trees, mid-storey shrubs and groundcovers reflective of the Cudgera Creek environment.</p> <p>Planting in key interface areas, including the garden rooms and creek edge, adopts a naturalistic rhythm rather than geometric structuring, consistent with Arcadia’s stated goal to “braid together ecological and social narratives.”</p>

Government Architect New South Wales Recommendations

<p>Consider how water can be expressed and articulated in the landscape design through Water Sensitive Urban Design elements.</p>	<p>Yes</p>	<p>The landscape design responds to the geomorphological character of Cudgera Creek, using a locally appropriate planting palette of indigenous, low-water-demand species. These species promote passive environmental performance by minimising irrigation needs and encouraging infiltration within deep soil zones.</p> <p>Water-conscious outcomes are further reinforced by the site-wide Stormwater Management Plan, which incorporates infiltration trenches, oil and grit separators within driveways and car parks, and a drainage system designed to limit post-development discharge to pre-development rates.</p> <p>These measures are located throughout the landscape and supported by a naturalistic planting approach that softens and filters overland flow paths prior to discharge to the Cudgera Creek corridor.</p>
<p>Consider how the material selection for the roads and footpaths can help reinforce a strong pedestrian-focused precinct.</p>	<p>Yes</p>	<p>The master plan prioritises pedestrian movement with a simplified loop road and clearly legible footpaths connecting each building to key communal spaces. Arcadia’s Landscape Plans include textural variation and natural-toned finishes for paths, reinforcing wayfinding and hierarchy of use.</p> <p>Pedestrian comfort is further supported by canopy planting, rest areas, and shaded seating integrated into the network.</p>
<p>Outline an ambitious tree canopy coverage target and demonstrate how this will be achieved.</p>	<p>Yes</p>	<p>The proposed development achieves a total new tree canopy coverage of approximately 4,508 m², equating to ~12% of the site area. This is supported by 12,330 m² (32%) of deep soil zones, designed to accommodate medium-to-large canopy trees and deliver long-term greening outcomes. Additionally, the existing vegetated riparian corridor along Cudgera Creek ~6,800 m² is preserved and integrated into the site’s broader ecological framework, further strengthening the landscape outcome.</p> <p>Site-specific hazard requirements define the achievable canopy cover: the Biting Insect Impact Assessment recommends a ~15% maximum canopy outside the riparian zone to maintain effective biting midge buffers, while the Bushfire Assessment outlines APZ vegetation management standards that similarly constrain canopy density near buildings.</p> <p>The landscape strategy balances biodiversity, amenity, and thermal comfort within these parameters, delivering a resilient and integrated outcome aligned with the site’s environmental and hazard context.</p>

Government Architect New South Wales Recommendations

Built Form and Planning

<p>Provide an analysis of the proposed scheme in relation to the requirements of the ADG, including but not limited to, cross-ventilation and solar access. At the next session, provide plans that identify the apartments achieving cross-ventilation and 3hrs of sunlight to habitable rooms.</p>	<p>Yes</p>	<p>An assessment against the Apartment Design Guide (ADG) is provided at Section 7.4 of this report, including compliance tables for solar access, cross-ventilation, and unit layouts.</p> <p>Plans identifying units with cross-ventilation and 3+ hours of solar access between 9am and 3pm in mid-winter are included at:</p> <ul style="list-style-type: none"> • DA-1-15 and DA-1-16 Sun Study – Typical Living Spaces • DA-1-17 Site Analysis – Cross Ventilation
<p>Consider the acoustic and visual privacy of the apartments that open onto communal circulation space. Provide cross-sections that show how privacy is maintained between habitable rooms and communal areas.</p>	<p>Yes</p>	<p>The apartment layouts are designed to optimise privacy and acoustic separation. Master bedrooms and private open space areas are oriented to face Cudgera Creek and communal open space such as the bowls green, while secondary bedrooms face the internal gallery circulation spaces (open walkways).</p> <p>The following design responses support privacy and amenity:</p> <ul style="list-style-type: none"> • Vehicle access to basements is generally located away from bedroom spaces; • Internal layouts group wet areas and provide separation between habitable rooms; • Acoustic insulation is proposed within wall cavities between habitable and non-habitable spaces; • Cross sections illustrating separation between apartments and communal areas are provided at DA-2-31 – Overall Site Section.
<p>Further develop the planning to provide a high level of amenity to the common areas of all buildings, including generous lobby spaces with seating and outlook, and corridors with access to natural light, ventilation, and views. Integrate opportunities for incidental communal spaces within the circulation areas.</p>	<p>Yes</p>	<p>The proposed development significantly improves community amenity through the integration of generous landscaped open spaces and indoor/outdoor communal facilities. Key features include:</p> <ul style="list-style-type: none"> • A new bowls green, indoor swimming pool, BBQ pavilion, and extensive walking trails; • Informal seating areas and incidental gathering spaces located along open gallery walkways and building entries; • Corridors designed to enable natural light, ventilation, and visual connection to landscape features throughout the site. • These elements contribute to a highly accessible, active and inclusive environment that supports passive recreation and incidental social interaction.

Government Architect New South Wales Recommendations

Built Form and Planning

<p>Investigate the local context and illustrate how the architectural language and materiality of the buildings reflect the coastal character and climate of the area.</p>	<p>Yes</p>	<p>The materiality of the buildings draws direct influence from the coastal character and natural landscape of Hastings Point and the surrounding context.</p> <p>The palette includes:</p> <ul style="list-style-type: none"> • The use of earthy-toned blockwork, timber-look screening, and soft neutral tones that reflect nearby coastal vegetation and sand dunes; • Selection of colours and textures based on site-specific engagement, as detailed in DA-1-14 – Connect with Country – Colours and Materiality. • The proposed architectural language complements the subtropical coastal climate and reinforces a strong connection to Country.
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<p>Develop a specific architectural expression for each façade in response to privacy, views, and solar orientation.</p>	<p>Yes</p>	<p>The design of the proposed development has been carefully considered to achieve a refined, articulated building envelope, with each façade responding to solar orientation, privacy, and key view corridors.</p> <p>Design responses include:</p> <ul style="list-style-type: none"> • Varied and stepped built forms that respond to the site’s natural topography; • A modulated skyline incorporating roof overhangs, service elements, and plant screening; • Application of fine grain elements, including privacy screens, sun-shading devices, and balcony recesses to articulate the façade while managing solar exposure and overlooking. • This façade strategy delivers a cohesive but contextually responsive architectural language, tailored to the coastal climate and visual character of Hastings Point.
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Government Architect New South Wales Recommendations

Sustainability and Climate Change

Commit to strong sustainability performance targets and clearly demonstrate how each element of the project’s ESD strategy will be achieved.

Yes

The proposed development commits to achieving and exceeding minimum sustainability benchmarks as set out in BASIX and the NCC 2022.

The project is supported by a comprehensive ESD Report prepared by ADP Consulting.

Key sustainability performance outcomes include:

- BASIX Energy: 67% (target 65%)
- BASIX Water: 46% (target 40%)
- Thermal Comfort: Pass (Climate Zone 2)

In addition to these benchmarks, the development incorporates a number of ESD-driven design features, including:

- Passive solar design and cross-ventilation principles;
- Solar PV systems;
- Landscape strategy based on endemic/native planting and biodiversity uplift.

The project has been designed in accordance with the principles of Environmentally Sustainable Development (as defined under Section 193 of the EP&A Regulation) and with reference to Tweed Shire Council’s Climate Change Management Policy, State Environmental Planning Policy (Sustainable Buildings) 2022, and the NSW Government’s Net Zero Plan (Stage 1: 2020–2030).

Government Architect New South Wales Recommendations

Develop the apartment planning and built form in parallel, and fundamentally address environmental factors, such as wind, and sun through passive design. Yes

The architectural form and layout have been carefully developed in parallel with passive design principles to address climate responsiveness, solar access and wind movement across the site.

This is evidenced by:

- Orientation of living rooms and balconies to maximise solar gain, with a majority of units receiving 3+ hours of direct winter sunlight;
- Layouts that support cross-ventilation through dual-aspect designs and gallery-style access to minimise enclosed corridors;
- Building forms articulated and stepped in response to prevailing breezes and site slope, improving natural airflow;
- Design refinement based on findings from the Pedestrian Wind Environment Assessment, including wind mitigation via landscaping and full-height blade walls to address acceleration around building corners.

To support long-term sustainability and durability, the development also incorporates low-maintenance building materials, including face blockwork, pre-finished metalwork, and colorbond roofing — selected to withstand the coastal climate and reduce lifecycle maintenance demands.

These measures work together to support high thermal comfort outcomes, reduce reliance on mechanical systems, and align with the project’s broader ESD objectives.

Demonstrate how the development is responding to the environmental impacts of climate change, such as fire, flooding, and rising temperatures. Yes

The development responds proactively to climate change risks, including rising temperatures, bushfire threat, and flood vulnerability. Over 12,329.86 m² of deep soil zones and 4,508 m² of proposed tree canopy support natural cooling, while endemic and drought-tolerant planting enhances climate resilience. The rehabilitation of approximately 6,800 m² of riparian corridor provides additional ecological value and thermal relief. Flooding is addressed through a stormwater management system that includes infiltration trenches, on-site detention, and oil and grit separators, maintaining pre-development discharge rates and reducing runoff to Cudgera Creek.

Bushfire protection is achieved through the establishment of Asset Protection Zones (APZs) within the Residual Outer Rehabilitation Zone (RORZ), with all trees within the Core Rehabilitation Zone (CRZ) retained and protected. The arborist report confirms minimal and strategic vegetation removal, consistent with AS4970–2009. These integrated measures demonstrate the development’s capacity to respond effectively to site-specific climate risks.

Broader climate resilience outcomes, including biodiversity integration and alignment with NSW’s Net Zero Plan, are further detailed in the ESD Report prepared by ADP Consulting.

Government Architect New South Wales Recommendations

Aiming for a net-zero building is highly encouraged to reach NSW’s Net Zero emissions goal by 2050. Refer to ‘NSW, DPIE, Net Zero Plan, Stage 1: 2020-2030’ for further information.

Yes

The development aligns with the NSW Government’s Net Zero Plan by embedding long-term sustainability and operational efficiency into both its architectural and services design. In support of this:

- The project exceeds BASIX energy and water targets (Energy: 67%, Water: 46%);
- Solar panels and EV charging infrastructure are integrated into the design;
- Passive design strategies reduce operational energy loads;
- Durable, low-maintenance materials—including face blockwork, pre-finished metalwork, and Colorbond—have been selected for their low embodied carbon and resilience to coastal conditions.

Together, these measures support a transition to net-zero operation over time, in line with SEPP (Sustainable Buildings) 2022, the EP&A Regulation (s193), and Council’s Towards Zero Carbon Policy.

Additional Comments

Consider locating the proposed buildings further away from the existing Stage 1 residences to: Yes

The master planning and architectural design have been developed with careful consideration of the interface with the existing Stage 1 development.

