



JACKSON TEECE

**STATE SIGNIFICANT
DEVELOPMENT APPLICATION (SSDA)**

SUMMITCARE PENRITH

366 JAMISON ROAD, JAMISONTOWN NSW 2750

DESIGN REPORT

PREPARED FOR
CENTURION PROJECT MANAGEMENT

FEBRUARY 2025
REV. 1

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PROJECT INFORMATION

DISCIPLINE	REPRESENTATION
PROJECT MANAGER	CENTURION GROUP
ARCHITECT	JACKSON TEECE
PLANNER	THE PLANNING STUDIO
LANDSCAPE ARCHITECT	ARTERRA
STRUCTURE	NORTHROP
CIVIL AND FLOOD ENGINEERING	TTW
ESD (BASIX)	EFFICIENT LIVING
ESD (SECTION J)	E-LAB CONSULTING
BUILDING SERVICES	ADP
BCA CONSULTANT	BCA LOGIC
ACCESS CONSULTANT	ABS
NOISE AND VIBRATION	PWNA
WASTE MANAGEMENT	WASTE AUDIT
TRAFFIC ENGINEER	MCLAREN TRAFFIC ENGINEERING
QUANTITY SURVEYOR	CENTURION QUANTITY SURVEYING
GEOTECHNICAL	MARTENS CONSULTING ENGINEERS
ENVIRONMENTAL	MARTENS CONSULTING ENGINEERS
ARBORIST	NATURALLY TREES
ACHAR + HERITAGE AND ARCHAEOLOGY	GML HERITAGE
VISUAL IMPACT	ARTERRA
CPTED	THE PLANNING STUDIO
ENGAGEMENT AND SOCIAL IMPACT	THE PLANNING STUDIO

DOCUMENT REGISTER

ISSUE	AMENDMENT	DATE
1	SSDA SUBMISSION	14/02/25

1.1 INTRODUCTION

This report supports a State Significant Development Application (SSD-68603709) to be submitted to the Department of Planning, Housing and Infrastructure (DPHI) on behalf of Centurion Project Management. This proposal is for the redevelopment of an existing aged care facility into a modern seniors living and aged care precinct, which promotes ageing in place at 366 Jamison Road, Jamisontown NSW 2750 (the site).

There will be three key components - three Independent Living Apartment buildings, a Residential Aged Care building, and an integrated administrative and communal facility.

In addition to medical, consultation and service functions, the projects will also have communal landscaped spaces, designed to suit the residents.

The design intent is that the architecture will be simple, elegant, and responsive to the unique site format, and respectful to the distinct shift in urban fabric in adjacent sites.

The vision for the proposal is to create a world class seniors housing development that activates and integrates with the public domain and reinforces the high-quality built form of the existing residential care facilities and independent living units that make up the site. The key objectives of the development include the following:

- Deliver a logical and orderly redevelopment of the existing aged care facility on the site, that builds on and is consistent with the high standard of building quality and urban design already established on the site.
- Utilise a landscape led approach, starting with Country, to ensure the proposal is guided by cultural design principles and local Darug elders, knowledge holders and story tellers.
- Achieve a landscape led approach the appropriately integrates the public domain with the built form to create well designed, permeable and activated communal and public spaces.
- Provide well considered and diverse open and communal spaces for residents across the site, that incorporates green infrastructure to enhance the well-being of residents.
- Create a sustainable place, that utilises green and resource efficient technologies to service, ventilate and cool the development.
- Add to the high standard of residential care established within the site, and continue to provide high quality residential care and services to the local community.

1.2 SITE DESCRIPTION

The site is located in Jamisontown, within the City of Penrith.
It is located 56km west of CBD and is characterised by a mix of low scale residential, commercial businesses and open green space.

Directly adjacent to the subject site is quieter, low scale, and low density residential houses. Opposite the busy and noisier Jamison Road is The Royce, which is another Retirement Village and mixed commercial businesses.

The project site has a unique shape and sits across two different planning zones which addresses a shift in urban scale, typology and mass.

Figure 1 Location Plan

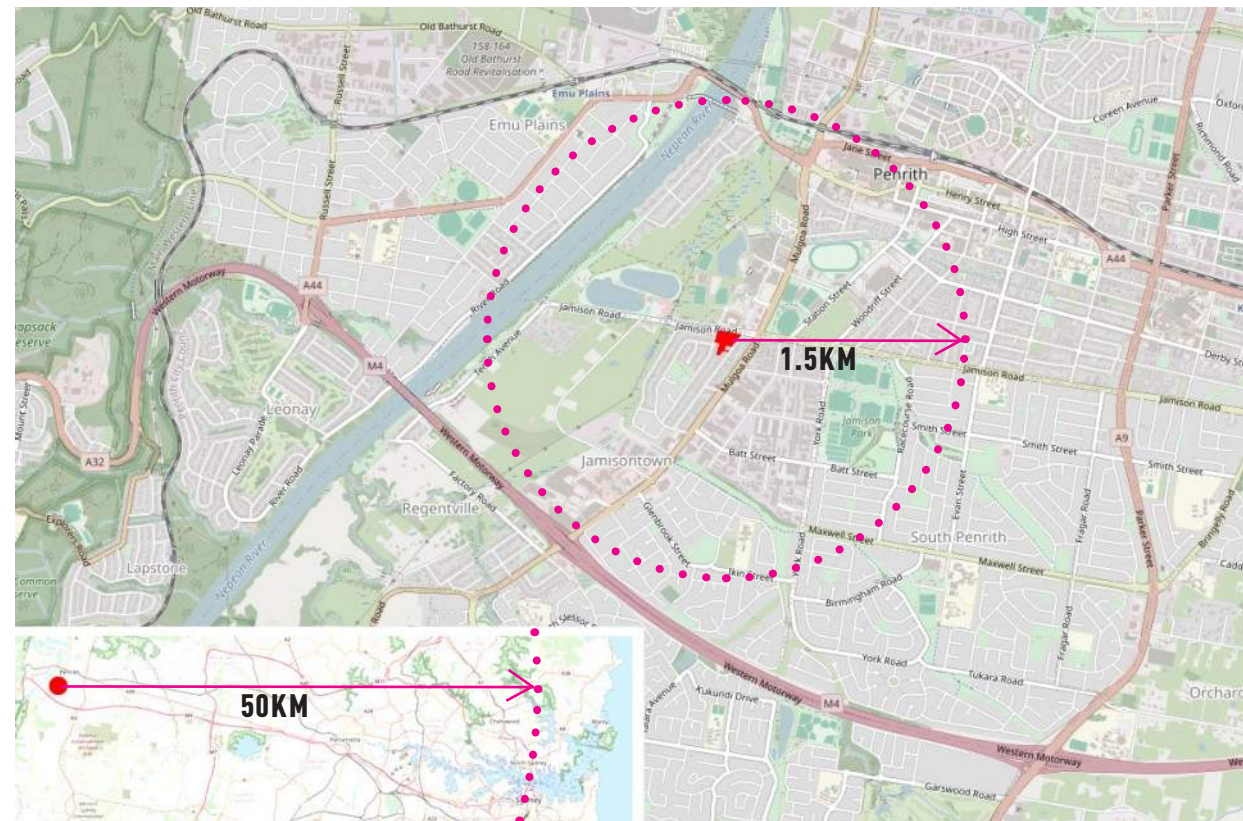


Figure 2 Context and aerial plan



1.3 PLANNING APPROVAL STRATEGY

Development consent is sought under Section 4.12 (8) and Division 4.7 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and Division 5 of the Environmental Planning and Assessment Regulation 2021 (The Regs) for the construction and operation of a seniors housing development.

Development for the purposes of seniors housing with a capital investment value (CIV) of more than \$30 million is identified in Schedule 1 of the State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP) as State Significant Development (SSD). A CIV Statement has been prepared by Centurion Quantity Surveying Pty Ltd confirming that the project has a CIV of more than \$30 million and the proposal, is therefore a SSD.

PROJECT DESCRIPTION:

The proposed development will deliver a new 5 storey seniors housing building, including:

- 93x independent living apartments (ILAs)
- 5x residential care facility rooms (RACF) .
- Ground-level cafe/restaurant (resident and guest use only), private dining, multi-functional space, administrative offices and lounges.
- Underground wellbeing area with gym, salon, spa, indoor pool with hot spa and jacuzzi.
- Car parking across one basement level.
- Outdoor communal spaces for residents, including a new communal courtyard at ground level and roof terrace.
- Landscaping and tree planting

1.4 SEARS - REPORT REFERENCE

This report has been prepared in response to the Secretary’s Environmental Assessment Requirements (SEARS) dated 21/03/2024 for SSD-68603709. Specifically, this report has been prepared to respond to those SEARS summarised in Table 1.

SEARS REFERENCE	KEY ASSESSMENT REQUIREMENT	SECTION REFERENCE	COMMENTS
3. Design Quality	Demonstrate how the development will achieve: o design excellence in accordance with any applicable EPI provisions. o good design in accordance with the seven objectives for good design in Better Placed.	SECTION 3.1	The proposed development is not subject to the LEP requirements for Design Excellence, as it is located outside the Penrith City Centre.
	Demonstrate that the development: o 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 o in all other instances, has been reviewed by the State Design Review Panel (SDRP) where required under 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.		The proposed development is not subject to any requirement for a competitive design process. The proposed development does not meet the minimum capital investment value (CIV) threshold of \$100M (All other private projects on private land) for a SDRP review. The development went through a review of the Penrith City Council UDRP in 2022.
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.	SECTIONS 4.1-4.10	
	Demonstrate how: o the development considers the design principles in Part 5, Division 6 of State Environmental Planning Policy (Housing) 2021 and the Seniors Housing Guidelines 2021. o the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. o the building design will deliver a high-quality development, including consideration of façade design, articulation, activation, roof design, materials, finishes, colours, any signage and integration of services.	SECTIONS 4.8-4.10	
	Assess how the development complies with the relevant accessibility requirements.	APPENDIX 4 - ACCESS 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.	SECTIONS 5.1 AND 5.8	
	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.	SECTION 5.4 AND 5.8	
	Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during summer and winter solstice and spring and autumn equinox) at hourly intervals between 9am and 3pm, when compared to the existing situation and a compliant development (if relevant).	SECTION 5.4 AND 5.8	
	For any applicable parts of the development, provide an assessment against SEPP 65 and the Apartment Design Guideline	SECTION 5.6	SEPP 65 repealed. Assessment against the quality principles set out in schedule 9 of the SEPP housing 2021.

1.4

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.	APPENDIX 08, Drawings L-SD-13 to 16 By Arterra. SECTION 6.1 for Building Design.	
	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.	N/A	
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.	APPENDIX 08 Landscaping Drawings	
	- Demonstrate how the development: - o ensures that public space is welcoming, attractive and accessible for all. - o maximises permeability and connectivity. - o maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection. - o maximises street activation. - o minimises potential vehicle, bicycle and pedestrian conflicts.	APPENDIX 08 Landscaping Drawings	
	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.	APPENDIX 07	
8.0 Trees and Landscaping	Assess the number, location, condition and significance of trees to be removed and retained and note any existing canopy coverage to be retained on-site.	APPENDIX 08	
	Provide a detailed site-wide landscape plan, that: - o details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area). - o provides evidence that opportunities to retain significant trees have been explored and/or informs the plan. - o demonstrates how the proposed development would: - contribute to long term landscape setting in respect of the site and streetscape. - mitigate the urban heat island effect and ensure appropriate comfort levels on-site. - contribute to the objective of increased urban tree canopy cover. - maximise opportunities for green infrastructure, consistent with Greener Places and having regard to any bush fire risk.	APPENDIX 08	

1.5 ABOUT SUMMITCARE

SUMMITCARE IS ONE OF SYDNEY'S LEADING AGED CARE ORGANISATIONS.

ABOUT SUMMITCARE

SummitCare is family owned and operated with over 50 years experience caring for and supporting families.

They are committed to providing quality care, support and a lifestyle that ensures all our residents age well with dignity.

SummitCare began in 1966 with a solitary Nursing home in Sydney, caring for individuals needs, founded by Wohl Management Group, Emerich and Elizabeth Wohl.

Today, they continue in the tradition set down by their founders. A company steeped in values of Welcoming, Obliging, Respectful, Teamwork and Honesty.

Their purpose is to enable wellbeing all day every day for people requiring aged care. Partnering with their vision of striving for excellence in all that we do, SummitCare is professional, respectful and supportive in caring for our aged community as if they were their own family.

Accreditation, compliance, regulations and quality are what they are proudly awarded and recognised for from leading industry bodies.



DESIGN ALTERNATIVES▶

1.6

DESIGN ALTERNATIVES

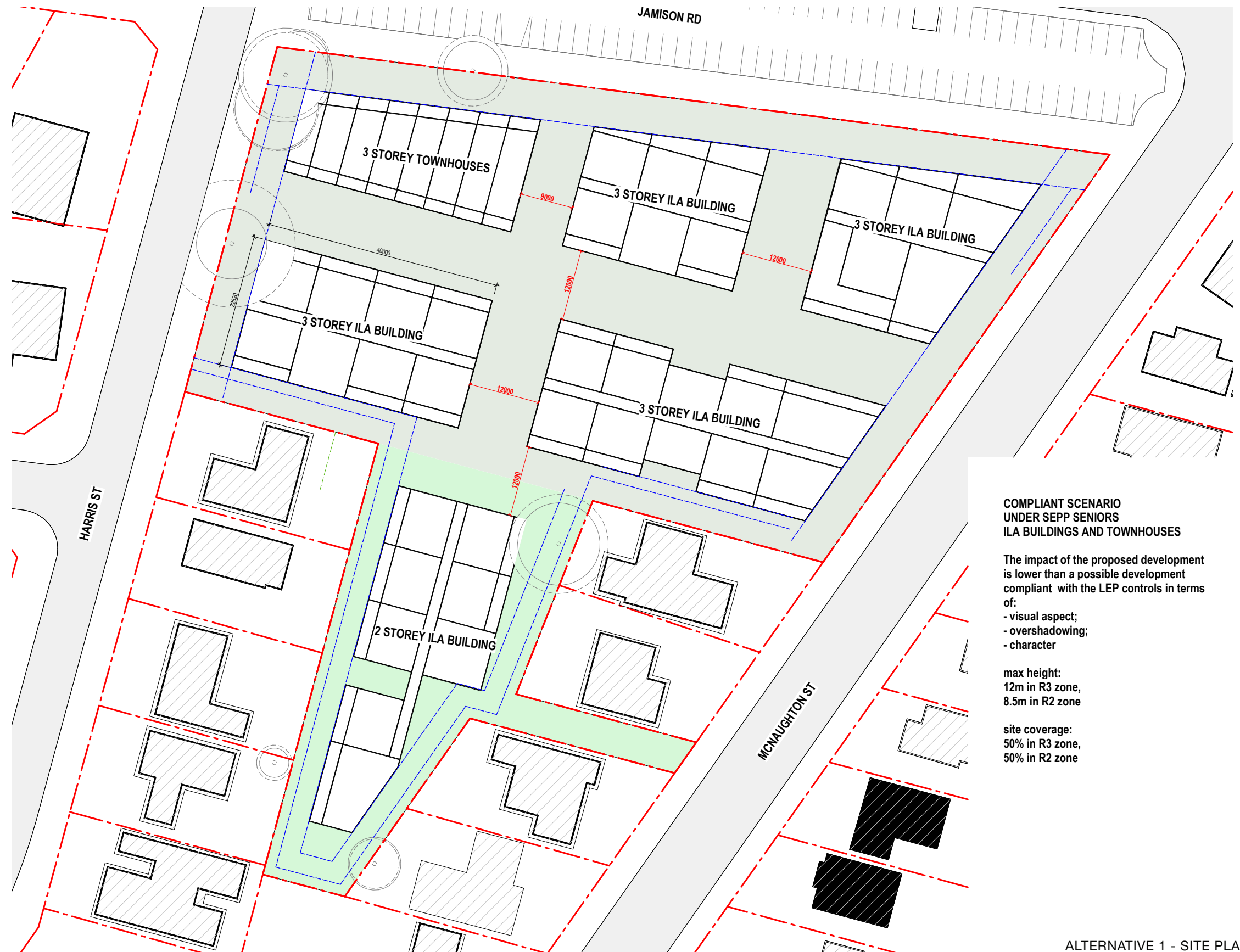
DESIGN ALTERNATIVE 01: TOWNHOUSES AND APARTMENT BUILDINGS

During the initial design phase, a different scenario with a mix of townhouses and apartment buildings has been considered to evaluate the best outcome.

