STATE SIGNIFICANT

DEVELOPMENT APPLICATION (SSDA)

ARCARE HUNTLEE

SENIORS HOUSING

ARCARE HUNTLEE

LOT 4150 DP 1275574

LAND ADJ. 97 KESTERTON RISE, BRANXTON

DESIGN REPORT

PREPARED FOR:

KNOWLES GROUP

DECEMBER 2024 (R2)

CONTENTS

1 STATEMENT OF INTENT

SECTION

1.1 INTRODUCTION

This design statement has been prepared by Marchese Partners | Life[3A] on behalf of Arcare (Applicant) as part of a development application for a residential aged care facility located at Lot 4150 DP 1275574, Land Adj. 97 Kesterton Rise, Braxton.

This statement is intended to be read in conjunction with the architectural drawings prepared by Marchese Partners | Life[3A] and other associated reports.

The design report has been prepared with reference to:

- Huntlee - Katherine's Landing Aged Care Design Guidelines (July 2021)
- Planning Secretary's Environmental Assessment Requirements (SEARs)
- Good design "Better Placed" objectives
- State Design Review Panel comments (16 February 2023)
- Seniors Housing Guidelines (November 2023)
- State Environmental Planning Policy (Housing) 2021

The Design Intent of the proposal is to create a residential aged care building that reflects a contemporary typology appropriate to the needs of future residents and its location within Katherine's Landing. The key objectives for the design of the building includes the following:

- Present a high quality appearance in its built form, landscaping and overall streetscape
- Address the surrounding public streets and provide articulation and passive surveillance of the surrounds.
- Develop an architectural character that reflects the architectural style of the wine country region in the context of the emerging and future character of Huntlee.
- Provide a high quality residential amenity for the future residents of the aged care facility being mindful of the needs of aged residents.
- Designing a building that responds to the adjoining Green Ridge retirement village.

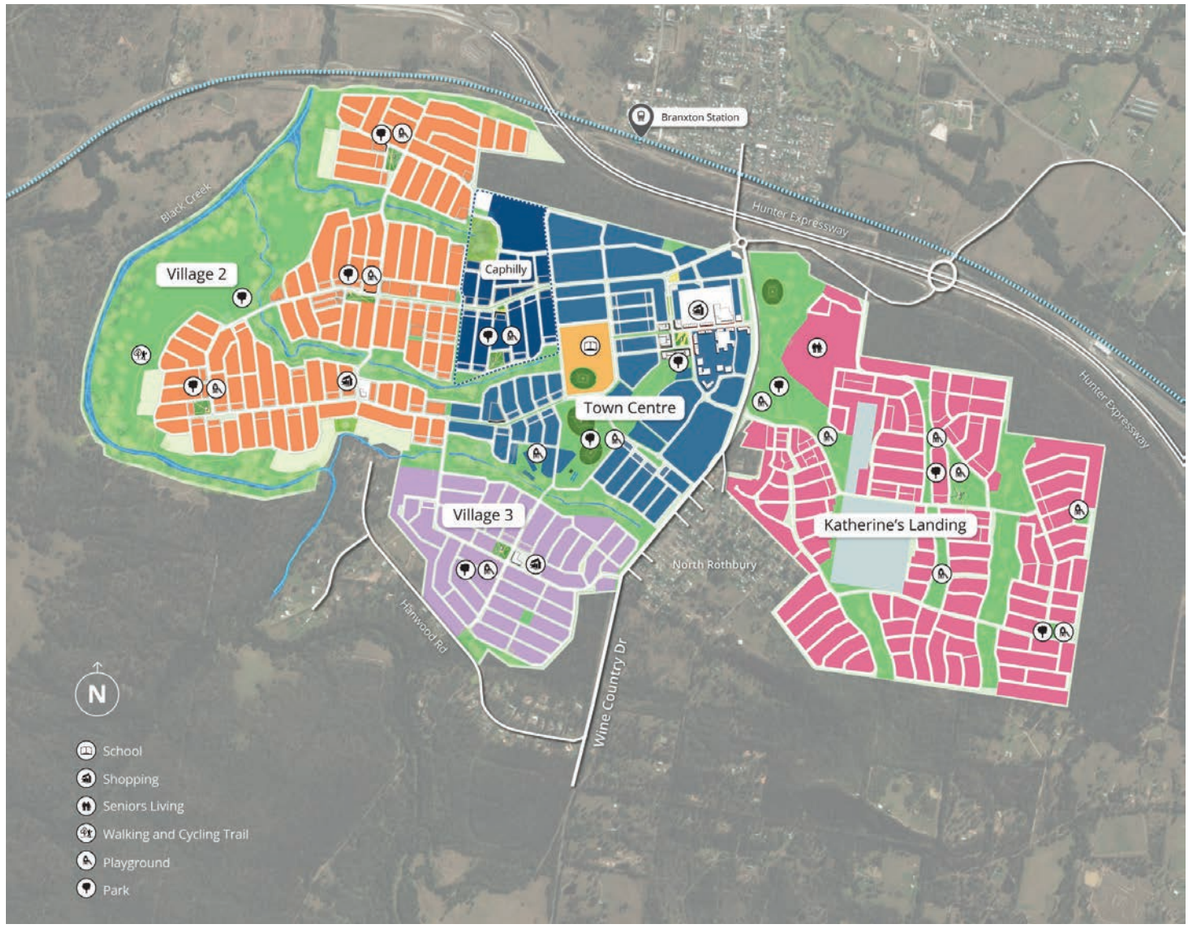
1.2 SITE DESCRIPTION

The project area is located in Branxton, south of the Hunter Expressway. It is located on land adjoining 97 Kesterton Rise, Branxton which is part of Lot 4150 DP1275574. The project area is in the Cessnock Local Government Area, and within the Mindaribba Local Aboriginal Land Council.

The site is approximately 154.68m wide and 100m long with an area of 12,434.21m2, and is accessible from a proposed road located off Kesterson Drive, to the northern boundary of the site.

Adjacent to the southern border of the site lies a retirement village which is under construction, with dwellings predominantly consisting of single storey villas.

The site is part of the Huntlee master plan, which is being delivered progressively under Major Project 10_0137, including the future allotment upon which the residential care facility is proposed. The Huntlee master plan encompasses four self-contained villages and a central town centre, providing diverse housing options such as single-family homes, town houses, and apartments.



Huntlee Masterplan (Source: www.huntlee.com.au)

Site and surroundings

1.3 PLANNING SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

This design Report addresses the following assessment requirements of the SEARs as relevant to this project.

3. Design Quality
• Demonstrate how the development will achieve:
  ○ design excellence in accordance with any applicable EPI provisions.
  ○ good design in accordance with the seven objectives for good design in *Better Placed*.
• Demonstrate that the development:
  ○ 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; or
  ○ in all other instances, has been reviewed by the State Design Review Panel (SDRP) consistent with the *NSW SDRP: Guidelines for Project Teams*.
• Recommendations of the jury and Design Integrity Panel (where a competitive design process has been held) or the SDRP are to be addressed prior to lodgement.
	• Design Excellence Strategy (where design excellence is required by an EPI)
	• Competition Report (where a competitive design process has been held)
	• Design Review Report (where the project has been reviewed by the SDRP)

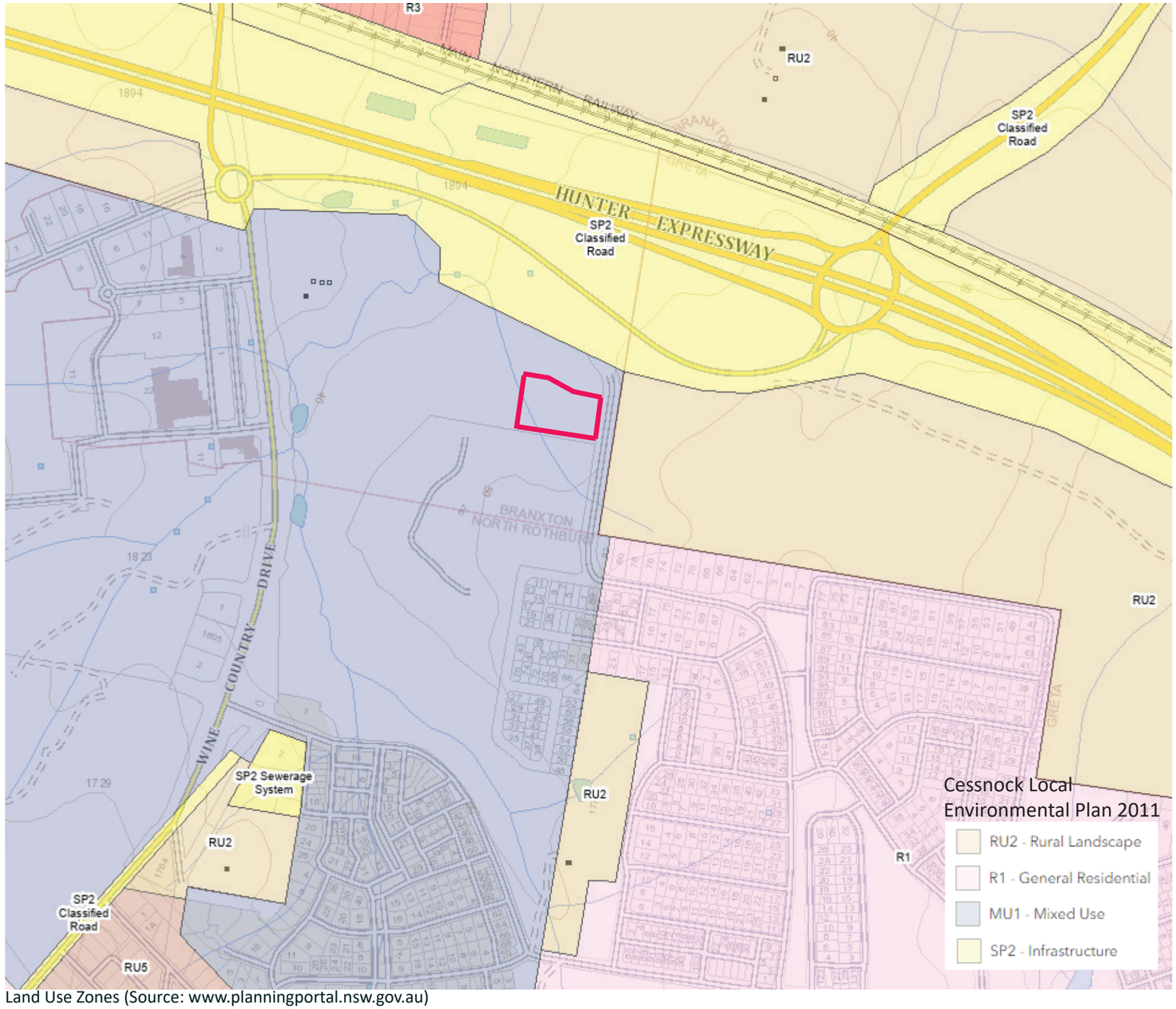
4. Built Form and Urban Design
• Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach.
• Demonstrate how:
  ○ the development considers the design principles in Part 5, Division 6 of *State Environmental Planning Policy (Housing) 2021* and the *Seniors Housing Guidelines 2021*.
  ○ 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.
  ○ 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.
• Assess how the development complies with the relevant accessibility requirements.
	• Architectural drawings
	• Design Report
	• Survey Plan
	• Building Code of Australia Compliance Report
	• Accessibility Report

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. • 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.	• Shadow Diagrams • View Analysis • Pedestrian Wind Environment Assessment If required: • SEPP 65 Verification Statement
• 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). • For any applicable parts of the development, provide an assessment against SEPP 65 and the *Apartment Design Guideline*.	• SEPP 65 Assessment
6. Visual Impact • Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. • Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment.	• Visual Analysis • Visual Impact Assessment

7. Public Space
• Demonstrate how the development maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department.
• Demonstrate how the development:
  ○ ensures that public space is welcoming, attractive and accessible for all.
  ○ maximises permeability and connectivity.
  ○ maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection.
  ○ maximises street activation.
  ○ minimises potential vehicle, bicycle and pedestrian conflicts.
• Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with *Crime Prevention and the Assessment of Development Applications Guidelines*.
	• Public Space Plan (as part of the Design Report)
	• CPTED Report

2 SITE ANALYSIS

SECTION

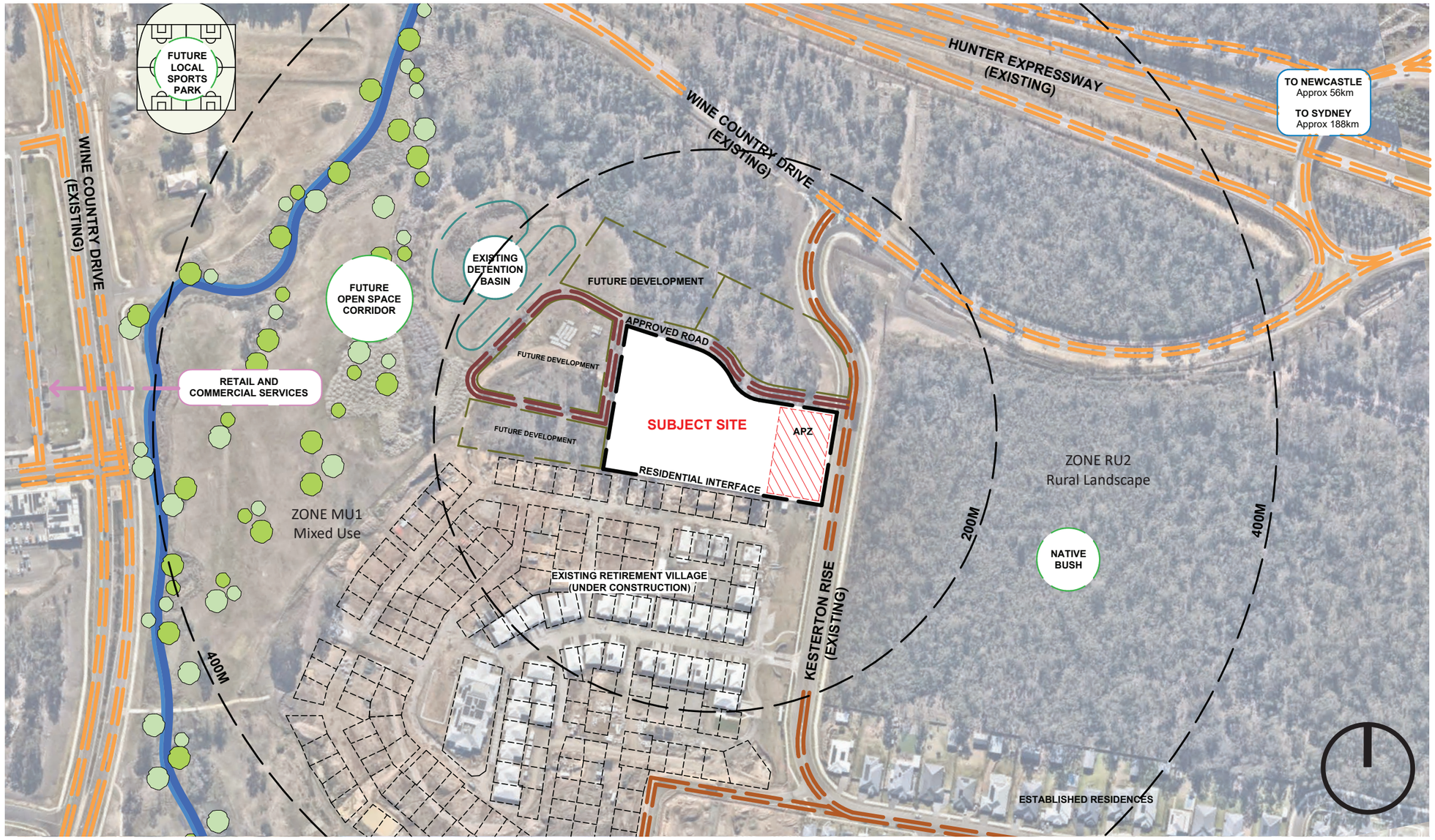


Land Use Zones (Source: www.planningportal.nsw.gov.au)

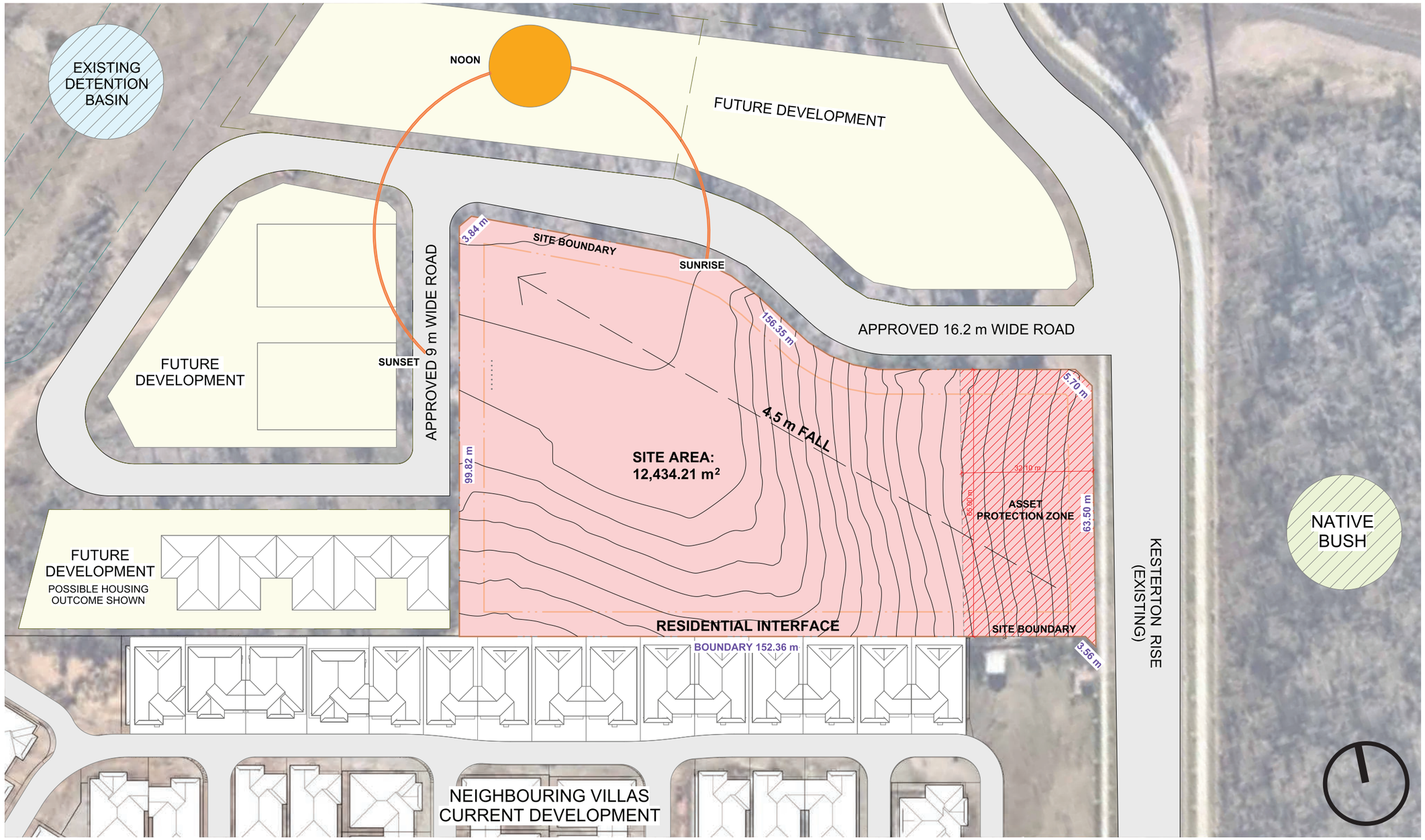
2.1 SITE CONTEXT

The site is situated within the suburb of North Rothbury and is approximately 154.68m wide and 100m long with an area of 12,434.21m2. The Project Area is in the Cessnock Local Government Area, and within the Mindaribba Local Aboriginal Land Council. The site is accessible from an approved (but not yet constructed) road located off Kesterson Drive, to the northern boundary of the site. Adjacent to the southern border of the site lies a retirement village which is under construction, with dwellings typology consists of single storey villas.

The site is located in the Huntlee new town which is significantly advanced. The site is located in a MU1 Mixed Use zone under Cessnock LEP 2011 (LEP). There are no floor space ratio or height controls in the LEP, but a single two storey built form has been assumed as the future context based on development in the surrounding area and town centre to the west.