(a) Connect the proposed development with the existing vegetation and creek to the west

The proposed built form maintains generous separation distances between buildings, supporting both visual and acoustic privacy and avoiding direct overlooking.

(b) Allow views from the existing residences in Stage 1 over the proposed development to the mountains beyond

The layout also preserves key view corridors from Stage 1, allowing continued outlook to the west and maintaining access to borrowed landscape elements such as the creek corridor and distant mountain ranges, consistent with the site’s topography and orientation.

(c) Create space for a central landscaped area, providing privacy between Stage 1 and the proposed development

The proposal strengthens the connection with the existing creekline and western vegetation through a defined walking trail, extensive deep soil landscaping, and the continuation of the ecological corridor, supporting both resident amenity and biodiversity outcomes.

The space between the two stages functions as a shared landscaped buffer zone, which includes tree canopy planting and low-traffic circulation paths that mediate between the buildings and reinforce a sense of openness and privacy.

This approach reflects a balance between development yield, residential amenity, and long-term environmental integration.

SEPP (Housing).

07



07 - SEPP (Housing).

7.1 - Design Verification Statement

This Design Verification Statement relates to the proposed development of four apartment (independent living units) buildings and associated community facilities forming the ongoing master planned stages of TriCare's Hastings Point Retirement Community at 87 Tweed Coast Rd, Hastings Point, NSW, 2489 (Lot 1 on DP789570). **(Project)**.

I confirm I am a registered architect in New South Wales, Queensland, and Victoria, and a member of the Australian Institute of Architects.

I am the Director of Arqus Design, the nominated architect for Arqus Design, and the design director for the Project

In my professional opinion, the design of the Project as documented achieves and exceeds the design quality principles as required, including:

- The Apartment Design Guide,
- Seniors Housing Design Guide,
- State Environment Planning Policy (Housing 2021) and,
- Better Placed and Integrated Design Policy for the Built Environment in NSW.

Please do not hesitate to contact me if you have any questions

Yours sincerely,



Scott Peabody | DIRECTOR

NSW Registration: 9038

7.2 - Design Principles Assessment

State Environment Planning Policy (Housing) 2021

Schedule 8 - Design principles for seniors housing

Requirement	Details	Compliance	Comments
1. Neighbourhood amenity and streetscape	Seniors housing should be designed as follows—		
	(a) to recognise the operational, functional and economic requirements of residential care facilities, which typically require a different building shape from other residential accommodation,	Yes	Working closely with TriCare, the master planning and architectural design outcome is responsive to the current requirements for Independent Living Units (ILU) within a contemporary retirement community. All apartments incorporate Liveable Housing Guideline's gold level for universal design and aging in place.
	(b) to recognise the desirable elements of—		
	i) the location's current character, or	Yes	The master planning and architectural design response is considerate of the existing development on the site, including providing appropriate separation distances between buildings, minimising potential overlooking and overshadowing, maintaining desirable view corridors, and maintaining a similar (but contemporary) architectural character.
	ii) for precincts undergoing a transition—the future character of the location so new buildings contribute to the quality and identity of the area,	Yes	The proposed development enhances the current built form character of the existing retirement community, provides complimentary accommodation choices, and provides additional community facilities for all residents to utilise.
	(c) to complement heritage conservation areas and heritage items in the area,	N/A	The site and locality do not contain any notable heritage items or areas.
	(d) to maintain reasonable neighbourhood amenity and appropriate residential character by—		
i) providing building setbacks to reduce bulk and overshadowing, and	Yes	The bulk and scale of the proposed development is consistent and compatible with the existing development onsite. Its location, west of the existing facility, ensures that it is not perceived as bulky from outside of the site. Appropriate building separation is provided to ensure that there will be no overshadowing of existing buildings.	

Schedule 8 - Design principles for seniors housing

	ii) using building form and siting that relates to the site's land form, and	Yes	The proposed built form is complimenting to the existing built form and appropriate to the coastal land form.
	iii) adopting building heights at the street frontage that are compatible in scale with adjacent buildings, and	N/A	The proposed development is setback approximately 85m from the road frontage.
	iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours,	Yes	The proposed development is setback approximately 15m from the southern side boundary and approximately 20m from the northern boundary.
	(e) to set back the front building on the site generally in line with the existing building line,	N/A	The proposed development is setback approximately 85m from the road frontage and behind existing development.
	(f) to include plants reasonably similar to other plants in the street,	Yes	Refer landscape architect documents.
	(g) to retain, wherever reasonable, significant trees,	Yes	Significant trees are retained.
	(h) to prevent the construction of a building in a riparian zone.	Yes	Buildings are setback well away for the Cudgera Creek riparian zone.
2. Visual and acoustic privacy	Seniors housing should be designed to consider the visual and acoustic privacy of adjacent neighbours and all residents of the seniors housing by—		
	(a) using appropriate site planning, including considering the location and design of windows and balconies, the use of screening devices and landscaping, and	Yes	The master planning and architectural design response is considerate of the existing development on the site including providing appropriate separation distances between buildings, minimising potential overlooking and overshadowing. Additionally, the private open space to all apartments is designed to overlook the Cudgera Creek frontage and communal open space (bowls green) within the development with careful consideration in building layout to avoid adverse overlooking between proposed buildings.

State Environment Planning Policy (Housing) 2021

Schedule 8 - Design principles for seniors housing

	(b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.	Yes	The apartment layouts provide for the master bedroom suite to extend onto the private open space (overlooking Cudgera Creek frontage and communal open space (bowls green), with secondary bedrooms orientated towards the gallery spaces (open walkways on each level of the building). Vehicle access to basements is generally planned away from bedroom spaces.
3. Solar access and design for climate	The design of seniors housing should—		
	(a) for development involving the erection of a new building—provide residents of the building with adequate daylight in a way that does not adversely impact the amount of daylight in neighbouring buildings, and	Yes	The proposed development does not adversely overshadow the existing development on the site. All apartments shall achieve a minimum of 3 hours direct sunlight into living and private open spaces between 9am and 3pm mid winter.
	(b) involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation, solar heating and lighting by locating the windows of living and dining areas in a northerly direction.	Yes	The living and private open space to all is orientated north or north-west, achieving a minimum of 3 hours direct sunlight between 9am and 3pm mid winter. Additionally, all apartments provide for cross ventilation.
4. Stormwater	The design of seniors housing should aim to—		
	(a) control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and receiving waters by, for example, finishing driveway surfaces with semi-pervious material, minimising the width of paths and minimising paved areas, and	Yes	The development minimises stormwater impacts through a site-wide drainage strategy that includes infiltration trenches, oil and grit separators, and controlled discharge to Cudgera Creek via sheet flow. Paved areas have been minimised, with landscaping, deep soil zones (32% of site), and pedestrian paths designed to reduce impervious surface coverage.
	(b) include, where practical, on-site stormwater detention or re-use for second quality water uses.	Yes	The proposal includes on-site detention with a total capacity of 230 m ³ , collected via infiltration pits. Stormwater runoff is reused for landscaping irrigation, supported by a planting strategy that prioritises endemic, low-water-demand species.
5. Crime prevention	Seniors housing should—		

Schedule 8 - Design principles for seniors housing

(a) be designed in accordance with environmental design principles relating to crime prevention, and	Yes	While the proposed development forms part of a larger retirement community, the design of the communal and private spaces has been planned to promote passive surveillance and with CPTED principles.
(b) provide personal property security for residents and visitors, and	Yes	Restricted access will be provided at the entry to all buildings (including limited lift access for residents only), and at the entry of the basements. TriCare will extend the existing CCTV network throughout the communal spaces of the proposed development.
(c) encourage crime prevention by—		
i) site planning that allows observation of the approaches to a dwelling entry from inside each dwelling and general observation of public areas, driveways and streets from a dwelling that adjoins the area, driveway or street, and	Yes	The design of the buildings provides passive surveillance of the communal spaces from the apartments and gallery spaces.
ii) providing shared entries, if required, that serve a small number of dwellings and that are able to be locked, and	Yes	Communal entries are provided to all buildings.
iii) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.	Yes	Security shall be implemented at the entry to all buildings with video intercom for residents and limited lift access to particular floors.

Schedule 8 - Design principles for seniors housing

6. Accessibility	Seniors housing should—		
	(a) have obvious and safe pedestrian links from the site that provide access to transport services or local facilities, and	Yes	Pedestrian pathways within the proposed development will connect with the existing pathways, which lead to the Tweed Coast Road frontage and to the existing bus stop adjacent the site.
	(b) provide safe environments for pedestrians and motorists with convenient access and parking for residents and visitors.	Yes	The private road will extend from the existing private road and shall provide access to the basement car parks and visitor spaces along the internal streetscape.
7. Waste management	Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities.	Yes	The Waste Management Plan prepared by HMC Environmental Consultants demonstrates how recycling facilities will be provided throughout the development.

State Environment Planning Policy (Housing) 2021

Schedule 9 - Design principles for residential apartment development

1. Context and neighbourhood character	1. Good design responds and contributes to its context, which is the key natural and built features of an area, their relationship and the character they create when combined and also includes social, economic, health and environmental conditions.	Yes	The proposed design is responsive to the environment and climatic conditions, the borrowed landscape of the adjoining Cudgera Creek wetlands and coastal context, and the existing development forming the balance of the retirement community.
	2. Responding to context involves identifying the desirable elements of an area's existing or future character.	Yes	The built form of the proposed development is complimentary to the existing development with materials of natural colour, tones, and textures selected to articulate a connection with the landscape and Country.
	3. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.	Yes	The built form of the proposed development is complimentary to the existing development with materials of natural colour, tones, and textures selected to articulate a connection with the landscape and Country.
	4. Consideration of local context is important for all sites, including sites in the following areas—		
	(a) established areas,	Yes	The design responds to the existing context in a complimentary design approach to ensure a cohesion within the overall master planned community.
	(b) areas undergoing change,	N/A	This is not the case for this site.
(c) areas identified for change.	N/A	As above.	
2. Built form and scale	1. Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.	Yes	<p>The built form outcome, including buildings up to 3 storeys, is complimentary to the existing 3 storey development on the site, with roof forms complimentary to the existing architecture.</p> <p>With the proposed development setback approximately 85m from the Tweed Coast Road frontage, and having regard to existing vegetation and structures, the buildings will not generally be visible along the public interface (as illustrated by the Visual Amenity assessment).</p> <p>The provision of communal open space, including bowls green, walking tracks, and generous landscape spaces, will build on the current amenity and be enjoyed by all residents of the community.</p>

2. Good design also achieves an appropriate built form for a site and the building's purpose in terms of the following—

	(a) building alignments and proportions,	Yes	The building scale, alignment and proportion are consistent with the existing development on the site.
	(b) building type,	Yes	The building typology (senior living) is consistent with the existing development.
	(c) building articulation,	Yes	The design of the proposed development has been carefully considered to achieve a refined, articulated building envelope with varied and stepped forms, modulated skyline, application of fine grain elements (including screens and sun shade elements), and cohesive selection of materials and finishes.
	(d) the manipulation of building elements.	Yes	The design of the proposed development has been carefully considered to achieve a refined, articulated building envelope with varied and stepped forms, modulated skyline, application of fine grain elements (including screens and sun shade elements), and cohesive selection of materials and finishes.
	3. Appropriate built form—		
	(a) defines the public domain, and	Yes	There is a clear, legible, hierarchy of spaces leading from the public interface at the road frontage, through the private road and communal open spaces, to the entrance of each building. At each layer, there is a clear delineation between public and private domains.
	(b) contributes to the character of streetscapes and parks, including their views and vistas, and	Yes	The proposed development will provide a positive contribution to the communal open space and amenity of the retirement community.
	(c) provides internal amenity and outlook.	Yes	The planning arrangement of each building capitalises on aspect, orientation, and opportunities to embrace the borrowed landscape - both of the Cudgera Creek interface and the communal open spaces central to the proposed development.
3. Density	1. Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.	Yes	The proposed density is consistent with the scale and intensity of the existing Stage 1 development and is appropriate to the site's coastal setting.

