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PARITER

# Tumbi Umbi Retirement Living Project Seniors Housing Development

Design Report

Mingara Leisure Group Pty Ltd

10/10/2025



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## Acknowledgment of Country

We acknowledge Darkinjung Country, the Cultural Landscape that we are working upon, and the Darkinjung people as the traditional owners of the Country where the Tumbi Umbi Retirement Living project is located.

We acknowledge all First Nations people and their ongoing connection to culture, lands and waters and their valuable contribution to the community. We recognise, acknowledge, and extend our respect to many others

who have custodial obligations for Country and have been connected to this land for many generations, including their Elders past, present and emerging.

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# Executive Summary

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# Executive Summary

## Introduction

Marchese Partners has been commissioned by Mingara Leisure Group Pty Ltd to prepare this report in accordance with the technical requirements of the Secretary's Environmental Assessment Requirements (SEARs), and in support of the State Significant Development Application (SSD-63475709) for the proposed.

## Description of the site and locality

The site is located at 14 Mingara Drive, Tumby Umbi, within the Central Coast Local Government Area (LGA). The development site is legally described as Lot 13 DP1204397.

The broader Mingara Club Precinct also encompasses Lot 1 and Lot 2 in DP 1010532 and Lot 71 DP1011971 and currently contains a registered club, health and wellness centre (including aquatics, gym facilities, physio, hairdresser, beautician and martial arts studio), car parking, creche, bowling greens and green space with a regional athletics centre. A hotel is currently under construction.

Immediately surrounding the Mingara Club Precinct are fast food outlets and other restaurants, service station, car wash, retail, medical centre and a retirement village to the south and west. Industrial development is to the north of Wyong Road and residential development to the west. The specific area of the site, the subject of the proposed development, is land located to the west of the Mingara Recreation Club and south of the Athletics field. This development site is currently a vacant grassed area.

Key features of the site are as follows:

- The topography of the site is generally flat, with some fill historically used to level the study area, particularly in the northern portion of the site.
- The development site is vacant grassland with some mature trees located on the eastern boundary.
- The western and southern boundary of the development site has a registered easement following the drainage corridor defining the site

boundaries to the west and south.

- Vehicle access will continue to be provided via the existing Wyong Road access to the north and the existing access from Mingara Drive into the broader Mingara Club precinct to the east.
- The development site does not have a direct street frontage and is bounded by the Athletics field to the north, Club access road and Mingara carpark to the east and Glengara Retirement Village to the south and west and low density residential uses to the north-west. The Mingara Club precinct has frontage to Wyong Road and Mingara Drive.
- Vehicular access to the site from the local road network is available from Wyong Road, via left in and left out and from the signalised intersection at Mingara Drive/Wyong Road and then a roundabout on Mingara Drive.
- Internal pedestrian connectivity within the broader Mingara Precinct site includes pedestrian pathways from the north and west and pedestrian crossings from the car parking area into the main club building.
- A hotel is under construction on the broader Mingara precinct to the east of the development site.
- To the north west of the site is a constructed wetland / gross pollutant trap

# Executive Summary

The surrounding locality is described as follows:

- North: Immediately north of the development site is the athletics track/field, forming part of the broader Mingara Club precinct. Further north on the northern side of Wyong Road is industrial zoned land and the vast majority of the surrounding context comprises low density residential, environmental conservation, living and management.
- East: Directly east of the site is a hotel (under construction), the main Club building and car park, accessible from Mingara Drive and Wyong Road. Further east of the site are fast food and commercial land uses on Wyong Road, then low density residential uses. Further east is more residential development with the Bateau Bay Square shopping centre forming the major commercial node for the area.
- South: The Glengara Retirement Village is immediately south (and south west) of the site and is one to two storeys in height. Beyond that, the area of Tumby Umbi is primarily larger environmental living residential lots.
- West: A drainage corridor and some taller vegetation is located directly west of the site. Further west is the northern portion of the Glengara Retirement Village.



Existing Club Building



Existing Restaurant



Existing Swimming Pool

# Executive Summary

## Brief Description

The proposed development comprises subdivision of land and the construction and operation of a seniors housing development. The proposal includes thirteen villa buildings, three multi storey independent living unit (ILU) buildings and one mixed high care and ILU building housing communal facilities together with car parking, open space and associated works including site preparation works and landscaping.

## Detailed Description

- The proposed SSDA seeks approval to redevelop the site to accommodate a seniors living development inclusive of the following:
  - Site establishment works, including minor excavation and tree removal and earthworks.
  - Construction and operation of:
    - Thirteen (13) villa buildings, housing four (4) independent living units in each
    - Three (3) multi storey independent living unit (ILU) buildings of:
      - Building 1 – undercroft car parking, 5 levels of 2-bed and 3-bed ILUs
      - Building 3 - undercroft car parking, 6 levels of 2-bed and 3-bed ILUs
      - Building 4 - undercroft car parking, 5 levels of 2-bed and 3-bed ILUs
    - One (1) mixed high care and ILU building (Building 2) of:
      - Part undercroft car parking, part communal/amenities level at ground with 3 levels of high care suites and 3 levels of ILUs
  - The building will include communal facilities including a café, residential lounge, multi-function spaces, consultation/therapy rooms, and staff/admin areas.
- Provision of 215 x 2-bed and 3-bed independent living units and 39 high care suites
- Total site GFA of 31,739.7sqm comprising:
  - Townhouses: 7,223.4sqm GFA
  - Building 1: 4,595.6sqm GFA
  - Building 2: 5,315.7sqm GFA
  - Building 3: 5,520.0sqm GFA
  - Building 4: 9,085.1sqm GFA
- Vehicle access will be provided via the existing road access from Wyong Road and via Mingara Drive. The site also accommodates a north-south internal shared access road and dedicated porte cochere in front of Building 2.
- Private, passive and communal open space, landscaping and perimeter and internal pedestrian pathways
- Subdivision of the land and two stage construction.

# Executive Summary



Axonometric view of the proposal

## Team

PARITER

M  
MINGARA

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Stantec

MRA  
Consulting Group

BLACKASH  
RESIDENTIAL CONSULTANTS

RCA  
AUSTRALIA

MCD  
FIRE ENGINEERING

GROUPDLA

TRAFFIX

RENYI

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LFD

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# Contextual Analysis

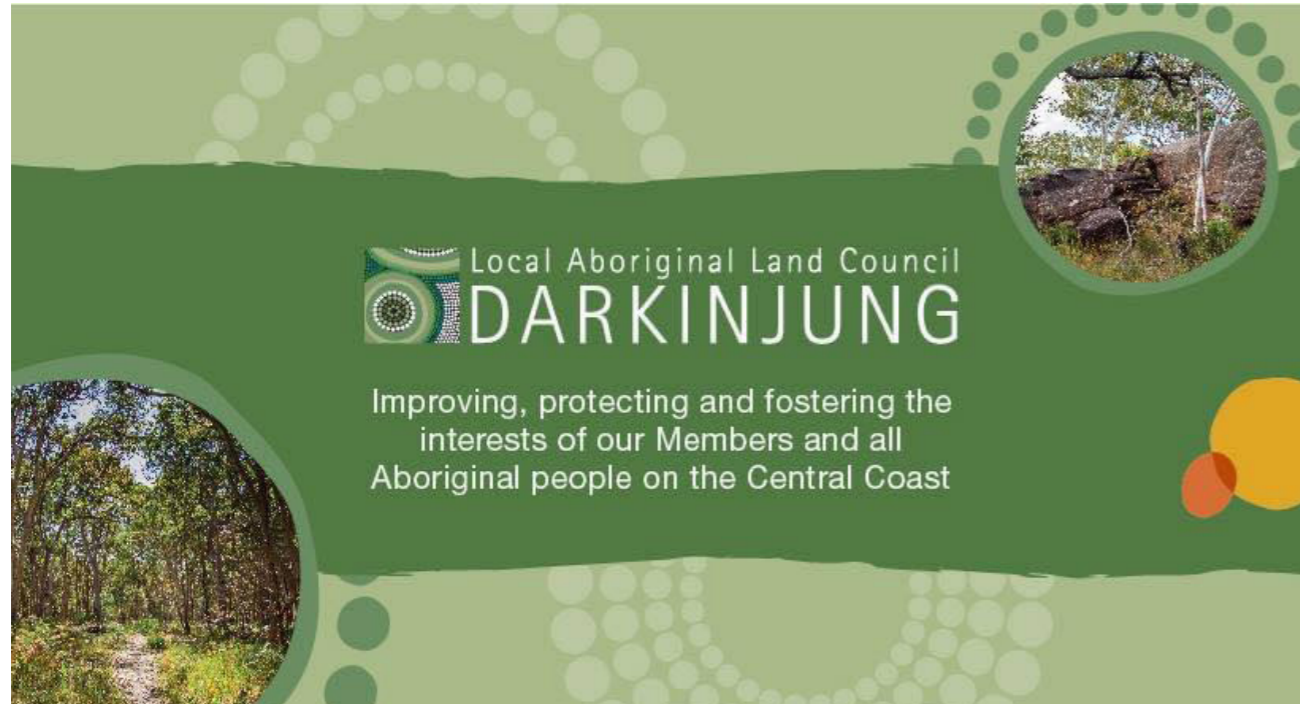
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**Further site context analysis is provided  
in the Urbis Urban Design Report**



# Contextual Analysis

## Site history



Darkinjung Local Aboriginal Council Banner

Tumbi Umbi is located in the Central Coast, where the Aboriginal people of the Darkinjung nation are the traditional custodians of the land. They are part of the broader Awabakal language group, which includes several other Aboriginal nations.

Before the arrival of Europeans, the Darkinjung people lived in the area, practicing their cultural traditions and living off the land. The name "Tumbi Umbi" is believed to have originated from the Darkinjung language, but its exact meaning is uncertain.

### Language Groups.

The Darkinjung people traditionally spoke the Darkinjung language, which is a dialect of the Awabakal language. Like many Aboriginal languages, Darkinjung is endangered, with few fluent speakers remaining. Efforts are being made to document and revitalise the language to ensure its preservation for future generations.

### Colonisation and Displacement:

Like many Aboriginal groups, these group were significantly impacted by European colonisation. The arrival of Europeans led to the disruption of their traditional way of life, as well as the loss of land, culture, and language. Many of them were forcibly removed from their lands and placed on reserves or missions, further eroding their cultural identity.

# Contextual Analysis

## Site history



Darkinjung Aboriginal Art

### Traditions and Culture:

The Darkinjung people have a rich cultural heritage that includes art, storytelling, music, dance, and spiritual beliefs. Dreamtime stories, which explain the origins of the land and its features, are an important part of their culture. These stories are passed down orally from generation to generation and often contain valuable lessons about the environment and how to live in harmony with it.

Traditional practices such as hunting, fishing, and gathering bush foods were essential for the survival of the Darkinjung people. They had a deep understanding of the land and its resources, which they managed sustainably for thousands of years.

Today, they continue to maintain and celebrate their cultural heritage, despite the challenges they have faced. Efforts are being made to revitalise their language, preserve their cultural practices, and ensure that their history is recognised and respected.

# Contextual Analysis

## Site location



Tumby Umbi is located in the Central Coast which is a region of New South Wales, Australia north of Sydney. It is approximately 90mins drive from north of Sydney or south of Newcastle with valuable waterways, lushed greenery and a paradise gateway.

The major coastal waterways are Brisbane Water, Tuggerah Lakes and southern Lake Macquarie.

The Central Coast has an area of 1681km<sup>2</sup> with a population of approximately 346,596 (2021). The largest population linked to years of suburban development are located north of Brisbane Water such as Gosford, Erina, Wyong, Tuggerah, Lakehaven, The Entrance, Terrigal, Bateau Bay and Woy Woy.

Large numbers of people live in the southern part of Gosford.

Gosford is the main commercial hub and visitors gateway within the Central Coast region with significant employment in the tourism, manufacturing, finance, retail and industry.

Central Coast has a high population of retirees, which has resulted in a distinct cultural identity for the region, setting it apart from larger metropolitan areas such as Sydney and the Hunter region.

# Contextual Analysis

## Place context



The site is surrounded by low density residential, light industrial, environmental and commercial zoning.

The proposal is situated within the Mingara Recreation Club precinct, leveraging the nearby club, hotel, childcare facilities, and athletic track to create a supportive environment for the retirement living precinct. This approach fosters an intergenerational precinct.

There are two access road accessible from the site.

- Wyong Road- Link to the Central Coast Highway and the Pacific Highway
- Mingara Drive

**LEGEND**

<span style="display:inline-block; width:15px; height:15px; background-color: #f08080; border:1px solid black;"></span>	Site
<span style="display:inline-block; width:15px; height:15px; background-color: #804060; border:1px solid black;"></span>	Retirement Village
<span style="display:inline-block; width:15px; height:15px; background-color: #c08060; border:1px solid black;"></span>	Low Density Residential
<span style="display:inline-block; width:15px; height:15px; background-color: #a0c060; border:1px solid black;"></span>	Environmental Living
<span style="display:inline-block; width:15px; height:15px; background-color: #408040; border:1px solid black;"></span>	Conservation
<span style="display:inline-block; width:15px; height:15px; background-color: #204080; border:1px solid black;"></span>	General Industrial
<span style="display:inline-block; width:15px; height:15px; background-color: #406080; border:1px solid black;"></span>	Commercial Centre

# Contextual Analysis

## Local Context Analysis

The site located at 12-14 Mingara Drive, Tumby Umbi is described legally as Lot 13 Deposited Plan 1204397. The site is currently vacant open space and is located west of the exiting Mingara Leisure Centre which contains a registered club, car parking facilities, bowling green and green space with an athletics centre.



- SITE BOUNDARY
- MAJOR ROAD(STATE CONTROLLED)
- LOCAL ROAD



Tumbi Umbi is a predominately residential area with a small cluster of other activities located in and around the site including:

The Tumbi Umbi Industrial Estate is located to the north-east of the site, on the opposite side of Wyong Road. The estate is occupied by small light industrial uses consisting of predominantly automotive oriented industries.

Small box retail node located immediately to the east of the site along Mingara Drive catering to car based retail activity including fast food restaurants and stand along retailers including discount chemists and automobile related services.

Glengara Retirement Village located to the south and west of the site consists of predominantly single to double storey dwellings. It is provided at a higher density than the surrounding residential uses.

Low density residential uses are located immediately adjoining the north-eastern boundary of the site along Wyong Road and surrounding the Tumbi Umbi Industrial Estate and small box retail node to the north and east.

Semi-rural residential uses are located further to the west and south. These comprise larger land holdings with detached dwellings set amongst large landscaped gardens and bush settings.

# Contextual Analysis

## The development site



### MINGARA RECREATION CLUB

The Mingara precinct is an iconic lifestyle destination on the Central Coast, creating an uplifting environment that enables a connected and inclusive community

The precinct provides a focus on early childhood education and developmet, health, fitness and wellness, and tourism.

### TUMBI UMBI RETIREMENT VILLAGE

Mingara and Pariter share a vision that equally and together develop and operate a retirement living village that will make a significant contribution to the quality of the community wellbeing.

### LEGEND

- 1 Mingara Recreation Club
- 2 Club Arrival
- 3 Childcare under DA Assessment (DA/1969/2023)
- 4 Hotel under construction
- 5 Athletics Track and Amenities
- 6 Proposed Retirement Village

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# Planning Context

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# Planning context

## Government guidelines and policies



- Better Working - functional, efficient and fit for purpose
- Better Value - creating and adding value
- Better Look and Feel - engaging, inviting and attractive

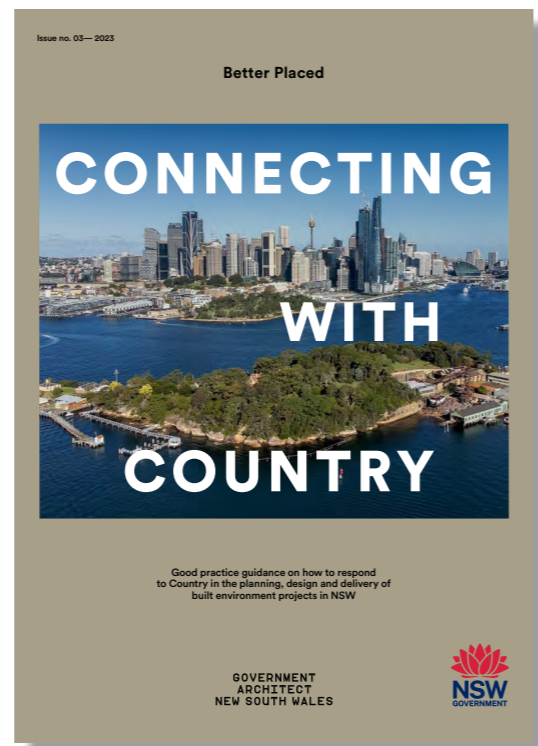
The policy seeks to capture the collective aspiration and expectations for the places where state residents work, live and play by creating a clear approach to ensure people get the good design that will deliver the architecture, public places, and environments people want to inhabit now and into the future.

### Better Placed

Prepared by the Government Architect of New South Wales, Better Placed is an integrated design policy for the built environment of NSW. Approved in May 2017 by former Minister for Planning Anthony Roberts, the policy outlines the strategic approach needed to ensure future growth is guided by forward-thinking design.