6 blocks were placed on the site with a prevailing orientation East-West

This configuration has negative impacts on the neighbouring properties in terms of overshadowing and visual amenity.

The solar amenity of the space among buildings it is as well compromised.



COMPLIANT SCENARIO UNDER SEPP SENIORS ILA BUILDINGS AND TOWNHOUSES

The impact of the proposed development is lower than a possible development compliant with the LEP controls in terms of:

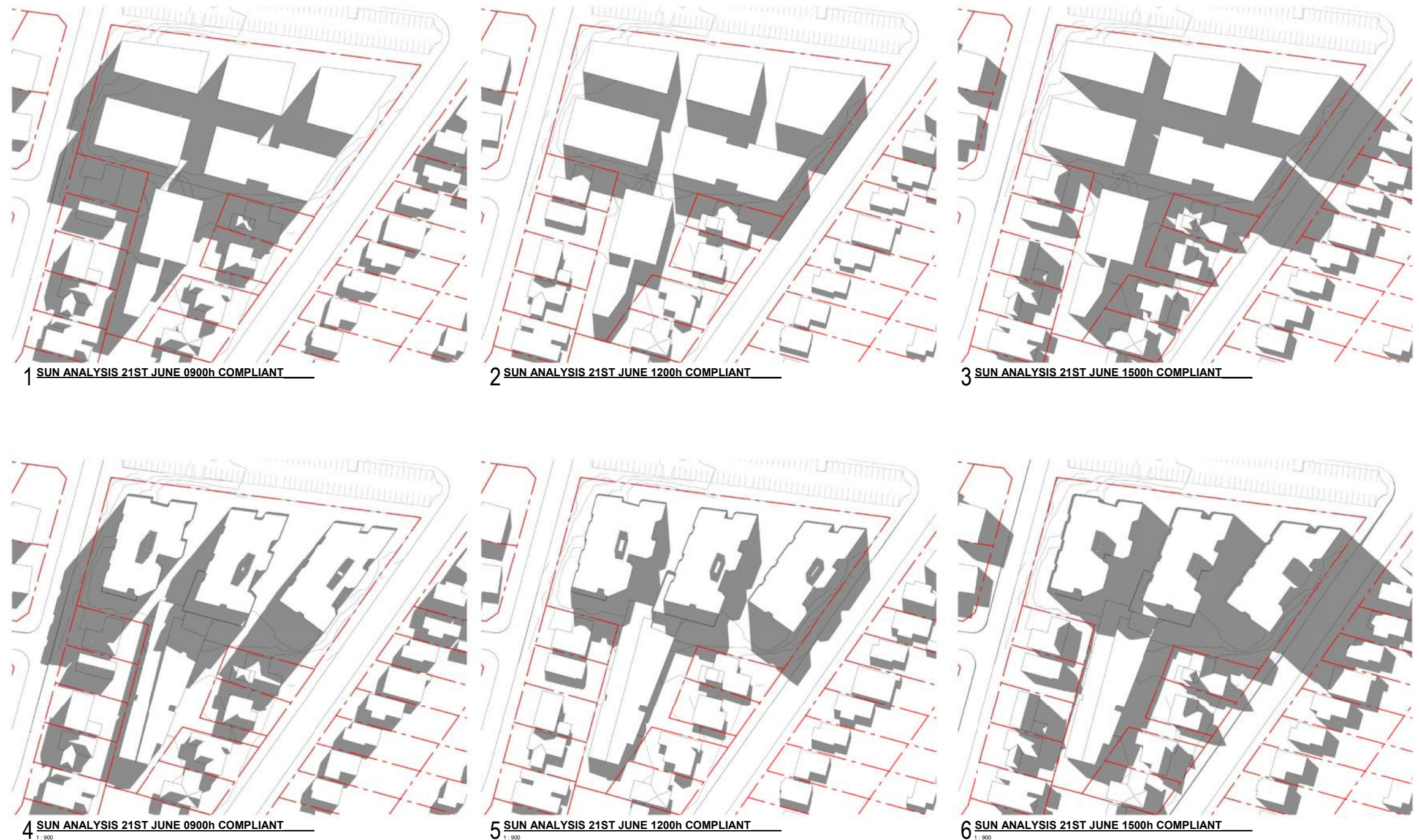
- visual aspect;
- overshadowing;
- character

max height:
12m in R3 zone,
8.5m in R2 zone

site coverage:
50% in R3 zone,
50% in R2 zone

ALTERNATIVE 1 - SITE PLAN

1.6

DESIGN ALTERNATIVES**DESIGN ALTERNATIVE 01: TOWNHOUSES AND APARTMENT BUILDINGS - COMPLIANT DEVELOPMENT**

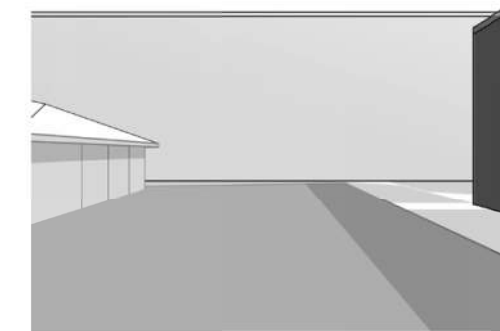
ALTERNATIVE 1 - SOLAR STUDIES

1.6

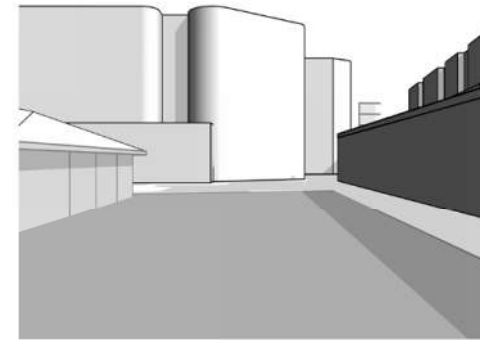
DESIGN ALTERNATIVES**DESIGN ALTERNATIVE 01: TOWNHOUSES AND APARTMENT BUILDINGS - COMPLIANT DEVELOPMENT**

Setbacks larger than the minimum provide a better transition of built form and allow opportunities for screening landscape.

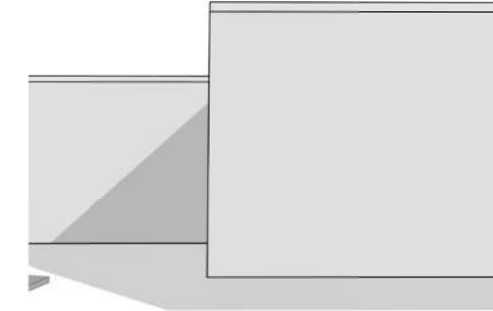
The height difference between the proposed scheme and the LEP scheme is negligible when assessed in terms of visual impact. When analysed in conjunction with the setback strategy the outcome of the proposed scheme is clearly superior.



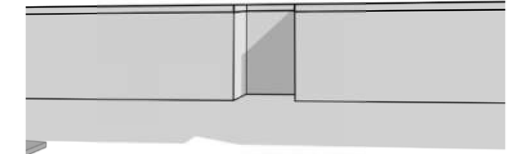
1 3D View 1



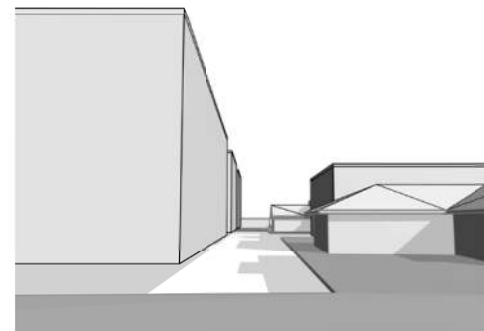
2 3D View 1 proposed



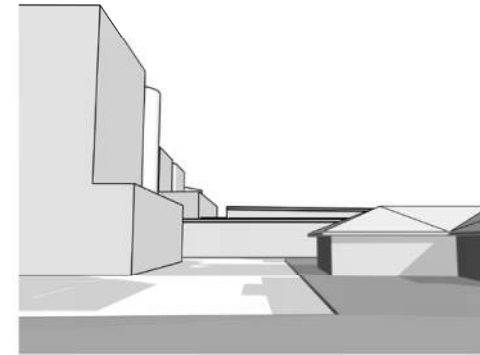
7 3D View 4



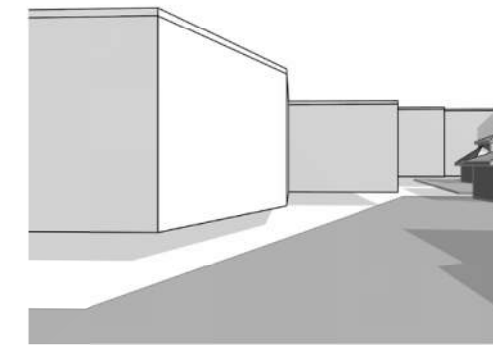
8 3D View 4 proposed



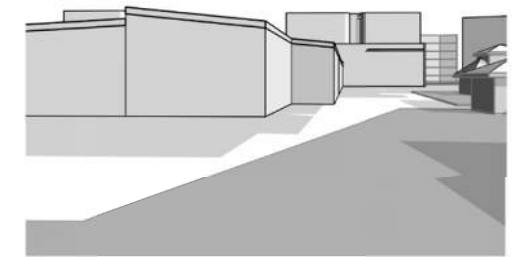
3 3D View 2



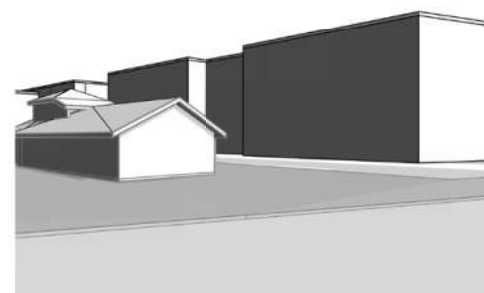
4 3D View 2 proposed



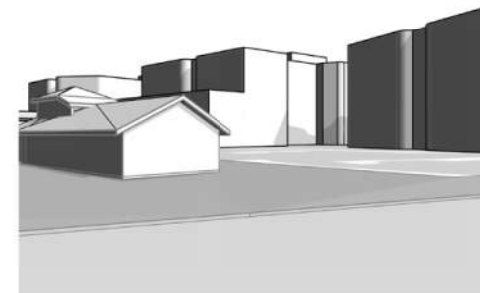
9 3D View 5



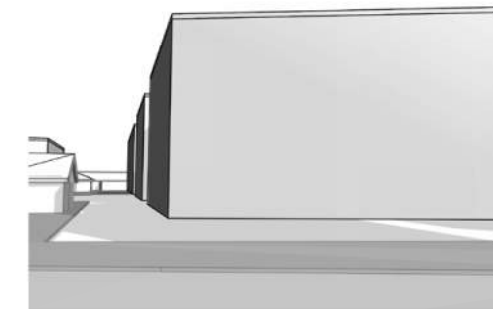
10 3D View 5 proposed



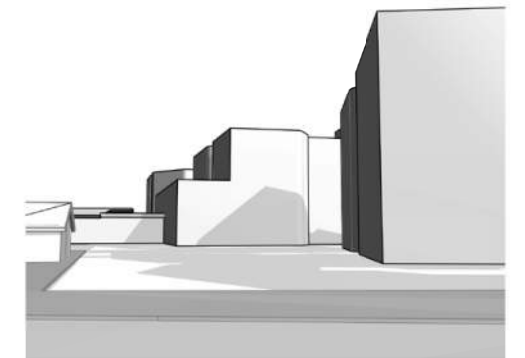
5 3D View 3



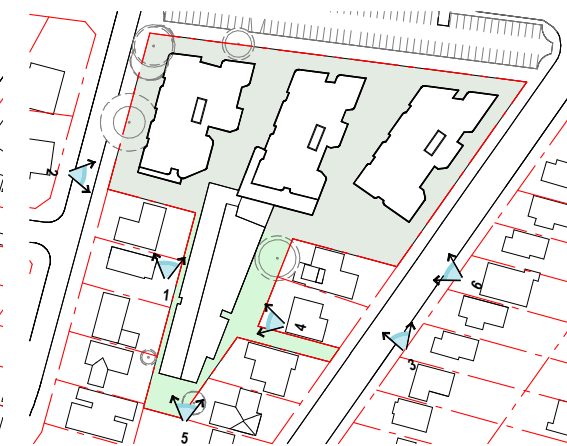
6 3D View 3 proposed



11 3D View 6



12 3D View 6 proposed

13 REFERENCE SITE PLAN - COMPLIANT DEVELOPMENT
1:120014 REFERENCE SITE PLAN - PROPOSED DEVELOPMENT
1:1200

ALTERNATIVE 1 - VISUAL IMPACT STUDIES

1.6

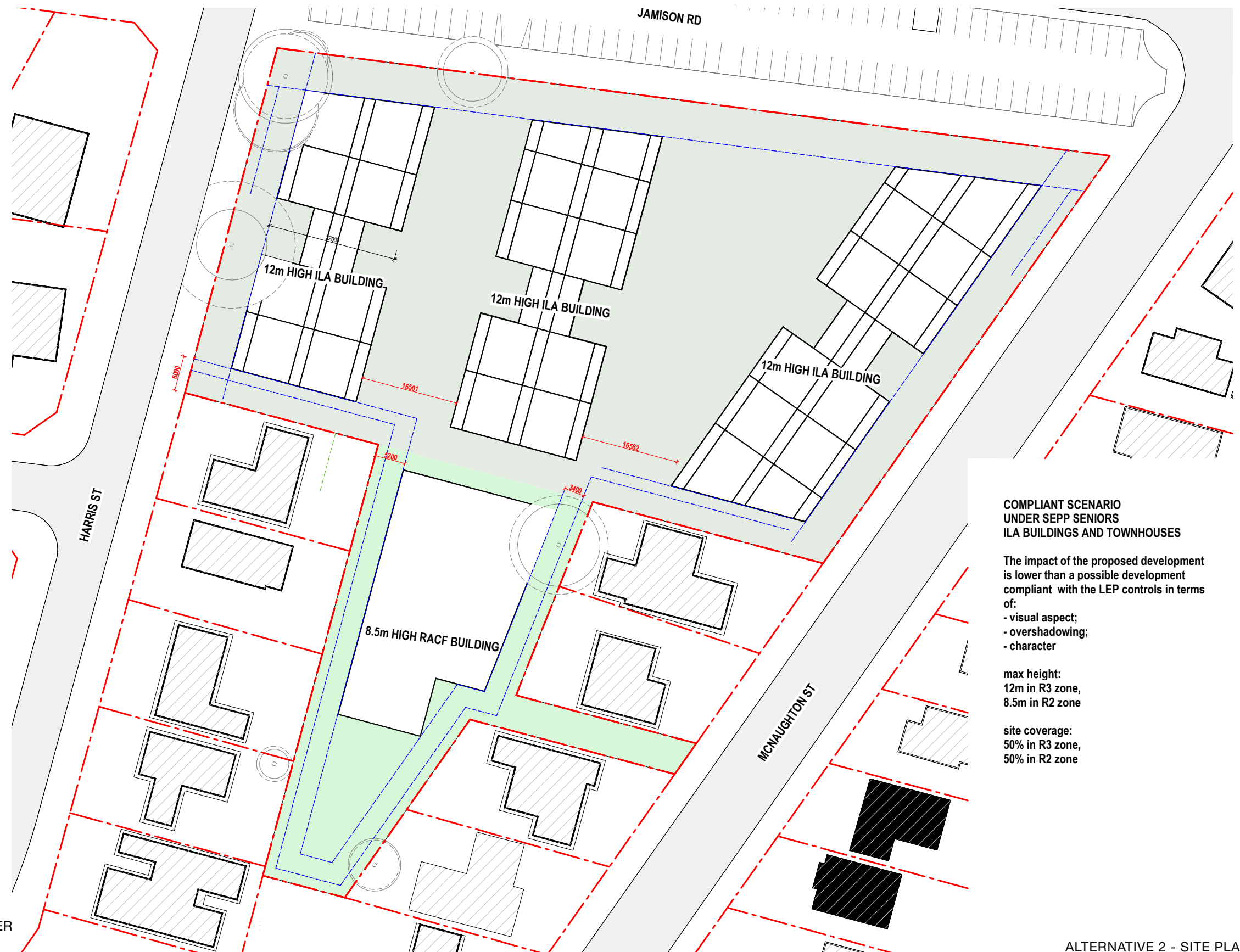
DESIGN ALTERNATIVES**DESIGN ALTERNATIVE 02: APARTMENT BUILDINGS AND RESIDENTIAL AGED CARE FACILITY- COMPLIANT DEVELOPMENT**

During the initial design phase, a different scenario with apartment buildings and an aged care facility has been considered to evaluate the best outcome.