		The proposal achieves net site coverage below the relevant DCP controls and provides generous landscaped areas and deep soil zones, contributing to amenity and environmental integration.
2. Appropriate densities are consistent with the area's existing or projected population.	Yes	<p>The proposed density directly responds to Hastings Point's ageing population, which recorded a median age of 67 and over 55% of residents aged 65+ at the 2021 Census.</p> <p>This significantly exceeds the NSW average and confirms the suitability of the site for seniors housing.</p> <p>The Social Impact Assessment (HillPDA) and Housing Needs Assessment (PSA Consulting) both identify a clear and growing need for smaller, senior-friendly housing and aged care accommodation in the Tweed Shire, consistent with the direction of Council's draft Growth Management Strategy.</p>
3. Appropriate densities are sustained by the following—		
(a) existing or proposed infrastructure,	Yes	<p>The site is serviced by existing infrastructure with confirmed capacity for sewer, water, electricity and telecommunications.</p> <p>A new private sewer pump station and rising main are proposed, reducing total EPs on the site from 459 to 335. (Refer to Civil Engineering Report – Cozens Regan Group.)</p>
(b) public transport,	Yes	A public bus stop (Route B603) is located immediately outside the site on Tweed Coast Road, providing regular connections to Pottsville, Kingscliff and Tweed Heads.
(c) access to jobs,	Yes	<p>The proposal generates employment on-site, particularly in the RACF (47 beds), and indirectly supports jobs in health and support services.</p> <p>The site is also connected to major regional employment centres via the Tweed Coast Road corridor.</p>
(d) community facilities,	Yes	<p>On-site amenities include a café, pool, bowls pavilion, landscaped gardens, and walking trails. These provide self-contained community infrastructure, reducing reliance on external services while offering connection to nearby regional centres and open space.</p> <p>While local infrastructure is limited, the development integrates with the broader Tweed coastal settlement network and proposed transport services.</p>

	(e) the environment.	Yes	The development supports environmental sustainability through a low site coverage, retention of the riparian corridor, deep soil zones (32%) and stormwater management consistent with best practice.
4. Sustainability	1. Good design combines positive environmental, social and economic outcomes.	Yes	The proposed development integrates sustainability across environmental, social, and economic domains. It delivers housing aligned with demographic need (older adults and those with mobility requirements), minimises environmental impacts through passive design and landscape-led planning, and generates employment through the co-located RACF and support services. The use of durable, low-maintenance materials also reduces lifecycle costs and ensures long-term viability.
	2. Good sustainable design includes—		
	(a) use of natural cross ventilation and sunlight for the amenity and liveability of residents, and	Yes	All Independent Living Units (ILUs) are dual aspect and benefit from natural cross-ventilation. Buildings are oriented to maximise sunlight to living areas and private open spaces, with most apartments achieving 3+ hours of solar access during winter (refer to DA-1-15 to DA-1-17).
	(b) passive thermal design for ventilation, heating and cooling, which reduces reliance on technology and operation costs.	Yes	Passive solar principles guide the building form, with shaded balconies, sunhoods, gallery-style corridors and landscaping used to reduce heat gain. BASIX thermal comfort targets are met or exceeded, and external circulation spaces minimise reliance on mechanical ventilation.
	3. Good sustainable design also includes the following—		
	(a) recycling and reuse of materials and waste,	Yes	A Construction Waste Management Plan has been prepared, and materials will be managed to prioritise reuse and recycling. Operational waste will be managed via an on-site waste room and dedicated back-of-house servicing areas in line with best practice.
	(b) use of sustainable materials,	Yes	The architectural material palette includes face blockwork, pre-finished metalwork, and timber-look screening—all selected for durability, low embodied energy, and performance in a coastal environment (refer to DA-1-14).

	(c) deep soil zones for groundwater recharge and vegetation.	Yes	The development includes 12,329.86 m ² of deep soil zones (32% of the site), allowing for groundwater recharge and the planting of large canopy trees. This contributes to urban cooling, biodiversity and long-term ecological function.
5. Landscape	1. Good design recognises that landscape and buildings operate together as an integrated and sustainable system, resulting in development with good amenity.	Yes	As outlined in the Landscape design report (Arcadia, Feb 2025), the landscape design integrates with the built form design to provide for: <ul style="list-style-type: none"> • An active community • A range of inclusive social opportunities and • Contextual connection to place and to country.
	2. A positive image and contextual fit of well designed development is achieved by contributing to the landscape character of the streetscape and neighbourhood.	Yes	As demonstrated in the landscape plans and design report, the proposed landscaping builds on and enhances the existing Stage 1 development at the site and provides a coherent connection between the streetscape and the western riparian zone.
	3. Good landscape design enhances the development's environmental performance by retaining positive natural features that contribute to the following—		
	(a) the local context,	Yes	Refer landscape architects documents. In particular, the landscape approach maintains the natural riparian zone to the west and provides clear and legible connections to that space and through the development, enhancing natural and social spaces.
	(b) co-ordinating water and soil management,	Yes	
	(c) solar access,	Yes	
	(d) micro-climate,	Yes	
	(e) tree canopy,	Yes	
	(f) habitat values,	Yes	
	(g) preserving green networks.	Yes	
4. Good landscape design optimises the following—			
(a) usability,	Yes	Refer landscape architects documents.	
(b) privacy and opportunities for social interaction,	Yes	A variety of spaces are created within the site to provide for social inclusion and private contemplation.	
(c) equitable access,	Yes	Planting along the site's southern boundary will ensure privacy within the site and minimise impacts on adjoining land.	
(d) respect for neighbours' amenity.	Yes		

	5. Good landscape design provides for practical establishment and long term management.	Yes	Refer landscape architects documents.
6. Amenity	1. Good design positively influences internal and external amenity for residents and neighbours.	Yes	The proposed development has been designed to ensure there are no adverse impacts on the existing residents within the community including overlooking, overbearing and overshadowing. The design approach maintains view corridors to the borrowed landscape of the adjoining Cudgera Creek wetlands.
	2. Good amenity contributes to positive living environments and resident well-being.	Yes	The proposed development will expand on the existing amenity for the existing community including the introduction of a bowls green, indoor swimming pool, BBQ pavilion, walking tracks and generous landscape spaces.
	3. Good amenity combines the following—		
	(a) appropriate room dimensions and shapes,	Yes	All apartments comply with the Apartment Design Guide and achieve Liveable Housing Guidelines gold level.
	(b) access to sunlight,	Yes	All apartments achieve a minimum of 3 hours direct sunlight between 9am and 3pm mid winter.
	(c) natural ventilation,	Yes	All apartments provide for cross ventilation.
	(d) outlook,	Yes	All apartments will enjoy an outlook towards the Cudgera Creek borrowed landscape or towards the communal open space central to the proposed development.
	(e) visual and acoustic privacy,	Yes	All apartments are orientated and designed to maintain visual and acoustic privacy so as to not adversely impact amenity and privacy.
	(f) storage,	Yes	Each apartment complies with the minimum storage requirements prescribed in the Apartment Design Guide.
	(g) indoor and outdoor space,	Yes	All apartments include generous indoor and outdoor spaces (including living spaces and balcony/courtyard spaces) with a seamless flush threshold appropriate for the age demographic.
(h) efficient layouts and service areas,	Yes	The planning arrangement of the apartments, and the buildings as a whole, is efficiently designed to optimise habitable spaces, reduce maintenance, and consolidate plant and service areas.	

	(i) ease of access for all age groups and degrees of mobility.	Yes	All public spaces are designed for all ability access with the apartments designed to achieve Liveable Housing Guidelines gold level.
7. Safety	1. Good design optimises safety and security within the development and the public domain.	Yes	While the proposed development forms part of a larger retirement community, the design of the communal and private spaces has been planned to promote passive surveillance and with CPTED principles.
	2. Good design provides for quality public and private spaces that are clearly defined and fit for the intended purpose.	Yes	There is a clear, legible, hierarchy of spaces leading from the public interface at the road frontage, through the private road and communal open spaces, to the entrance of each building. At each layer, there is a clear delineation between public and private domains.
	3. Opportunities to maximise passive surveillance of public and communal areas promote safety.	Yes	The design of the buildings provides passive surveillance of the communal spaces from the apartments and gallery spaces.
	4. A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.	Yes	Security will be implemented at the entry to all buildings (including limited lift access to particular floors for residents only), and at the entry of the basements. TriCare will extend the existing CCTV network throughout the communal spaces of the proposed development.
8. Housing diversity and social interaction	1. Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.	Yes	The proposed development includes a mix of two-bedroom and two-bedroom + MPR apartments offering choice for future residents.
	2. Well designed residential apartment development responds to social context by providing housing and facilities to suit the existing and future social mix.	Yes	The proposed development, and apartment mix, shall complement the existing residential mix.
	3. Good design involves practical and flexible features, including—		
	(a) different types of communal spaces for a broad range of people, and	Yes	The proposed development expands the existing amenity for the community including the introduction of a bowls green, indoor swimming pool, BBQ pavilion, walking tracks and generous landscape spaces.

	(b) opportunities for social interaction among residents.	Yes	<p>The proposed development expands the existing amenity for the existing community including the introduction of a bowls green, indoor swimming pool, BBQ pavilion, walking tracks and generous landscape spaces.</p> <p>These facilities, in addition to existing facilities, increase the choice of spaces for residents to use for a varying range and scale of social interaction.</p>
9. Aesthetics	1. Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure.	Yes	The design of the proposed development has been carefully considered to achieve a refined, articulated building envelope with varied and stepped forms, modulated skyline, application of fine grain elements (including screens and sun shade elements), and cohesive selection of materials and finishes.
	2. Good design uses a variety of materials, colours and textures.	Yes	The built form of the proposed development is complimentary to the existing development with materials of natural colour, tones, and textures selected to articulate a connection with the landscape and Country.
	3. The visual appearance of well designed residential apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.	Yes	The built form outcome, including buildings up to 3 storeys, is appropriate to the existing 3 storey development on the site, with roof forms complimentary to the existing architecture.

