DESIGN REPORT

CONCEPT DA - 1 & 3 SKYLINE PLACE, FRENCHS FOREST, NSW

STAGE 1 DA - 3 SKYLINE PLACE, FRENCHS FOREST, NSW

MAY 2025 - REV A

PLATINO PROPERTIES

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TITLE	**DESIGN REPORT**
PROJECT	**1 SKYLINE PLACE & 3 SKYLINE PLACE**
PROJECT NO	**23_118**
CLIENT	**PLATINO**
PRINCIPAL AUTHOR	**Peter Smith** [Reg. No 7024] psmith@smithtzannes.com.au
REVISION & DATE	REV A 08-05-2025
STATUS	FINAL

Smith & Tzannes acknowledges that we are on the land of the Gadigal, Bidjigal and Cammeraygal people within the Eora Nation, the traditional custodians of the land. We recognise and respect their continuing connection to land, waters and community. We pay our respects to Elders past, present and emerging.

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INTRODUCTION

PURPOSE

This report has been prepared by Smith & Tzannes on behalf of the applicant Platino Properties to support a Development application for the concept envelopes for 1 Skyline Place and 3 Skyline Place, and the detailed design of 3 Skyline Place.

This report is provided to describe the existing and future context of the site and an explanation of the design intent. It includes:

- A description of the existing context and site analysis.
- An explanation of the design in terms of Chapter 4, Schedule 9: Design Principles for Residential Development of the Housing SEPP.
- An explanation about how the proposed development responds to the existing context and contributes to desired future character of the area.
- A description of how the proposed development achieves the relevant objectives and design criteria of Parts 3 & 4 in Apartment Design Guide.

This report is structured around the Design Principles for Residential Apartment Development found in Chapter 4, Schedule 9 of the Housing SEPP. The relevant objectives of the Apartment Design Guide are discussed under the related design principle. Design criteria and design guidance in the Apartment Design Guide is used to demonstrate achievement of the objectives.

ADG DESIGN VERIFICATION

This project is deemed to include residential flat buildings to which State Environmental Planning Policy Amendment (Housing) 2023 applies. This design verification statement is provided to satisfy cl.29 of Environmental Planning Regulation 2021.

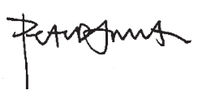
This report confirms that I, George Revay, being a registered architect in accordance with the Architects Act 2003, registration no. 3954:

- directed the design of the development,
- that the Design Principles for Residential Apartment Development set out in Schedule 9 are achieved for the development, and
- that the objectives of Parts 3 and 4 of the Apartment Design Guide have been achieved.

George Revay
Architect
Platino Properties

This report confirms that I, Peter Smith, being a registered architect in accordance with the Architects Act 2003, registration no. 7024:

- directed the design of the development,
- that the Design Principles for Residential Apartment Development set out in Schedule 9 are achieved for the development, and
- that the objectives of Parts 3 and 4 of the Apartment Design Guide have been achieved.



PETER SMITH
Director
Smith & Tzannes

CONTEXT

The subject site is located in the suburb of Frenchs Forest and within the Northern Beaches Council Local Government Area, approximately 15km from the Sydney CBD.

The Gai-mariagal people are the traditional custodians of the Northern Beaches. Aboriginal places such as Lizard Rock and Moon Rock, approximately 3 km and 4 km north of Frenchs Forest respectively.

Frenchs Forest is identified as a specialised urban centre by the State Government in the District Plan. It is characterised by health uses and notably including the recently constructed Northern Beaches Hospital. This focus on specialised health-related uses is intended to catalyse positive urban renewal that provides improved housing, economic activity and social infrastructure.

The area is undergoing significant urban transformation, driven by the Frenchs Forest 2041 Place Strategy, which envisions the suburb as a key health, education, and mixed-use precinct.

A major catalyst for this change is the Northern Beaches Hospital, a contemporary architectural landmark that has established a precedent for modern built form and higher-density development in the locality.

The planned Frenchs Forest Town Centre, enabled by the relocation of The Forest High School to Allambie Heights, will introduce a mix of commercial, civic, and residential uses, contributing to a more vibrant, urbanized character while integrating high-quality public spaces and enhanced pedestrian connections.

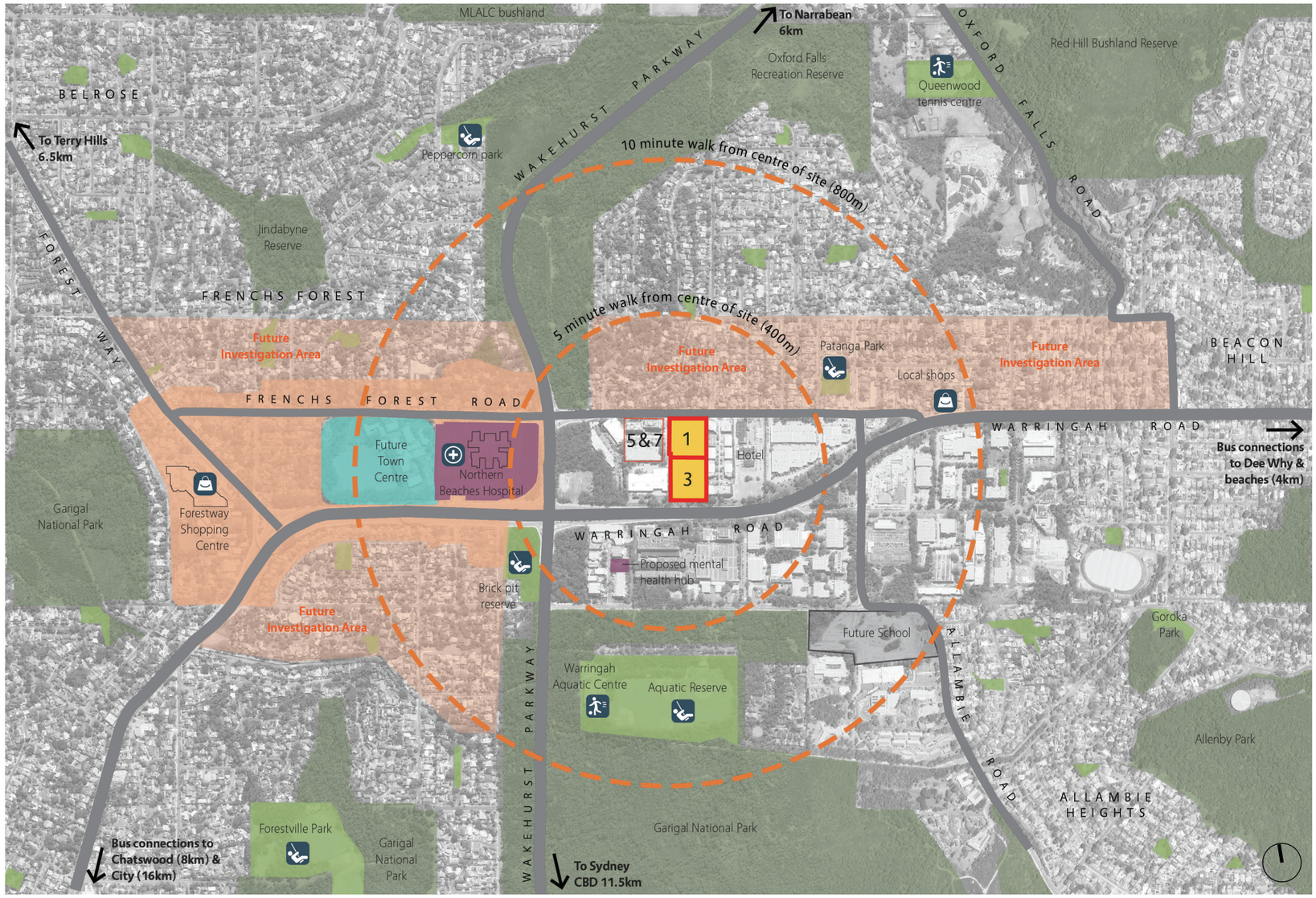


IMAGE: LOCATION DIAGRAM

SURROUNDING LAND USE

The site is bordered by low-density residential to the north, a business park and health precinct to the south, and bushland to the east. The town centre is undergoing transformation, with new developments integrating residential, commercial, and healthcare uses, reinforcing Frenchs Forest as a key strategic growth area.

Frenchs Forest is evolving into a mixed-use health and education precinct, anchored by the Northern Beaches Hospital. The business park zone is gradually transitioning, incorporating residential, commercial, and healthcare developments. Increased employment opportunities and improved infrastructure are shaping the area into a key metropolitan hub, with enhanced public transport, pedestrian connectivity, and higher-density housing.

North of Frenchs Forest Road (Low-Density Residential Area)

- Predominantly single and two-storey detached homes
- Backyards and private gardens contribute to a green suburban character

South of Frenchs Forest Road (Business Park & Health Precinct)

- Northern Beaches Hospital – A major health and employment hub driving urban renewal
- Business Park Zone – Comprising office buildings, warehouses, and light industrial uses
- Recent Developments – Seniors living at 5 & 7 Skyline Place (6-8 storeys), supporting the health precinct.

IMAGE: SURROUNDING LAND USE

HEIGHT CONTEXT

The surrounding area consists of low-density residential homes (1-2 storeys) to the north, mid-rise commercial and mixed-use buildings (3-6 storeys) to the south, with 5 & 7 Skyline Place (6-8 storeys) aligning with this emerging mid-rise pattern, while the Northern Beaches Hospital (9 storeys) remains the tallest structure, setting a benchmark for future growth.

5 & 7 Skyline Place (Existing Seniors Living Developments)

- 5 Skyline Place (Under Construction – Completion 2026): 6-8 storeys
- 7 Skyline Place (Completed 2023 – Mixed-use Seniors Living): 6 storeys

North of Frenchs Forest Road (Low-Density Residential Area)

- Single and Two-Storey Homes (Bimbadeen Crescent & Surrounding Streets): 1-2 storeys

South of Frenchs Forest Road (Business Park & Mixed-Use Buildings)

- Commercial Business Park Buildings (General Heights): 3-6 storeys
- Northern Beaches Hospital (New Health Precinct Landmark): 9 storeys (Approx. 37m height)
- Parkway Hotel (Recently Approved Mixed-Use Development): 6 storeys (Approx. 26.4m height)
- Oncology Centre (Recently Approved Health Facility): 5 storeys (Approx. 22m height)
- 11 Tilley Lane (Business Park Office Development): 6 storeys (Approx. 25.6m height)
- Silo Structure (Industrial Facility): 6 storeys (Approx. 27m height)
- Bunnings (Approx. 23m height)

IMAGE: HEIGHT CONTEXT

TRANSPORT

The subject site is well-connected by major roads, public transport, and cycle networks, ensuring strong local and regional accessibility.

Road Network & Traffic

- Warringah Road (South) – Major east-west arterial, linking Brookvale, Dee Why, and Chatswood, with high peak-hour traffic
- Wakehurst Parkway (East) – Key north-south route to Narrabeen and Seaforth, surrounded by bushland buffers.
- Frenchs Forest Road (North) – A local access road, less congested than arterials, connecting residential and commercial areas.

Public Transport

- Frequent bus services with stops on Frenchs Forest Road.
- Key Routes:Express services to Chatswood, Wynyard & Town Hall (via B-Line). Local connections to Dee Why, Brookvale & Manly Wharf (for ferry access to Sydney CBD).
- Proximity to Northern Beaches Hospital increases public transport demand.

Cycleways & Pedestrian Links

- Dedicated cycle lanes along Frenchs Forest Road & Wakehurst Parkway.
- Shared pedestrian/cycle paths linking residential, business parks & transport nodes.
- Bushland trails provide recreational cycling options.

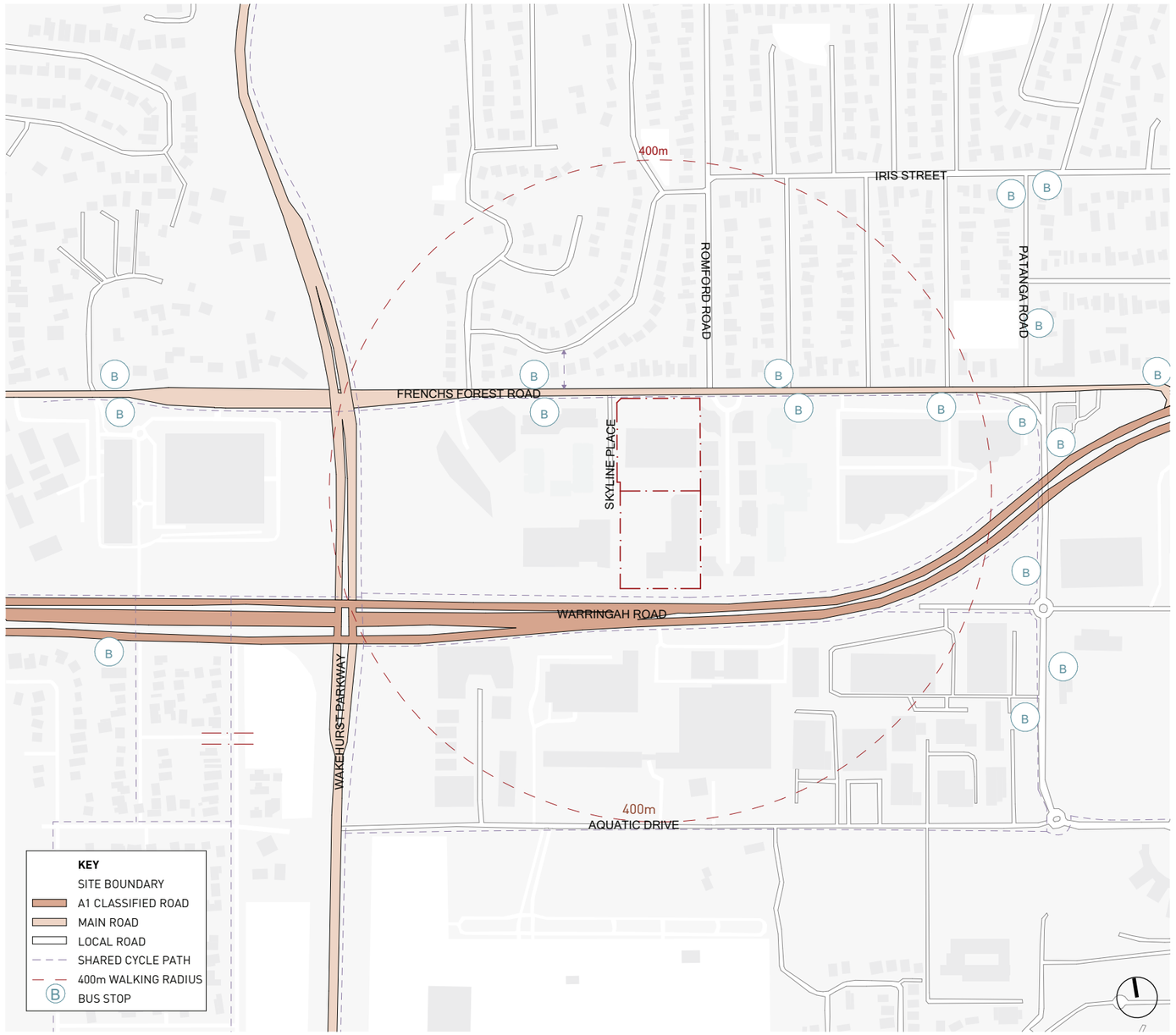


IMAGE: TRANSPORT CONNECTIONS

OPEN SPACE

The subject site in Frenchs Forest is surrounded by a mix of public reserves, conservation areas, and newly integrated communal spaces within the proposed seniors living development.

- Open Space at 5 & 7 Skyline Place
  Type: Seniors living communal open space
  Uses: Resident amenity, shaded seating, landscaped gardens, and social spaces
  Landscape: Established greenery, designed for passive recreation and community interaction

- Nandi Reserve
  Type: Public open space
  Uses: Passive recreation, walking, and informal community gatherings
  Vegetation: Mature trees providing a green buffer

- Brick Pit Reserve
  Type: Public open space
  Uses: Informal recreation, potential ecological habitat
  Features: Maintains a mix of native vegetation and open grassed areas

- Aquatic Reserve
  Type: National Park-adjacent open space
  Uses: Conservation, passive recreation (walking trails, wildlife observation)
  Vegetation: Heavily treed, contributing to the area's natural landscape character

- Coster Park Reserve
  Type: Local parkland
  Uses: Public recreation, children's play, and community leisure

- Illford Road Reserve
  Type: Local parkland
  Uses: Passive recreation, walking, and connection to residential areas

- Patanga Park
  Type: Local parkland
  Uses: Public recreation space with green buffers

IMAGE: SURROUNDING OPEN SPACE

EXISTING USES ON SITE

No. 1 Skyline Place is a corner site with frontage to both Frenchs Forest Road and Skyline Place. The existing built form includes a three-storey brick building, which is set back from the street and accessed via an internal driveway from Skyline Place. This building is part of the broader business park setting south of Frenchs Forest Road, where structures are larger in format and vary between two to six storeys. The frontage to Frenchs Forest Road is slightly elevated, reducing its immediate visibility from the street level

No. 3 Skyline Place is located further west within the Skyline Place cul-de-sac, set back significantly from Frenchs Forest Road, resulting in limited street presence and sense of address. It is accessed via a wide driveway that extends into the site. The topography gradually falls approximately 4m towards Warringah Road, making the site lower on its western edge.

The existing setbacks vary significantly from 0m to 62m.

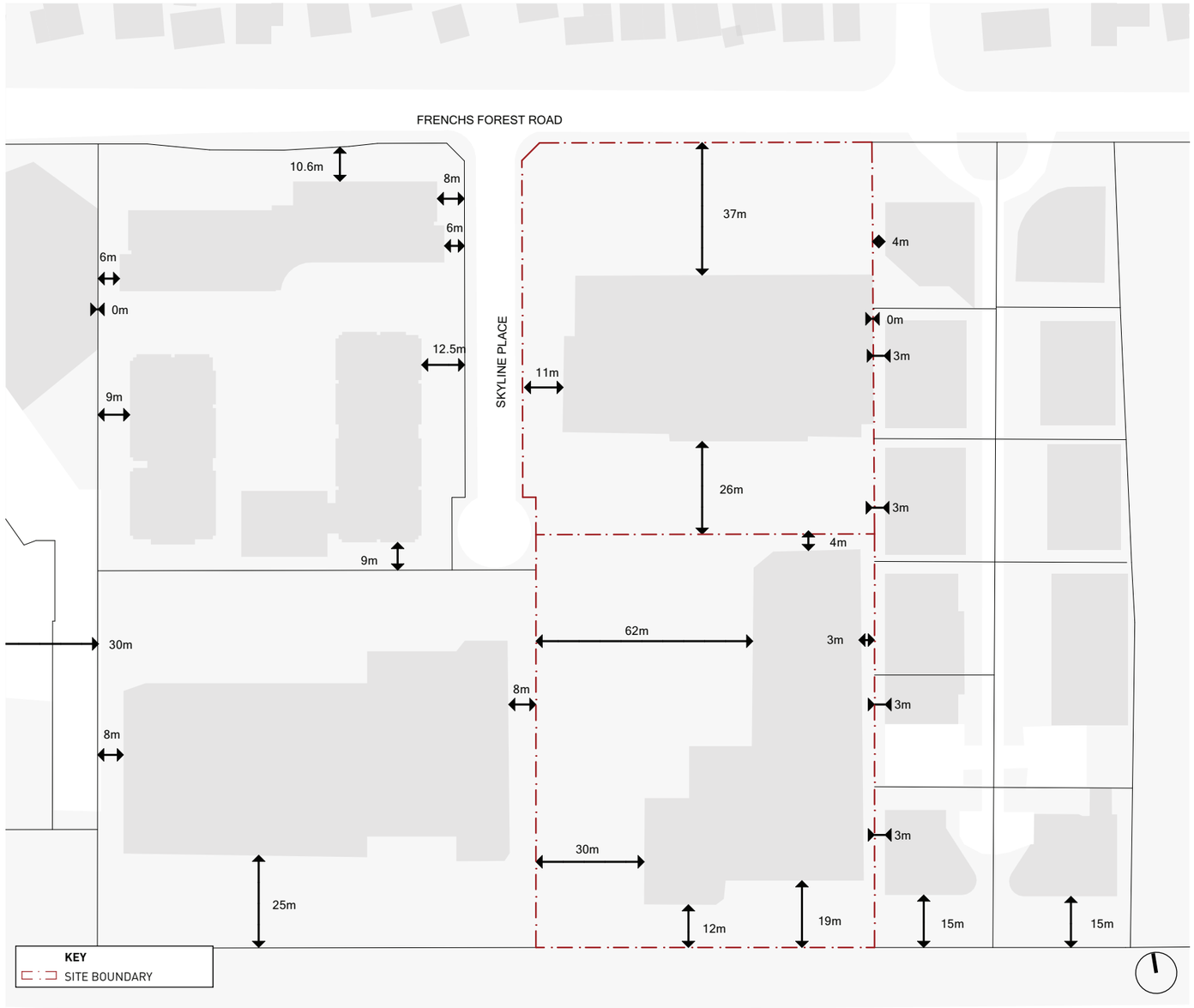


IMAGE: EXISTING BUILDING FOOTPRINT & SETBACKS

VEGETATION ON SITE

The subject site has been significantly altered from its original state, with much of the land disturbed or cleared due to past development. However, mature vegetation remains along the site's perimeters, particularly along the northern and western boundaries, where trees provide screening, shade, and a visual buffer between the site and adjacent properties.

While most of the landscape is reconstructed, 1 Skyline Place contains a small portion of vegetation identified within the Biodiversity Value Mapping, located in its northern corner. In contrast, 3 Skyline Place has been almost entirely cleared, with no vegetation classified under biodiversity protections.

The site supports a mix of native tree species, including Angophora, Eucalyptus, Acacia, Casuarina, and Melaleuca, with heights ranging from 10 to 24 metres. These trees are concentrated along the setbacks and perimeters, where they contribute to the local tree canopy and provide a natural context for the surrounding built environment.
The tallest vegetation is clustered along the northern and southern boundaries, with smaller tree groupings dispersed throughout the landscape.

IMAGE:VEGETATION ON SITE

TOPOGRAPHY

The site is situated on gently undulating terrain, positioned between two local high points to the east and west. The topography follows the natural ridgeline that extends from the coast through Belrose and Forestville. This ridgeline is a prominent feature in the landscape and is visible from surrounding areas, including the Sydney CBD. The Northern Beaches Hospital, located to the southwest, is a dominant built form along this ridgeline, emphasizing the elevated nature of the area.

The site itself slopes from south to north, with an approximate 2m fall across most of the area. However, the eastern portion drops more significantly towards Frenchs Forest Road, where the ground level is approximately 5m lower than the highest part of the site. This natural variation in levels reduces the site's overall visibility, particularly from the north, where residential properties sit at a slightly higher elevation.

A natural drainage line runs north-south through the broader precinct, feeding into the Narrabeen Lakes Catchment. While the site itself does not contain significant watercourses, the surrounding landscape includes areas of bushland and permeable surfaces that contribute to stormwater absorption and flow management. The site's deep soil zones along the boundaries provide opportunities for water infiltration and tree retention, further reinforcing its role in the local hydrological network.

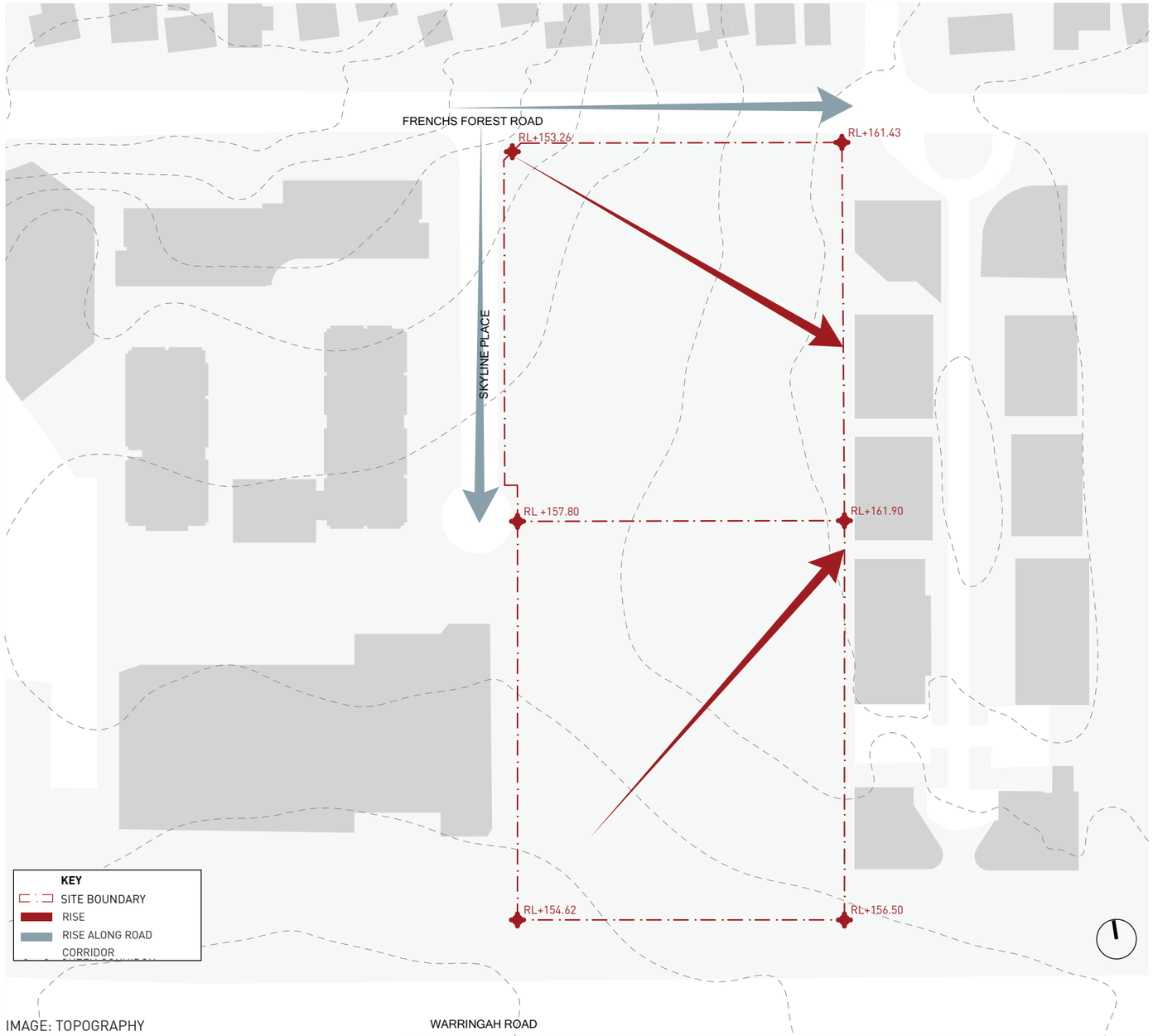


IMAGE: TOPOGRAPHY

CONSTRAINTS

The site presents several key constraints that influence its development potential and design considerations.

Noise impacts are a significant factor, primarily due to Warringah Road to the south and Wakehurst Parkway to the west, both of which carry high traffic volumes and contribute to road noise exposure. Additionally, the commercial interface with the business park to the east introduces potential acoustic conflicts, particularly for future residential or mixed-use functions.

Topographical challenges arise from the gradual east-west slope across the site, with No. 1 Skyline Place falling towards Frenchs Forest Road and No. 3 Skyline Place sloping towards Warringah Road. This variation in levels requires careful planning for accessibility, stormwater management, and built form articulation to integrate effectively into the surrounding context.

Currently, No. 1 and No. 3 Skyline Place lack strong physical or visual connections, with separate access points and no clear integration between the sites. No. 3 Skyline Place is set back within the cul-de-sac, resulting in limited street presence and reduced accessibility, making wayfinding and activation more difficult. Additionally, small access points to both sites constrain vehicular movement, potentially impacting traffic circulation and emergency access.

The mapped biodiversity zone at No. 1 Skyline Place further restricts development opportunities, requiring the retention of the majority of mature trees and deep soil areas along the northern and southern boundaries. This creates design limitations on building footprints and necessitates sensitive landscape integration to maintain ecological value.

The commercial interface to the east introduces a shift in scale between larger business park structures and lower-density residential areas to the north. Managing this transition in building form, privacy, and visual impact is essential for successful integration within the precinct.

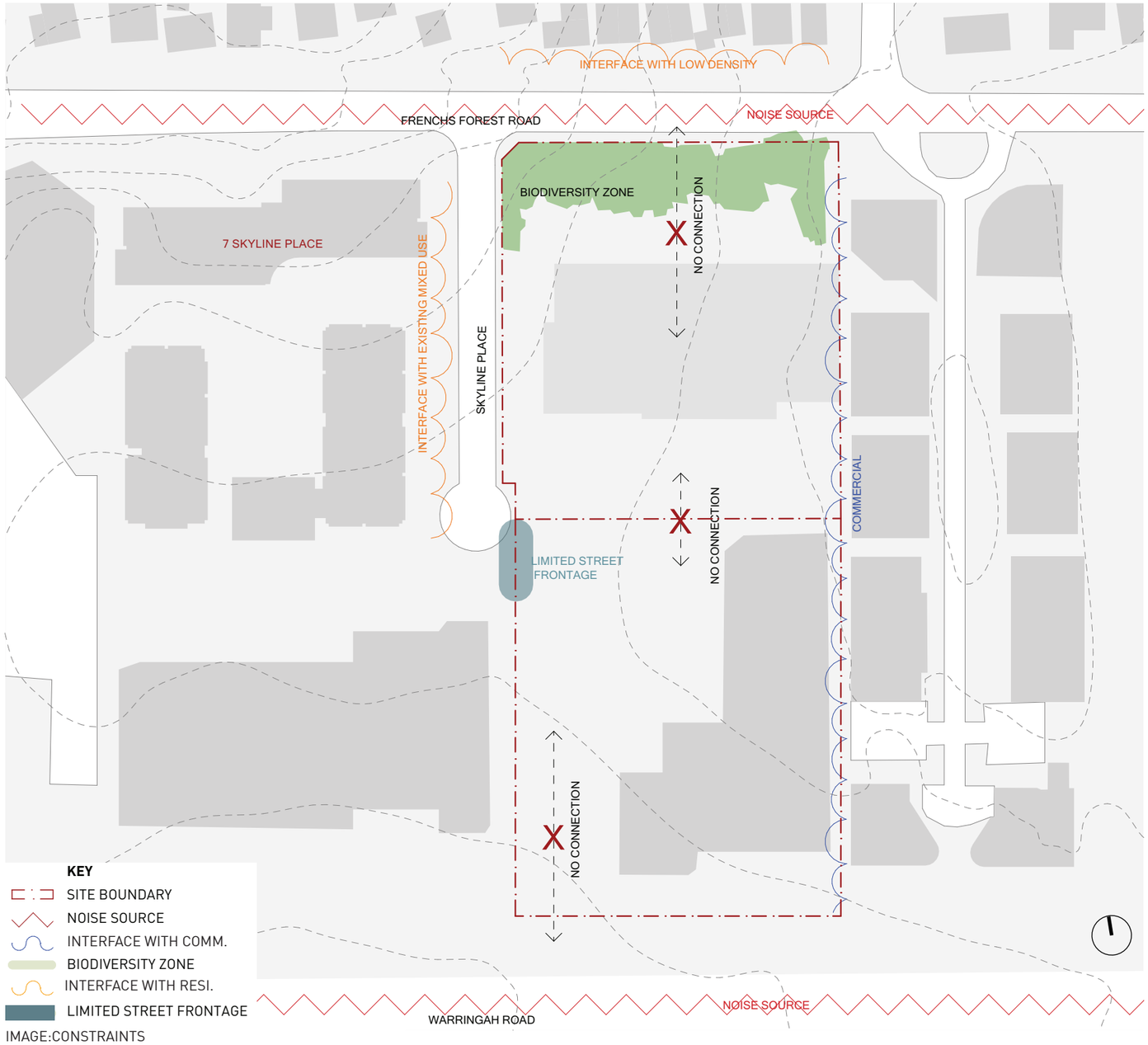


IMAGE:CONSTRAINTS

LOCAL CHARACTER

Retail and commercial activity is primarily concentrated around Forestway Shopping Centre, which serves as a key retail node, complemented by smaller shopping strips along Sorlie Road and Frenchs Forest Road East that provide local dining and retail services.