In this policy, seven objectives are identified:

- Better Fit - contextual, local and of its place
- Better Performance - sustainable, adaptable and durable
- Better for Community - inclusive, connected and diverse
- Better for People - safe, comfortable and liveable



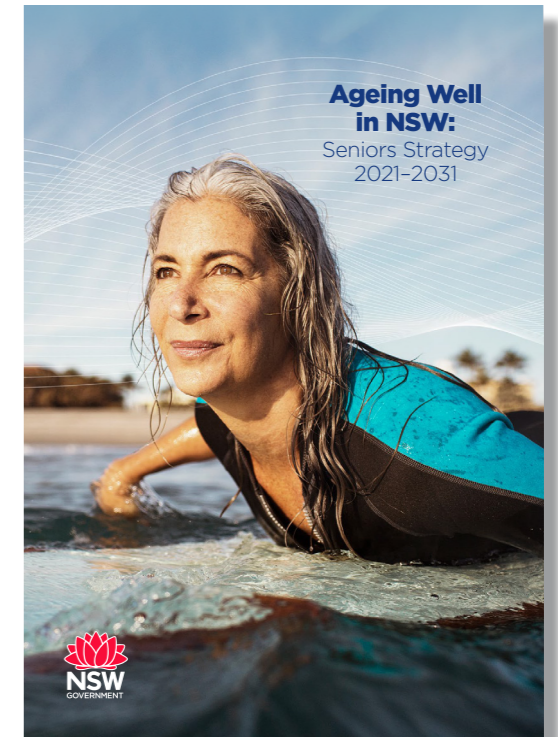
# Planning context

## Government guidelines and policies

### Connecting with Country

Prepared by the Government Architect of New South Wales in 2023, this document provides practical ways to navigate changes and new directions in planning policy related to Aboriginal culture and heritage. Aligning with the seven objectives established in the Better Placed framework along and embracing the Aboriginal Concept of Country, this framework sets out to provide guidance for good practice to respond to Country in the design and planning process to deliver projects that are Country-centered. In this framework, five outcomes of the Country-centered approach are established:

- Healthy Country - healthy, interconnected natural ecosystems, supported by regenerative practices based on Aboriginal knowledge
- Healthy Community - provide opportunities for employment and connection to cultural identity within the Aboriginal community
- Protecting Aboriginal Cultural Heritage - acknowledge and respect the rights of Aboriginal community over their cultural intellectual property
- Cultural Competency - provide educational opportunities to develop cultural awareness and respect for Aboriginal people and culture
- Better Places - sustainable designs, integrate with the broader landscape to form place-based design responses, promote strong community engagement to create welcoming and accessible places



### Ageing Well in NSW: Seniors Strategy 2021-2031

Prepared by the NSW Government and approved by former Minister for Seniors, Dr. Geoff Lee in 2021, this document sets out the NSW Government's ten-year plan to respond to the opportunities and challenges for the state's ageing population. Recognising that there are over 1.9 million seniors living in NSW, the strategy has four focus areas:

- Living in age-friendly environments
- Participating in inclusive communities
- Staying safe, active and healthy
- Being resilient and informed

With action plans being developed every two years, the Ageing well in NSW Action Plan 2023-2024 released in January 2023 by the Departments of Communities and Justice outlines short-term priority actions. From a design perspective, the document calls for accessible environments that foster safe walking and cycling, the development of new social housing for seniors, and the finalisation of the Seniors Housing Design Guide.

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# Design with Country

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Refer to Yerrabingin report

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# Design with Country

## Darkinjung Country

### Contextual Understanding

Tumbi Umbi sits within Darkinjung Country which covers a diverse and rich area within the Central Coast. The Darkinjung traditional boundaries reach from the Pacific ocean in the east to the McDonald river, Wollombi and Mount Yengo in the west, Lake Macquarie in the north and to the Hawkesbury river in the south (Darkinjung Aboriginal land Council 2020).

For thousands of years, the Darkinjung have maintained a deep and enduring relationship with their Country, encompassing both inland and coastal areas. This profound connection is evident by the presence of 2,985 Aboriginal sites within this area. These sites are intricately intertwined with their dreamtime stories, songlines, ceremonies and culture. These sites not only illuminate the interconnected relationship that the Darkinjung hold with their human, non-human and more than human kin, but also encapsulate a wealth of information about their life before colonisation (Darkinjung Aboriginal land Council 2020).

Whilst colonisation commenced when the British arrived in 1788, the Central Coast area remained untouched by colonial settlement for a considerable period. Initial exploratory voyages took place within the first six weeks of their arrival and then the area was left in isolation until the late 1820's (Allen 2021). As the British eventually encroached upon Darkinjung Country, a series of violent outbreaks, disease spread, disruptive impacts on Country and the stealing of land followed. The devastating smallpox epidemic, which decimated a large amount of the population in southeast Australia, also extended to Darkinjung Country, resulting in far-reaching and widespread fatalities throughout the community.



# Design with Country

## Research Narratives

Culture is not static, it is lived, dynamic and evolving. It is what we do, say, think, and how we live. Through design and art, culture is created and celebrated. The narratives and storylines that are chosen to be communicated through design, public art and interpretation can create new meanings and reinforce existing meanings for a place.

The narratives and storylines developed for the Tumbi Umbi retirement living site have been synthesised based on the information about the region discussed above. In relation to the Connecting with Country Framework, these narratives developed in our research report contributed to the 'Form' stage of the project.

In this stage, in regard to developing narratives and storylines to guide the design, the Research Report focused on examining:

- What is the story of the place?
- What is the history of the site?
- What are the needs of the place?
- What is the purpose if this place?

### Water

Water is not only a nurturer of environments and ecosystems, but an impactor of cultural vitality and resilience. Darkinjung Country has been shaped, navigated, nourished and energised by Water Country, fostering thriving ecosystems, ecologies and carrying profound spiritual significance entwined with Darkinjung stories. These water bodies are grounded in cultural beliefs, social practices, and spirituality.

### Ngura Achives

Darkinjung Country is rich, diverse, and expansive, presenting a tapestry of varying landscapes which nurture a wide range of vegetation communities, water bodies and support diverse fauna. The extensive number of cultural sites highlights the deep spiritual, ceremonial and cultural ties that the Darkinjung have with Country.

### Traversing Country

People and Country are deeply intertwined, tending to one means tending for the other. It's a reciprocal relationship where Country provides for us, and in turn, we nurture and provide for it. The land formation of Darkinjung Country has created

many sandstone plateaus and escarpments, which provide ideal camp locations for the Darkinjung. These were nestled and tucked within towering trees which created optimal living conditions within all seasons.



Water



Ngura Archives



Traversing Country

# Design with Country

## Elements of Country

A way to think and learn about Country is to consider Country as made up of a series of interconnected elements: Move with Country, Non-Human Kin Country, Water Country, Deep Country, Sky Country and Wind Country. This allows us to look at different parts of Country and the role they play in an overall system.

Caring for Country is acknowledging these elements, their place within Country and the processes they are involved in. The Tumbi Umbi retirement living Project offers an opportunity to celebrate these elements and their contribution to the all-encompassing nature of Country.

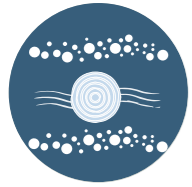
### Elements of Country for Tumbi Umbi Retirement Living



**Move with Country:** Creating safe and welcoming communal spaces for people to come together, share knowledge, celebrate culture, and experience Country.



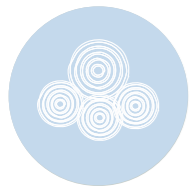
**Non-Human Kin Country:** Reinvigorating endemic vegetation to support the ecological role of native animals and insects.



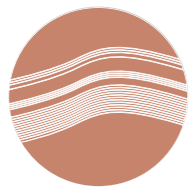
**Water Country:** Celebrating the importance of water on the site by incorporating water throughout and creating spaces for people to connect with and appreciate the waterway adjacent to the site.



**Deep Country:** Creating connections to and acknowledging the unique natural landforms that surround the site, and celebrating the natural geology by incorporating locally sourced materials in the built form.



**Sky Country:** Preserving view lines and creating spaces that allow people to physically connect to the sky as well as encouraging storytelling across the site.



**Wind Country:** The use of plants to highlight seasonal change, and by considering the environmental and climate impacts of the project through the design.

# Design with Country

## Design Jam Outcomes

### Respecting Water Flows

The Darkinjung people have been deeply connected to water in this area for tens of thousands of years.



### Informed By Country

The geology which runs deep into the ground, the surrounding ridgelines and topography influences the design elements.



### Caring For & Learning From Our Elders

The elders in the community are storytellers, they share stories and knowledge to educate listeners of their peoples. Ensuring there are culturally safe spaces for these conversations to occur is so important for this project.



# Design with Country

## Respecting Water Flows

### Sustainable Systems

Establishing eco-friendly rain gardens throughout the site to effectively channel rainwater into the nearby constructed wetland while promoting sustainable water collection and recycling.



### Engaging The Senses

Creating an experience for people making their way through the site. Pathways, nodes, misting, soundscapes, seasonal planting, habitat planting to see and hear local non human kin.



### Activating Natural Systems

Enhancing connectivity to the neighbouring water body by extending existing features and incorporating bio-filtration planting to naturally purify the water, thereby restoring it to a more ecological and naturalised state.



# Design with Country

## Informed By Country

### Extending the Ridgeline

Blending the buildings into the ridgeline sitting in the background by having balconies with cascading plants. This will create a connection between the buildings and the landscape below / beyond.



### Blurring the Edges

The boundary edges are to blend into the landscape beyond, ensuring it feels part of the landscape and not separated, to allow residents to explore beyond the site and connect with Country.



### Reflecting the Landscape

Endemic and native planting throughout the landscape to create a bio-diverse system and ensure habitat is created for non human kin. understanding the conditions of the site and topography to create a successful planting strategy that reflects the surrounding environment.



# Design with Country

## Caring For & Learning From Our Elders

### Sharing Stories

Providing smaller nodes within the landscape for the sharing of stories. Culturally safe spaces for elders to come and tell their stories in a comfortable space.



### Coming Together

Larger gathering nodes throughout the landscape and beyond. Creating a space for residents and visitors to come together for events, family gatherings, weekend barbecues, etc.



### Knowledge trail

A connected trail with wayfinding elements and knowledge points to create an educational piece that people can follow along and learn from. This can be expanded to the creek and throughout the gathering nodes.



# Design with Country

## Designing with Country Opportunities

The spaces in the diagram below has been identified as opportunities where Design with Country can be incorporated into the project.

### 1. Primary Communal Open Space

Design factors includes:

- Capturing rainwater for landscape irrigation.
- Sensory water elements and features.
- Interpretive wayfinding elements that reference the colour and form of the natural waterways.
- Endemic planting throughout
- Open spaces to allow for a physical connection to sky.
- Spaces for communal events/people to come together

### 2. Constructed Watercourse Natural Walk

Design factors includes:

The following design factors offers opportunities for residents to experience the natural landscape along the easement.

- Creating a path that follows and allows people to get close to the water
- Incorporate colours and textures that reference the natural landscape

### 3. Reflection Node

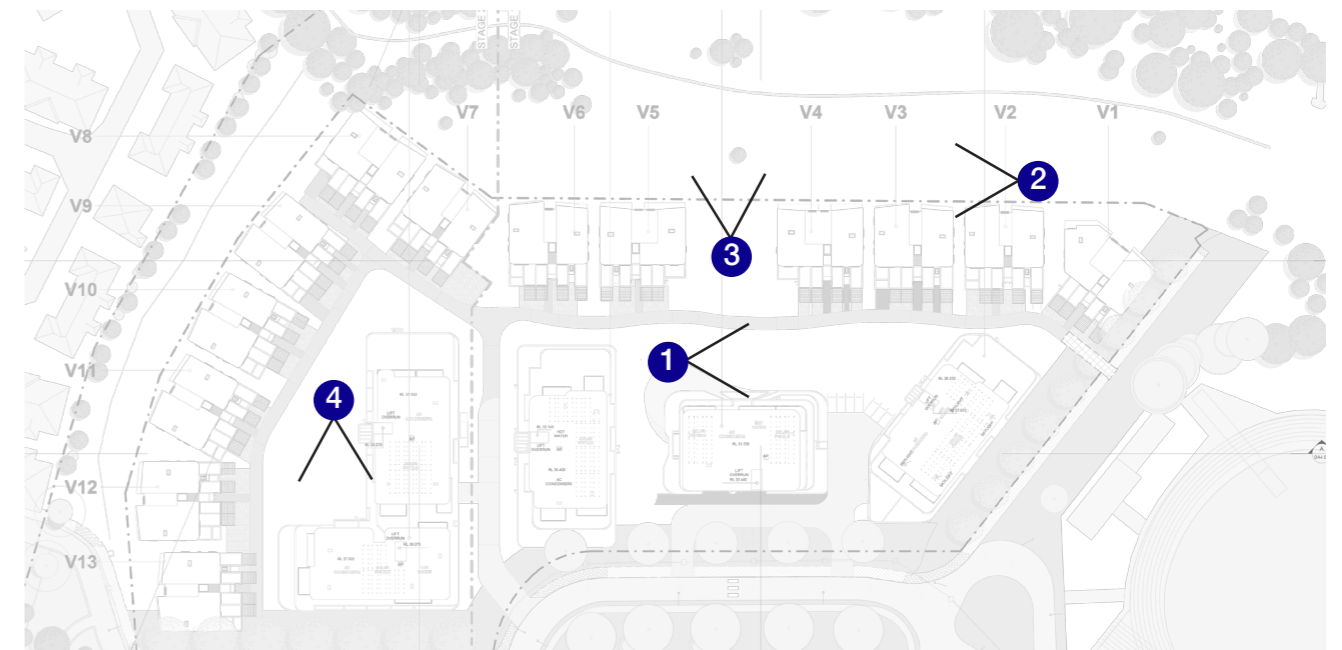
- Focus on views of the constructed water course and highlight views to the ridgeline

- A space for residents to reflect personally or have deep conversations amongst nature and storytelling

### 4. Secondary Communal Open Space

- Limit hardscapes to reduce water pooling and evaporation

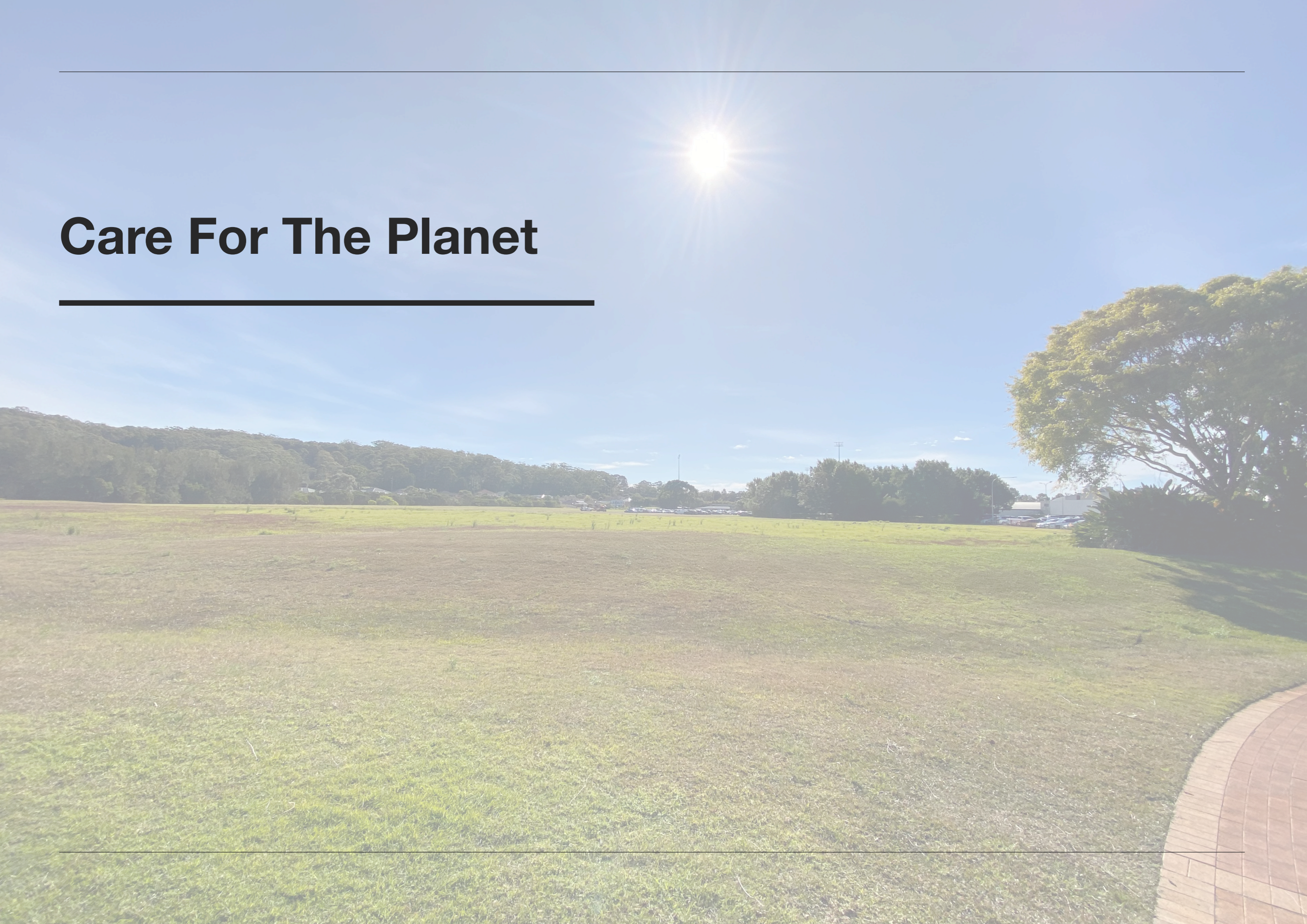
- Textures and pattering that reference the landscape in built form and wayfinding elements.
- Communal bush food garden with native edible and medicinal plants.