7.3 - Seniors Housing Guidelines

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Part 2 - Guidance Chapters

Requirement	Details	Compliance	Notes
<i>1.0 Design for Country</i>			
Five key outcomes for Country: 1. Healthy Country 2. Healthy Community 3. Protecting Aboriginal Cultural Heritage 4. Cultural Competency 5. Better Places	Refer to <i>Connecting with Country (GANSW, 2023)</i> framework document for more details. No specific guidelines or outcomes outlined in Senior Housing Design Guide document.	Yes	
<i>2.0 Care for the Planet</i>			
2.1 Leadership			
Objective 2.1.1	To demonstrate initiatives for implementing sustainable design and construction practices.	Yes	The architectural and landscape plans demonstrate that the proposal is designed to provide aged housing that meets the needs of residents, responds to the local climate, particularly through passive design principles, and responds to the context of the place. The scale of buildings and materials chosen will allow for contemporary construction techniques to minimise environmental impacts during that process.
Objective 2.1.2	To take responsibility for minimising harmful outcomes on the natural environment and its resources.	Yes	The plans and supporting reports demonstrate that the proposed development has been designed to respond positively to the opportunities and constraints of the site and the wider context.
Objective 2.1.3	To reduce long term running costs.	Yes	Building designs incorporate passive heating and cooling to minimise long term operational costs.
Objective 2.1.4	To reduce carbon emissions.	Yes	The choice of materials assists in this regard.
2.2 Construction impacts			

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Part 2 - Guidance Chapters

Requirement	Details	Compliance	Notes
Objective 2.2.1	To implement actions for sustainable construction practices that reduce environmental degradation, and depletion of essential natural resources of energy, water, land, air and raw materials.	Yes	A detailed Construction Environmental Management Plan (CEMP) will be developed by the construction contractor, in conjunction with the proponent, architect and wider team, to ensure that construction risks are appropriately managed.
Objective 2.2.2	To reduce environmental pollution and to minimise waste.	Yes	The CEMP will incorporate and elaborate on the Waste Management Plan.
2.3 Life-cycle and maintenance			
Objective 2.3.1	To create buildings that have longevity and are comfortable, liveable and safe throughout their life cycle.	Yes	The proposed development incorporates passive design principles, selection of low maintenance building materials, and achieves Liveable Housing Guideline gold level providing opportunity for residents to age in place.
Objective 2.3.2	To extend the natural life cycle of buildings.	Yes	The proposed development includes the use of quality, natural and pre-finished materials which are low maintenance and envisaged to extend the life cycle of the buildings.
Objective 2.3.3	To provide safe access for regular maintenance and upkeep.	Yes	Plant and services are proposed on each residential level (including mechanical plant) along with located in the basements. Plant and equipment are minimised on the roof - with exception of the solar panels.
Objective 2.3.4	To preserve the integrity of the building and prevent deterioration.	Yes	The proposed development includes the use of quality, natural and pre-finished materials which are low maintenance and envisaged to extend the life cycle of the buildings.
2.4 Sustainable design			
Objective 2.4.1	To make building environments that are healthily connected to the outdoors, and that use natural passive principles to reduce the demand on energy by applying sustainable design features.	Yes	Passive environmental design is an integral element of the proposed development including solar ingress to living spaces and private open space, natural light and ventilation to all habitable rooms, cross ventilation, water harvesting, and solar farming. Low maintenance building materials are also proposed to be used.
Objective 2.4.2	To manage water usage and avoid depletion of fresh water resources for maintenance and services.	Yes	The landscape design incorporated a planting palette based on species endemic to the area, the majority of which will not rely on excessive watering.

Seniors Housing Design Guide

Part 2 - Guidance Chapters

Requirement	Details	Compliance	Notes
Objective 2.4.3	To reduce the impact on the environment, by recycling materials and/or reusing existing buildings that may be suitable for adaptation or reuse.	Yes	Refer to the Waste Management Plan.
<i>3.0 Site analysis - environmental response</i>			
3.1 Environmental conditions			
Objective 3.1.1	To fully understand the natural physical characteristics of a site in order to formulate an appropriate built response for the development of the land.	Yes	Refer <i>Site and Design Considerations</i> Chapter of the architectural package.
Objective 3.1.2	To provide increased protection from extreme climatic or environmental events in buildings occupied by people who are particularly vulnerable because of age, illness and acute disability.	Yes	The apartments are designed to maximise natural ventilation and include appropriate solar access. Air conditioning will be used to ensure extreme climatic events can be adequately managed by residents. The development is designed to allow residents to shelter in place in the event of flood, and adequate bushfire protection measures are in place to manage risk.
Objective 3.1.3	To manage and preserve existing natural features such as trees, overland flow paths, riparian corridors, and sensitive environments.	Yes	The landscape design report demonstrates how the development links with the western riparian corridor and how the plantings enhance residents' appreciation of and interaction with this natural area.
Objective 3.1.4	To identify the historical character of the site and preserve the heritage significance of the area.	Yes	The site does not contain historically significant areas.
Objective 3.1.5	To deliver seniors housing that acknowledges and respects Aboriginal cultural heritage.	Yes	Refer <i>DA-1-13 Connect with Country - Walking Trails</i> and <i>DA-1-14 Connect with Country - Colours and Materiality</i>
3.2 Planning for environmental constraints - Case study examples			
No specific objectives in this section - refer to			

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Part 2 - Guidance Chapters

Requirement	Details	Compliance	Notes
document for more info.			

4.0 Site analysis - urban response

4.1 Urban identity

Objective 4.1.1	To take cues from the surrounding neighbourhood to introduce a materiality and articulated built form that is complimentary but provides a building with it's own unique character and identity.	Yes	The proposed built form takes cues from the existing built form through the use of low pitch roofs and expressed portal elements, taking further influence from the surrounding landscape in materiality selection to create a distinct yet complimentary development.
Objective 4.1.2	To acknowledge any heritage values in the surrounding environment and respond with a considered design solution.	Yes	In acknowledging the Aboriginal heritage of the site, Connecting with Country design techniques have been implemented. <i>Refer DA-1-13 Connect with Country - Walking Trails and DA-1-14 Connect with Country - Colours and Materiality</i>

4.2 Typology and scale

Objective 4.2.1	To complement the existing surrounding built character.	Yes	The proposed built form is complementary to the existing built form with architectural elements and through the overall height and scale of the buildings.
Objective 4.2.2	To sensitively integrate a new development into its surrounding area and to ensure the building scale and form supports the local context and future character of the area.	Yes	The master planning and architectural design response is considerate of the existing development on the site including providing appropriate separation distances between buildings, minimising potential overlooking and overshadowing. The building form and scale further compliments the existing development and limits any form of dominance over the existing buildings.
Objective 4.2.3	To determine the significance of land surrounding a heritage item or place, and the extent of curtilage that is essential to retain for the interpretation of its heritage significance.	Yes	The site does not contain any areas of historical significance.

4.3 Setbacks

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Part 2 - Guidance Chapters

Requirement	Details	Compliance	Notes
Objective 4.3.1	To maximise the landscape curtilage around the site for quality planting, establishment of tree canopies and creation of useful outdoor spaces in addition to boundary screen planting.	Yes	Setbacks ensure the existing riparian area is maintained. Large curtilage around the built forms allows for quality planting. Refer to landscape architects documents
Objective 4.3.2	To develop new buildings in an established historic context, within a heritage conservation area, adjacent to a heritage item, or on a heritage site, that complements the existing urban character and adds value.	N/A	

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Part 2 - Guidance Chapters

Requirement	Details	Compliance	Notes
4.4 Height			
Objective 4.4.1	To provide variance of roof forms and screened service areas to provide articulation and modulation of the building envelope.	Yes	The design of the proposed development has been carefully considered to achieve a refined, articulated building envelope with varied and stepped forms, modulated skyline, application of fine grain elements (including screens and sun shade elements) and incorporation of plant service areas to enhance the buildings articulation and modulation.
Objective 4.4.2	To conceal services located on the roof and the exposure of plant machinery to the street.	Yes	Exposure of plant services to the internal streets is reduced through the application of screening. Services on the roof are limited to only solar panels, as a result of the low roof pitch these panels are not clearly visible from the ground level.
Objective 4.4.3	To provide acoustic screening to soften the impact of plant noise and vibration.	Yes	Acoustic screening is provided to the external wall of the plant room. Internal walls to be sufficiently acoustic rated.
4.5 Storeys			
Objective 4.5.1	To prevent overlooking, and to preserve the privacy of neighbouring properties.	Yes	The master planning and architectural design response is considerate of the existing development on the site including providing appropriate separation distances between buildings, minimising potential overlooking.
Objective 4.5.2	To provide a generous side and rear setback for landscaping and creation of meaningful outdoor space.	Yes	The proposed development is setback approximately 15m from the southern side boundary and approximately 20m from the northern boundary to allow for the existing ecological zone to be maintained and the inclusion of additional landscaping.
Objective 4.5.3	To avoid overshadowing to neighbouring properties.	Yes	The master planning and architectural design response is considerate of the existing development on the site including providing appropriate separation distances between buildings, minimising overshadowing.
4.6 Social infrastructure			

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Requirement	Details	Compliance	Notes
Objective 4.6.1	To provide development that is acceptable to neighbours and the local community, considers existing and desired future character.	Yes	The master planning and architectural design response is considerate of the existing development on the site, including providing appropriate separation distances between buildings, minimising potential overlooking and overshadowing, maintaining desirable view corridors, and maintaining a similar (but contemporary) architectural character. The proposed development enhances the current built form character of the existing retirement community, provides complimentary accommodation choices, and provides additional community facilities for all residents to utilise.
4.7 Local character			
Objective 4.7.1	To deliver new facilities within established suburbs and to provide a diversity of retirement living and aged care options for senior residents.	Yes	The proposed development enhances the current built form character of the existing retirement community, provides complimentary accommodation choices, and provides additional community facilities for all residents to utilise.
Objective 4.7.2	To support Culturally and Linguistically Diverse and Indigenous people.	Yes	As detailed above, the proposal has been designed in accordance with Design for Country principles that specifically support indigenous people.
Objective 4.7.3	To make it possible for older people to remain living in their familiar neighbourhood near known health and community services, friends and family.	Yes	The proposed development provides additional accommodation choices within an already established aged living community, located approx. 5min drive from health services in Pottsville. The inclusion of the aged care places enhances the ability for existing residents to age in pace at this site.
Objective 4.7.4	To give older people a variety of choice in where they live.	Yes	The proposed development provides additional accommodation choices within an established aged living community and provides new community facilities for all residents to utilise.
Objective 4.7.5	Observe and understand the uniqueness of the character, identity, and heritage values of the surrounding built environment.	Yes	In acknowledging the Aboriginal heritage and identity of the site, Connecting with Country design techniques have been implemented. <i>Refer DA-1-13 Connect with Country - Walking Trails and DA-1-14 Connect with Country - Colours and Materiality</i>