2.2 SITE ANALYSIS

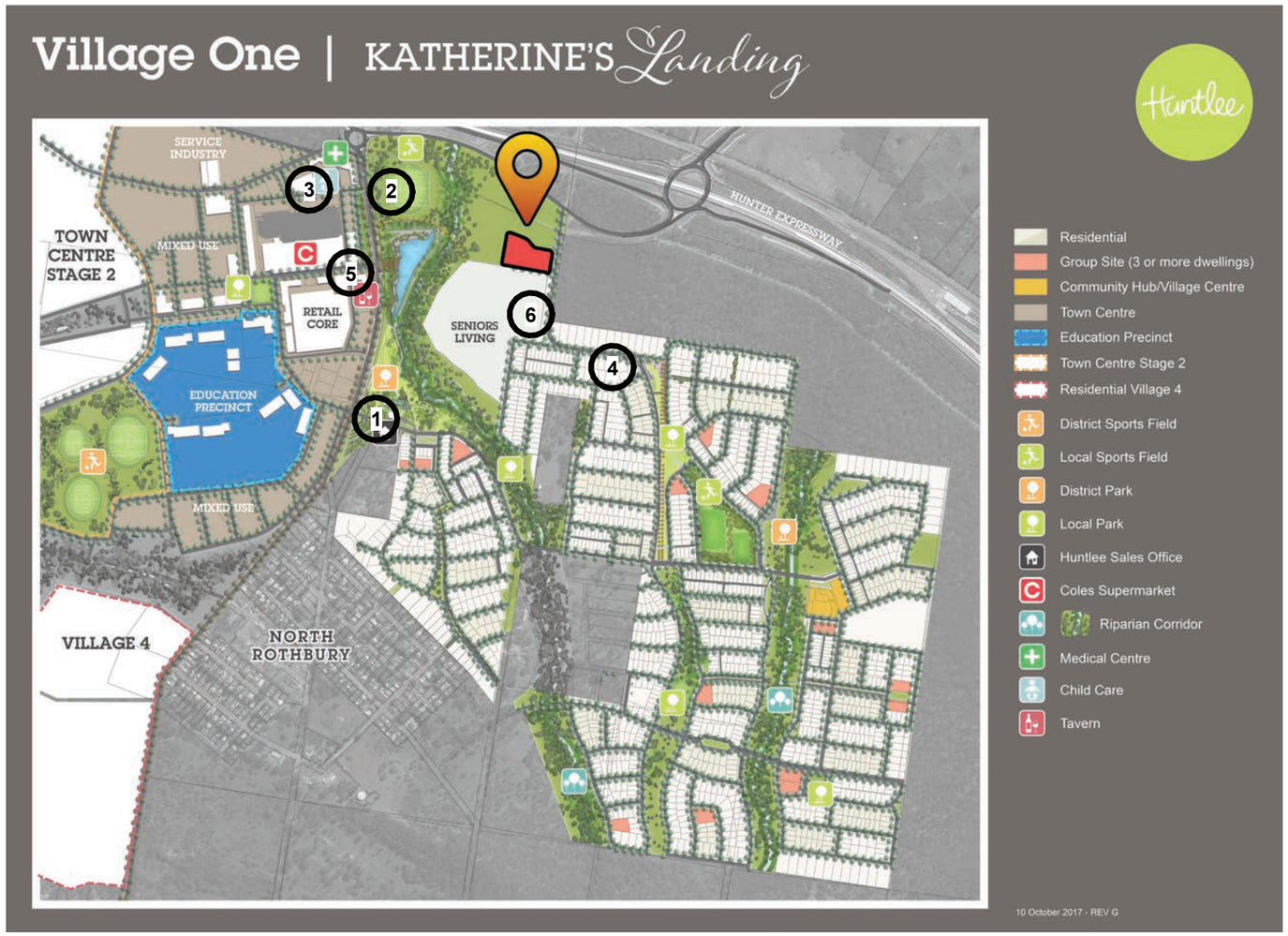


2.3 SITE CHARACTERISTICS AND STREETSCAPE

1 : INFORMATION AND SALES CENTRE

2 : FUTURE LOCAL SPORTS FIELD

3 : CHILD CARE CENTRE



4 : NEARBY RESIDENCES

5 : TAVERN AND SHOPPING CENTRE

6 : RETIREMENT VILLAGE AND SITE

2.4 EXISTING SITE CHARACTERISTICS

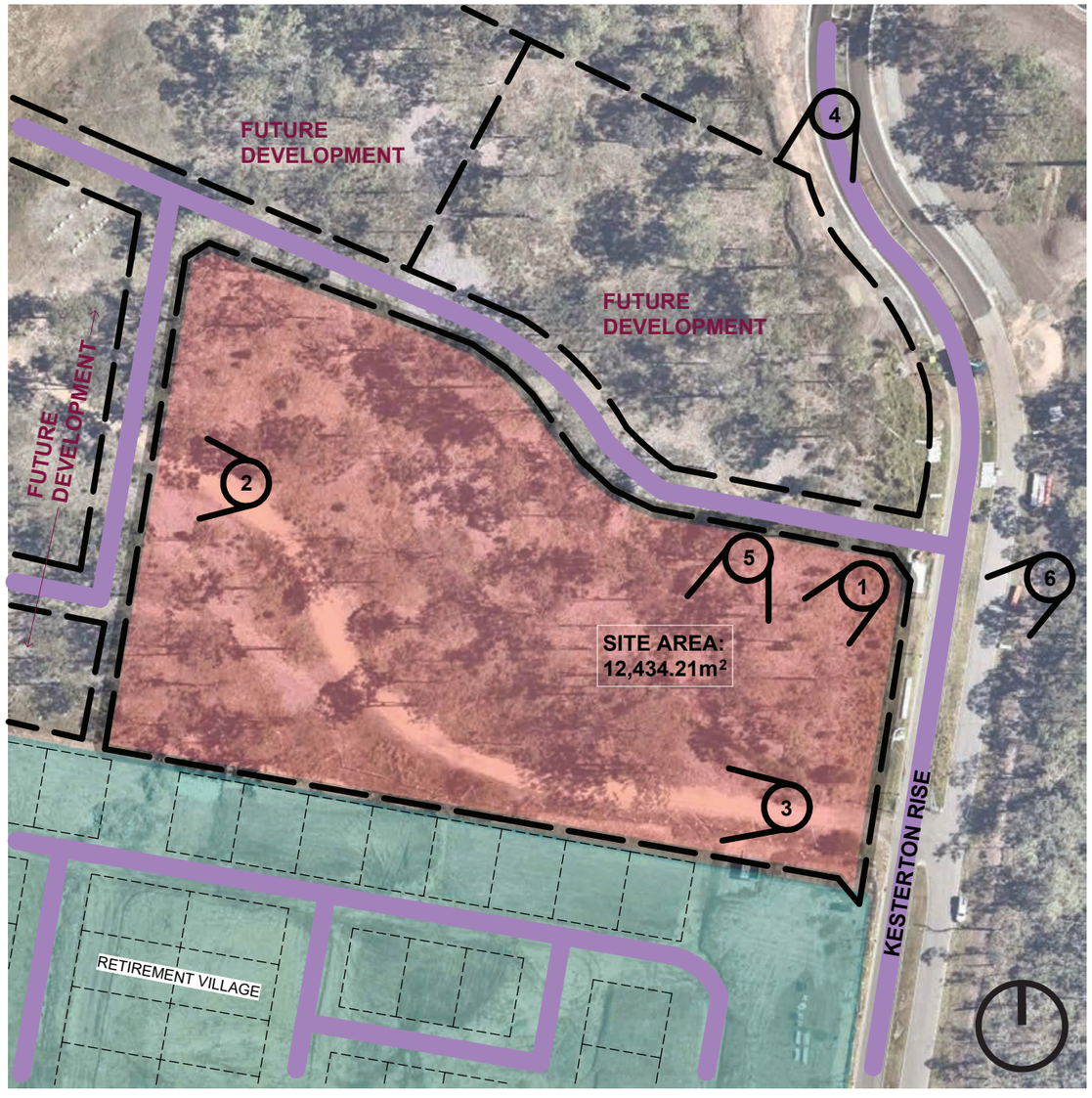
The site is adjacent on its south side to a retirement village which is under construction. The existing Kesterton road is right next to the east side of the building and two proposed and approved roads are adjacent to the north and west side of the site. Future development sites are proposed to the north and west.

Note: Existing trees have been removed from the site post date of photos being taken. The tree removal has been undertaken under MP10_0137.

1

2

3



4

5

6

2.5 CONNECTING WITH COUNTRY

We acknowledge, honour and pay our respect to the Wonnarua people, all ancestors and elders, past, present and future.

We acknowledge the traditional Wonnarua culture, stories, songlines and traditions.

We pay our respect to all traditional owners and custodians that have inhabitated and cared for Wonnarua lands, waters, sky and winds since the beginning of the dreaming.

2.5 CONNECTING WITH COUNTRY

A “Connecting with Country” framework has been developed as part of the design process to outline the strategy proposed to strengthen relationship with indigenous stakeholders, knowledge holders, elders and the voice of aboriginal people and businesses connected to site.

Heritage Now Pty Ltd has been engaged to assist the design team and develop the approach. A detailed report is provided and summarized as follows. The project follows a four-phase “Designing with Country” process to ensure meaningful Indigenous participation:

- Phase 1: Discovering Country - Identifying themes and stories associated with the project area through workshops with Aboriginal stakeholders.
- Phase 2: Integration and Refinement - Reviewing and incorporating feedback from Aboriginal stakeholders into the design.
- Phase 3: Content Development - Developing specific content as part of the detailed design.
- Phase 4: Review and Implementation - Final consultation phases allowing Aboriginal stakeholders to make final changes

Two workshops were conducted involving Indigenous stakeholders, the Design Team, and Heritage Now and key themes, stories, and cultural elements were identified and incorporated into the design through these consultations:

The Phase 1 workshop was undertaken on the 2 February, 2023 at Kesterton Rise Community Centre, including one local Indigenous stakeholder, Laurie Perry from the Wonnaruah Nation Aboriginal Corporation. The Phase 2 workshop was undertaken on the 8 September, 2023 at Mindaribba Local Aboriginal Land Council, including four local Indigenous stakeholders, Tara Dever from Mindaribba LALC, Richard Edwards from Wonnarua Elders Council, Arthur Fletcher from Wonnarua Elders Counciland Tracey Skene from Culturally Aware.

The architecture aims to create a functional aged care facility but also one that is deeply rooted in the cultural heritage and values of the Aboriginal community. The landscape design incorporates ideas that have evolved from the Phase 1 & 2 Workshops undertaken with Aboriginal stakeholders. The ideas include the following:

- The prominent location of a mural as a major focal point in the site. The mural to be painted by an approved Artist with the final image to be developed as part of Phase 3 of the Designing with Country.
- High profile garden beds located along the north and east boundaries adjoining external roads are planted with indigenous species selected from the Hunter Lowland Redgum Forest species list.
- The Internal landscape theme provides a range of visual and sensory garden experiences, with garden ornamental art objects which could include metal images of the local Satin bower bird and other fauna. Additionally raised vegetable gardens with areas have been set aside for edible indigenous species.
- The meandering blue line (See page 38) which runs through the internal garden areas and terminates at the mural evokes a nearby former natural creek. Raised grassed mounds in the APZ area is a landscape response to a part of the site where planting opportunities are limited due to bush fire risks. The tree layout and species continue the approved layout in the adjoining Retirement Village APZ area.





3 DESIGN QUALITY

SECTION

SEARS - REPORT REFERENCE

3. Design Quality
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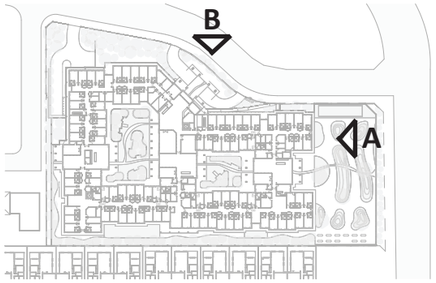
3.1 GOOD DESIGN “BETTER PLACED” OBJECTIVES

The design intent for the proposed aged care facility aligns with the distinct seven objectives developed by “Better Placed”:

- BETTER FIT
- BETTER PERFORMANCE
- BETTER FOR COMMUNITY
- BETTER FOR PEOPLE
- BETTER WORKING
- BETTER VALUE
- BETTER LOOK & FEEL

The proposed design is responsive, integrated, equitable and resilient. The following pages outline the projects design characteristics in response to the Better Placed objectives.

3.1 GOOD DESIGN “BETTER PLACED” OBJECTIVES



OBJECTIVE 1.

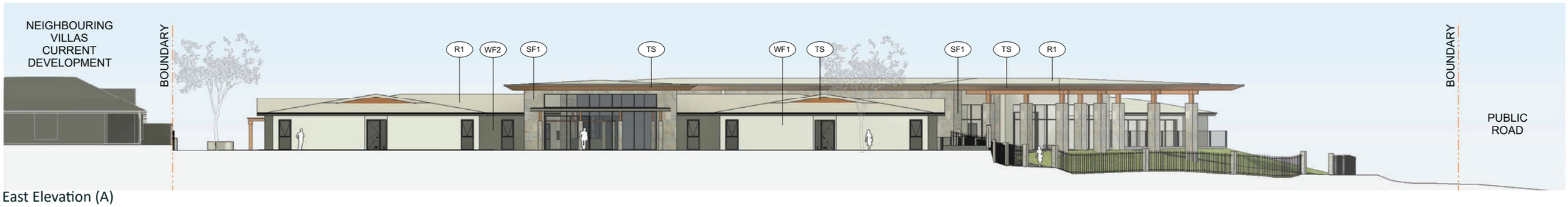
Better fit

contextual, local and of its place

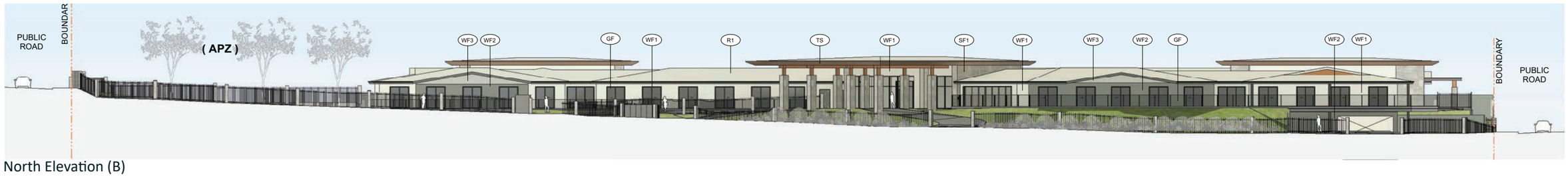
BETTER FIT

The proposed Huntlee project has been designed to fit comfortably within the local and regional context of the area, consistent with the architectural character of the famous Wine Country Region, located on its doorstep through the following design characteristics:

- Predominantly single-storey architecture style, incorporating elements such as large verandahs, pitch roofs and gables.
- Utilizing materials including sandstone, metal deck roofs, weather boards and timber which feature prominently throughout the region.
- Providing an interesting street scape through variation of design, colors and materials.
- Well-articulated facades incorporating indentations and projections reflected in the floor plan and mirrored in the roof plan.
- Prominent and clearly identifiable entry.
- A range of external materials and colors including sandstone and weatherboard with applied finishes in muted tones.
- The development is designed to complement the existing neighboring retirement village through a consistent use of architectural building elements, building scale, materials and finishes, including boundary fencing design to ensure consistent street scape character.
- The design complies with the Seniors Living Design Guidelines for Katherine’s Landing (LWP Property Group) as part of meeting the character and context “Best Fit”

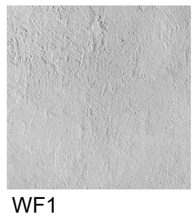


East Elevation (A)



North Elevation (B)

R1



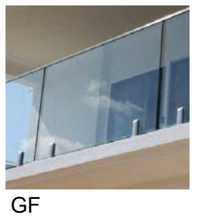
WF1

WF3

TS

SF

WF2



GF

3.1 GOOD DESIGN “BETTER PLACED” OBJECTIVES

OBJECTIVE 2.

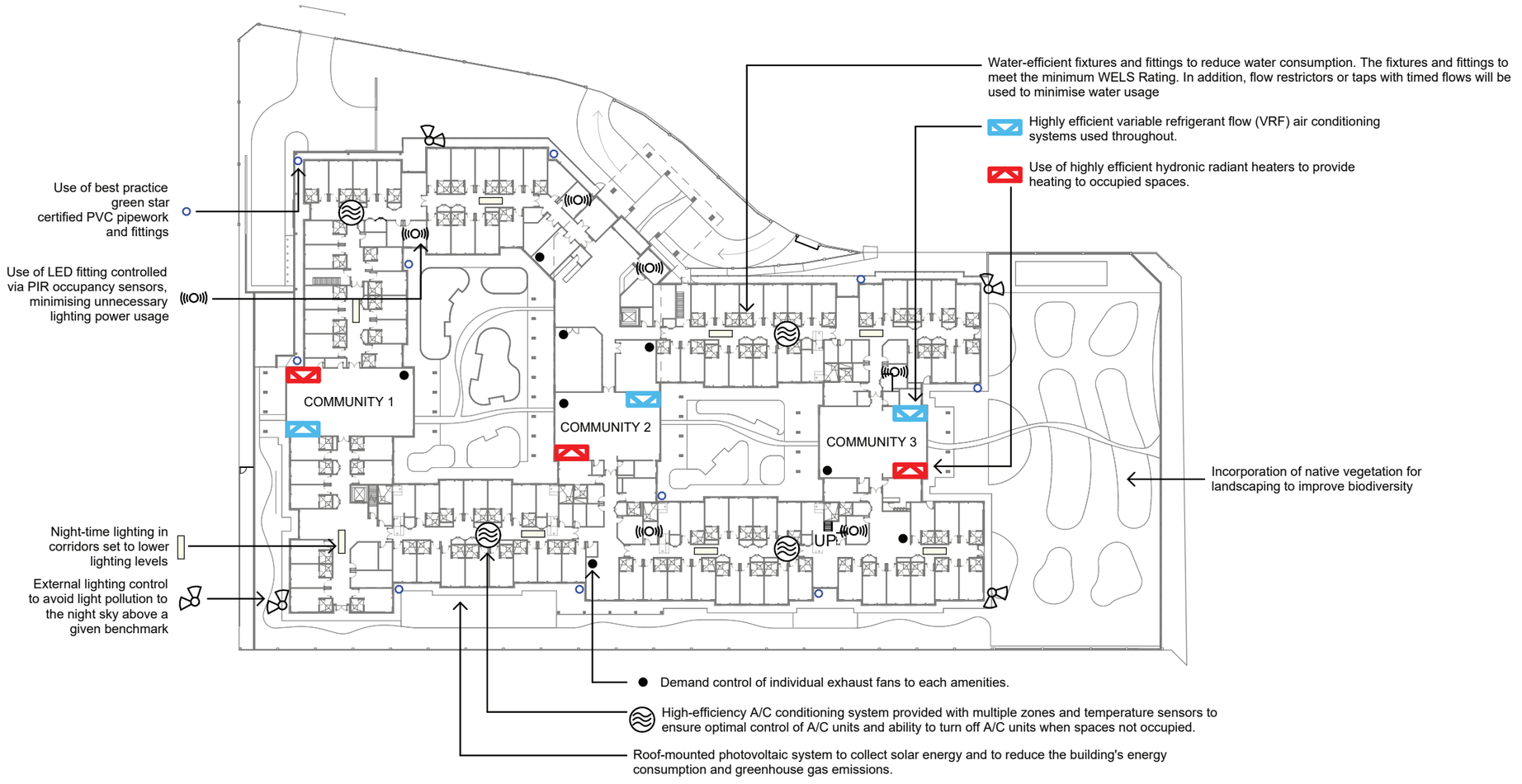
Better performance

sustainable, adaptable and durable

BETTER PERFORMANCE

The proposed design is configured to achieve a high level of sustainability, adaptability, and durability through the following design initiatives:

- Maximizing natural light and natural ventilation, relying less on active systems to create a comfortable living environment.
- Use of highly efficient LED lighting systems.
- Roof mount solar photovoltaic panels to offset electricity usage.
- Smart building control systems to ensure efficient operation of building services.
- The design complies with the requirements of the Seniors Housing Design Guides to ensure high level of flexibility and amenity for current and future residents.
- Durable materials including sandstone and weather board will be used in the construction to ensure longevity.



ESD Targets, Ground Floor plan, scale 1:750 @A3.

Note: Refer to the ESD Report prepared by JHA SERVICES.

3.1 GOOD DESIGN “BETTER PLACED” OBJECTIVES

OBJECTIVE 3.