Frenchs Forest retains a strong natural identity, with its elevated topography providing expansive views toward Sydney's skyline.

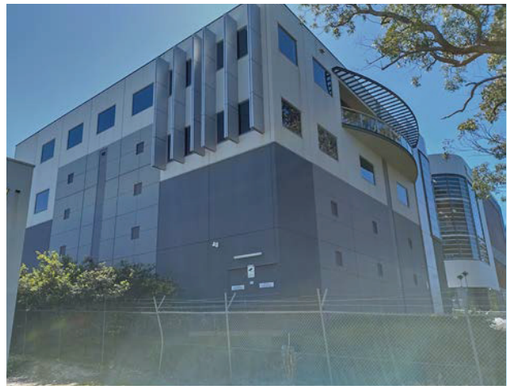
Proximity to Garigal National Park reinforces the area's connection to nature, while extensive tree canopies and bushland corridors contribute to a leafy suburban character.

The surrounding areas to the north (opposite side of Frenchs Forest Road) comprise tradditional residential dwellings. Over 90% of dwellings in Frenchs Forest are detached homes, contributing to the area's suburban character.

The area to the west, east and south generally comprises a mixture of old and new industrial and commercial buildings.

Further east, a Cancer Treatment Centre has recently been built at 50 Frenchs Forest Road. The adjacent site (39 Frenchs Forest Road) has an approved 6-story hotel and a recently built Dan Murphys and refurbished Forest Hotel.

A mixed use development incorporating housing for seniors at 7 Skyline Place was completed in 2024, and approval for another seniors housing development with ancillary uses has been approved for 5 Skyline Place.



TOP LEFT TO BOTTOM RIGHT.

1.FOREST LODGE MEDICAL CENTRE

2. NORTHERN BEACHES HOSPITAL

3. 7 SKYLINE PLACE - MIXED USE SENIORS DEVELOPMENT

4. COMMERCIAL

5. RESIDENTIAL HOMES IN NORTHERN LOW-SCALE RESIDENTIAL PRECINCT.

6. COMMERCIAL SOUTH OF WARRINGAH ROAD

7. VEGETATION ON SITE BOUNDARY

8. VIEW ALONG SKYLINE PLACE

9. VIEW TO WARRINGAH ROAD FROM SOUTH OF 3 SKYLINE


SUBJECT SITE
SENIORS LIVING COMPLEX (THE JARDIN)
NORTHERN BEACHES HOSPITAL
FUTURE TOWN CENTRE


SUBJECT SITE

DEVELOPMENT CONTEXT

This application is part of the staged development of 1 & 3 Skyline Place.

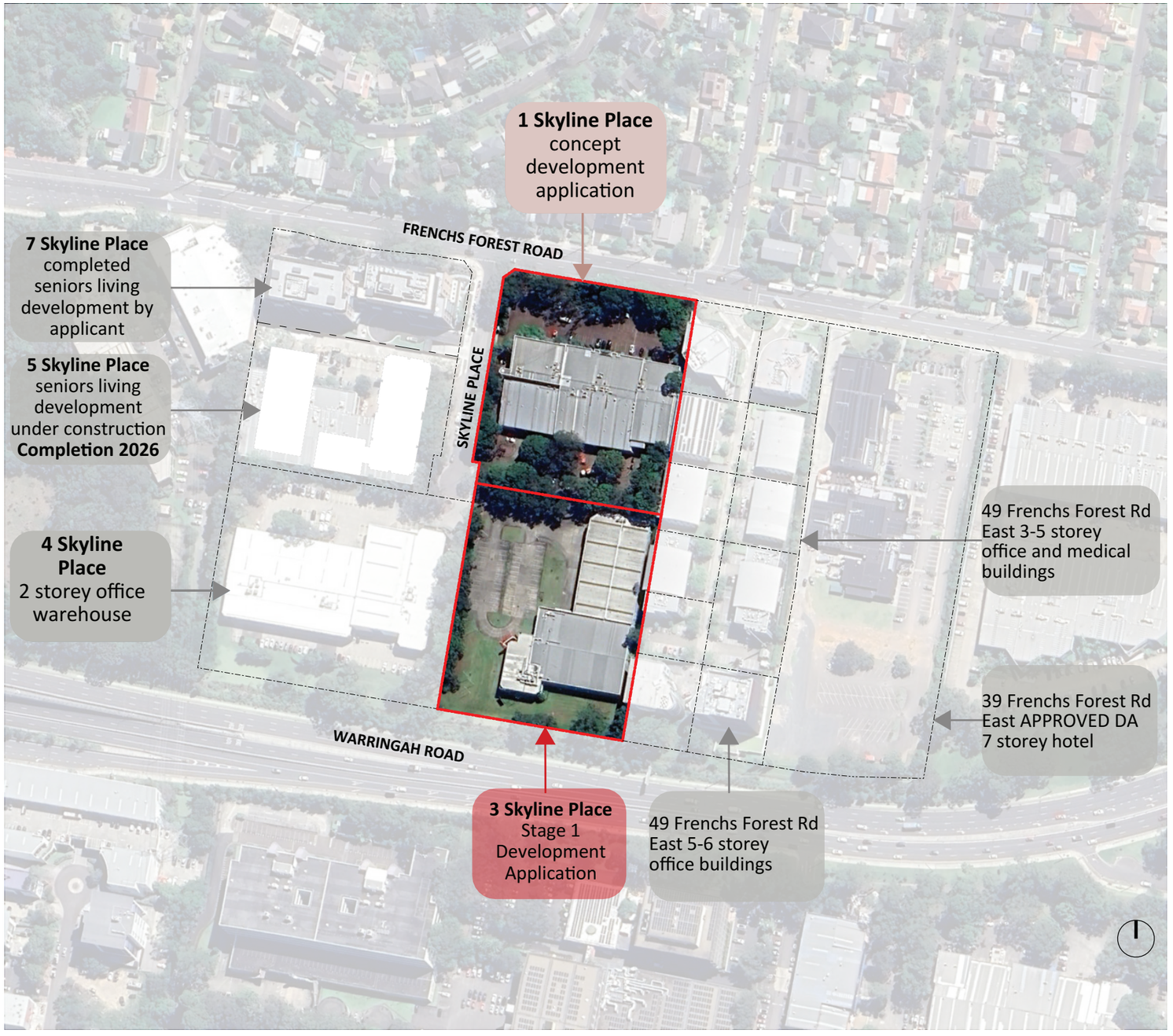
No. 7 Skyline Place is a completed in 2023 mixed-use seniors living development delivered by the proponent.

No. 5 Skyline Place is a mixed-use seniors living development under construction by the proponent. Completion in 2026.

No. 4 Skyline Place is currently a single large light industrial building used for warehouse/storage and small office units.

No. 1 Skyline Place is the subject of this Concept Development Application. It has a generous frontage to both Frenchs Forest Road and Skyline Place. This corner block has a gradual fall to the east. 24m height mature vegetation exists to the northern and southern boundaries.

No. 3 Skyline Place is the subject of a concept development application and stage 1 Development Application. The site is accessed via a wide driveway at the end of the existing cul de sac at Skyline Place. The site presents with little street frontage or sense of address. It has a gradual 4m fall with its highpoint to the north east of the site, falling towards Warringah Road. 20-24m height mature vegetation along along Northern and Western boundaries.



STAGING PLAN

THE SUBJECT PROPOSAL

PLATINO'S VISION

- The applicant, Platino, is committed to the creation of a high quality and socially diverse Seniors Living community at Skyline Place in Frenchs Forest.
- The vision seeks to increase the supply of seniors housing providing quality accommodation within the existing Northern Beaches health precinct.
- Providing open space for use by new residents and the wider community.
- Delivering a range of housing options including Independent Living Units, Affordable Housing for Seniors and a Residential Aged Care Facility for people with higher needs.
- Enabling residents to age in place with dignity, and independence.
- Offering a generous range of facilities and amenities to maximise quality of life for residents and their visitors.
- Introducing higher order employment uses, which increase employment densities and which will support new residents and their visitors.
- Initial stages of this vision are already complete and occupied, with Jardin at 7 Skyline Place - comprising 5-6 storeys and 52 Indepenent living units (ILUs)- addressing Frenchs Forest Road East.
- Further stages are currently under construction at 5 Skyline Place - comprising a further 98 ILUs apartments and associated facilities - completion is anticipated in 2026.

IMAGES: 5 SKYLINE (CURRENTLY UNDER CONSTRUCTION)

IMAGE: COMPLETED DEVELOPMENT AT 7 SKYLINE PLACE - DELIVERED BY PLATINO

IMAGE: COMMUNAL FACILITIES AT 7 SKYLINE PLACE

THE SUBJECT PROPOSAL OVERVIEW

- The subject DA deals with proposals for land at 1 and 3 Skyline Place.
- The site has an area of 2.26 hectares and extends between Frenchs Forest Road East and Warringah Road. Access to both sites is from Skyline Place.
- The proposal will deliver a variety of apartment types and sizes for seniors, all of which are well in excess of minimum requirements.
- The proposal will activate key street frontages by providing for employment generating uses in appropriate locations.
- Provide a range of common facilities and amenities well in excess of minimum requirements.
- Provide a clear network of internal streets and pathways to allow convenient and safe pedestrian and vehicular access for residents and visitors.
- Retain existing large canopy trees and site new development within a strong landscape setting.
- Connect with, reveal and care for Country through careful design of outdoor spaces, social settings and landscaped areas.

IMAGE: PRECINCT MASTERPLAN

PLANNING APPROACH

No 1 and 3 Skyline Place – Concept DA

- Site addressing Frenchs Forest Road East and Skyline Place.
- Total Floor Space Ratio - 2.3:1.
- Buildings vary in height from 5 to 14 storeys.
- The concept envelopes will accommodate around 360 independent living units plus commercial space.

No 3 Skyline Place – detailed SSDA

- Site addressing Warringah Road and Skyline Place.
- Total Floor Space Ratio -2.5:1
- Detailed design for 3 buildings varying in height from 8 to 14 storeys.
- Accommodation will comprise 200 large independent living units and a 20 suite RACF.

The Floor Space Ratio averaged across both sites is approximately 2.3:1

RELATIONSHIP WITH EXISTING DEVELOPMENT

- Built form to respect and intergrate with all surrounding uses, including low scale residential, light industrial and warehouse.
- The communal areas and facilities have been designed to integrate seamlessly with the existing development at 5 and 7 Skyline Place.
- Residents of both the new and existing developments will be able to share amenities, fostering a connected community.
- The RACF will cater to the needs of residents as they age, supporting both current and future occupants of Skyline Place.

RACF AND SUPPORT FOR SENIORS

- The Residential Aged Care Facility will cater to existing residents at 5-7 Skyline Place and 3 Skyline Place and 1 Skyline Place, offering crucial support for aging in place and enhancing community cohesion.
- This development directly addresses the growing demand for senior housing in the Northern Beaches are which has a rapidly growing aging population.

COMPLIANCE WITH STATUTORY REQUIREMENTS

- The development will fully comply with all relevant regulations including Warringah Local Environmental Plan (WLEP) 2021, Housing SEPP, Seniors Guidelines, the Apartment Design Guidelines and relevant DCP.
- No variations to development standards are required under Clause 4.6.

BUILDING BULK AND HEIGHT

- The buildings addressing Frenchs Forest Road East will be similar in height to the existing development at 7 Skyline Place and be sited behind existing retained large canopy trees.
- Heights vary within the development to create variety and interest and respond to comments and feedback provided during two pre-DA SDRP review sessions.
- Greater building bulk is located towards the south addressing Warringah Road, ensuring impacts are minimised, particularly to existing low density residential areas to the North.

URBAN AND LANDSCAPE CHARACTER

- Open space and communal areas will be accessible to and shared by all residents including those in the existing development at 5 and 7 Skyline Place.
- Tree lined boulevard will serve as a publicly accessible through-site link to Warringah Road.
- Existing significant trees are retained and will envelope the development, minimising visual impacts and creating an urban character of denser building forms set within a bushland landscape.
- Traffic impacts are acceptable given that seniors living uses distribute travel patterns across the day.

STATE DESIGN REVIEW PANEL

1 and 3 Skyline Place, has been the subject of two State Design Review Panel Meetings. The feedback provided has led the development on the 1 Skyline Place concept masterplan envelopes, and the 3 Skyline Place Detailed Design Package. The summary of the comments provided is following.

Supported elements from SDRP1:

The engagement of Country

Variation in height approach

The introduction of a boulevard and central public open space

The retention of significant trees and intention to improve the site's biodiversity

Implemented recommendations from SDRP1:

- Continuing engagement with the knowledge holders

  Response: Engagement with Gai-maragal knowledge holders has continued, ensuring cultural values and knowledge are embedded in the design. This has influenced landscape treatments, site interpretation, and material selections, fostering a deeper connection to Country.

- Refine site strategy particularly ground plane

  Response: The site strategy has been refined to enhance pedestrian movement, access, and placemaking. The ground plane is activated with integrated landscaping, clear sightlines, and improved wayfinding, creating a more cohesive and engaging public realm.

- Provision of the detailed masterplan with or without #4 Skyline

  Response: A comprehensive masterplan has been developed, with flexibility to either accommodate or exclude No. 4 Skyline Place. This ensures clarity in staging, infrastructure coordination, and long-term site vision, allowing for adaptability in future planning.

- Create clear hierarchy of open spaces

  Response: The open space network now follows a clear hierarchy, with defined communal spaces, private courtyards, and green linkages

- Respond to RACF isolation and amenities

  Response: Communal spaces have been relocated and reoriented to improve sunlight access, views, and connectivity to shared amenities, fostering interaction and well-being.

- Interrogate the building height/density and distribution options and proposed amenities

  Response: A range of height / massing and density options were considered by the design team to ensure that a thorough analysis of all potential options was undertaken. These options were presented to the second Panel meeting.

- Establish sustainability agenda and how sustainability initiatives will be addressed in the architecture and landscape

  Response: A sustainability framework has been embedded within the architecture and landscape design, focusing on passive design strategies, energy efficiency, water management, and biodiversity enhancement. Initiatives such as green roofs, solar integration, and water-sensitive urban design reinforce the project's long-term environmental performance.

Supported elements from SDRP2:

Strengthened pedestrian circulation, including an open-to-sky boulevard between the two buildings on Frenchs Forest Road.

Central courtyard spaces are positioned at existing levels to minimize site disruption.

Commitment to integrating new footpaths with site levels to avoid excessive ramps and handrails.

3D sketches convey aspirations for articulation and variation in the built form.

1. The existing tree canopy provides a strong connection to Country and should be emphasised. Provide justification for built form that extends above the canopy level

   Taller buildings allow for a lesser footprint and a greater amount of open space. Increased height allows for better views, improved daylight access, enhanced cross-ventilation, and the creation of larger communal open spaces at ground level.

2. Provide long sections that include the town centre, hospital, and nearby hotel to illustrate how the proposed built form sits on the ridgeline and how it relates to existing and future built form.

   Please see sections by Paddock Landscape Architects which demonstrate that the proposed height aligns with existing and future developments along the ridgeline, maintaining visual consistency with the broader precinct.

3. The proposed FSR is currently higher than the FSR control for the Frenchs Forest town centre. Provide justification supported by detailed contextual analysis, including existing and future character studies, to demonstrate why the site should accommodate a higher density than the town centre.

   The increased FSR supports the precinct's role as a key health and aged care hub, facilitating high-quality seniors living while preserving significant open space.

4. If a taller tower is deemed to be contextually appropriate (following a detailed urban analysis as per items 2 and 3), explore options to reduce the bulk of the built form by proposing a slender 'point' tower that has the potential to achieve design excellence. This may allow for more open space at ground level and increased building separation distances.

   The taller tower at 3 Skyline Place (fronting Warringah Road) has been designed as a slender point tower, reducing visual bulk while maintaining urban design integrity. Its smaller footprint enhances separation between buildings, improving natural light penetration, airflow, and skyline articulation. Its architectural expression emphasizes verticality, with strategic material use and fragmentation of form to further diminish perceived mass and enhance visual interest.

5. Test and provide detail on the proposed building envelope GBA and GFA ratios and ensure articulation zones are appropriately generous.

   The envelopes are sufficiently sized to accommodate the detailed design on 3 Skyline Place, and the same ratio has been applied to 1 Skyline Place, ensuring high levels of resident amenity and compliance with design excellence standards.

6. Break up the length of the buildings to provide more visual permeability from the central open space and the north-south pedestrian boulevard and better amenity for the ILUs.

   Building envelopes have been segmented to create visual breaks, improve sightlines, and enhance the pedestrian experience along the boulevard. Taller elements with greater visual impact have a reduced footprint.

7. Provide a detailed comparison to demonstrate that a scheme with increased height can provide a higher level of amenity, and better sustainability and urban design outcomes. For example, provide comparative testing of a 4-6 storey scheme and a 6-8 storey scheme.

   This analysis formed part of the SDRP2 package. A comparison of 4 options was provided to show how taller buildings resulted in smaller footprints and greater oportunities for deep soil and building separation.

8. Clearly annotate the drawings to show existing trees to be retained (including TPZs), trees to be removed, and new trees proposed.

   Plans identify retained trees, new plantings, and trees requiring removal, ensuring minimal disruption to the existing canopy and integration with the landscape.

9. Demonstrate that the proposed building setbacks are sufficient to allow existing trees to thrive, noting that Option 4 has a reduced setback to the southern boundary.

   The buildings have been strategically set back from the site boundaries to allow for the retention of significant trees, particularly along the Frenchs Forest Road corridor and to the south along Warringah Road. This approach maintains the established landscape character, enhances visual amenity, and reinforces the green buffer along these key frontages.

10. Ensure that side boundary setbacks will enable future development on adjacent sites.

    Setbacks have been designed in accordance with ADG requirements to ensure adequate building separation for privacy, solar access, and ventilation. This allows for future redevelopment of adjacent sites while maintaining appropriate spatial buffers between buildings.

11. Analyse the height of the buildings facing Frenchs Forest Road and consider whether they should be lowered to respond to the canopy height and the low-density residential area opposite.

    These buildings have been lowered to 5 and 6 storeys - inline with the built form at 7 Skyline Place. These buildings are limited in height to

transition to the lower-density residential area and align with the tree canopy.

12. Illustrate the staging strategy and describe the arrival experience for No. 3 Skyline Place prior to the completion of No. 1 Skyline Place.

    No. 3 Skyline Place prior to the completion of No. 1 Skyline Place. The arrival experience for No. 3 Skyline Place has been designed to function independently prior to the completion of No. 1 Skyline Place. A dedicated entry point, clear wayfinding, and an interim drop-off zone ensure seamless access. Pedestrian and vehicle movement are carefully planned to avoid disruption, with safe, well-lit pathways and landscaping to enhance the arrival experience.

13. Review the planning to ensure that internal common areas are not solely south-facing and receive adequate solar access in winter.

    Communal areas have been positioned to maximise northern light, with large windows and courtyards enhancing solar access.

14. Revisit the location of the RACF communal open space and provide shadow diagrams that clearly illustrate the level of solar access in mid-winter.

    Communal open spaces have been positioned to ensure year-round usability, with shadow studies confirming good winter sunlight access.

15. Ensure that residents' bedrooms are not overlooked from public areas.

    Screening, window positioning, and landscape buffers have been incorporated to protect resident privacy.

16. Confirm that the dual-plan arrangement, which will result in the duplication of front-of-house functions and back-of-house services, is acceptable to a future operator.

    The layout has been reviewed with potential operators to confirm efficiency in staffing, services, and resident movement.

17. Demonstrate how visitors to the RACF will pick up and drop off residents by vehicle and by foot.

    A dedicated drop-off area at basement level and a direct entry path at ground level ensure seamless access for visitors and transport services. Emergency services have access from the basement level or along the shared path at 3 Skyline.

18. Consider the transitions between the courtyard and the buildings, including active edges, privacy, landscape buffers, colonnades, and covered walkways.

    Awnings, wide pathways, landscape buffers, and active frontages have been incorporated to create a smooth transition between built and open spaces.

19. Ensure that common corridors and lobbies have access to natural light and outlook. Demonstrate how the outlook from corridors aligns with significant views to the sky and connects with Country.

    Glazed lobbies look out to landscaped spaces providing natural light and views, reinforcing connection to Country.

20. Give each building a unique character and create variation in the facades by designing them in response to their different climatic orientations and outlook.

    Buildings feature distinct material palettes and façade articulation based on solar orientation and outlook.

21. Encourage a greater variety of building types by responding to the different conditions of the site, i.e., the eastern perimeter buildings, central buildings, and street buildings.

    A mix of perimeter (street) and courtyard buildings, point tower and lower buildings, respond to site conditions and optimise residential diversity.

22. Ensure that building recesses are generous enough to provide effective cross-ventilation.

    Deep recesses and operable windows enhance airflow and natural ventilation.

23. Provide articulation and setbacks at the upper levels and create generous roofscapes.

    Upper-level setbacks reduce visual impact, improve proportions, and allow for rooftop communal spaces.

24. Provide an analysis of how the scheme responds to Schedule 8 of the Housing SEPP (2021) 'Design principles for seniors housing' and the Seniors Housing Design Guide.

    The proposal aligns with key principles, ensuring high-quality seniors living with a focus on accessibility, landscape integration, and community amenity.

PRINCIPLES AND SITE STRATEGY

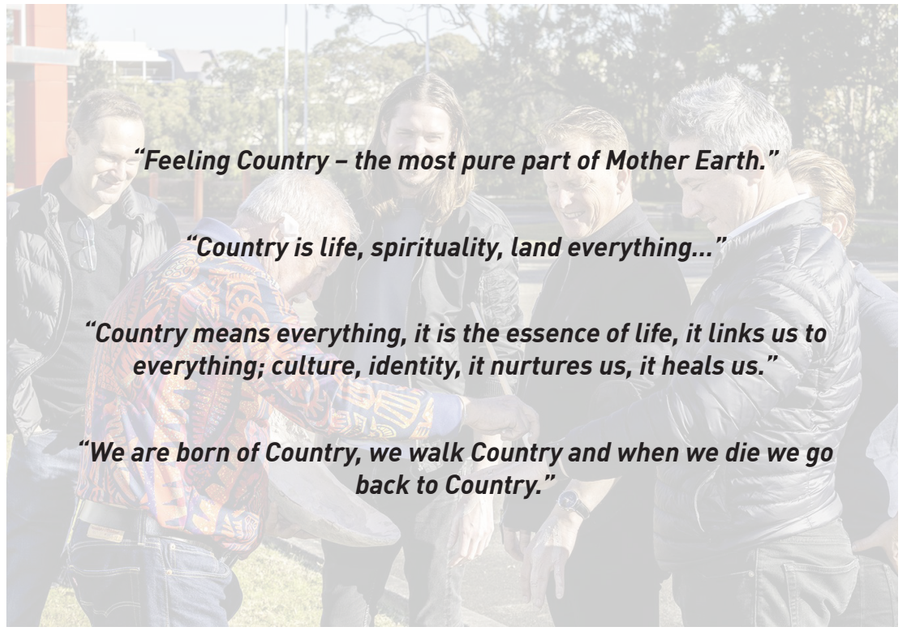
COUNTRY AND READING THE LANDSCAPE

A Connecting with Country framework was developed in consultation with indigenous stakeholders in partnership The Gaimaragal Group, the project design team and client.

This framework encompasses both 1 and 3 Skyline Place sites to ensure a holistic approach is adopted throughout the design of the precinct.

This process revealed key elements that have been adopted within the design including:

- Understanding and portraying cultural knowledge and significant stories within the landscape and built form.
- Indigenous voices told through public art.
- Significant colours from Country to be incorporated within art, materials and builtform.
- Materials valued for their local prevalence and cultural significance.
- The use of native plants to heal the landscape.
- Importance of water within the landscape.



IMAGES FROM SITE VISIT WITH LOCAL KNOWLEDGE HOLDERS

COUNTRY AND BUILT FORM

Our approach to the building layout and design prioritizes connection to place and environmental responsibility. Large central open spaces have been created to support truth-telling and healing, providing a communal heart for the development. The design follows the natural ground contours, minimizing excavation and reducing disruption to the existing topography. Multiple entry points allow for flexible and inclusive access, ensuring individuals and groups can choose how they prefer to approach the site.

The built form and public spaces are designed to foster a sense of welcome and inclusivity. Entries and communal facilities are positioned to engage with both the central courtyard landscape and the public domain, enhancing connectivity and activation. Throughout the ground plane and circulation zones, interstitial spaces provide opportunities for rest, reflection, and informal gathering. Additionally, native landscaping has been reintroduced to encourage biodiversity.

The orientation of buildings and open spaces has been carefully considered to preserve key views, with the six-storey elements positioned to sit behind the tree canopy. Rooftop spaces offer opportunities for connection with Sky Country, reinforcing a deep relationship with the natural environment. Openable walls and high-level windows establish strong visual and physical connections to external spaces, responding to the cultural landscape and fostering an ongoing dialogue with Country.

Material selection has been guided by a commitment to sustainability, prioritizing low-impact and renewable resources. The architectural language, landscape palette, and overall design approach draw from the colors and textures of Country, creating a cohesive and site-responsive outcome. Future-facing in its intent, the project also incorporates meaningful strategies for cultural interpretation, including naming, signage, and storytelling elements that honor and acknowledge the history and identity of the place.

MATERIAL PALETTE OF PROPOSED BUILDINGS

COLOURS OF COUNTRY FROM THE SURROUNDING NATURAL ENVIRONMENT

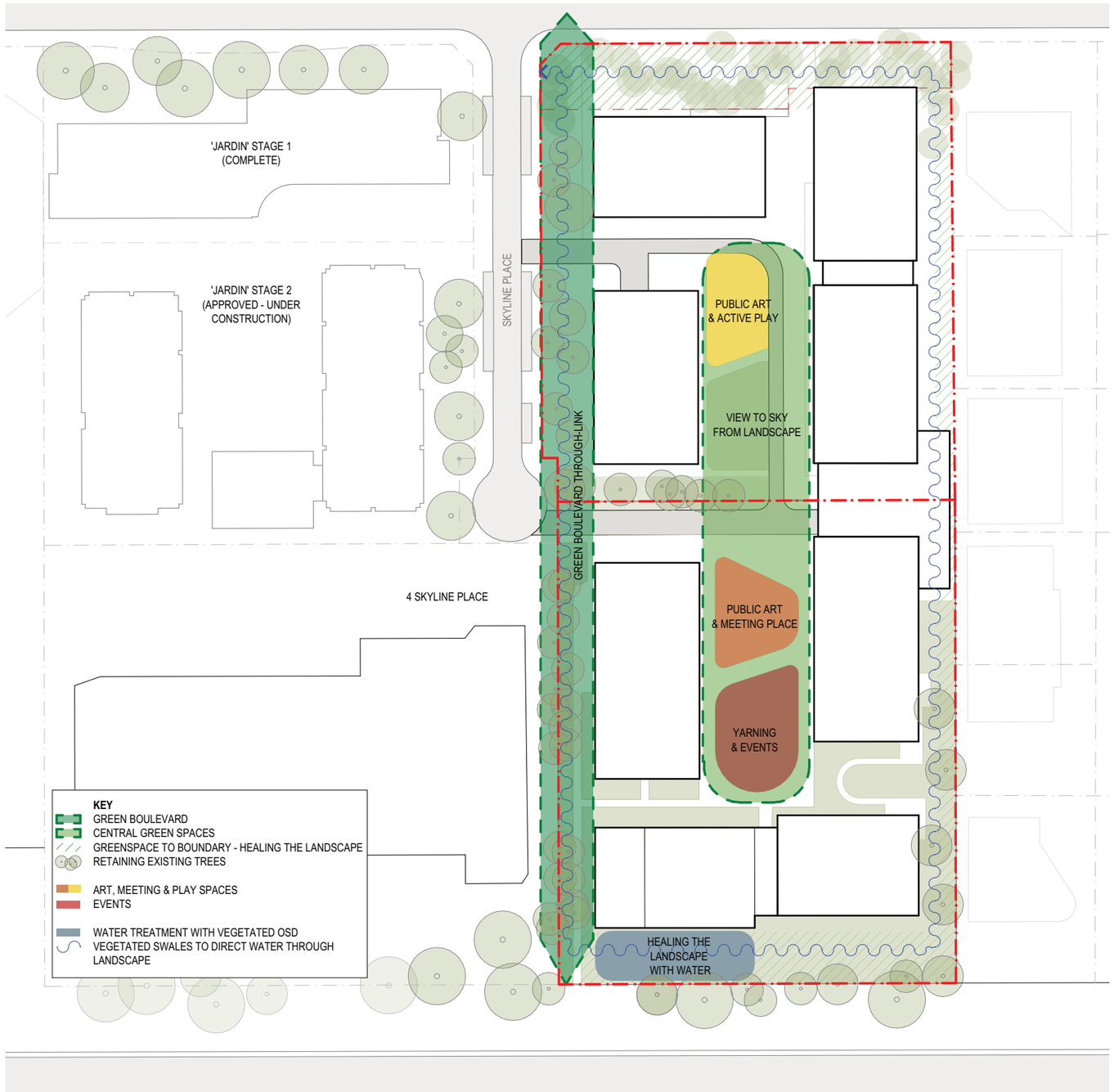
COUNTRY AND LANDSCAPE SPACES

The public spaces have been designed to promote inclusion and an understanding of Country and include a mix of passive and active spaces. The central courtyard and building surrounds provide for a mixture of seating areas that are more intimate and internal facing, or more exposed and externally orientated, reflect the layering of the landscape. Central plaza spaces provide residents with areas to gather or meet. A secondary nature path around the perimeter of the site provides residents with an immersive experience within areas of native vegetation.

Water is an important element within the landscape - it forms a source of food and life, but also a method to heal and restore the landscape. Water will be captured and stored within tanks for re-use within the landscape for the irrigation of garden and lawn areas. Water quality is improved through the use of vegetated swales in addition to filtration tank systems. Native sedges and grasses help restore the quality of the water prior to discharging into adjacent water ways. Permanent water within public spaces will provide a feature either at entrances to communal areas or within play areas providing a direct connection to water. These areas of water reference the importance of water within the landscape for the first nations people of the area.

The plant palette proposed for the project site includes a diverse mix of native species suitable for the Frenches Forest region. This includes a mix of robust, low maintenance species that will provide interest through textured foliage and seasonal colour. The mix includes environmentally and culturally important species that reflect the surrounding areas wetlands, grasslands, heathlands, scrub and forests that has been informed as part of the indigenous consultation process.

Landscape material selection will include robust, low maintenance materials suited to the local environment and includes a mix of natural elements, including hardwood timbers, stone and gravels. Material selection has also been informed by consultation with indigenous stakeholders.



CONNECTING WITH COUNTRY
CONCEPT PLAN

INTERCONNECTED AND ACTIVE MASTERPLAN

1. The design prioritizes shared spaces that encourage interaction among residents. The three sites have been designed to work together in terms of pedestrian pathways, connected landscape, massing and overshadowing, facilities and vehicle circulation.

2. Buidling entries are strategically positioned adjacent to the common area to foster community engagement and interaction.