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# Care For The Planet

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# Care For The Planet

## Sustainability Initiatives

Sustainable design offers long-term value for building owners when catering to the needs of older individuals. The development is set to achieve the following initiatives in the design:

- 1. Cost Savings:** Sustainable buildings are designed to be energy-efficient, which can result in lower utility bills over the lifetime of the building. By incorporating features such as high-efficiency HVAC systems, LED lighting, solar panels and insulation, building owners can reduce energy consumption and save on operational costs.
- 2. Health and Well-being:** Sustainable buildings often prioritise features that enhance indoor air quality, natural lighting, and thermal comfort. For older individuals, these factors are crucial for promoting health, comfort, and overall well-being. The proposal targets enhancing natural ventilation and solar access to improve the indoor environment, aiming to contribute to better respiratory health, reduced stress, and increased productivity.
- 3. Adaptability and Flexibility:** As people age, their needs and preferences may change. Sustainable design principles emphasise flexibility and adaptability, allowing buildings to easily accommodate future modifications or renovations to meet the evolving needs of older occupants. This can include features such as universal design elements, adjustable lighting and temperature controls, and modular layouts.
- 4. Resilience and Durability:** Sustainable buildings are often constructed using durable materials and resilient design strategies that can withstand natural disasters and extreme weather events. For older individuals who may be more vulnerable to such events, resilient buildings provide a safer and more secure living environment. Additionally, durable construction can reduce maintenance costs and extend the lifespan of the building.
- 5. Community and Social Connectivity:** Sustainable buildings are often designed with a focus on creating vibrant, inclusive communities that encourage social interaction and connectivity. For older individuals, social isolation can be a significant concern, so fostering a sense of community within the building can enhance quality of life and support social well-being.
- 6. Market Demand and Reputation:** With an aging population, there is a growing demand for senior housing that prioritises sustainability and wellness. Building owners who invest in sustainable design can attract environmentally conscious tenants and investors, enhancing the marketability and reputation of their properties. Additionally, sustainable buildings may command higher resale values and rental rates in the long term.



# Care For The Planet

## Construction Impacts

Construction projects have an impact on the environment, often resulting in various outcomes such as air and water pollution, emissions, waste generation, and disruption of natural ecosystems.

To mitigate and reduce pollution from construction impacts, the development is looking to implement the following actions during the construction process to cut down on waste and reduce greenhouse emissions.

- 1. Air Pollution:** Choose sustainably manufactured building materials to avoid using volatile organic compounds (VOCs), nitrogen oxides (NOx) and carbon monoxide (CO) in building products.
- 2. Water Pollution:** Implementing erosion and sediment control measures prior to the commencement of construction works is crucial to preventing water pollution and protecting nearby water bodies.
- 3. Atmospheric Emissions:** Source locally manufactured building materials over imported materials to reduce transportation emissions and lower embodied carbon.
- 4. Generation of Landfill Waste:** Reduce plastic use and utilise prefabricated and modular construction techniques to minimise on-site cutting and waste. Optimise material layouts and cutting patterns to maximise material usage and minimise offcuts.



Use low VOC paint



Reduce excessive water use



Use natural materials source locally

# Care For The Planet

## Life-cycle and Maintenance

It is crucial to consider the long-term impact of completed buildings on the environment post-construction. While construction activities themselves have significant environmental impacts, the operation and maintenance of buildings over their lifespan can also contribute to environmental degradation.

The development is set to target the following key factors

1. Providing renewable energy generation such as PV solar to operate heating, cooling, lighting and powering electrical systems to contribute to the ongoing energy consumption of the buildings.
2. High-performance facade reduces the amount of heat gain or heat loss through the building envelope. This reduces the need for mechanical heating and cooling systems, resulting in lower energy bills and reduced greenhouse gas emissions.
3. Optimise size of the mechanical plant to ensure the plant is working at its peak efficiency and minimise the capital cost of the plant.
4. Implementing rainwater harvesting, high star rating fixtures and greywater recycling systems can mitigate the environmental impact of building water consumption over time.
5. Proper waste management practices, such as recycling, composting, and waste-to-energy technologies, can reduce the environmental impact of building waste over time. Additionally, designing buildings for deconstruction and material reuse at the end of their lifespan can minimise the environmental footprint associated with demolition and disposal.
6. Promote natural ventilation in carpark areas to eliminate/reduce energy consumption by mechanical plant. Design buildings to maintain good indoor environmental quality such as ventilation, filtration and non-toxic building materials can enhance occupant health and productivity while reducing the environmental burden associated with building-related health problems.

### Responsible

Recognises activities that ensure the building is designed, procured, built, and handed over in a responsible manner.



### Healthy

Promotes actions and solutions that improve the physical and mental health of occupants.



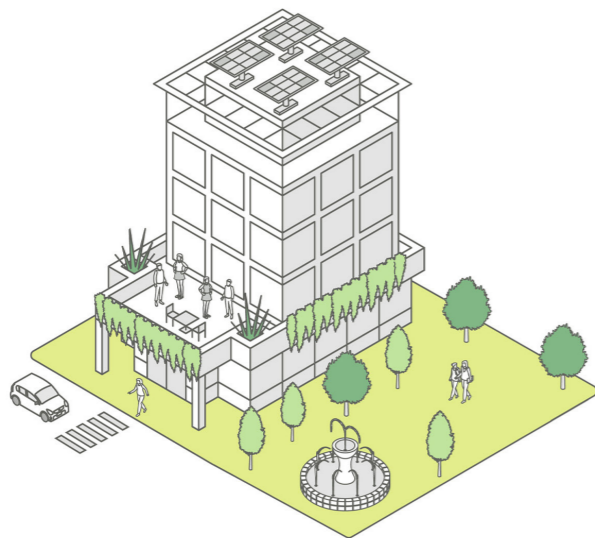
### Resilient

Encourages solutions that address the capacity of the building to bounce back from short-term shocks and long-term stresses.



### Positive

Encourages a positive contribution to key environmental issues of carbon, water, and the impact of materials.



### Places

Supports the creation of safe, enjoyable, integrated and comfortable places.



### People

Encourages solutions that address the social health of the community.



### Nature

Encourages active connections between people and nature and rewards creating biodiverse green spaces in cities.



### Leadership

Recognises projects that set a strategic direction, build a vision for industry, or enhance the industry's capacity to innovate.

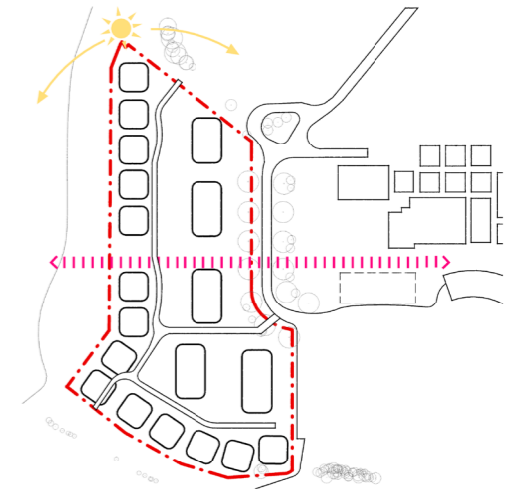


# Care For The Planet

## Sustainable Design

Key Sustainable design elements to integrate into the buildings:

1. Optimise building orientation to maximise natural daylighting, and minimise heat gain and loss through effective insulation and shading.
2. Adapt energy efficient appliances, lighting fixtures, and HVAC systems can further reduce energy consumption and operational costs.
3. Integrate renewable energy resources such as solar panels to generate on-site renewable energy and reduce reliance on fossil fuels.
4. Design for natural cross ventilation and provide ceiling fans.
5. Provide shading to glazing windows and doors to reduce solar heat gain, glare, and unwanted heat transfer into the building during hot weather.
6. Specify double glazing to reduce heat transfer through windows, improves thermal efficiency, and enhances sound insulation. Double-glazed windows help maintain comfortable indoor temperatures, reduce energy consumption for heating and cooling, and minimise condensation and drafts.
7. Specify high-performance insulation to minimise heat transfer through the building envelope, reducing heating and cooling loads and improving thermal comfort year-round. Proper insulation helps maintain stable indoor temperatures, reduces energy usage for heating and cooling, and enhances the building's overall energy efficiency.



Orientating building north to maximise solar access



Provide ceiling fans to enhance air circulation



Provide PV panels for renewable energy

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# Site Analysis

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# Site Analysis

## Views and Vegetation

Tumbi Umbi is part of the Darkinjung land within the Central Coast region. The name "Tumbi Umbi" is believed to have originated from the Darkinjung language, but its exact meaning is uncertain.

The Darkinjung tribes connects to the nature through land and water.



1 Constructed Water Course



2 Tall trees (Paperbark)



3 Ridgeline



4 Tuggerah Lake



5 Ponds



6 Tumbi Umbi Creek

# Site Analysis

## Natural Context

### Topography



**LEGEND**

PONDS	HIGHEST POINT ON SITE
EXISTING BUILDINGS	LOWEST POINT ON SITE
SITE BOUNDARIES	

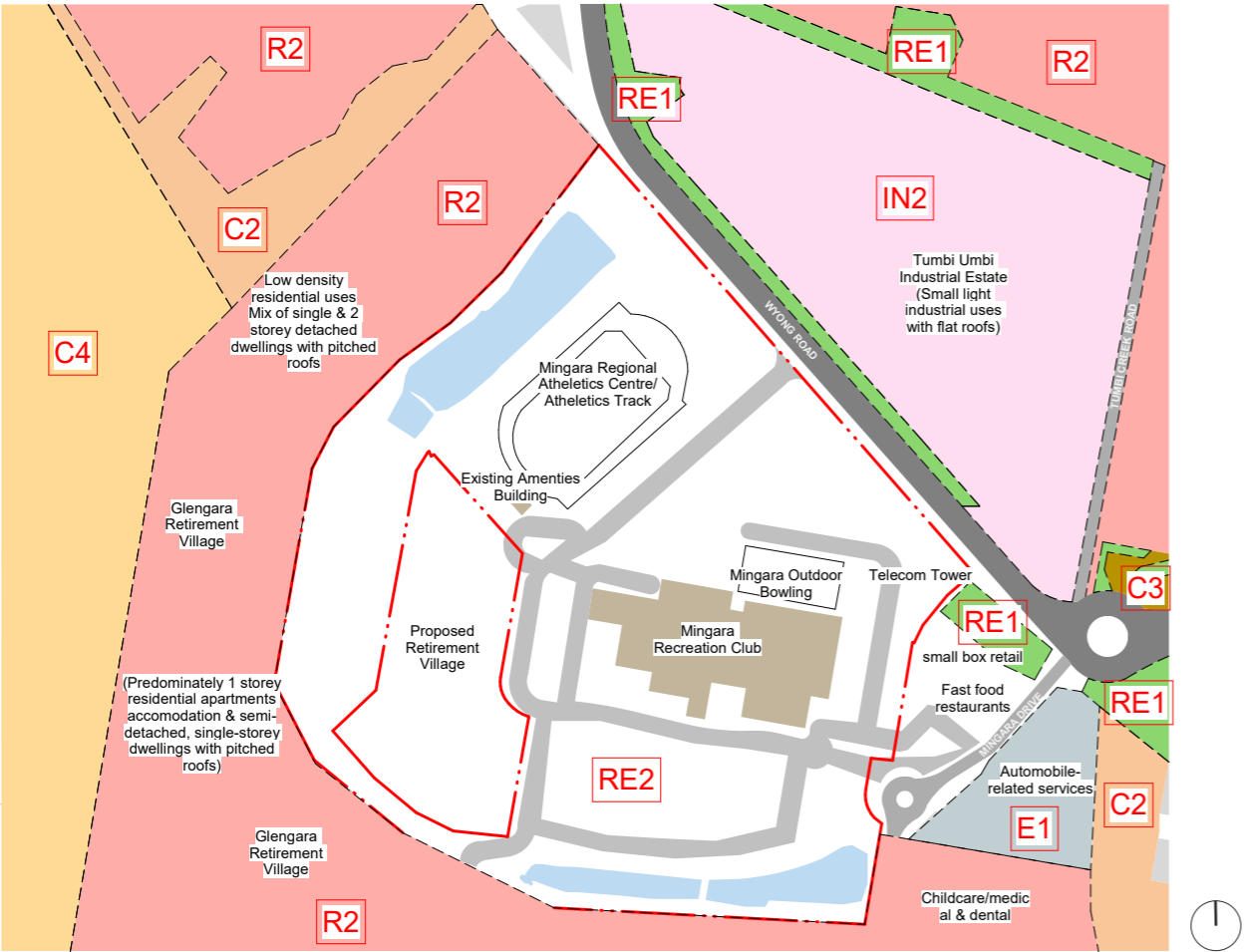
  

RL 5.40	RL 7.00	RL 8.40
RL 5.60	RL 7.20	RL 8.60
RL 5.80	RL 7.40	RL 8.80
RL 6.20	RL 7.60	RL 9.00
RL 6.40	RL 7.80	RL 9.20
RL 6.60	RL 8.00	RL 9.40
RL 6.80	RL 8.20	RL 9.60

- The topography of the subject site raises from RL 7.00 to RL 9.60 as shown in the site analysis diagram.
- The site has a drop of approximately 2.6m from highest topographical point south of the site and lowest point at the north of the site.
- The relatively flat terrain provides opportunities to allow universal access throughout the site for senior living development.
- There is an existing constructed drainage wetland south and west of the site. The area will remain as open space to allow drainage to occur naturally.

# Site Analysis

## Existing Land Uses and Development Controls



**ZONING LEGEND**

R2	Low Density Residential	C2	Environmental Conservation
RE1	Public Recreation	C3	Environmental Management
RE2	Private Recreation	C4	Environmental Living
E1	Neighbourhood Centre	IN2	Light Industrial

**PERMISSIBILITY AND EXISTING LAND USES**  
Seniors housing is permissible under the CCLEP and Housing SEPP.

**SUMMARY OF CONTROLS & STANDARDS**  
There is no building height control for the site.  
There is no Floor Space Ratio (FSR) control for the site.  
The site is not identified as a heritage item nor located within a heritage conversation area.

# Site Analysis

## Local Character



E1



C2



R2



C3



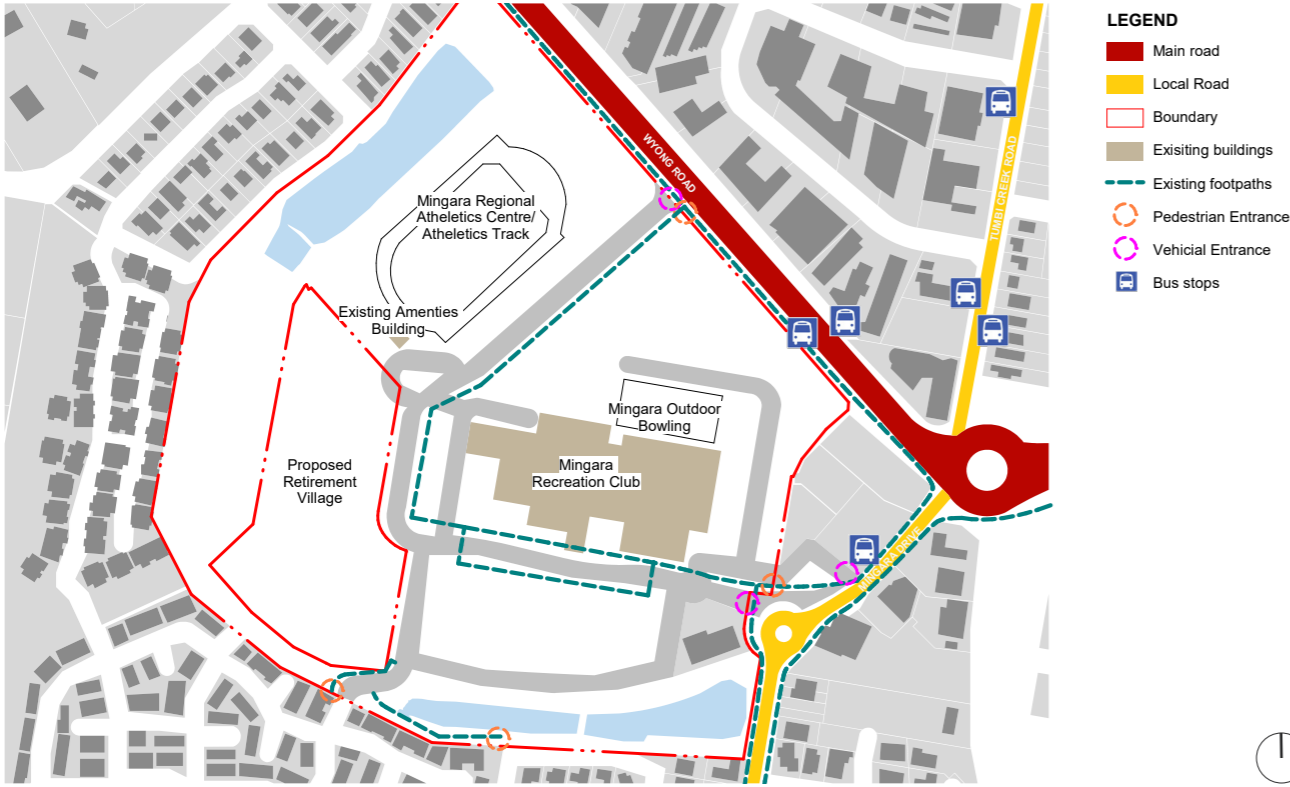
IN2



C4

# Site Analysis

## Connectivity



The subject site is located within Mingara Recreation Club precinct and is connected via Wyong Road and Mingara Drive.