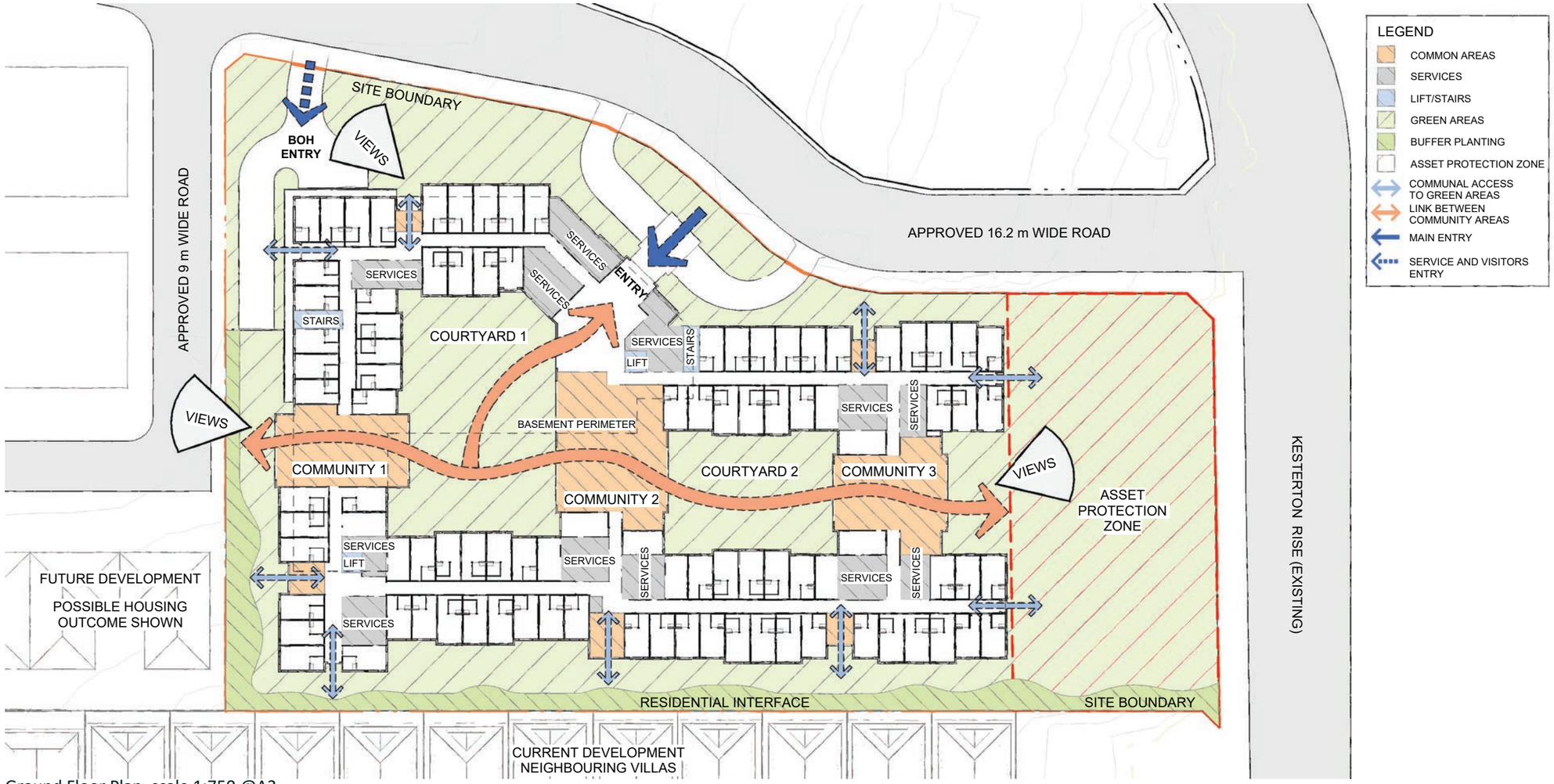
Better for community

inclusive, connected and diverse

BETTER FOR COMMUNITY

The proposed development offers an inclusive, connected and diverse environment through the following characteristics:

- Strong address to the street scape and public domain.
- Visually integrates with the adjoining Green Ridge Retirement Village
- Highly visible welcoming public entry and main address.
- Provides opportunities for residents, visitors and families to connect through a range of private, semi-private and communal internal and external spaces.
- Resident communal areas are interlinked via generous courtyard spaces offering opportunity for social engagement and interaction.
- Generous outdoor areas feature high quality landscaping providing opportunities for people to connect with natural environment.



Ground Floor Plan, scale 1:750 @A3

3.1 GOOD DESIGN “BETTER PLACED” OBJECTIVES

OBJECTIVE 4.

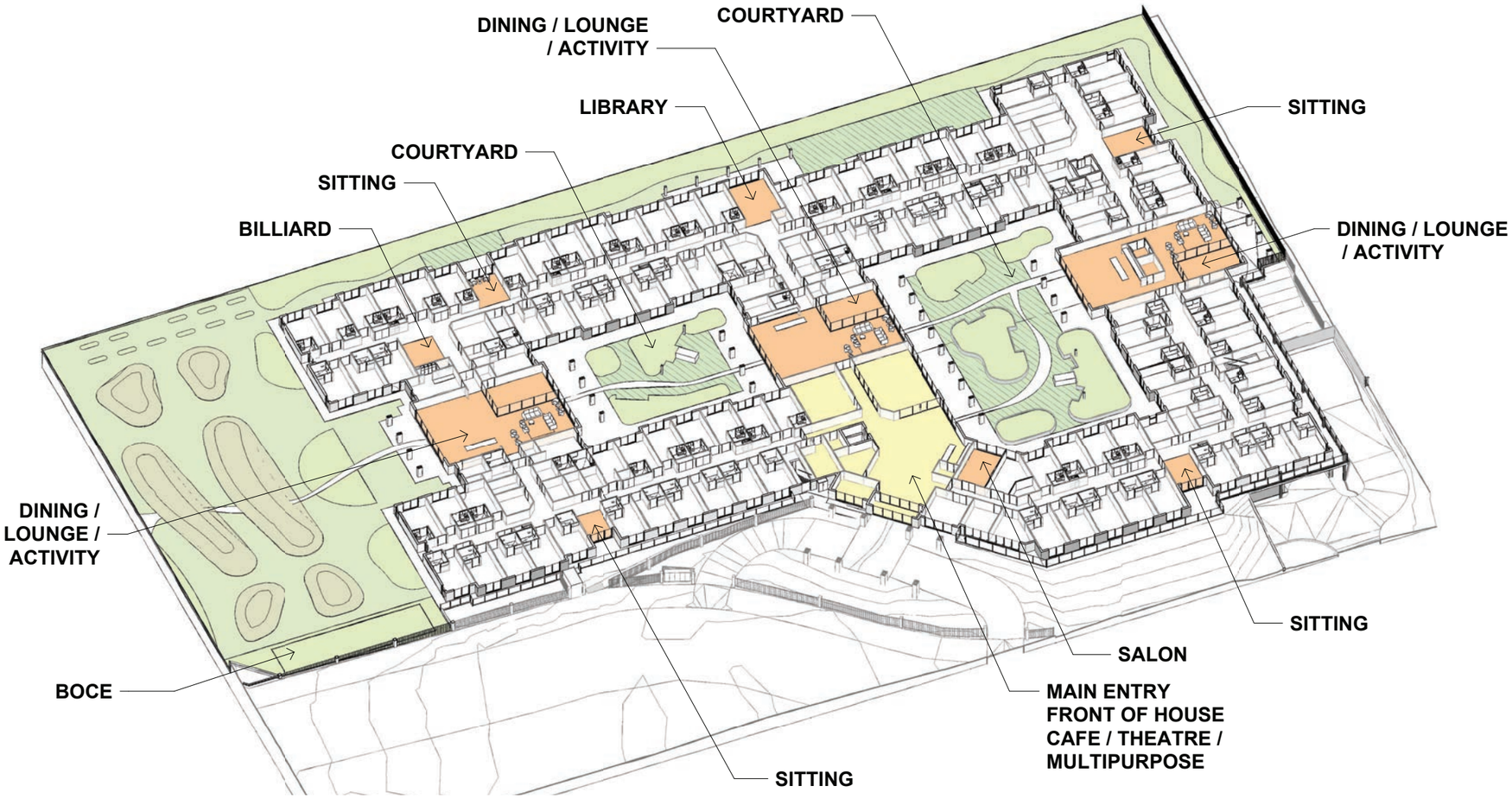
Better for people

safe, comfortable and liveable

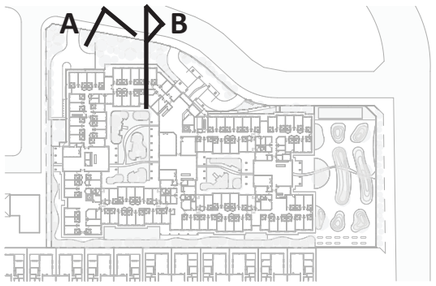
BETTER FOR PEOPLE

The proposed development provides a safe, comfortable and liveable environment through the following design initiatives:

- Complies with the Seniors Design Guidelines
- There is access to a range of high-quality external landscape areas, offering residents private, semi-private and communal internal and external spaces to suit the level of interaction that they want.
- The building is fully accessible, safe and easy for all the residents to move comfortably around the building including outdoor areas.
- Communal areas are located within easy reach of resident rooms.
- Clear delineation between front of house public areas and private living spaces.
- Generous use of glazing to maximize solar access, natural ventilation and views to external landscaped courtyards.
- The design enables all residents to continue to live comfortably as their needs changes throughout the aging process.
- A diverse range of indoor and outdoor community spaces including a library, café, salon, billiards room, activity room and the external bocce area.



3.1 GOOD DESIGN “BETTER PLACED” OBJECTIVES



OBJECTIVE 5.

Better working

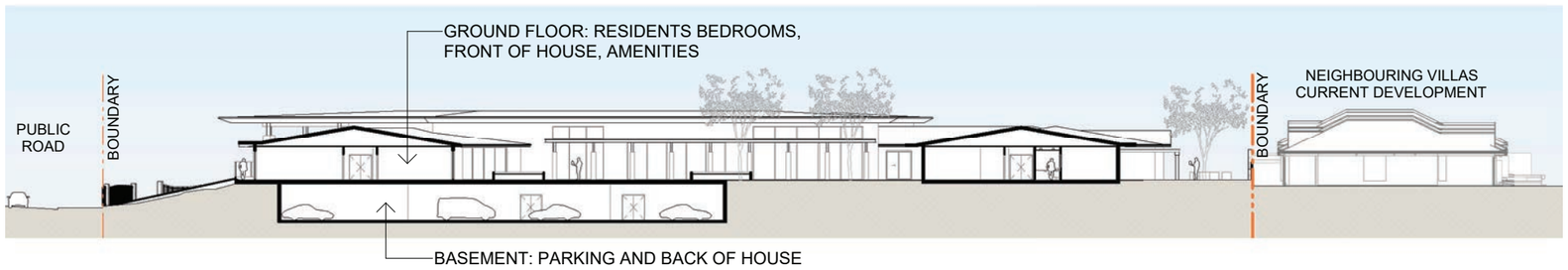
functional, efficient and fit for purpose

BETTER WORKING

The proposed development creates a functional, efficient and fit for purpose building through the following design decisions:

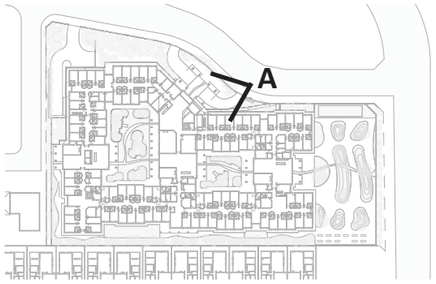
- There is a clear separation between of front of house and back of house.
- Clear separation between cars and pedestrians including services vehicles.
- Utility and support spaces are allocated discreetly throughout the facility minimizing movement of back of house services through residents living spaces.
- The floor plate is divided into three “neighborhoods” each with a dedicated living, dining and activity place breaking down the scale of the living environment and creating a residential in lieu of institutional environment.

Image (A)



Section (B)

3.1 GOOD DESIGN “BETTER PLACED” OBJECTIVES



OBJECTIVE 6.

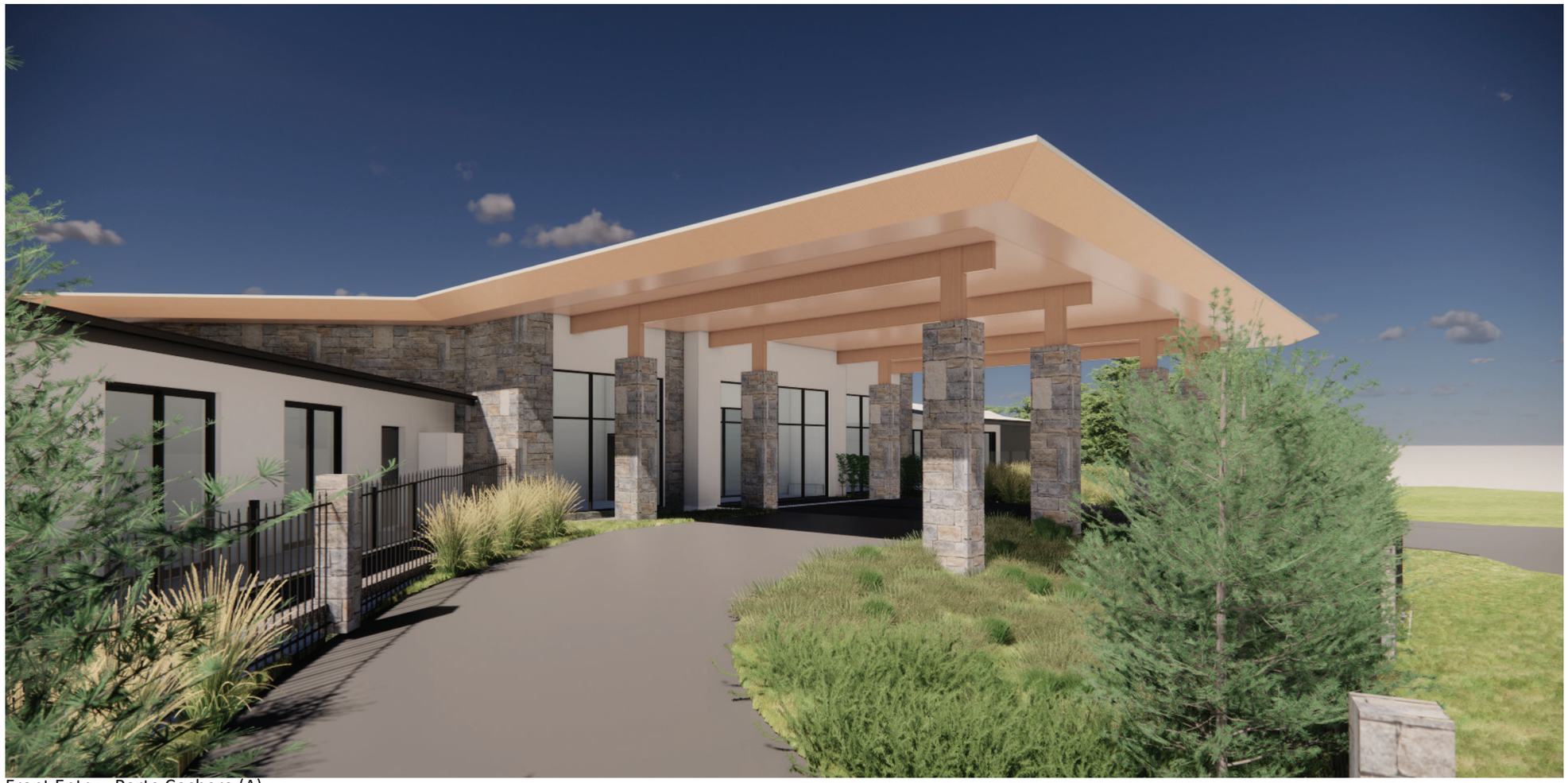
Better value

creating and adding value

BETTER VALUE

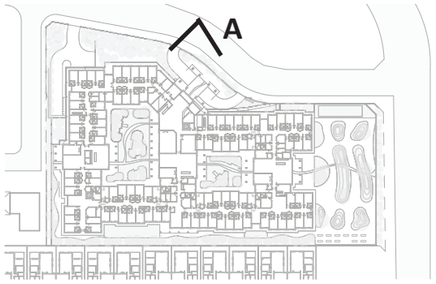
The proposed development generates ongoing value for people and communities through the following design initiatives:

- Increasing social, economic and environmental benefits to the community.
- The proposed building provides a good design and features high quality construction by Knowles Group
- The long term value of the project has been carefully considered along side the capital cost of the project in the design process.
- The proposal creates current and future value by providing flexible and adaptable residential living to enable people to a broad range physical and cognitive conditions to live comfortably and age in place with dignity.
- Provides long term sustainable value, relevant to the needs of the aging population in the future.



Front Entry - Porte Cochere (A)

3.1 GOOD DESIGN “BETTER PLACED” OBJECTIVES



OBJECTIVE 7.

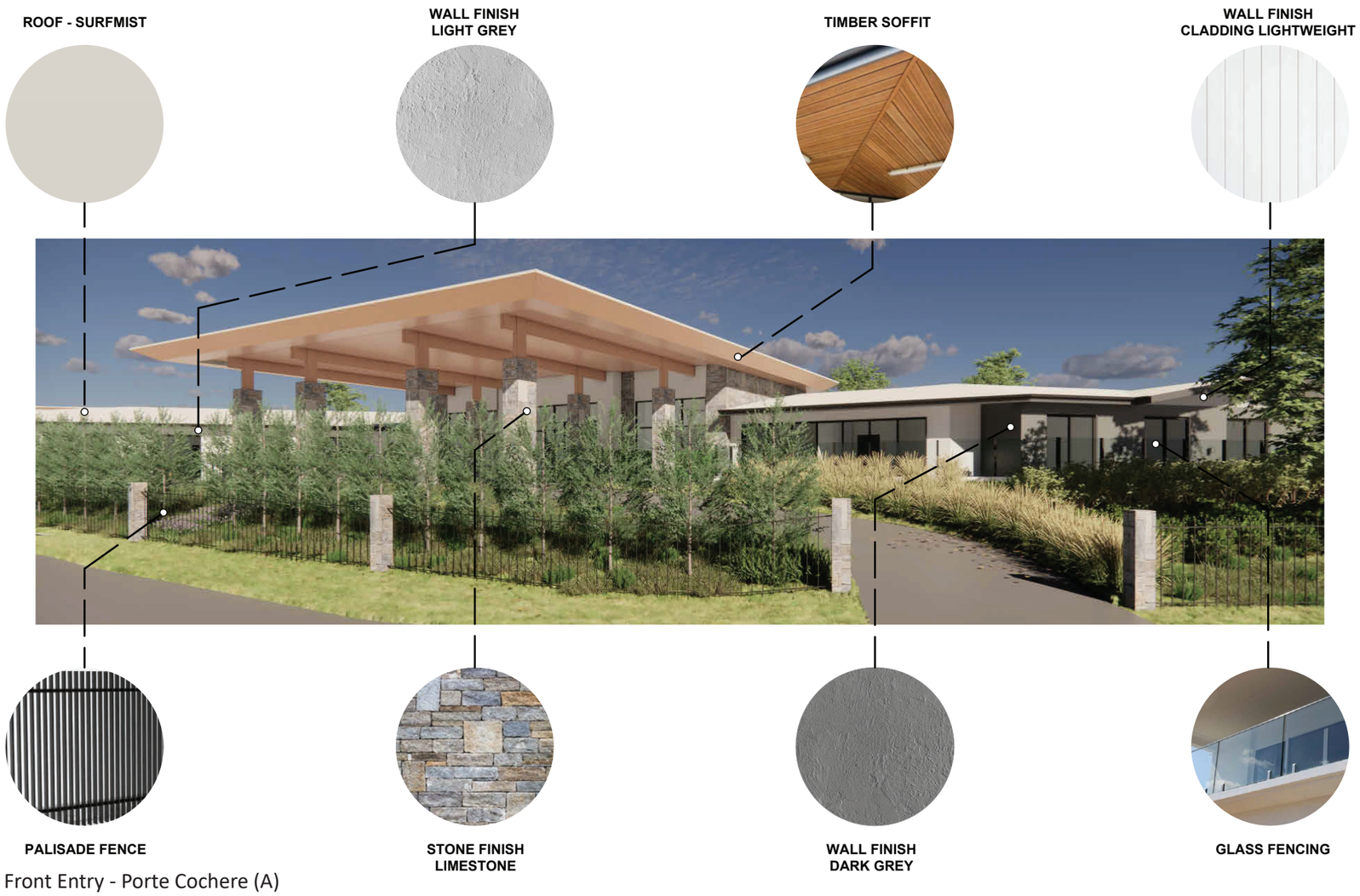
Better look and feel

engaging, inviting and attractive

BETTER LOOK & FEEL

The design proposes a welcoming and aesthetically appropriate environment through the following decisions:

- The driveway entry location takes advantage of the quieter secondary roadway, offering a more discreet and private entry to the facility.
- The proposed Porte cochere defines the main entry creating an inviting and welcoming arrival for residents and visitors.
- The proposed foyer and the small cafe and seating space with an outdoor seating area provide a pleasing and welcoming environment for families and visitors.
- Easily accessible high quality external landscape areas with direct connection to communal spaces, with a variety of vegetation providing screening, shading and visual interest.
- The design responds to the existing topography minimizing the level difference between the new RAC and the adjoining residential retirement village.
- Predominantly single storey construction consistent with the surrounding context that provides direct connection to outdoor areas from resident bedrooms.
- Highly articulated roof form minimizing visual mass with generous glazing providing high levels of natural light and outlook to internal areas.



Front Entry - Porte Cochere (A)

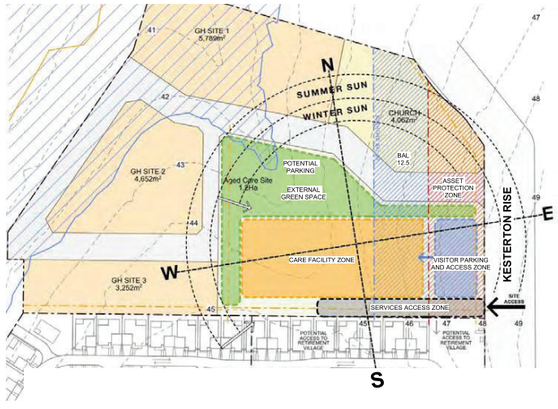
3.2 RESPONSE TO GA NSW SDRP

A series of design options for the aged care building were explored during the conceptual design phase of the project. All of the proposed design options accommodated 96 residents bedrooms, community areas, support, services and parking. The options also accommodated green spaces, including gardens, courtyards, and recreational areas. These spaces were strategically placed to enhance the living environment and provide aesthetic and environmental benefits.