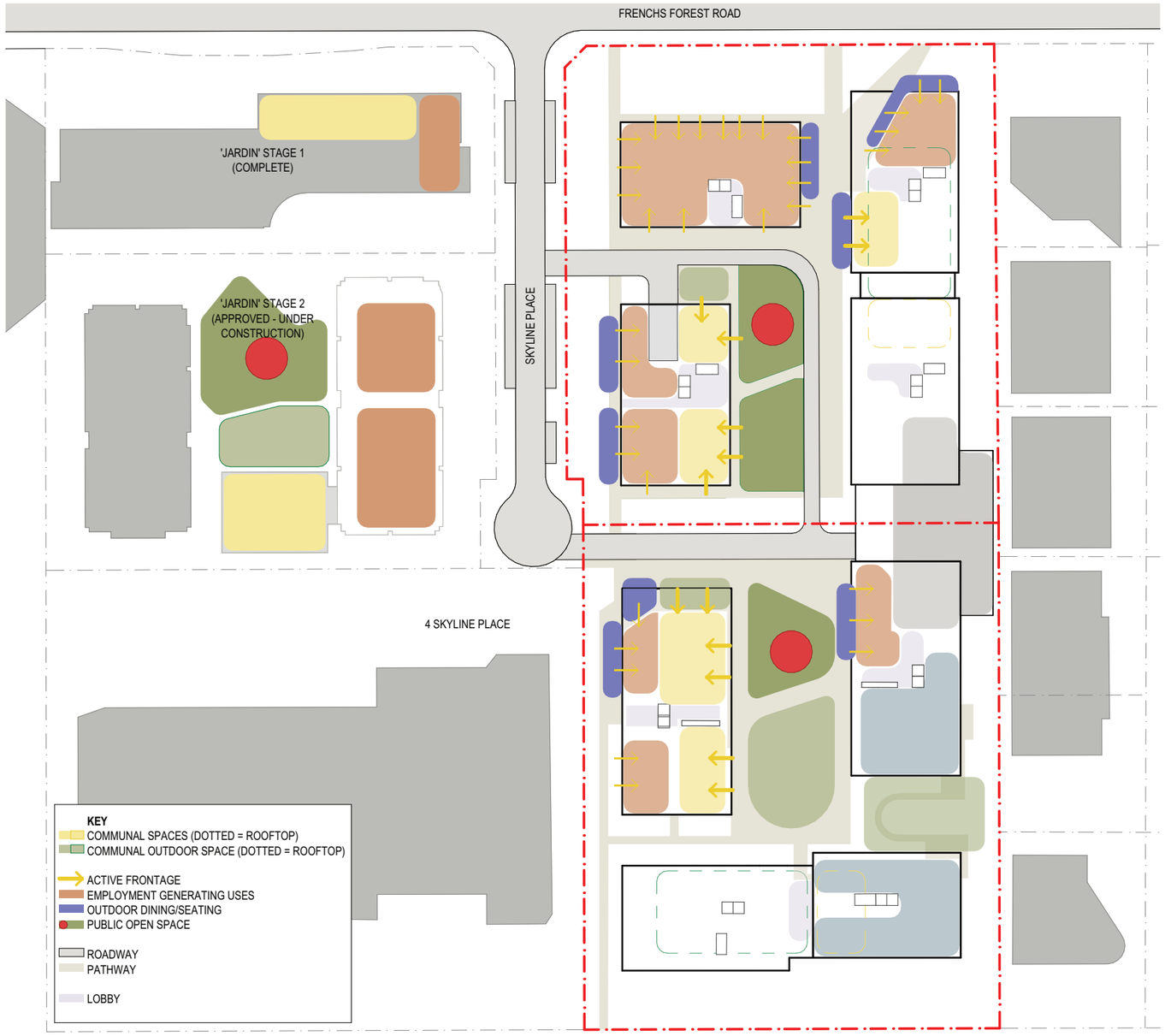
3. The north-facing terrace will serve as a vibrant hub for residents and visitors with maximised solar access.

4. Broad range of common areas and facilities will include lounge, library, multi-function pickle ball court, exercise studio, spa and hydrotherapy room.

5. Landscape is designed to encourage and maximise opportunities for physical activity.

6. Convenient access and drop-off for residents is prioritised, acknowledging the likely use of taxis and other passenger services.

7. Provision is made for ambulance/emergency vehicles and small bus pickup



INTERCONNECTED CONCEPT PLAN

IMAGE: 3 SKYLINE PLACE. VIEW OF BUILDING A COMMUNAL ROOM, INTERNAL STREET AND COMMUNAL OPEN SPACE IN DISTANCE.

CONNECTIVITY AND CIRCULATION

The site's topography has been analysed and the public domain designed to ensure clear and legible access through the site and to the building entries.

'Green Boulevard' site through-link:

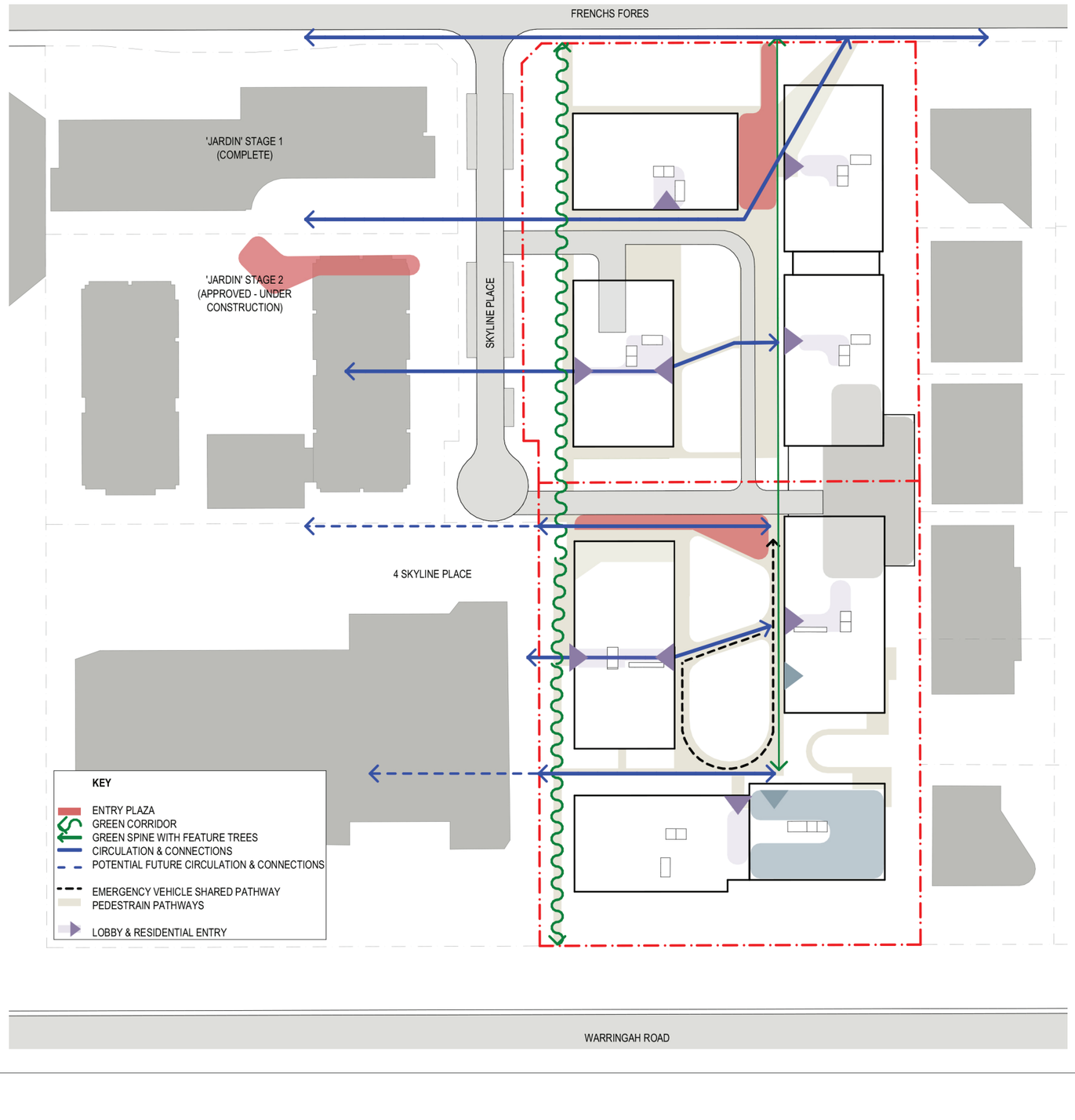
- Along Skyline Place connecting the existing 'JARDIN' residences at 5 & 7 Skyline Place.
- Connects communal facilities at 5 & 7 Skyline Place to the 1 & 3 communal facilities.
- Activated with groundfloor employment generating uses.
- Existing canopy trees along the boulevard provide scale and greening to the streetscape of Skyline Place.
- Compliant access with walkways max 1:20.

Internal Boulevard:

- Along the internal access roadway connecting 1 & 3 Skyline Place.
- Connects central courtyards, communal facilities and public open spaces.
- Activated with groundfloor employment generating uses.
- Shaded with native trees along length of boulevard.
- Compliant access to building entries with walkways max 1:20.
- Compliant stair access

Intended Shared Facilities:

- Facilities for 7, 5, 3 and 1 will be shared facilities, services and access, pool, pickleball court and cinema etc.



CONNECTIVITY AND CIRCULATION CONCEPT

IMAGE: VIEW OF CENTRAL OPEN SPACE FROM GREEN SPINE, WITH ACTIVE USES AROUND THE PERIMETER.

SAFE VEHICLE MOVEMENTS

The internal vehicle network is designed to minimize surface-level circulation, prioritize pedestrian safety, and ensure efficient access for residents, visitors, services, and emergency vehicles. Vehicles are directed to basement parking as quickly as possible to maintain an open, pedestrian-friendly ground plane.

A one-way, low-speed road runs through No. 1 Skyline, adjacent to the open space, connecting directly to No. 3 Skyline. This ensures controlled, slow-moving traffic while maintaining a strong pedestrian focus. At-grade parking is provided along this route for short-term parking needs. A basement access point is located near the site access at No. 1 Skyline, allowing vehicles to quickly move underground and avoid unnecessary circulation on internal roads.

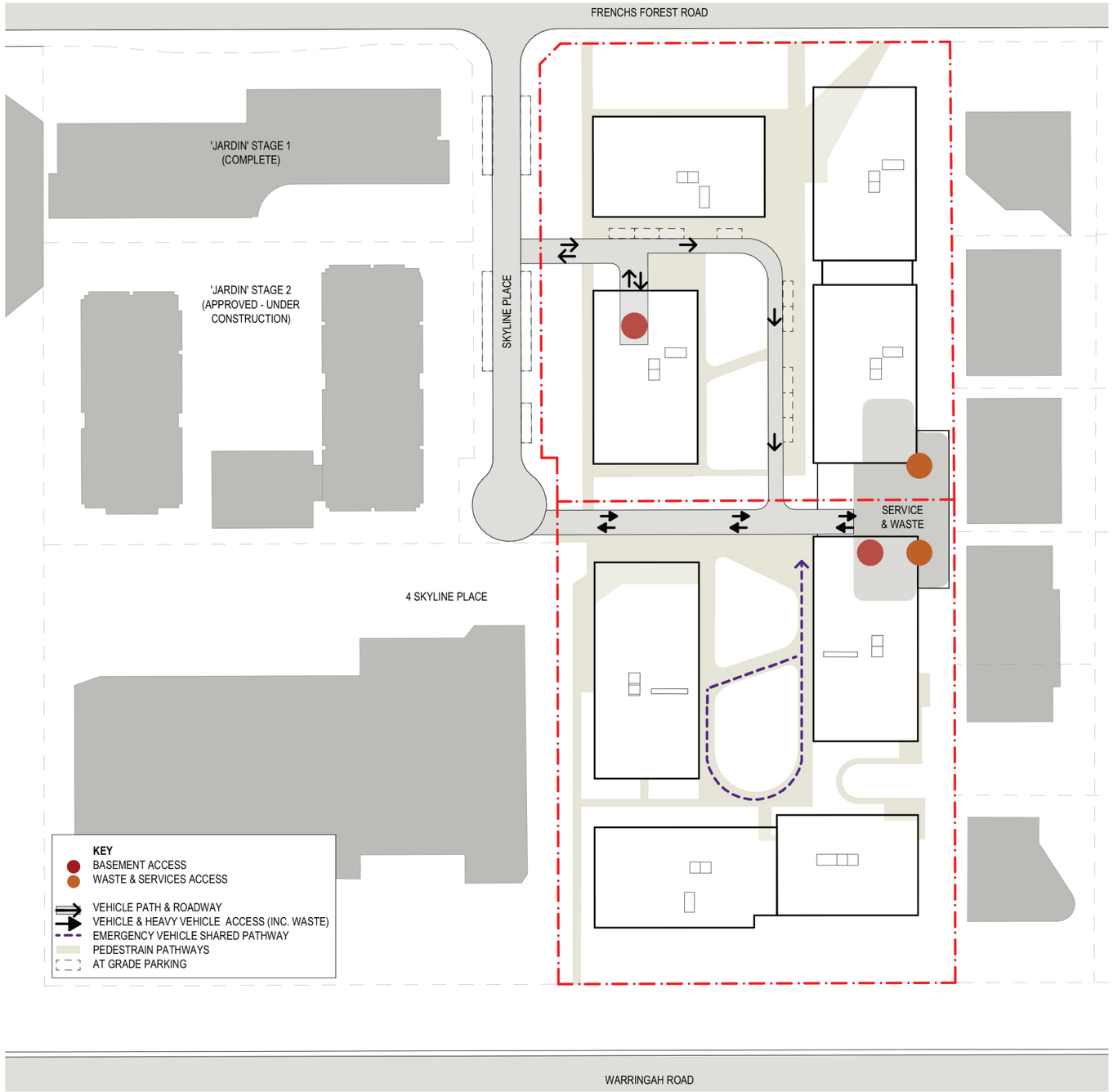
A shared service road at No. 3 Skyline extends to the eastern boundary, providing direct access for waste collection, loading, and service vehicles. This road also serves as an entry point to the basement parking, ensuring that vehicles are taken underground immediately.

A dedicated drop-off area is positioned at No. 3 Skyline near the open space, providing access to the RACF at grade.

Basement parking is prioritized across the site, with entries positioned to remove vehicles from the road network as efficiently as possible. Visitor parking is also located within the basement, reducing congestion and ensuring that the ground level remains focused on pedestrians and landscaping.

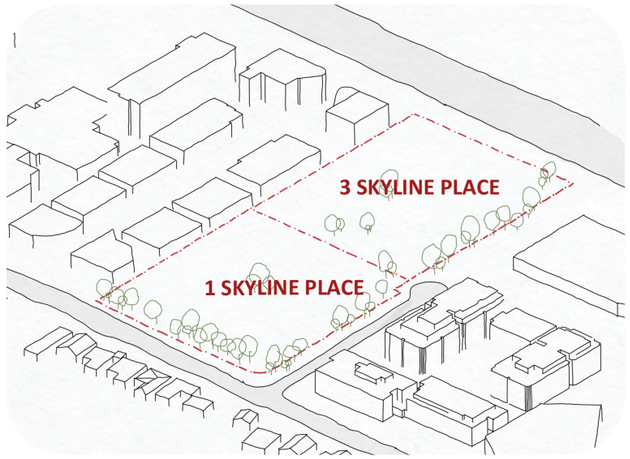
Pedestrian movement is prioritized through dedicated pathways, clear wayfinding, and minimal interaction with vehicles. The one-way road near No. 1 Skyline and the open space is designed for slow-moving traffic and safe crossings.

The internal pathway surrounding the communal space at No. 3 Skyline is sized to function as an emergency access route. This shared path allows emergency vehicles to reach key areas while maintaining a landscape-integrated design that enhances everyday use.

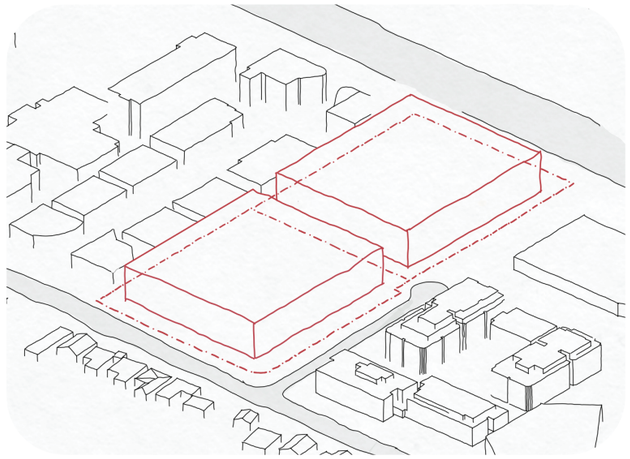


SAFE VEHICLE MOVEMENTS CONCEPT

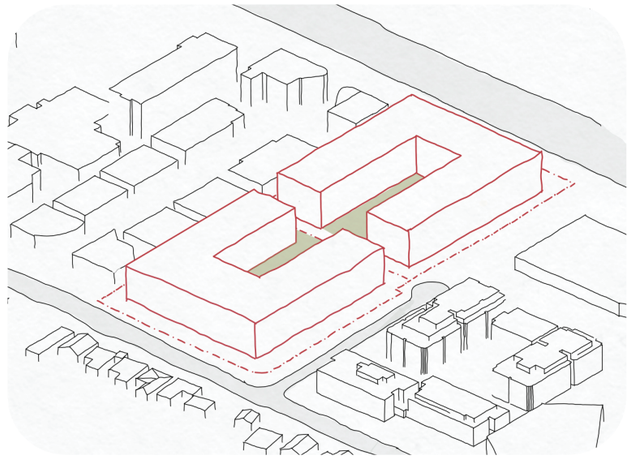
MASSING STRATEGY APPROACH



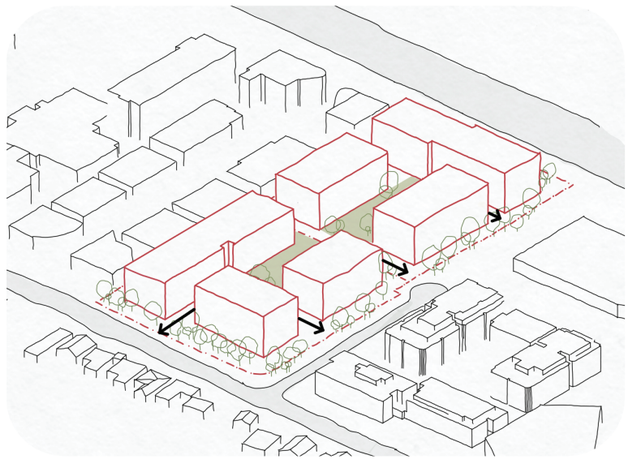
01 Large sites with access from Skyline Place. 1 Skyline Place is visible from



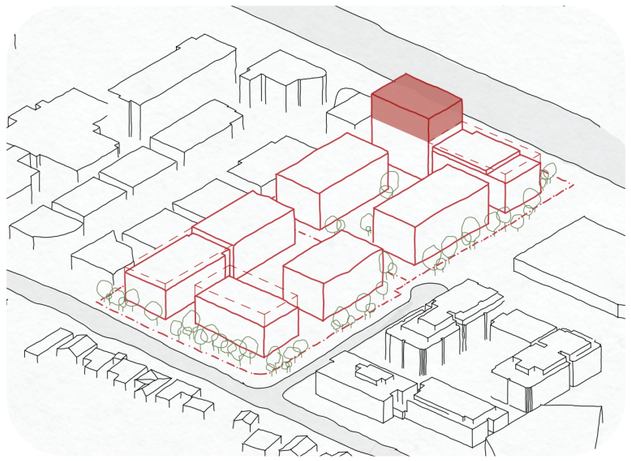
02 A precedent of height and massing has been set with the development at 5 & 7 Skyline Place.



03 Perimeter block forms with a central courtyard is adopted.



04 Create breaks in the perimeter block to allow for access and permeability, with building separations that comply with the ADG and allow for best solar access.



05 Consider unique site conditions, view impacts and the topography of the site. Additional height can be incorporated without visual impact and overshadowing, while buildings facing Frenches Forest Road and lowscale residential properties are lower.

06 Consider the different uses on site and the address that they require. Retail fronts Frenchs Forest Road and Skyline Place, apartment lobbies have main access from Skyline Place or the central open space, and the RAC addresses the courtyards with parking and ambulance parking at lower level.

MASSING STRATEGY

The approach to the massing adopts an iterative and rational approach to positioning built form on the site. It is guided by the unique circumstances of the site, and ensures that the proposed envelopes support the realization of the site's overall vision. Through a considered application of these principles, the strategy balances spatial efficiency, contextual sensitivity, and design intent to create a cohesive and well-integrated built environment.

The strategy has been developed from the feedback recieved at SDRP1 and SDRP2.

- Lower buildings Frenchs Forest Road and the existing lower scaled residential neighbourhood to the north of the site.
- The Boulevard concept is enhanced, with lower buildings adjacent to provide for the visual continuation of Skyline Place.
- The tallest building forms are positioned where it has the least visual impact on existing residential neighbourhoods and has the least overshadowing impact on common areas.
- Buildings to the eastern boundary and southern boundary stretch across the site to reduce wind in the central common space, noting that this site is one of the windiest in Sydney.
- The tall building fronting Warringah Road features distinct architectural treatments.

MASSING STRATEGY OUTCOME

IMAGE: VIEW OF 14 STOREY POINT TOWER AT 3 SKYLINE PLACE FROM WARRINGAH ROAD CORRIDOR

A NORTHERN BEACHES URBANISM

This design approach to form and massing has informed 3 Skyline Place & 1 Skyline Place.

1. EXISTING BUSINESS PARK CHARACTER

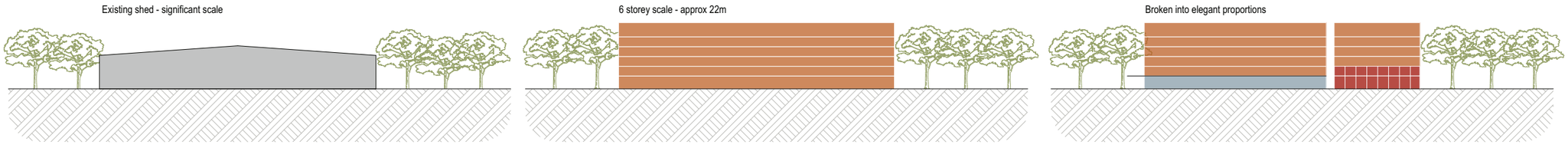
_Sheds in forested carparks

2. EMERGING FUTURE CHARACTER

_Urban intensification retaining mature trees
_Masonry base relates to the scale of mature eucalypts

3. A NORTHERN BEACHES URBANISM

_Based on a typical, repeating 6-storey masonry datum
_Richly detailed and expressive at street level
_Accommodating commercial or residential uses
_An architecture of solidity and enclosed balconies, scaled to the canopy of existing trees
_With shopfronts or 'terrace house' apartments below the tree canopy



4. UPPER-LEVEL EXTENSIONS ADOPT A BROAD, HORIZONTAL EXPRESSION

_Upper-level extensions adopt a broad, horizontal expression

_Contrasts with solidity below

_An architecture of cantilevered balconies - expansive outlook above the forest

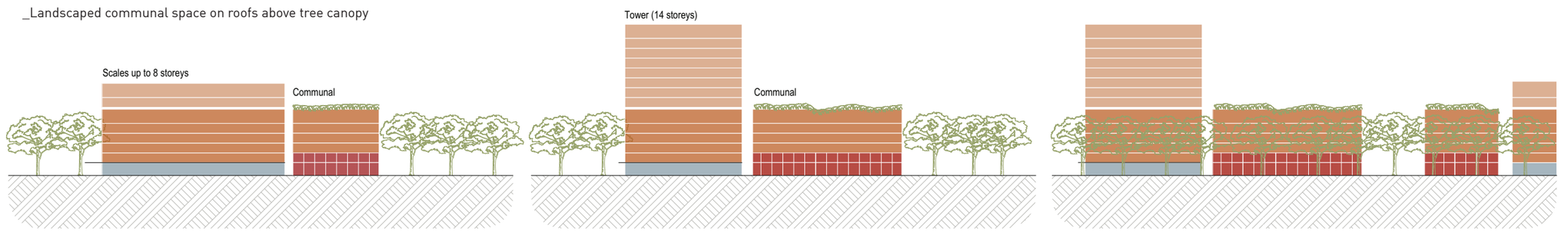
_Landscaped communal space on roofs above tree canopy

5. IN SPECIAL LIMITED CASES, POINT TOWERS CAN BE ACCOMMODATED

_Scale and siting based on minimising impacts
_Depends on slender vertical proportions and generous separations
_Also adopts architecture of cantilevered balconies

6. NEW TREE PLANTINGS AMPLIFY THE LANDSCAPE SETTING

_New tree plantings amplify the landscape setting
_New streets and public domain establish the urban forest character



A SCALABLE AND FLEXIBLE MODEL EVOLVES

CONCEPT DA - 1 & 3 SKYLINE PLACE - SUMMARY

The proposed concept development application is for 6 building envelopes (6-14 storeys), comprising of 360 independent living units a 20 bed residential care facility and a range of complementary non-residential uses. The development application also incorporates internal roads, pedestrian pathways, landscaped areas and basement car parking.

The proposed application includes concept building envelopes across 1 & 3 Skyline Place. The proposed seniors housing project is designed to integrate with previous stages while enhancing the site's accessibility, sustainability, and amenity.

DESIGN STRATEGY

Optimized Site Planning:

- The development maximizes building separations to enhance outlooks, sightlines, and views of the sky.
- The majority of existing trees along Frenchs Forest Road are retained to maintain deep soil networks across the precinct.
- Water management strategies are incorporated to support sustainability and landscape resilience.

Sustainability and Environmental Considerations:

- Extensive landscaped areas designed to mitigate the urban heat island effect, enhance environmental sustainability, and improve overall thermal comfort for residents.
- Water management strategies, including stormwater reuse for irrigation.

Built Form and Scale:

- The concept design includes varied building heights, allowing a transition from lower structures near residential areas to taller elements within the precinct. Lower buildings front Frenchs Forest Road, maintaining a respectful relationship with the surrounding context.
- The tallest building elements are positioned to minimize overshadowing and enhance wind protection for central communal spaces.
- A perimeter block form is used, integrating with the approved first-stage development and providing a strong visual identity.

Accessibility and Circulation:

- A 'Green Boulevard' is introduced along Skyline Place, linking the new development with communal facilities at Stages 1 and 3.
- The internal boulevard connects courtyards and public spaces, with fully accessible pedestrian pathways ensuring mobility for residents.
- Internal roadway. Dedicated zones for emergency and service vehicle access.

KEY OUTCOMES

Urban Integration: The development respects the existing built environment while contributing to the evolving character of the precinct.

Social Connectivity: Ample open spaces, communal areas, and active street frontages encourage interaction among residents and the wider community.

Public Realm Enhancement: The inclusion of publicly accessible spaces, employment-generating uses, and community-focused amenities enhances liveability for seniors.

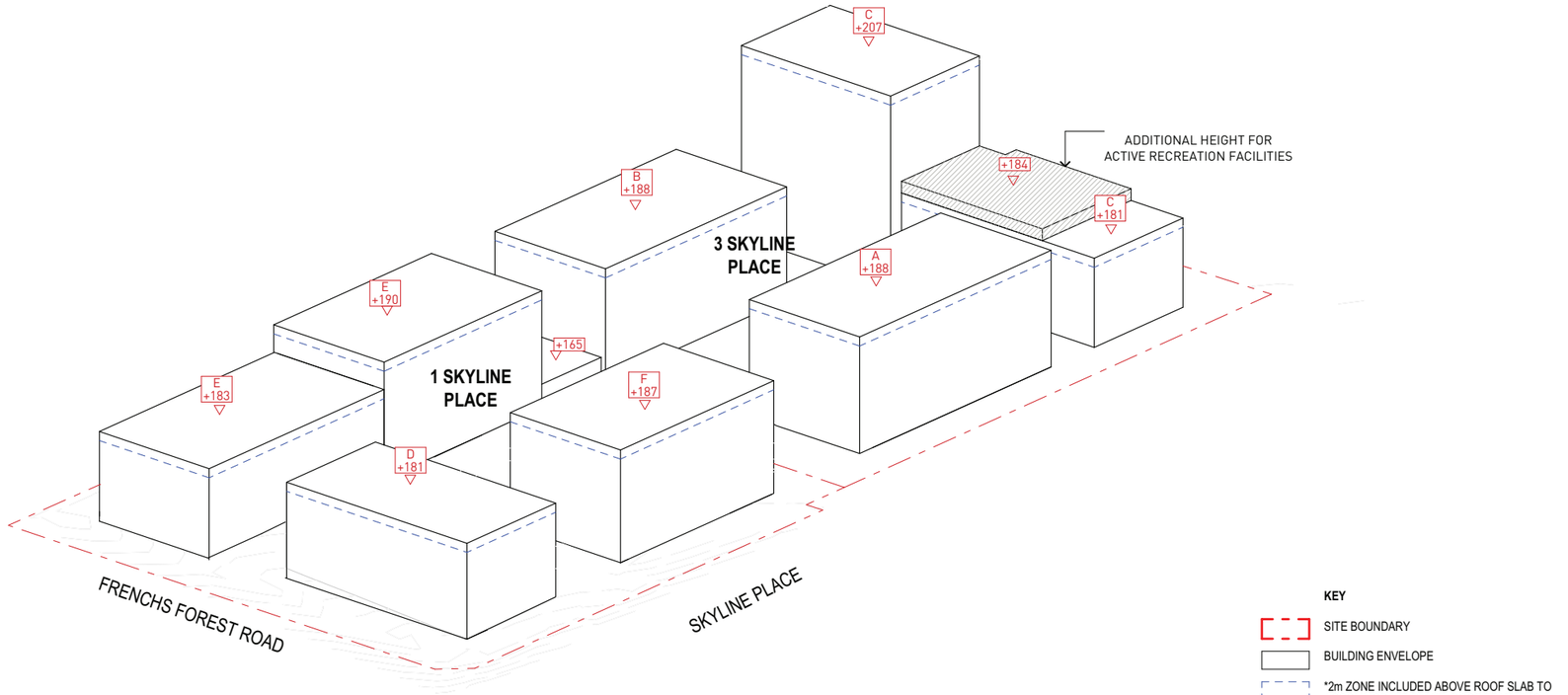
DEVELOPMENT SUMMARY

The development includes:

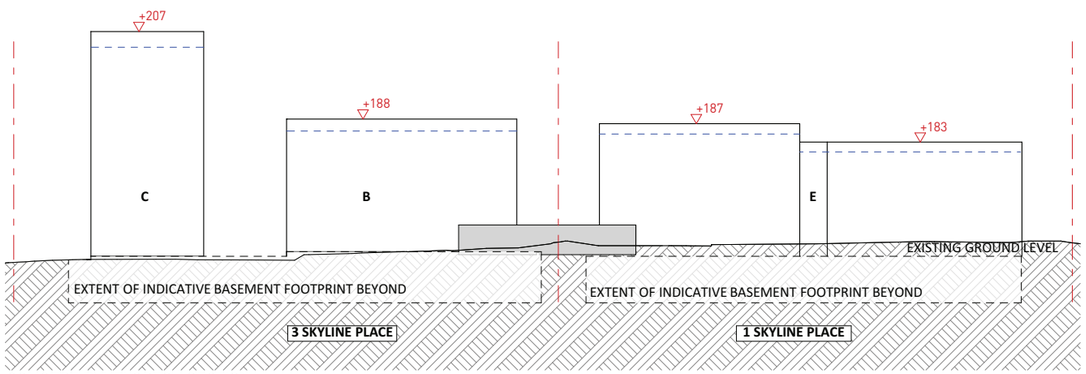
- Residential Flat Buildings: 6 buildings providing independent living units for seniors and a residential aged care facility.
- Employment-Generating Uses: Commercial spaces fronting Frenches Forest Road and Skyline Place at ground level.
- Public and Communal Spaces: A large publicly accessible central courtyard designed for social interaction and resident engagement. A rooftop garden and attached communal space. Smaller communal spaces at ground level that front the central open space.
- Basement Facilities: Storage, car parking, and bicycle parking to support residents and visitors.