There is a bus stop from Mingara Drive 6 mins walk from site with bus routes servicing:

- BUS 24 - The Entrance
- BUS 45 - Mingara Bbsq
- BUS 48 - Nateau Bay Square

There are bus stops in both direction from Wyong Road 6mins walk from site with bus routes servicing:

- BUS 14X - Tuggerah Westfield, Red bus stand/ Torrens Ave before Coral St
- BUS 15 - Tuggerah Station East/ The Entrance
- BUS 25 - Wyong / The Entrance/ Bateau Bay Square

There are bus stops in both direction from Tumbi Creek Road 10mins walk from site with bus routes servicing:

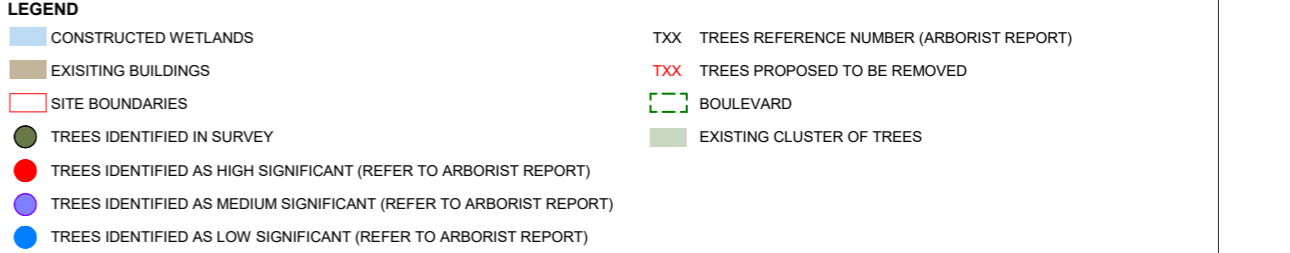
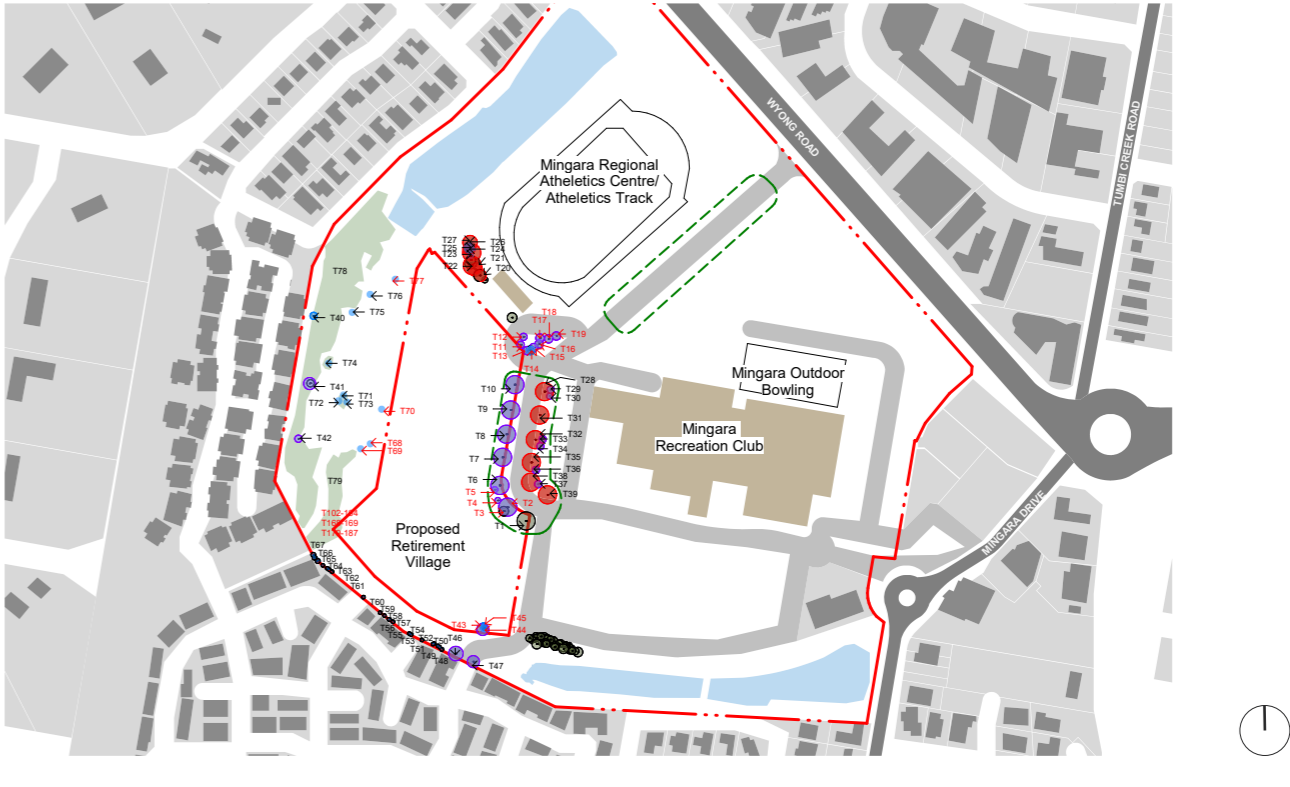
- BUS 16 - The Entrance
- BUS 19 - Wyong/ Gosford
- BUS 24 - Wyong
- BUS 26 -Wyonh Hospital/ The Entrance

The site has multiple vehicular and pedesian acess points along Wyong Road and Mingara Drive.

The pedestrian routes from Glengara Retirement Village terminate at Shearwater Drive

# Site Analysis

## Existing Vegetation



- There are 33 identified as Category A trees close to the development site. These trees are proposed to be preserved as they add to the character and setting of the site.

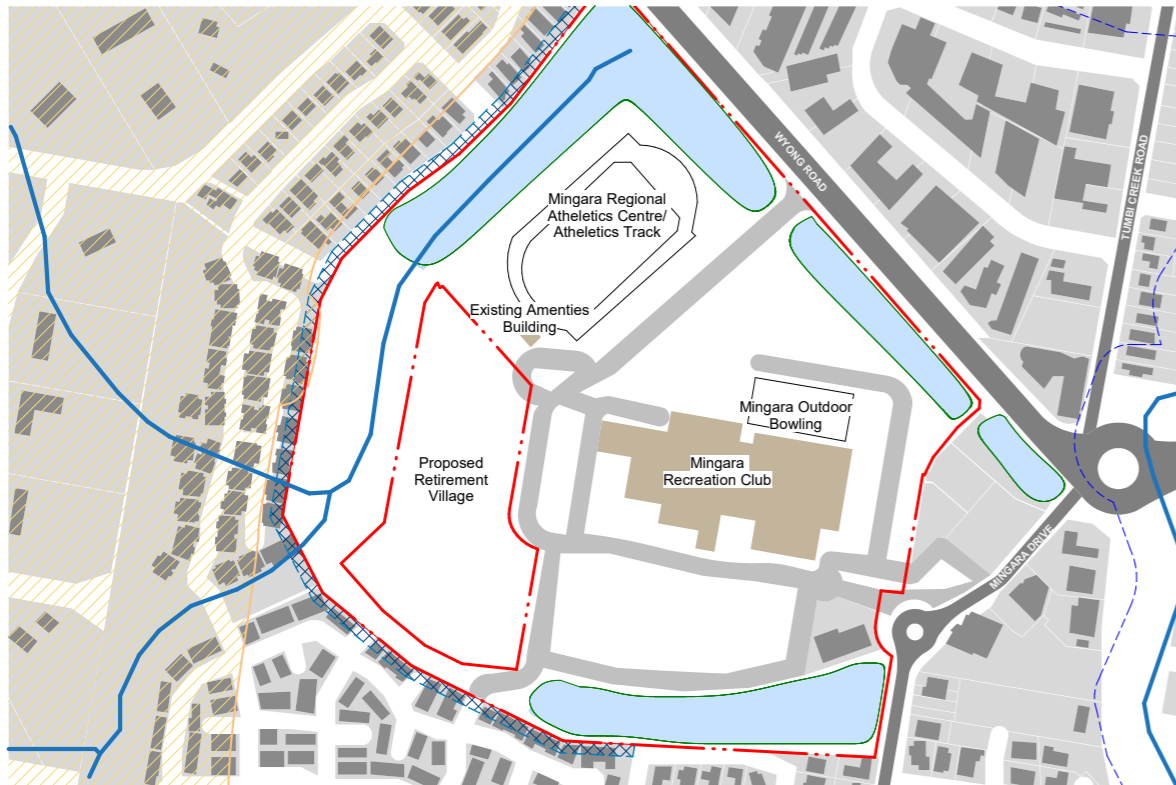
- The trees within the subject site are identified as medium to low significant.

- The trees proposed to be removed are T43, T44, and T45 which impede with the development footprint. These trees are identified as low to medium significance trees.

- The trees outside of the subject site which are recommended to be removed are T2, T3, T4, T5, T11, T12, T13, T14, T15, T16, T17, T18, T19, T43, T4, T68, T69, T70, T77, T102 - T164, T168, T169, & T179 - T187 to allow for proposed external works to be proposed. These trees are identified as low to medium significant trees.

# Site Analysis

## Site Constraints



- LEGEND**
- SITE BOUNDARY
  - BUSH FIRE
  - DRAINAGE EASEMENT
  - STORMWATER MANAGEMENT FACILITY
  - CONSTRUCTED WATERCOURSE

### Existing Flooding Conditions

The whole Mingara Recreation site is located on the downstream end of Tumby Umbi and is affected by flooding from Tumby Umbi Creek. A flood information certificate has been obtained from Central Coast Council for the subject site (Lot 13/DP1204397), with flood level information having been taken from the Tuggerah Lakes Southern Catchments Flood Study (2018). The Mingara site has been determined to be flood affected in the 5% AEP, 1% AEP and PMF flood events but not the proposed site with the senior housing development. (Refer to the flood report for further details)

### Bush Fire Prone Land

The site is not classified as bush fire prone land. However, the overall Mingara precinct is identified as bush fire prone on a small portion of the wetland.

### Drainage Easement

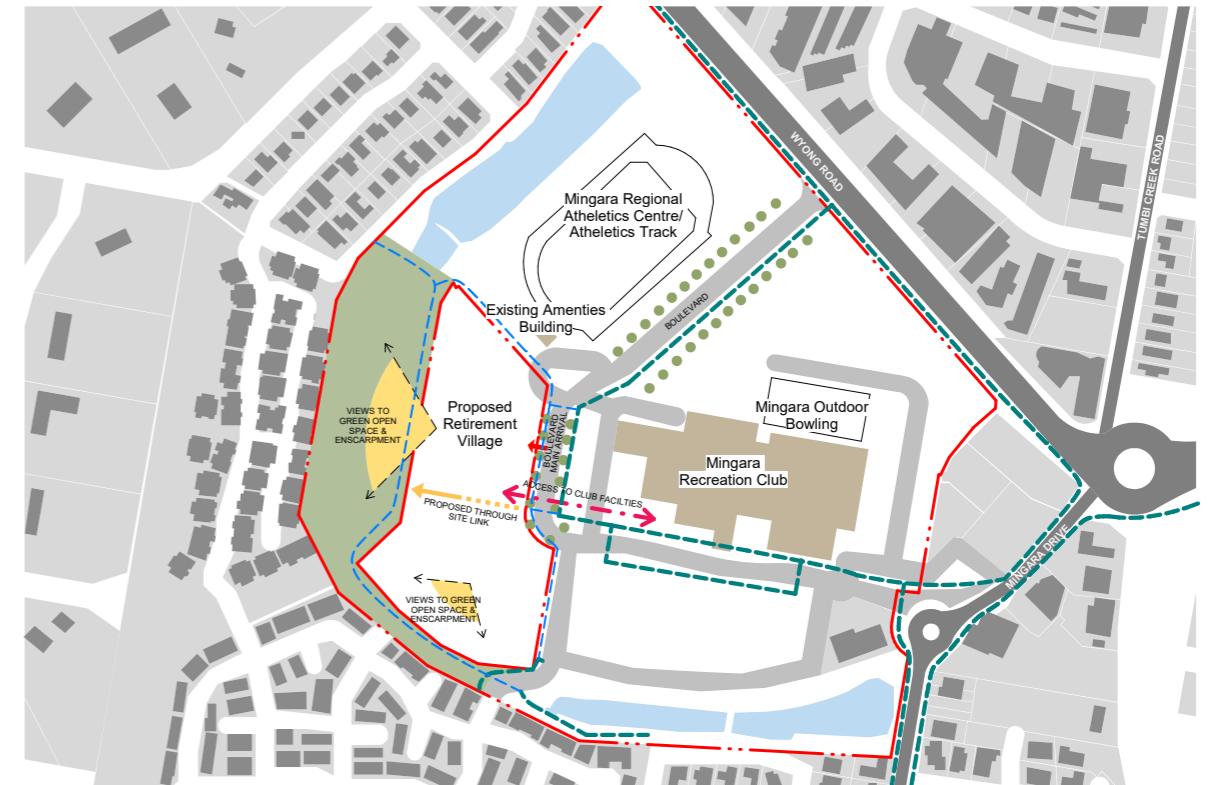
The drainage easement and channel was constructed in the early 2000s in tandem with the constructed wetland (downstream of the drainage swale). Historical imagery confirms no evidence of a naturally occurring watercourse within the locality. Due to drainage line is concrete lined, it is exempted under the Water Management Regulation 2018. (Refer to BDAR and VMP for further details)

### Stormwater Management Facility

There are existing constructed wetlands and ponds in the Mingara Club precinct to provide potential habitat and also maintain the stormwater treatment to the site.

# Site Analysis

## Site Opportunities



- LEGEND**
- SITE BOUNDARY
  - EXISTING FOOTPATHS
  - POTENTIAL PEDESTRIAN CONNECTION
  - ACCESS TO CLUB FACILITIES
  - MAIN ARRIVAL
  - POTENTIAL THROUGH SITE LINK
  - VIEWS

The subject site is situated in Mingara Recreation Club which is a social and sporting hub for some 27,000 members on the Central Coast. The Club is situated on a 23.3 ha site with the main frontage situated on Wyong Road a classified "State" road. Despite this, the main entrance to the site is via Mingara Drive.

The Club includes two main facilities being the Mingara Recreation Club and the Mingara Regional Athletics Centre. The main club facility is well set back from Wyong Road and is surrounded by a series of surface car parking areas. The Recreation Club includes:

- Club facilities including cafes and restaurants
- Fitness and wellness centre that includes gymnasium, hairdresser, beauty salon, remedial massage and physiotherapy.
- Aquatic centre
- Bowling greens

The site has the benefit of utilising the existing facilities in the club building.

The drainage easement adjacent to the site will be upgraded to have greater community benefits and connecting with the nature.

Tumby Umbi is surrounded by escarpment, offering an opportunity to enhance its value by capitalising on the views to and from the site.

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# Care, Wellbeing and Community

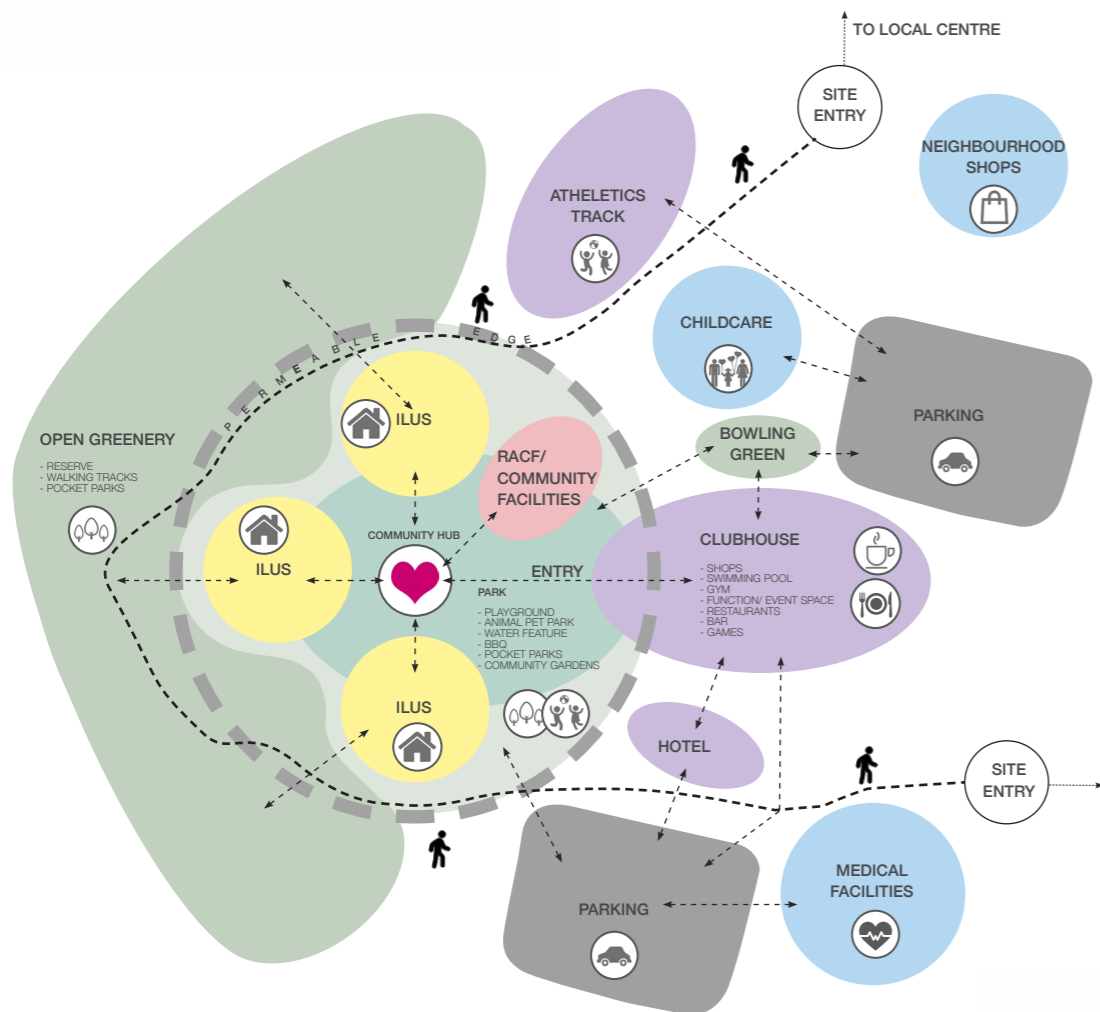
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# Care, Wellbeing and Community

## Care

- The proposal is providing a spectrum of care levels to meet the diverse needs of residents as they age and their care requirements evolve. The development consists of 215 independent living units and 39 high care suites.
- The site is sitting in the Mingara precinct adjacent to natural surroundings with abundant greenery and communal open spaces. The proposal is developed to incorporate the natural landscape into the design of the facility by preserving existing trees, vegetation, and natural features whenever possible. The buildings are positioned to maximise views of the surrounding greenery and create a seamless connection between indoor and outdoor spaces.
- Designate communal open spaces throughout the site where residents can gather, socialise, and engage in outdoor activities. These spaces include landscaped gardens, walking paths, seating areas, outdoor dining areas, and recreational facilities. These spaces are designed to be accessible to residents of all mobility levels and incorporate universal design principles to promote inclusivity.
- The Mingara precinct consists of the club and fitness amenities to provide additional and integrated physical activities for the residents to promote overall well-being.