The design team explored compact multilevel options versus the single storey model and studied access options for the building's main entrance, including parking on grade or under the building in a basement. After exploring the multilevel options, the single storey option was preferred based on the following reasons:

- A greater percentage of residents have direct access to outdoor areas.
- The lower scale building form is consistent with the character of the adjacent retirement village.
- Better operational model based on the client requirements and needs of residents based on Arcare's experience in this sector.
- Main address and entry from the north on the new proposed road.
- The three interconnected "neighbourhoods" avoid dead end corridors, which are a feature in the multilevel options.
- The single storey plan resulted in the creation of generous, safe and secure internal courtyard areas with greater separation between opposing bedrooms (all of the multilevel options feature very narrow spaces between rooms)

A single storey version was presented to the SDRP on the 8th of February of 2023. Further refinement and improvement of that initial single storey scheme was subsequently undertaken in response to the SDRP comments.

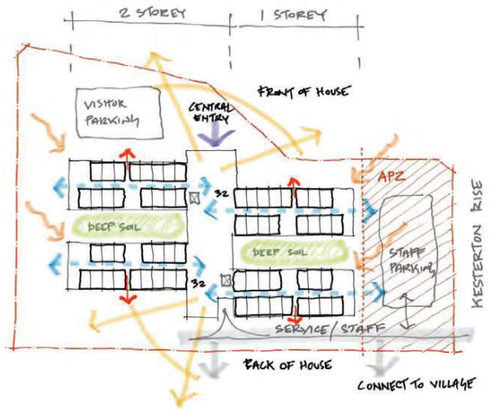


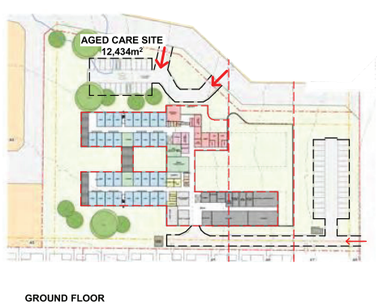
BASEMENT

GROUND FLOOR

FIRST FLOOR

Option 1





GROUND FLOOR

FIRST FLOOR

Option 2

3.2 RESPONSE TO GA NSW SDRP

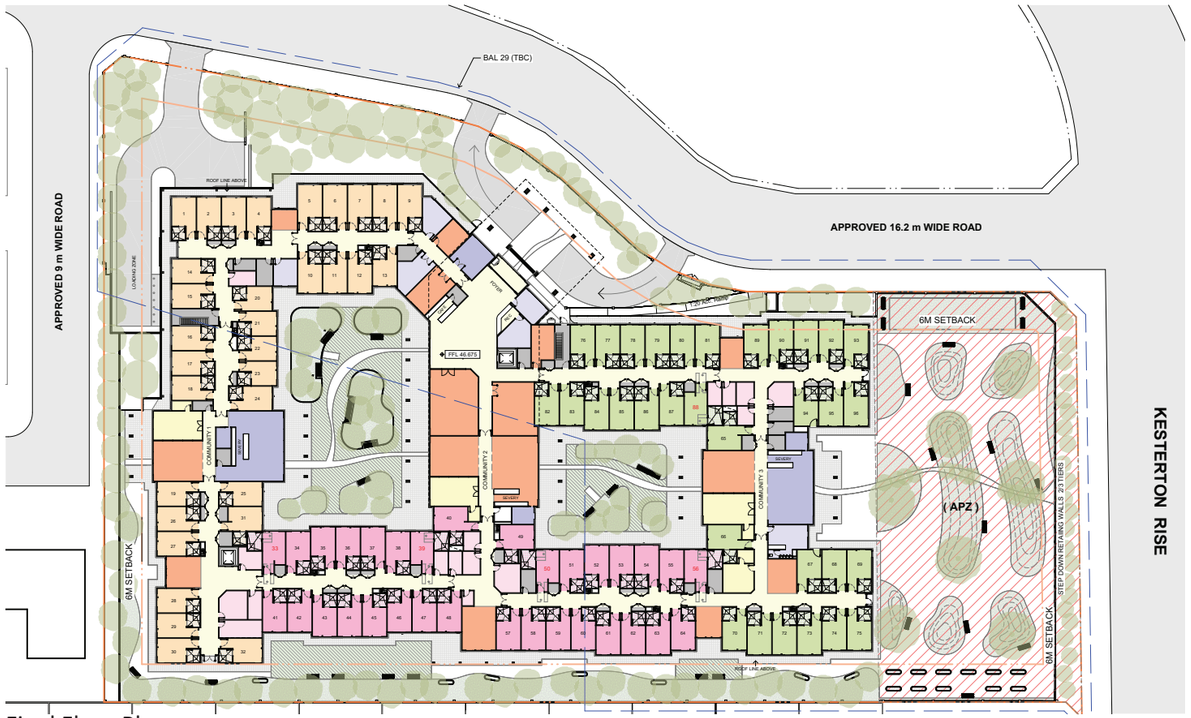
The proposed Huntlee project was presented to the SDRP on the 8th of February of 2023.

A summary of advice letter was subsequently received on 16 February of 2023 with a number of recommendations which have been considered in a subsequent development of the design. On 23 May of 2023 a notification was received that due to NSW Government amending its thresholds for SSDA projects being referred to the SDRP the project was not required to be referred to the SDRP for further comment.

Generally, the SDRP raised comments regarding the impact of the single-storey option and associated site planning. The scale of the building footprint and resulting site coverage and building massing were raised by the SDRP regarding urban design, landscape and residential amenity impacts.

A redesign was subsequently undertaken re-examining previous options ultimately retaining the single storey approach on the basis of amenity and improved outcome for residents. The single storey configuration maximises direct access to outdoor areas from all residential bedrooms and internal communal areas, enables closed internal circulation loops and facilitates free and easy access for all residents throughout the facility. A single level of residential accommodation also allows for better social integration for the residents and all residents have immediate connection with the outdoor spaces.

Original design proposal presented to the SDRP on the 8th of February of 2023.



Final Floor Plan

3.2 RESPONSE TO GA NSW SDRP

While the project team recognizes the issues raised by the SDRP, the redesigned single storey project successfully mitigates and addresses the issues raised by the SDRP as summarised in the response tabulated below:

6. Significant concerns are raised regarding the impact of the single-story option and associated site planning. The scale of the building footprint and resulting site coverage and building massing generates urban design, landscape and residential amenity impacts that include:	
a. Nominally 38% of dwellings oriented to the south	Modifications to the design has resulted in an improvement – 34% of the bedrooms are south facing
b. Minimal setbacks to the neighbouring independent living development	Setbacks have been increased and the building has been better articulated to provide increased setback areas and variation to the building envelope.
c. Long corridors and internal circulation routes	Greater articulation has resulted in decreased lengths of uninterrupted corridors. Breakout areas (sitting rooms, lounges, etc.) are located to provide relief in longer circulation routes. The majority of the corridors are glazed at the corridor end providing natural light and outlook to corridor areas.
d. A large monolithic building form	The greater articulation to the floor plan is mirrored in the roof design which has been modified significantly from the original proposal providing a series of smaller interconnected rood elements of various heights and pitches resulting in a less monolithic overall building envelope.
e. Reduced opportunities for landscape quality.	High quality landscape areas are provided around the perimeter of the site and to the large internal courtyards. The landscape design has been carefully considered to provide high quality outlook and interface buffer with adjoining properties.

7. To provide good design outcomes and meet the stated ambition for the project, further design development is recommended, primarily a reconsideration of the single storey approach, acknowledging the challenges for residents moving between levels and the benefits of looped corridors. Reconsider the site strategy to provide a more compact building footprint with high amenity, including locating a percentage of the accommodation at level 1.	Early-stage options analysis was undertaken and explored multi-level design outcomes. While the project team acknowledge the SDRP preference for multi storey design on the basis of built form outcome, the single storey design is favored due to improved outcomes for residents, operational staff and visitors. The single storey outcome enables direct access to outdoor areas for all resident bedrooms, improves accessibility and easy movement throughout the facility, leads to greater operational efficiency and is consistent with the scale and character of the surrounding building, in particular the Kesterton rise Retirement Village to the south.
8. Provide a compact building footprint with the following attributes:	
a. An improved spatial relationship with site contours, adjacent bushland, streetscape and the neighbouring independent living development	The single storey building has been modulated to create a series of smaller interconnected buildings of smaller scale instead of a large monolithic building. The proposed design utilises the existing site contours by way of building down (instead of building up) with the creation of basement under croft for back of house services and carparking.
b. Generous setbacks to improve percentage tree canopy and optimise landscape design and external views, providing residents with a sense of 'living in the landscape'	The design provides high quality landscaping and external views to all resident bedrooms and communal areas.
c. Increased dwelling amenity and wayfinding for residents-e.g., increased solar access and improved visual connections–refer Builtform below for expanded commentary	The building plan has been simplified to improve way finding for residents. Corridors have been shortened, punctuated with rest stops and common areas, improved with additional glazing at corridor ends. The communal spaces are interconnected with the large internal courtyards and external APZ, providing a high degree of visual permeability through the facility.
d. Minimised impacts of the bushfire code (BAL ratings)-flexibility for material finishes and fenestration treatments.	Given the proposal is for a SFPP development type, Table 2 of Addendum PBP (Nov 2022) requires all residential care buildings to be built to a construction level of BAL-19.

3.2 RESPONSE TO GA NSW SDRP

9.Further develop the western facade and backof-house areas to better address the public street and future development, avoid treating this interface as a service lane. Consider minimising the impact of vehicles, treatment of the ground plane, landscaping, facade composition, screening and the like.	The revised design has simplified the back of house and loading areas. The building facade has been relocated to better address the western boundary and public street including any future development on the adjacent western allotment. High quality landscape retaining and fencing has been incorporated into the revised design to ensure a high-quality interface along the western edge.
10.Continue to refer to the principles and precedents of the Seniors Housing Design Guide–Nov 2022 -to inform the design generally across various scales, from site planning to key detailed considerations	Refer to section 3.6 (Note: The relevant Guide is now dated November 2023)
11.Further design development is recommended to address the commentary below.	
12.Improve the amenity outcomes for circulation spaces and dwellings by providing:	
a. Rooms that face north or east-west in lieu of south, to ensure some solar access	The revised design has maximised the number of bedroom facing north or east-west in lieu of south.
b. Dwelling outlooks that prioritise external views in lieu of internal(courtyard)views	The majority of resident bedrooms have external outlook. A number of rooms have outlook to large internal courtyards which have been designed to maximize solar access. Landscaping has been carefully considered to internal courtyard areas to provide trees and plants of size and scale comparable to external areas, providing an attractive outlook from each bedroom.
c. Circulation spaces that access daylighting and external views	The building redesign has simplified the plan resulting in a more rational circulation pattern throughout the building with corridor and circulation areas benefiting from aspect and outlook through extensive glazing.
d. Reduced corridor lengths to improve wayfinding and ensure a less ‘institutional ‘feel–noting one corridor is greater than 90 meters.	Greater articulation in the plan has resulted in shorter (continuous) corridors, a simpler layout and more intuitively way finding for residents.
e. Individual resident communities that are clearly legible in the architecture.	The facility is comprised of three “neighbourhoods”, each comprised of 32 residents, with dedicated lounge, dining, activity and support basis.

13.Improve the performance of all courtyards and covered outdoor spaces to offer a greater level of amenity and connection; in this regard the dimensions of the small courtyard area concern. Address the following:	
a. Improve courtyard to courtyard visual and physical connections	The redesigned has reconfigured the plan and resulted in the creation of two large courtyards (in lieu of three courtyards as previously proposed) with visual and physical connectivity through internal communal areas.
b. Consider a hierarchy of courtyards based on scale and use–e.g., arrival areas, gathering spaces and communal activities	The design features a larger primary courtyard, visible from the public entry areas and connecting with the communal areas of the western and central neighbourhood zones. The secondary courtyard further connects with the central neighbourhood communal spaces with the eastern neighbourhood zone, creating a large interconnected communal indoor and outdoor space through the centre of the facility.
c. Ensure courtyards are welcoming and engaging, enabling people to be drawn to use them, yet balance the need for privacy. In this regard minimise overlooking into dwellings	Landscaping design has been carefully considered to ensure courtyards are accessible, inviting and providing a range of different settings for residents, visitors, and their families.
d. Optimise solar access in the winter months and provide shading for the warmer months	The combination of large courtyard areas and single storey construction ensure solar access is optimized in winter. Large external verandas and shade structures ensure adequate shading is provided for warmer months.
e. Include verandahs - a good precedent for drawing residents to outside areas.	Generous veranda areas are provided to both courtyards and external curtilage of the building.

3.2 RESPONSE TO GA NSW SDRP

14. The proposed building massing limits opportunities to integrate with the emerging local character. Development of the building's massing, form and articulation is required to address the following:	
a. Significantly increase the articulation of the building and avoid repetitive elements to provide variety in both building form, and façade/material treatments.	Articulation has been increased and a greater variety of elements in both building form and material treatment has been incorporated.
b. Undertake analysis of the existing and future character of the precinct including development on the other side of the motorway	The character on the other side of Hunter Expressway is disconnected from the site and not within the visual catchment of the site, and the more immediate existing and future character surrounding the site is more relevant. The building has been redesigned to improve articulation and reduce building mass to greater reflect the anticipated future character of the precinct.
c. Enable the individual communities, and the key activity and gathering spaces to be clearly legible in the architecture.	The design has been improved to provide better physical and visible connection between the communal areas of the building. The important activity and gathering spaces are distinguished through variation in the roof design, external porticos and extensive glazing.
15. Further develop climate-responsive and sustainability opportunities for the building, to meet the ambitions of the project. Address the following: a. Develop the thermal comfort, shading, air movement and solar access of the building with regard to the Seniors Housing Design Guide b. Maximise opportunities for passive solar design and cross ventilation. c. Adopt climate responsive material selections.	a. All resident bedrooms benefit from full height glazing, maximising access to natural daylight and reducing dependence on electric lighting. Generous external veranda roofs provide shading for protection from summer sun, whilst allowing winter sun to penetrate the building. b. The building envelope has been carefully designed with the use of material and finishes to maximize thermal performance. c. Light coloured roof materials minimise solar absorption.

4 BUILT FORM AND URBAN DESIGN

SECTION

4.1 RESPONSE TO SENIORS HOUSING DESIGN PRINCIPLES

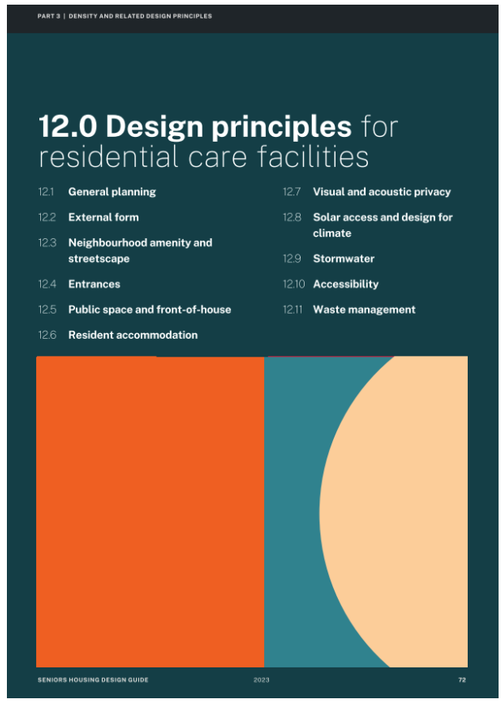
SEARS - REPORT REFERENCE

4. Built Form and Urban Design

- Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach.
- Demonstrate how:
  - the development considers the design principles in Part 5, Division 6 of *State Environmental Planning Policy (Housing) 2021* and the *Seniors Housing Guidelines 2021*.
  - 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.
  - 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.
- Assess how the development complies with the relevant accessibility requirements.

- Architectural drawings
- Design Report
- Survey Plan
- Building Code of Australia Compliance Report
- Accessibility Report

4.1 RESPONSE TO SENIORS HOUSING DESIGN PRINCIPLES



SENIORS HOUSING DESIGN GUIDE 2023:

DESIGN PRINCIPLES

01 GENERAL PLANNING
02 EXTERNAL FORM
03 NEIGHBORHOOD AMENITY AND STREET SCAPE
04 ENTRANCES
05 PUBLIC SPACE AND FRONT-OF-HOUSE
06 RESIDENT ACCOMMODATION
07 VISUAL AND ACOUSTIC PRIVACY
08 SOLAR ACCESS AND DESIGN FOR CLIMATE
09 ACCESSIBILITY
10 WASTE MANAGEMENT
11 STORM WATER

4.1 RESPONSE TO SENIORS HOUSING DESIGN PRINCIPLES

01 GENERAL PLANNING

The design envisions a non-institutional looking building that is sensitive to both the current and future context of the surrounding environment. The proposal offers a high level of amenity for residents, featuring generous communal and shared spaces with direct access to high-quality landscaped outdoor areas. The facility includes spacious front-of-house areas, welcoming entries, wellness and allied health centers, as well as recreation and social spaces throughout.

Operational efficiency is prioritized, with clear separation between resident and service areas achieved, by locating the back-of-house functions in the lower ground level with a separate service lift for staff. The building is divided into three distinctive neighboring zones to reduce the overall internal scale, creating a more home-like environment and facilitating better care models. This design approach enables residents to maintain the highest possible level of independence as they age. Additionally, the design has been carefully tailored to meet the operational requirements of care providers, facilitating efficient workflows and a cohesive vision for resident care.