4 blocks were placed on the site with a prevailing orientation North-South

This configuration differs from the proposal in terms of height of the buildings and setbacks.

The solar outcome for this alternative is considerably better than in the scenario 1, still, concentrating the mass towards the North has a better outcome in terms of overshadowing towards South and urban relationships.



PERSPECTIVE VIEW FROM CORNER

**COMPLIANT SCENARIO
UNDER SEPP SENIORS
ILA BUILDINGS AND TOWNHOUSES**

The impact of the proposed development is lower than a possible development compliant with the LEP controls in terms of:

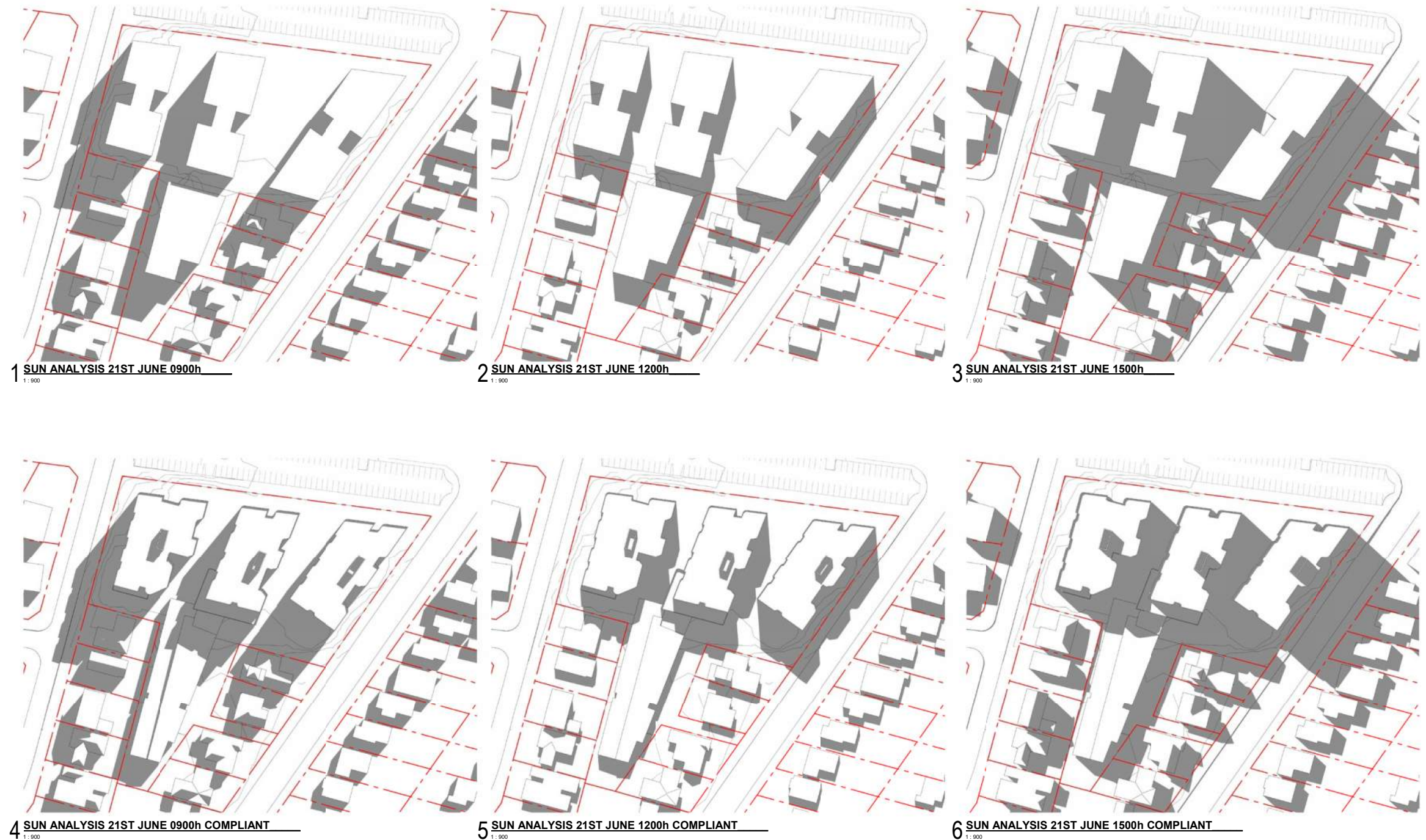
- visual aspect;
- overshadowing;
- character

max height:
12m in R3 zone,
8.5m in R2 zone

site coverage:
50% in R3 zone,
50% in R2 zone

ALTERNATIVE 2 - SITE PLAN

1.6

DESIGN ALTERNATIVES**DESIGN ALTERNATIVE 02: APARTMENT BUILDINGS AND RESIDENTIAL AGED CARE FACILITY- COMPLIANT DEVELOPMENT**

ALTERNATIVE 2 - SOLAR STUDIES

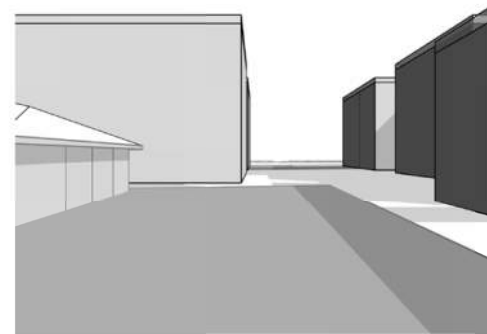
1.6

DESIGN ALTERNATIVES**DESIGN ALTERNATIVE 02 - TOWNHOUSES AND APARTMENT BUILDINGS - COMPLIANT DEVELOPMENT**

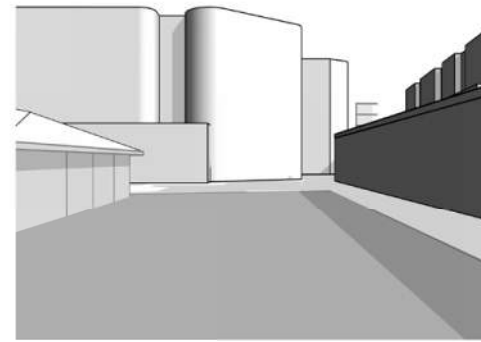
The visual impact of the new building has been mitigated with large setbacks and the round treatment of the building corners.

The building facades have also been articulated vertically to appear shorter.

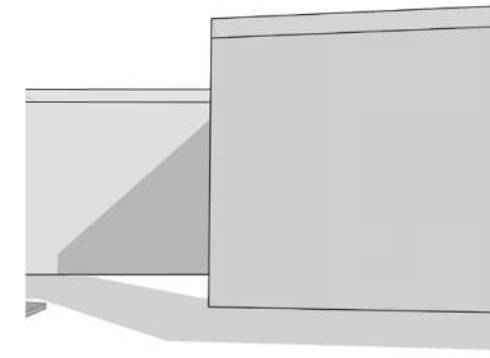
The R2 part of the site is the more sensitive one and it has been designed to have minimal GFA, and a large garden.



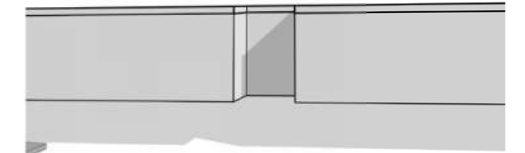
1 3D View 1. Compliant Fingers



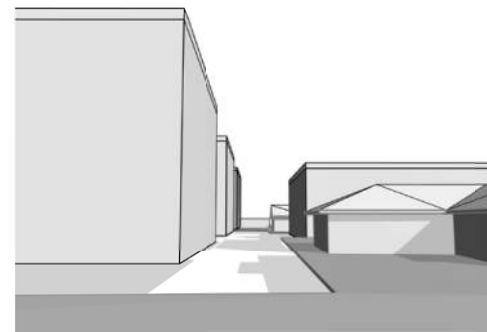
2 3D View 1. proposed 2



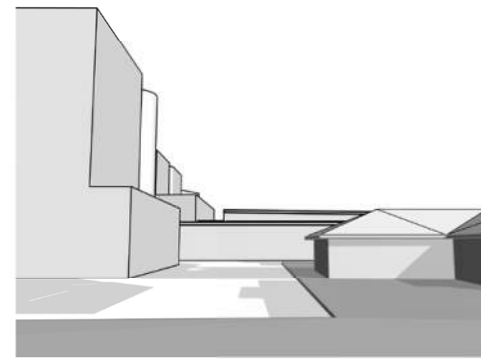
7 3D View 4. Compliant Fingers



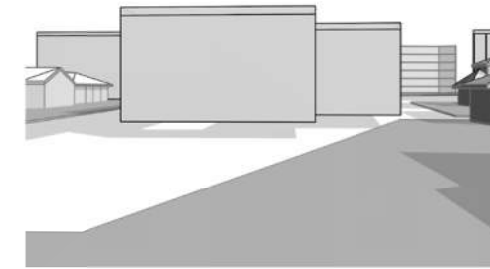
8 3D View 4. proposed 2



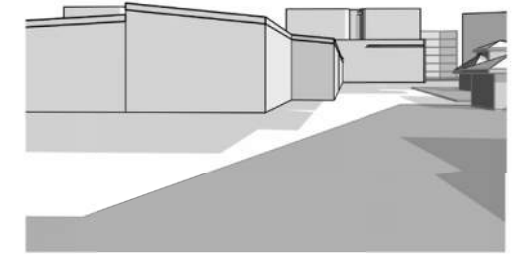
3 3D View 2. Compliant Fingers



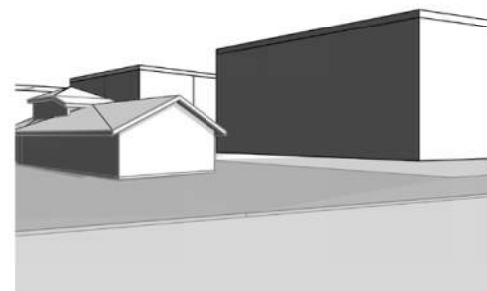
4 3D View 2. proposed 2



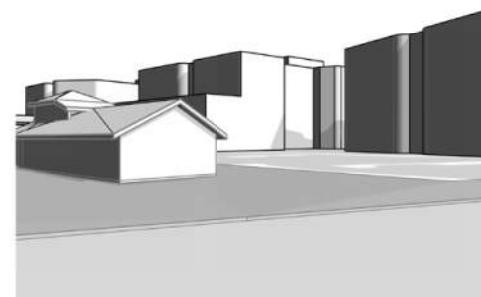
9 3D View 5. Compliant Fingers



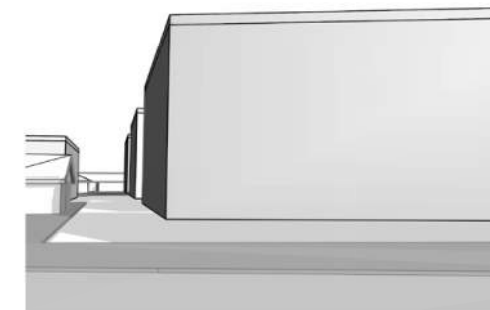
10 3D View 5. proposed 2



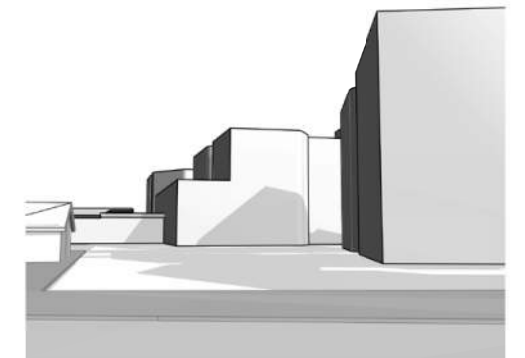
5 3D View 3. Compliant Fingers



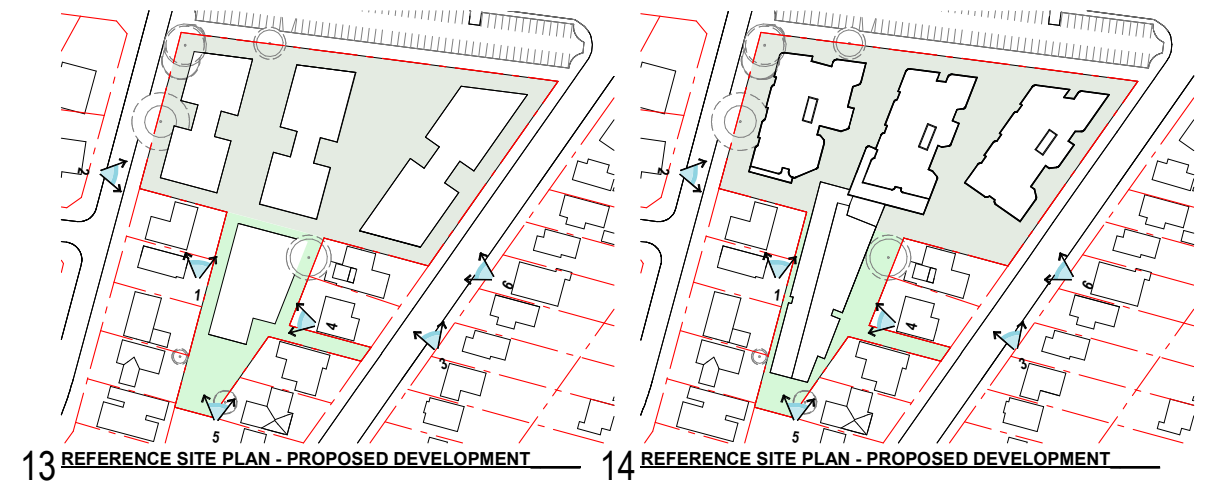
6 3D View 3. proposed 2



11 3D View 6. Compliant Fingers



12 3D View 6. proposed 2



13 REFERENCE SITE PLAN - PROPOSED DEVELOPMENT

14 REFERENCE SITE PLAN - PROPOSED DEVELOPMENT

CONNECTING WITH COUNTRY

2.0

2.1 ACKNOWLEDGEMENT OF COUNTRY



Jackson Teece acknowledges the Australian Aboriginal and Torres Strait Islander peoples as the first place makers and Traditional Custodians of the land on which we live, work and learn.

We pay our respects to the Durag people, their Elders, past and present, and honour their unique knowledge and connection to this Country and culture.

RECONCILIATION
ACTION PLAN
REFLECT JACKSON TEECE

As part of the proposal for SummitCare Penrith, a Connecting with Country Framework has been developed to outline the strategic approach to

identify, assess and report on Aboriginal heritage values within the study area;

involve the Aboriginal community in decisions with respect to its heritage;

determine how the Summitcare Penrith project may harm values; and

establish the mechanism for conservation and mitigation of harm to these values.

Refer to APPENDIX 19 - Aboriginal Cultural Heritage.