5.0 Heritage

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Requirement	Details	Compliance	Notes
Objective 5.1	To identify and protect items with heritage significance and value that are listed on the State Heritage Register or in a local environmental plan.	N/A	
Objective 5.2	To investigate and understand what is important about a place, by undertaking an analysis of a place, building, archaeological site, garden, landscape, or place of heritage or Aboriginal cultural significance, and to identify significant fabric.	Yes	The design is based on a detailed site assessment (refer to Plans DA-1-03 – 06) and Connecting with Country principles (refer Plans DA-1-13 & 14 and Landscape Design report.
Objective 5.3	To determine the significance of land surrounding a heritage item or place, and the extent of curtilage that is essential to retain for the interpretation of its heritage significance.	N/A	
Objective 5.4	To develop new buildings in an established historic context, within a heritage conservation area, adjacent to a heritage item, or on a heritage site with heritage values, that complement the existing urban character and adds value.	N/A	
Objective 5.5	To preserve the integrity, character and fine detail of heritage significant buildings. Adaptation or adaptive reuse offers new uses for heritage or culturally significant places. The new use needs to be compatible with the heritage values, retain its heritage character and conserve significant fabric, while still being able to introduce new services, as well as modifications and additions.	N/A	
Objective 5.6	To refurbish heritage buildings to extend their useful life, and reduce the	N/A	

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Requirement	Details	Compliance	Notes
	environmental impact of new construction.		
Objective 5.7	To repurpose heritage buildings and places to be accessible, safe and to meet required compliance standards without compromising the existing built character.	N/A	

6.0 Care, wellbeing and community

6.1 Care

Objective 6.1.1	To realise the purpose of the building and the development.	Yes	Working closely with TriCare, the master planning and architectural design outcome is responsive to the current requirements for Independent Living Units (ILU) within a contemporary retirement community. All apartments incorporating Liveable Housing Guideline's gold level for universal design and aging in place.
Objective 6.1.2	To provide contemporary buildings for residential care or independent living units that support ageing in place.	Yes	Working closely with TriCare, the master planning and architectural design outcome is responsive to the current requirements for Independent Living Units (ILU) within a contemporary retirement community. All apartments incorporating Liveable Housing Guideline's gold level for universal design and aging in place.
Objective 6.1.3	To understand and translate the care model into spatial and organisational maps to optimise utilisation of the site.	Yes	All apartments incorporating Liveable Housing Guideline's gold level for universal design and aging in place, which will allow the continuation of appropriate levels of care across the site.
Objective 6.1.4	To meet regulatory compliance for safety and accessibility as well as to provide high quality design and building character.	Yes	All apartments achieve Liveable Housing Guidelines gold level for universal design and aging in place. Proposed development designed in accordance with all relevant Australian Standards and Building Codes for accessibility across the site.
Objective 6.1.5	To provide culturally appropriate accommodation for care and supportive services.	Yes	Incorporation of the connect with country principles provides cultural connection between buildings, the development as a whole and the place and wider context.

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Requirement	Details	Compliance	Notes
6.2 Physical and mental wellbeing			
Objective 6.2.1	To design buildings that reduce stress and promote wellbeing to support physical and mental health.	Yes	Proposed development incorporates physical activity amenities and spaces for community activities to promote wellbeing. Apartments are designed to ensure adequate natural daylighting and cross ventilation is provided along with landscaping throughout the development to contribute to the promotion and support of good mental wellbeing.
Objective 6.2.2	To provide opportunities and places for residents to be socially connected, to reduce loneliness and isolation.	Yes	Proposed development has been designed to include communal open space activities that will include bowls green, walking trails, meeting and social spaces, and contemplative spaces.
6.3 Mobility and access			
Objective 6.3.1	To encourage mobility of residents outside of their immediate private space.	Yes	Proposed development has been designed to ensure accessible access across the site between buildings and communal open spaces.
Objective 6.3.2	To design for all levels of ability focusing on what people can do and not what they cannot.	Yes	All apartments comply with the Apartment Design Guide and achieve Liveable Housing Guidelines gold level.
6.4 Environmental connection			
Objective 6.4.1	To provide healthy interior environments that provide good daylight, natural ventilation and that support connections with the outside environment.	Yes	All apartments achieve a minimum of 3 hours direct sunlight between 9am and 3pm mid winter. All apartments provide for cross ventilation. All apartments enjoy an outlook towards the Cudgera Creek borrowed landscape or towards the communal open space central to the proposed development.
6.5 Universal design			
Objective 6.5.1	To provide buildings that promote dignity, respect and pride of place.	Yes	All apartments comply with the Apartment Design Guide and achieve Liveable Housing Guidelines gold level for universal design.
Objective 6.5.2	To provide equitable design for all.	Yes	All apartments comply with the Apartment Design Guide and achieve Liveable Housing Guidelines gold level for universal design.

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Requirement	Details	Compliance	Notes
Objective 6.5.3	To de-institutionalise the character of the building with good design.	Yes	Design of the buildings within the proposed development incorporate articulation, semi open air circulation spaces and considerable fenestrations for natural daylighting to reduce the enclosed feeling of the building while incorporating natural, locally inspired materials to soften and enhance the overall character of the buildings.
Objective 6.5.4	To provide a place that inspires joy and offers moments of delight.	Yes	All apartments enjoy an outlook towards the Cudgera Creek borrowed landscape or towards the communal open space central to the proposed development, with communal spaces offering a range of activities to promote joy within the residences of the community.
<i>7.0 Design for physical ageing and dementia</i>			
7.1 Design for physical ageing			
Objective 7.1.1	To provide easily navigable spaces for the safety of aged residents and to help reduce fear of falling.	Yes	The design allows for stair-free access across the site, between buildings and communal spaces and to the existing development.
Objective 7.1.3	To provide environmental comfort.	Yes	All apartments achieve a minimum of 3 hours direct sunlight between 9am and 3pm mid winter. All apartments provide for cross ventilation. All apartments enjoy an outlook towards the Cudgera Creek borrowed landscape or towards the communal open space central to the proposed development.
Objective 7.1.5	To reduce stress from noise and to support hearing.	Yes	Apartment layouts provide for the master bedroom suite to extend onto the private open space (overlooking Cudgera Creek frontage and communal open space (bowls green), with secondary bedrooms orientated towards the gallery spaces (open walkways on each level of the building). Vehicle access to basements is generally planned away from bedroom spaces.
7.2 Governmental review			
Objective 7.2.1	To respect cultural uniqueness for all aged residents.	Yes	respect for cultural uniqueness is embedded through the design's response to local context, including engagement with Aboriginal

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Requirement	Details	Compliance	Notes
			knowledge holders as detailed in the Connecting with Country Report and through the site's integration with its natural landscape setting. Specialist consultant reports, including the Social Impact Assessment and Connecting with Country framework, provide further detail on how the development fosters inclusivity, cultural sensitivity, and respect for the diverse needs of aged residents.
Objective 7.2.2	To transition away from large institutional design settings and create small scale domestic settings.	Yes	Each building is divided into smaller communities at each level, sharing a common gallery (walkway) providing access to individual apartments. The number of apartments within each level range between 3 and 6, providing a small scale domestic environment within the overall retirement community.
Objective 7.2.3	To follow the 'small household' model of care, housing 6 - 16 people in a cluster.	Yes	The number of people in a cluster will range between 3 and 12.
Objective 7.2.4	To provide primary health, allied health services and wellness for residential aged care.	Yes	The site's operators will continue (and expand) the range of support services available at the site.
7.3 Design for dementia			
Objective 7.3.1	To provide easily navigable spaces for aged residents with deteriorating perception.	N/A	While some aged care beds are included, the development is not intended to provide specialised dementia services.
Objective 7.3.2	To observe the needs of people with impaired cognition, to: <ul style="list-style-type: none"> • Alleviate anxiety and confusion. • Support Wayfinding. • Provide safe environments. 	N/A	
Objective 7.3.4	To provide legible environments that minimise confusion and fear of getting lost.	N/A	
Objective 7.3.6	To provide engaging environments with opportunities to experience environmental stimuli.	N/A	

Seniors Housing Design Guide

Part 2 - Guidance Chapters

Requirement	Details	Compliance	Notes
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Part 3 - Density and related design principles

8.0 Options for different types and configurations of densities for seniors housing

No specific objectives in this section - refer to document for more info.			
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9.0 Determining density

No specific objectives in this section - refer to document for more info.			
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10.0 Designing for different densities

Objective 10.1	To deliver a range of developments of varying size, scale and typology that will provide choice for ageing communities to move to.	Yes	A variety of different sized units are provided within buildings that vary in overall size. The inclusion of aged care beds will allow existing and future residents to move to a higher level of care at this place.
Objective 10.2	To deliver seniors housing developments of significant scale that are becoming more common and sought after in urban areas.	Yes	Proposed development is of significant size providing up to 69 units within an already established aged living community.

11.0 Guidance examples for seniors housing configurations with different densities

No specific objectives in this section - refer to document for more info.			
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12.0 Design principles for residential care facilities

12.1 General planning

Seniors Housing Design Guide

Part 2 - Guidance Chapters

Requirement	Details	Compliance	Notes
Objective 12.1.1	To accommodate older people who are no longer able to live independently and who need high levels of full time assistance and care.	N/A	The aged care component will provide this level of care for existing and future residents.
Objective 12.1.2	To create environments where staff can work efficiently to care for groups of people in a communal living setting.	N/A	The design of the development has considered 'workability' to ensure that staff can continue to provide the appropriate level of care.
Objective 12.1.3	To enable efficient workflows and to separate resident and service areas for safety and amenity.	Yes	Design of apartments creates clear separation between the residences and services areas.
Objective 12.1.4	To create new noninstitutional looking buildings that acknowledge their surroundings sensitively and showcase design excellence.	Yes	Design of the buildings within the proposed development incorporate articulation, semi open air circulation spaces and considerable fenestrations for natural daylighting to reduce the enclosed feeling of the building while incorporating natural, locally inspired materials to soften and enhance the overall character of the buildings.
Objective 12.1.5	To understand how different building components and spaces can positively influence the exterior character of the external form of the building.	Yes	Design of the buildings incorporates articulation through both the form of the buildings and the materiality along with considered fenestrations to positively influence the exterior character of the building.
12.2 External form			
No specific objectives in this section - refer to document for more info.			
12.3 Neighbourhood amenity and streetscape			
Objective 12.3.1	To de-institutionalise seniors housing in the provision of quality contemporary buildings.	Yes	Design of the buildings articulation, semi open air circulation spaces and considerable fenestrations for natural daylighting to reduce the enclosed feeling of the building while incorporating natural, locally inspired materials to soften and enhance the overall character of the buildings.