The concept envelope scheme has been provided along with a set of reference plans for information only. These plans are to demonstrate that the proposed envelopes are capable of supporting a building that complies with both the Seniors Guide and the Apartment design Guide.

KEY DEVELOPMENT METRICS - REFERENCE SCHEME FOR INFORMATION ONLY	
SITE AREA	22,650m²
GROSS FLOOR AREA - RESIDENTIAL	48,261m²
GROSS FLOOR AREA - NON-RESIDENTIAL	2, 111m²
TOTAL GROSS FLOOR AREA	52,193m²
COMBINED FSR	2.3:1
LANDSCAPED AREA (DEEP SOIL)	5688m² (25%)
MAX HEIGHT OF BUILDINGS	14 storey
NO. APARTMENTS	343
1 Bed	23 (7%)
2 Bed	88 (26%)
3 Bed	232 (67%)



CONCEPT ENVELOPES



CONCEPT ENVELOPES - SECTION

STAGE 1 DA - 3 SKYLINE PLACE SUMMARY

The proposed development is for the demolition of the existing buildings on the site and construction of a mixed use development, incorporating seniors housing, a residential aged care facility and complementary employment generating uses.

3 Skyline Place is a mixed-use seniors housing development, incorporating independent living units (ILUs) and a Residential Aged Care Facility (RACF). It is designed to support both independent and high-care needs residents, fostering aging in place within a safe and connected community environment.

This stage forms part of the broader Skyline Place precinct, aligning with the vision for a health-focused urban renewal area while providing high-quality, sustainable, and supportive housing for seniors.

DESIGN STRATEGY

Integrated Seniors Living Model:
This stage supports a continuum of care, allowing residents to transition from independent living to aged care without leaving the community. The co-location of ILUs and RACF fosters a strong social support network for aging residents.

Sustainability and Environmental Considerations:

- By maximizing green spaces, deep soil zones, and native vegetation, the project fosters natural cooling, improves air quality, and contributes to local biodiversity
- Passive design elements, including natural ventilation, solar shading, and green landscaping, reduce environmental impact. Stormwater management strategies are incorporated to enhance sustainability.

Built Form and Scale:

- Increased building height in key locations, strategically designed to ensure shadows fall primarily onto Warringah Road, minimizing impact on adjacent properties.
- Mid-to-high-rise massing, stepping down towards Frenchs Forest Road and Skyline Place, creating a transition between the business park and lower-scale areas.
- Strong vertical articulation and façade treatments to break up bulk and enhance visual interest
- Optimized solar access, ensuring good daylight penetration to internal spaces while limiting overshadowing impacts on key public areas.

Accessibility and Circulation:

- Direct pedestrian links connect to the broader Skyline Place precinct.
- The new vehicle and pedestrian network creates a defined street frontage and improved visibility, addressing the current lack of presence in the cul-de-sac
- The internal boulevard connects courtyards, communal facilities, and open spaces for seamless navigation by seniors and care staff
- Special access provisions for emergency services, ambulances, and staff ensure safe and efficient care delivery

KEY OUTCOMES

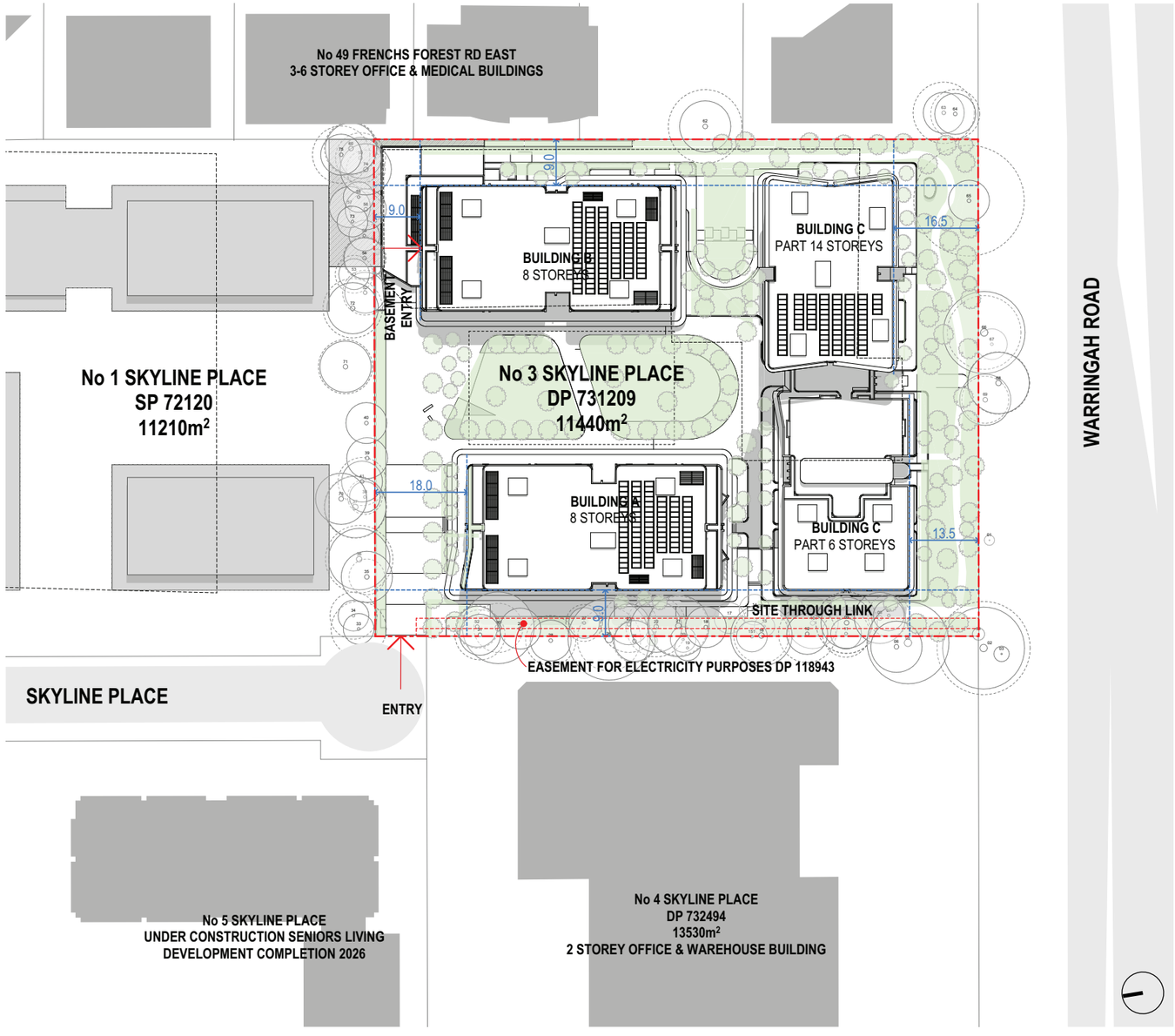
- Aging in Place Model: Allows seniors to transition seamlessly from independent living to aged care as their needs evolve.
  Community and Social Well-Being: Designed to foster engagement, with shared courtyards, lounge areas, and communal spaces encouraging interaction.
- High-Quality Aged Care Services: The RACF provides on-site medical and personal care, ensuring residents have access to comprehensive health support.
- Sustainability and Efficiency: The RACF and ILUs prioritize energy-efficient design, reducing operational costs while maintaining a high standard of comfort.
- Urban Integration with Minimal Impact: The development is scaled appropriately to respect its surroundings.

DEVELOPMENT SUMMARY

The development includes:

- Independent Living Units (ILUs): A mix of one, two, and three-bedroom apartments designed for seniors who can live independently but may require future support.
- Residential Aged Care Facility (RACF): A dedicated high-care facility providing 24/7 medical and personal care services, ensuring continuity of support for residents as their needs change.
- Communal and Open Spaces: A generously sized internal courtyard that serves as the heart of the development, promoting social interaction and resident well-being.
- Basement Parking and Facilities: Secure storage, dedicated aged care parking, and bicycle parking for residents and visitors.
- Complementary Employment Generating Uses: Spaces are provided at ground level to provide for a range of uses such as allied health, neighbour shops and cafes.

KEY DEVELOPMENT METRICS - TAKEN FROM 3 SKYLINE DEVELOPMENT APPLICATION SET	
SITE AREA	11,440m²
GFA - RESIDENTIAL (INC RAC)	28,470m²
GROSS FLOOR AREA - NON-RESIDENTIAL	541m²
TOTAL GROSS FLOOR AREA	30,506m²
FSR	2.5:1
DEEP SOIL	2,405m² (21%)
LANDSCAPE AREA	3,823 (33.4%)
HEIGHT OF BUILDING	6-14 storeys
NO. APARTMENTS	200
1 Bed	22
2 Bed	47
3 Bed	131



SITE PLAN
FROM 3 SKYLINE DETAILED DESIGN SET

TREE STRATEGY

The site is a disturbed and reconstructed landscape, with remnant vegetation and topography significantly altered from past development. Given the nature of the existing single-storey large footprint industrial developments, existing vegetation is limited to the perimeter of the sites, with limited vegetation distributed within the centre of the sites.

Significant native trees are located within the setbacks and frontages of the site. This includes a mix of Angophora, Eucalyptus, Acacia, Casuarina and Melaleuca species up to 10-24m in height.

1 Skyline Place contains a small portion of vegetation within the biodiversity value mapping located on the northern corner of the site. The land within this property has been listed as extensively cleared to completely cleared. For a detailed biodiversity assessment refer to the 'Biodiversity Development Assessment Report' prepared by écologique Environmental Consulting.

3 Skyline Place does not have any vegetation within the biodiversity value mapping. The land within this property has been listed as completely cleared.

Tree clearing is required for the construction of the proposed development above ground structures (heights and extents shown) and the below ground structures (basement extents shown blue).

New tree plantings are proposed that will supplement existing tree plantings and increase the canopy cover.

For a detailed tree assessment, refer to the 'Arboricultural Impact Assessment' prepared by Bradshaw Consulting Arborists.

No. 1 Skyline Place:

Trees to be removed within the property boundary = 57
Trees to be retained within the property boundary = 45
Anticipated new tree plantings = 140

No. 3 Skyline Place:

Trees to be removed within the property boundary = 16
Trees to be retained within the property boundary = 16
New tree plantings = 210

Trees to be retained

Trees to be removed

IMAGE: TREE RETENTION & REMOVAL

CANOPY COVER

The established canopies provide scale, screening and natural shade. New tree plantings will supplement existing trees to be retained, increasing the canopy cover over the site that will aid in reducing the urban heat island effect.

New trees are located so that they do not crowd and impact the existing trees' long-term health and vigour. These are primarily located within the central courtyard spaces, laneway avenues and along the eastern and southern boundaries.

A detailed plant schedule for 3 Skyline Place "Stage 1 DA" including the full list of species, pot sizes and maintenance requirements is included within the landscape drawing package.

No. 1 Skyline Place:

Site area = 11,210 m^2
Canopy cover via existing trees = 16%
Canopy cover via new trees = 15-20%
Total anticipated canopy cover = 30-35%

No. 3 Skyline Place:

Site area = 11,440 m^2
Canopy cover via existing trees = 6%
Canopy cover via new trees = 22-28%
Total anticipated canopy cover = 30-35%

Canopy cover via existing trees

Canopy cover via new trees

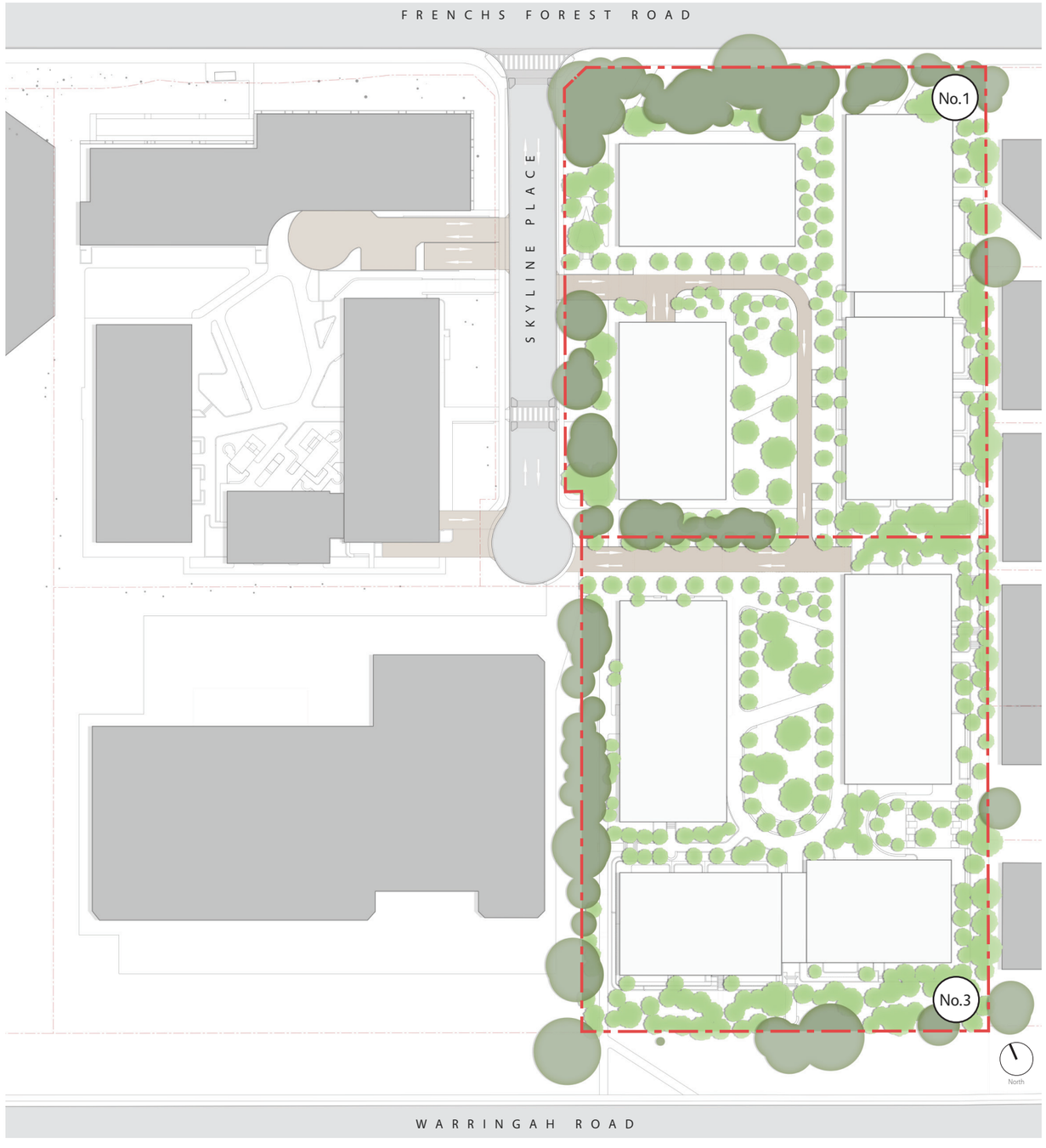


IMAGE: CANOPY COVER

LANDSCAPE AREA

Landscape areas for purposes of growing softscape elements, such as lawn, mass planting and trees, and permeable natural surfaces, such as decomposed granite gravel, are provided throughout the perimeter of the site and within the internal courtyard spaces between the buildings. Landscape areas include softscape areas located on podium where the soil depth is greater than 1m.

Housing SEPP: required landscape area = 30% of site area

Northern Beaches Council DCP: required landscape area = 33.3% of site area (greater than 2m width and 1m soil depth)

No. 1 Skyline Place:

Site area = 11,210 m^2
Anticipated landscape area = 34%

No. 3 Skyline Place:

Site area = 11,440 m^2
Landscape area = 34%

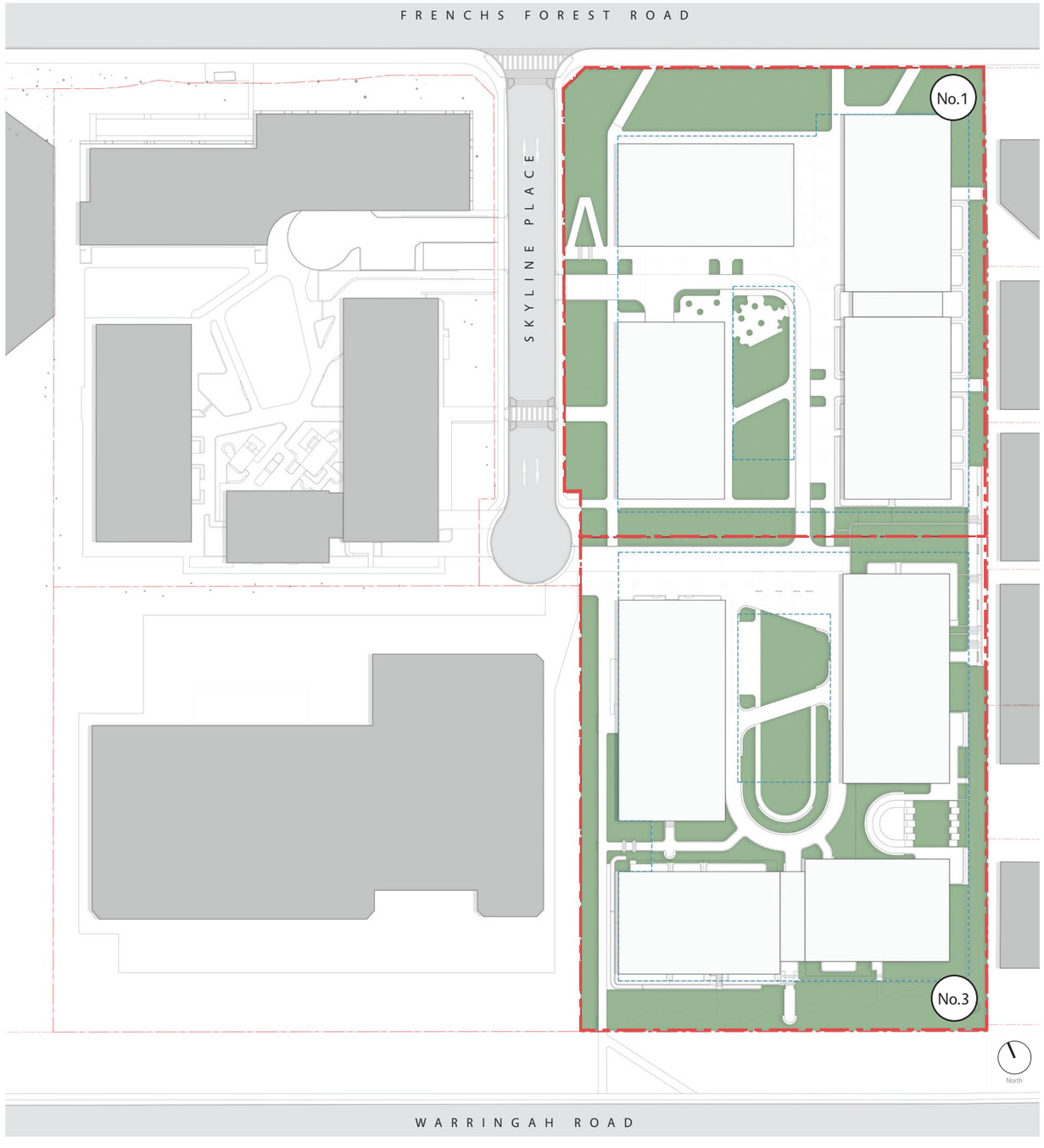


IMAGE: LANDSCAPE AREA

DEEP SOIL AREA

Deep soil areas for purposes of growing softscape elements, such as lawn, mass planting and trees, and permeable natural surfaces, such as decomposed granite gravel, are provided throughout the perimeter of the site and within the internal courtyard spaces between the buildings in the centre of the basement. These are located to maximise contiguous deep soil volumes where possible on the site.

Housing SEPP: required deep soil = 15% of site area (minimum 6m dimension).

ADG Guidelines: required deep soil = 15% of site area for sites greater than 1,500m^2 (minimum 6m dimension).

No. 1 Skyline Place:

Site area = 11,210 m^2
Anticipated deep soil area = 25%

No. 3 Skyline Place:

Site area = 11,440 m^2
Deep soil area = 20%

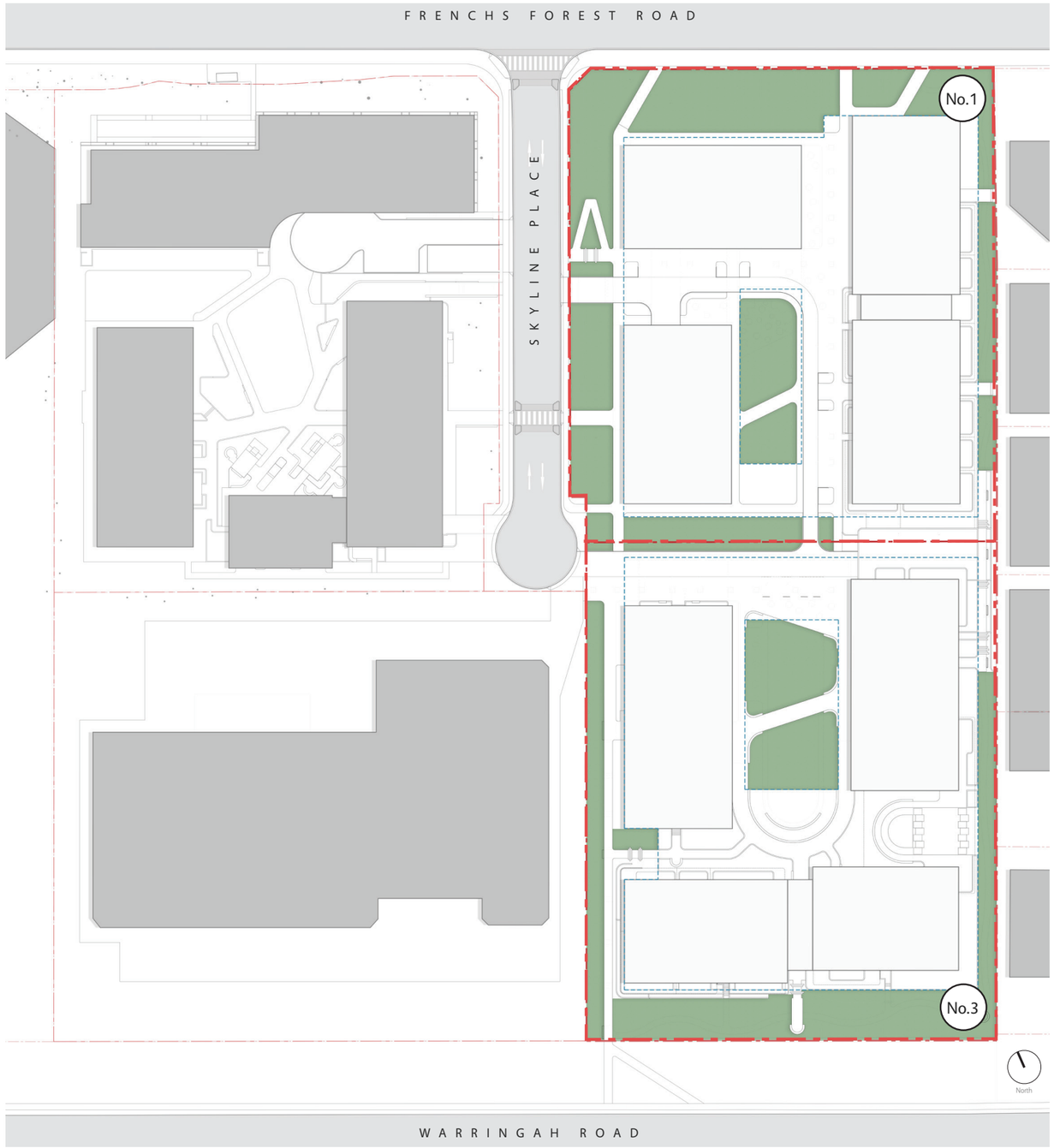


IMAGE: DEEP SOIL AREAS

PLANTING CHARACTER

The planting character for the project aims to enhance existing environmental areas in addition to establishing attractive garden spaces for the residents. The character areas include:

- Landscape buffer plantings.
- Communal / publicly accessible spaces.
- Private residential terraces.

Landscape buffer plantings are located around the perimeter of the sites and include the retention of existing significant native trees. These areas are mass-planted and are generally not accessible for pedestrians apart from pathway links. This character area also includes the small portion of vegetation identified within the biodiversity value mapping on the northern corner of 1 Skyline Place. The species selection for this character area are native and reflect the surrounding region wetlands, grasslands, heathlands, scrub and forests. The planting layout for these spaces will be informal to reflect the surrounding environmental areas within the region.

Communal and publicly accessible spaces include the building surrounds and public domain. These areas are accessible by residents and non-residents. These areas include avenue tree plantings to delineate laneways and pedestrian boulevards. The species selection for this character area includes a mix of native and non-evasive exotics suitable for the varying micro-climates located throughout the public domain. The planting layout will be formal to establish an attractive appearance for communal and publicly accessible spaces.

Private residential terraces are located on the groundfloor and provide residents with their own garden spaces to enjoy. The species selection for this character area includes a mix of native and non-evasive exotics suitable for the varying micro-climates located around the buildings. The planting layout will be formal to establish an attractive appearance akin to private residential gardens.

- Landscape buffer planting
- Communal / publicly accessible spaces
- Private residential terraces

IMAGE: PLANTING CHARACTER

PLANT PALETTE

The plant palette proposed for the project site includes a diverse mix of native species suitable for the Northern Beaches region. This includes a mix of robust, low maintenance species that will provide interest through textured foliage and seasonal colour.

The mix includes environmentally and culturally important species that reflect the surrounding areas wetlands, grasslands, heathlands, scrub and forests that has been informed as part of the indigenous consultation process.

The mix will be supplemented with additional native species and non-evasive exotics suitable for the varying micro-climates located within the site in addition to establishing a residential character for communal spaces and groundfloor private terraces.

Irrigation will be provided to all podium planters and garden areas under roof overhangs in addition to key landscape areas such as around building entries. Landscape buffer planting areas will not be irrigated.

The following is a selection of species proposed within the development. A more detailed plant schedule for 3 Skyline Place "Stage 1 DA", including the full list of species, pot sizes and maintenance requirements, is included within the landscape drawing package.

Landscape Buffer Planting Species Mix


Actinotus helianthi


Hibbertia scandens


Kennedia rubicundra


Dianella caerulea


Doodia aspera


Lomandra longifolia


Acacia linifolia


Banksia ericifolia


Telopea speciosissima


Angophora costata


Banksia serrata


Ceratopetalum apetalum

Communal / Publicly Accessible Spaces Species Mix


Casuarina glauca 'Cousin It'


Chrysocephalum apiculatum


Grevillea lanigera 'Mt Tamboritha'


Alpinia zerumbet 'Cream Shell Ginger'


Arthropodium cirratum


Lomandra longifolia 'Tanika'


Callistemon viminalis 'Better John'


Correa alba


Viburnum odoratissimum


Livistona australis


Tristaniopsis laurina 'Luscious'


Pyrus calleryana 'Chanticleer'

Private Residential Terraces Species Mix

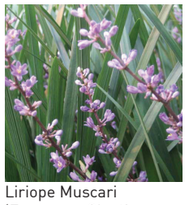

Dichondra argentea 'Silver Falls'


Senecio mandraliscae


Hardenbergia violacea


Anigozanthos 'Bush Gold'


Clivia miniata


Liriope Muscari 'Evergreen Giant'


Rhaphiolepis Indica 'Snow Maiden'


Syzygium australe 'Resilience'


Westringia fruticosa 'Grey Box'


Elaeocarpus eumundii


Lagerstroemia indica x fauriei 'Tuscarora'


Magnolia grandiflora 'Little Gem'

WINTERGARDENS

Wintergardens enhance resident amenity, address environmental factors, and comply with the NSW Apartment Design Guide (ADG). Some balconies incorporate sliding glass screens, providing year-round usability by protecting against noise, wind, and extreme weather while maintaining an open-air connection. Integrated seamlessly into the building's architecture, wintergardens ensure solar access, natural ventilation, and energy efficiency without adding visual bulk. Their design aligns with ADG principles of adaptability, accessibility, and sustainability.

Design and Functionality

Wintergardens create a smooth transition between indoor and outdoor spaces. The sliding glass walls can fully open for ventilation in warm months or close to provide shelter in colder seasons or from wind. The design ensures balconies appear open, as the glass doors slide neatly in front of walls and screens.

- Noise Buffering: For apartments facing Warringah Road, wintergardens significantly reduce traffic noise, making balconies more usable
- Wind Protection: At upper levels, they create a comfortable, shielded outdoor space
- Solar Access: On the east and west elevations, they provide solar access to living rooms, avoiding the need to place balconies in front of bedrooms - a layout that residents typically find less desirable

Resident Benefits

1. Year-Round Usability – Traditional balconies often become impractical due to wind and noise; wintergardens remain functional
2. Energy Efficiency – Enclosed spaces improve insulation, reducing heating and cooling costs
3. Comfort & Flexibility – Residents can adjust enclosure levels to suit weather conditions

Visual Integration & Bulk Considerations

Wintergardens are recessed behind small balconies with space for potted plants, adding depth and variation to the façade without increasing perceived bulk.

Floor Space Ratio

- Total GFA: 30,506 sqm
- GFA excluding wintergardens: 29,011 sqm

Compliance with Apartment Design Guidelines

The Wintergardens meet the intent of ADG clauses, including:

- Clause 2D – Defines them as semi-enclosed, year-round spaces
- Clause 3.5.1 – Provides sheltered private open space
- Clause 4.5.2, 4.5.3, 4E, 4J2 – Supports usability, ventilation, adaptability
- Clause 5.1.2, 6.1.1, 6.2.2 – Enhances solar access, daylight, and energy efficiency
- High-Noise Areas Justification – wintergardens facilitate use of balconies in apartments facing Warringah Road

Conclusion

Wintergardens provide a functional, energy-efficient solution that enhances the amenity and design of the seniors' development. Their thoughtful integration maintains architectural balance while aligning with ADG principles.

IMAGE: WINTER GARDEN

SENIORS HOUSING DESIGN GUIDE 2023

1.0 DESIGN FOR COUNTRY

The development embraces the principles of "Design for Country," integrating cultural and ecological elements that honor the connection to the land. Indigenous perspectives have informed the design, with respect for the Gai-mariagal Country reflected through landscaping, materials, and public art.

Native plantings, such as Angophora and Eucalyptus species, are incorporated into the landscape to heal and restore the land, while creating meaningful outdoor spaces for residents. Water-sensitive urban design features, including rain gardens and swales, celebrate the importance of water as both a natural and cultural element, aligning with Indigenous knowledge of sustainability and renewal.

The buildings' materials, such as locally sourced stone and timber, evoke the site's natural geology and strengthen its connection to the environment. Public art and pathways are thoughtfully included to tell the stories of the land, fostering an understanding of the rich cultural heritage of the area. This approach creates a development that not only enhances resident well-being but also respects and celebrates the spirit of Country.