# Care, Wellbeing and Community

## Physical and Mental Wellbeing

Key design principles to create spaces that offer comfort, flexibility in furnishing layouts, ease of movement, and abundant daylight and views to enhance the overall livability of the residents.

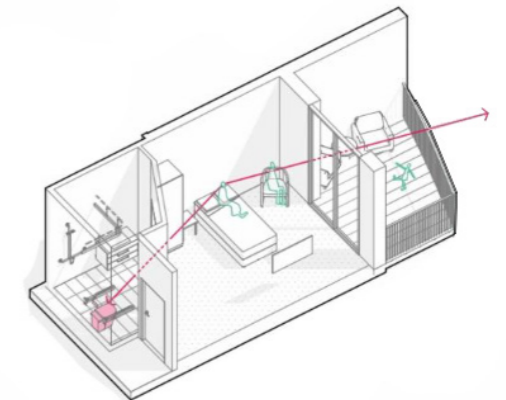
### HIGH CARE

**1. Open Floor Plans (HC):** Open floor plans are designed to provide residents with ample room to move freely and comfortably. These spaces are sufficient size to avoid cramped or narrow corridors and inhibit mobility and accessibility. Open layouts promote a sense of spaciousness, foster social interaction, and allow for flexible furnishing arrangements to accommodate residents' preferences and needs.



Flexible furnishing layout

**2. Flexible Furnishing Layouts (HC):** Adaptable furniture and that can be easily reconfigured to meet changing needs and preferences will be utilised. Selection of furniture pieces are lightweight, movable, and versatile, allowing residents to customise their living spaces to suit their lifestyle and functional requirements. Flexible furnishing layouts enhance usability, promote independence, and support aging in place.



Indoor-Outdoor connectivity

### HIGH CARE AND ILUs

**3. Natural Light and Views:** Maximise natural light penetration throughout the interior spaces by incorporating large windows, skylights, and clerestory windows. Buildings are orientated to optimise solar exposure and capitalise on daylighting opportunities. The windows orientated the residents to panoramic views of the surrounding landscape, greenery, and outdoor amenities to enhance connection with nature and promote a sense of well-being.

**4. Indoor-Outdoor Connectivity:** There are seamless transitions between indoor and outdoor spaces to blur the boundaries between the built environment and nature. Residents will have direct access to outdoor patios, balconies, and gardens from communal areas and residential units. Outdoor spaces are provided with comfortable seating, shaded areas, and amenities that encourage residents to spend time outdoors and enjoy fresh air and sunshine.

**5. Wellness Amenities:** The multipurpose room offers flexible spaces for exercise classes, yoga, and meditation. Residents are also provided with gym memberships to use the Club's existing purpose-built facility, which includes the gym and lap pool. Community gardens and a sensory garden are available for residents, promoting physical activity, relaxation, and stress reduction. These outdoor spaces are designed to be inviting, tranquil, and conducive to health and well-being. They are easily accessible and integrated into the overall layout of the development to encourage regular use by residents.



Wellness activities

# Care, Wellbeing and Community

## Mobility and Access

As individuals age, changes in mobility can indeed impact opportunities for well-being and social activities. However, it's essential to recognise that with thoughtful design and support systems in place, seniors can continue to lead fulfilling and socially engaged lives. Some factors considered in the design to address mobility limitations and promote well-being and social interaction among older adults:

### HIGH CARE

1. **Accessibility and Universal Design:** All spaces within the facility are designed to be accessible and inclusive for residents of all abilities. Universal design principles has been adapted such as barrier-free pathways, wide doorways, low thresholds, and slip-resistant flooring to promote ease of movement and navigation. Mobility support will be installed such as grab bars, handrails, and other safety features in bathrooms and common areas to enhance mobility and support independence.

2. **Transportation Services:** Transportation services will be part of the care pack to allow residents to arrange group outings to local attractions, shopping centers, and community events. Accessible transportation options enable older adults with mobility limitations to participate in outings and activities outside the facility, fostering a sense of independence and connection to the broader community.

### HIGH CARE AND ILUs

3. **Intergenerational Programs:** As part of the care pack, intergenerational programs and activities will be facilitated to the residents bringing together older adults and younger generations. Interactions with children and youth can promote social engagement, stimulate cognitive function, and foster meaningful connections across age groups. Intergenerational programs also provide opportunities for older adults to share wisdom, stories, and experiences with younger individuals.

4. **Wellness Programs:** The development will offer wellness programs and activities tailored to the needs and interests of older adults, including low-impact exercises, yoga classes, and tai chi. These programs promote physical fitness, flexibility, and balance, helping to improve mobility and reduce the risk of falls. Wellness programs also provide opportunities for socialisation and community engagement, enhancing overall well-being.



Wider cooridor and resting area



Transportation services



Intergeneration activities

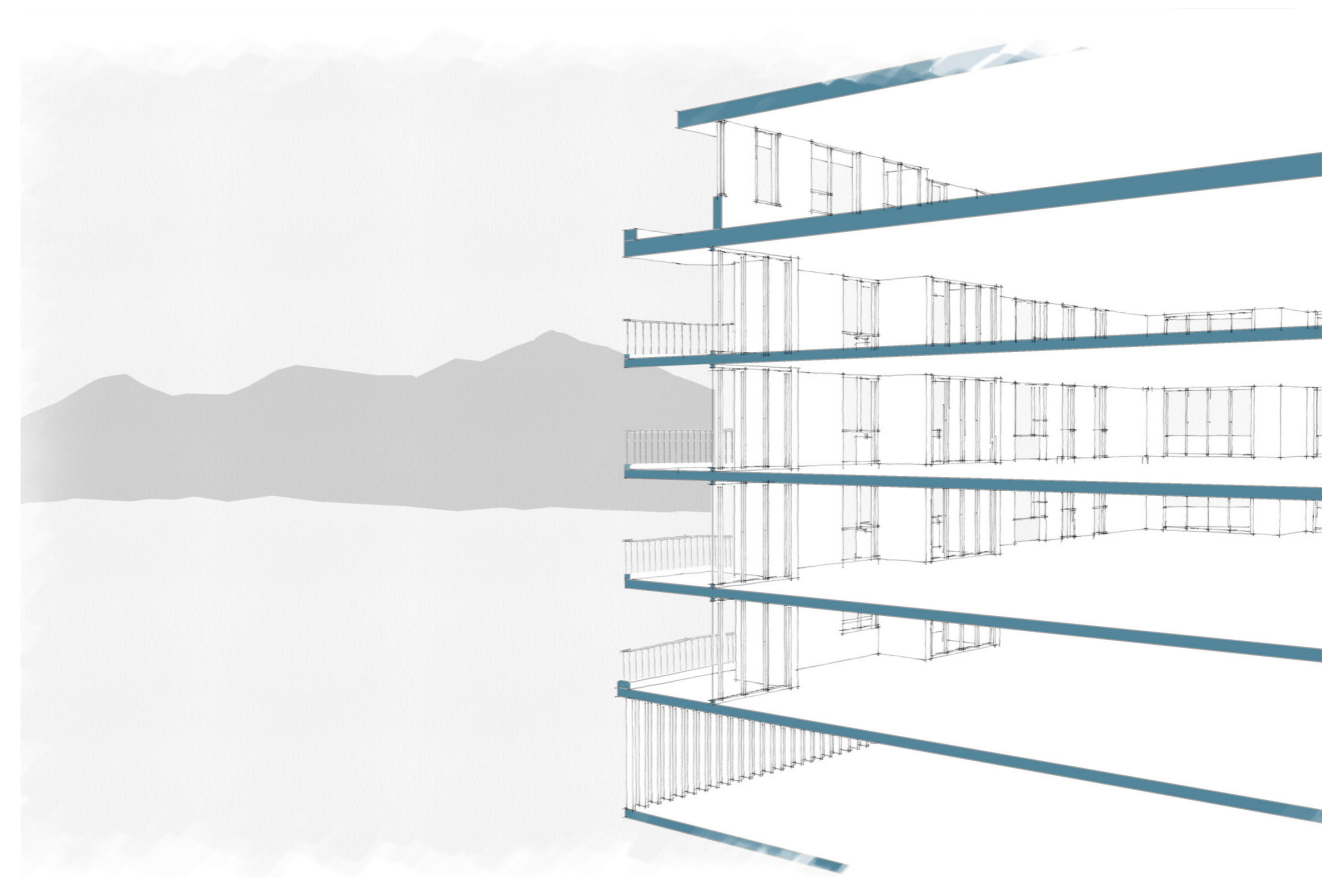
# Care, Wellbeing and Community

## Environmental Connection

Diminished mobility can lead to longer periods spent indoors for older adults. This increased indoor time can impact various aspects of their well-being, including physical health, mental stimulation, and social engagement. To address the challenges associated with decreased mobility and prolonged indoor living, it's important for seniors housing facilities to implement strategies that promote comfort, accessibility, and quality of life for residents.

Design factors include:

1. **Maximise Natural Light:** Incorporate large windows and lower window sill to connect the residents to the outdoor environment.
2. **Panoramic Views:** Design communal spaces and residential units to offer panoramic views of the outdoor environment, including green spaces, gardens, and natural escarpment. Use strategic placement of windows and balconies to frame views and create visual connections with nature, promoting a sense of calmness and tranquility.



Maximise views and daylight through large openings

# Care, Wellbeing and Community

## Universal Design

Inclusive design is essential for creating environments that are accessible and welcoming to people of all abilities, ensuring that everyone can fully participate and engage in their surroundings.

The proposal is adapting the following design factors:

1. **Mobility:** Provide ramps, elevators, and wide doorways to ensure that spaces are accessible to individuals using mobility aids such as wheelchairs, walkers, or canes. It also considers the layout of spaces to minimise obstacles and provide clear pathways for navigation.

2. **Dexterity:** Provide features such as lever door handles, touchless faucets, and easy-grip utensils accommodate individuals with dexterity impairments, making it easier for them to interact with their environment independently.

3. **Sensory:** Account for sensory needs by providing options for adjustable lighting, acoustics, and tactile signage. It also considers the use of colour contrast and materials to assist individuals with visual impairments and sensory sensitivities.

4. **Continance Needs:** Shared facilities to be equipped with grabrails and the location is easily identified and reach.

5. **Aesthetics and Comfort:** Provide seating areas at regular intervals along corridors to provide residents with places to rest as they move through the building.

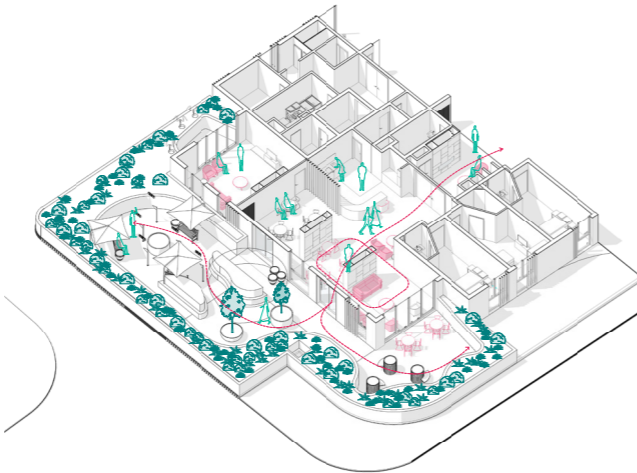
6. **Lift lobbies:** Create comfortable seating areas near elevator lobbies to accommodate individuals waiting for the lift. Consider incorporating visual elements, such as artwork or indoor plants, to enhance the ambiance and create a welcoming environment.



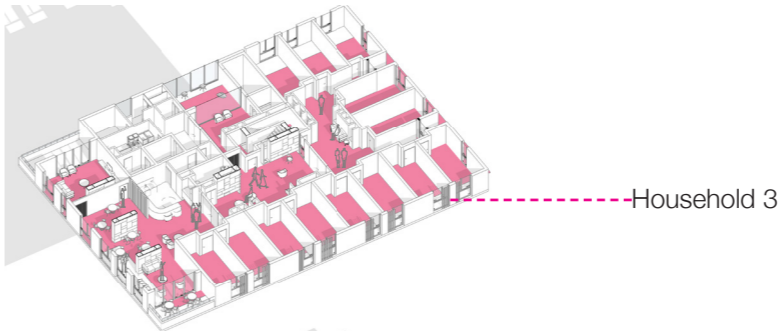
Wider cooridor to allow mobility aids



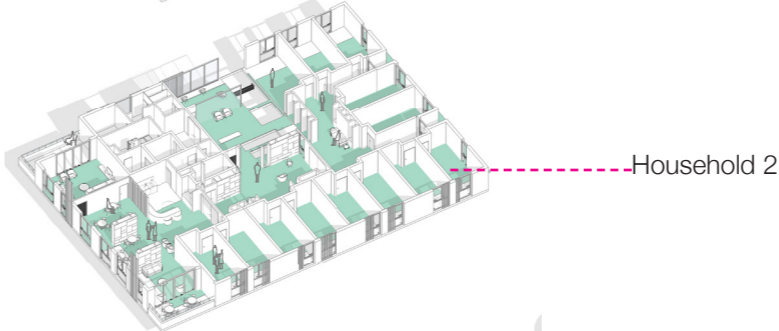
Grabrail to provide assistant



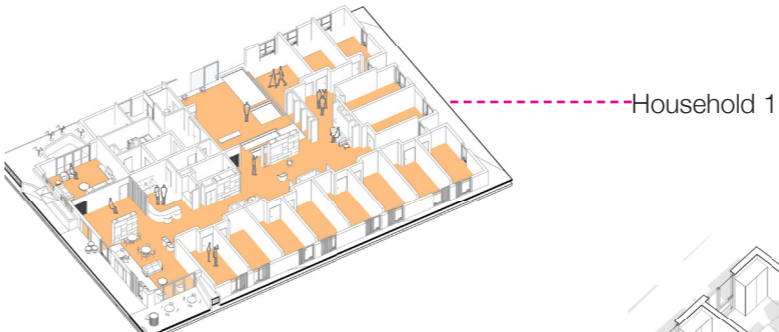
Seating oportunities to allow resting point



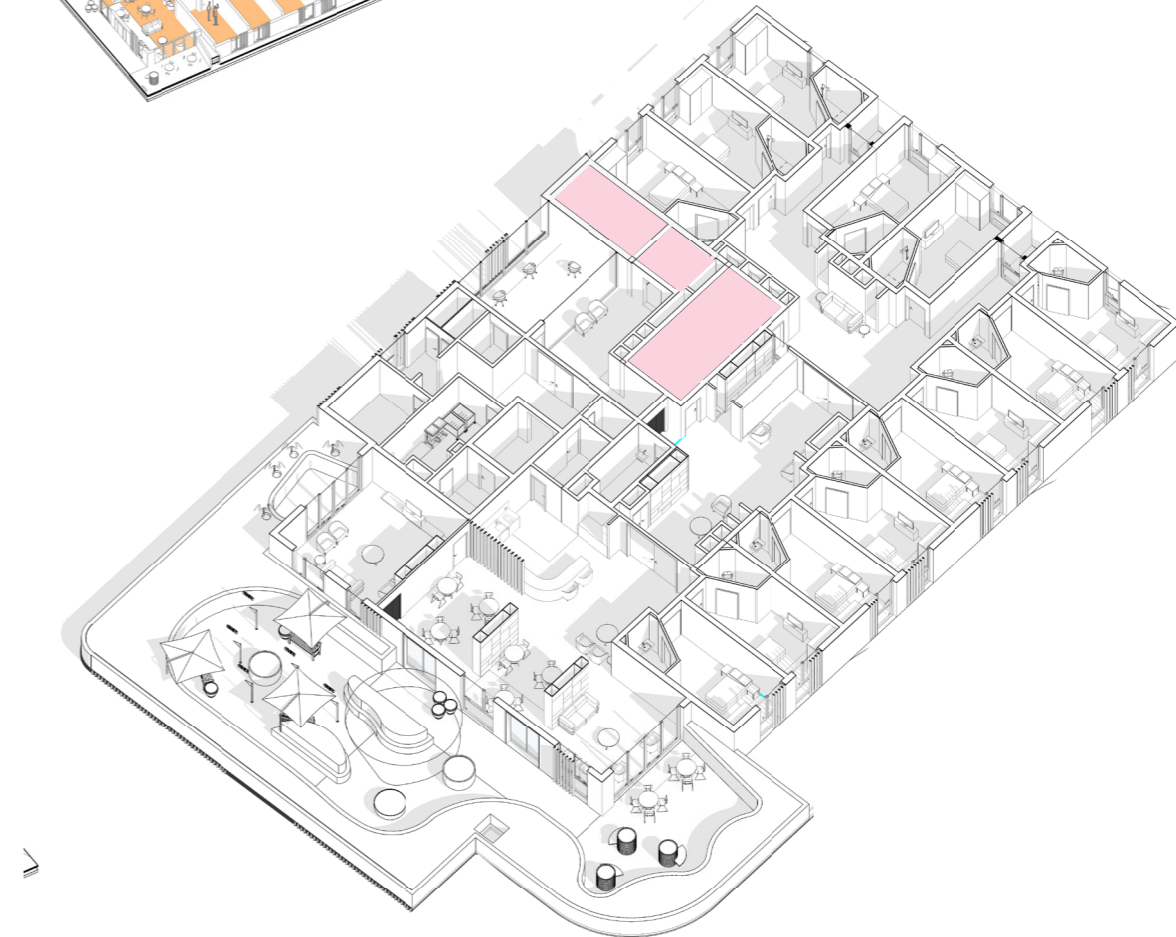
Household 3



Household 2



Household 1



Small household of 13 beds

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# **Design For Physical Ageing & Dementia**



# Design For Physical Ageing & Dementia

## Design For Physical Ageing

Creating easily navigable spaces is crucial for the safety and well-being of aged residents, especially in seniors housing facilities where the risk of falling can be higher.