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Part 2 - Guidance Chapters

Requirement	Details	Compliance	Notes
Objective 12.3.4	To provide articulation and interest, to contribute to the character of the local area and to define the streetscape.		The design has been carefully considered to achieve a refined, articulated building envelope with varied and stepped forms, modulated skyline, application of fine grain elements (including screens and sun shade elements), and cohesive selection of materials and finishes.
12.4 Entrances			
Objective 12.4.1	To separate large service vehicles away from the front entrance.	Yes	Service vehicles shall utilise the internal private road for waste management etc. Existing development includes a loading/unloading service bay which is discreetly located away from front entrance
Objective 12.4.2	To provide safe carparking and access into the building for visitors.	Yes	Basement carparking provided for all buildings, with visitor parking provided in close proximity to direct access/footpath access to buildings.
Objective 12.4.3	To respect the vehicular and traffic movements in the street.	Yes	The proposed development utilises the existing site entrance. Traffic assessment demonstrates that this access has suitable capacity for the traffic likely to be generated by the development.
Objective 12.4.4	To clearly identify the points of arrival for visitors and deliveries.	Yes	Primary reception for the residential community is located within the existing community building forming part of the initial stage of the development.
Objective 12.4.9	To identify the point of arrival and where visitors and residents come and go from.	Yes	Design ensures a clearly defined and welcoming entry into buildings with smooth connection to the balance of the development via footpaths and internal roads.
Objective 12.4.10	To make the entry visible from the street for clarity and wayfinding as it is often the only point of access for visitors.	Yes	All building entries are clearly defined and visible from the internal street through the proposed development.
Objective 12.4.11	To provide a safe protected place to stop and drop off and pick up a resident.	Yes	Dedicated safe drop off area is provided through the existing development.
12.5 Public space and front-of-house			
Objective 12.5.1	To provide a visible, welcoming and safe place for entry for staff, residents and visitors.	Yes	Each building has dedicated entry and foyer area visible from internal streets or footpaths.

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Part 2 - Guidance Chapters

Requirement	Details	Compliance	Notes
Objective 12.5.2	To provide an attractive place for residents to sit, wait or socialise.	Yes	Communal spaces are provided centrally within the proposed development.
Objective 12.5.3	To provide a control point for visitors.	Yes	Primary reception for the residential community within the existing community building forming part of the initial stage of the development.
12.6 Resident accommodation			
Objective 12.6.1	To articulate the form, scale and presentation of buildings that are long and consist of repetitive and often identical room modules.	Yes	The design has been carefully considered to achieve a refined, articulated building envelope with varied and stepped forms, modulated skyline, application of fine grain elements (including screens and sun shade elements), and cohesive selection of materials and finishes.
Objective 12.6.2	To arrange resident rooms with manageable corridor lengths.	Yes	Centrally located lift cores ensure manageable corridor lengths.
12.7 Visual and acoustic privacy			
Objective 12.7.1	To respect the visual and acoustic privacy of neighbours and occupants.	Yes	<p>The master planning and architectural design response is considerate of the existing development on the site including providing appropriate separation distances between buildings, minimising potential overlooking and overshadowing.</p> <p>The private open space for all apartments is designed to overlook the Cudgera Creek frontage and communal open space (bowls green) within the development, with careful consideration to avoid adverse overlooking between proposed buildings.</p> <p>The apartment layouts provide for the master bedroom to extend onto the private open space (overlooking Cudgera Creek frontage and communal open space (bowls green)), with secondary bedrooms orientated towards the gallery spaces (open walkways on each level of the building).</p> <p>Vehicle access to basements is generally planned away from bedroom spaces.</p>
12.8 Solar access and design for climate			

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Requirement	Details	Compliance	Notes
Objective 12.8.1	To design buildings that suit the climate zone of the development.	Yes	The living and private open space is orientated north or north-west, achieving a minimum of 3 hours direct sunlight between 9am and 3pm mid winter. All apartments provide for cross ventilation.
Objective 12.8.2	To design for: <ul style="list-style-type: none"> • thermal comfort • humidity • air-movement • shading • daylight • solar access 	Yes	All apartments are designed to achieve a minimum of 3 hours direct sunlight between 9am and 3pm mid winter. Sun shade elements have been integrated across the buildings designs. All apartments provide for cross ventilation to provide for adequate thermal comfort and air-movement through the units.
Objective 12.8.3	To optimise the building envelope's thermal protective qualities to maximise efficient use of energy for heating and cooling.	Yes	The BASIX and NatHERS certificates demonstrate that the proposed buildings achieve contemporary standards in this regard.
Objective 12.8.4	To maximise access to natural daylight to reduce dependence on electric lighting.	Yes	The living and private open space to all apartments is orientated north or north-west, achieving a minimum of 3 hours direct sunlight between 9am and 3pm mid winter.
12.9 Stormwater			
Objective 12.9.1	To minimise erosion and the potentially damaging effects from stormwater run-off on landscape and stability of pathways.	Yes	A Stormwater Management Plan has been prepared for the development by Cozens Regan (Feb, 2025). The Plan demonstrates that, through the use of infiltration pits and on-site detention, stormwater can be managed to meet applicable water quality standards and minimise impacts associated with stormwater discharge.
Objective 12.9.2	To provide effective filtration of stormwater to remove some sediment and pollutants.	Yes	
Objective 12.9.3	To prevent flooding.	Yes	As detailed in the report of Cozen Regan, there is only a small area of the site, located adjacent to the Cudgera Creek frontage, affected by flood. All proposed works are located above the applicable design flood level, ensuring that future residents will not be impacted by this risk.

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Requirement	Details	Compliance	Notes
Objective 12.9.4	To slow the flow of fast moving water and debris.	N/A	As indicated above, the built development is located above the relevant design flood level.
12.10 Accessibility			
Objective 12.10.1	To observe and implement the design standards for accessibility in new building design.	Yes	All apartments are designed in accordance with AS1428 and gold level of the Liveable Housing Design Guideline.
Objective 12.10.2	To understand the specific needs of older people and people with a disability.	Yes	Working closely with TriCare, the master planning and architectural design outcome is responsive to the current requirements for Independent Living Units (ILU) within a contemporary retirement community. This includes incorporating Liveable Housing Guideline's gold level for universal design and aging in place for all apartments.
Objective 12.10.3	To de-stigmatise environments that cater for disabilities and that need considered design features to support mobility, wayfinding and safety.	Yes	As above.
12.11 Waste management			
Objective 12.11.1	To provide a loading dock, main outdoor service area and a utility zone designed for large vehicle turning, waste collections and deliveries of goods. This aspect of the building needs to be sizeable to accommodate commercial operations but should be clearly separated from the front entry, public and resident zones.	Yes	A main loading dock is provided as part of the existing development and will continue to be used as the main delivery area. Waste storage areas are provided in the basement of each building, with waste chutes located on each floor adjacent to the lifts. Garbage collection areas are located throughout the site to allow for ease of access and turning for service vehicles. Refer to <i>DA-2-02 Site Plan - Ground Floor</i> . Waste collection will be managed by staff.
Objective 12.11.2	To provide waste management systems that manage health, safety and environmental issues.	Yes	Refer to Waste Management Plan prepared by HMC Environmental Consulting.
Objective 12.11.3	To provide easy to access waste disposal points for independent residents to use.	Yes	Refuse chutes located in apartment corridors.

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Requirement	Details	Compliance	Notes
Objective 12.11.4	To facilitate recycling of waste.	Yes	Refer to Waste Management Plan prepared by HMC Environmental Consulting.
<i>13.0 Design principles for independent living</i>			
13.0 Building communities			
Objective 13.1	To provide housing to accommodate for a mix of older people who may be active and independent and others who may be frail and in need of 'at home' care.	Yes	The proposal provides a mixed on independent living units plus aged care beds, which allow residents to stay within the development as they age in place.
Objective 13.2	To create environments where owner/occupants of the units can get together for activities, socialising, events and celebrations.	Yes	The proposed development expands on the amenity for the existing community through the introduction of a bowls green, indoor swimming pool, BBQ pavilion, walking tracks and generous landscape spaces.
Objective 13.3	To provide a place of safety, wellbeing and connection.	Yes	The proposed development provides a high level of security and on-site staffing, which will be continued for the new buildings. The provision of indoor and outdoor meeting and relaxing spaces allow for community connection and the landscaping that connects to local nature fosters an environment of resident wellbeing.
Objective 13.4	Provide a wide variance of character and densities of developments for seniors communities to find a suitable place to choose to belong to.	Yes	Proposed development provides apartment buildings of differing overall sizes, as well as agreed care beds, which allow residents to age in place.
<i>14.0 Design principles for independent living for low density (single storey)</i>			
N/A			
<i>15.0 Design principles for independent living for medium density (2-3 storey)</i>			
15.1 Neighbourhood amenity and streetscape			

Seniors Housing Design Guide

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Requirement	Details	Compliance	Notes
Objective 15.1.1	To provide two or three storey housing clusters where the scale and massing is articulated and separated to respect the character and pattern of the suburban surroundings.	Yes	The master planning and architectural design response is considerate of the existing development on the site, including providing appropriate separation distances between buildings. The design has been carefully considered to achieve a refined, articulated building envelope with varied and stepped forms, modulated skyline, and the application of fine grain elements (including screens and sun shade elements).
Objective 15.1.2	To positively enhance the streetscape and uplift the quality of built form in the neighbourhood and provide a landscape buffer to soften the development.	Yes	The design of the proposed development allows for an enhanced streetscape along the internal streets of the community, integrating landscaping throughout the development. With the proposed development setback approximately 85m from the Tweed Coast Road frontage, and having regard to existing vegetation and structures, the buildings will not generally be visible along the public interface (as illustrated by the Visual Amenity assessment).
Objective 15.1.5	To provide clearly identifiable and accessible shared pedestrian and vehicular entries, driveways and paths.	Yes	Footpaths and roads through the proposed development are clearly defined and separated. Vehicle driveways and entries are clearly visible with sightlines enhancing safety.
15.2 Solar access and design for climate			
Objective 15.2.1	To design buildings that suit the climate zone of the development.	Yes	The living and private open space of all apartments is orientated north or north-west, achieving a minimum of 3 hours direct sunlight between 9am and 3pm mid winter. All apartments provide for cross ventilation.
Objective 15.2.2	To design for: <ul style="list-style-type: none"> • thermal comfort • humidity • air-movement • shading • daylight • solar access 	Yes	All apartments are designed to achieve a minimum of 3 hours direct sunlight between 9am and 3pm mid winter. Sun shade elements have been integrated across the building designs. Apartments provide for cross ventilation to provide for adequate thermal comfort and air-movement through the units.