2.0 CARE FOR THE PLANET

The proposed development includes the integration of energy-efficient building systems, water-sensitive urban design, and sustainable landscaping to reduce the environmental footprint while enhancing ecological resilience. Buildings are designed to maximize solar access, natural ventilation, and thermal performance, reducing energy consumption and reliance on mechanical systems. High-performance glazing, light-colored roofing, and comprehensive insulation contribute to a climate-responsive design that ensures year-round comfort with minimal environmental impact.

The project takes a lifecycle approach to design and construction, focusing on durability, adaptability, and reduced environmental impact over time. Materials are carefully selected for their longevity, recyclability, and low embodied carbon, ensuring that the development minimizes waste and energy use throughout its lifecycle.

Water conservation is addressed through rainwater harvesting systems, permeable paving, and the inclusion of vegetated swales and rain gardens that manage stormwater and enhance biodiversity. The extensive use of native and drought-tolerant plants reduces irrigation needs and supports local ecosystems, creating a vibrant landscape that is both functional and sustainable.

During construction, waste minimization strategies are employed, including the reuse and recycling of materials, while operationally, residents are encouraged to adopt sustainable practices through access to recycling facilities and green waste systems. The overall design reflects a deep commitment to environmental stewardship, ensuring the project contributes positively to its surroundings while providing a high-quality living environment for residents. This holistic approach balances sustainability with functionality, delivering a development that truly cares for the planet.

3.0 ENVIRONMENTAL RESPONSE

The development has been designed with careful consideration of the environmental conditions of the site. Consultant reports addressing bushfire, flooding, arborist and traditional knowledge holders have been prepared and are included in the submission package to council.

- Building orientations and massing shield communal spaces and pedestrian pathways from prevailing winds, while landscaping, including tree canopies and hedges, provides additional wind mitigation. Noise-sensitive areas are positioned away from busy roads, with high-performance glazing and acoustic insulation used to minimize noise infiltration.
- The design retains significant mature trees, particularly along Frenchs Forest Road, integrating them into the site layout. Tree retention influenced building placement and road alignments, ensuring ecological preservation. An arborist report is included to detail these efforts.
- Specialist reports confirm the site is not flood-affected or within a bushfire-prone zone. Landscaping aligns with safety and environmental goals, ensuring compliance with all hazard mitigation requirements.
- Stormwater is managed through vegetated swales, detention basins, and permeable paving, ensuring effective drainage and erosion control while supporting ecological sustainability. These elements respond to the natural topography and meet council standards.
- Insights from traditional knowledge holders guided the selection of native plant species and the preservation of natural features, ensuring the design respects cultural and ecological values.

4.0 SITE ANALYSIS - URBAN RESPONSE

4.1 URBAN IDENTITY

The proposed development adheres to the design guidance for urban response, ensuring it integrates harmoniously with its surrounding context while enhancing the area's urban fabric. The buildings provide a cohesive architectural language that respects the established scale and character of the neighbourhood.

Key considerations influencing the site analysis and urban response include the relationship to existing streetscapes, connectivity, and transitions between built forms. Buildings fronting Frenchs Forest Road are intentionally scaled lower, reflecting the design approach used at 7 Skyline Place, to provide a more human-scale interface with the street and surrounding residential properties. The variation in building heights across the site adds visual interest while ensuring compliance with height and setback controls.

The development maximizes the use of landscaping and open space to soften the built form and integrate with the natural environment. Deep soil zones and landscaped setbacks preserve the area's green character, contributing to biodiversity and ecological resilience. Tree retention along the site's perimeters strengthens the natural buffer between the built form and adjacent areas, maintaining privacy and enhancing the local streetscape.

Connectivity is prioritized through a thoughtfully designed road network that includes a single-lane road linking the central park in 1 Skyline Place with the two-way road in 3 Skyline Place. Pedestrian pathways connect seamlessly with communal areas and external networks, ensuring easy access for residents and visitors while promoting walkability.

While the immediate context does not include specific heritage sites, the design is sensitive to the existing neighborhood's scale and character. By incorporating scaled-down forms along Frenchs Forest Road, the development creates a respectful transition to the low scale residences to the north of Frenches Forest Road.

The buildings feature high-quality materials, recessed balconies, and textured facades, ensuring seamless integration with the local streetscape. Inspired by the contemporary design language at 5 and 7 Skyline Place, the development sets a benchmark for future projects, embodying the principles of design excellence.

The project builds upon the emerging context established by recent development in the area including at 5 and 7 Skyline Place, introducing an urban design language that reflects the area's evolution into a vibrant seniors housing precinct. Landscaped setbacks and tree-lined pathways soften the built form, enhancing the visual and ecological character of the neighborhood.

4.2 TYPOLOGY AND SCALE

04.2.1: To complement the existing surrounding built character.

The site is currently occupied by a mix of warehouse, light industrial and commercial uses. Its transformation into a seniors housing precinct represents a transition in land use and scale towards a 'health and education precinct' in line the state goverments strategic planning. The most relevant and meaningful precedent for this transition is the adjacent Stage 1 and 2 developments, which establish a strong foundation for integrating seniors housing into the evolving character of the area.

In the immediate context the 'business park' includes a variety of building forms including warehouses, multi-storey commercial office buildings and a number of recent approvals such as the Northern Beaches Hospital, Parkway Hotel and an oncology centre.

Collectively, these buildings and recent approvals represent a shift towards the health-related uses anticipated in the North District Plan, and are also in clear contrast to the existing low density residential dwellings located north of Frenchs Forest Road.

Of particular note are the Northern Beaches Hospital and recently approved Parkway Hotel, which reveal and emerging pattern of renewal projects which occupy elevated topography and are comprised of taller building forms - 37m and 26.4m respectively.

04.2.2: To sensitively integrate a new development into its surrounding area and to ensure the building scale and form supports the local context and future character of the area.

The design incorporates varied building heights, with lower-scale buildings fronting Frenchs Forest Road to transition gently to adjacent single-storey residential properties. Taller elements are positioned internally. Refer to street views.

04.2.3 & DG4.2.7 Heritage

While no heritage sites are adjacent, landscaping and setbacks are designed to preserve key sightlines and enhance the visual relationship between the built form and surrounding environment.

DG4.2.4: Map the pattern of existing adjacent development and key features surrounding the site and determine their influence on the articulation of the built form.

Please see preceding section.

DG4.2.5: Reference front setbacks of neighboring development and acknowledge the established street pattern.

Building setbacks along Frenchs Forest Road mirror those of Stage 1, creating a consistent streetscape that respects the established street rhythm. Generous setbacks to Frenches Forest Road and Skyline Place allow for deep soil landscaping, further enhancing the visual appeal.

DG4.2.6: Manage the scale of large building floorplates with pragmatic internal planning that sensibly informs the facade and external articulation.

The internal planning divides large building floorplates into distinct cores, ensuring functional layouts and reducing perceived bulk. Facade articulation, including recesses, balconies, and material changes, visually breaks up the building mass.

VIEW OF BUILDING B FROM WARRINGAH ROAD

VIEW OF ENVELOPES FROM FRENCHS FOREST ROAD

VIEW OF BUILDINGS IN DISTANCE FROM NORTH SHORE HOSPITAL ALONG FRENCHS FOREST ROAD

4.3 SETBACKS

O4.3.1: To maximise the landscape curtilage around the site for quality planting, establishment of tree canopies, and creation of useful outdoor spaces in addition to boundary screen planting.
Setbacks are provided around the site to establish landscaped zones, promoting biodiversity and supporting mature tree canopy growth. These setbacks include deep soil areas that allow for substantial planting and long-term tree health.These areas also include screen planting along boundaries, ensuring privacy for residents while softening the interface with adjacent streets and properties.

DG4.3.2: Setbacks should provide space for purposeful outdoor recreation and socialisation, while maintaining privacy for adjacent properties.

The sites immediately adjacent to the site have a commercial use. ADG setbacks have been applied to the design on 3 Skyline Place & 1 Skyline Place to ensure that privacy is maintained if sites redevelop with a residential use.

The setbacks are designed to function as active recreation zones and social spaces for residents. Features include shaded seating areas, walking paths, and landscaped gardens that encourage social interaction.

DG4.3.3: Integrate setbacks with the landscape plan to support quality outdoor spaces and environmental performance.

The setbacks seamlessly integrate with the broader landscape strategy, supporting environmental goals such as stormwater management and urban heat island mitigation. Vegetated swales and permeable paving are included to enhance drainage and promote sustainability. These outdoor spaces are thoughtfully designed to connect with the central park and communal courtyards, creating a cohesive and functional landscape throughout the site.

DG4.3.4: Use setbacks to transition between private and public realms and soften the interface with surrounding properties.

Setbacks along Frenchs Forest Road serve as a transition zone, featuring landscaped buffers that create a welcoming streetscape while defining the boundary between public and private realms. The design prioritizes compatibility with the surrounding context, ensuring that the scale and character of the setbacks contribute positively to the public domain.

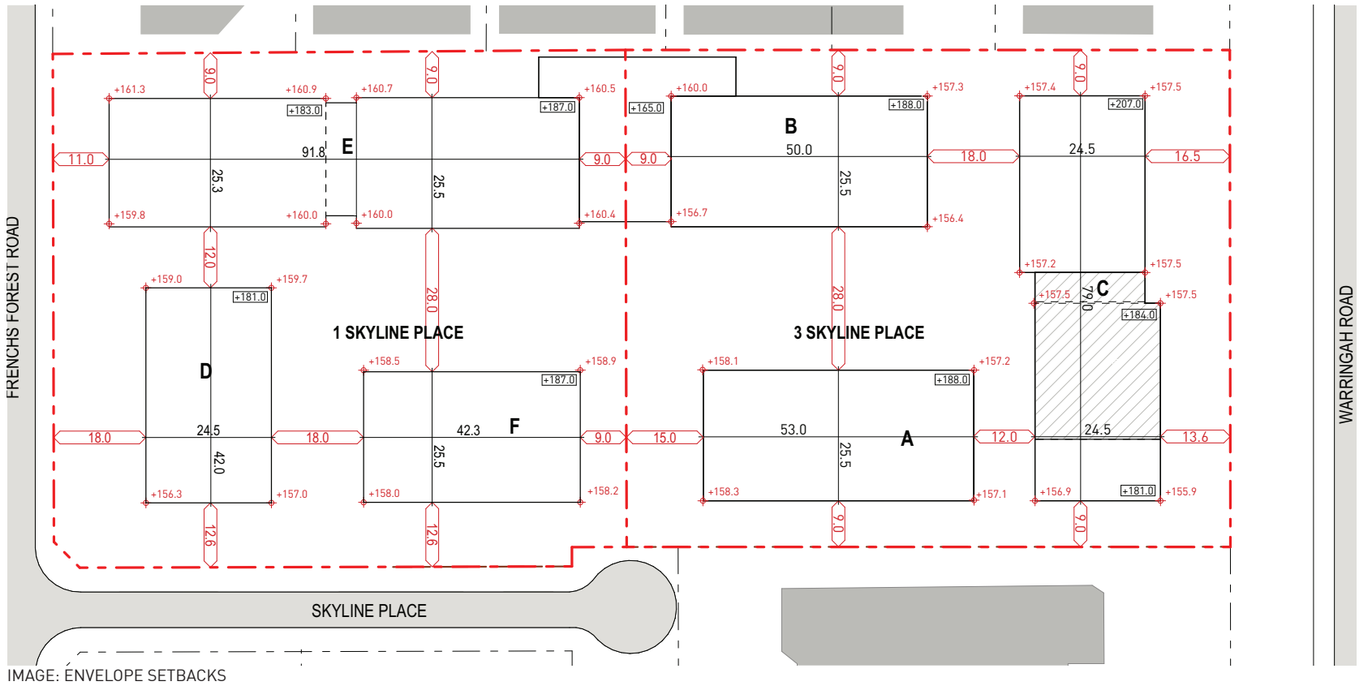


IMAGE: ENVELOPE SETBACKS

4.4 HEIGHT

O4.4.1: To provide variance of roof forms and screened service areas to provide articulation and modulation of the building envelope.
The development features varied roof forms and building heights that create a dynamic and visually engaging silhouette. Articulated rooflines and the varied height strategy reduce the visual bulk of the building envelope, ensuring the design integrates well with the surrounding context. The buildings range from lower-scale structures along Frenchs Forest Road to a maximum height of 14 storeys internally.

O4.4.2: To conceal services located on the roof and the exposure of plant machinery to the street.
All rooftop services and plant machinery are enclosed within the roof structure or screened service areas, ensuring they are not visible from the street or surrounding properties. This maintains the aesthetic integrity of the building and minimizes visual clutter.

O4.4.3: To provide acoustic screening to soften the impact of plant noise and vibration.
Acoustic enclosures are implemented to contain and mitigate noise and vibrations from rooftop plant equipment, ensuring that any operational impacts are minimized for residents and neighbors.

DG4.4.4: Design articulated roofs that add visual interest to the building outline.
Rooflines are thoughtfully designed with multiple planes and varying heights to break up the massing and create an appealing building profile. These elements also help the development blend into the surrounding urban and natural landscape

DG4.4.5: Define screened service enclosures for plant equipment that can also be safely accessed for maintenance.
Rooftop service enclosures are clearly defined and include safe access points for routine maintenance. These enclosures are integrated into the roof design to maintain a cohesive architectural aesthetic.

DG4.4.6: Take into consideration any adjacencies to heritage significant items and their relationship to building envelope, roof articulation, and character.

No heritage items in the vicinity.

4.5 STOREYS

NOT APPLICABLE

4.6 SOCIAL INFRASTRUCTURE

O4.6.1: To provide seniors with access to appropriate social infrastructure, such as health, recreational, and community services, either on-site or close by.

The development is strategically located near key social infrastructure, including the Northern Beaches Hospital, health care facilities, and Forestway Shopping Centre. This proximity ensures residents have convenient access to medical, retail, and recreational amenities. On-site facilities include a swimming pool, communal lounge, entertainment areas, and landscaped gardens that encourage social interaction and physical activity. These spaces are designed to support resident well-being and promote an active, independent lifestyle.

O4.6.2: To support social inclusion and community engagement for seniors.
The project incorporates innovative design features, such as intergenerational spaces and shared community areas, fostering connections between residents and the broader community. Partnerships with local organizations enable the delivery of programs and services that promote social inclusion, such as wellness workshops, group activities, and volunteering opportunities.

DG4.6.3: Ensure that the development provides appropriate spaces for communal activities that support social interaction and well-being.
Communal spaces within the development, including indoor lounges, outdoor seating areas, and landscaped courtyards, are designed to encourage social interaction.

A concierge service facilitates the organization of group activities, social events, and wellness programs, enhancing community engagement and supporting resident well-being.

DG4.6.4: Locate seniors housing developments near established social infrastructure to facilitate resident access to key services.
The development's proximity to the proposed Frenchs Forest Town Centre and Northern Beaches Hospital ensures residents can easily access health, retail, and community services.Public transport connections provide seamless access to nearby amenities, reducing reliance on private vehicles and improving mobility for all residents.

4.7 LOCAL CHARACTER

Pelase see preceeding chapter on context.

O4.7.1: To respect and enhance the local character of the area.
The development embraces the evolving character of Frenchs Forest as envisioned in the 2041 Place Strategy, which reimagines the area as a vibrant, sustainable, and accessible mixed-use precinct. The project aligns with this vision by contributing to the emerging health and education precinct anchored by the Northern Beaches Hospital.

The design builds upon the precedent set by Stages 1 & 2, incorporating articulated facades, a cohesive material palette, and high-quality finishes that reflect the area's evolving urban fabric.

Extensive landscaping, including deep soil planting and native species, enhances the site's natural character and integrates seamlessly with the broader neighborhood, reinforcing its green and vibrant identity

O4.7.2: To contribute to the identity and sense of place in the area.
The project contributes to the emerging identity of Frenchs Forest as a hub for high-quality seniors housing. Publicly accessible spaces and pathways integrate seamlessly with the broader precinct, encouraging pedestrian movement and creating a welcoming environment for residents and visitors.

The project's alignment with the 2041 Place Strategy enhances the local character by contributing to its vision of Frenchs Forest as a place that prioritizes health, wellness, and connected communities.

DG4.7.3: Provide a development that is cohesive with the surrounding built and natural environment.
The buildings transition in scale, with lower heights along Frenchs Forest Road to respect the adjacent residential areas and taller forms internally, aligning with the emerging context of the area. The overall height and scale complement the precedent established by the 8-storey buildings in Stages 1 & 2.

Landscaping buffers and setbacks create a harmonious interface between the development and neighboring properties, enhancing the streetscape and maintaining privacy.

DG4.7.4: Use materials and colors that respond to the local context and character.

The material palette incorporates warm tones, natural finishes, and textures inspired by the surrounding landscape, ensuring the development integrates visually with the local environment. The use of materials and colours inspired by the local flora creates a cohesive aesthetic that reinforces the site's connection to its natural and built context.

DG4.7.5: Incorporate landscaping that enhances the character of the site and integrates with the surrounding natural environment.
The landscaping plan emphasizes the retention of existing mature trees and the planting of native species to enhance biodiversity and align with the precinct's character as a green, connected community. Open spaces, including courtyards and communal gardens, provide opportunities for residents to connect with nature and the community.

Landscaped areas feature native plant species and mature tree canopies that enhance biodiversity and reflect the natural character of the Northern Beaches.

The central open spaces and landscaped courtyards are designed as focal points for both social interaction and environmental integration, strengthening the sense of place within the development.

IMAGE: JARDIN AT 7 SKYLINE PLACE (CORNER OF SKYLINE PLACE AND FRENCHS FOREST ROAD).

6.0 CARE, WELLBEING AND COMMUNITY

6.1 CARE

The building design optimizes cross ventilation with carefully positioned operable windows and large openings, enhancing air circulation and providing fresh air throughout all units. Generous glazing ensures abundant natural sunlight penetrates interior spaces, promoting a healthy living environment.

Landscaped areas, including courtyards and terraces, are integrated seamlessly with the building design. These spaces feature native planting and sensory gardens, offering residents therapeutic and restorative experiences connected to nature.

Communal spaces, such as lounges, activity rooms, and shared outdoor areas, are positioned to encourage casual encounters and organized social activities. Pathways and gardens are designed to facilitate social interaction while providing accessible routes for residents.

The development exceeds accessibility and sustainability standards through high-performance materials, energy-efficient systems, and spacious, adaptable units that support residents' evolving needs. These features ensure an exceptional living and working environment for residents and staff.

The inclusion of intergenerational areas and community-centric amenities fosters inclusivity and connection.

6.2 WELLBEING

The development offers a range of indoor and outdoor spaces, including a pickleball court, and landscaped walking paths, to support physical activity and mental well-being. Communal areas such as lounges and activity rooms are available for group activities and social engagement. Residents may also able to use facilities in 5 & 7 Skyline Place, such as a swimming pool and wellness centre, subject to future agreement.

The buildings include adaptable layouts and multi-functional spaces, ensuring flexibility to accommodate the evolving needs of residents. Quiet zones, such as shaded gardens and private seating areas, are integrated into the design for reflection and relaxation.

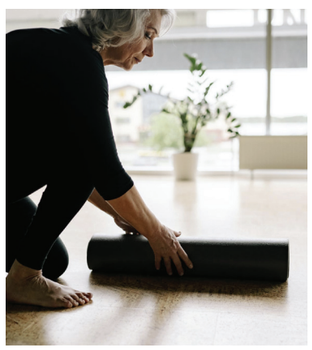
Outdoor spaces are designed with smooth, non-slip surfaces and clear pathways to ensure accessibility for all mobility levels. Sensory gardens with fragrant plants and tactile features provide a therapeutic experience tailored to seniors' needs.

Landscaped courtyards, green roofs, and balconies with planters are incorporated to provide daily access to nature. Large windows and glazed doors enhance visual connections to outdoor areas, ensuring nature is always accessible to residents.

High-performance glazing, insulation, and shading devices maintain thermal comfort year-round. Air quality is enhanced through natural ventilation, supported by operable windows and cross-ventilation strategies. Well positioned rooms ensure abundant natural light in living and communal spaces.

FACILITIES LOOKING TO COMMUNAL OPEN SPACES

ROOFTOP RECREATION & COMMUNAL SPACES



6.3 CONNECTIONS

The development incorporates a network of well-lit, accessible pathways that connect open spaces, landscaped areas, and communal facilities. These pathways feature smooth, slip-resistant surfaces, ensuring safety and usability for residents with mobility aids.

Pathways and vehicular access points are aligned to seamlessly connect the site to the surrounding street network, including Frenchs Forest Road and Skyline Place. Public transport options, such as nearby bus stops, are easily accessible from the site, enhancing connectivity for residents and visitors.

Pathways are designed with clear, direct routes to minimize confusion and enhance usability. Rest points with seating are provided along longer routes, promoting walkability and reducing vehicle dependency. Pedestrian crossings are clearly marked and integrated with the surrounding road network for safety.

Materials such as tactile pavers and non-slip surfaces are used for pathways, while landscaped buffers enhance visibility and safety. Lighting is strategically placed to ensure routes remain well-lit and secure during evening hours, supporting safe and comfortable navigation.

6.4 ENVIRONMENTAL CONNECTION

Buildings are oriented to maximize views of the landscaped environment, with openable windows and glazed doors enhancing daylight penetration and providing access to sensory outdoor experiences.

The design prioritizes optimal solar orientation, with well-positioned terraces, balconies, and roof gardens offering spaces for relaxation and nature engagement. Openable windows further promote natural ventilation and fresh air circulation.

6.5 UNIVERSAL DESIGN

The development has the following features;

- Rest points with seating are strategically placed in corridors, lift lobbies, and along walking paths, ensuring comfort and accessibility for all residents.
- Public toilets are located near communal areas, with clear signage and barrier-free access ensuring usability and convenience.
- Signage throughout the development is designed to be easily legible, incorporating large fonts, contrasting colors, and tactile elements to ensure accessibility for all.
- Level thresholds are included at all entrances and exits to eliminate trip hazards and provide seamless transitions for residents using mobility aids.
- Lighting is designed to ensure clear visibility, with well-lit communal areas and signage improving safety and usability during all times of the day.
- The interiors feature high-quality finishes, with warm colors, natural materials, and varied textures creating welcoming and non-institutional living spaces.

7.0 DESIGN FOR AGEING AND DEMENTIA

7.1 DESIGN FOR PHYSICAL AGING

The design of the development prioritizes safety, comfort, and accessibility to address the physical challenges associated with ageing. Pathways, corridors, and unit layouts are designed with slip-resistant and level surfaces, ensuring safety from falls while enhancing mobility. Special attention is given to door thresholds and junctions where flooring materials change, minimizing tripping hazards.

Communal spaces and private units incorporate excellent thermal insulation, high-performance glazing, and orientation-specific shading, providing environmental comfort. Passive design principles, including cross ventilation, operable windows, and weather seals, ensure residents experience comfortable indoor environments year-round.

Acoustic treatments are applied to communal areas to minimize noise and enhance auditory comfort. Soft furnishings, non-reverberant surfaces, and acoustic linings are utilized to manage sound reverberation, reducing stress from noise. Doors and cabinetry are fitted with soft-close hardware to further contribute to a quiet, calm living environment.

This comprehensive approach ensures that residents enjoy safe, accessible, and comfortable spaces that meet the specific needs of physical ageing, fostering a high quality of life.

7.2 GOVERNMENTAL REVIEW

The proposed development aligns with the objectives outlined in the Seniors Housing Design Guide to foster culturally inclusive, home-like environments that prioritize dignity, care, and respect for residents.

Cultural Inclusivity: The design incorporates features reflecting the diversity of the community, creating spaces that respect cultural uniqueness. Public and communal areas are planned to include elements such as gardens, art installations, and multi-functional areas that celebrate both Indigenous and local heritage, fostering a sense of belonging among residents.

Home-like Environments: The proposed model provides a domestic scale, integrating verandahs, warm materials, and familiar architectural forms to evoke comfort and familiarity. Interior layouts ensure access to outdoor gardens and terraces, enhancing connection to the environment.

Wellness and Services: Wellness spaces, including hydrotherapy and exercise rooms, are incorporated to meet the residents' physical and mental health needs. These facilities are easily accessible, ensuring inclusivity for residents with varying levels of mobility.

The development reflects the principles of the Royal Commission into Aged Care, transitioning away from institutional settings to create inviting, functional, and inclusive communities for seniors.

7.3: DESIGN FOR DEMENTIA

The proposed development addresses the unique needs of residents with dementia by incorporating design principles that reduce anxiety, support wayfinding, and foster safe, engaging environments. These strategies create a dementia-friendly space that prioritizes comfort, familiarity, and inclusivity.

Safe and Navigable Spaces: The design includes features that aid visual perception and minimize confusion, such as clear color and tonal contrasts at floor and wall junctions, non-reflective surfaces, and consistent flooring materials. Lighting design eliminates deep shadows and ensures sufficient illumination to prevent disorientation.

Wayfinding and Legibility: To assist with navigation, the layout offers clear visual cues and direct sightlines to key facilities, including toilets, kitchens, and entrances. Signage is positioned at eye level, using large fonts and contrasting colors, and incorporates simple, relatable graphic icons to enhance clarity. Hallways are designed with familiar residential character, creating a sense of comfort and orientation.

Engaging Environments: Spaces are crafted to stimulate sensory engagement, with access to outdoor areas where residents can experience changes in weather, hear natural sounds like birds or water, and enjoy gardens with fragrant and textured plants. Activity gardens provide opportunities for residents to participate in meaningful tasks like vegetable planting or flower arranging.

Home-like Design: The small household model features domestic-scale layouts, with verandahs, courtyards, and terraces that encourage outdoor interaction. Interiors are designed with warm materials, soft furnishings, and inviting common areas to evoke a sense of home.

Safety and Comfort: Balconies and terraces incorporate secure enclosures to prevent falls, while acoustic treatments reduce noise levels in communal spaces, creating a calming environment. The use of soft-close cabinetry, non-reverberant surfaces, and controlled noise sources ensures auditory comfort.

By integrating these dementia-friendly principles, the development supports residents' independence, enhances their quality of life, and provides a secure, nurturing environment tailored to their needs.

13.0 DESIGN PRINCIPLES FOR RESIDENTIAL INDEPENDENT LIVING

In response to the Royal Commission, the Australian Government is investing to support older Australians to remain in their home. The provision of appropriate housing is needed for this to happen.

13.1 BUILDING COMMUNITIES

O13.1 To provide housing to accommodate for a mix of older people who may be active and independent and others who may be frail and in need of 'at home' care.

The development includes a diverse range of independent living units designed to cater to residents with varying levels of mobility and care needs. Units are designed for adaptability, ensuring they can be modified as residents' needs change over time. The RAC provides a facility for more advanced care.

O13.2 To create environments where owner/occupants of the units can get together for activities, socialising, events and celebrations.

Communal spaces, such as lounges, multipurpose rooms, and landscaped courtyards, are centrally located to encourage interaction and host social gatherings, fostering a sense of community.

O13.3 To provide a place of safety, wellbeing and connection.

Security features, including controlled building access and well-lit pathways, ensure resident safety. Shared wellness facilities, such as fitness rooms and meditation spaces, promote health and wellbeing while encouraging social connection.

O13.4 Provide a wide variance of character and densities of developments for seniors communities to find a suitable place to choose to belong to.

The project offers a range of unit types and sizes within a well-landscaped setting that supports both privacy and community engagement. This variety ensures that prospective residents can select accommodation that aligns with their lifestyle preferences and community expectations.

DG13.5 Places where 'like-minded people' can live together will help build social cohesion and strong connections

By integrating communal areas for social and recreational activities, the development encourages residents with similar interests to engage and build strong interpersonal connections. The design emphasizes shared spaces, such as community gardens and hobby rooms, that foster interaction and shared experiences.

EXAMPLES OF COMMUNAL FACILITIES - 7 SKYLINE PLACE

16.0 DESIGN PRINCIPLES INDEPENDENT LIVING FOR HIGH DENSITY

The development across 1 & 3 Skyline Place incorporates two distinct residential typologies. The majority of the project consists of Independent Living Units designed in a high-density format. Complementing this, the development proposed at 3 Skyline Place also includes a Residential Aged Care Facility integrated at the ground level, providing high-quality care for residents with greater support needs.

16.1 NEIGHBOURHOOD AMENITY AND STREETSCAPE

O16.1.1 To diminish or remove the negative stigma around aged care and retirement living, and identify it as a desirable and sought out place to live and work.

The design integrates high-quality, modern architectural elements with welcoming communal spaces to present a contemporary and desirable image of seniors housing. Articulated facades and landscaped setbacks create an inviting streetscape that counters outdated perceptions of aged care facilities.

The development incorporates modern, inviting forms while introducing unique features to maintain individuality.

The two buildings fronting Frenchs Forest Road are intentionally lower in scale, mirroring the design strategy used at 7 Skyline Place. This approach creates a human-scale interface with the street, contributing to an approachable and welcoming image of the development.

O16.1.2 To positively enhance the streetscape.

The development incorporates materials, colors, and textures that harmonize with the surrounding built environment particularly with recent/approved development at 5 & 7 Skyline Place, while introducing a distinct and uplifting aesthetic.

Landscaped areas, including shade trees and garden beds, soften the visual impact of the built form and enhance the local streetscape.

DG16.1.3 The design should enhance the streetscape and proudly integrate into the existing context.

The three buildings on each site are thoughtfully arranged to complement the surrounding neighborhood while maintaining a distinct identity. The lower-scale buildings along Frenchs Forest Road create a transition to the low scale residential character of the area to the north of site.

The use of locally inspired materials ensures the development complements the character of the area while maintaining a unique identity.

DG16.1.4: Provide a development that embodies design excellence to uplift the future attributes of the local area.

The development adopts a contemporary design approach, emphasizing environmental sustainability, functional layouts, and high aesthetic quality.

DG16.1.5 Introduce new landscaping and shade trees.

The landscape plan includes native shade trees and perennial plants, contributing to the ecological value of the area while providing visual and thermal comfort. Landscaped buffers along boundaries enhance privacy and reduce noise, fostering a tranquil environment for residents and neighbors. Central green spaces are thoughtfully integrated with deep soil zones, allowing for substantial planting that offers ample shade and enhances the overall landscape.

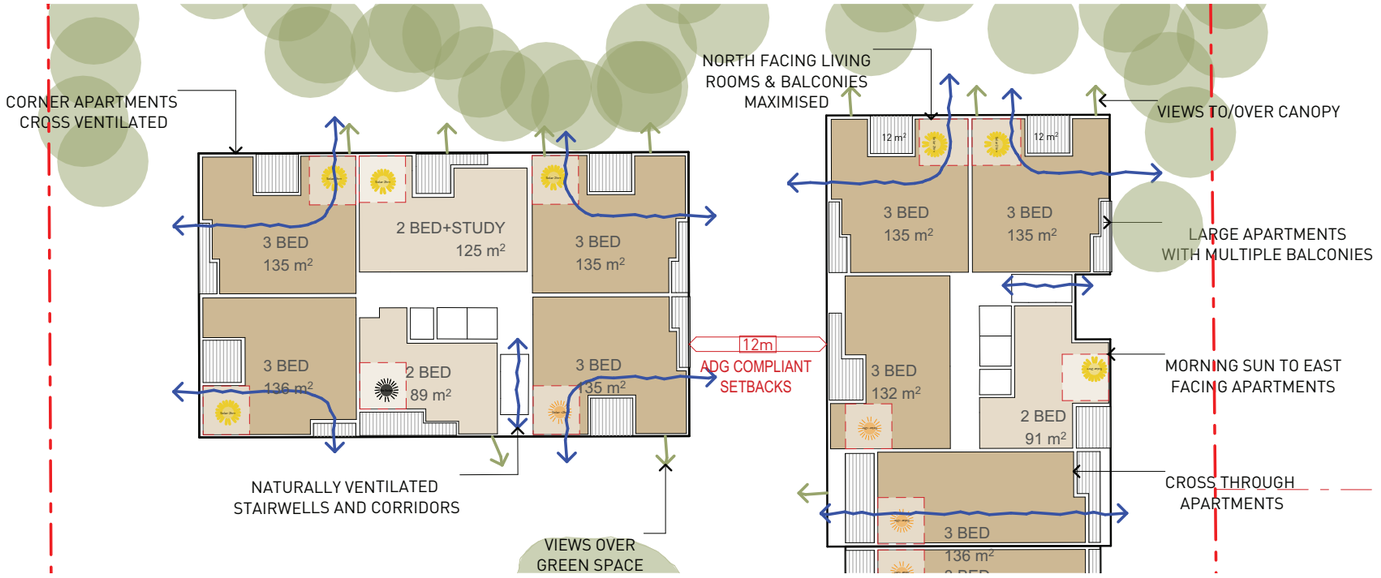
Existing trees onsite are retained where possible, including within the biodiversity area along Frenches Forest Road.