DESIGN QUALITY

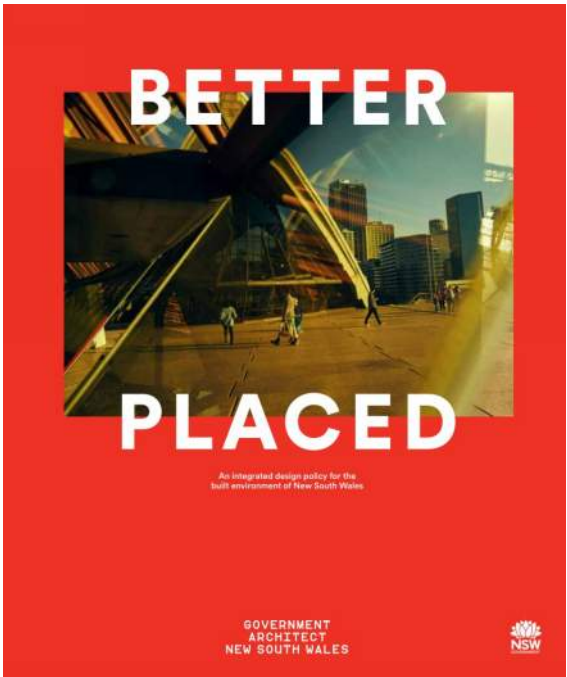
SEARS - REPORT REFERENCE

SEARS REFERENCE	KEY ASSESSMENT REQUIREMENT	SECTION REFERENCE
3. Design Quality	Demonstrate how the development will achieve: o design excellence in accordance with any applicable EPI provisions. o good design in accordance with the seven objectives for good design in Better Placed.	SECTION 3.1
	Demonstrate that the development: o 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 o in all other instances, has been reviewed by the State Design Review Panel (SDRP) where required under 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.	N/A

SECTION:

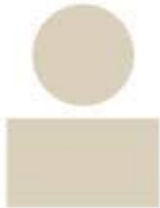
3.1 GOOD DESIGN ‘BETTER PLACED’ OBJECTIVES

3.1 GOOD DESIGN ‘BETTER PLACED’ OBJECTIVES



The Government Architect New South Wales publication ‘Better Placed’ provides “an integrated design policy for the built environment of New South Wales” and lists seven objectives for good design as follows;

- Better Fit
- Better Performance
- Better for community
- Better for people
- Better working
- Better value
- Better look and feel

 OBJECTIVE 1 BETTER FIT	 OBJECTIVE 2 BETTER PERFORMANCE	 OBJECTIVE 3 BETTER FOR COMMUNITY	 OBJECTIVE 4 BETTER FOR PEOPLE	 OBJECTIVE 5 BETTER FOR WORKING	 OBJECTIVE 6 BETTER VALUE	 OBJECTIVE 7 BETTER LOOK & FEEL
Contextual, local and of its place	Sustainable, adaptable and durable	Inclusive, connected and diverse	Safe, comfortable and livable	Function, efficient and fit for purpose	Creating and adding value	Engaging, inviting and attractive
SummitCare Penrith sits on Jamison Rd, in an area where seniors living communities, commercial developments and suburban housing meet. The aged care facility existing on site provides 5 rooms and a range of communal facilities for residents. The project is aimed to capture the changes in the aged care philosophy, where the services are provided to independent living apartments rather than in a more clinical environment. In this regard the development is a transitional space from the small residential lots to a higher level of care. The proximity of aged care facilities with independent living apartments provides opportunities for ageing in place, keeping people in their homes longer by providing flexibility in care and accommodation.	The proposed design is configured to achieve a high level of amenity for each ILU. Due consideration has been given to maximising solar access and utilising natural ventilation to improve amenity and reduce use of mechanical systems. The design complies with the Apartment Design Guidelines (ADG) requirements and well as SEPP Housing 2021 to ensure apartments are accessible and adaptable for the changing needs of residents. Durable materials will be used in the construction of the buildings to ensure longevity. A green roof has been provided at the entry of the community hub and the landscape has been maximised to reduce the heat island effect.	The proposed development provides opportunities for residents to connect and interact through the provision of dedicated communal indoor and outdoor spaces provided around the community hub and in between the buildings. The courtyard that leads to the community hub entry has been left open to the wider community, in order to encourage pedestrian crossing through the site and therefore an engagement with neighbours. The apartment mix offered includes 1, 2 and 3 bedroom unit types to include diverse economic groups.	Residents have access to safe and accessible communal areas and a variety of landscaped outdoor spaces to cater to the physical and emotional wellbeing for residents. ILAs are provided with dedicated private open space with access to sun and views to optimise comfort and enjoyment. All communal outdoor spaces have been designed to provide shelter, solar access, enclosure and openness. The site has been partitioned in fenced, and open to the public areas, This allows to address the sense of safety and at the same time avoid the feeling of living in a gated community. The public parts benefit of the passive surveillance of several adjoining apartments.	The proposed yield and mix of ILAs and RACF beds reflects the current demand for these seniors’ housing typologies on the site. 93 ILUs and additional 5 RACF beds will be co-located to respond to the strategic planning framework for the site, where the concept of ‘ageing in place’ is emphasised. The RACF (Care Hub) has rooms dedicated to respite, and palliative care. Services will be provided in the apartments. The Royce, across the street and other SummitCare facilities can also provide other services should they be required for a particular resident. This creates a highly connected and efficient model of aged care. All internal and external spaces will be accessible, legible and easy to navigate.	The proposed development will create a new way of providing aged care services, closer to contemporary sensitivities and models. The proposal creates value by providing housing options for seniors that are flexible, accessible and adaptable for their changing needs. The Community Hub creates new spaces available for the enjoyment of all residents, raising their quality of life. The social and well-being components of the hub are tailored for different lifestyles, with the ultimate goal of creating a healthy ageing.	The design objective for the overall appearance is multi layered. The overall objective is to deliver an inviting and attractive offering of seniors’ housing. Secondary objectives include the provision of protected and secure communal spaces and generous landscaped spaces for the enjoyment of residents. Materials, textures, landscaping and articulated facade elements that will deliver an elegant, engaging and attractive building form.



BUILT FORM & URBAN DESIGN

SEARS - REPORT REFERENCE

SEARS REFERENCE	KEY ASSESSMENT REQUIREMENT	SECTION 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.	SECTION 4.1-4.3
	Demonstrate how: o the development considers the design principles in Part 5, Schedule 8 of State Environmental Planning Policy (Housing) 2021 and the Seniors Housing Guidelines 2021. o the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. o the building design will deliver a high-quality development, including consideration of façade design, articulation, activation, roof design, materials, finishes, colours, any signage and integration of services.	SECTION 4.4-4.9
	Assess how the development complies with the relevant accessibility requirements.	APPENDIX 4 Accessibility Report

4.0

SECTIONS:

ANALYSIS

- 4.1 SITE CONTEXT
- 4.2 SITE ANALYSIS
- 4.3 EXISTING SITE CHARACTERISTICS AND STREETScape

DESIGN

- 4.4 FUNCTIONAL BRIEF
- 4.5 DESIGN PRINCIPLES
- 4.6 DESIGN RESPONSE

FACADE RESPONSE

- 4.7 FACADE RESPONSE

RESPONSE TO DESIGN PRINCIPLES

- 4.8 SCHEDULE 8 OF STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021
- 4.9 SENIORS HOUSING DESIGN GUIDE 2023

ANALYSIS



4.1 SITE CONTEXT



SUMMITCARE PENRITH SITE

The site is located in Jamisontown, within the City of Penrith. It is located 56km west of CBD and is characterised by a mix of low scale residential, commercial businesses and open green space.

Directly adjacent to the subject site is quieter, low scale, and low density residential houses. Opposite the busy and noisier Jamison Road is The Royce, which is another Retirement Village and mixed commercial businesses.

The project site has a unique shape and sits across two different planning zones which address a shift in urban scale, typology and mass.

[illegible]

 HIGH PRIORITY RETENTION TREE
 SITE BOUNDARY

 PREVAILING WINDS
 EXISTING ENTRY

4.3 EXISTING SITE CHARACTERISTICS AND STREETScape



THE ROYCE
-RETIREMENT LIVING
COMMUNITY, INCLUDING
AGED CARE SERVICES AND
DEMENTIA SPECIFIC UNITS

COUNCIL CAR PARK

SUMMITCARE PENRITH
-EXISTING RACF
58 BEDS

The site is located at 366 Jamison Road.
The adjacent properties are primarily low scale residential.
“The Royce” Retirement Village (6 storeys) is located opposite Jamison Road.
The larger front portion of the site is surrounded by roads on three sides.
A smaller portion towards the rear is landlocked.



1 THE ROYCE ON JAMISON ROAD



2 2 MCNAUGHTON ST



3 INTERNAL ROAD



4 INTERNAL ROAD

DESIGN CONCEPT



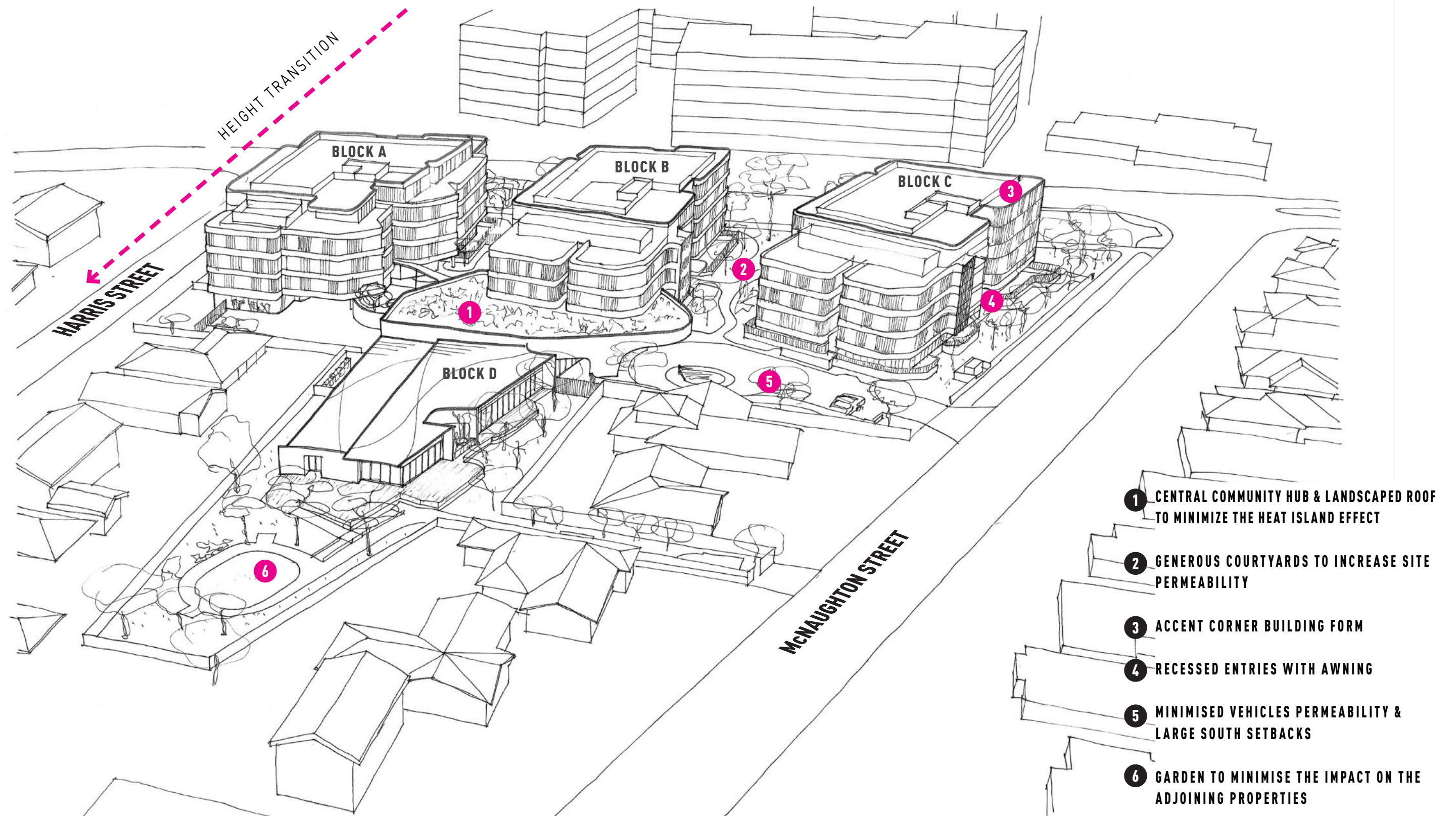
4.4 FUNCTIONAL BRIEF

- VEHICLE MOVEMENT
- SERVICE VEHICLE MOVEMENT
- - -> BASEMENT VEHICLE MOVEMENT
- PEDESTRIAN ENTRY

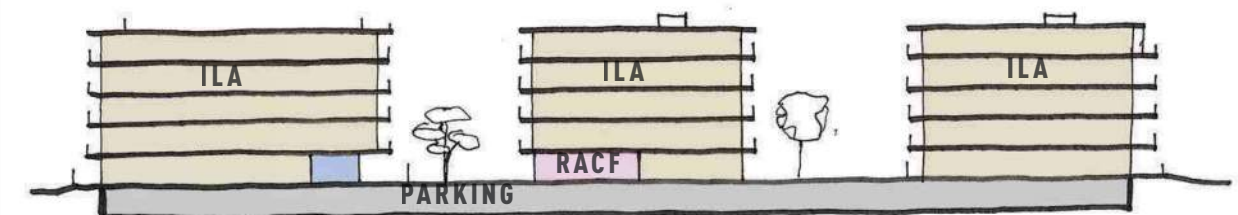
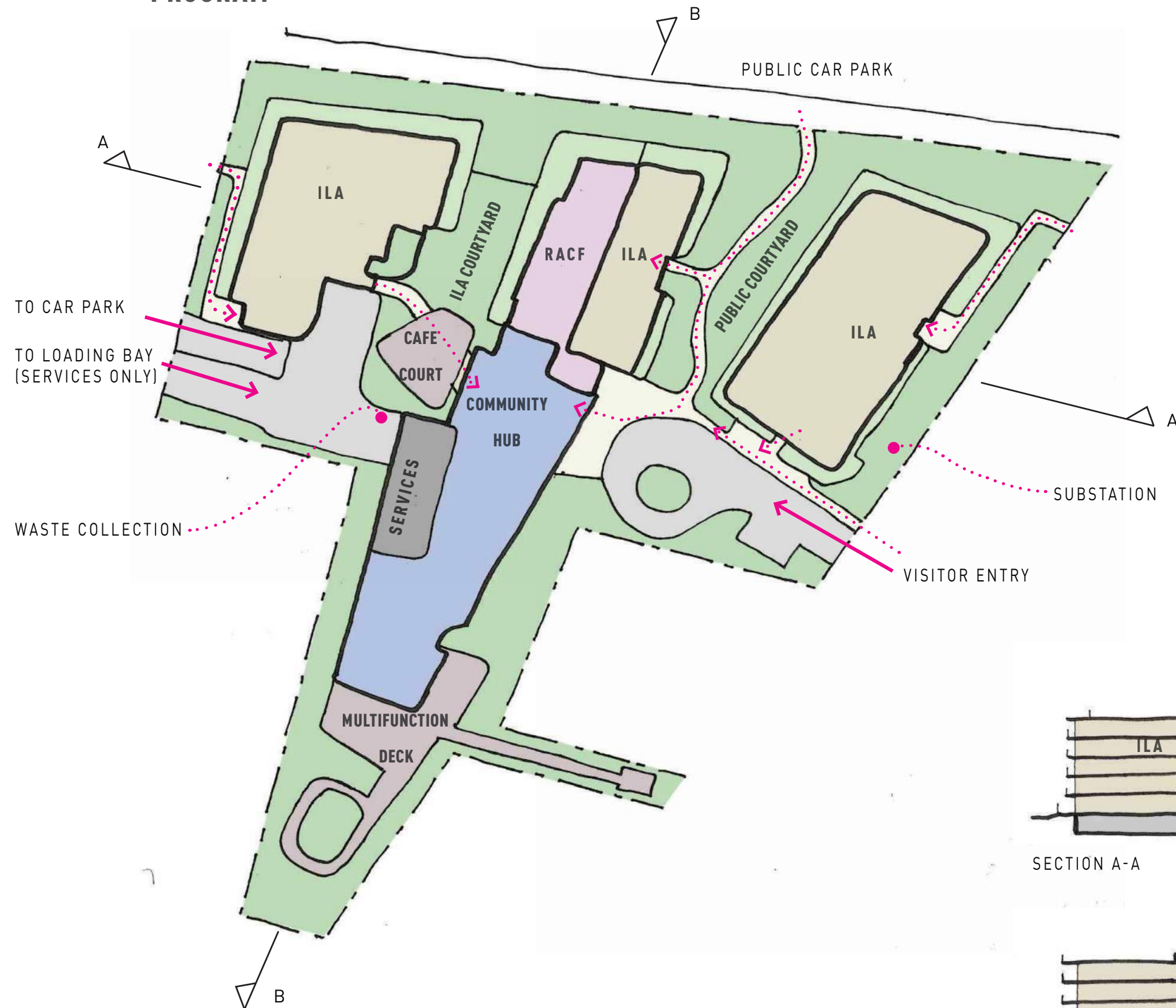
- 93 INDEPENDENT LIVING UNITS (ILAS)
- 5 RESIDENTIAL CARE ROOMS (RACFS)
- COMMUNITY HUB
- BASEMENT CAR PARKING (UNDERGROUND-NOT SHOWN)
- LANDSCAPED AREA



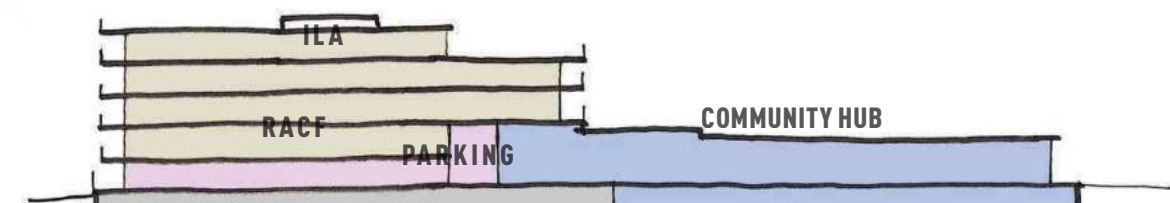
4.5 DESIGN PRINCIPLES



4.6 DESIGN RESPONSE PROGRAM



SECTION A-A



SECTION B-B

FACADE RESPONSE.....▶

4.7 FACADE RESPONSE MATERIALITY

Different materials and elements are used to create variety in the façades and enhance their articulation.