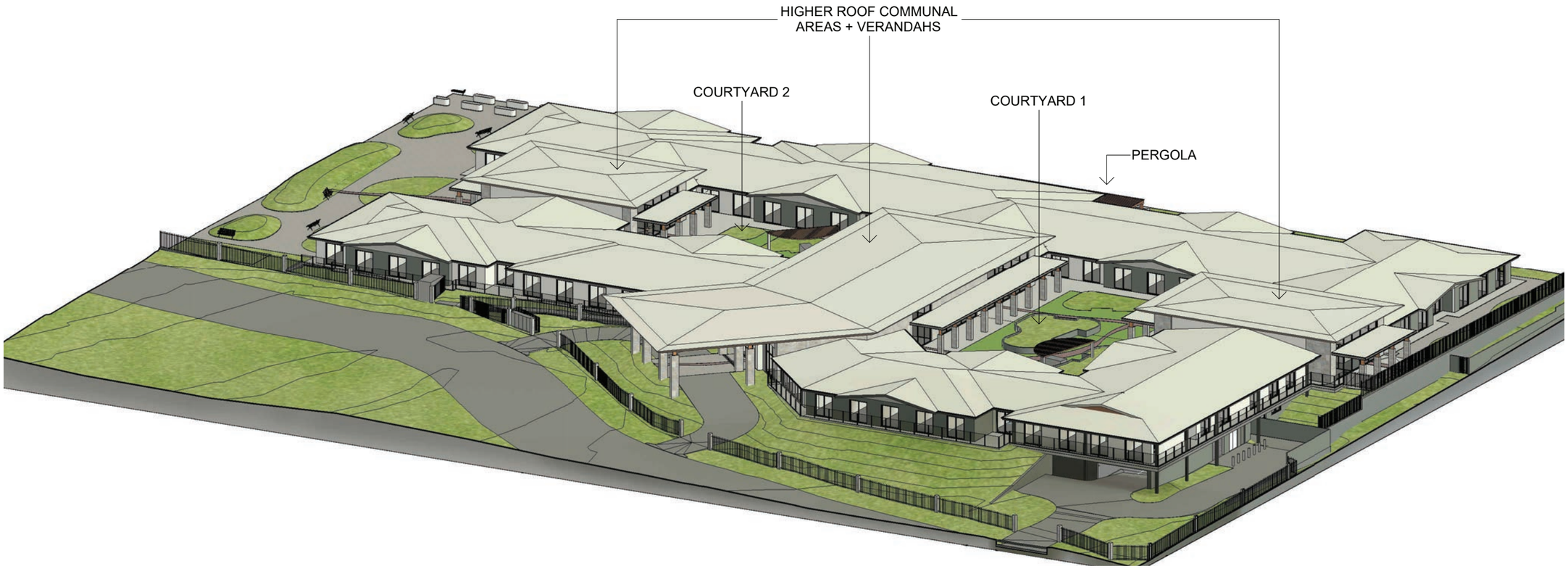
Floor Plan spaces

SCALE 1:750 @A3

4.1 RESPONSE TO SENIORS HOUSING DESIGN PRINCIPLES

02 EXTERNAL FORM

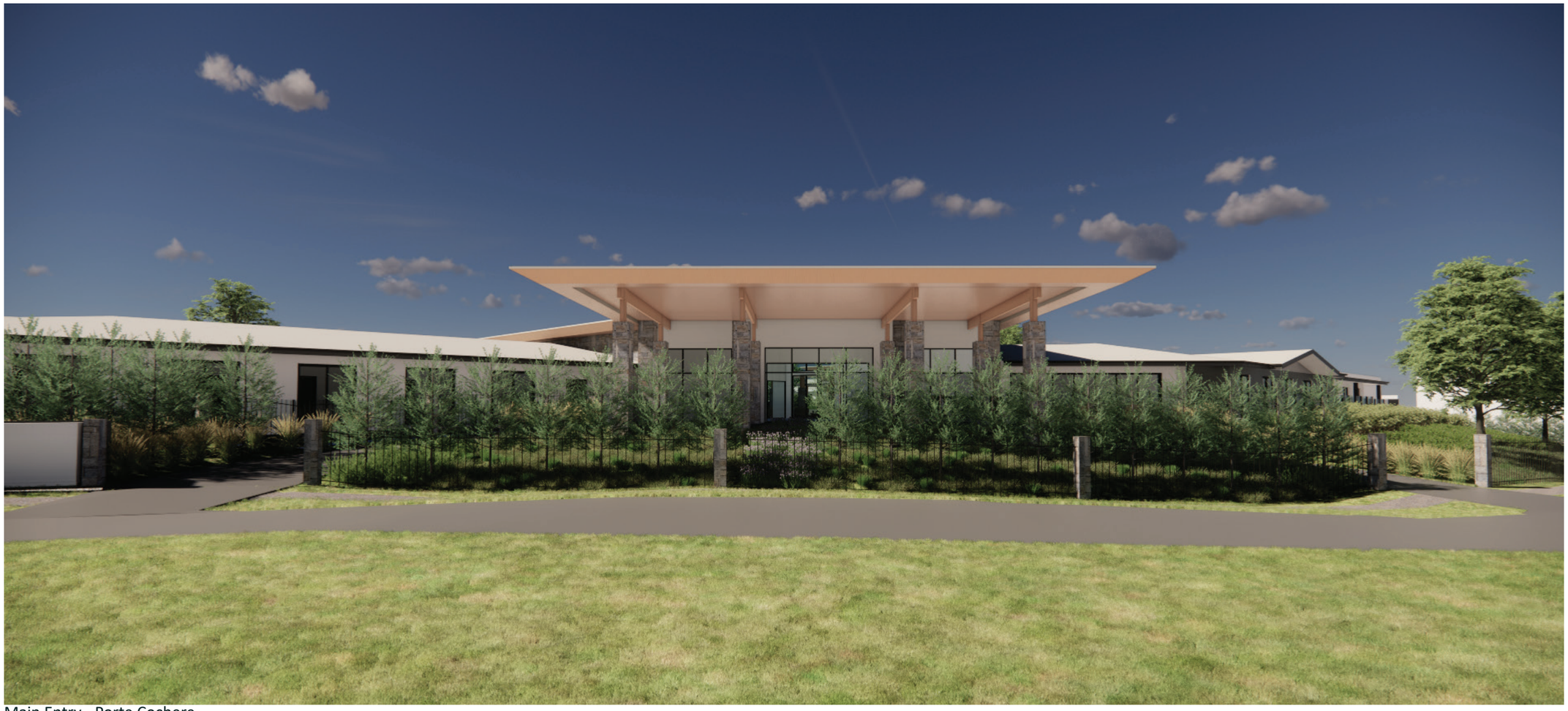
The single-storey building form is heavily articulated to avoid a monolithic, institutional appearance. The building is designed as a series of small, interconnected building modules, each featuring a variety of external finishes, materials, and roof forms. Large internal courtyards offer appealing aspects and outlooks for internally facing bedrooms, while generous verandas and shade elements provide safe and comfortable outdoor areas.



4.1 RESPONSE TO SENIORS HOUSING DESIGN PRINCIPLES

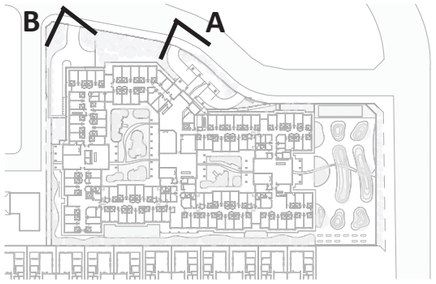
03 NEIGHBOURHOOD AMENITY AND STREETSCAPE

The building's design emphasizes a residential character, providing an engaging street scape through varied design, colors, and materials. The external materials have been guided by the *Huntlee - Katherine's Landing Aged Care Design Guidelines,* July 2021 prepared for this site. This material selection achieves a degree of cohesion with the existing and future character envisaged for the area. A range of external materials, including sandstone and weatherboard with muted finishes, enhances visual interest. The main facade features fully glazed communal lounge and sitting areas, breaking the continuity of resident rooms along the street scape. Designed as a series of smaller interconnected elements, the building's facade and roof form exhibit modulation and variation. The roof comprises smaller elements with varying pitches and heights, aligning with the current and future street scape scale and pattern. Generous verandah areas add shade and depth to the facades, while different materials for the lower level in the western portion of the site create a horizontal layer between floors.



Main Entry - Porte Cochere

4.1 RESPONSE TO SENIORS HOUSING DESIGN PRINCIPLES



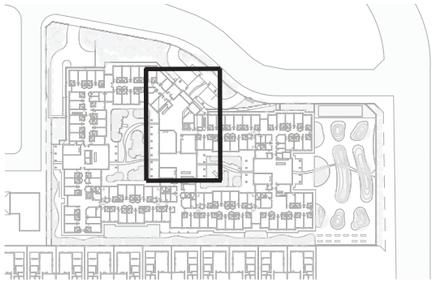
04 ENTRANCES

There is a clear delineation between the service entry and the main building entry. The service entry is located in the western portion of the site at a lower level, accessed via a separate driveway. The main entry is clearly identifiable within the streetscape façade, providing separate and safe pedestrian access to the building. A covered porte cochere ensures safe drop-offs for residents, visitors, and families. Signage will clearly communicate the different driveways to assist wayfinding for visitors. The porte cochere features a higher level roof with distinctive limestone columns and a timber soffit, accommodating larger vehicles such as ambulances. The porte cochere roof is designed to seamlessly integrate with the main building architecture, offering a welcoming arrival to the facility.

Main Entry - Porte Cochere (A)

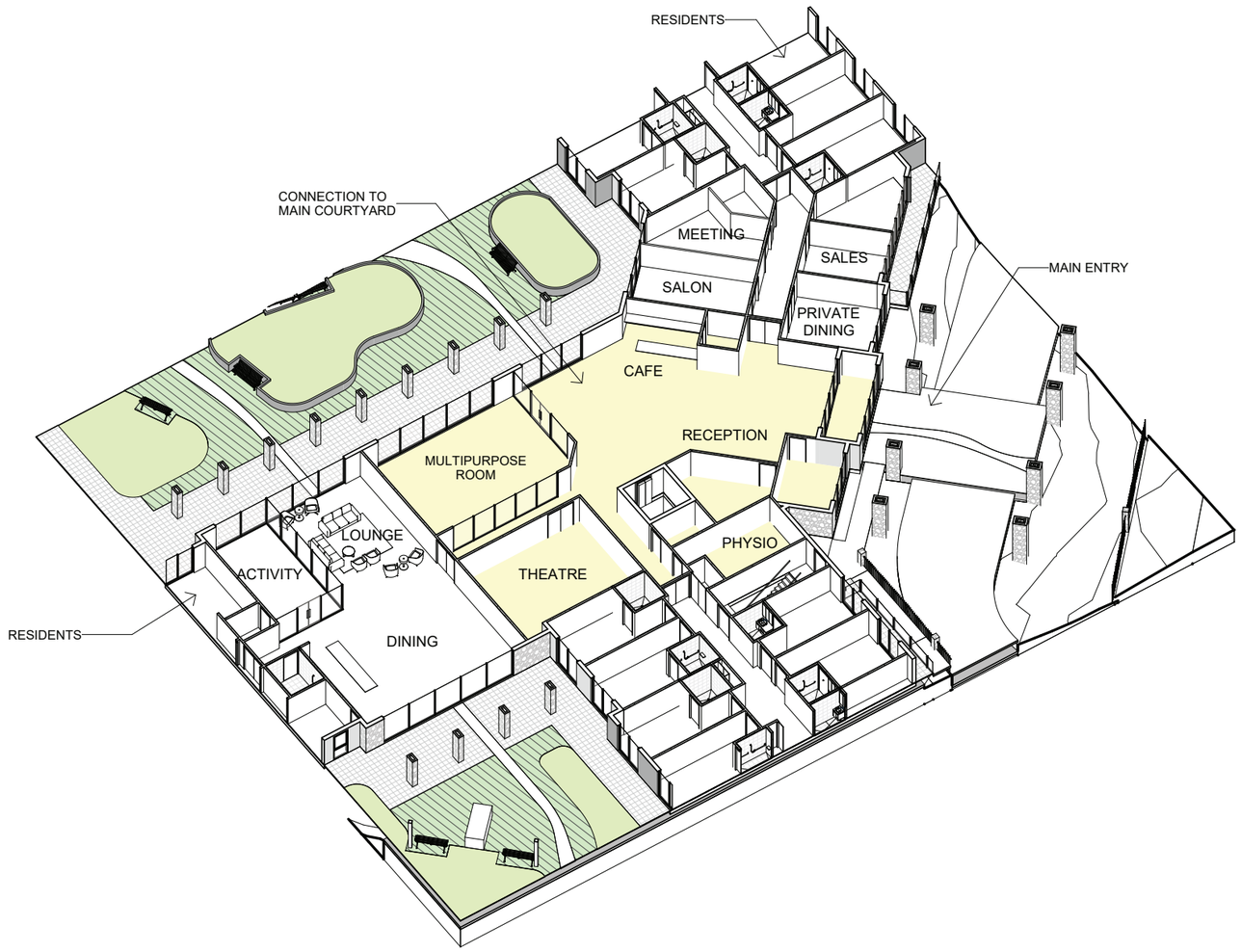
Back of House entry at Lower level (B)

4.1 RESPONSE TO SENIORS HOUSING DESIGN PRINCIPLES



05 PUBLIC SPACE AND FRONT-OF-HOUSE

Generous public space for visitors and families is provided at the main entrance to the residential care facility, with external public space being delivered under MP10_0137 when the external roads are constructed by others.
The public space and front-of-house areas are centrally located along the future northern road, providing a visible, welcoming, and safe entry for staff, residents, and visitors. The front entry features a café, multipurpose room, theatre, salon, and physio/health consulting room, all designed to enhance the resident and visitor experience. High ceilings and direct access to a landscaped courtyard create an attractive space for residents to sit, wait, and socialize, fostering a vibrant and engaging atmosphere.



Front of House - Axonometric

4.1 RESPONSE TO SENIORS HOUSING DESIGN PRINCIPLES

06 RESIDENT ACCOMMODATION

The building is comprised of three “residential neighbourhoods,” each containing 32 resident bedrooms and communal areas such as lounges, dining rooms, and activity rooms. Every resident bedroom is single occupancy with a private ensuite bathroom and features full-height sliding door glazing for direct access to outdoor areas. The resident bedrooms are clustered within these neighborhoods, ensuring comfortable proximity to communal and support spaces. Multiple lounge and sitting areas are strategically placed between the resident bedroom clusters to maintain manageable corridor lengths. The building’s articulation is shaped by the clustering of the resident bedrooms, with frequent visual breaks in the façade resulting from the positioning of the lounge and sitting areas between the bedroom clusters.

The facility contains different types of bedrooms, all of them with their own ensuite. There are 75 standard rooms, 5 large rooms located in the northern area of the building, 5 type “B” and 6 small rooms located next to courtyard areas and 5 DDA rooms.

Floor Plan “Residential neighborhoods”

LEGEND

AREAS

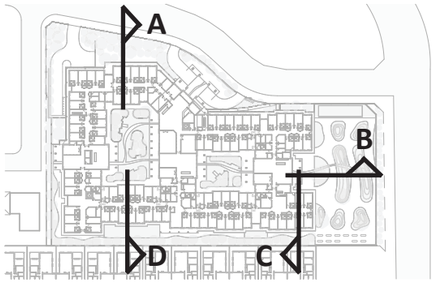
- NEIGHBOURHOOD A
- NEIGHBOURHOOD B
- NEIGHBOURHOOD C
- LOUNGE / DINING / ACTIVITY
- SITTING

BEDROOMS TYPES

- **ST** TYPE A STANDARD
- **SM** TYPE A SMALL
- **LA** TYPE A LARGE
- **B** TYPE B
- **DDA** TYPE C DDA

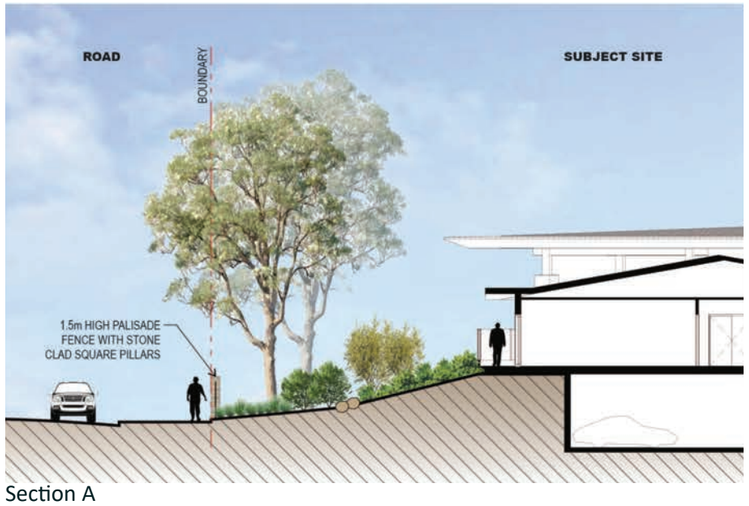
SCALE 1:750 @A3

4.1 RESPONSE TO SENIORS HOUSING DESIGN PRINCIPLES

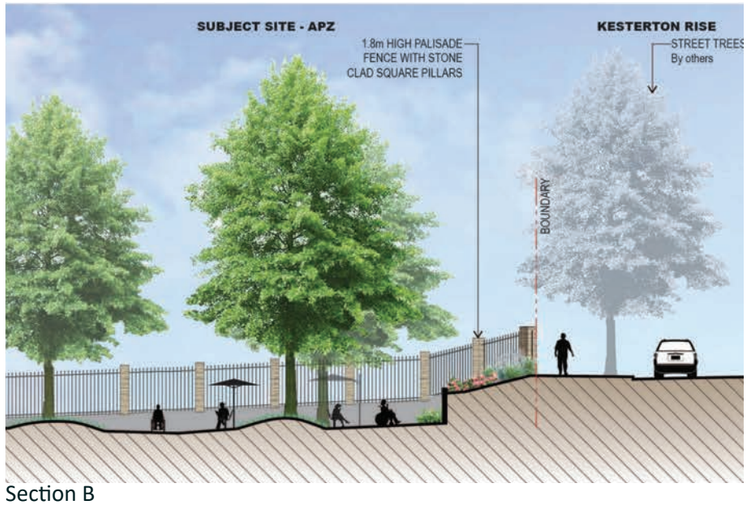


07 VISUAL AND ACOUSTIC PRIVACY

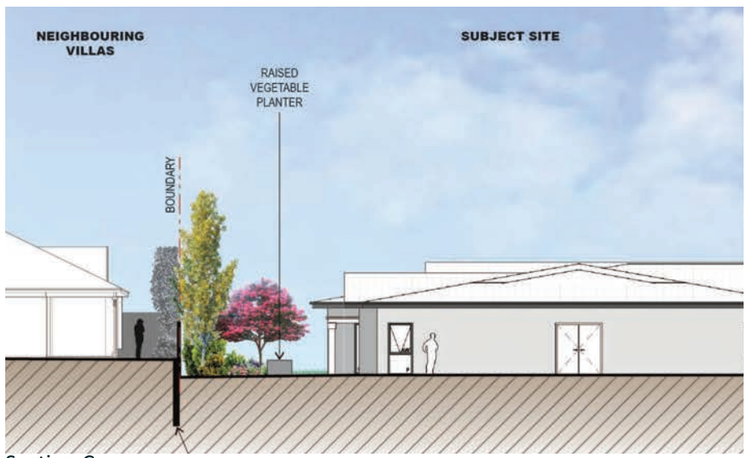
The proposal features generous setbacks of six meters or more at the main residential boundary interface to the south. The setbacks and single storey scale provide visual privacy to the villas of the adjoining retirement village. High-quality landscape design provides an additional buffer and screen planting at sensitive boundary interfaces. The garden bed planting is designed to maximize visual privacy from external parts of the site while allowing residents to enjoy views of internal courtyards and garden areas from their rooms. Acoustic fencing, combined with garden bed planting, is proposed in areas with expected vehicle activity, protecting amenity for future developments.
The roof top mechanical plant is located away from the boundaries and integrated into the roof form to shield mechanical noise from adjoining properties.



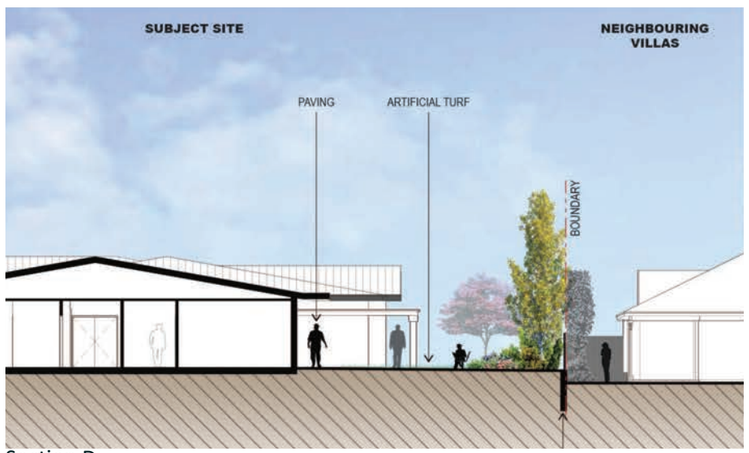
Section A



Section B



Section C



Section D

4.1 RESPONSE TO SENIORS HOUSING DESIGN PRINCIPLES

08 SOLAR ACCESS AND DESIGN FOR CLIMATE

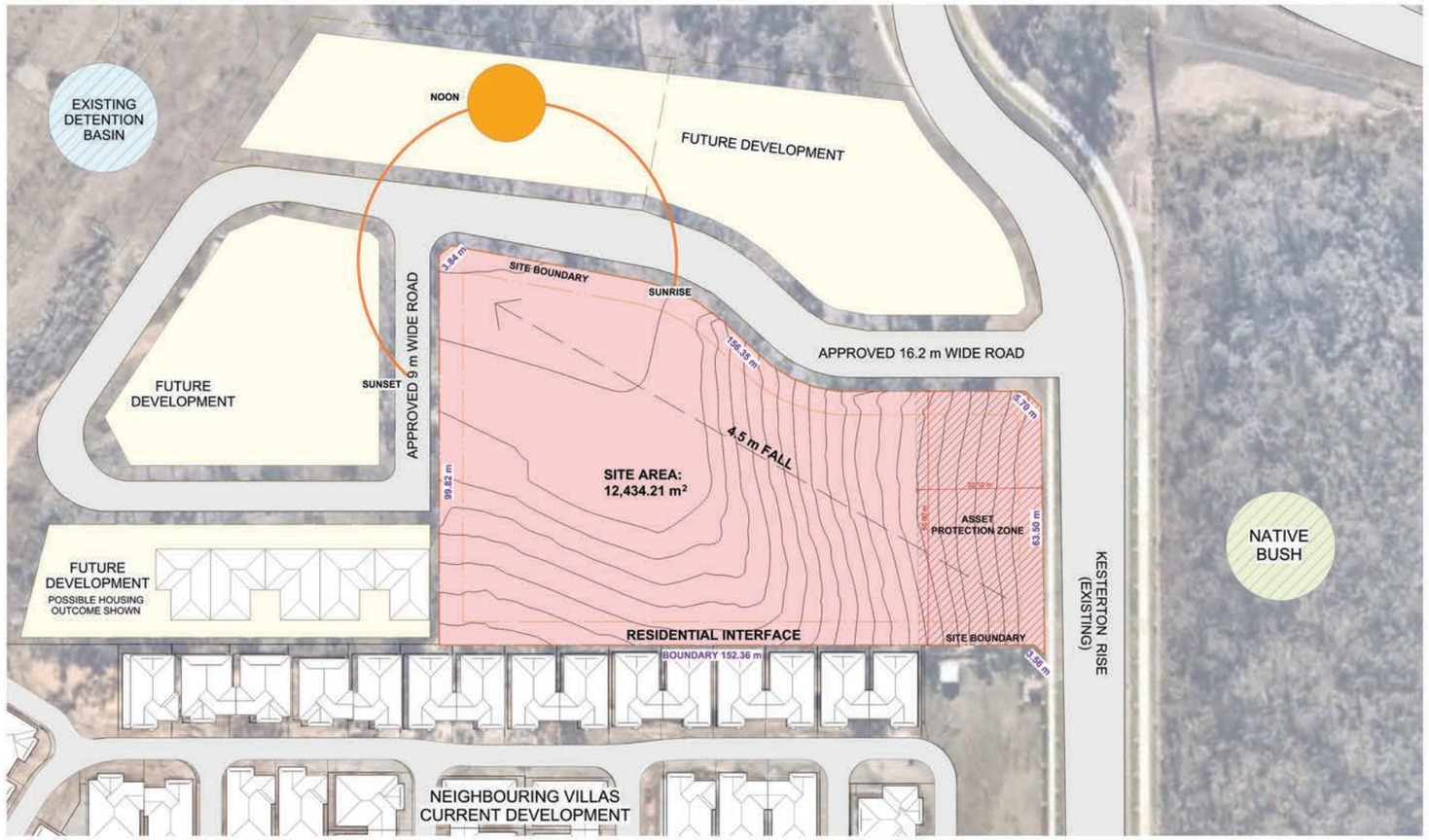
Solar Access and Cross Ventilation

Solar Access

SEPP Housing does not contain a numeric control for solar access for a residential care facility (the numeric control only applies to independent living units). The objective of Section 12.8 of the Seniors Housing Design Guide as it relates to solar access similarly does not contain a numeric control.. The Design Guide contains the following summarised design guidance as it relates to solar access / daylight access:

- understanding the path of the sun (winter and summer)
- orientation to optimise solar access
- window shading for protection from summer sun and allow winter sun to penetrate the building
- maximise glazing for access to daylight

SITE ANALYSIS



4.1 RESPONSE TO SENIORS HOUSING DESIGN PRINCIPLES

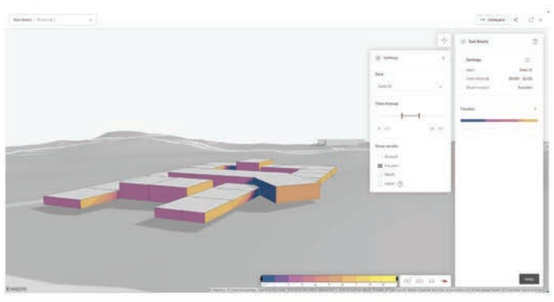
08 SOLAR ACCESS AND DESIGN FOR CLIMATE

Solar access has been examined using a number of tools:

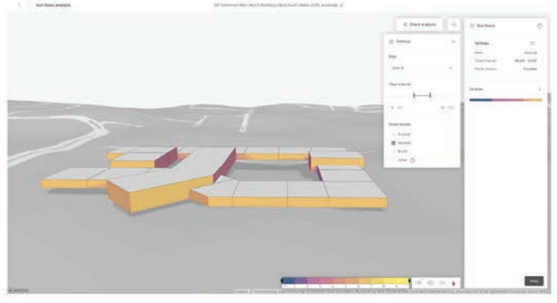
- Sectional diagrams to demonstrate opportunities for sun penetration / control (Drawings A6.03 and A6.07)
- Solar analysis diagrams prepared utilising 'Forma' software, illustrating the heat mapping and solar access to the building facades during summer and winter equinoxes. The analysis provides a clear indication of the solar access to all orientations and areas of the facility, including communal and private resident areas and outdoor spaces (Drawings A6.05 and 6.06).
- Solar Analysis shadow diagrams (Drawings A6.08 to A6.10)

These tools illustrate how the building has responded to the design guidance, including:

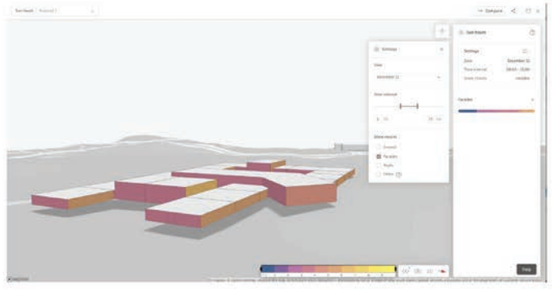
- Solar and daylight access has been considered in the context of the path (and altitude) of the summer and winter sun. The Forma diagrams illustrate how most elevation receive exposure to sunlight at the winter and summer solstice. These clearly illustrate that the eastern, northern and western facades have good exposure to sunlight during the day. The northern façades have exposure to 6-7 hours of sunlight. The western and eastern façades have exposure to between 2-3 hours. The majority of the facades of the building have good opportunities for solar access.



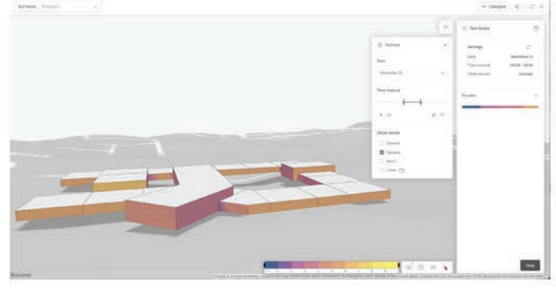
SUN HOURS ANALYSIS - JUN 21st **EAST FACADE**



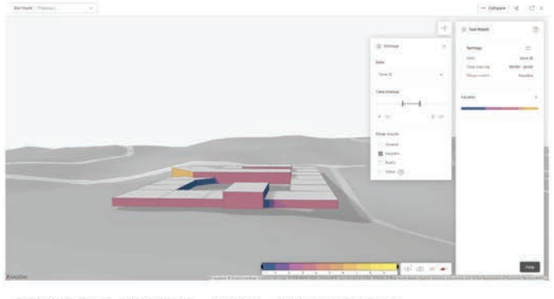
SUN HOURS ANALYSIS - JUN 21st **NORTH FACADE**



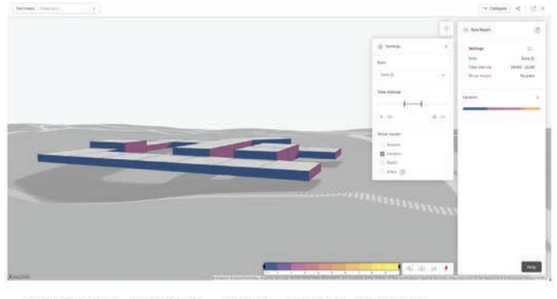
SUN HOURS ANALYSIS - DEC 21st **EAST FACADE**



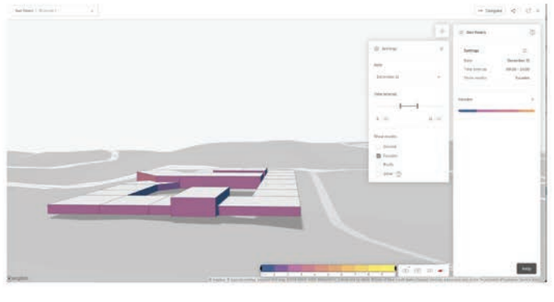
SUN HOURS ANALYSIS - DEC 21st **NORTH FACADE**



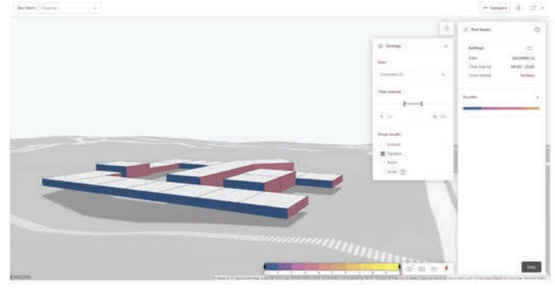
SUN HOURS ANALYSIS - JUN 21st **WEST FACADE**



SUN HOURS ANALYSIS - JUN 21st **SOUTH FACADE**

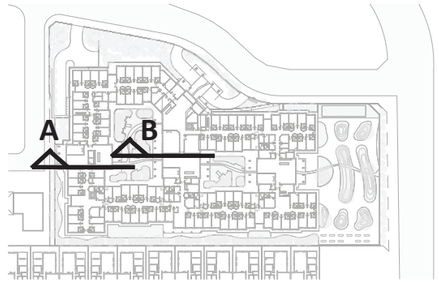


SUN HOURS ANALYSIS - DEC 21st **WEST FACADE**



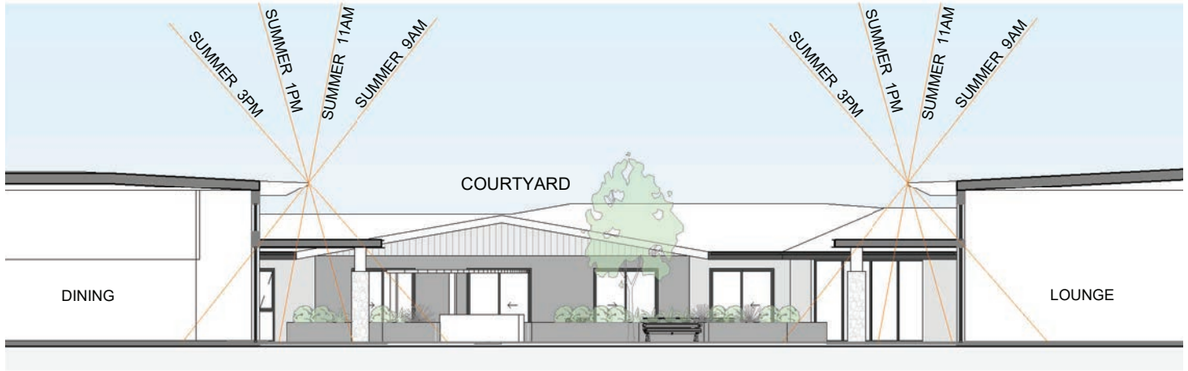
SUN HOURS ANALYSIS - DEC 21st **SOUTH FACADE**

4.1 RESPONSE TO SENIORS HOUSING DESIGN PRINCIPLES

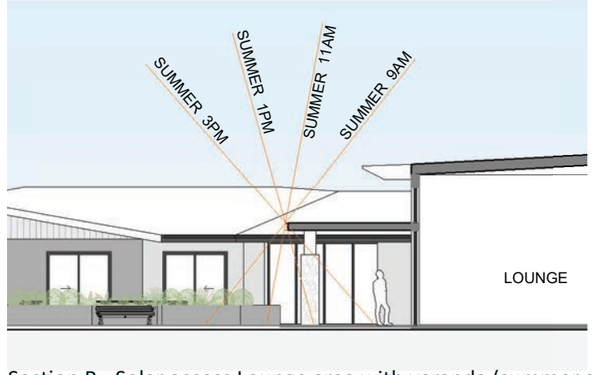


08 SOLAR ACCESS AND DESIGN FOR CLIMATE

- The large internal courtyards assist in providing separation between internal facing facades to prevent self-shading allowing for penetration of sunlight and daylight into the centre of the building.
- The sectional diagrams further demonstrate the ingress of sunlight to resident bedrooms and common areas throughout the facility. The sectional diagrams illustrate how the summer sun is controlled with verandas or eaves. Importantly during the winter months the sun can penetrate below the eaves and verandas to enter rooms. The main communal areas feature high ceilings with high level windows above the veranda roofs, this allows sunlight and daylight to penetrate deeper into the communal rooms. The high-level windows feature on all elevations, allowing solar penetration and daylight access into these spaces during different times of the day.

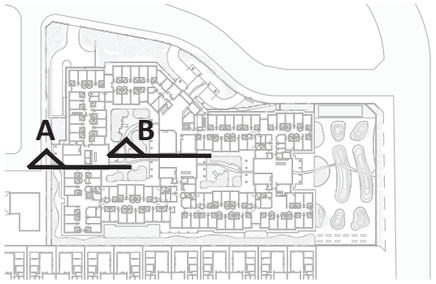


Section A - Solar access summer solstice Courtyard 1



Section B - Solar access Lounge area with veranda (summer solstice)

4.1 RESPONSE TO SENIORS HOUSING DESIGN PRINCIPLES

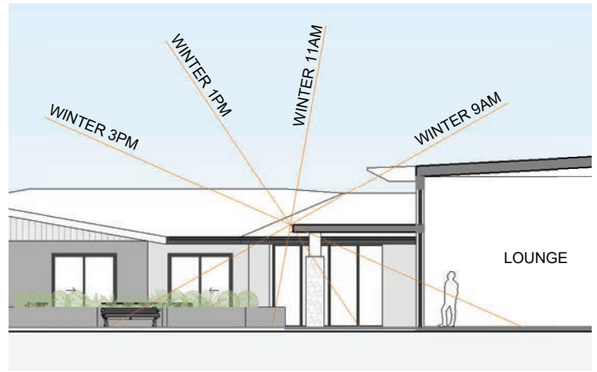


08 SOLAR ACCESS AND DESIGN FOR CLIMATE

- Furthermore, the sectional analysis illustrates the effectiveness of various veranda elements and shading devices to control solar gain during the hotter summer months.
- Floor to ceiling windows are provided to all communal rooms and bedrooms which will maximise solar access or daylight access (depending on time of day / orientation).
- The solar analysis shadow diagrams and sectional diagrams also illustrate how the common open space receive sunlight during different times of the day. It is important that these spaces have both shade and sunlight and the generous proportions of these spaces ensures the courtyards provide different spaces with sunlight and shade throughout the day. Landscaping is also used to provide shade where the building cannot perform that function.

The numeric controls in the Design Guide apply to dwellings not a residential care facility. Whilst a dwelling contains both habitable and open space as part of the one domicile, a residential care facility provides those spaces across the entire facility and those spaces are part of the residential environment. Residents of the Huntlee residential care facility are able to move freely around the facility and access the multiple lounge, sitting and communal areas and outdoor spaces. Residents can move between their bedrooms and the variety of common living spaces to access sunlight or shade that provide the best environmental conditions and comfort to suit their preferences.

Section A - Solar access winter solstice Courtyard 1



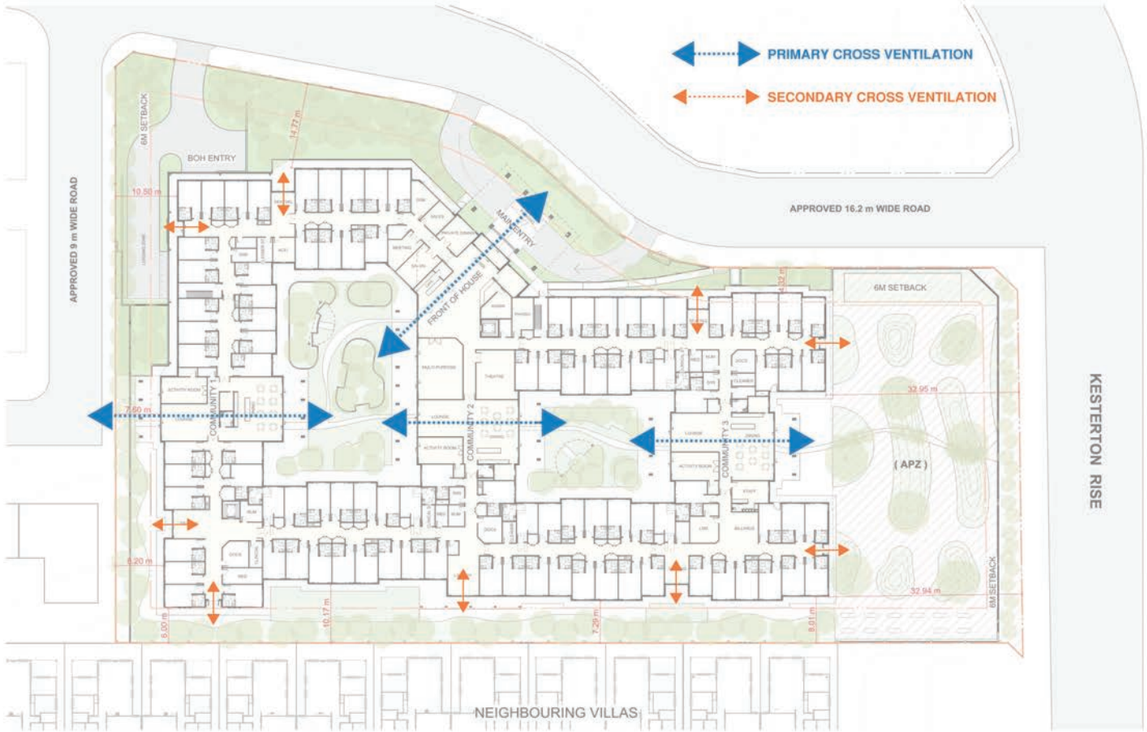
Section B - Solar access Lounge area with veranda (winter solstice)

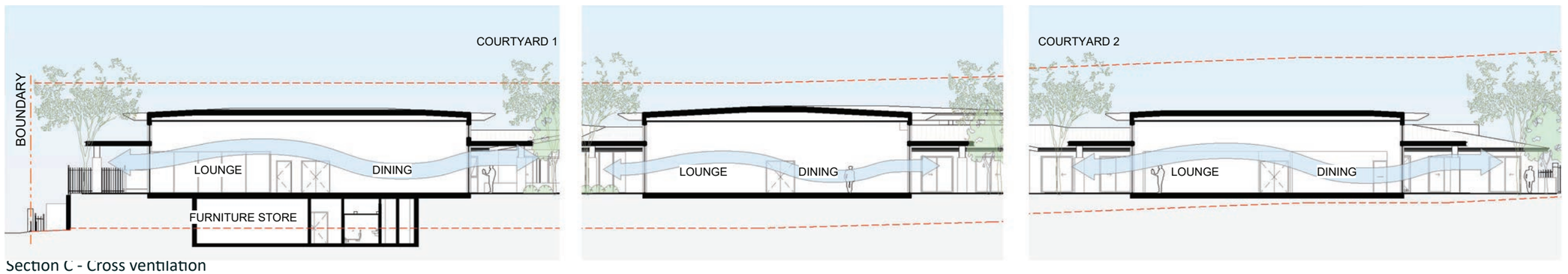
4.1 RESPONSE TO SENIORS HOUSING DESIGN PRINCIPLES

08 SOLAR ACCESS AND DESIGN FOR CLIMATE

Cross Ventilation
Neither SEPP Housing nor the Design Guide provide numeric controls for ventilation. The objective of Section 12.8 of the Design Guide as it relates to ventilation is about air-movement and the design guidance is generally about designing the building for natural cross ventilation. Natural ventilation is illustrated on plan drawing A6.04 and section drawing A6.03.

The facility has been designed to facilitate cross ventilation through the communal areas of the building which are the heart of the building. Smaller sitting areas adjacent to corridors are provided with sliding doors to promote ventilation / air movement and provide connection with the outdoor environment. The building facades all feature openable windows or doors at the ends of corridors in order to capture breezes, irrespective of wind direction. The bedrooms are also provided with sliding doors which allows the individual residents to access the external areas and provide maximum ability to naturally ventilate the bedrooms depending on the occupants' needs.