EXISTING TREES BETWWEN 1 & 3 SKLINE PLACE

16.2 SOLAR ACCESS AND DESIGN FOR CLIMATE

The buildings are oriented to maximize solar access, taking full advantage of the site's climatic conditions. North-facing aspects are prioritized for shared communal spaces to ensure optimal natural light and warmth during winter.

- Structures are oriented to maximize solar access, with north-facing aspects for communal spaces, ensuring optimal natural light and warmth in winter. A detailed site analysis informed building placement, ensuring access to breezes, optimal sun paths, and minimized weather-related discomfort.
- Shading devices, operable windows, and ceiling fans reduce heat gain in summer while enhancing air circulation. Insulation minimizes heat transfer and maintains indoor comfort.
- Large windows and skylights bring ample daylight into communal and residential spaces, reducing the need for artificial lighting.
- High-performance glazing, light-colored roofs, and insulated walls and ceilings optimize energy efficiency for heating and cooling.
- Building layouts incorporate cross-ventilation opportunities, while shading devices such as eaves and louvers block summer sun but allow winter sunlight.
- Double-glazed windows provide insulation, reduce heat loss, and maximize natural light in interior spaces.



LAYOUT SNIPPET - AMENITY CONSIDERATIONS

16.3 STORMWATER

O16.3.1: To minimize erosion and the potentially damaging effects from stormwater runoff on landscape and stability of pathways.

The design integrates vegetated swales and sediment basins to manage water flow, reducing erosion and stabilizing pathways. Pathways are constructed with durable, permeable materials that resist water damage and maintain stability during heavy rainfall.

O16.3.2: To provide effective filtration of stormwater to remove some sediment and pollutants.

Stormwater filtration is achieved through a combination of sediment basins and vegetated buffers, which trap debris and pollutants before water exits the site. Rain gardens are strategically placed to enhance filtration, improving water quality and reducing the impact on surrounding waterways.

DG16.3.3: Provide opportunities to increase the catchment and/or absorption of stormwater with systems such as vegetated swales, sediment basins, detention pits, and porous landscape paving.

Vegetated swales and detention pits are distributed throughout the site to capture and slow stormwater flow, promoting absorption and reducing peak runoff rates. Porous paving is used in pedestrian and parking areas, allowing water to infiltrate the ground and recharge the local water table.

DG16.3.4: Maximize areas for deep soil landscape so that plants can mature into dense stormwater catchment areas and absorb groundwater

Deep soil zones cover over 20% of the site, supporting the growth of mature trees and dense vegetation. These areas are designed as multi-functional spaces that enhance stormwater management while contributing to the site's ecological and aesthetic value.

16.4 CRIME PREVENTION

O16.4.1: To safely manage the transitions between inside and outside and between public and private spaces.

The development incorporates clearly defined boundaries, such as low fencing and landscaped buffers, to create a safe and gradual transition between public and private areas.

Entrances and exits are carefully designed to avoid confusion and ensure a secure and welcoming approach to each building.

O6.4.2: To ensure residents, visitors, and staff feel visible and seen.

Passive surveillance is promoted through the placement of balconies and windows that overlook public spaces, enhancing visibility and creating a sense of safety for all users. Communal areas are positioned to encourage interaction while maintaining visual connectivity to surrounding spaces.

O16.4.3: To provide accessways and connections that are protected.

Pathways and entrances are protected with clear sightlines and lighting to ensure safety during both day and night. Weather-protected access points further enhance usability and security.

DG16.4.4: Facilitate opportunities for casual passive surveillance in multi-storey independent living buildings with views from balconies to public areas below.

Balconies and windows are designed to overlook courtyards and shared outdoor spaces, providing opportunities for residents to observe and connect with their surroundings. This design also helps deter unwanted activity by ensuring spaces remain visible.

DG 16.4.5: Provide well-lit pathways, thresholds, and transitions between inside and outside and at property boundaries.

All pathways and transitional areas are equipped with adequate lighting to improve visibility and reduce the risk of accidents or unwanted activity. Appropriate fixtures are used to ensure energy efficiency while maintaining high levels of illumination.

DG16.4.6: Install movement sensor lighting.

Movement sensor lighting is installed in utility rooms. This not only enhances safety but also reduces unnecessary energy use.

16.4 ACCESSIBILITY

O16.5.1: Independent living units are to be designed to be accessible or able to be adapted for accessibility, if required.

Independent living units are designed to meet the accessibility needs of residents, ensuring that spaces can adapt to changes in mobility over time. This includes features such as wide doorways, step-free access, and adjustable fixtures.

The design incorporates sufficient spatial dimensions to accommodate assistive technologies and mobility equipment while maintaining a safe environment for residents and carers.

DG16.5.2: Arrange independent living units on each floor with clear sightlines to and from lifts. Manage corridor lengths and cluster groups of units around a common core. Number of units which are accessed by each lift core may need to suit the provision of care and serviceability for staff and carers. Articulate corridors with indents at unit thresholds to allow residents to personalize their own entries and for wheelchairs and walkers to park.

Independent living units are grouped around central lift cores, with clear sightlines from corridors to lifts, enhancing visibility and ease of navigation. Corridors are well-lit and designed with clear, direct paths to minimize confusion for residents and visitors.

The design incorporates multiple lift cores in longer buildings, ensuring shorter walking distances for residents and staff. This arrangement optimizes access and provides efficient serviceability for care delivery. Corridors are designed to be wide and welcoming, with rest points and seating provided at regular intervals.

Lift cores are strategically placed to balance the number of units served by each core, minimizing congestion and ensuring timely access for carers and residents. Each core is sized to accommodate mobility aids and ambulance stretchers, enhancing safety and convenience.

Corridor designs include indents at unit thresholds, creating opportunities for residents to personalize their entrances with plants, artwork, or seating. These spaces also allow for the convenient and safe parking of wheelchairs and walkers without obstructing pathways.

16.6 WASTE MANAGEMENT

O16.6.1: To provide waste management systems that manage health, safety, and environmental issues.
The development incorporates centralized waste storage facilities designed to safely manage various waste streams, including general waste, recycling, and organics.

Waste areas are ventilated and regularly maintained to ensure hygiene and compliance with environmental regulations. Medical waste, where applicable, is managed with separate, secure containment.

O16.6.2: To provide easy-to-access waste disposal points for independent residents to use.

Waste disposal points are conveniently located within residential buildings at each level, ensuring they are accessible for residents of all mobility levels.Disposal facilities are clearly marked, featuring level thresholds and slip-resistant flooring for safe and easy use.

O16.6.3: To facilitate recycling of waste.

Recycling facilities are integrated into waste management areas, with designated bins for paper, plastics, metals, and glass.Educational signage is provided to encourage proper sorting and minimize contamination of recycling streams.

DG16.6.4: Provide appropriately sized disposal points that can accommodate bins for the various waste types, including recyclables.

Disposal points are designed to accommodate multiple waste streams with sufficient capacity for peak usage periods. Please see accompanying waste report.

DG16.6.5: Ensure that waste collection points are safely located away from resident areas, are covered, and easily accessible.

Waste collection points are strategically located to minimize noise and odours for residents while providing easy access for collection vehicles.Waste collection is located towards the side boundary of the site - in between buildings B & E, and are not directly visible from Skyline Place.

Waste collection areas are undercover and protect waste storage areas from weather exposure, ensuring cleanliness and reducing environmental impacts.

16.7 ENTRANCES

O16.7.1: To provide a prominent and preferably covered front entrance with a car drop-off space nearby. To provide space for an ambulance with sufficient height and cover.

The main entrances to the buildings are designed to create a prominent and inviting presence, ensuring easy access and clear wayfinding for residents and visitors.

At ground level, there is one main two-way vehicle entrance serving 3 Skyline Place and another serving 1 Skyline Place. A single-lane road runs through 1 Skyline Place alongside the central park, connecting seamlessly to the two-way road in 3 Skyline Place. This thoughtful layout ensures efficient traffic flow while preserving the functionality and aesthetic appeal of the central landscaped areas.

All resident vehicle traffic is directed to basement carparks, where access lobbies connect directly to each building and core. Ambulances are also expected to use these basement access points, offering a safe and discreet entry for emergency services.

At ground level, drop-off zones, short-term parking, and waiting bays are provided for convenience at both stages. Building entrances are integrated into the landscaped environment and are accessible via pathways across the central open space. Awnings are installed at these entrances to provide undercover access, ensuring protection from the elements.

Waiting bays for buses and rideshare services, such as Uber, are equipped with shelters, offering comfortable and weather-protected areas for residents and visitors to wait safely.

This design prioritizes accessibility, safety, and functionality while enhancing the welcoming character of the development.

O16.7.2: To provide secure entry for pedestrian access into the building from street level. To provide entry lobbies that are easily identifiable and located for easy access from the street or on-grade car park.

Secure pedestrian access is ensured through well-defined entryways with clear sightlines from the street. Entry lobbies are prominently positioned near building frontages and parking areas for convenient access, with features such as automatic sliding doors and tactile ground indicators enhancing usability.

DG16.7.3: Lobby Precedent.

Each stage features a centralized lobby equipped with a concierge desk to assist residents and visitors while providing a secure point of entry.

Lobbies in each buidling serve as hubs for social interaction, with seating areas and community noticeboards fostering a welcoming atmosphere.

Mailboxes are placed within the lobby areas, offering a secure, weather-protected space for residents to collect mail. The design ensures wheelchair accessibility and convenience for all users. Parcel delivery zones are integrated into the lobby design, allowing safe and efficient handling of deliveries by the concierge or residents. Dedicated storage spaces are included in lobbies to temporarily hold deliveries until collected by residents.

These provisions streamline the delivery process, ensuring safety and convenience for residents while maintaining a clutter-free lobby environment.

BUILDING CONCIERGE AND LOBBY SPACE

16.8 BASEMENT ACCESS AND CARPARKING

O16.8.1: To provide vehicular access in and out of a basement that is clearly identifiable, legible, and well sign-posted.

The basement entry features prominent, well-lit signage to ensure clear visibility for residents and visitors. Driveways are designed with wide entry points and clear sightlines, minimizing confusion and enhancing safety during vehicle ingress and egress.

DG16.8.2: Ease of entry should be supported with a level stopping point for access to intercom and secure access at the security threshold. Clear sightlines are required, or separate driveways for each direction.

The basement entry includes a level stopping point with an intercom system, providing secure and convenient access for residents and guests. Separate entry and exit driveways are provided to streamline traffic flow and minimize potential conflicts, improving overall safety.

Dedicated pedestrian pathways are separated from vehicle lanes, ensuring safe and secure movement for residents. These pathways are well-lit, slip-resistant, and connected directly to building lobbies for convenience.

DG16.8.3 Increasingly, resident car use is expected to become a combination of privately owned cars, share cars owned by the development, or a concierge car service, with or without a driver. Car parking should be designed to be flexible to meet the changing needs into the future.The amount of disabled car parking may increase with ageing in place becoming a common scenario.

Resident carparking should be designed to meet future need of electric vehicles with easy-to-reach car charging points.

Parking layouts are designed with adaptability in mind, accommodating an electric vehicle charging spine and future technologies. Basement carparking provides a high proportion of accessible carspaces and wider carspaces to ensure that resident needs are accommodated.

16.9 OPEN SPACE AND LANDSCAPE

O16.9.1: To integrate nature and landscape into the building's function — not only as decorative or passive elements but as key programmatic aspects for healing and health.

The landscape design incorporates a central green space in each site that promotes both passive and active uses, offering residents opportunities for recreation, relaxation, and social interaction. Green spaces are designed as key functional areas, with features like sensory gardens, shaded walking paths, and seating areas to support residents' physical and mental health.

DG16.9.2: Stagger and articulate setback distances and maximize setbacks for meaningful use, including to utilize deep soil for mature shade trees to establish and flourish.

The development maximizes setback areas to create meaningful outdoor spaces, including landscaped courtyards and buffer zones. Deep soil zones are integrated into the setbacks, providing ample space for mature shade trees that enhance the environment, offer cooling effects, and increase biodiversity.

DG16.9.3: Use setback spaces for purposeful outdoor recreation, for screen planting and privacy, and to maintain healthy biodiversity.

Setback areas are utilized for recreational features such as walking paths, private gardens, and quiet seating spaces.Screen planting is used strategically to ensure privacy for residents while maintaining visual and acoustic separation from neighboring properties.Native and drought-tolerant plantings are selected to maintain biodiversity and reduce maintenance requirements.

LANDSCAPED WALKWAYS

SENSORY GARDEN

ACCESSIBLE PATHWAYS

12.0 DESIGN PRINCIPLES FOR RESIDENTIAL CARE FACILITIES

Though there is overlap between the two chapters, the Objectives and Design Guidance for Residential care facilities focus more on the following features, in comparison to the guidance for Independent Living Units;

- Care-specific workflows and operational features.
- Non-institutional design language.
- Detailed requirements for care delivery, including privacy, acoustic comfort, and safe accommodation for vulnerable residents.

The response to this chapter focuses on the unique objectives and design criteria of the chapter.

12.1 GENERAL PLANNING

O12.1.1: To accommodate older people who are no longer able to live independently and who need high levels of full-time assistance and care.
The proposed Residential Aged Care Facility (RACF) provides a supportive environment specifically designed for residents requiring full-time assistance. The RACF is integrated at the ground level of two buildings within 3 Skyline Place, fronting the central courtyard. This integration ensures that residents requiring higher levels of care can benefit from both dedicated community rooms and access to the broader precinct's services and amenities, fostering inclusivity and seamless care delivery.

O12.1.2: To create environments where staff can work efficiently to care for groups of people in a communal living setting.
The RACF is designed to support efficient staff workflows, with carefully planned operational zones that allow for streamlined care delivery while maintaining a comfortable and homely environment for residents. Staff areas are strategically positioned to maximize accessibility without disrupting communal spaces.

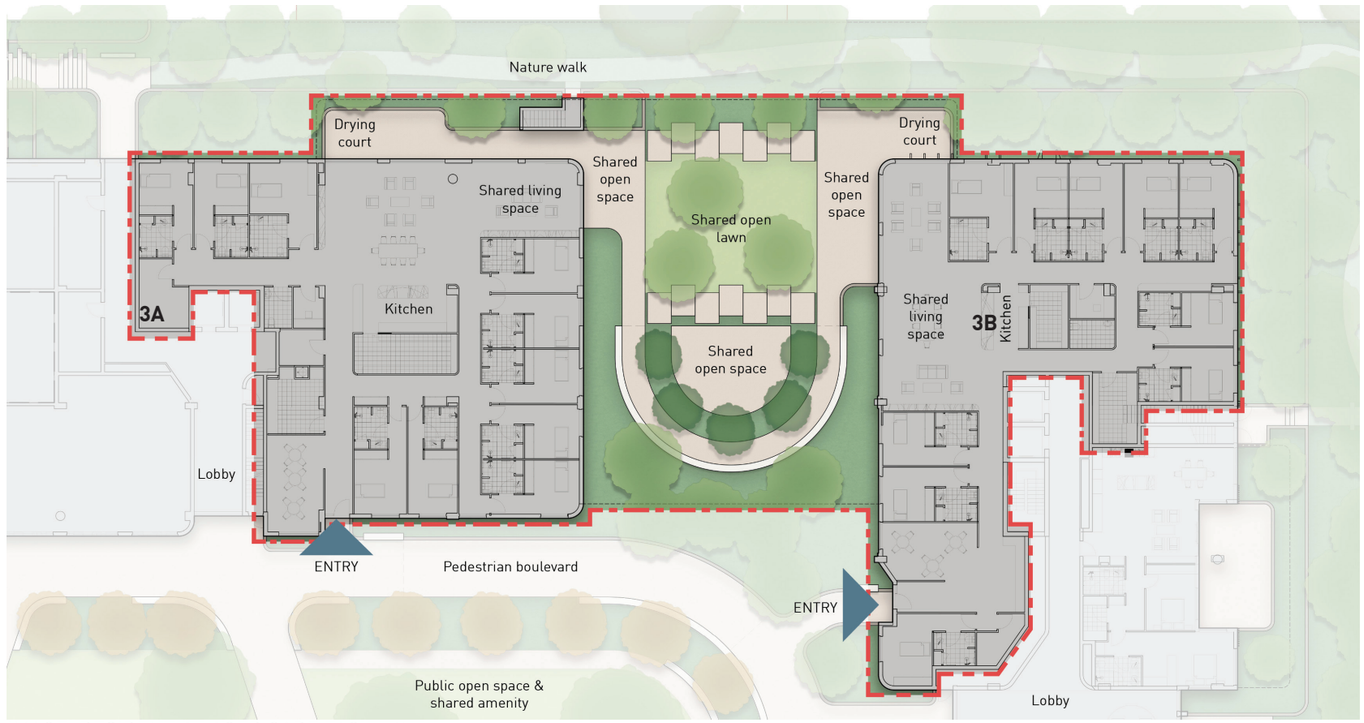


IMAGE: RESIDENTIAL AGED CARE FACILITY

O12.1.3: To enable efficient workflows and to separate resident and service areas for safety and amenity.
The design includes clearly separated resident and service zones, ensuring efficient workflows while maintaining the safety and comfort of residents. Service access points are located discreetly to avoid disruption to residential areas.

O12.1.4: To create new non-institutional looking buildings that acknowledge their surroundings sensitively and showcase design excellence.

The RACF seamlessly blends into the high-density ILU development through the use of articulated facades, warm materials, and landscaped courtyards. This integration avoids institutional appearances and enhances the overall residential character.

DG12.1.5: To understand how different building components and spaces can positively influence the exterior character of the external form of the building.
Response: The integration of resident rooms, communal spaces, and outdoor areas has been carefully considered to enhance the external character of the building. Modulation in the façade, varied rooflines, and the use of high-quality materials contribute to a visually appealing and contextually appropriate design.

DG12.1.6: Review and identify the care provider's processes, staffing, workflows, and vision for the care of their residents, and incorporate as a planning strategy into the design response.

The design has been informed by the care provider's operational requirements, integrating their vision for resident care into the spatial planning and workflow configurations.

DG12.1.7: New research or innovation into seniors housing, that could enhance the human experience, increase efficiency, or comfort, etc., should be observed and considered.

The design incorporates best practices in aged care, including dementia-friendly principles, access to natural light, and sensory landscaping. Emerging technologies and design innovations that support resident wellbeing and staff efficiency have also been

considered in the planning process.

12.2 EXTERNAL FORM

O12.2.1: To create buildings that respect care and wellbeing while ensuring architectural excellence and community acceptance.

The integration of the RACF into the ground level of the ILU development maintains a cohesive architectural language, ensuring that the building contributes positively to the precinct's overall character while addressing the needs of residents requiring care.

DG12.2.2: Emphasize the articulation and form of facades to avoid monolithic appearances, particularly for larger care facilities.

The facades feature modulation, material variety, and landscaping to reduce visual bulk, blending seamlessly with the surrounding ILU development.

DG12.2.3: Refer to DG16.2.3.

DG12.2.4: Refer to DG16.2.4.

12.3 NEIGHBOURHOOD AMENITY AND STREETSCAPE

O12.3.1: To de-institutionalize seniors housing in the provision of quality contemporary buildings.

The RACF features a contemporary design with warm, residential-style materials and forms. Landscaping and community-oriented spaces further contribute to a non-institutional, welcoming atmosphere.

DG12.3.2: Refer to DG16.3.2.
DG12.3.3: Refer to DG16.3.3.
O12.3.4: Refer to O16.3.4.

DG12.3.5: This example shows how a large-scale residential care facility building can be broken down into smaller elements to respond to the scale and pattern of the local streetscape and surrounding built character.

The RACF is integrated into the overall development and designed with a focus on breaking down large building forms into smaller, articulated elements. The use of varied materials, stepped building heights, and landscaped setbacks ensures the design aligns with the scale and character of the local streetscape.

IMAGE: BUILDING 3A RAC ENTRANCE FROM CENTRAL SPACE

12.4 ENTRANCES

O12.4.1: To separate large service vehicles away from the front entrance.
Service vehicle access is located separately from the main entrance, ensuring uninterrupted residential and visitor access.

O12.4.2: Refer to O16.4.2.
O12.4.3: Refer to O16.4.3.
O12.4.4: Refer to O16.4.4.
DG12.4.5: Refer to DG16.4.5.
DG12.4.6: Refer to DG16.4.6.

DG12.4.7: Separate the service driveway and back-of-house service access from public and resident paths.
The design ensures clear separation between service driveways and public/resident pathways. Service zones are located either in the basement, or consolidated into one area at ground between the two sites. Visibility and interaction with resident-focused areas and the communal open spaces are minimised.

DG12.4.8: Refer to DG16.4.8.

O12.4.9: To identify the point of arrival and where visitors and residents come and go from.O12.4.10: To make the entry visible from the street for clarity and wayfinding as it is often the only point of access for visitors.

The main vehicle entrance (at the lower level) is clearly marked with signage, creating a distinct and welcoming arrival point. The pedestrian entry is prominently positioned and designed to be clearly visible from the drop off area at ground level - incorporating clear signage, lighting, and landscaping to enhance wayfinding. These features ensure that visitors can easily locate the entrance, creating a welcoming and accessible point of arrival. The design also includes distinct architectural treatments, to further emphasize the entry's visibility and importance.

O12.4.11: To provide a safe protected place to stop and drop off and pick up a resident.

The RACFs main vehicle access is via a well signposted lobby at the lower level. This provides a safe, weather-protected area for resident drop-offs and pickups. For residents that are able to walk further they may be dropped off at ground level. For emergency ambulance pickup the shared path around the central park in 3 Skyline Place is of adequate width to accommodate an ambulance.

DG12.4.12: Refer to DG16.4.12.

12.5 PUBLIC SPACE AND FRONT-OF-HOUSE

O12.5.1: To provide a visible, welcoming, and safe place for entry for staff, residents, and visitors.

The entry area is designed as a welcoming focal point, with clear sightlines, accessible pathways, and well-lit communal areas.

O12.5.2: To provide an attractive place for residents to sit, wait, or socialise.

Communal seating areas are integrated near the entry of the RACF and within the central courtyard, providing comfortable spaces for residents to relax, interact, or enjoy the landscaped surroundings.

O12.5.3: To provide a control point for visitors.

A reception area near the entry serves as a clear control point for visitors, ensuring easy navigation and security while maintaining a welcoming and functional atmosphere.

DG12.5.4: Spaces provided near the front entry can include a café, children's play area, multi-purpose room, chapel, wellness, and allied health services.

The RACF benefits from shared precinct amenities such as wellness spaces and social areas, reinforcing its integration with the wider ILU development and the surrounding community.

DG12.5.5: The arrangement and presentation of these areas to the public and wider community can offer welcoming and inviting features such as food and drink, places to meet and sit, and things to do.

The design includes inviting public-facing elements, such as landscaped seating areas and community-oriented spaces, to encourage social interaction and engagement between residents, visitors, and the local community. These features contribute to the precinct's overall appeal and integration with the neighborhood

12.6 RESIDENT ACCOMMODATION

O12.6.1: To articulate the form, scale, and presentation of buildings that are long and consist of repetitive and often identical room modules.

The RACF integrates room modules at the ground level of the corner of two buildings, softened through articulated facades and landscaping to maintain a human scale and residential character. In balance with the scale of the ILU the RACF rooms do not read as repetative from the facade.

O12.6.2: To arrange resident rooms with manageable corridor lengths

Corridors are designed to be short and easy to navigate, with natural light and communal breakout areas introduced along their length to enhance usability and comfort for residents.

DG12.6.3: Resident neighborhoods are comprised of resident rooms and shared areas. Resident rooms are usually single or double occupancy rooms with ensuites and are identified in the facade with a similar repetitive style of window or terrace door. Resident rooms with external glazed doors to terraces or balconies will help articulate the facade; however, the need to ensure safety and prevent residents falling from balconies often requires very high balustrade enclosures on upper storey balconies.

The RACF includes single and double occupancy rooms, each designed with ensuite bathrooms for resident comfort. These rooms are integrated into the overall building façade using a repetitive yet subtle architectural language, such as uniform window and terrace door styles, to maintain visual cohesion.

The design integrates external glazed doors to provide light and access while ensuring safety through compliant balustrade heights on terraces where there is a level difference. Balustrades are designed to complement the building's overall aesthetic and contribute to facade articulation.

The design incorporates facade articulation that optimizes solar protection based on building orientation. Visual breaks are strategically positioned along the façade to align with the scale and rhythm of the ILU buildings.

12.7 VISUAL AND ACOUSTIC PRIVACY

O12.7.1: Refer to O16.7.1.
DG12.7.2: Refer to DG16.7.2.
DG12.7.3: Refer to DG16.7.3.

DG12.7.4: Provide deeper courtyards for elevations or resident wings to face in towards to reduce overlooking to neighbours. Provide landscaping against open rail fences to screen resident spaces for privacy.

The design integrates deeper courtyards facing inward to minimize overlooking and preserve neighbour privacy. Open rail fences are softened with robust landscaping to further ensure privacy for both residents and neighbours, while maintaining an open and inviting aesthetic.

12.8 SOLAR ACCESS AND DESIGN FOR CLIMATE

Refer to 16.8 SOLAR ACCESS AND DESIGN FOR CLIMATE.

12.9 STORMWATER

Refer to 16.9 STORMWATER.

12.10 ACCESSIBILITY

O12.10.1: To observe and implement the design standards for safety and accessibility specific to seniors housing, particularly for residents with high care needs.

The design complies with all relevant accessibility standards, including wider corridors, level thresholds, and appropriately positioned amenities to support residents with high care needs.

DG12.10.2: Refer to DG16.10.2.
DG12.10.3: Refer to DG16.10.3.
DG12.10.4: Refer to DG16.10.4.
DG12.10.5: Refer to DG16.10.5.

APARTMENT DESIGN GUIDE - DESIGN QUALITY PRINCIPLES

Note: Responses provided are based on the Detailed Design for Development Application Submission for 3 Skyline Place, and the reference design (for information only) at 1 Skyline Place.

PRINCIPLE 1: CONTEXT AND NEIGHBOURHOOD CHARACTER

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

A site analysis is provided on the preceding pages that identifies key character elements, opportunities, constraints and the relationship with the surrounding context. Refer to SHDG 12.1 for discussion on how the proposed development aligns with the existing and future neighbourhood character. Streetscape integration and amenity considerations are further addressed in SHDG 16.1.

RELEVANT APARTMENT DESIGN GUIDELINE OBJECTIVES	
3A	**SITE ANALYSIS**
3A-1	Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.
3B	**ORIENTATION**
3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development.

Response to Existing character

The proposed development across responds thoughtfully to the existing character of Frenchs Forest by integrating contemporary architectural elements while maintaining a connection to the surrounding natural environment. The nearby Northern Beaches Hospital, a contemporary landmark within the precinct, sets a modern design precedent that the development complements.

The buildings take cues from the recent/approved development at 5 & 7 Skyline Place, reinforcing an emerging seniors housing precinct that aligns with the area's transformation into a health and education hub. The scale of the development transitions from lower buildings along Frenchs Forest Road, maintaining a relationship with the existing residential areas to the north, to taller built forms internally, ensuring consistency with the contemporary character of the hospital and future planned developments in the future town centre as described in the Frenchs Forest 2041 Place Strategy.

Landscaping is a key element in blending the development with its surroundings. Deep soil zones, mature tree retention, and native plantings soften the built form, providing a strong connection to the natural identity of the area. Open spaces and pedestrian pathways encourage active movement and social interaction, further enhancing the site's relationship with the evolving character of Frenchs Forest.

Through its contemporary design, thoughtful height transitions, and integration with the area's emerging health and education focus, the development successfully balances modernity with the existing and future context of the precinct.

Response to Desired future character

Though not within the precinct bounds - the close proximity to the subject area of the Frenchs Forest 2041 Place Strategy makes this a valuble document when discussing the desired future character.

The Frenchs Forest 2041 Place Strategy envisions the precinct as a modern, sustainable, and health-focused urban centre, transitioning from a predominantly commercial and low-density residential area into a mixed-use, high-quality built environment. The desired future character prioritizes green streets, urban density with high architectural standards, and integration with natural landscapes.

The development aligns with the future character vision by:

- Maintaining a contemporary, high-quality built form, consistent with Northern Beaches Hospital and the precinct's urban evolution.
- Incorporating articulated facades and a varied material palette, reflecting design excellence principles.
- Delivering a transition in height, with lower-scale buildings along Frenchs Forest Road and higher elements within the site, aligning with the precinct's height strategy.
- Integrating deep soil zones, extensive landscaping, and tree retention, reinforcing the area's identity as a green, health-focused environment.
- The architectural approach reflects a contemporary aesthetic, balancing masonry bases with lighter upper-level structures.

VIEW TO 1 SKYLINE PLACE FROM CORNER OF SKYLINE PLACE AND FRENCHS FOREST ROAD

PRINCIPLE 2: BUILT FORM AND SCALE

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

RELEVANT APARTMENT DESIGN GUIDELINE OBJECTIVES	
3B	**ORIENTATION**
3B-2	Overshadowing of neighbouring properties is minimised during mid winter.
3C	**PUBLIC DOMAIN INTERFACE**
3C-1	Transition between private and public domain is achieved without compromising safety and security.
3G	**PEDESTRIAN ACCESS AND ENTRIES**
3G-1	Building entries and pedestrian access connects to and addresses the public domain.
3G-2	Access, entries and pathways are accessible and easy to identify.
3H	**VEHICLE ACCESS**
3H-1	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.
3J	**BICYCLE AND CAR PARKING**
3J-4	Visual and environmental impacts of underground car parking are minimised.
4L	**GROUND FLOOR APARTMENTS**
4l-1	Street frontage activity is maximised where ground floor apartments are located.
4S	**MIXED USE**
4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.
4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.

The scale of the proposed development has considered the desired future character and the transition of the area towards a health and education precinct, as there are no prescriptive controls for height and massing that apply to the site. The proposed massing is guided by the Northern Beaches Urbanism design approach. The proposal provides setbacks to the street and boundaries that are consistent with the ADG objective and design criteria.