The white rendered bands of the balconies delineate the main motif of the facade. Rendered surfaces suggest a clean and modern appearance. The lightweight cladding of external walls, with their darker tone and more visible texture complement the bands intensifying the facade visual depth. This duality is enriched by accent of colours given by the aluminium elements. Some slabs are highlighted by the metal cladding, while vertical aluminium battens are interposed between bands. These screens are combined in certain locations to create moments of interests, such as a series of balconies projecting from the main line of the facade or like in the N-E corner of Jamison Road, which is the main urban corner.

The roof plants are surrounded by aluminium acoustic screens, which are powder-coated dark to make them the most recessive elements of the composition.

All materials are selected also to provide durability and ease of maintenance.



BK-01 BRICKWORK WALL
CD-01 CFC CLADDING OR GREY PAINTED RENDER
CD-02 ALUMINUM CAPPING
R-01 RENDER
SC-01 ALUMINUM SCREEN

4.7

FACADE RESPONSE ARTICULATION

The facade design aims to provide an elegant residential presence towards the street.

The buildings are articulated with organic curved structures protruding from a simpler inner volume.

Each of these parts is treated differently around the elevations to create variety.

The Balconies are wrapped alternatively by a series of solid bands, glass balustrades, and metal vertical battens.

The corner between McNaughton St and Jamison Rd has been highlighted with the full use of the battens to form a delicate lantern.



CORNER OF JAMISON RD AND MCNAUGHTON ST

4.7 FACADE RESPONSE ACTIVATION

The curves of the ILA building C invite the visitors into the driveway that leads to the community hub entry.

This structure welcomes them with a cantilevered awning that forms the drop-off. The vaulted arcs create a colonnade experience that maximises transparency and permeability to the public realm



COMMUNITY HUB ENTRY FROM MCNAUGHTON STREET

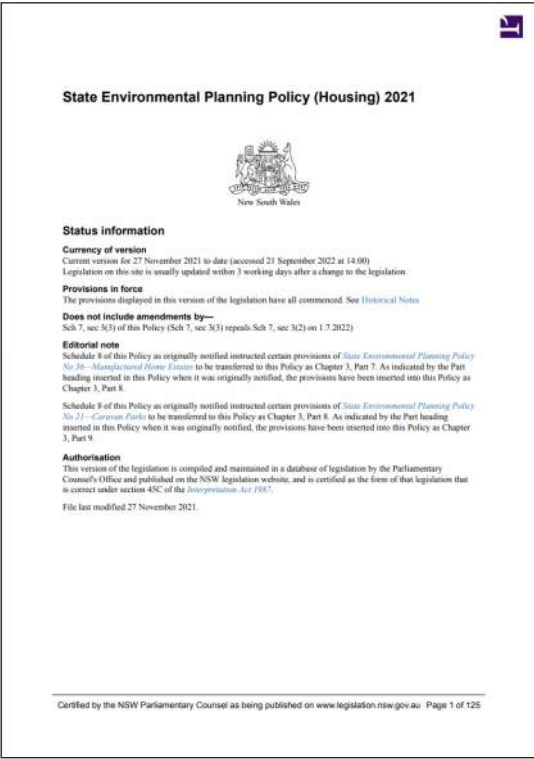
4.7

FACADE RESPONSE
VISUALISATION

**RESPONSE TO DESIGN
PRINCIPLES**



4.8 RESPONSE TO DESIGN PRINCIPLES

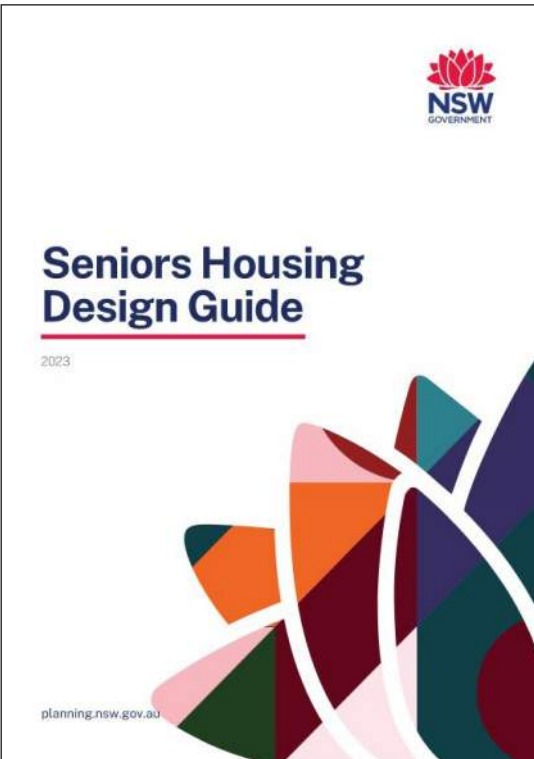


SCHEDULE 8 OF STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021

DESIGN PRINCIPLES:

SCHEDULE 8 DESIGN PRINCIPLES FOR SENIORS HOUSING

- 1 NEIGHBOURHOOD AMENITY AND STREETScape
- 2 VISUAL AND ACOUSTIC PRIVACY
- 3 SOLAR ACCESS AND DESIGN FOR CLIMATE
- 4 STORMWATER
- 5 CRIME PREVENTION
- 6 ACCESSIBILITY
- 7 WASTE MANAGEMENT



SENIORS HOUSING DESIGN GUIDE 2023

DESIGN PRINCIPLES:

- 01 DESIGN FOR COUNTRY
- 02 CARE FOR THE PLANET
- 02 SITE ANALYSIS ENVIRONMENTAL RESPONSE
- 03 SITE ANALYSIS URBAN RESPONSE
- 04 CARE, WELLBEING & COMMUNITY
- 05 DESIGN FOR PHYSICAL AGEING AND DEMENTIA
- 06 DESIGN PRINCIPLES

4.9

SCHEDULE 8 OF STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021

1 NEIGHBOURHOOD AMENITY AND STREETScape	DESIGN RESPONSE	CONSISTENT
(a) recognise the operational, functional and economic requirements of residential care facilities, which typically require a different building shape from other residential accommodation, and	The precinct is tailored for seniors living, articulating the level of care in 2 main components: the ILA's and the Residential Care Facility. The RACF, the community hub, and the services are central to the development for easy access. The administration is also located in the middle of the site, close to the drop off point. The basement connects all buildings and linen, meals, and waste can be carried to the delivery points easily through it. The RACF has been designed to be a domestic environment, still be able to offer the best level of care for the residents.	✓
(b) recognise the desirable elements of— (i) the location's current character, or (ii) for precincts undergoing a transition—the future character of the location so new buildings contribute to the quality and identity of the area, and	The site currently hosts an aged care facility that is going to be replaced by Independent Living Apartments and a smaller Residential Aged Care Facility. Its surroundings are small residential housing, seniors apartments, and commercial areas. The new development is an ideal transitional element among all these realities, for scale, use, and amenity.	✓
(c) complement heritage conservation areas and heritage items in the area, and	N/A	N/A
(d) maintain reasonable neighbourhood amenity and appropriate residential character by— (i) providing building setbacks to reduce bulk and overshadowing, and (ii) using building form and siting that relates to the site's land form, and (iii) adopting building heights at the street frontage that are compatible in scale with adjacent buildings, and (iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours	Shadow studies have been prepared to demonstrate that the bulk of the proposed building does not significantly increase overshadowing to neighbouring buildings and retains good levels of amenity to their properties. Alternative scenarios have been prepared to analyse the best urban outcome for the site and its surroundings (refer to point 1.6 of this report) The buildings step down towards the South and have more than compliant setbacks towards the neighbouring properties on that side. Building D footprint has been reduced to the minimum, leaving a large portion of the site to be fully land-scaped in correspondence of the houses in the South. The number of storeys of this Community Hub has also been kept to 1 to minimise the impacts. The site is relatively flat. The buildings have been oriented and placed on site to allow drainage towards its lowest point. The proposed building height is compatible with the surroundings buildings and street sections. The bulk is allocate to provide an effective transition. N/A	✓ ✓ ✓ N/A
(e) set back the front building on the site generally in line with the existing building line,	The buildings are generally set back to align with the existing adjacent structures.	N/A
(f) include plants reasonably similar to other plants in the street, and	Refer Appendix 08 and Landscaping Plans	✓
(g) retain, wherever reasonable, significant trees, and	Refer Appendix 08 and Landscaping Plans	✓
(h) prevent the construction of a building in a riparian zone.	N/A	N/A

4.9

SCHEDULE 8 OF STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021

2 VISUAL AND ACOUSTIC PRIVACY	DESIGN RESPONSE	CONSISTENT
(a) using appropriate site planning, including considering the location and design of windows and balconies, the use of screening devices and landscaping, and	The buildings are located and oriented to maximise solar access and privacy. The different angles in the building orientation avoids that the apartments look into each others. Balconies guarantee the privacy for lower structures. The privacy is enhanced by the aluminium screens, that are placed in key locations. At ground floor, the combination of fences and landscape guarantees the resident privacy.	✓
(b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.	In the worst case, the ILA bedroom windows are located approximately 8.2m from the pathway along Harris St (12.5m from the vehicular section).	✓
3 SOLAR ACCESS AND DESIGN FOR CLIMATE	DESIGN RESPONSE	CONSISTENT
(a) for development involving the erection of a new building—provide residents of the building with adequate daylight in a way that does not adversely impact the amount of daylight in neighbouring buildings, and	Refer Architectural Drawings for Solar Access and Shadow Diagrams	✓
(b) involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation, solar heating and lighting by locating the windows of living and dining areas in a northerly direction.	Refer Architectural Drawings for Solar Access and Cross Ventilation Diagrams. The planning of the ILAs has been designed to maximise solar access to living areas and maximise cross ventilation to improve resident comfort and reduce reliance on mechanical systems. The ILAs have ample glazing with balcony screening to maximise daylight while ensuring privacy. The community hub foyer has a green roof to reduce the heat gain.	✓
4 STORM WATER	DESIGN RESPONSE	CONSISTENT
(a) control and minimise the disturbance and impacts of storm water runoff on adjoining properties and receiving waters by, for example, finishing driveway surfaces with semi-pervious material, minimising the width of paths and minimising paved areas, and	Refer Appendix The Council flood studies have been analysed and the building RLs set accordingly. There are some small areas of the site affected by flooding towards the eastern boundary and access way, where terrain levels were not raised or buildings placed to avoid any adverse flood impact to the adjacent properties.	✓
(b) include, where practical, on-site stormwater detention or re-use for second quality water uses.	All storm water for the development will connect to the 2 OSD tanks located in opposite sides of the development, one below the driveway on Harris St and the other in the basement in the corner of Jamison Rd and McNaughton St. Roof downpipes will be connected to the rainwater tank adjacent to the OSD tank.	✓

4.9

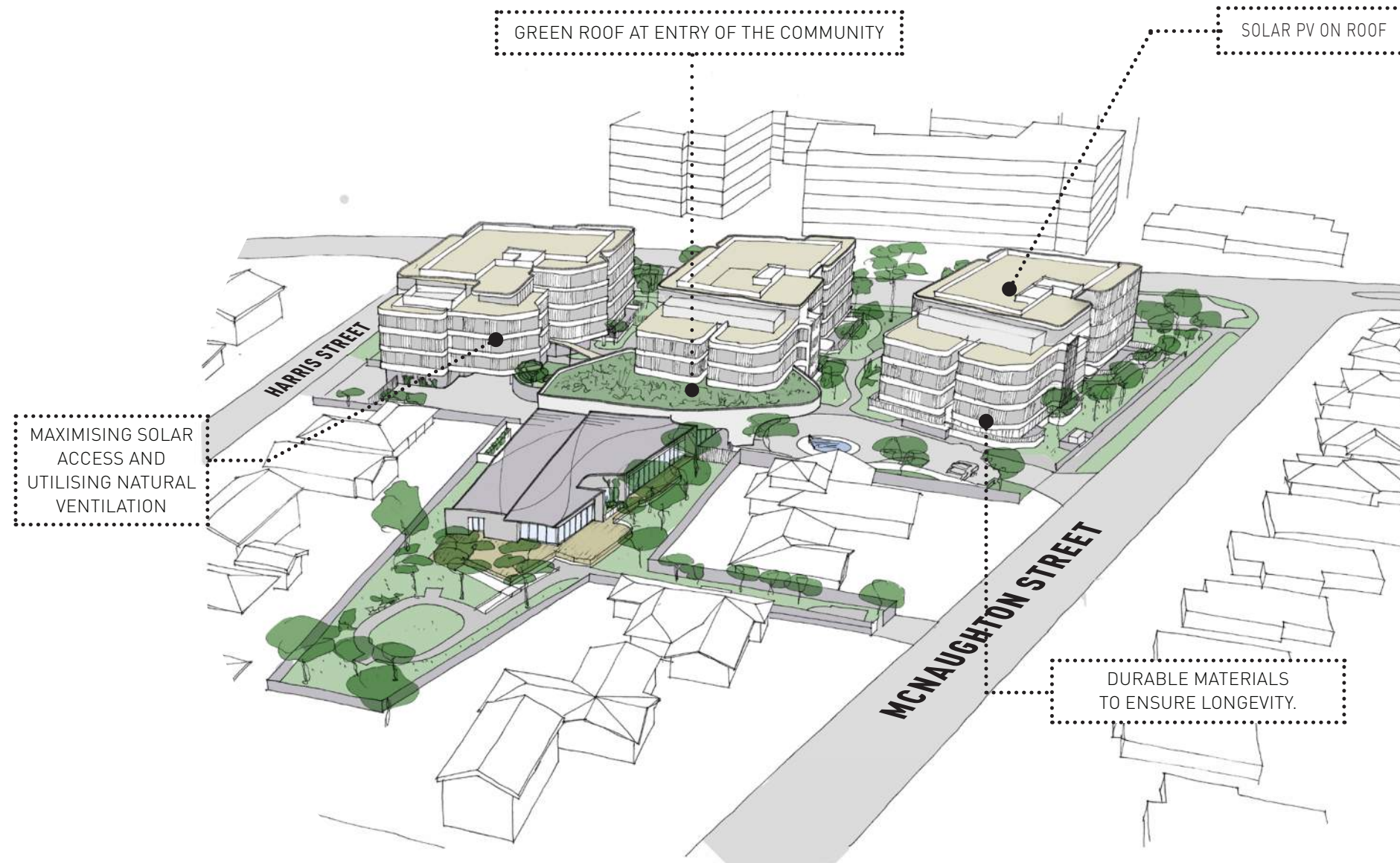
SCHEDULE 8 OF STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021

5 CRIME PREVENTION	DESIGN RESPONSE	CONSISTENT
(a) be designed in accordance with environmental design principles relating to crime prevention, and	Refer Appendix 07 Crime Prevention Through Environmental Design Report	✓
(b) provide personal property security for residents and visitors, and	Refer Appendix 07 Crime Prevention Through Environmental Design Report	✓
(c) encourage crime prevention by—		
(i) site planning that allows observation of the approaches to a dwelling entry from inside each dwelling and general observation of public areas, driveways and streets from a dwelling that adjoins the area, driveway or street, and	All resident entries at ground level are well lit and visible from the apartments above to ensure passive surveillance is maintained day and night. The communal areas is also overlooked by apartments above to deter potential offenders and reduce vandalism. The site also has 24/7 video surveillance.	✓
(ii) providing shared entries, if required, that serve a small number of dwellings and that are able to be locked, and	Shared entries are provided via the secure lobbies at street level and from the basement car park, These entries will be well lit, locked with swipe card access required and will have 24/7 video surveillance.	✓
(iii) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door	The building will have an intercom system that uses video so no visitor will be able to gain access to the building without being sighted by a resident or security and granted access. The entries are also continuously monitored by security.	✓
ACCESSIBILITY	DESIGN RESPONSE	CONSISTENT
(a) have obvious and safe pedestrian links from the site that provide access to transport services or local facilities, and	All internal and external spaces have been designed to be accessible. Refer Appendix 04 Accessibility Report	✓
(b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.	Parking has been provided in the basement for all residents, staff and visitors. 2 accessible spaces have been provided along the entry driveway for short stay. The access to the basement is provided from the Harris St entry. Separate pedestrian access has been provided to ensure safe access for residents and their visitors.	✓
WASTE MANAGEMENT	DESIGN RESPONSE	CONSISTENT
Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities.	Resident accessible Garbage Rooms are provided near the lift cores on each level with a chute that takes garbage to the main garbage room located in the basement. Recycling bins will be provided in these garbage rooms and will be collected by a building manager and taken to the basement for storage and collection. Refer Appendix 18 Waste Report	✓



Refer to Section 3.1. for the Better Placed outcomes

4.10 THE SENIORS HOUSING DESIGN GUIDE 2023



02 - CARE FOR THE PLANET

2.1 Leadership

Environmental responsibility and leadership from the whole development team for seniors housing is critical in addressing climate change.