Design factors include:

1. **Clear Pathways:** Corridors, hallways, and common areas with wide, unobstructed pathways to allow for easy navigation. There will be no tripping hazards such as loose rugs, electrical cords, or clutter in walkways. Pathways are well-lit and free from obstacles to enhance visibility and reduce the risk of falls.



Wider corridor and resting area

2. **Non-Slip Flooring:** Non-slip flooring materials, such as textured tiles or low-pile carpeting, to provide traction and prevent slips and falls, especially in areas prone to moisture such as bathrooms and kitchens. Installing slip-resistant flooring in areas where spills or wet conditions may occur.



Grabrail for support

3. **Handrails and Grab Bars:** Handrails and grab bars will be installed along corridors, stairways, and in bathrooms to provide support and stability for residents as they move through the facility. Ensure that handrails are securely mounted and positioned at appropriate heights for individuals of varying heights and mobility levels.

4. **Contrast and Visibility:** Contrasting colors and materials will be specified to distinguish changes in flooring, elevation, or surface textures, such as steps, ramps, or thresholds. This helps improve visibility and depth perception, making it easier for residents to navigate transitions safely.



Contrast and tactile to warn of change in levels

# Design For Physical Ageing & Dementia

## Design For Dementia

People with dementia can experience a range of difficulties that affect their cognitive, emotional, and functional abilities.

Design factors to assist residents with deteriorating perception includes:

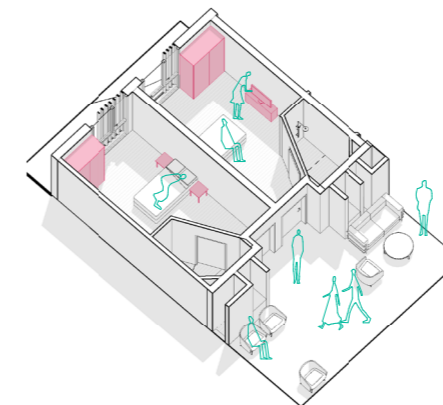
- Avoid shiny or reflective surfaces including mirrors in bathroom.
- Visual cues such as transparent panel in the wardrobe to reveal their sense of belongings.
- Clear sightlines and direction to common shared area such as the kitchen, dining and amenities.
- Clear legible signages.
- Personalised home and minimal clutter
- Create gardens with plants that stimulate the senses, such as aromatic herbs, textured foliage, and fragrant flowers. Incorporate features such as wind chimes, water fountains, and tactile pathways to enhance the sensory experience for residents and evoke memories of past experiences.
- Design terrace/balconies to promote outdoor seating to encourage dining experiences with fresh air and daylight.



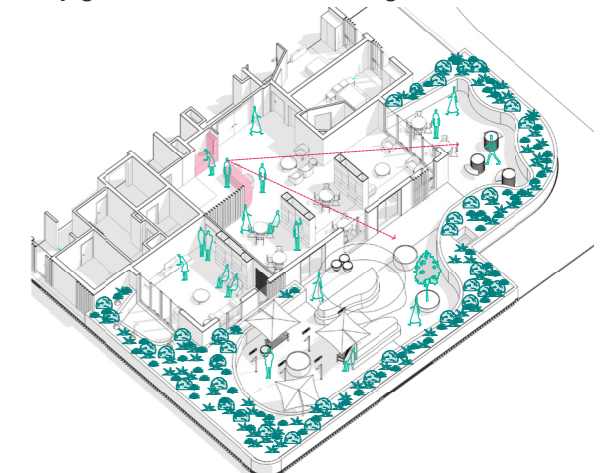
Clear panel wardrobe to provide a sense of belonging



Sensory garden and outdoor seating



Personalised home

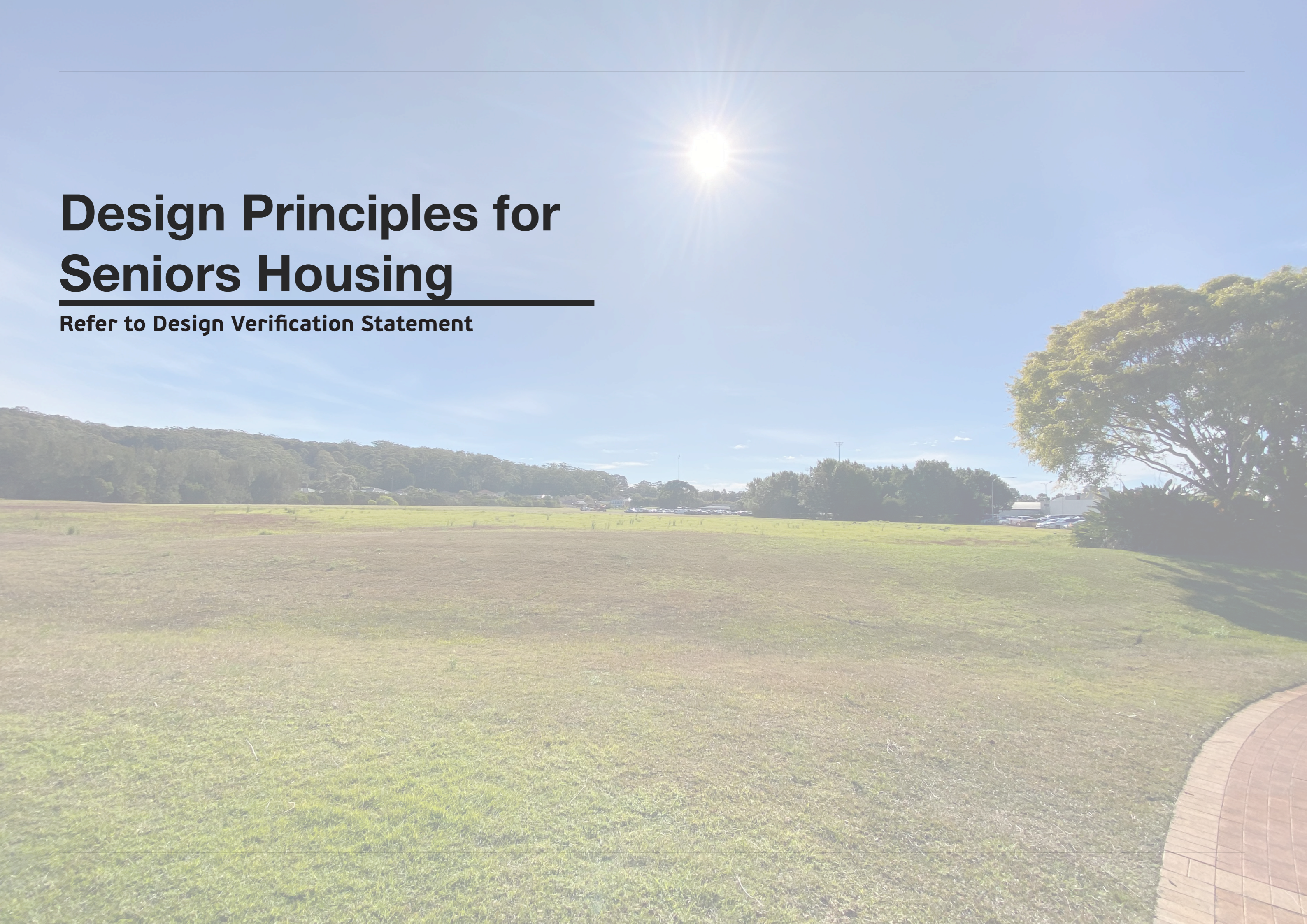


Clear sightling to common area

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# **Design Principles for Seniors Housing**

**Refer to Design Verification Statement**



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# Urban Approach

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Refer to Urban Design Report

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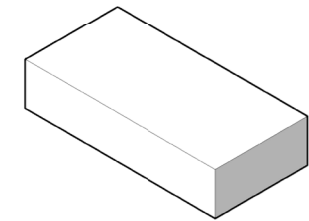
# Built Form

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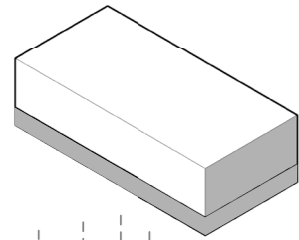
# Built Form

## Built Form Shaping



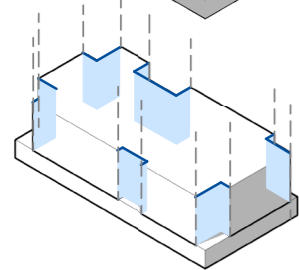
### SINGLE BLOCK

- Single block apartment



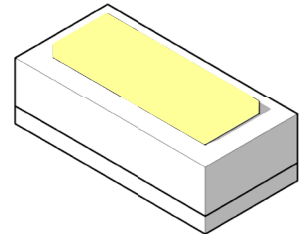
### PARKING

- Designing undercroft parking to respond to the site constraint affected by low water table and flooding issue.  
- Enhance natural ventilation for sustainable design.



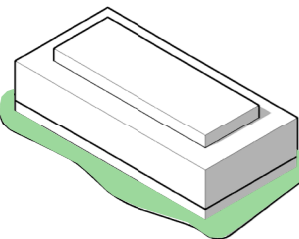
### MODULATION / ARTICULATION

- Recesses, which are areas set back from the main facade plane, can create shadow patterns that add depth and texture to the building's exterior.



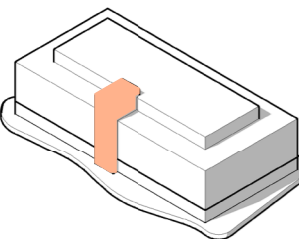
### SETBACK TOP LEVEL

- Setting back the top level creates a more visually pleasing silhouette for the building, breaking up its mass and reducing its perceived height from street level.



### GREEN INTERFACE

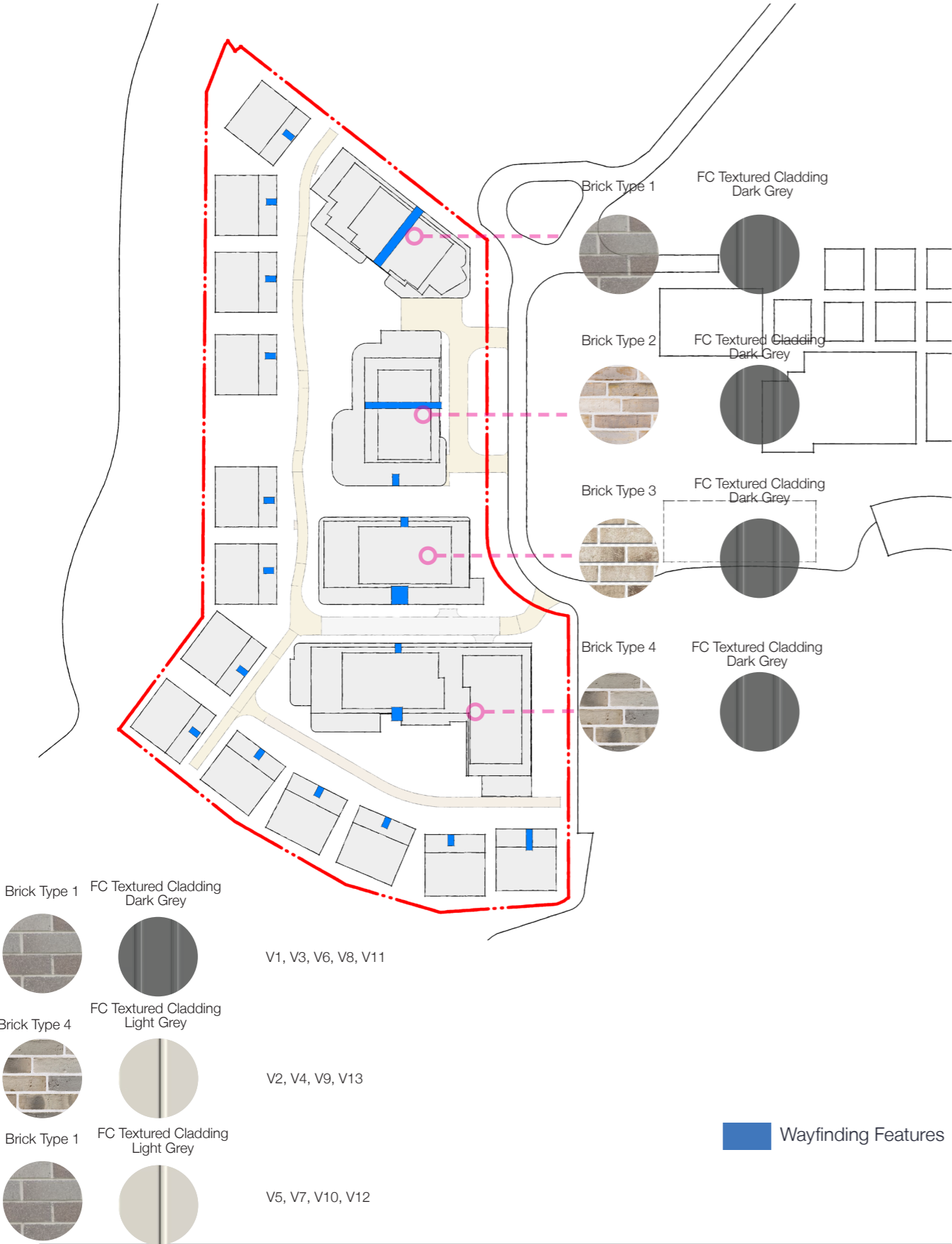
- Creating a green buffer in front of the building to shield the carpark is an effective way to enhance the visual appeal of the site, provide environmental benefits, and improve the overall user experience



### WAYFINDING



# Pedestrian Entries

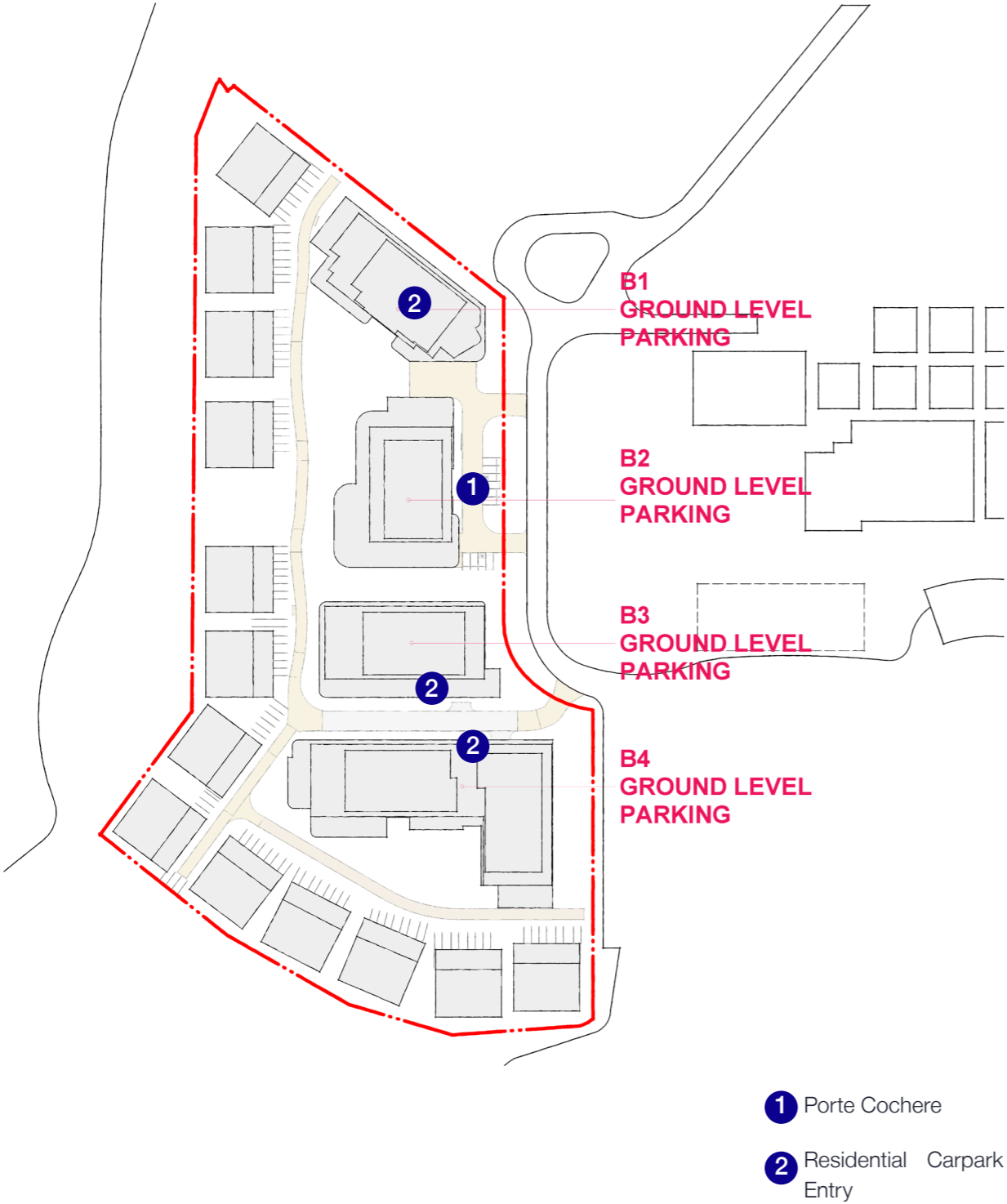


Glazed bricks

Glass tiles or glazed brick used at the building entry to aid wayfinding.