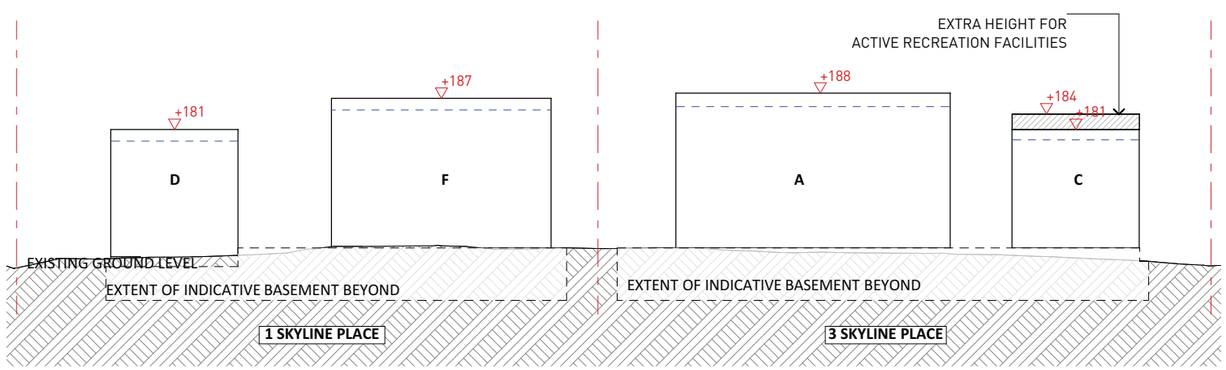
The proposed developments at 1 & 3 Skyline Place are designed as a perimeter block form, enclosing two generously landscaped central open spaces. This structure allows for clear definition of built edges while ensuring permeability and connectivity throughout the site. The buildings are carefully arranged to step down in height along Frenchs Forest Road, maintaining a sensitive relationship with adjacent low-density residential areas, while taller forms are positioned along Warringah Road to integrate with the larger-scale health and commercial buildings in the precinct. Positioning taller forms away from residential areas and to the south of site ensures no overshadowing of existing residential properties, and minimised overshadowing within the sites.

The architectural language incorporates articulated facades with varied rooflines, recessed balconies, and masonry bases, breaking down the overall massing and creating a human-scaled, visually engaging streetscape. The tallest buildings feature horizontal articulation and cantilevered balconies, reinforcing an open and lightweight expression at the upper levels. Building separation exceeds standard requirements, ensuring ample light penetration, cross-ventilation, and privacy for residents.

The development also emphasizes street activation, particularly along Skyline Place, where ground-floor commercial and communal spaces encourage engagement with the public domain. The boulevard along Skyline Place is framed by lower-scale elements, ensuring a comfortable pedestrian environment that seamlessly connects with surrounding streets. Deep soil zones at key setbacks allow for mature tree retention, softening the built form and embedding the development within its natural landscape setting.

Through a modulated, contextually responsive built form, the proposal achieves a cohesive architectural expression that aligns with the desired future character of Frenchs Forest.

FORM AND SCALE OF TREES

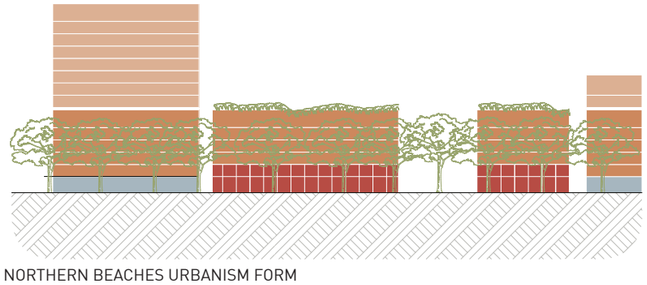


N/S SECTION THROUGH 1 & 3 SKYLINE PLACE

FORM

Northern Beaches Urbanism is a form based design approach that integrates contemporary architecture with the area's natural environment and evolving urban character. It is characterized by:

- A 6-Storey Masonry Datum: The base of buildings typically follows a repeating six-storey form, detailed and expressive at street level, accommodating both commercial and residential uses.
- Integration with Nature: Buildings feature solid architectural forms and enclosed balconies, designed to scale with the canopy of existing trees. Ground levels include shopfronts or terrace-style apartments beneath the tree line.
- Upper-Level Expression: Higher levels incorporate broad horizontal elements, contrasting with the solidity of lower levels. Cantilevered balconies provide expansive views above the forest, with communal landscaped spaces on rooftops.
- Scalability & Flexibility: The model allows for variations, with some areas reaching 14 storeys while maintaining a consistent relationship with the surrounding landscape. Taller buildings are accommodated in limited areas, ensuring slender vertical proportions and generous separations to minimize impacts while maintaining architectural cohesion.
- Urban Intensification with Tree Retention: The approach prioritizes retaining mature trees and enhancing the urban forest character through new plantings, reinforcing the Northern Beaches' identity.
- This design philosophy has informed developments at 1 & 3 Skyline Place, ensuring a balance between increased density, high-quality urban environments, and strong connections to the natural landscape



NORTHERN BEACHES URBANISM FORM

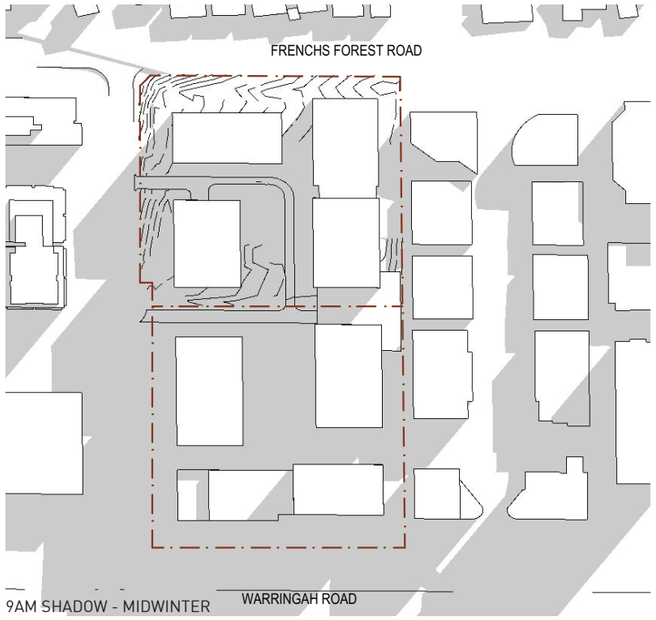
OVERSHADOWING

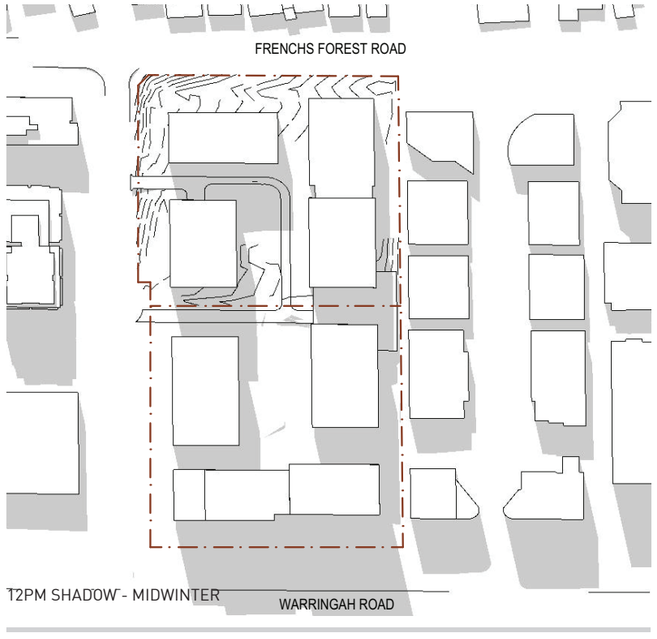
The proposed development has been designed to minimize overshadowing impacts on adjacent properties. ADG-compliant setbacks have been incorporated to ensure appropriate separation from commercial neighbors.

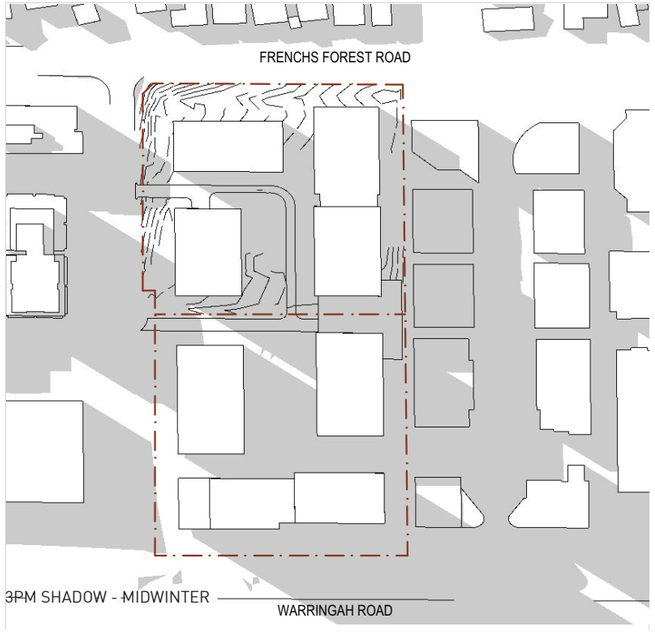
Importantly, the development does not affect solar access to any residential properties north of Frenchs Forest Road.

A 14-storey tower has been strategically positioned at the southern end of the site to reduce internal overshadowing and eliminate any impact on existing residential properties.

This careful placement ensures that sunlight access is preserved while optimizing the overall site layout.







PRINCIPLE 3: DENSITY

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

The proposed development at 1 & 3 Skyline Place aligns with the objectives and criteria of the Apartment Design Guide (ADG), ensuring a built form that is well designed and harmonious with its context. The site's strategic location within the Frenchs Forest health and education precinct makes it well-suited for increased residential density.

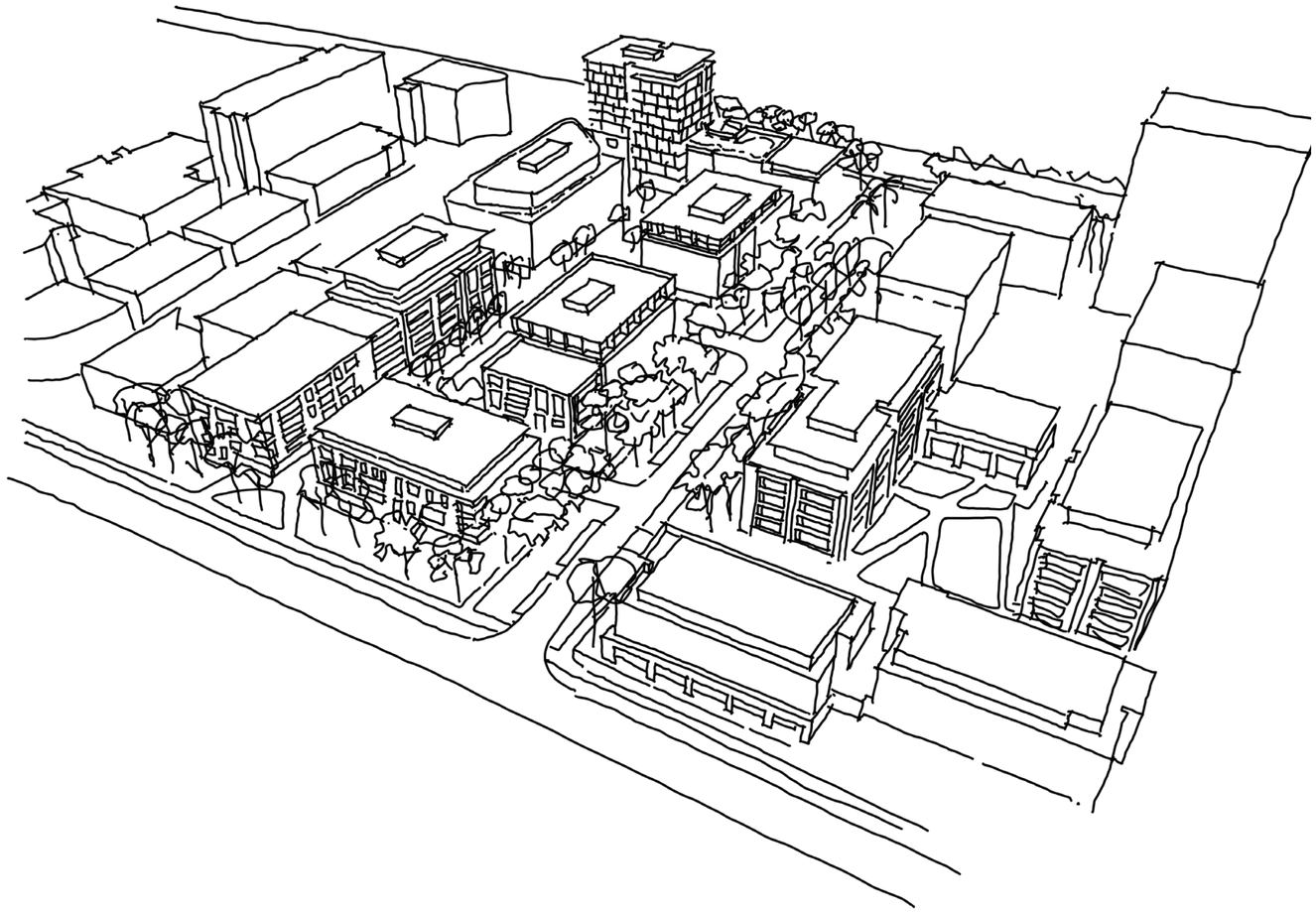
The site is well-serviced by public transport, with a bus stop directly along Frenchs Forest Road, providing easy access to surrounding areas. The location also offers a range of amenities that support a high standard of living for senior residents.

Nearby recreational facilities include the Warringah Aquatic Centre, which features a heated Olympic-size indoor swimming pool, ideal for exercise and rehabilitation. Additionally, Lionel Watts Oval provides extensive green space with sports fields, netball courts, a skate park, and a fenced off-leash dog area. These open spaces promote an active and social lifestyle within a natural setting.

For daily needs, the site is located near local shopping centers and essential services, ensuring convenient access to groceries, medical care, and community facilities.

The existing infrastructure in the area has the capacity to support the increased residential population. The proposal is consistent with broader urban renewal strategies aimed at encouraging higher-density housing in well-connected, amenity-rich locations.

By placing a higher-density residential development in a location with excellent access to public transport, recreational facilities, open spaces, and essential services, the proposal ensures a well-integrated, high-quality living environment for future residents.



PROPOSED DEVELOPMENT IN A FUTURE CONTEXT

PRINCIPLE 4: SUSTAINABILITY

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.

RELEVANT APARTMENT DESIGN GUIDELINE OBJECTIVES	
4U	**ENERGY EFFICIENCY**
4U-1	Development incorporates passive environmental design.
4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.
4U-3	Adequate natural ventilation minimises the need for mechanical ventilation.
4V	**WATER MANAGEMENT AND CONSERVATION**
4V-1	Potable water use is minimised.
4V-2	Urban stormwater is treated on site before being discharged to receiving waters.
4V-3	Flood management systems are integrated into site design.
4W	**WASTE MANAGEMENT**
4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.
4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling.
4X	**BUILDING MAINTENANCE**
4X-1	Building design detail provides protection from weathering.
4X-2	Systems and access enable ease of maintenance.
4X-3	Material selection reduces ongoing maintenance costs.

ENERGY EFFICIENCY AND GENERATION

A comprehensive environmental assessment has been undertaken for 3 Skyline Place, detailing the building's performance and compliance with BASIX requirements. Passive environmental design initiatives incorporated in the development include:

- Corner-style floorplates to enhance cross-ventilation.
- North and north-east orientation to maximize winter heating and reduce summer heat loads.
- Overhangs, awnings, and building projections to provide shade and improve thermal comfort.
- Drought-tolerant landscaping with shade trees positioned to the north and west.
- Maximizing façade perimeter while minimizing depth to enhance daylight penetration.
- Horizontal sunshading on north-facing facades.
- Secure bicycle parking for residents and publicly accessible bicycle parking for retail patrons.
- Exceeding minimum cross-ventilation requirements.
- Circulation spaces with access to natural light and ventilation
- Rooftop solar photovoltaics for energy generation.
- Electricity-based heating/cooling with a centralized plant and electric residential cooking.
- LED lighting throughout, with daylight and motion sensors where appropriate to reduce energy consumption.

1 Skyline Place has the capacity to incorporate similar passive environmental design initiatives, ensuring continuity in energy efficiency strategies as the development progresses.

WATER EFFICIENCY AND REUSE

The proposal minimizes potable water use, harvests rainwater, and retains stormwater in the landscape to maximize environmental benefits. These strategies, implemented in 3 Skyline Place, include;

- Maximising the energy efficiency of fittings and fixtures listed in the BASIX schedule
- Exceeding minimum BASIX targets
- Collecting rainwater from roof surfaces for reuse in the landscape, pool and car washing
- Landscape design that retains water within the site, reducing reliance on potable water and supporting local biodiversity.

1 Skyline Place has the potential to adopt these water efficiency measures, ensuring a sustainable approach to water management across the development.

WASTE MANAGEMENT

In 3 Skyline Place, dedicated waste management facilities are provided for residential waste and recycling. Waste collection is positioned towards the boundary between 1 Skyline Place and 3 Skyline Place, set back from the public road and hidden from public view to maintain visual amenity.

1 Skyline Place development has the ability to provide similar waste management facilities. The refernce plan shows there waste facilities opposite from the 3 Skyline Place wasteroom - ensuring easy servicing and minimal truck movements onsite.

FLOOD MANAGEMENT

Stormwater control and rainwater collection are integrated into the landscape design, with a focus on water retention, controlled discharge, and flood mitigation. The strategy has been reviewed by specialist consultants to ensure effective water management in 3 Skyline Place.

1 Skyline Place will have the ability to adopt similar flood management strategies, maintaining resilience to stormwater impacts.

MATERIALITY & BUILDING MAINTENANCE

The selection of durable, low-maintenance materials ensures the longevity of the development while reducing ongoing upkeep requirements. In 3 Skyline Place, external materials have been carefully chosen to:

Minimize maintenance, reducing reliance on painted surfaces.
Include high-durability finishes, such as face brick, glass, stone, aluminum, and pre-finished metal sheet cladding.
Align with materials found in the surrounding locality, ensuring a cohesive architectural response.

These elements are appropriate for both their hard-wearing properties and as a response to materials found in properties of the immediate locality.

1 Skyline Place will incorporate similar material selections, ensuring durability, ease of maintenance, and consistency in the architectural language across both stages.

PRINCIPLE 5: LANDSCAPE

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.

RELEVANT APARTMENT DESIGN GUIDELINE OBJECTIVES	
3C	**PUBLIC DOMAIN INTERFACE**
3C-1	Transition between private and public domain is achieved without compromising safety and security.
3C-2	Amenity of the public domain is retained and enhanced.
3D	**COMMUNAL AND PUBLIC OPEN SPACE**
3D-1	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.
3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.
3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.
3E	**DEEP SOIL ZONES**
3E-1	Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality.
40	**LANDSCAPE DESIGN**
4O-1	Landscape design is viable and sustainable
4O-2	Landscape design contributes to the streetscape and amenity.
4P	**PLANTING ON STRUCTURES**
4P-1	Appropriate soil profiles are provided.
4P-2	Plant growth is optimised with appropriate selection and maintenance.
4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces.

LANDSCAPE DESIGN & DEEP SOIL

Landscape strategies align with SHDG section 12.5 and 16.9, incorporating deep soil zones and extensive greenery to enhance amenity and support biodiversity

The proposal substantially improves on the existing extent of landscaped area on the site, enhancing the site ecology and reducing summer heating. The large above ground carparks that currently exist have been replaced by landscaped setbacks and deep soil zones, which reinforce the leafy character of the area while ensuring a strong visual and physical connection to the surrounding environment.

The public open space and communal open spaces feature a diverse planting palette of native and drought-tolerant species, ensuring long-term sustainability while fostering a strong connection between residents and nature.

Landscaped setbacks and feature tree-lined pathways create a soft interface between built form and the public domain, enhancing visual privacy, walkability, and social interaction within the precinct.

The landscape strategy is integrated with water-sensitive urban design (WSUD) elements, ensuring a resilient and climate-responsive environment that complements the evolving character of Frenchs Forest.

Trees have been retained where possible, most notable along the front setback to frenchs forest road, and to the centre of the site between 3 Skyline Place & 1 Skyline Place.

Over 20% of the combined sites comprises deep soil zones with a minimum dimension of 3m.

COMMUNAL & PUBLIC OPEN SPACE

A central open space in each site, designed as a green heart of the development, provides a focal point for both residents and visitors, creating opportunities for intergenerational engagement and community events.

Concept DA Reference Design;

- Communal Room fronting the central green space.
- Central green space able to host a varierty of activities.
- North-facing rooftop space nominated on building 3B.
- Treelined spine which allows access to EGU and open spaces via Frenches Forest Road.

Stage 1 Detailed Design;

- Central green space able to host a varierty of activities.
- Communal rooms look onto central green space.
- Rooftop space on buidling 1B including pickleball court.

DESIGN CRITERIA	
3D-1 COMMUNAL OPEN SPACE	Complies.
1. 1. Communal open space has a minimum area equal to 25% of the site.	25%+
2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter).	

PRINCIPLE 6: AMENITY

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups

RELEVANT APARTMENT DESIGN GUIDELINE OBJECTIVES	
3J	**BICYCLE AND CAR PARKING**
3J-1	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.
3J-2	Parking and facilities are provided for other modes of transport.
3F	**VISUAL PRIVACY**
3F-1	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.
3F-2	Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space.
4A	**SOLAR AND DAYLIGHT ACCESS**
4A-1	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.
4A-2	Daylight access is maximised where sunlight is limited.
4A-3	Design incorporates shading and glare control, particularly for warmer months.
4B	**NATURAL VENTILATION**
4B-1	All habitable rooms are naturally ventilated.
4B-2	The layout and design of single aspect apartments maximises natural ventilation.
4B-3	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.
4C	**CEILING HEIGHTS**
4C-1	Ceiling height achieves sufficient natural ventilation and daylight access.
4C-2	Ceiling height increases the sense of space in apartments and provides for well proportioned rooms.
4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building.

VISUAL PRIVACY

Refer to response to SHDG section 12.6 and 12.7 for detailed discussion on internal amenity and privacy.

The development complies with ADG separation distances both internally and at site boundaries, ensuring privacy, solar access, and ventilation.

Setbacks along boundaries allow for future residential redevelopment of neighboring commercial properties while maintaining privacy.

Internally, all buildings meet ADG separation requirements, with one location in 3 Skyline Place applying a habitable-to-non-habitable separation. Strategic window placement, articulation, and landscaping further enhance privacy and amenity within the development.

DESIGN CRITERIA	
1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:	3m setback with minor vertical windows to habitable rooms.

BUILDING HEIGHT	HABITABLE ROOMS AND BALCONIES	NON-HABITABLE ROOMS
Up to 12m (4 storeys)	6m	3m
Up to 25m (5-8 storeys)	9m	4.5m
Over 25m (9+ storeys)	12m	6m

SOLAR & DAYLIGHT ACCESS

The development exceeds ADG solar and daylight access requirements, with over 70% of apartments receiving direct sunlight to living rooms and balconies.

Buildings in the northern portion of 1 Skyline Place benefit from superior solar access due to their orientation, maximizing natural light throughout the day.

The central open spaces are designed to receive optimal sunlight, ensuring high-quality outdoor amenity for residents (exact hours to be confirmed).

The view from the sun plans demonstrate compliance with the design criteria.

Calculations are provided on drawing 502 and 503 of the detailed DA package and drawing 502 and 503 of the reference plan set.

DESIGN CRITERIA	
1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	3 Skyline Place: 71.5% 1 Skyline Place: 79.2%
3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.	1 Skyline Place: 2.7%

RELEVANT APARTMENT DESIGN GUIDELINE OBJECTIVES	
4D	**APARTMENT SIZE AND LAYOUT**
4D-1	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.
4D-2	Environmental performance of the apartment is maximised.
4D-3	Apartment layouts are designed to accommodate a variety of household activities and needs.
4E	**PRIVATE OPEN SPACE AND BALCONIES**
4E-1	Apartments provide appropriately sized private open space and balconies to enhance residential amenity.
4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents.
4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.

NATURAL VENTILATION

Designed around central cores, most apartments are corner cross ventilated.

All corridors are provided natural ventilation.

Calculations and flow paths are provided on drawing 500 and 501of the detailed DA package and drawing 500 and 501 of the reference plan set.

DESIGN CRITERIA	
1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilate	3 Skyline Place: 69% 1 Skyline Place: 66%

CEILING HEIGHTS

A 3.2m floor to floor height for residential uses allows for a 2.7m ceiling height and sufficient space for services.

Floor to floor heights in the employment generating use levels have been determined to allow appropriate ceiling heights and allowance for services and structure.

DESIGN CRITERIA	
1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are: **MINIMUM CEILING HEIGHT FOR APARTMENT AND MIXED USE BUILDINGS** Habitable rooms: 2.7m Non-habitable: 2.4m For 2 storey apartments: 2.7m for main living area floor; 2.4m for second floor, where its area does not exceed 50% of the apartment area	2.7m ceilings achieved

APARTMENT SIZE AND LAYOUT & STORAGE & PRIVATE OPEN SPACE

The proposal demonstrates good design and high amenity. This is achieved by:

- Room sizes that are of a generous size with a good outlook
- Rational layouts that minimise circulation spaces.
- Private open space areas exceed the minimum sizes of the ADG and are configured to be functional and conducive to recreational use. All are accessed from living areas, with upper level apartments able to close their private open space into a wintergarden for flexible use.
- Privacy between private open space is considered by means of privacy screening where required.
- Storage is provided within the unit and in basement cages

DESIGN CRITERIA	
4D-1 Apartment layouts 1. Apartments are required to have the following minimum internal areas: **APARTMENT TYPE / MIN INTERNAL AREA** Studio: 35m² 1 bedroom: 50m² 2 bedroom: 70m² 3 bedroom: 90m² The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each. 2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.	Complies Refer to calculations on plans
4D-2 Apartment layouts 1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height 2. In open plan layouts (where living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window)	Complies Refer to plans
4D-3 Apartment layouts 1. Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space). 2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space). 3. Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments 4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	Complies refer to plans

RELEVANT APARTMENT DESIGN GUIDELINE OBJECTIVES	
4E-4	Private open space and balcony design maximises safety.
4G	**STORAGE**
4G-1	Adequate, well designed storage is provided in each apartment.
4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments.
4H	**ACOUSTIC PRIVACY**
4H-1	Noise transfer is minimised through the siting of buildings and building layout.
4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments.
4J	**NOISE AND POLLUTION**
4J-1	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.
4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.

DESIGN CRITERIA

4E-1 Private open space and balconies — Complies refer to plans

1. All apartments are required to have a primary balconies as follows:

DWELLING TYPE	MIN AREA	MIN DEPTH
Studio apartments	$4m^2$	
1 bedroom apartments	$8m^2$	2m
2 bedroom apartments	$10m^3$	2m
3+ bedroom apartments	$12m^3$	2.4m

2. For apartments at ground level or on a podium a private open space is provided instead of a balcony. It must have a min area of $15m^2$ and minimum depth of 3m.

STORAGE

The independent living units are typically larger than the minimum apartment sizes in the ADG, making ADG storage requirements easily accommodated. Additionally, supplementary storage is provided at the basement levels, ensuring residents have ample and accessible storage options.

DESIGN CRITERIA

4G Storage — Complies

1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: — Refer to calcuations on the floor plans

DWELLING TYPE	STORAGE SIZE VOLUME
Studio apartments	$4m^3$
1 bedroom apartments	$6m^3$
2 bedroom apartments	$8m^3$
3+ bedroom apartments	$10m^3$

At least 50% of the required storage is to be located within the apartment.

ACOUSTIC PRIVACY

Noise transfer between apartments is controlled by building construction which will exceed minimum standards in the NCC.

Rooms are setback from djacent properties to minimise acoustic impacts on adjacent properties.

NOISE AND POLLUTION

The site is subject to some traffic noise from Warringah Road and Frenchs Forest Road. Facades will have glazing nominated by an acoustic engineer to ensure internal noise levels are appropriate for the location.

CAR AND BICYCLE PARKING

Car and bicycle is provided in basement levels along with plant, switch rooms and storage areas.

This space is intended to be direct and clearly visible and well lit with good access from the common circulation areas. There is a clearly defined lobby.

The car park is efficiently designed to minimise the footprint with a logical grid and structure.

DESIGN CRITERIA

3J BICYCLE AND CAR PARKING — Complies.

1. For development in the following locations: — Car parking rates are provided in accordance with the RMS guide and council DCP.

- on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or
- on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less.

The car parking needs for a development must be provided off street. — Bicycle parking is provided in accordance with council DCP.

PRINCIPLE 7: SAFETY

Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

Passive surveillance and secure access strategies align with SHDG section 12.3 and 16.4, ensuring a safe and well-integrated environment.

RELEVANT APARTMENT DESIGN GUIDELINE OBJECTIVES	
3C	**PUBLIC DOMAIN INTERFACE**
3C-1	Transition between private and public domain is achieved without compromising safety and security.
3C-2	Amenity of the public domain is retained and enhanced.
3D	**COMMUNAL AND PUBLIC OPEN SPACE**
3D-3	Communal open space is designed to maximise safety.
3G	**PEDESTRIAN ACCESS AND ENTRIES**
3G-1	Building entries and pedestrian access connects to and addresses the public domain.
3G-2	Access, entries and pathways are accessible and easy to identify.
3G-3	Large sites provide pedestrian links for access to streets and connection to destinations.
3J	**BICYCLE AND CAR PARKING**
3J-3	Car park design and access is safe and secure.
4F	**COMMON CIRCULATION AND SPACES**
4F-2	Common circulation spaces promote safety and provide for social interaction between residents.
4S	**MIXED USE**
4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.

PUBLIC DOMAIN INTERFACE

The development promotes casual surveillance of the streetscape and publicly accessible areas through:

- Communal rooms and lobbies with extensive glazing, ensuring direct sightlines to both the street and internal green spaces
- Employment-generating spaces with transparent frontages that activate the street and surveil cross-site links.
- Street-facing apartments with habitable room windows and private open spaces, reinforcing visibility and engagement with the public realm.
- Apartments overlooking communal spaces, ensuring passive surveillance across streets and internal pathways/streets.
- Clearly defined boundaries between public, communal, and private spaces further enhance spatial legibility and resident safety.

COMMUNAL OPEN SPACE

The communal open spaces are designed to be safe, visible, and inclusive, ensuring continuous passive surveillance from surrounding buildings and residences.

- Clear sightlines, well-lit pathways, and multiple entry and exit points enhance security and accessibility.
- The upper-level communal spaces are arranged to avoid isolated areas, with seating, gathering spaces, and landscaping promoting natural surveillance and interaction.

This layout creates a secure, well-connected environment, encouraging daily use and resident engagement.

PEDESTRIAN ACCESS, ENTRIES AND COMMON CIRCULATION SPACES

Dedicated pedestrian pathways provide step-free, direct connections between key areas, including building entries, communal spaces, and public zones.

Primary building entries are clearly defined, well-lit, and directly linked to pedestrian paths. Lobbies feature transparent glazing, ensuring uninterrupted visibility to internal green spaces and streets

Internal corridors, lifts, and walkways are designed with intuitive navigation, featuring wayfinding signage and consistent lighting to enhance safety.

Pedestrian-vehicle separation is reinforced through clearly marked footpaths, safe crossings, and direct access routes, minimizing conflict points and prioritizing pedestrian movement.

PASSIVE SURVEILLANCE TO THE STREET AND CLEAR ENTRANCES

PRINCIPLE 8: HOUSING DIVERSITY AND SOCIAL INTERACTION

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.

Refer to response to SHDG section 12.1 and 16.1 for the project's commitment to housing diversity and resident interaction through well-planned communal spaces.

RELEVANT APARTMENT DESIGN GUIDELINE OBJECTIVES	
3D	**COMMUNAL AND PUBLIC OPEN SPACE**
3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.
4F	**COMMON CIRCULATION AND SPACES**
4F-1	Common circulation spaces achieve good amenity and properly service the number of apartments.
4F-2	Common circulation spaces promote safety and provide for social interaction between residents.
4K	**APARTMENT MIX**
4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future.
4K-2	The apartment mix is distributed to suitable locations within the building.
4Q	**UNIVERSAL DESIGN**
4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members.
4Q-2	A variety of apartments with adaptable designs are provided.
4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs.