2.2 Construction impacts

New construction will have an impact on the environment through outcomes such as air and water pollution, potentially harmful atmospheric emissions, generation of landfill waste and disruption of the natural topography, flora and fauna.

2.3 Life-cycle and maintenance

Consider the long term impact of the completed building on the environment post-construction.

2.4 Sustainable design

Good design embodies sustainable design elements.

DESIGN INTENT

INDOOR ENVIRONMENTAL QUALITY AND LOAD REDUCTION

- Maximise natural ventilation
- Optimise daylight/ natural lighting
- Select glazing and insulation to optimise performance
- Passive shading – screens + balcony design
- Volatile Organic Compounds (VOC) & Formaldehyde minimisation
- Green roof
- Meet or exceed BASIX requirements

OPTIMISE ENERGY CONSUMPTION

- Selection of water efficient fixtures,
- Selection of High efficient LED lighting and appliances
- Selection of highly efficient and flexible air conditioning systems
- Utilising Building Management Control Systems (BMCS) for constant monitoring and control.

RENEWABLE RESOURCES

- Solar PV on Rooftop
- Rainwater harvesting

TRANSPORT

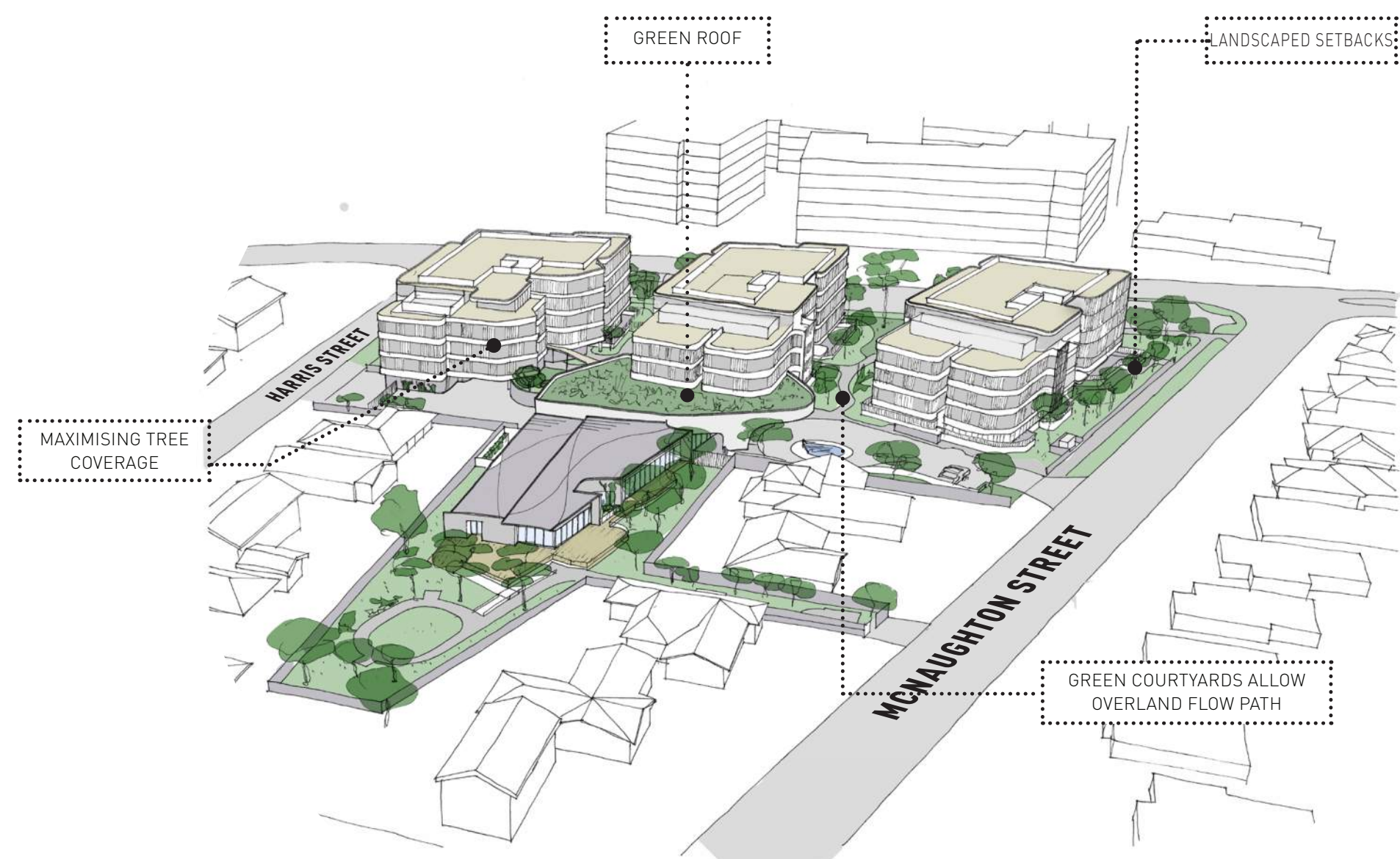
- Group transport – resident shuttle bus
- Charging for Electric Vehicles (EV) to be provided in Basement car park

RESPONSIBLE MATERIAL SELECTION

- Encourage separation and recycling of demolition and construction materials
- Prioritise use of materials with environmentally sustainable credentials

REFER APPENDIX 09 ESD REPORT FOR FURTHER INFORMATION ON ESD INITIATIVES

4.10 THE SENIORS HOUSING DESIGN GUIDE 2023



03 - SITE ANALYSIS
ENVIRONMENTAL RESPONSE

3.1 Environmental conditions
Sites for seniors housing developments can be large scale properties in existing urban and suburban zones which are often overlaid with multiple environmental sensitivities that will influence the planning response.

3.2 Planning for environmental constraints

DESIGN INTENT

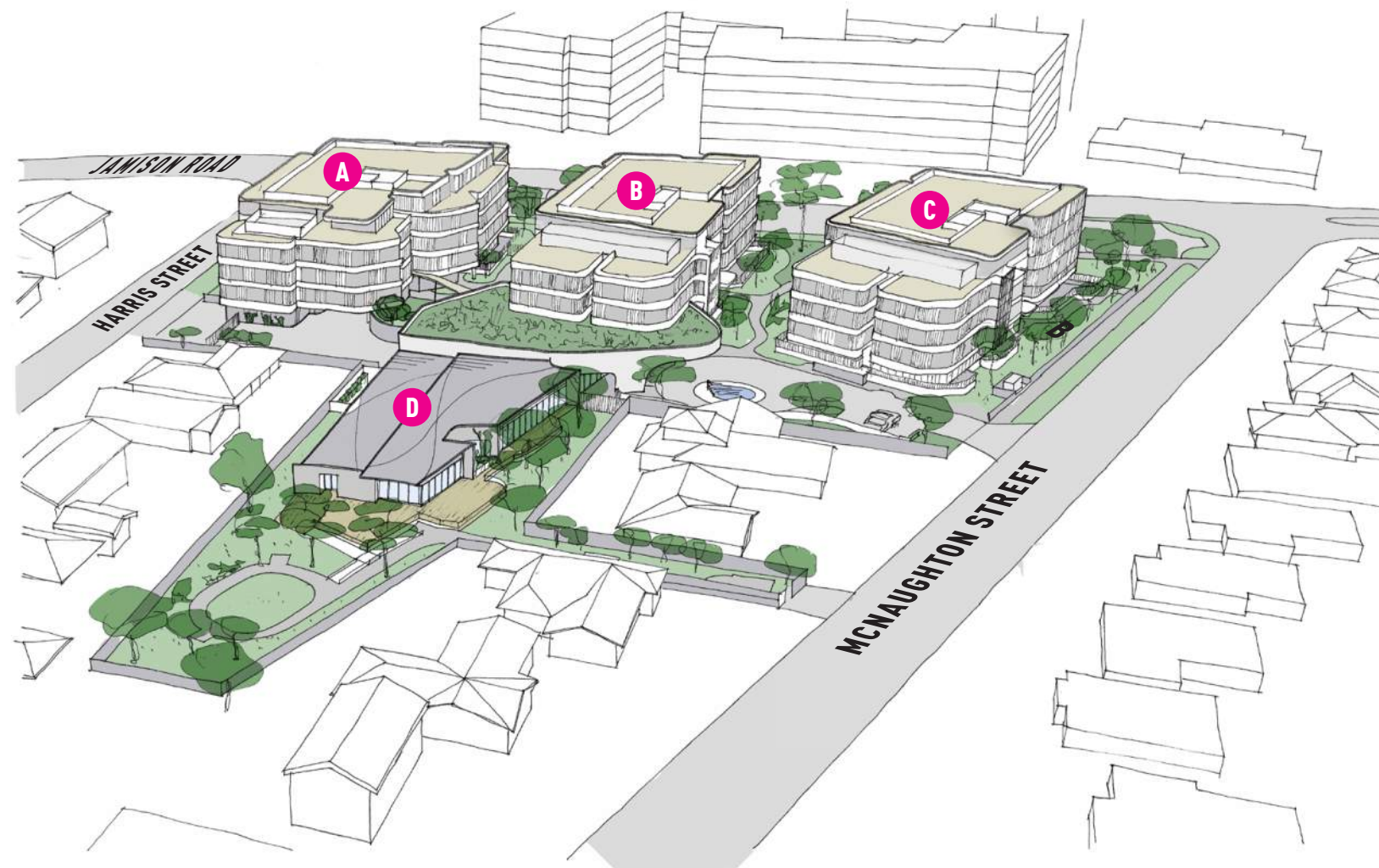
Expert consultants have been engaged to assess the flood risk to the site and develop the required flood measures.
The buildings have been oriented to facilitate the overland flow paths.

An arborist has been engaged to identify Tree Protection Zones (TPZ) for the mature significant street trees. Additional opportunities are being implemented to increase the tree canopy cover within the site as part of the proposal, in particular within the generous landscaped set backs along the roads and the area on the South.

The development aims to provide a choice for the locals to remain in the neighbourhood longer during their life. The future residents will also experience a new lifestyle based on principles of positive ageing, characterised by social and physical engagement.

A cross site path has been introduced so that the larger community can be exposed to the quality of the development and make it part of the urban experience.

4.10 THE SENIORS HOUSING DESIGN GUIDE 2023



04 - SITE ANALYSIS URBAN RESPONSE

“4.1 Urban identity

Seniors housing can introduce an atypical building type into the locality with a different scale and street presentation from neighbouring properties. New seniors housing developments should be sympathetic and responsive to its context and local environment and uplift the quality of the neighbourhood.

4.2 Typology and scale

Seniors housing as a specific type of development can introduce a different scale and form into a surrounding area.

The modulation of the bulk and form of new buildings of larger scale than the surrounding context should reference the local character and urban arrangement to acknowledge its surroundings.

4.3 Setbacks

Generous setbacks are opportunities to enhance the landscape setting for the enjoyment and participation of residents within purposeful landscape spaces. Setbacks also observe the privacy of the adjacent neighbouring properties.

4.4 Height

The height controls for a new development are prescribed in planning legislation, but building elements such as roof forms that define height should to be varied to create visual interest.

4.5 Storeys

A third storey in zones where residential flat buildings are not permitted must be set back from the side and rear boundaries.

4.6 Social infrastructure

People experience the characteristics of their neighbourhood differently according to their values and social, cultural and economic references. The diversity of a neighbourhood needs to be researched for neighbours to be comfortable with new seniors housing development.

4.7 Local character

The location of seniors housing is one of the most important factors considered by residents when downsizing and moving to supportive care communities.

DESIGN INTENT

Careful consideration of its context and adjacencies has informed the proposed design. The typology of seniors apartment building is not new to the neighbourhood, as it has been introduced by the Royce across the road. The proposed development, though, reads the urban fabric and reacts to it accordingly. Along Jamison Road the length of the blocks have been kept to the minimum and each volume visually split in two, to create a rhythm. Along Harris and McNaughton Each volume has been articulated to find a relationship with the housing along the road.

Safe access has been provided to the development, clearly marking the pedestrian entries and separating as much as possible the vehicular and pedestrian flows. The amount of roads and driveways has also been minimised placing them in the middle of the site, so that they can serve all the buildings. The community driveway has been placed on McNaughton St, while the car park and service entries are on Harris St.

Generous setbacks have been provided to maintain the neighbours privacy and they have been carefully landscaped. Particular attention have been provided to the properties on the South both in terms of privacy and overshadowing.

The height of the buildings has been concentrated towards the main artery of Jamison Road, going to transition towards the South residential developments. Three type of roofs have been employed: concrete flat for the buildings A,B, and C, while the Community Hub has a green roof and a metal deck roof. All services placed on them have been screened.

4.10 THE SENIORS HOUSING DESIGN GUIDE 2023



WALKABLE & ACCESSIBLE



DIVERSE OFFERING



SALUTOGENIC DESIGN



HEALTH & WELLNESS



SAFE COMMUNITY



POSITIVE AGEING



SERVICES & FACILITIES

06 - CARE, WELLBEING & COMMUNITY

6.1 Care
Seniors housing is required to cater for a range of care levels. Usually low levels of care services are required for independent living units, but as residents age, their care requirements increase to potentially very high levels, to manage issues such as dementia and high physical dependency, and often both.

6.2 Physical and mental wellbeing
Good design results in a healthy building and has positive psychological benefits for its occupants.

6.3 Mobility and access
As we age, our mobility generally diminishes and consequently opportunities for wellbeing and social activities may become limited.

6.4 Environmental connection
Diminished mobility can mean longer periods indoors.

6.5 Universal design
Inclusive design considers and works for all people. It is inclusive of mobility, dexterity, sensory, and communication impairments; learning disabilities; continence needs; and people whose mental well-being benefits from being supported by thoughtfully crafted environments.

DESIGN INTENT

A range of accommodation, as well as care support services community, well being facilities and associated administration spaces will be provided on-site. In terms of accommodation, a mix of 1, 2 and 3 bedrooms have been offered in addition to 5 care rooms for respite and palliative services.

The ILAs are provided with a diversity of communal spaces, both indoors and outdoors, to support the physical and mental wellbeing of residents. The communal areas are concentrated in the Communal Hub and at the top level of building A. The resident interaction promoted within the:

- Gym;
- Indoor pool;
- Salon;
- Health Spa;
- Spa;
- Jacuzzi area;
- Cafe/Restaurant;
- Multifunction Room;
- Resident Lounge;
- Private Dining;
- Games Room;
- Gardens.

The landscaping will provide sensory stimulation and seasonal variation.

4.10 THE SENIORS HOUSING DESIGN GUIDE 2023



Source: Adobe Stock images

07 - DESIGN FOR PHYSICAL AGEING & DEMENTIA

- 7.1 Design for physical ageing
Empathetic design is to understand the connection between physical aspects of ageing and the emotional needs of an older person.
- 7.2 Governmental review
The Royal Commission into Aged Care promotes (amongst other things):
- Care, dignity and respect
 - Valuing care workers
 - Dementia support
- 7.3 Design for dementia
In addition to physical ageing, people with dementia can experience the following difficulties:
- Fear arising from feeling an unfamiliarity or not recognising things, activities, places or people
 - ‘Inappropriate’ behaviours
 - Intense emotional outbursts
 - Wandering and the need to keep moving around
 - Heightened confusion
 - Frustration
 - Heightened anxiety
 - Breakdown of daily routines
 - Loss of ability to speak
 - Loss of ability to read or interpret visual images
 - Lost or poor communication skills
 - Personality changes
 - Loss of enjoyment
 - Depression
 - Apathy
 - Difficulty understanding spatial relationships
 - Poor judgement
 - Social withdrawal

DESIGN INTENT

The generously proportioned ILAs are designed to SEPP Housing 2021 requirements with required circulation spaces within kitchens, at doorways and entries. Flush thresholds will be provided at balconies to ensure safety and accessibility. All communal areas have been designed to be secure and accessible. All apartments will comply with NCC requirements, including BASIX, and the Apartment Design Guidelines.