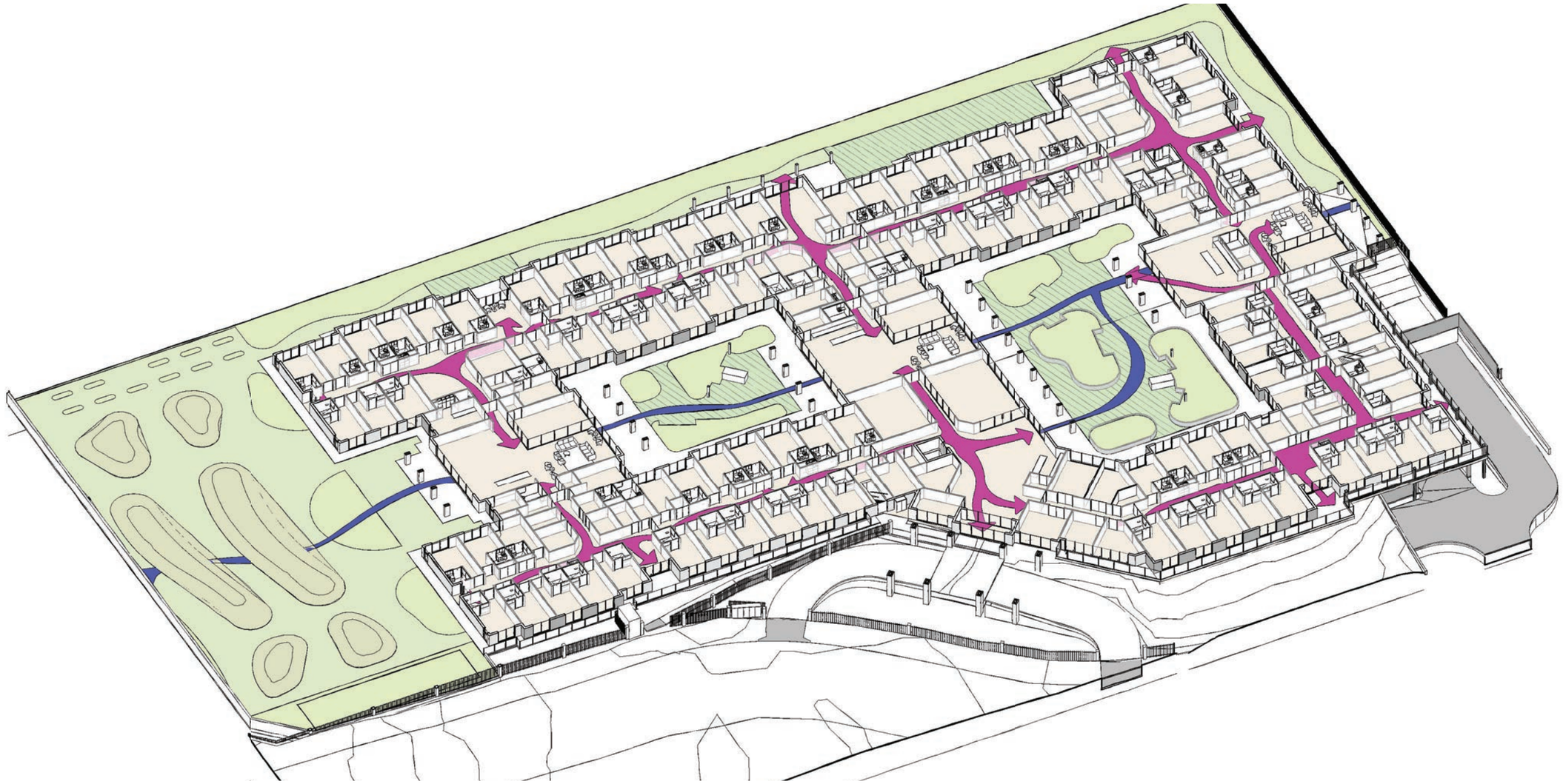


Section C - Cross ventilation

4.1 RESPONSE TO SENIORS HOUSING DESIGN PRINCIPLES

09 ACCESSIBILITY

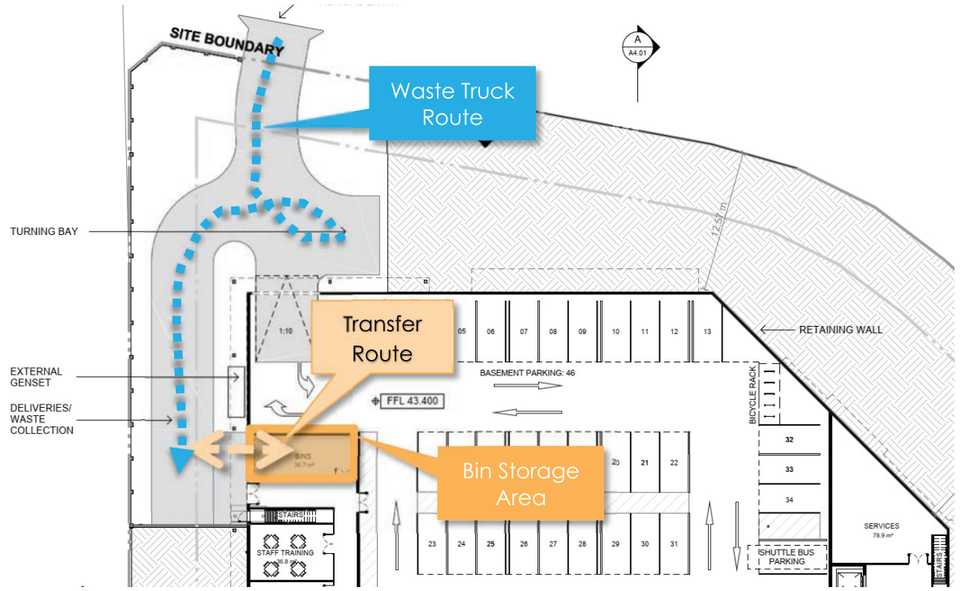
The design has been carefully considered, with input from DDEG (accessibility consultant), to maximize easy movement, wayfinding, and accessibility for residents, visitors, and staff. All resident rooms are located on a single floor level, ensuring safe access to outdoor areas and facilitating free movement throughout the facility. The floor plan includes multiple small sitting areas and rest stops to provide convenience for individuals with compromised mobility, stability, and balance. An accessibility report has been prepared by DDEG to further support these design features.



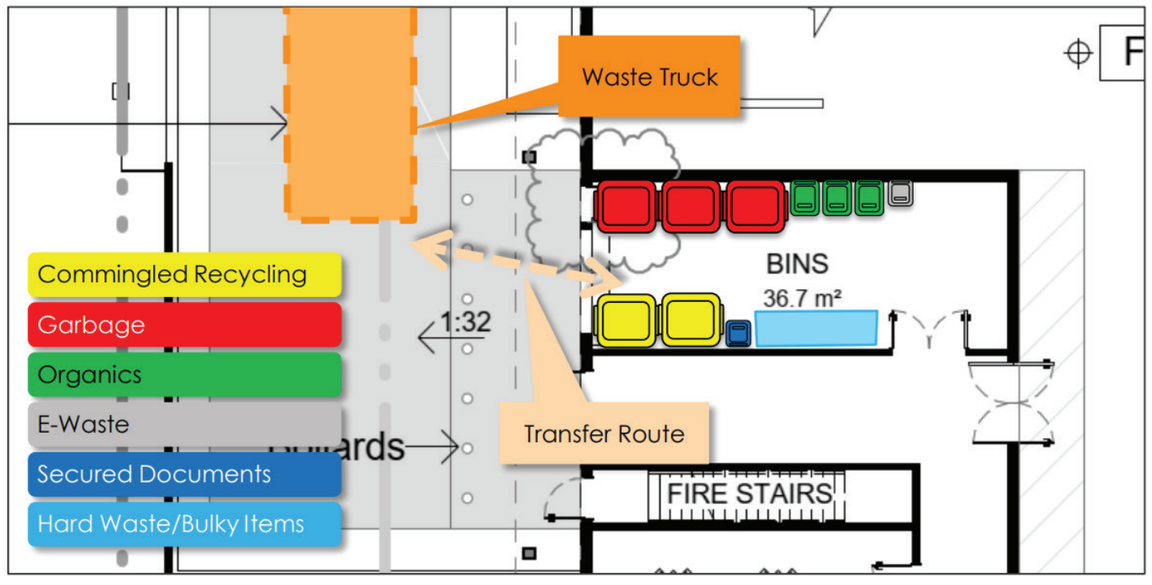
4.1 RESPONSE TO SENIORS HOUSING DESIGN PRINCIPLES

10 WASTE MANAGEMENT

The design has been carefully considered to address the waste management requirements of a facility of this scale. Waste collection is centralized in the basement, with dedicated waste management areas ensuring efficient handling. Refuse vehicles access the site through a dedicated service access, separate from the main public arrival areas of the building, to avoid any disruption. A comprehensive waste management report has been prepared by Onemilegrid.



Bin Storage Enclosure and collection details
Source: Operational Waste Management Plan, Onemilegrid.



Community Centre Bin storage areas
Source: Operational Waste Management Plan, Onemilegrid.

4.1 RESPONSE TO SENIORS HOUSING DESIGN PRINCIPLES

11 STORMWATER

The design has been carefully considered to address the stormwater management requirements of the site. In particular, the stormwater management measures for water quality and quantity for this site have been designed into the regional stormwater infrastructure for the Huntlee new town development. This removes the need for on-site detention or basins to be integrated into the building or landscape design. To support these considerations, a comprehensive stormwater management report has been prepared by Lanigan Civil.

As part of the infrastructure being delivered under Major Project MP10_0137, reticulated recycled water will be provided avoiding the need for additional recycled water infrastructure to be incorporated into the design.

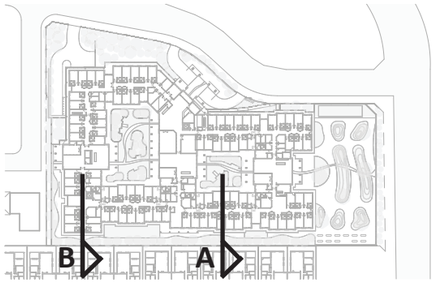
5 ENVIRONMENTAL AMENITY

SECTION

SEARS - REPORT REFERENCE

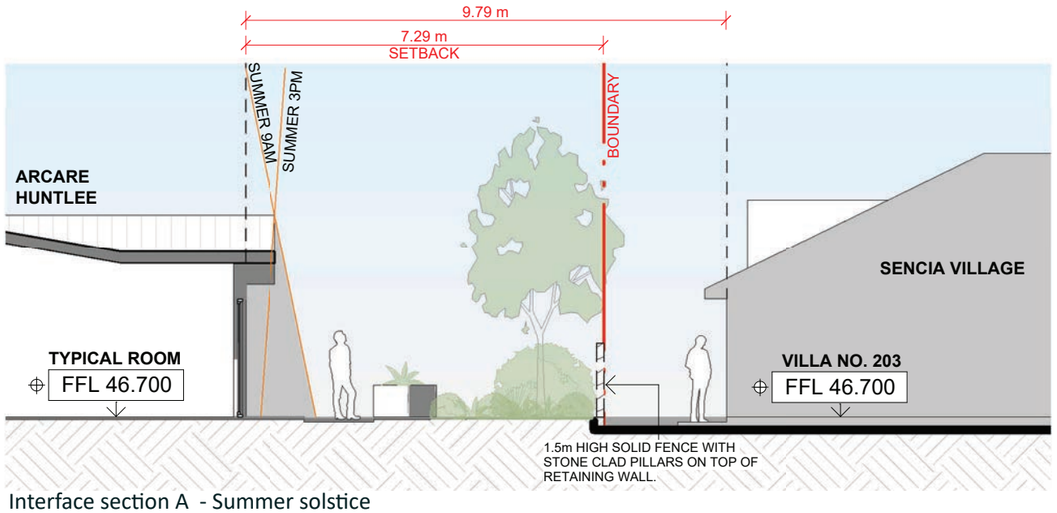
5. Environmental Amenity • Address how good internal and external environmental amenity is achieved, including access to natural daylight and ventilation, pedestrian movement throughout the site, access to landscape and outdoor spaces. • Assess amenity impacts on the surrounding locality, including lighting 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). • For any applicable parts of the development, provide an assessment against SEPP 65 and the *Apartment Design Guideline*.	• Shadow Diagrams • View Analysis • Pedestrian Wind Environment Assessment If required: • SEPP 65 Verification Statement • SEPP 65 Assessment

5.1 SOLAR ACCESS ANALYSIS

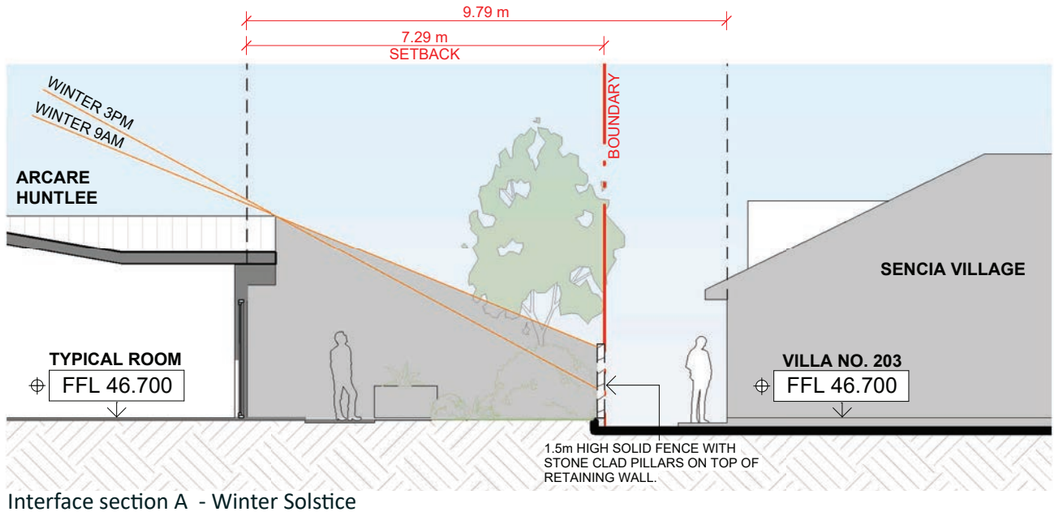


The design achieves good internal solar access whilst balancing external impacts. The design proposes generous setbacks on the south side of the site to avoid overshadowing the neighbouring villas. This interface between the proposed facility and the neighbouring villas is characterized by a high quality landscape design featuring a 1.5m high solid fence with stone clad pillars on top of a retaining wall.

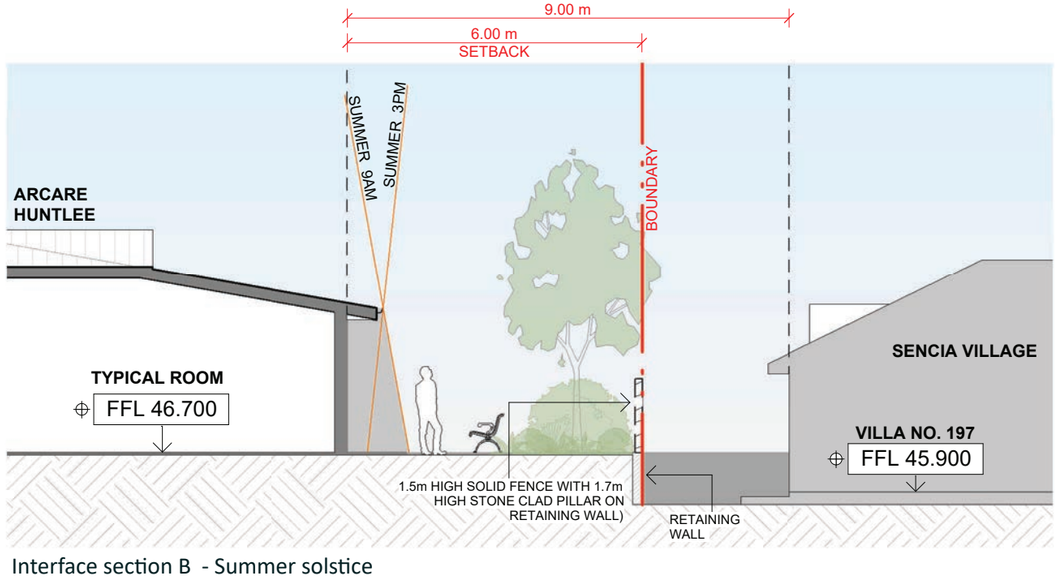
The shadow diagrams on the following pages illustrate the shadows cast at the winter and summer solstice and autumn and spring equinox. During the winter solstice the shadow impact to the adjoining villas is largely contained with the site. Between 11am and 1pm there is no shadow impact to the adjoining villas. Sectional shadow diagrams have been prepared (below) for when the sun angle is the lowest at 9am and 3pm for both the summer and winter solstices to provide more detailed analysis. At the winter solstice, the sections demonstrate that the shadow impact from the proposed building is contained within the site and by the boundary fencing and does not extend into the courtyards of the villas.



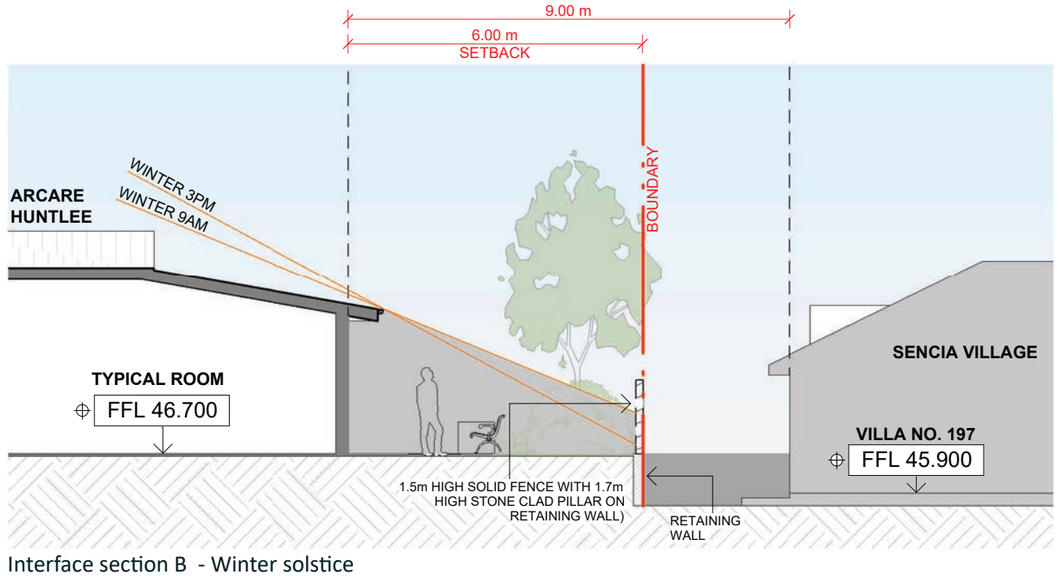
Interface section A - Summer solstice



Interface section A - Winter Solstice



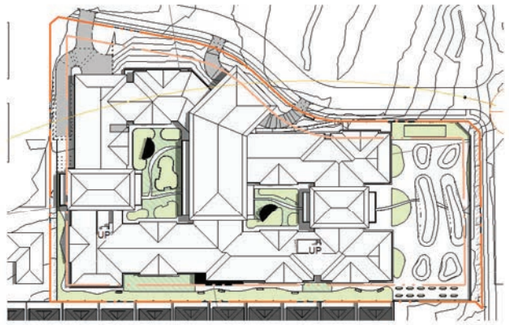
Interface section B - Summer solstice



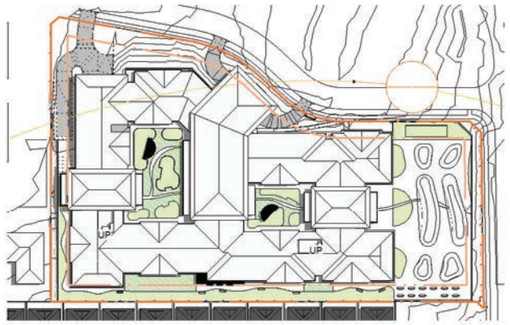
Interface section B - Winter solstice

5.1 SOLAR ACCESS ANALYSIS

SUMMER SOLSTICE - SHADOW DIAGRAMS



1 - DECEMBER 21ST 9.00AM



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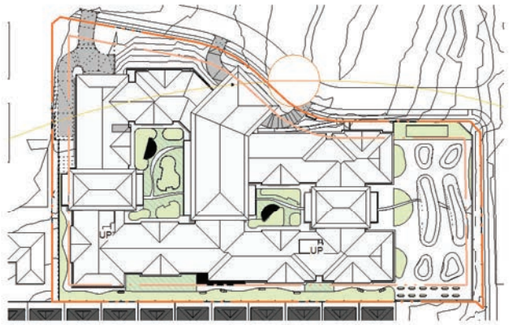
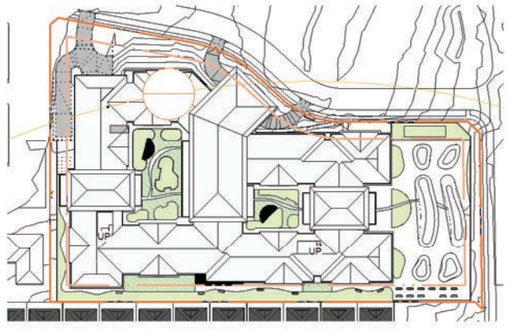
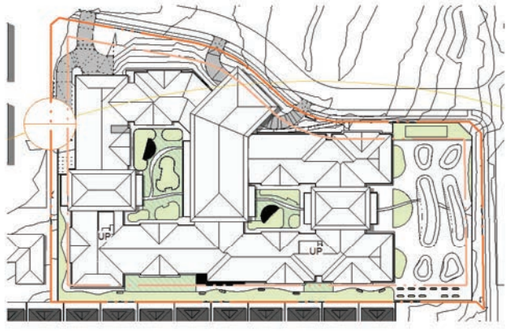


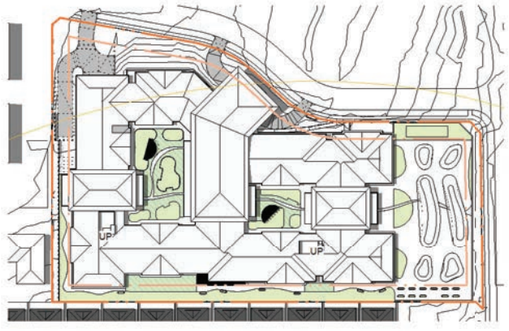
3 - DECEMBER 21ST 11.00AM



4 - DECEMBER 21ST 12.00AM



5 - DECEMBER 21ST 1.00PM



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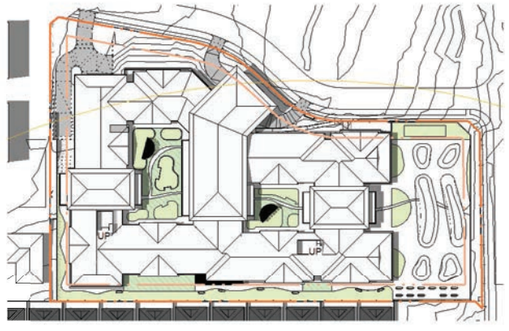
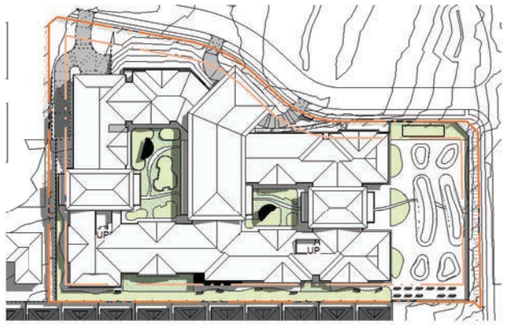