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Part 2 - Guidance Chapters

Requirement	Details	Compliance	Notes
Objective 15.2.3	To optimise the building envelope's thermal protective qualities to maximise efficient use of energy for heating and cooling.	Yes	The BASIX and NatHERS certification demonstrate that the buildings comply with contemporary standards in this regard.
Objective 15.2.4	To maximise access to natural daylight to reduce dependence on electric lighting.	Yes	The living and private open space for all apartments is orientated north or north-west, achieving a minimum of 3 hours direct sunlight between 9am and 3pm mid winter.
15.3 Stormwater			
Objective 15.3.1	To minimise erosion and the potentially damaging effects from stormwater run-off on landscape and stability of pathways.	Yes	A Stormwater Management Plan has been prepared for the development by Cozens Regan (Feb, 2025). The Plan demonstrates that, through the use of infiltration pits and on-site detention, stormwater can be managed to meet applicable water quality standards and minimise impacts associated with stormwater discharge
Objective 15.3.2	To maintain safe access through the site.	Yes	Internal pathways are located to maximise passive surveillance, ensure safety in their use.
15.4 Crime Prevention			
Objective 15.4.1	To encourage crime awareness and passive community surveillance to deter crime.	Yes	While the proposed development forms part of a larger retirement community, the design of the communal and private spaces has been planned to promote passive surveillance and with CPTED principles. The design of the buildings provides passive surveillance of the communal spaces from the apartments and gallery spaces.
15.5 Accessibility			
Objective 15.5.1	To provide clearly identifiable and accessible shared pedestrian entry for small clusters of dwellings.	Yes	Each building has dedicated stair-free entry and foyer area, visible from internal streets or footpaths.
Objective 15.5.2	To provide accessible and adaptive housing to meet the needs of physical ageing and mobility issues.	Yes	Each building has dedicated stair-free entry and foyer area, with a seamless flush threshold appropriate for the age demographic. All apartments are designed in accordance with Liveable Housing Guideline's gold level for universal design and aging in place.

Seniors Housing Design Guide

Part 2 - Guidance Chapters

Requirement	Details	Compliance	Notes
15.6 Waste management			
Objective 15.6.1	To provide waste management systems that manage health, safety and environmental issues.	Yes	Refer to Waste Management Plan prepared by HMC Environmental Consulting.
Objective 15.6.2	To provide easy to access waste disposal points for independent residents to use.	Yes	Refuse chutes located in apartment corridors.
Objective 15.6.3	To facilitate recycling of waste.	Yes	Refer to Waste Management Plan prepared by HMC Environmental Consulting.

16.0 Design principles for independent living for high density (4+ storey)

N/A

7.4 - Apartment Design Guide

Apartment Design Guide

Requirement	Details	Compliance	Comments
Part 3 - Siting the Development			
Objective 3A-1	Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.	Yes	Refer <i>Site and Design Considerations</i> Chapter of the architectural package.
Objective 3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development.	Yes	The proposed development addresses the internal streetscapes, communal spaces, and pedestrian pathways while optimising solar orientation.
Objective 3B-2	Overshadowing of neighbouring properties is minimised during mid winter.	Yes	The proposed development does not adversely overshadow neighbouring properties or existing development on the same land.
Objective 3C-1	Transition between private and public domain is achieved without compromising safety and security.	Yes	The proposed development is designed to provide physical and visual connection (from private spaces and common walkways) to the internal streetscapes, communal spaces, and pedestrian pathways, optimising activation and passive surveillance of these spaces.
Objective 3C-2	Amenity of the public domain is retained and enhanced.	Yes	The amenity of the public domain (including internal streetscapes, communal spaces, pedestrian pathways, and adjoining neighbouring land (including Cudgera Creek interface) is retained and enhanced.
Objective 3D-1	<p>An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.</p> <p>Design criteria</p> <ol style="list-style-type: none"> Communal open space has a minimum area equal to 25% of the site (see figure 3D.3). Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter). 	Yes	<p>The proposed development achieves approximately 12,000m² communal open space (equating to approximately 31.6% of the proposed development site area).</p> <p>The overall site achieves approximately 16,675m² communal open space (equating to approximately 43.9% of the overall development site area).</p> <p>Communal open space within the proposed development achieves greater than 50% direct sunlight for minimum 2 hours mid winter - refer <i>DA-1-06</i></p>
Objective 3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.	Yes	Communal open space areas include bowls green, walking trails, meeting and social spaces, and contemplative spaces.

Apartment Design Guide

Requirement	Details	Compliance	Comments
Objective 3D-3	Communal open space is designed to maximise safety.	Yes	The communal open spaces are located with passive surveillance from private spaces and common walkways.
Objective 3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.	N/A	
Objective 3E-1	<p>Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality.</p> <p>Design criteria</p> <p>1. Deep soil zones are to meet the following minimum requirements: Site Area > 1,500m² – 7%</p>	Yes	<p>Deep soil zones well in excess of the minimum requirement are located throughout the site.</p> <p>Refer landscape architect's documents.</p>
Objective 3F-1	<p>Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.</p> <p>Design criteria</p> <p>1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: Habitable rooms and balconies – 6m Non-habitable rooms – 4.5m</p>	Yes	<p>Setback to neighbouring properties is in excess of 15 m to the south side boundary and in excess of 20m to the north side boundary.</p> <p>Separation distances between buildings within the proposed development range between approximately 38m and approximately 6m.</p> <p>Particular care has been given to the fenestration to ensure there is no adverse overlooking impact between habitable spaces within ILU's in adjacent buildings - complying with the intent of figure 3F.2.</p>
Objective 3F-2	Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space.	Yes	Communal spaces (including communal open space, walkways and gallery spaces) are adequately separated and screened (where appropriate) from habitable rooms and private open space.

Apartment Design Guide

Requirement	Details	Compliance	Comments
Objective 3G-1	Building entries and pedestrian access connects to and addresses the public domain.	Yes	Building entries and pedestrian access connect to the internal streetscapes, communal spaces, and pedestrian pathways.
Objective 3G-2	Access, entries and pathways are accessible and easy to identify.	Yes	Entries to all buildings are legible, easily identifiable and connected to the internal pedestrian walkways providing all ability access.
Objective 3G-3	Large sites provide pedestrian links for access to streets and connection to destinations.	Yes	Internal pedestrian pathways connect to existing pathways in the balance of the development which, in turn, connect with Tweed Coast Road.
Objective 3H-1	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	Yes	The internal private road, connected to the existing private road forming part of the existing development, provides for safe vehicular movement within the proposed development and legible access to basement carparks (limited to two access points) and visitor car parking.
Objective 3J-1	<p>Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.</p> <p>Design criteria</p> <ol style="list-style-type: none"> For development in the following locations: <ul style="list-style-type: none"> on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre <p>the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less.</p> <p>The car parking needs for a development must be provided off street.</p>	N/A	The site, while within a nominated regional centre, is not within 400m of a commercially zoned area.

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Requirement	Details	Compliance	Comments
Objective 3J-2	Parking and facilities are provided for other modes of transport.	Yes	Space is provided in all basements for bicycle parking.
Objective 3J-3	Car park design and access is safe and secure.	Yes	Resident carparking is located in secure basements. Visitor carparking is located along the internal private road(s) with passive surveillance from the buildings.
Objective 3J-4	Visual and environmental impacts of underground car parking are minimised.	Yes	The basements do not protrude greater than 1m above ground level. Ramps are shared between basement structures to minimise visual and environmental impact. Basement configurations are efficiently designed, generally within the footprint of the building over and generally with double loaded aisles.
Objective 3J-5	Visual and environmental impacts of on-grade car parking are minimised.	Yes	The visitor carparking is proposed along the internal private road(s) away from the Tweed Coast Road frontage. The visitor spaces are located close to buildings and/or pathways accessing buildings and integrated between landscape elements.
Objective 3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised.	Yes	Car parking is not proposed along the primary street frontage.

Apartment Design Guide

Requirement	Details	Compliance	Comments
Part 4 - Designing the Building			
Objective 4A-1	<p>To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.</p> <p>Design criteria</p> <ol style="list-style-type: none"> 1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas. 2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter. 3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter. 	Yes	<p>3 hours of direct sunlight is achieved to all living rooms and private open spaces between 9am and 3pm mid-winter.</p> <p>Refer <i>DA-1-15</i> and <i>DA-1-16 - Sun Study - Typical Unit Living Spaces</i> in architectural package.</p>
Objective 4A-2	Daylight access is maximised where sunlight is limited.	Yes	In addition to meeting Objective 4A-1, daylight is provided to all habitable spaces.
Objective 4A-3	Design incorporates shading and glare control, particularly for warmer months.	Yes	Sliding screens are provided along private balcony spaces to provide opportunity for shading of the spaces if desired.
Objective 4B-1	All habitable rooms are naturally ventilated.	Yes	All habitable spaces have direct access to natural light and ventilation.
Objective 4B-2	The layout and design of single aspect apartments maximises natural ventilation.	Yes	Apartment depths comply with figure 4D-3, with cross ventilation opportunities available to all apartments.

Apartment Design Guide

Requirement	Details	Compliance	Comments
Objective 4B-3	<p>The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.</p> <p>Design criteria</p> <ol style="list-style-type: none"> At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line. 	Yes	All apartments provide opportunities for cross ventilation.
Objective 4C-1	Ceiling height achieves sufficient natural ventilation and daylight access.	Yes	Minimum 2.7m floor to ceiling dimension provided to all habitable spaces, and minimum 2.4m floor to ceiling dimension provided to all non-habitable spaces, within in all apartments.
Objective 4C-2	Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms.	Yes	Minimum 2.7m floor to ceiling dimension provided to all habitable spaces, and minimum 2.4m floor to ceiling dimension provided to all non-habitable spaces, within in all apartments.
Objective 4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building.	N/A	

Apartment Design Guide

Requirement	Details	Compliance	Comments										
Objective 4D-1	<p>The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.</p> <p>Design criteria</p> <p>1. Apartments are required to have the following minimum internal areas:</p> <table border="1"> <thead> <tr> <th>Apartment type</th> <th>Minimum internal area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m²</td> </tr> <tr> <td>1 bedroom</td> <td>50m²</td> </tr> <tr> <td>2 bedroom</td> <td>70m²</td> </tr> <tr> <td>3 bedroom</td> <td>90m²</td> </tr> </tbody> </table>	Apartment type	Minimum internal area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	70m ²	3 bedroom	90m ²	Yes	<p>Apartment layouts are generously proportioned with internal areas greater than the minimum nominated in Objective 4D-1.</p> <p>All windows (minimum glass area) to habitable rooms achieve minimum 10% of the floor area.</p>
Apartment type	Minimum internal area												
Studio	35m ²												
1 bedroom	50m ²												
2 bedroom	70m ²												
3 bedroom	90m ²												
Objective 4D-2	<p>Environmental performance of the apartment is maximised.</p> <p>Design criteria</p> <p>1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height.</p> <p>2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.</p>	Yes	All habitable spaces achieve desired proportion of either 2.5x ceiling height or 8m for open plan arrangement.										
Objective 4D-3	<p>Apartment layouts are designed to accommodate a variety of household activities and needs.</p> <p>Design criteria</p> <p>1. Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space).</p> <p>2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)</p> <p>3. Living rooms or combined living/dining rooms have a minimum width of:</p> <ul style="list-style-type: none"> • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments 	Yes	All apartments achieve the <i>Design Criteria</i> and <i>Design Guidance</i> of Objective 4D-3.										