# Parking and Vehicular Access

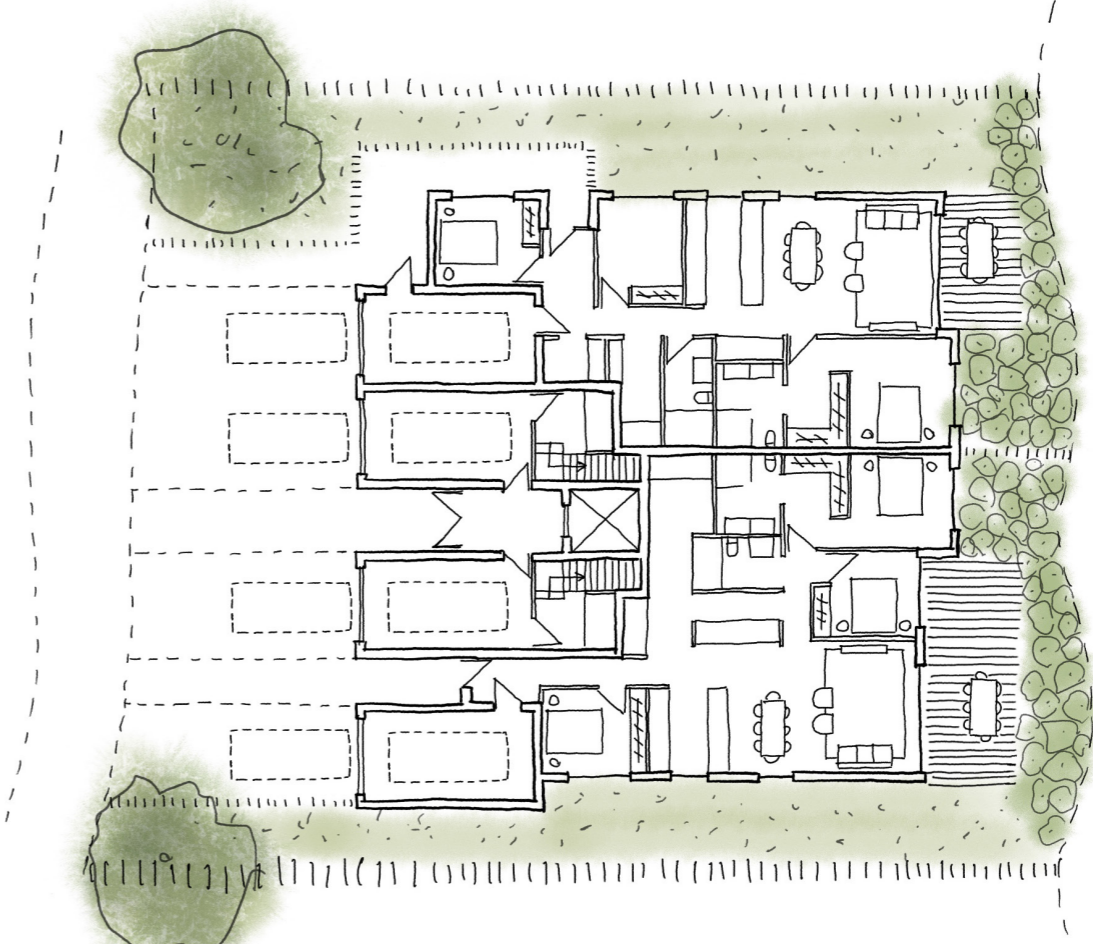
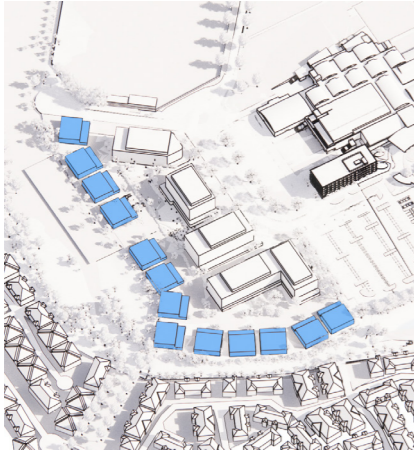


Screens used in the undercroft parking to promote natural ventilation through carpark.



# Building Typology

## Villa Apartments

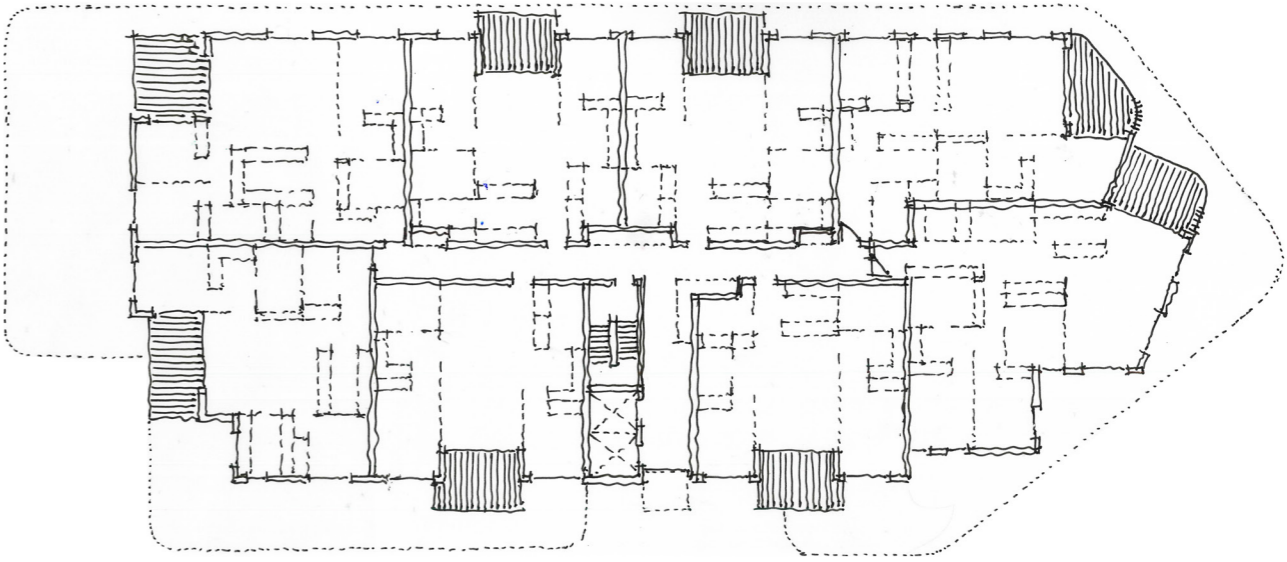
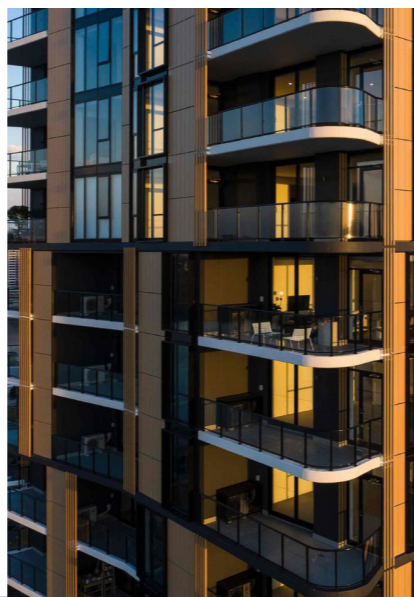
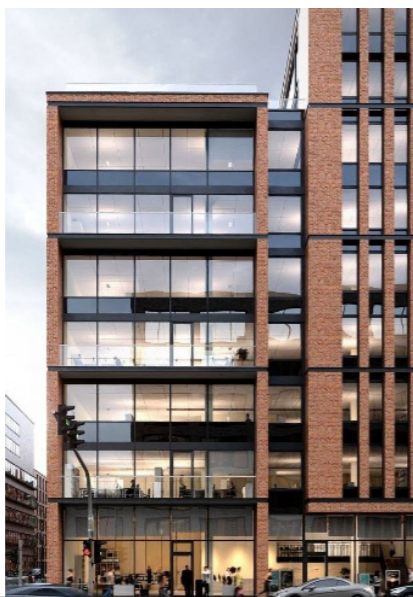
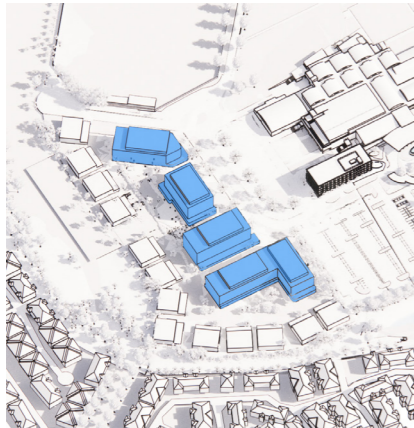


Indicative Villa floor plan layout



# Building Typology

## Apartments



Indicative Apartment floor plan layout

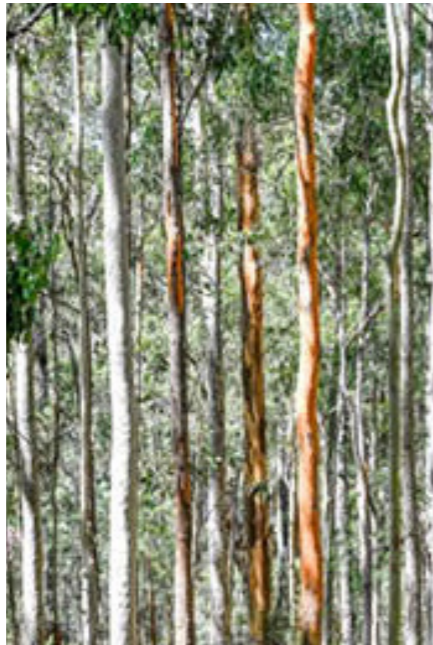


# Material Palette

## Natural colours and materials to inspire the material palette

### Honouring the Location

- Tumbi Umbi was originally a hunting ground for the Darkinjung people.
- The indigenous people relied on fishing as a primary source of food from the lakes, rivers and creeks.



**TIMBER-LOOK**

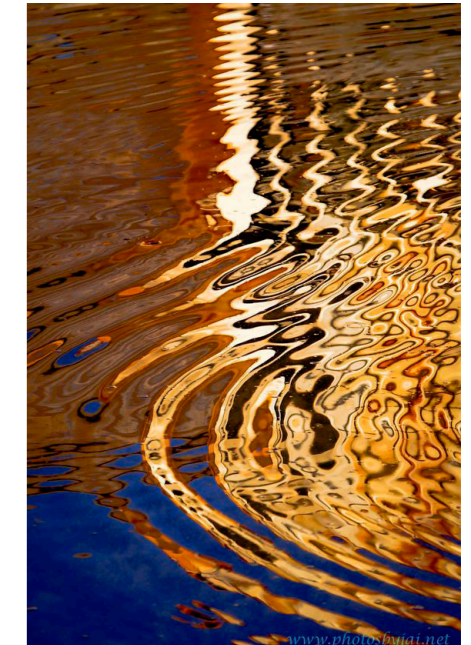
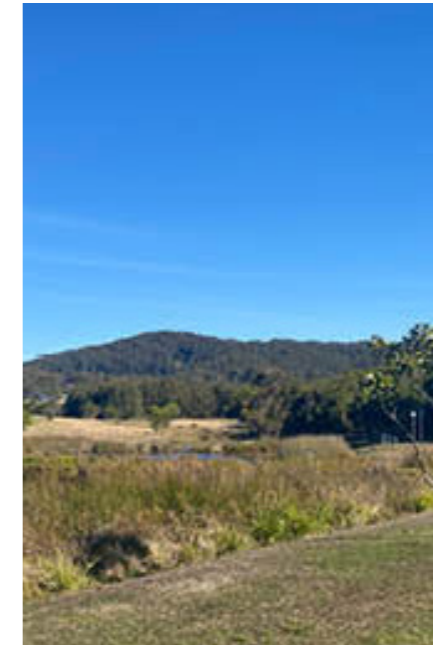
Screens to provide shade and privacy



**CLAY**

Brick to provide earthy, warmth, timeless to the building facade.

- Using natural materials is crucial to inspiring the material palette, as they resonate with the past experiences of the residents, who recognise and connect with these materials and textures.
- These natural materials include clay, water and vegetation.



**GLASS**

Glass to reflect the ridgeline



**WATER**

Ripples from water to create changing patterns and reflection.



# Materials

## Facade & Materiality - Apartments

The design approach for the building's façade incorporates various elements to enhance its aesthetic appeal, create visual interest, and integrate with the natural surroundings. The combination of brick and fiber cement cladding helps to articulate the façade pattern while maintaining simplicity and coherence in the overall design. The fiber cement cladding highlights the brick elements, adding depth and dimension to the façade composition.

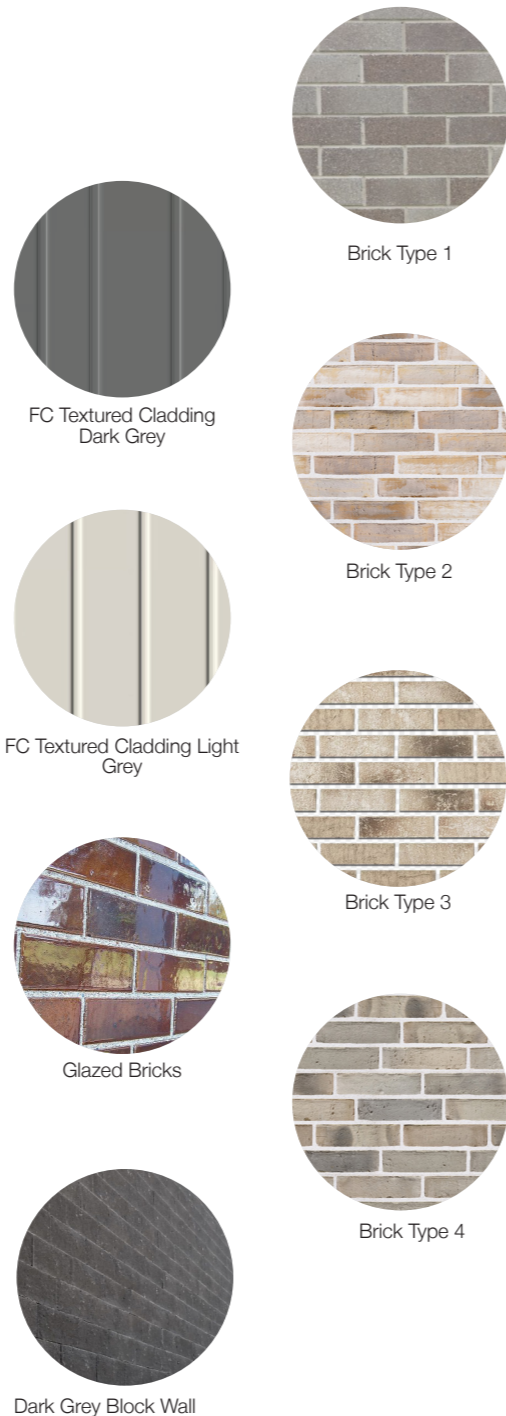
Recessing the top level of the building reduces its bulk and scale, creating a more visually appealing profile that harmonises with the surrounding environment. This design strategy helps to mitigate the visual impact of the building's massing while enhancing its overall proportions and aesthetic quality.

Setting the lower level with a darker tone using a mix of dark masonry and permeable façade materials serves multiple purposes. It creates shadow and depth in the façade, adding visual interest and complexity. Additionally, it promotes natural cross ventilation to the parking level, enhancing environmental sustainability and occupant comfort.

Incorporating glazed brick at the building entry serves both functional and aesthetic purposes. It supports wayfinding by providing a distinctive feature that helps visitors identify the entrance. Additionally, the glazed brick reflects the surrounding environment, creating visual connections to the natural landscape and reinforcing the building's connection to its context.



Variation in brick colours across 4 buildings



# Materials

## Facade & Materiality - Villas

The design of the villa apartments prioritises creating a low-scale residential feel suitable for seniors who prefer a domestic-style living environment. The materials are translated from the apartments to the villas to create a harmonious look to the development.

Masonry is used on the ground floor to provide a sense of weight and solidity, enhancing the perception of durability and stability. This choice of material adds to the residential character of the villas and contributes to their perceived quality and longevity. Fiber cement cladding is used on the top level to introduce a lighter and more contemporary aesthetic while maintaining durability and weather resistance.

The roof design is articulated to create varying roof falls, adding visual interest and variation to the facade. This design approach breaks up the massing of the buildings, reducing their perceived scale and creating a more dynamic and visually appealing roofline.

Villas facing west are equipped with shading devices to address the challenges posed by the western sun. These devices help to minimise solar heat gain, reduce glare, and enhance thermal comfort for residents. By incorporating effective shading solutions, the design ensures that indoor spaces remain comfortable and energy-efficient throughout the day.

Incorporating glazed brick at the entry points ensures a sense of material continuity and consistency with other design elements throughout the building complex. The use of a unique material and finish helps guide individuals towards the designated entrance, improving navigation and accessibility within the building complex.