7 - DECEMBER 21ST 3.00PM

5.1 SOLAR ACCESS ANALYSIS

AUTUMN EQUINOX- SHADOW DIAGRAMS



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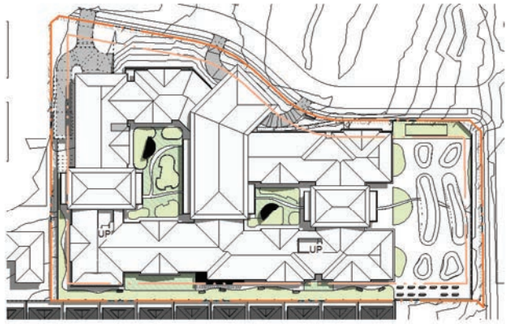

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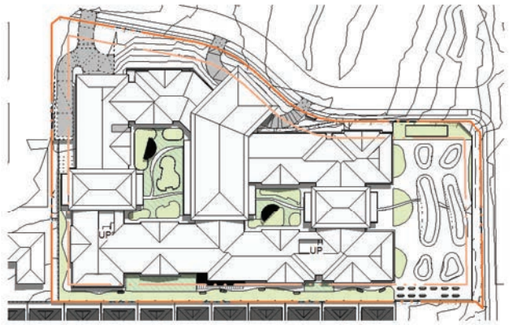
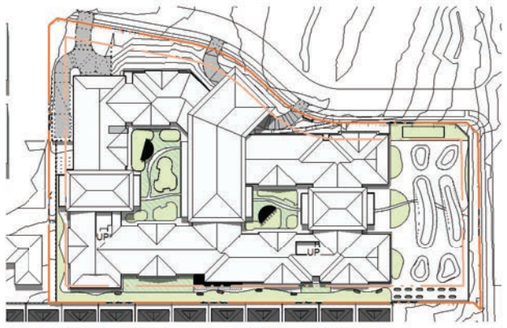
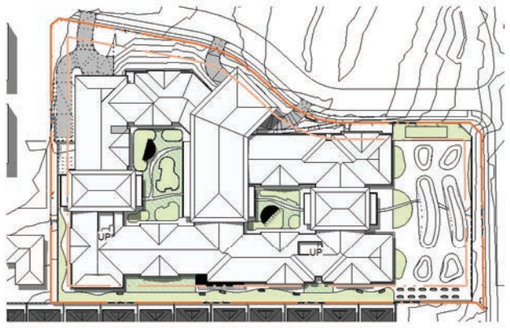


3 - MARCH 21ST 11.00AM



4 - MARCH 21ST 12.00AM



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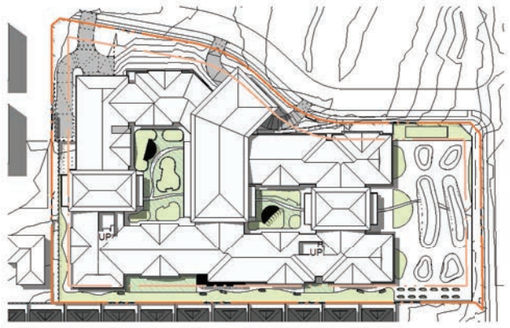

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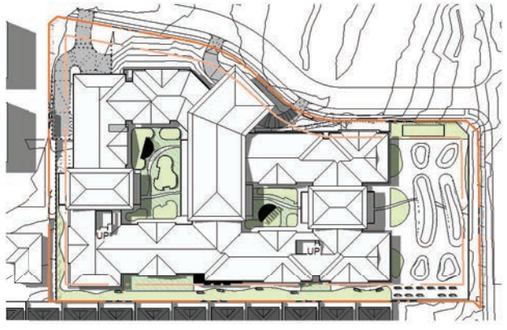
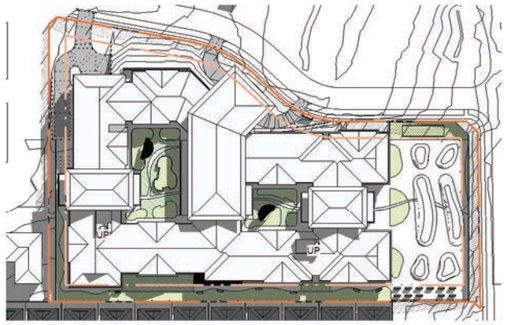


7 - MARCH 21ST 3.00PM

5.1 SOLAR ACCESS ANALYSIS

WINTER SOLSTICE - SHADOW DIAGRAMS



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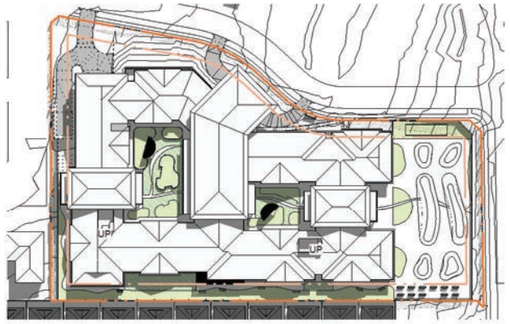

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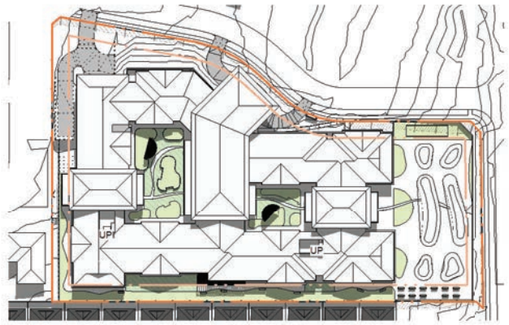
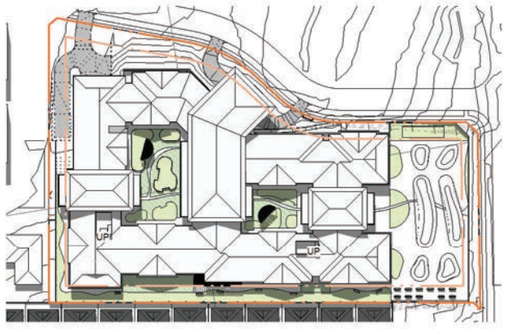
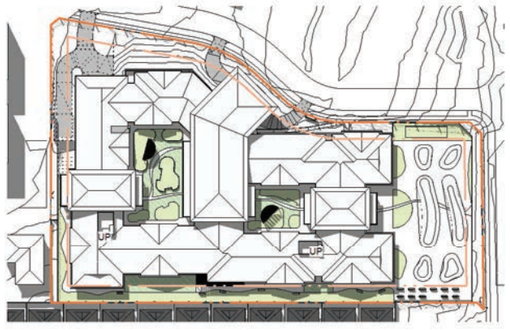


3 - JUNE 21ST 11.00AM



4 - JUNE 21ST 12.00AM



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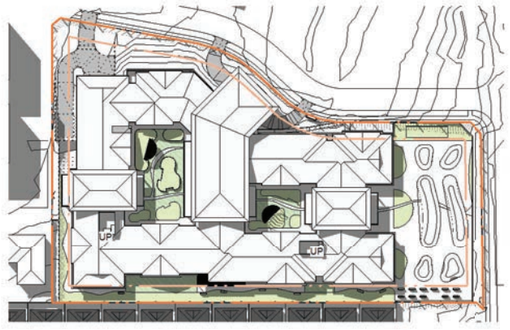
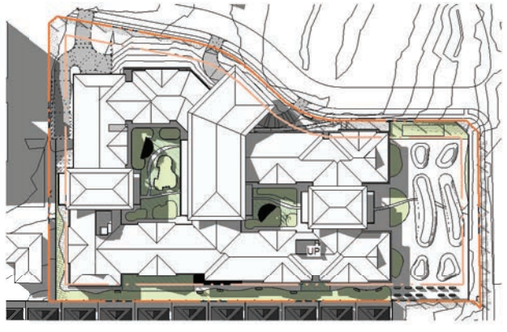


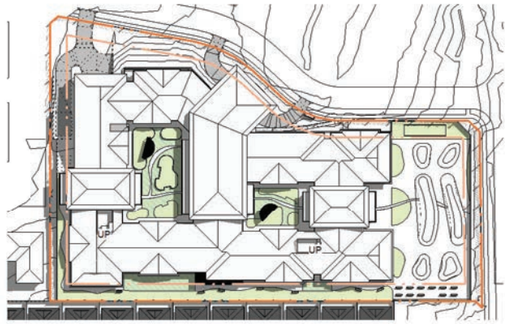
6 - JUNE 21ST 2.00PM



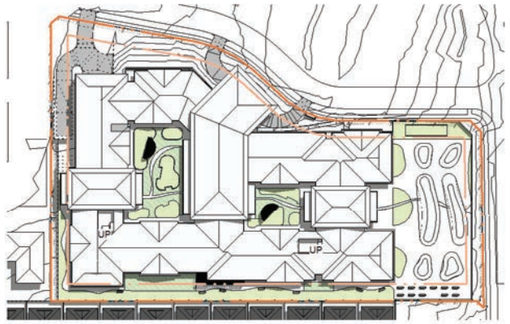
7 - JUNE 21ST 3.00PM

5.1 SOLAR ACCESS ANALYSIS

SPRING EQUINOX- SHADOW DIAGRAMS



1 - SEPTEMBER 21ST 9.00AM



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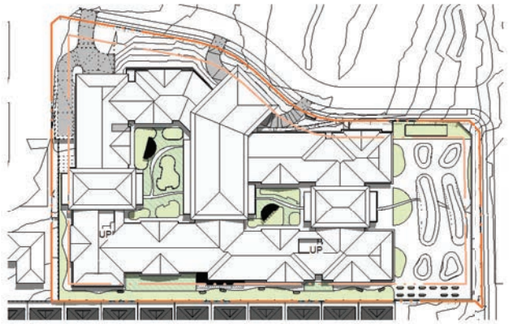

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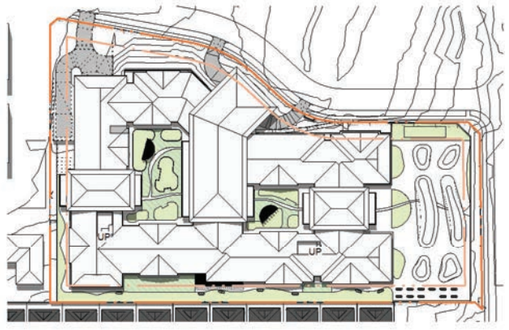
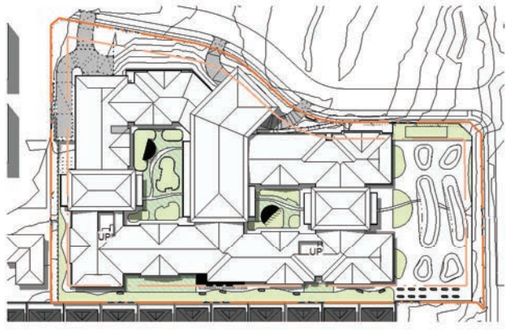
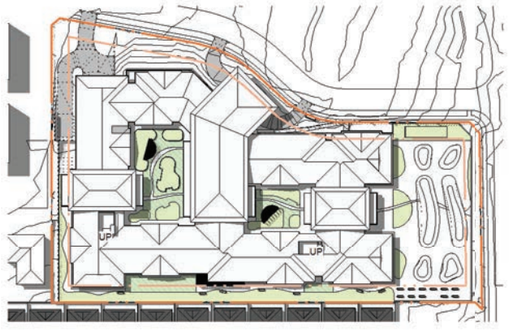


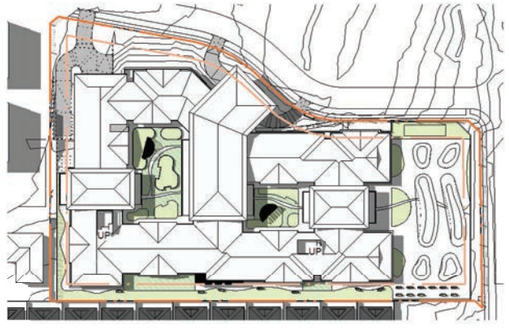
4 - SEPTEMBER 21ST 12.00AM



5 - SEPTEMBER 21ST 1.00PM



6 - SEPTEMBER 21ST 2.00PM



7 - SEPTEMBER 21ST 3.00PM

5.2 PEDESTRIAN WIND ASSESSMENT

The proposed building is mostly single storey with a two storey component at the western part of the building. The generous street and boundary setbacks and its low-scale design are such that the proposed development is not expected to adversely impact on the upon pedestrian environment along on the adjoining public footpaths or adjoining properties.

The single storey scale of the building is similar to a domestic context and the use of verandas will also mitigate down drafts to the adjoining rooms.

Accordingly there are not expected to be adverse impacts on pedestrians, residents or neighbouring properties due to the approach of adopting a predominantly storey building form with generous street set-backs.

6 VISUAL ANALYSIS

SECTION

6.1 VISUAL ANALYSIS

SEARS - REPORT REFERENCE

6. Visual Impact • Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. • Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment.	• Visual Analysis • Visual Impact Assessment

6.1 VISUAL ANALYSIS

Marchese Partners | Life 3A has undertaken a visual analysis of the proposed development from key viewpoints, which demonstrates that there are no adverse impacts on existing or future surrounding development. In accordance with the SEARs, because there is no significant visual impact, a Visual Impact Assessment has not been prepared.

The new development will be in keeping with the current and future context and characteristics of the locality, and complements the proposed future developments to the north and west. Additionally, the proposed aged care facility has a low-scale form that aligns with the scale of the existing neighboring development.

In particular, the aged care facility has been designed to complement the single storey scale, form and materiality of the existing retirement village to the south (the only current existing built form)

View from future northern road looking south to the porte cochere and main entrance. The scale will be compatible with the scale of future development that is permissible in the area.

6.1 VISUAL ANALYSIS

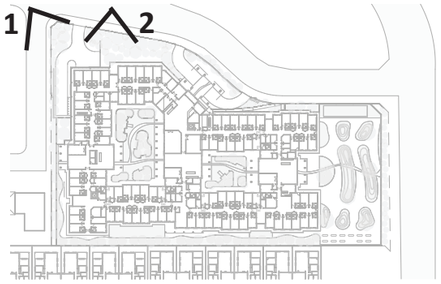


Image 1: View from northwestern corner illustrating a transition from a single to a possible two storey scale, whilst maintaining a domestic scale and character to the building.

Image 2: View from northwestern corner showing the BOH entry and the proposed landscape design for the western area of the site, which will soften view of the building from this future road.

6.1 VISUAL ANALYSIS

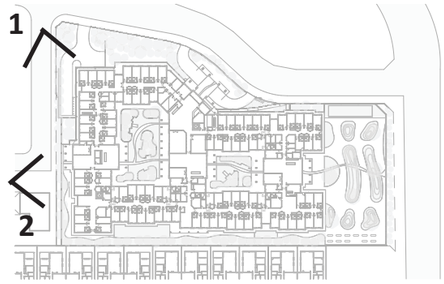


Image 1: View of the western side of the building with the proposed landscape design along the western boundary and future road, softening the built form.

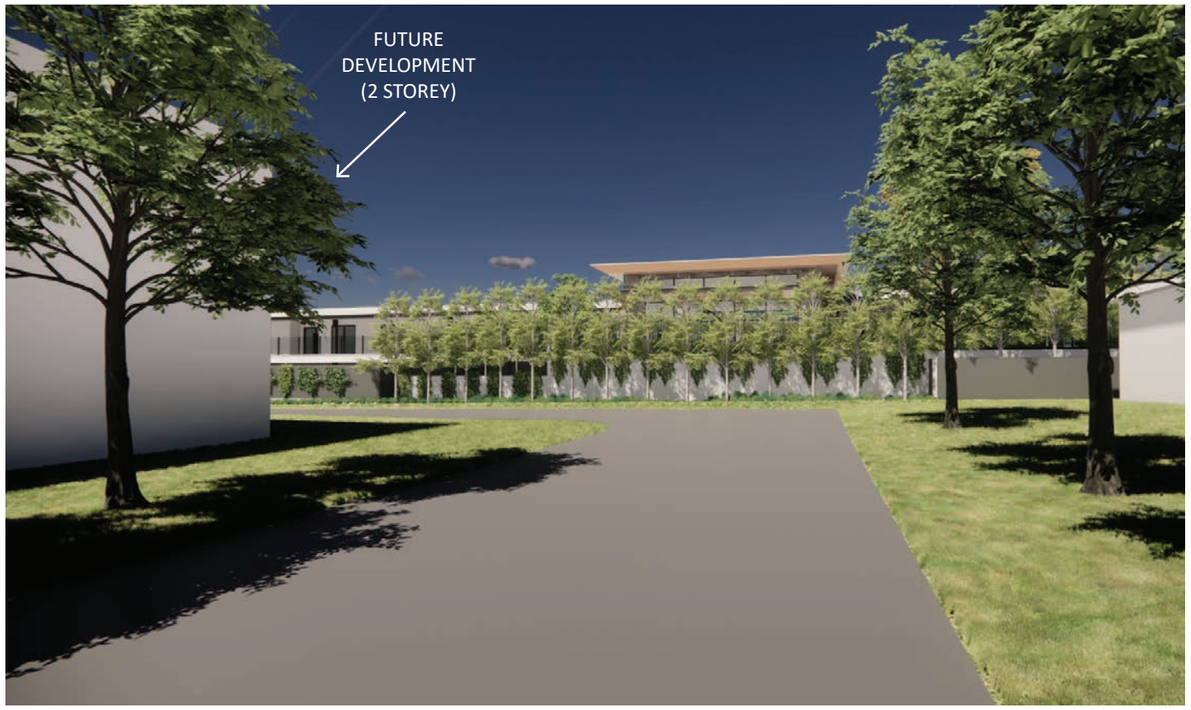


Image 2: View from future development west of the site. A 2-storey scale is visible which will complement the scale of the future development. The dining area and roof treatment breaks massing and provides interest to the elevation.

6.1 VISUAL ANALYSIS

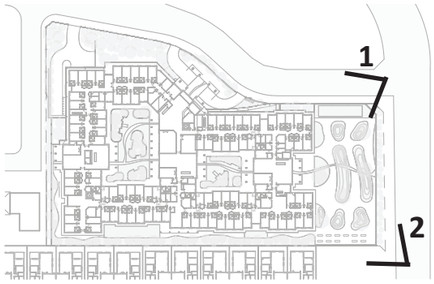


Image 1: View of the northeastern corner across the asset protection zone to the eastern facade of the building. The low scale at the street corner is of an acceptable scale and acceptable visual impact.

Image 2: View from Kesterton Rise of the southeastern across the asset protection zone to the eastern facade of the building. On the left side of the image the retirement village is visible, and the proposed built form is an appropriate scale that does not cause unacceptable visual impacts.

7 PUBLIC SPACE

SECTION

7.1 PUBLIC SPACE

SEARS - REPORT REFERENCE

7. Public Space

- Demonstrate how the development maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department.
- Demonstrate how the development:
  - ensures that public space is welcoming, attractive and accessible for all.
  - maximises permeability and connectivity.
  - maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection.
  - maximises street activation.
  - minimises potential vehicle, bicycle and pedestrian conflicts.
- Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with *Crime Prevention and the Assessment of Development Applications Guidelines*.

- Public Space Plan (as part of the Design Report)
- CPTED Report

7.1 PUBLIC SPACE

To maximize the activation of the street around the main entry, which serves as the primary public interface with the building, the design ensures that public areas are welcoming, attractive, and accessible. These spaces are concentrated at the front entry, where a variety of amenities are provided for residents, families, and visitors to socialize. Recognizing the need for privacy, security, and controlled access in a residential aged care environment, public spaces are carefully localized within the facility. Measures have been taken to minimize potential conflicts between pedestrians, vehicles, and bikes.

The site is bordered by public streets to the north, east, and west, with the southern boundary adjacent to Kesterton Rise Retirement Village. The interface between the new development and the surrounding street scape has been thoughtfully designed. High-quality landscaping along the site boundaries and public interfaces further enhances the aesthetic appeal and integration with the community. A secure yet visually permeable perimeter is created using stone-clad pillars and open palisade fencing. This design ensures that non-public accessible areas of the site remain secure while maintaining visual connectivity with the surrounding environment.

A Crime Prevention Through Environmental Design report (CPTED) has been prepared by Studio 26 Urban Design. The principles of CPTED are integrated into the design to reduce crime and enhance the perception of safety. These principles include natural surveillance, access control, territorial reinforcement, space management, and maintenance.

The report includes an analysis of local crime data to understand the potential risks and informs the CPTED strategies employed. The development's design incorporates several CPTED principles:

- Lighting and Supervision: High-quality, vandal-resistant lighting and CCTV will enhance security in open spaces.
- Territorial Reinforcement: Defined boundaries, clear entry points, and way finding signage will establish a sense of ownership and discourage unauthorized access.
- Space Management and Environmental Maintenance: Regular maintenance and high-quality materials will ensure the development remains attractive and safe.
- Access Control: Physical and symbolic barriers, such as fencing and controlled entry points, will limit unauthorized access.

Street scape area, entries and Front of house