Apartment Design Guide

Requirement	Details	Compliance	Comments															
	4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.																	
Objective 4E-1	<p>Apartments provide appropriately sized private open space and balconies to enhance residential amenity.</p> <p>Design criteria</p> <p>3. All apartments are required to have primary balconies as follows:</p> <table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Minimum area</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Studio apartments</td> <td>4m²</td> <td>-</td> </tr> <tr> <td>1 bedroom apartments</td> <td>8m²</td> <td>2m</td> </tr> <tr> <td>2 bedroom apartments</td> <td>10m²</td> <td>2m</td> </tr> <tr> <td>3+ bedroom apartments</td> <td>12m²</td> <td>2.4m</td> </tr> </tbody> </table> <p>The minimum balcony depth to be counted as contributing to the balcony area is 1m.</p> <p>4. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m.</p>	Dwelling type	Minimum area	Minimum depth	Studio apartments	4m ²	-	1 bedroom apartments	8m ²	2m	2 bedroom apartments	10m ²	2m	3+ bedroom apartments	12m ²	2.4m	Yes	All apartments have private open space (either courtyards or balcony spaces) with a minimum (overall) dimension no less than 3m and area no less than 23m ² .
Dwelling type	Minimum area	Minimum depth																
Studio apartments	4m ²	-																
1 bedroom apartments	8m ²	2m																
2 bedroom apartments	10m ²	2m																
3+ bedroom apartments	12m ²	2.4m																
Objective 4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents.	Yes	All apartments have private open space (either courtyards or balcony spaces) directly accessed from primary living spaces, are orientated north or north-west, with the width greater than the depth of the space.															
Objective 4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.	Yes	The private open spaces and balconies contribute to the overall architecture of the proposed development, including variation in spandrel depths and introduction of sliding screens.															

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Requirement	Details	Compliance	Comments										
Objective 4E-4	Private open space and balcony design maximises safety.	Yes	Balustrades are integrated into the architecture for private open space and balconies in accordance with NCC, along with stairs to access additional courtyard space on ground level.										
Objective 4F-1	<p>Common circulation spaces achieve good amenity and properly service the number of apartments.</p> <p>Design criteria</p> <ol style="list-style-type: none"> 1. The maximum number of apartments off a circulation core on a single level is eight. 2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40. 	Yes	The number of apartments accessed off a common circulation space (gallery) on a single level ranges between 3 and 6.										
Objective 4F-2	Common circulation spaces promote safety and provide for social interaction between residents.	Yes	The open-air common circulation spaces (galleries) are legible, of a width suitable for residents to comfortably pass, and incorporate break out areas for social interaction.										
Objective 4G-1	<p>Adequate, well designed storage is provided in each apartment.</p> <p>Design criteria</p> <ol style="list-style-type: none"> 1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <table border="1" data-bbox="526 1061 1064 1316"> <thead> <tr> <th>Dwelling type</th> <th>Storage size volume</th> </tr> </thead> <tbody> <tr> <td>Studio apartments</td> <td>4m³</td> </tr> <tr> <td>1 bedroom apartments</td> <td>6m³</td> </tr> <tr> <td>2 bedroom apartments</td> <td>8m³</td> </tr> <tr> <td>3+ bedroom apartments</td> <td>10m³</td> </tr> </tbody> </table> <p>At least 50% of the required storage is to be located within the apartment.</p>	Dwelling type	Storage size volume	Studio apartments	4m ³	1 bedroom apartments	6m ³	2 bedroom apartments	8m ³	3+ bedroom apartments	10m ³	Yes	<p>Storage is provided for each apartment in accordance with Objective 4G-1 including:</p> <ul style="list-style-type: none"> • approximately 4.35m³ (minimum) storage within the 2 bedroom apartments plus balance volume provided in the basement, achieving greater than 8m³ total. • approximately 5m³ (minimum) storage within the 2 bedroom + MPR apartments plus balance volume provided in the basement, achieving greater than 10m³ total.
Dwelling type	Storage size volume												
Studio apartments	4m ³												
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Requirement	Details	Compliance	Comments
Objective 4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments.	Yes	Basement storage is secured and allocated to each apartment.
Objective 4H-1	Noise transfer is minimised through the siting of buildings and building layout.	Yes	Orientation of apartments and separation distances between buildings mitigates against adverse noise transfer.
Objective 4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments.	Yes	The internal planning of the spaces, including grouping wet areas and separation between bedroom spaces, mitigates against noise transfer within apartments, with acoustic insulation proposed in wall cavities between habitable and non-habitable spaces.
Objective 4J-1	In noisy or hostile environments, the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.	N/A	The site is not in a noisy or hostile environment. The primary living spaces and private open spaces are orientated towards the Cudgera Creek frontage and internally towards the communal open space (bowls green).
Objective 4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.	Yes	The site is not in a noisy or hostile environment.
Objective 4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future.	Yes	The proposed development includes two-bedroom and two-bedroom + MPR apartments, plus aged care beds. This mix will allow for choice to suite the resident's needs, complements the existing residential apartment mix, and allows for aging in place.
Objective 4K-2	The apartment mix is distributed to suitable locations within the building.	Yes	Each building includes a mix of apartment types on each level.
Objective 4L-1	Street frontage activity is maximised where ground floor apartments are located.	Yes	Ground level apartments address, and access, communal open space and pedestrian pathways.
Objective 4L-2	Design of ground floor apartments delivers amenity and safety for residents.	Yes	While the buildings are within a private communal context (i.e. not addressing a public road), the ground level apartment terraces are generally elevated (approximately 0.75 - 1.0m) above the communal spaces

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Requirement	Details	Compliance	Comments
			and associated pathways, providing passive surveillance of these spaces.
Objective 4M-1	Building facades provide visual interest along the street while respecting the character of the local area.	Yes	While the buildings are within a private communal context (i.e.: not addressing a public road), the built form is respectful and complimentary to the character of the existing development on the site. The scale of the building envelopes include a grounding element (including courtyards) and an expressed and modulated roof line.
Objective 4M-2	Building functions are expressed by the façade.	Yes	Building entries are legible and identifiable along the internal streetscapes and pathways. The apartments are well articulated and expressed within the overall building envelopes.
Objective 4N-1	Roof treatments are integrated into the building design and positively respond to the street.	Yes	The roof forms all buildings include a low pitch gable extending on the north and north-west elevations to provide raked ceilings and clearstory glazing over living rooms on the upper levels. These roof forms are an integral element of the design, responsive to environmental influences, and contributing positively to the building articulation through an expressed and modulated skyline.
Objective 4N-2	Opportunities to use roof space for residential accommodation and open space are maximised.	Yes	The low pitch gables extending on the north and north-west elevations to provide raked ceilings and clearstory glazing over living rooms on the upper levels, offer improved amenity to these apartments.
Objective 4N-3	Roof design incorporates sustainability features.	Yes	The roof design provides for solar egress into the balcony and living spaces during winter, including the extended skillion roof overlying spaces with clearstory glazing. Generous eave overhangs offer desirable environmental shelter to the balance of the building fabric.
Objective 4O-1	Landscape design is viable and sustainable.	Yes	Refer landscape architect's documents. The landscape strategy uses low-maintenance, indigenous species suited to the local climate. Approximately 12,330 m ² (32%) of deep soil zones

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Requirement	Details	Compliance	Comments
			support canopy trees, aiding stormwater infiltration and minimising irrigation.
Objective 4O-2	Landscape design contributes to the streetscape and amenity.	Yes	Refer landscape architect's documents. Landscaping enhances the site's internal and external streetscapes through layered planting, tree canopies, and integrated walking trails, reinforcing the coastal village character and supporting resident amenity.
Objective 4P-1	Appropriate soil profiles are provided.	Yes	Refer landscape architect's documents. Soil depths and profiles are designed to meet tree and planting needs, with deep soil at-grade and engineered media for podium and planter zones, ensuring healthy establishment.
Objective 4P-2	Plant growth is optimised with appropriate selection and maintenance.	Yes	Refer landscape architect's documents. Species selection prioritises resilience to coastal conditions and low water demand, supported by a maintenance plan that includes staged establishment, monitoring, and replacement as needed.
Objective 4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces.	Yes	Refer landscape architect's documents. Planting on podiums and structures complements ground-level landscaping, improving communal space amenity with low-maintenance species and engineered soil systems.
Objective 4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members.	Yes	All apartments incorporate Liveable Housing Guideline's gold level for universal design features.
Objective 4Q-2	A variety of apartments with adaptable designs are provided.	Yes	By incorporating Liveable Housing Guideline's gold level, the apartments provide for aging in place and the potential to adapt for personal needs.
Objective 4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs.	Yes	Approximately 43% of the apartments provide a Multi-Purpose Room (MPR) intended to allow for flexibility for residents lifestyle.
Objective 4R-1	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.	N/A	

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Requirement	Details	Compliance	Comments
Objective 4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse.	N/A	
Objective 4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.	N/A	
Objective 4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.	N/A	
Objective 4T-1	Awnings are well located and complement and integrate with the building design.	Yes	Awnings are incorporated into the entries of each building, providing identity and offering weather protection on arrival and exit.
Objective 4T-2	Signage responds to the context and desired streetscape character.	Yes	Signage (building identity and way finding) will be incorporated into the built and landscape environment to assist residents, family and visitors with orientation.
Objective 4U-1	Development incorporates passive environmental design.	Yes	Passive environmental design is an integral element of the proposed development, including solar ingress to living spaces and private open space, natural light and ventilation to all habitable rooms, cross ventilation, water harvesting, and solar farming.
Objective 4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.	Yes	As above, passive solar design is an integral element of the project, demonstrated through the results documented in the BASIX and NatHERS certification.
Objective 4U-3	Adequate natural ventilation minimises the need for mechanical ventilation.	Yes	All apartments are designed to allow cross ventilation.
Objective 4V-1	Potable water use is minimised.	Yes	Water efficient fixtures and appliances provide for the minimisation of water use.
Objective 4V-2	Urban stormwater is treated on site before being discharged to receiving waters.	Yes	Stormwater is managed by way of oil and grease separators, on-site detention and infiltration pits.
Objective 4V-3	Flood management systems are integrated into site design.	Yes	The bulk of the site does not flood, and all buildings are located above the relevant design flood level.
Objective 4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.	Yes	Waste storage is within basement car parks, with collection areas provide within the internal road. These areas have no impact on the external streetscape.

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Requirement	Details	Compliance	Comments
Objective 4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling.	Yes	Appropriate waste facilities are provided in each building, including facilities for the separation of waste streams.
Objective 4X-1	Building design detail provides protection from weathering.	Yes	The building fabric includes low maintenance face finish materials, generous eave overhangs, and planters readily accessible from communal spaces for ongoing maintenance.
Objective 4X-2	Systems and access enable ease of maintenance.	Yes	Building maintenance, including working from heights, will be integrated into the detailed design to avoid the need for scaffolding to access the external fabric of the buildings. Plant and equipment (including mechanical plant) is located at each level of the building for ease of access. It is envisaged that the roof top plant will be limited to solar panels.
Objective 4X-3	Material selection reduces ongoing maintenance costs.	Yes	The design of the buildings incorporates low maintenance, durable materials including face block work, pre-finished metalwork, and colorbond roof sheeting.

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