# Perspectives



# Perspectives



# Perspectives



## Thank you

Sydney  
Brisbane  
Melbourne  
Adelaide  
Christchurch  
Kuala Lumpur  
London  
Madrid



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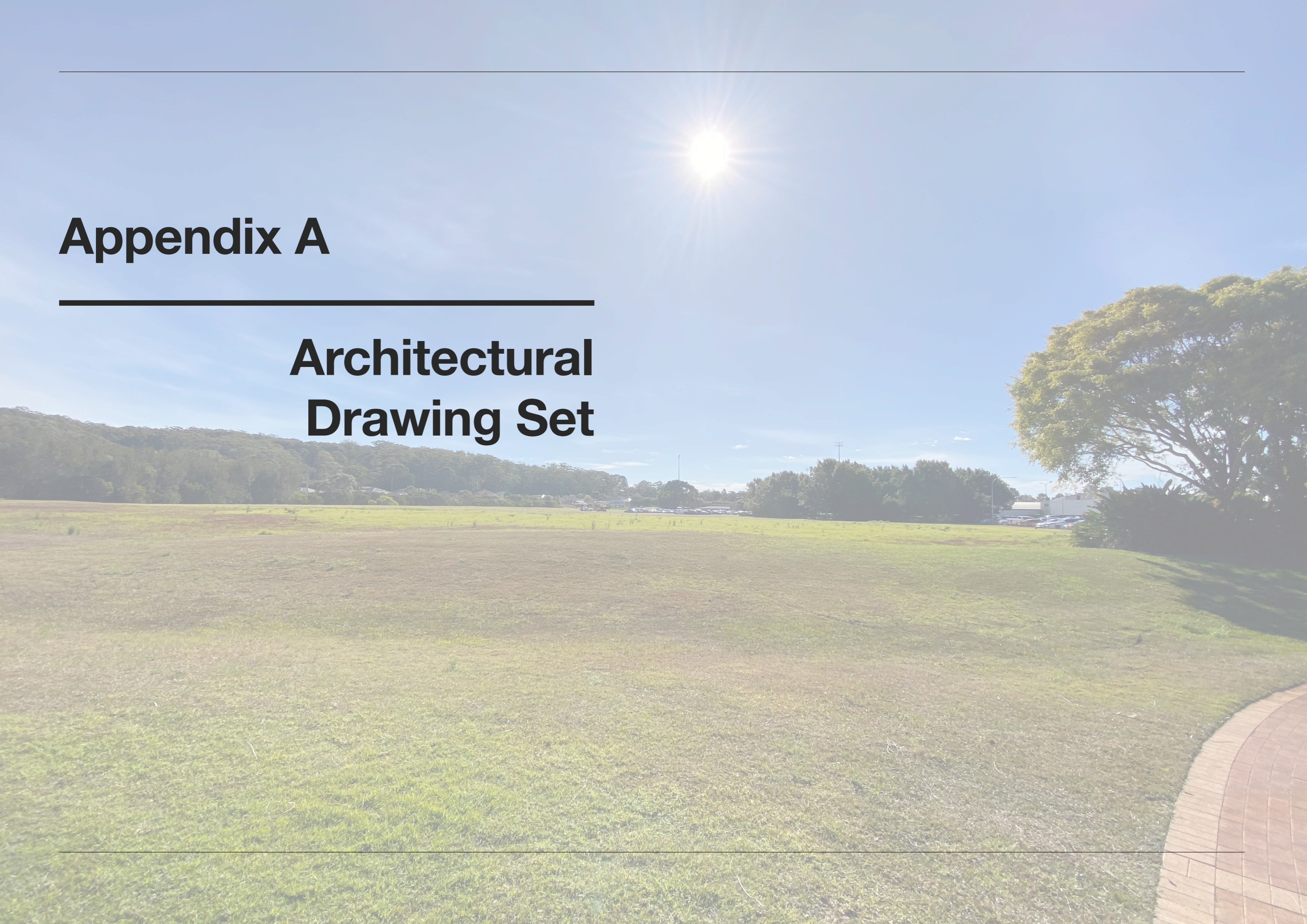
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# Appendix A

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## Architectural Drawing Set

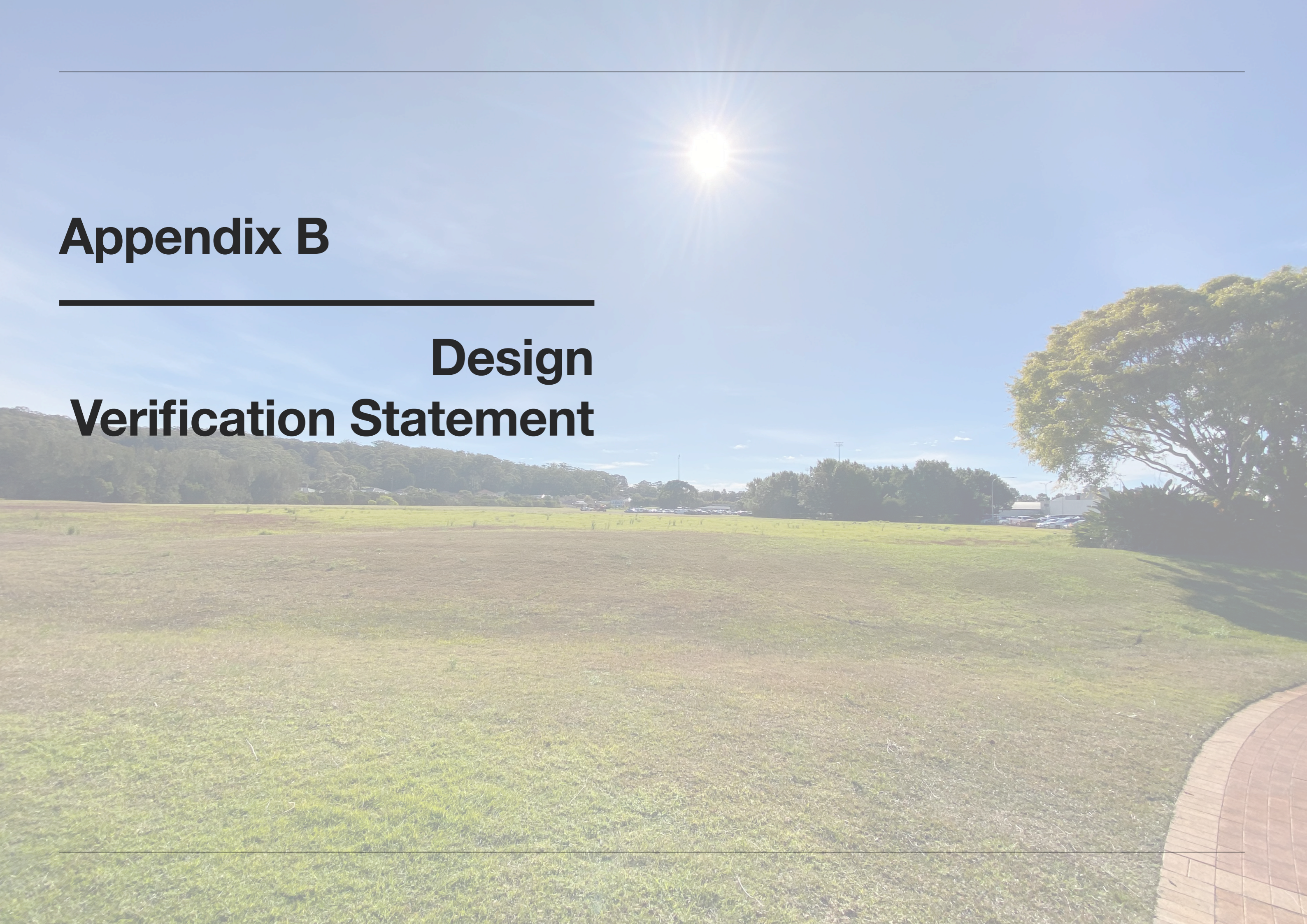


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# Appendix B

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## Design Verification Statement



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# Appendix C

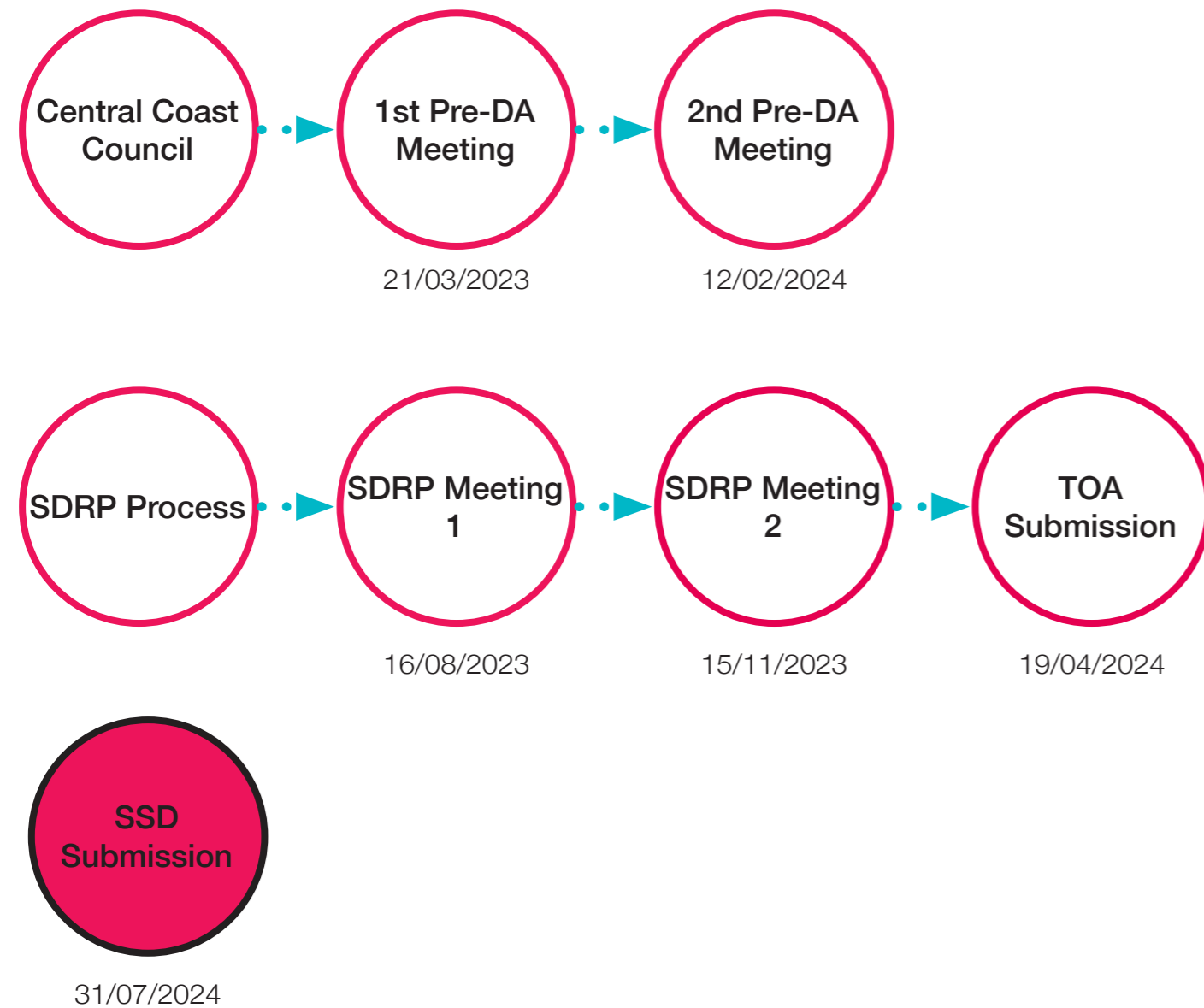
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## SDRP Summary



# SDRP

## Timeline of Consultations



# SDRP

## SDRP 2 feedback

### Connecting with Country

The walks on Country with Aboriginal community and the ongoing integration of Country into the design of the project are acknowledged and supported.

1. Ensure connections between the site and the adjacent ecological corridor continue to be developed as the design progresses:
  - a. Investigate planting to support restoring this waterway.
  - b. Work with the LGA to develop possible walking link along the western edge of the site.
  - c. Ensure west-east water flow across the site is celebrated and made visible in the landscape design and the experience of residents.

MP responses: A pre-meeting was set up with LGA to discuss the restoration of the south and western drainage easements and Council is in support of the proposal which align with the framework set out in the Design with Country.

2. Continue to refer to the Connecting with Country framework.

MP responses: The proposal has responded to elements of the design with country through landscape, building materials and wayfinding. Design aspects includes:

1. Landscape Design: using native trees, shrubs, and ground covers in landscaping to create a sense of continuity with the surrounding environment. Designed a walking trail to connect with the natural environment such as ridges, water and vegetation.
2. Building Materials: Using building materials that are locally sourced, such as stone, wood, clay, or earth-based materials that are characteristic of the region's architectural heritage.
3. Wayfinding and Signages: Integrate wayfinding elements and signage that reflect local cultural motifs, symbols, and language. Integrating materials, colors, and patterns inspired by water, clay, and the ridgeline into the design of a residential block can create a strong sense of cultural identity and connection to the local environment

### Site strategy and landscape

The current arrangement of buildings on the site results in compromised common spaces dominated by car parking and the movement of vehicles. Consequently, the potential of the landscape strategy and associated Country work is not being fully realised.

3. To improve the common areas, investigate the following:
  - a. Change the scheme, including repositioning the larger buildings, so that three commons areas of different sizes are provided: a larger space suggested at 30 x 40 metres squared, a medium space and a smaller area with appropriate scaled functions associated with each.
  - b. Ensure these different spaces offer opportunities throughout all seasons of the year.
  - c. Prioritise pedestrian movement so shared spaces, roads, pathways, edges, garages, parking etc. are all designed to improve the enjoyment of walking around the site.

MP responses: The internal road access is designed as a shared zone with minimal traffic flow. The shared road creates a safe and pedestrian-friendly environment rather than prioritising vehicular traffic.

The villas have been repositioned to create a centralised communal open space. This central location likely serves as a focal point for community gatherings, activities, and social interactions. By positioning the villas around this open space, residents can enjoy easy access to communal amenities and shared recreational areas.

# SDRP

## SDRP 2 feedback

4. Further develop the commons areas, pathways, social spaces, and entrances to buildings and the site so they support the needs of residents and their visitors:

- a. Provide sufficient natural surveillance on the site so residents feel safe.
- b. Ensure public and community activities are visible from the main entrances.
- c. Produce as many opportunities as possible outside of the house for safe and incidental interactions with other people to promote a sense of community and alleviate loneliness.

**MP responses:** The communal open space, and outdoor seating areas are placed within the community, allowing for maximum visibility across the site.

The footpaths and entrances will install adequate lighting to improve visibility during the evening hours, enhancing feelings of safety and security.

The proposal is establishing community gardens, and shared barbecue areas, outside of individual homes where residents can engage in collaborative activities and interact with one another.

5. The reduced scale of building on the western edge of the site is an improvement and supported. However, having larger gaps between some of these smaller buildings on this western edge would improve the quality of the common spaces and the connections to the western mountains.

- a. Investigate reducing the number of these units or introducing a more compact terrace typology to create more space. This could be offset by increasing the height of the larger buildings.

**MP responses:** The reconfiguration of the villas on the western edge to create a larger separation between villas 4 and 5, thereby establishing a centralised communal open space at the heart of the site with direct connection to the communal facilities located in building 2. The communal open space serves a focal point for community gatherings and activities, the design acknowledges the importance of social connection and cultural exchange within Indigenous communities. The space provides opportunity for residents to engage with each other.

6. Car parking on the ground floor of the larger buildings creates problems in being able to follow CEPTD principles and opportunities to build social connections. Consider the following strategies to further reduce ground floor parking:

- a. Partially 'sleeve' the buildings on key sides along shared pathways and entrances with community, retail, or housing to support surveillance.
- b. Introduce underground carparking within these buildings to reduce the ground parking across the site.
- c. Investigate higher buildings to offset a reduction in ground floor car parking spaces.

**MP responses:** The site has a high water table, a likely unconstrained aquifer approximately 3m below natural ground level. This poses significant challenges for underground parking solutions.

Due to the natural constraints, underground parking isn't feasible for all buildings on the site. Instead, undercroft parking on ground level will be implemented for all Buildings 1, 2, 3, and 4. Proper landscape screening will be utilised to soften the transition between the buildings and the open space, enhancing aesthetics and functionality.

Undercroft parking offers advantages such as promoting natural ventilation and sustainability. Permeable facades allow for natural airflow, reducing harmful air pollutants generated by cars.

The semi-open facades facilitate surveillance from inside to outside, which is beneficial for Crime Prevention Through Environmental Design principles. This ensures that security isn't compromised by the design choices. This solution also results in more of the ground floor plane being available for communal/accessible landscape rather than part of the landscape being dedicated to private 'front yards' of ground level units.

# SDRP

## SDRP 2 feedback

7. The large security fence around the site does not align with the philosophy of the project and associated landscape and Country strategies. Consider ways to reduce or minimise the impact of this fencing so the site is safe but does not feel gated for either residents or visitors.

**MP responses:** The site will be fenced to enhance security and privacy for residents by restricting unauthorised access and deterring trespassing after hours. The fencing typically provides a barrier while still allowing visibility, which can enhance safety by preventing accidental falls without obstructing views. The proposed landscaping around the fencing helps blend it into the surrounding environment, creating a harmonious and visually pleasing transition between the built environment and nature. This camouflaging effect minimises the visual impact of the fencing while maintaining its functionality.

### Architecture

8. Consider developing a common lobby or shared space on the villas to promote incidental interactions.

**MP responses:** The design of the villas with a maximum of four units, with two on the ground level and two on level 1, provides ample opportunity for residents to interact both within their own units and with their neighbours. All units have access on ground level through their private entry and/or garages entry to further enhance interaction with residents in the communal area. There is a lobby provided for residents on level 1 to promote interaction of two families sharing the same lift core.

9. Ensure the fire strategies go beyond code compliance and provide safe refuge spaces for older residents that supports confident and calm movement during emergencies, drills, or false alarms. Encouraging their use for circulation between floors.

**MP responses:** Noted. The development will comply with the relevant requirements and this will be further developed during construction detailed development stage.

10. Investigate relocating (fire) stairs on the outside of the buildings so that they can have windows or openings encouraging their use for circulation between floors.

**MP responses:** The fire stairs are designed to meet travel distances code. There will be glazing to provide natural lighting to the lift lobby and enhance natural ventilation in the corridors.

11. The ILUs on the larger buildings are configured around a central interior corridor. This typology makes it difficult for the apartments not on the corners to get sufficient natural ventilation and sunlight.

- a. Explore whether other apartment typologies might offer better amenity.
- b. Ensure buildings are ADG compliant and provide sunlight and natural ventilation to as many units as possible.

**MP responses:** The corridor for the ILUs all have glazing to provide natural lighting and ventilation to the interior corridor. The proposal meets the minimum requirement for cross ventilation and solar under the ADG requirement.

### Sustainability and climate change

12. To demonstrate evidence ESD targets will be met use a rating system such as WELL or other equivalent.

**MP responses:** The proposal development will target the following mandatory ratings:

- NSW BASIX Compliance requirements for the class 2 dwellings
- NCC 2022 Section J compliance requirements for the common areas and shared facilities area and class 9C high care apartments.