Fundamental to the design philosophy is to create a de-institutionalised environment which is reflected in the style and character of the buildings. The design for the overall site aims to create a vibrant residential community for the elderly.

The spaces provided are easily navigable, to support wayfinding and so reduce confusion in the residents that might be affected by dementia.

Strong connections with the gardens have been created in the communal spaces.

4.10 THE SENIORS HOUSING DESIGN GUIDE 2023



08 - DESIGN PRINCIPLES

- 12.0 Design principles for residential care facilities
 - 12.1 General planning
 - 12.2 External form
 - 12.3 Neighbourhood amenity and streetscape
 - 12.4 Entrances
 - 12.5 Public space and front-of-house
 - 12.6 Resident accommodation
 - 12.7 Visual and acoustic privacy
 - 12.8 Solar access and design for climate
 - 12.9 Stormwater
 - 12.10 Accessibility
 - 12.11 Waste management
- 13.0 Building communities
- 14.0 Design principles for independent living for low density
- 15.0 Design principles for independent living for medium density
- 16.0 Design principles independent living for high density
 - 16.1 Neighbourhood amenity and streetscape
 - 16.2 Solar access and design for climate
 - 16.3 Stormwater
 - 16.4 Crime prevention
 - 16.5 Accessibility
 - 16.6 Waste management
 - 16.7 Entrances
 - 16.8 Basement access and carpark
 - 16.9 Open space and landscape

DESIGN INTENT

12.0-12.11
The design includes an aged care facility in form of a care hub. 5 rooms designed for short term accommodation are combined with dining, lounge, and service spaces to offer a domestic and familiar environment. The functional spaces like dirty utility, clean utility, storage, nurse station, and kitchen/servery, have been located within the care hub, while the laundry, commercial kitchen/wellness and administrative spaces can be found in the co-located social hub, which is shared with the ILA's.

The Care Hub model is an innovation in the sector. It offers palliative and respite services to the residents. The aim is to support resident's quality of life and extend their permanence in their home as much as possible.

The small number of rooms enhance the human experience and the focus on the carer-resident relationship.

The facility is organised in a single wing that has a dedicated entry from the drop-off area. In architectural terms, the facade treatment of the aged care component does not differ from the ILU's part, so that is fully de-institutionalised.

The main relation of the facility is with the Building A and the garden in between them. A generous terrace and soft landscape are the articulation of this space in between. The

4.10 THE SENIORS HOUSING DESIGN GUIDE 2023



08 - DESIGN PRINCIPLES - CONTINUED

landscape, combined with a fence, provide acoustic and visual privacy. The level above overhangs with balconies so to protect the spaces from sun and rain. This configuration has a positive effect on balancing the heating and cooling requirements. The small number of rooms reduces the repetition in facade and the length of the corridor. The mechanical plants are integrated with the rest of building B and are screened from the view. The entry is located under the porte cochere that protects the drop off and hosts the ambulance bay. This is shared with the ILU's, as well as the cafe, multi-purpose room, wellness centre, and external paths, so to form a strong unified community. The waste collection occurs at the communal loading bay that is accessible from Harris Street. The temporary collection is in the basement. Refer to the compliance with the Schedule 8 of State Environmental Planning Policy (Housing) 2021 in the previous section of this report for the 12.9 point.

13
The spatial arrangement of the buildings and the central location of the gardens and Community Hub are key in supporting the health and well-being of residents across the Summitcare site. The convergence of the resident to this central area is aimed at forming a cohesive community.

Note that the principles:
14.0 Design principles for independent living for low density
15.0 Design principles for independent living for medium density
do not apply, as there is neither single storey villa style accommodation, nor two or three storey housing clusters.

16
Refer to the compliance with the Schedule 8 of State Environmental Planning Policy (Housing) 2021 in the previous section of this report for the 16.0-16.9 points.

Secure and accessible pedestrian entries to all residential lobbies will be provided off the surrounding roads, while the central covered drop off area in front of the Community Hub will be the main vehicular arrival point. The porte cochere height is sufficient to allow the manoeuvre of an ambulance. Ample parking will be provided in the basement. Electric vehicle charging infrastructure will be provided in the basement as per NCC requirements.

The mail will arrive at the community hub reception and the residents will be advised by the concierge.



ENVIRONMENTAL AMENITY

SEARS - REPORT REFERENCE

SEARS REFERENCE	KEY ASSESSMENT REQUIREMENT	SECTION 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).	SECTION 5.4 Architectural Drawings
	For any applicable parts of the development, provide an assessment against the SEPP Amendment (Housing) Schedule 9 and the Apartment Design Guideline	Section 5.13

SECTION:

- 5.1 RESIDENT AMENITY
- 5.2 ACCESS TO COMMUNAL SPACES
- 5.3 FLOOR PLANS
- 5.4 SOLAR ACCESS TO COMMUNAL SPACES
- 5.5 SOLAR ANALYSIS - OVERSHADOWING IMPACTS
- 5.6 RESPONSE TO DESIGN GUIDELINES

5.6.1 SCHEDULE 9 SEPP AMENDMENT (HOUSING) 2023 -
DESIGN PRINCIPLES

5.6.2 APARTMENT DESIGN GUIDE - DESIGN OBJECTIVES AND CRITERIA

5.1 RESIDENT AMENITY

1. CROSS VENTILATION

Maximise cross ventilation to ILAs to improve thermal comfort and reduce reliance on mechanical cooling systems.

2. ACCESS

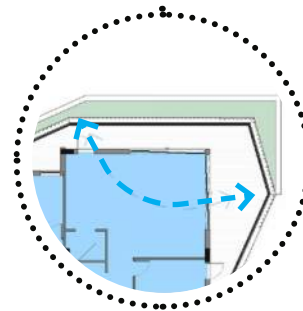
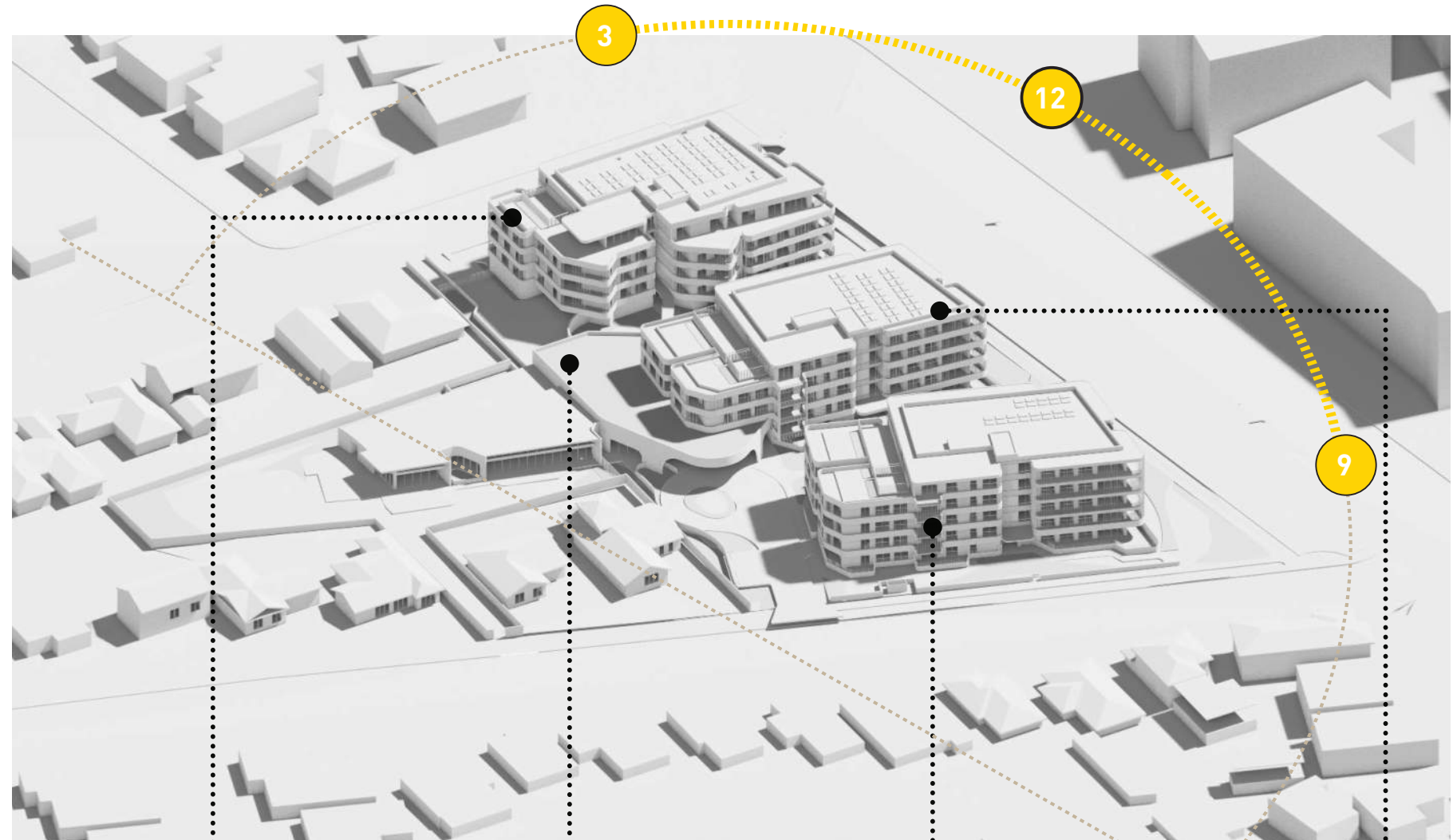
Maximise solar access to ILA living areas and balconies as well as communal outdoor spaces to improve thermal comfort and reduce reliance on mechanical heating systems

3. SCREENING

Integrated screens wrap the balconies to maximise privacy between ILAs and neighbours while allowing natural light in. The screens also provide shading where required to improve resident amenity and reduce reliance on mechanical cooling systems.

4. DAYLIGHT

Large operable glazing to living spaces maximises access to natural lighting and ventilation. ILA corridors are also provided with multiple points of access to daylight.



CROSS
VENTILATION



GREEN ROOF



VERTICAL SCREENING



SOLAR ACCESS

5.2 ACCESS TO COMMUNAL SPACES

PROPOSED FACILITIES



1 SWIMMING POOL + JACUZZI+ SPA



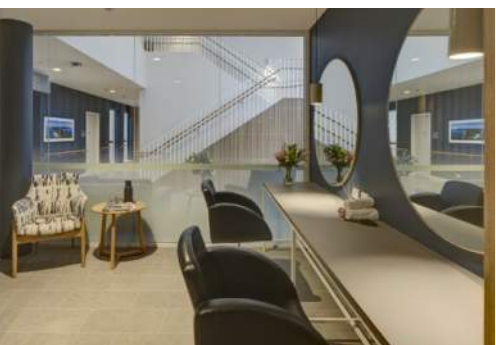
2 SPA



3 GYM



5 CAFE-LOUNGE



4 SALON



6 RESTAURANT



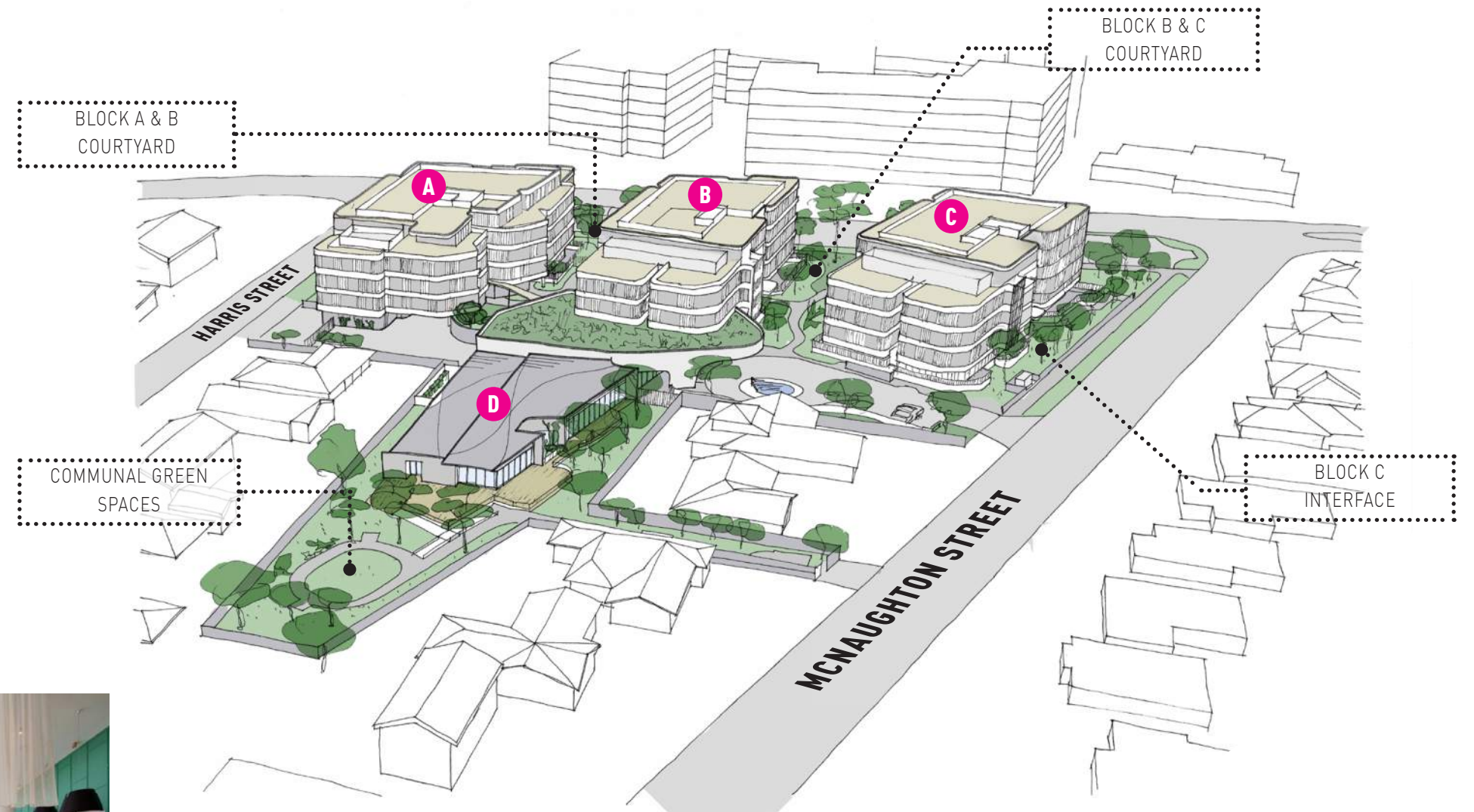
7 PRIVATE DINING



8 MULTIFUNCTION



9 GAMES ROOM



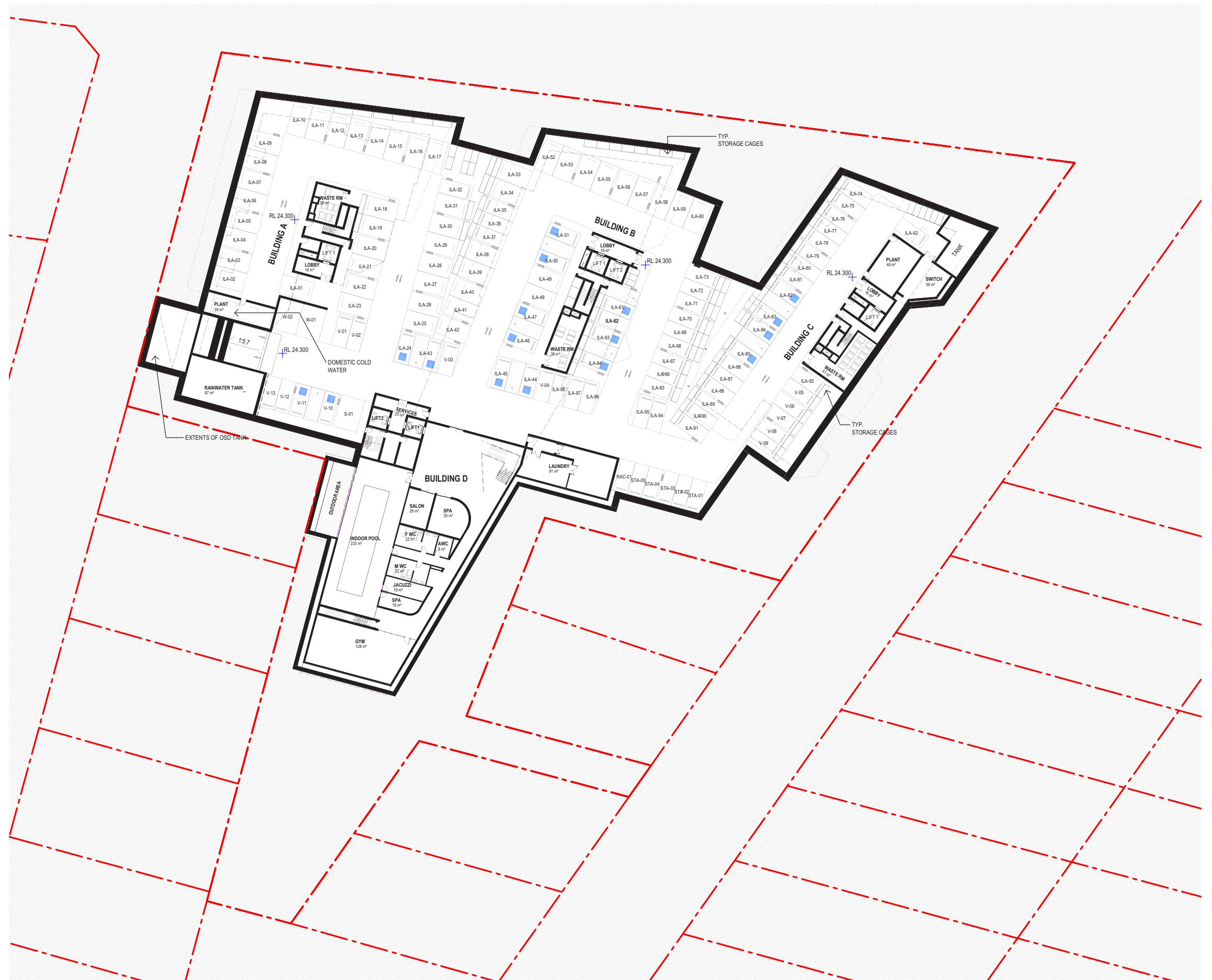
FLOOR PLANS



5.3

FLOOR PLANS
SITE PLAN

5.3

FLOOR PLANS
BASEMENT

5.3

FLOOR PLANS
GROUND FLOOR

5.3

FLOOR PLANS

LEVEL 1



5.3

FLOOR PLANS

LEVEL 2



5.3

FLOOR PLANS

LEVEL 3



5.3

FLOOR PLANS

LEVEL 4



5.3

FLOOR PLANS
ROOF

ELEVATIONS.....▶

5.3

ELEVATIONS

STREET ELEVATION - 01



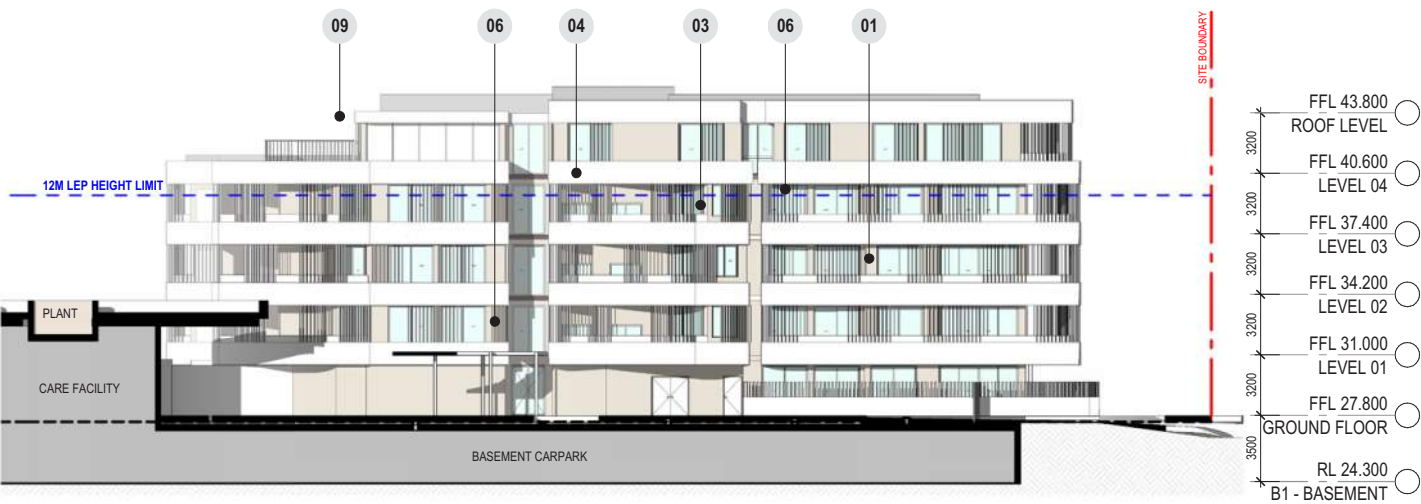
5.3

ELEVATIONS

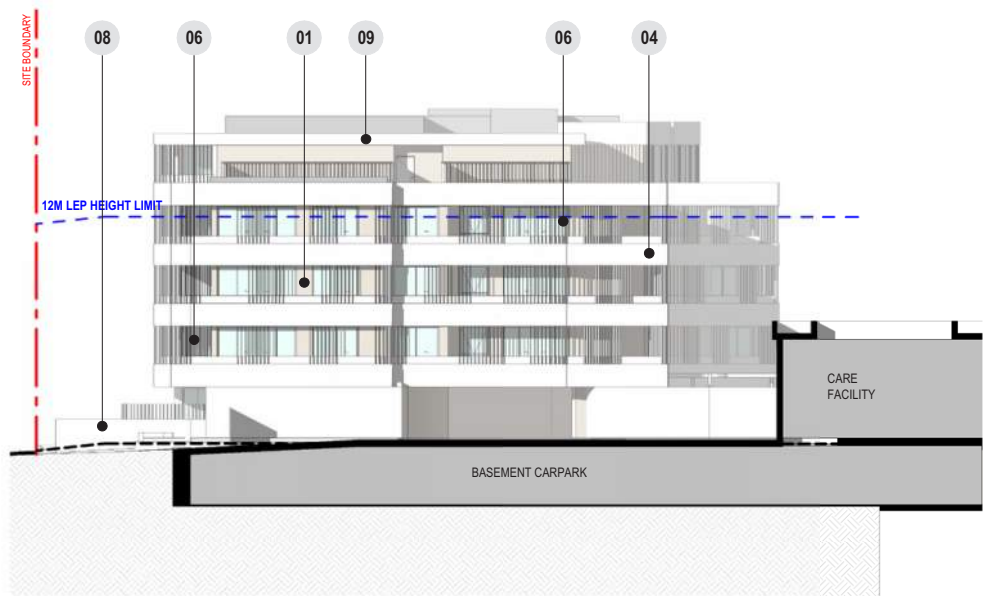
BUILDING A



1 BUILDING A - NORTH ELEVATION
1 : 200



2 BUILDING A - EAST ELEVATION
1 : 200



3 BUILDING A - SOUTH ELEVATION
1 : 200



4 BUILDING A - WEST ELEVATION
1 : 200

MATERIAL PALETTE



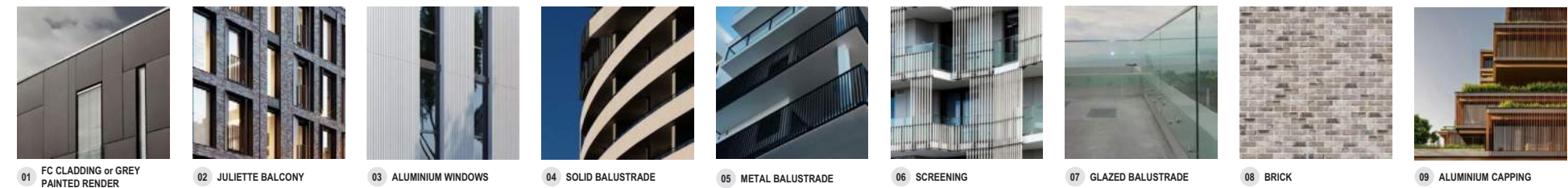
5.3

ELEVATIONS

BUILDING B



MATERIAL PALETTE



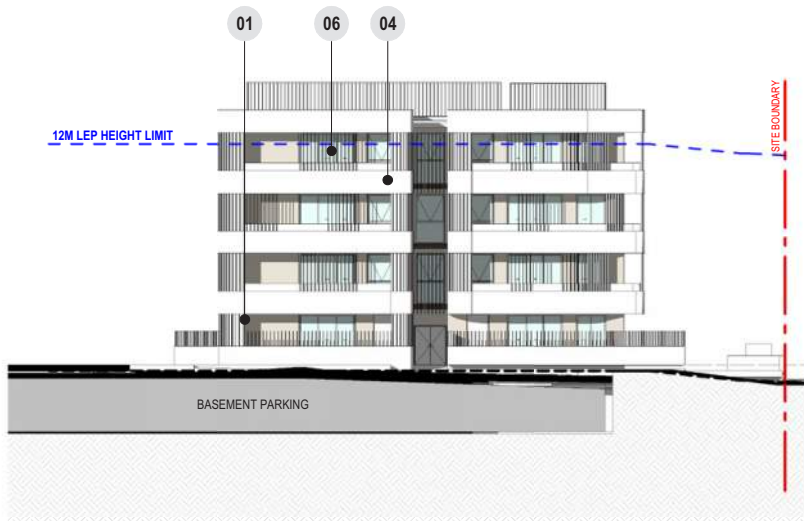
5.3

ELEVATIONS

BUILDING C

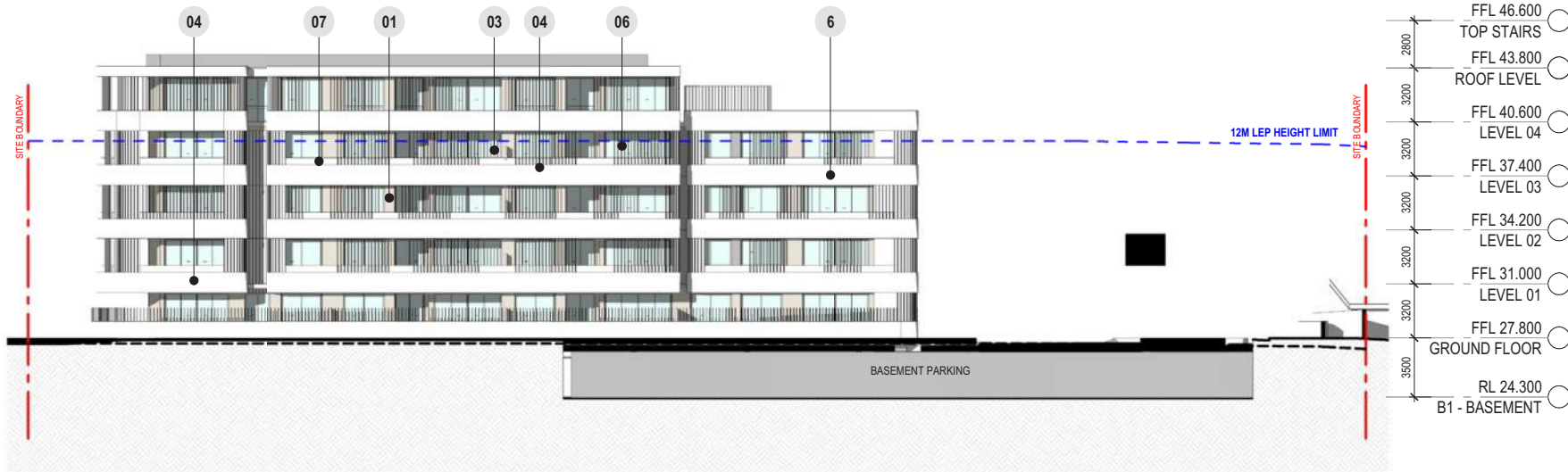


1 BUILDING C - NORTH ELEVATION
1 : 200



3 BUILDING C - SOUTH ELEVATION
1 : 200

2 BUILDING C - EAST ELEVATION
1 : 200



4 BUILDING C - WEST ELEVATION
1 : 200

MATERIAL PALETTE



01 FC CLADDING or GREY PAINTED RENDER



02 JULIETTE BALCONY



03 ALUMINIUM WINDOWS



04 SOLID BALUSTRADE



05 METAL BALUSTRADE



06 SCREENING



07 GLAZED BALUSTRADE



08 BRICK

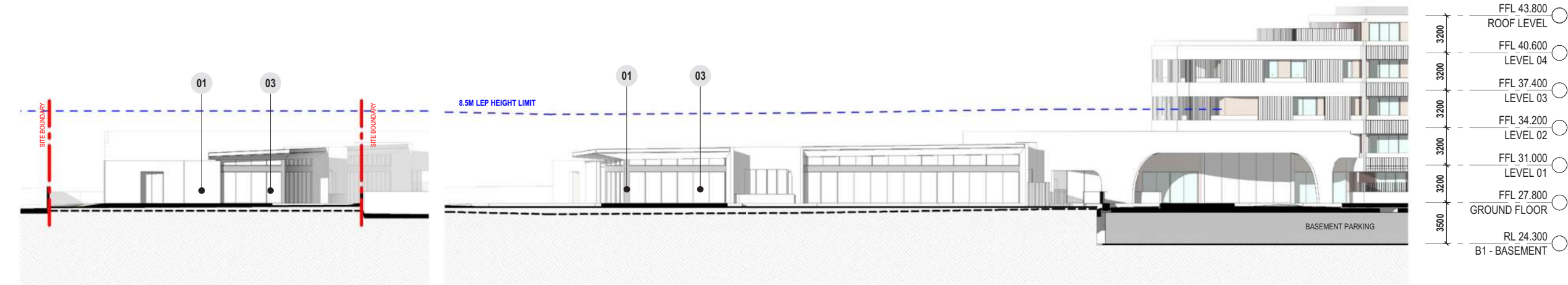


09 ALUMINIUM CAPPING

5.3

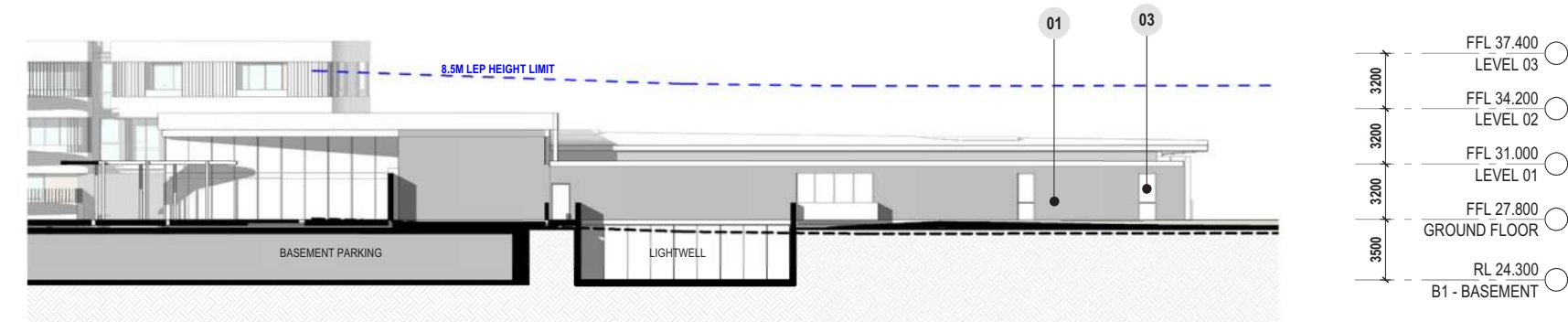
ELEVATIONS

BUILDING D - COMMUNITY BUILDING



1 COMMUNITY BUILDING - SOUTH ELEVATION
1 : 200

2 COMMUNITY BUILDING - EAST ELEVATION
1 : 200



3 COMMUNITY BUILDING - WEST ELEVATION
1 : 200

MATERIAL PALETTE



01 FC CLADDING or GREY PAINTED RENDER



02 JULIETTE BALCONY



03 ALUMINIUM WINDOWS



04 SOLID BALUSTRADE



05 METAL BALUSTRADE



06 SCREENING



07 GLAZED BALUSTRADE



08 BRICK



09 ALUMINIUM CAPPING