OPPORTUNITIES FOR SOCIAL INTERACTION - COMMON CIRCULATION SPACES, COMMON OPEN SPACE AND PUBLIC OPEN SPACE

Typical floors have a maximum of 4-8 units per core. The top floor has 3 units accessible from the core. This is consistent with the design guidance that requires a maximum of 8 per core on a single level.

Well-designed common circulation spaces, including wide, well-lit corridors and lobbies that encourage chance encounters. Generous communal open spaces, such as landscaped courtyards and lounges, provide comfortable gathering areas for residents. Additionally, public open spaces with seating and pedestrian links enhance connectivity, promoting engagement with the broader community

APARTMENT MIX

The proposed development will assist in realising the precinct's growing demand for seniors accommodation within good proximity to services and a wide range of allied health facilities

The development features two and three-bedroom apartments, reflecting the preferences and lifestyle needs of seniors who are downsizing from family homes but still desire well-proportioned living spaces.

The apartment mix is designed to meet seniors' expectations for high-quality living, offering ample space for daily activities, entertaining, and accommodating family or caregivers, ensuring comfort and ageing in place. Housing choice is therefore provided for which responds to general market needs.

UNIVERSAL DESIGN

The proposed development contains 100% of apartments incorporating silver level universal design features.

PRINCIPLE 9: AESTHETICS

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

Façade articulation and material selection are also guided by SHDG section 12.2 and 16.1, ensuring an aesthetic response that aligns with the precinct character.

RELEVANT APARTMENT DESIGN GUIDELINE OBJECTIVES	
4M	**FACADES**
4M-1	Building facades provide visual interest along the street while respecting the character of the local area.
4M-2	Building functions are expressed by the facade.
4N	**ROOF DESIGN**
4N-1	Roof treatments are integrated into the building design and positively respond to the street.
4N-2	Opportunities to use roof space for residential accommodation and open space are maximised.
4N-3	Roof design incorporates sustainability features.
4T	**AWNINGS AND SIGNAGE**
4T-1	Awnings are well located and complement and integrate with the building design.
4T-2	Signage responds to the context and desired streetscape character.
4X	**BUILDING MAINTENANCE**
4X-1	Building design detail provides protection from weathering.
4X-2	Systems and access enable ease of maintenance.
4X-3	Material selection reduces ongoing maintenance costs.

FACADES

The buildings have been conceived as a family of related elements, using high-quality materials to contribute to the local character.

Light coloured rendered elements are used for the upper level to provide contrast and distinction between the different building components.

These components respond to the internal layouts, circulation spaces and scaling of the built form.

The larger building in 3 Skyline Place incorporates strong vertical articulation to reduce its apparent scale. This articulation emphasizes the slender, vertical forms of the 14 story tower, balancing the visual impact.

ROOF DESIGN

The upper level is setback from the lower street levels to reduce the scale. Lift overruns are setback from the facades - minimising impacts.

BUILDING MAINTENANCE

Face brick is proposed as the primary external material - which is know for the low maintenance requirements. Aluminium windows and selected painted elements allow for colour to the facade and are easy to maintain.

Roof anchors can be provided so that maintenance of the facade can be facilitated by abseiling. Building maintenance euiptment will be located on the roof of each tower

By limiting the material selection and providing a robust structure maintenance will be reduced.

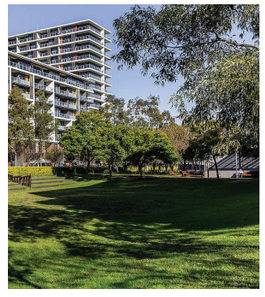

Form vertically articulated at waist

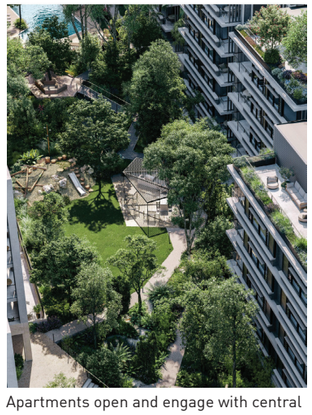

Tower forms with more open expression


Low rise forms - shadow line at ground level where commercial uses


Buildings define central courtyards


Strong brick base relates to scale of tree canopy


Contrast of tower and low rise forms creates visual interest in skyline


Apartments open and engage with central courtyard


Expression of tower can extend to the ground while integrating with lower forms

EXTERNAL MATERIALS / AESTHETICS

MATERIALS

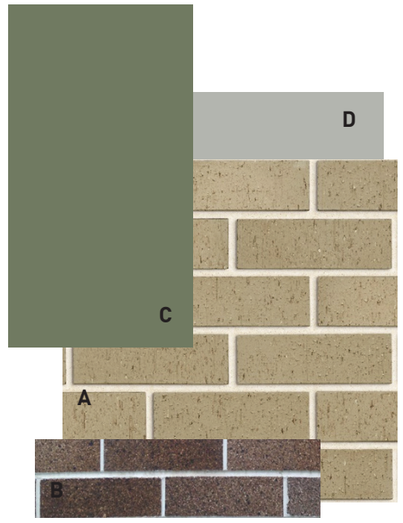
Reflecting on what we have learnt about country, the building materials have been selected to provide a palette that compliments the natural landscape.

The bark of the angophoroas, scribbly gums and blackbutts provide a variety of grey tones. The shedding bark reveals rich reds oranges and browns.

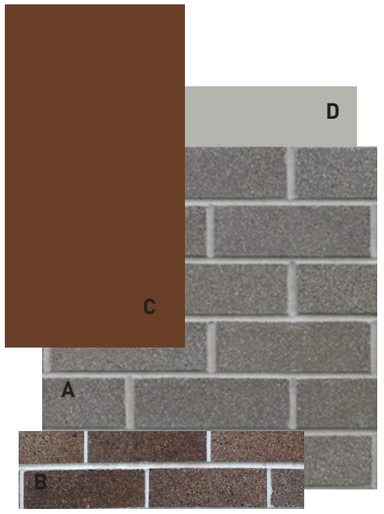
The rich greens of the foliage provide contrast and shine against the blue of the sky and grey tones of the forest floor.

The sandstone outcrops provide rich brown, grey and green (lichen tones over sandy tones of the decomposing rocks.

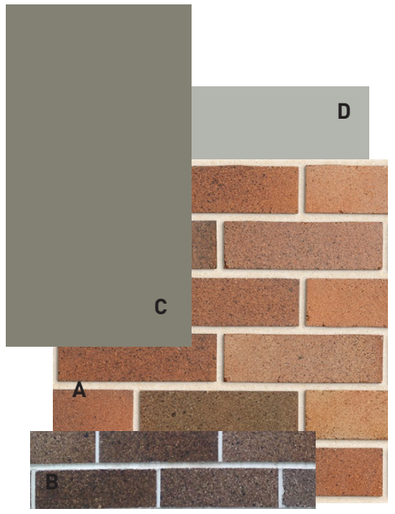
BUILDING A



BUILDING B



BUILDING C

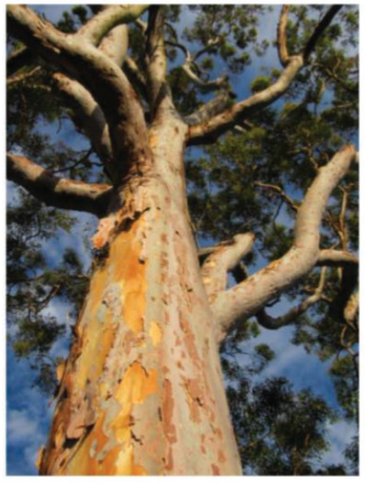


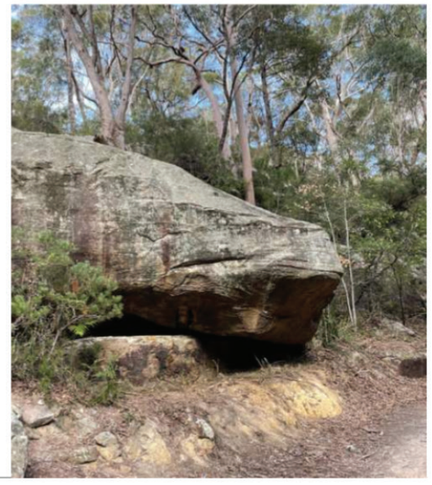
A
PRIMARY BRICK

B
SECONDARY BRICK

C
METAL COLOUR - CLADDING, BALUSTRADES, FINS.

D
WINDOW FRAME COLOUR (ADJACENT BRICKS)





COLOURS OF COUNTRY FROM THE SURROUNDING NATURAL ENVIRONMENT

APARTMENT DESIGN GUIDE - COMPLIANCE TABLE

	Objective	Design Criteria	Proposed	Response
Part 3 –Siting the Development				
Site Analysis	Objective 3A-1 (Principle 1) Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context		Consistent	A site analysis provided as part of the Design Report identifies key character elements, opportunities, constraints and the relationship with the surrounding context. Key opportunities: — Located between Frenchs Forest and Warringagh Road — Close to public transport connections two bus — Potential views to the city to the south on upper levels — Active frontage along Frenchs Forest Road and Skyline Pl Key constraints: — Busy Warringah and Frenchs Forest Roads. — No. 1 and 3 Skyline Place have limited access, affecting connectivity and circulation. — No. 3 Skyline has very limited street frontage along Skyline Place (approx. 10m wide). — A sloping topography requires careful treatment of access, drainage, and built form. — A biodiversity zone at No. 1 restricts development, requiring tree retention and deep soil. The buildings take cues from the recent/approved development at 5 & 7 Skyline Place, reinforcing an emerging seniors housing precinct that aligns with the area's transformation into a health and education hub. The scale of the development transitions from lower buildings along Frenchs Forest Road, maintaining a relationship with the existing residential areas to the north, to taller built forms internally, ensuring consistency with the contemporary character of the hospital and future developments in the town centre as described in the Frenchs Forest 2041 Place Strategy The area is undergoing significant urban transformation, driven by the Frenchs Forest 2041 Place Strategy, which envisions the suburb as a key health, education, and mixed-use precinct. A major catalyst for this change is the Northern Beaches Hospital, a contemporary architectural landmark that has established a precedent for modern built form and higher-density development in the locality.
Orientation	Objective 3B-1 (Principle 1/2) Building types and layouts respond to the streetscape and site while optimising solar access within the development		Consistent	The proposed buildings have been carefully designed to respond to the site's topography, streetscape, and context, while maximizing solar access for both internal and external spaces. Building heights range from 5 to 14 storeys, providing a varied scale that steps down towards neighboring developments and responds to surrounding building character. A large, landscaped courtyard, centrally located on each site, serves as the principal deep soil zone and communal open space, ensuring optimal solar access and visual amenity throughout the day. Frontages are oriented towards Frenchs Forest Road and Skyline Place, with active frontages promoting engagement with the public domain. Vehicular access to both sites is via Skyline Place. Given the limited street frontage at 3 Skyline Place, a new internal driveway with a footpath has been designed with the character of a public street, supporting basement access and a designated drop-off area. Communal areas, including lounges and activity rooms, are arranged around the courtyard to foster community interaction and maintain passive surveillance. Rooftop terraces provide additional communal spaces with dedicated uses such as dining areas, urban gardening, and recreation, while also capturing district views and sunlight. The layout and building orientation have been designed to maximize daylight access to all apartments and shared spaces, while also mitigating overshadowing impacts on surrounding developments.
	Objective 3B-2 (Principle 1/2)		Consistent	Shadow diagrams provided for mid-winter demonstrate the following:

	Objective	Design Criteria	Proposed	Response
	Overshadowing of neighbouring properties is minimised during mid-winter			— There is no overshadowing of living rooms, balconies, or private open spaces of surrounding residential buildings. — The low-density residential area north of Skyline Place remains completely unaffected. — Overshadowing to the east of the site is limited and occurs only after 12 PM. — Any overshadowing is confined to nearby commercial buildings, where the impact on amenity is minimal.
Public Domain Interface	Objective 3C-1 (Principle 1) Transition between private and public domain is achieved without compromising safety and security		Consistent	— Residential tower entries are clearly defined by awnings and façade articulation. — Glazed entry lobbies provide clear sightlines to lifts, enhancing passive surveillance. — The design avoids recessed or concealed areas, reducing opportunities for loitering or concealment.
	Objective 3C-2 (Principle 1) Amenity of the public domain is retained and enhanced		Consistent	The development provides active frontages along Frenchs Forest Road and Skyline Place, contributing to passive surveillance and fostering community interaction. Mailboxes are integrated into building entries for ease of access by residents and visitors. Facades use durable, low-maintenance, and graffiti-resistant materials, with brickwork at lower levels for visual continuity and robustness. The site layout ensures safe, legible, and fully accessible paths for all users, supporting mobility needs typical of seniors, including those using walkers or wheelchairs. Generous landscape setbacks with mature street trees create a green buffer, enhancing streetscape character and providing shaded seating areas. Wayfinding signage, lighting, and seating elements along public domain interfaces promote comfort, independence, and a welcoming atmosphere for elderly residents and visitors.
Communal and Public Open Space	Objective 3D-1 (Principle 2/3) An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping		Consistent	Communal open space is provided across both sites, including large north–south-oriented courtyards and rooftop areas on two buildings. These areas are accessible via residential lifts and receive more than two hours of direct sunlight at mid-winter. A winding path connects key features such as lawn areas, seating, and play spaces. The central courtyards also provide direct access to all residential lobbies, indoor communal areas, non-residential uses, and both RACF facilities.
	Objective 3D-2 (Principle 2/3) Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		Consistent	Communal open spaces include a variety of facilities such as: — Seating areas for individuals and groups — Public art installations and active play zones — Open lawn areas Rooftop communal spaces further enhance amenity, featuring landscaped areas with a pickleball court, outdoor kitchen, BBQ facilities, and a productive garden—promoting outdoor living, social connection, and sustainability.
	Objective 3D-3 (Principle 2/3) Communal open space is designed to maximise safety		Consistent	The following strategies work hand in hand to maximize safety in the public and communal open spaces: — Surveillance by residential balconies and windows from above — Sliding privacy screens are provided to apartments with windows adjacent to the rooftop communal open space. — Outdoor lighting strategy to be integrated into the landscape design.
	Objective 3D-4 (Principle 1-3) Public open space, where Provided, is responsive to the existing pattern and uses of the neighbourhood		Consistent	Public open space is provided in line with the Northern Beaches DCP, responding to the surrounding neighbourhood. The setback along Skyline Place mirrors that of the 5 Skyline Place Senior Housing development, preserving existing trees and creating a green boulevard with buildings set behind the tree line.
Deep Soil Zones	Objective 3E-1 (Principle 2/5) Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and		Consistent	1 Skyline Place: The deep soil zones will exceed the minimum requirement of 15% as per the Housing SEPP. These zones are strategically located in the central common open space and along Frenchs Forest Road and Skyline Place, preserving well-established trees and supporting the biodiversity zone. 3 Skyline Place:

	Objective	Design Criteria	Proposed	Response
	air quality			A total of 2,519 sqm of deep soil zones are provided, which exceeds the required 15% of the site area as per the Housing SEPP. These zones are located in the central common open space courtyard and along the site edges, preserving existing trees and enhancing the overall site's ecological value.
Visual Privacy	Objective 3F-1 (Principle 6) Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room	Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: — Up to 12m/4 storeys: 6m — Up to 25m/5-8 storeys: 9m — Over 25m (9+storeys): 12m	Consistent	Adequate separation distances have been provided for each apartment to ensure reasonable levels of both external and internal visual privacy. Solid walls and angled pop-out windows are incorporated to protect the privacy of residents and to comply with the minimum required separation distances outlined in the ADG. Additionally, the building layout has been designed to maximize the width of the central common space while maintaining good privacy between residents.
	Objective 3F-2 (Principle 6) Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space		Consistent	Sliding screens along the edges of balconies and wintergardens provide privacy for both residents and neighbours, while still allowing adequate solar access to living areas and outdoor spaces. These vertical louvers also contribute to the articulation of the facade and offer solar protection, enhancing both privacy and comfort. The podium features a predominantly solid facade with limited openings and solid balustrades, while the upper levels are set back and distinguished by cantilevered balconies with glass balustrades, providing a clear architectural distinction.
Pedestrian Access and Entries	Objective 3G-1 (Principle 7) Building entries and pedestrian access connects to and addresses the public domain		Consistent	Resident pedestrian access is provided through secure individual lobbies from Skyline Place, Frenchs Forest Road, and within the development itself. Separate secure lobbies are in the basement, allowing residents to access their apartments directly after parking their cars underground.
	Objective 3G-2 (Principle 7) Access, entries and pathways are accessible and easy to identify		Consistent	All entries to the resident lobbies are designed to be accessible and easily identifiable, with appropriate shelter provided where necessary to enhance comfort and convenience.
	Objective 3G-3 (Principle 5/7) Large sites provide pedestrian links for access to streets and connection to destinations		Consistent	The entire site is walkable and accessible, allowing residents of 3 Skyline Place to easily walk to 1 Skyline Place and further along Frenchs Forest Road to catch a bus. The site is designed with a manageable gradient, ensuring comfortable pedestrian movement. Additionally, the project includes a pedestrian through-site link, connecting Frenchs Forest Road to Warringah Road, enhancing pedestrian connectivity and access.
Vehicle Access	Objective 3H-1 (Principle 7) Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes		Consistent	Access to the basement car parks is provided from Skyline Place. Clear, safe and separate accessible pedestrian pathways are provided throughout the site to connect the different buildings while generous landscaping creates high quality streetscapes.
Bicycle and Car Parking	Objective 3J-1 (Principle 7) Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	For development in the following locations: — on sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area; or — on land zoned, and sites within 400m of land zoned, B3 Commercial Core, B4 Mixed	Consistent	Car parking provision is based on the site's proximity to public transport, services, and facilities. The site benefits from excellent public transport accessibility, with multiple bus services operating along Frenchs Forest Road and Warringah Road. These services provide direct connections to major centres, such as Chatswood, the Northern Beaches Hospital, and the Sydney CBD. Notable bus routes serve the area, enhancing connectivity and reducing car dependency. This high level of public transport access supports sustainable transport options, particularly for staff and visitors. Refer to the Transport Assessment and Green Travel Plan for further details.

	Objective	Design Criteria	Proposed	Response
		Use or equivalent in a nominated regional centre the minimum car parking requirement for residents & visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less. — The car parking needs for a development must be provided off street		
	Objective 3J-2 (Principle 7) Parking and facilities are provided for other modes of transport		Consistent	In accordance with the requirements of the Housing SEPP 2021 the proposal makes provision for parking for ambulances at Ground Floor Level and minibuses in Basement 1, accessed from Skyline Place. Secure bicycle parking is provided for non-resi and ILU's residents in the basement. Cycling paths are available in the immediate vicinity of the site including along Frenchs Forest Road which is a nominated cycling route. Cycling connections are available from the site through the broader regional cycle network. The short-term parking provided on both sites will accommodate rideshare and taxi app services for drop-off and pick-up. Refer Transport Assessment and Green Travel Plan.
	Objective 3J-3 (Principle 7) Car park design and access is safe and secure		Consistent	Car park design and access are safe and secure. The layout complies with AS2890.1-2004 for Class 1 parking facilities, including compliant ramp gradients, circulation aisle widths, and car space dimensions. Parking aisles are a minimum of 5.8 metres wide, with minimum standard spaces measuring 2.4 metres by 5.4 metres. A minimum 1-metre offset is provided between parking spaces and adjacent walls. Accessible parking spaces are designed in accordance with AS2890.6, including 2.4-metre-wide shared zones to ensure usability and safety for all residents. Refer Transport Assessment and Green Travel Plan.
	Objective 3J-4 (Principle 7/9) Visual and environmental impacts of underground car parking are minimised		Consistent	Visual and environmental impacts of underground car parking are minimised by maintaining a large central deep soil zone beneath the common area. Each site has its own separate basement with a single entry/exit point from Skyline Place, reducing visual clutter and traffic impacts. The split-level design minimises excavation, helping to preserve the natural landform and existing water tables. Car park exhausts are integrated within the development and screened by soft landscaping, with ventilation intakes discreetly positioned to reduce visibility and environmental impact. Refer Transport Assessment and Green Travel Plan.
	Objective 3J-5 (Principle 7/9) Visual and environmental impacts of on-grade car parking are minimised		Consistent	Visual and environmental impacts of on-grade car parking are minimised. On-street parking is limited and primarily designated for short-term use, accessible spaces, and loading zones in convenient locations. Parking areas are integrated with the road and landscape design and use paving materials rather than standard asphalt to reduce visual impact and enhance overall amenity. Refer Transport Assessment and Green Travel Plan.
	Objective 3J-6 (Principle 7/9) Visual and environmental impacts of above ground enclosed car parking are minimised		Consistent	n/a
Part 4 – Designing the Building				
Solar and Daylight	Objective 4A-1 (Principle 4/6)	1. Living rooms and private open spaces of at least 70% of	Consistent	The design prioritizes optimal orientation and spatial quality for living areas, where residents spend most of their time.

	Objective	Design Criteria	Proposed	Response
Access	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at midwinter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas		— 1 Skyline Place: 109 out of 143 apartments (76%) receive at least 2 hours of direct sunlight between 9am and 3pm at mid-winter. — 3 Skyline Place: 167 out of 200 apartments (84%) meet the same standard. Both sites exceed the ADG requirement that at least 70% of apartments receive a minimum of 2 hours of direct sunlight in mid-winter.
		2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at midwinter	Consistent	
		3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter	Consistent	The design minimizes the number of south-facing and comply with the ADG requirement that no more than 15% of apartments lack direct sunlight at mid-winter. – 1 Skyline Place: Only 4 out of 143 apartments (2%) receive no direct sunlight between 9am and 3pm at mid-winter. – 3 Skyline Place: 22 out of 200 apartments (11%) receive no direct sunlight during this period.
	Objective 4A-2 (Principle 4/6) Daylight access is maximised where sunlight is limited		Consistent	Full-height glazing is proposed throughout the living rooms to maximise daylight penetration. Opportunities to reflect natural light into apartments are enhanced through the use of light-colored internal finishes, improving the overall brightness and quality of the interior spaces.
	Objective 4A-3 (Principle 4/6) Design incorporates shading and glare control, particularly for warmer months		Consistent	Balconies are designed to provide shading from the summer sun while allowing winter sun to penetrate living areas for passive heating. Sliding screens are incorporated to provide privacy and also act as shading devices on north, east, and west-facing facades. Glazing specifications will be developed to meet performance requirements based on the sustainability consultant's assessment and recommendations. Apartments behind tree canopies benefit from natural shading, reducing direct sun exposure during the warmer months while enhancing the aesthetic and environmental value.
Natural Ventilation	Objective 4B-1 (Principle 4/6) All habitable rooms are naturally ventilated		Consistent	All habitable rooms within the development are designed to enable natural ventilation. This is achieved through appropriate room depths, building layout, and the use of building indents that promote cross-ventilation and airflow.
	Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation		Consistent	Apartment depths are limited in accordance with Figure 4D.3 of the Apartment Design Guide, with a maximum of 8m from an openable window to the rear wall of the kitchen (based on a typical 2.7m ceiling height). Open-plan living, dining, and kitchen areas have been designed to ensure adequate access to natural airflow. Building indents are incorporated to enhance cross-ventilation and support effective air circulation.
	Objective 4B-3 (Principle 4/6) The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	Consistent	For 1 Skyline Place: Of the 143 apartments between ground level and level 9, 95 are naturally cross-ventilated — equating to 66.4%, which exceeds the ADG requirement of 60% in the first nine storeys. For 3 Skyline Place: Of the 181 apartments between ground level and level 9, 124 are naturally cross-ventilated — equating to 68.5%, which exceeds the ADG requirement of 60% in the first nine storeys. Apartments are designed with open-plan layouts and minimal internal obstructions to support effective airflow. Combined kitchen, dining, and living areas are limited to a maximum depth of 8m to enhance natural cross ventilation.
		2. Overall depth of a cross-over or cross-through apartment does	Consistent	Cross-over and cross-through apartments have a maximum depth of 18m (glass line to glass line), meeting the required standard.

	Objective	Design Criteria	Proposed	Response
		not exceed 18m, measured glass line to glass line		
Ceiling Heights	Objective 4C-1 (Principle 4/6) Ceiling height achieves sufficient natural ventilation and daylight access	Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	Consistent	— All the habitable rooms have 2.7m ceiling height and 2.4m in other rooms. — There are no attic spaces proposed in the development. — Floor to floor heights within the GF vary to accommodate the variation in level across the site.
	Objective 4C-2 (Principle 6) Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms		Consistent	— 2.7m ceiling height provided to habitable rooms — 2.4m ceiling height provided to non-habitable rooms — Service rooms are stacked and services such as air-conditioning will be located over non-habitable areas such as robes, storage areas and corridors.
Apartment Size and Layout	Objective 4D-1 (Principle 6/8) The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	1. Apartments are required to have the following minimum internal areas: — Studio: 35sqm — 1 bed: 50sqm — 2 bed: 70sqm — 3 bed: 90sqm The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m2 each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m2 each.	Consistent	— A variety of apartment types and sizes have been provided to cater for a wide cross section of the residents. — Each apartment has a significantly larger floor area than the requirement in ADG.
		2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	Consistent	— All habitable rooms have been designed to have external walls with external operable windows. — The windows in all habitable rooms well exceed the minimum requirement of 10% of the floor area of the room. — No habitable room has been designed to borrow air from other rooms.
	Objective 4D-2 (Principle 4/6) Environmental performance of the apartment is maximised	1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height	Consistent	— No Habitable rooms exceed a depth to ceiling height ratio of 2.5. This excludes open plan layouts (living, dining, and — kitchen) which can have a depth to ceiling height ratio of 3 (as stipulated in fgure 4D.3 of the ADG).
		2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	Consistent	— Kitchens are designed as part of the main circulation space. Receiving daylight and natural ventilation. — Open plan layouts allow habitable room depths to be 8m maximum distance from a window.
	Objective 4D-3 (Principle 4/6/8) Apartment layouts are designed to accommodate a variety of household activities and needs	1. Master bedrooms have a minimum area of $10m^2$ and other bedrooms $9m^2$ (excluding wardrobe space)	Consistent	All master bedrooms exceed $10m^2$ due to the seniors living standards. All other bedrooms exceed $9m^2$, excluding wardrobes, providing ample space for household needs.
		2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Consistent	All master bedrooms exceed $10m^2$ due to the seniors living standards. All other bedrooms exceed $9m^2$ and have a minimum dimension of 3m (excluding wardrobes), ensuring comfortable and functional layouts.
		3. Living rooms or combined living/ dining rooms have a minimum width of:	Consistent	Living rooms or combined living/dining rooms meet the minimum width requirements: 3.6m for studio and one-bedroom apartments, and 4m for two- and three-bedroom apartments.

	Objective	Design Criteria	Proposed	Response
		3.6m for studio and 1 bedroom apartments 4m for 2 and 3 bedroom apartments		
		4. The width of cross-over or crossthrough apartments are at least 4m internally to avoid deep narrow apartment layouts	Consistent	Cross-over and cross-through apartments have a minimum internal width of 4m to avoid deep, narrow layouts and ensure good internal amenity.
Private Open Space and Balconies	Objective 4E-1 (Principle 6/8) Apartments provide appropriately sized private open space and balconies to enhance residential amenity	1. All apartments are required to have primary balconies as follows;: — 1 bed: 8sqm — 2 bed: 10sqm — 3 bed: 12sqm The minimum balcony depth to be counted as contributing to the balcony area is 1m.	Consistent	All apartment types provide appropriately sized private open spaces and balconies to enhance residential amenity. Each apartment exceeds the minimum requirements set by the ADG for both balcony area and depth, ensuring ample space for outdoor living and relaxation.
		2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m^2 and a minimum depth of 3m.	Consistent	All apartments located on the ground level have larger private terraces and exceed the minimum 15sqm area and 3m depth requirement of the ADG.
	Objective 4E-2 (Principle 6/8) Primary private open space and balconies are appropriately located to enhance liveability for residents		Consistent	Primary private open spaces and balconies are appropriately located to enhance liveability for residents. Balconies are strategically positioned to avoid predominantly south-facing orientations and, where possible, provide dual aspects to improve solar access, ventilation, and outlook.
	Objective 4E-3 (Principle 6/8) Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building		Consistent	Private open spaces and balconies are thoughtfully integrated into the building's architectural form and detailing. Generous balconies and wintergardens, framed with sliding screens along their perimeters, contribute to a distinctive architectural language. Each building features a unique screen colour, enhancing individuality and character across the development.
	Objective 4E-4 (Principle 6/7) Private open space and balcony design maximises safety		Consistent	The design of private open spaces and balconies maximizes safety. All sliding screens are positioned outside the line of the balustrades to eliminate opportunities for climbing and falling. The balustrades are fixed at a height that meets or exceeds the minimum requirements of the National Construction Code (NCC). Additionally, fixed balustrades and cladding elements are designed without any parts that could pose a climbing hazard.
Common Circulation and Spaces	Objective 4F-1 (Principle 6) Common circulation spaces achieve good amenity and properly service the number of apartments	1. The maximum number of apartments off a circulation core on a single level is eight	Consistent	Apartment floor plates contain a maximum of 52 units with 16 lifts provided across height cores. Natural daylight is introduced to the common circulation spaces to provide a high level of amenity. Full height glazed fixed glazing adjacent to stairs.
		2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	Consistent	Only one building within the development exceeds 10 storeys. Located at 3 Skyline Place, Building C comprises 14 storeys and is serviced by a single core with two lifts, serving a total of 68 apartments.
	Objective 4F-2 (Principle 6/7) Common circulation spaces promote safety and provide for social interaction between residents		Consistent	These common areas provide visual connections to the street and internal courtyard, contributing to improved amenity and encouraging physical activity. Corridors will be well-lit and generously proportioned, with a minimum width of 1900mm. Lift lobbies include built-in bench seating to enhance comfort and support casual social interaction. Open staircases are incorporated to promote walking and foster incidental social engagement and active lifestyles.
Storage	Objective 4G-1	Adequate, well designed storage is provided in each apartment.	Consistent	Required storage is provided within each apartment accessible from either circulation spaces or living areas.

	Objective	Design Criteria	Proposed	Response
	Adequate, well designed storage is provided in each apartment	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: — 1 bed: 6sqm — 2 bed: 8sqm — 3 bed: 10sqm At least 50% of the required storage is to be located within the apartment		A minimum of 50% of the required storage is located within the apartment. The remainder is located within the basement Refer to Architectural Drawings for full details.
	Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments		Consistent	A further 50% of the required storage for each apartment is provided in the basement level in the form of storage cages.
Acoustic Privacy	Objective 4H-1 (Principle 6) Noise transfer is minimised through the siting of buildings and building layout		Consistent	Noise transfer is minimized through careful sitting and building layout. The loading dock and waste collection areas are covered to avoid any adverse acoustic impacts. Landscape buffers are provided for ground floor units facing the street, enhancing privacy and reducing noise exposure. Common areas are oriented to face the communal courtyard at ground level, while soft landscaping on the roof acts as a noise buffer, protecting apartments above from noise generated by communal spaces.
	Objective 4H-2 (Principle 6) Noise impacts are mitigated within apartments through layout and acoustic treatments		Consistent	Internal apartment layouts are designed to separate noisy spaces from quiet spaces wherever possible, with bedrooms positioned away from living areas to minimize noise disturbance. Additional acoustic assessments will be carried out during the Design Development phase to ensure optimal noise mitigation.
Noise and Pollution	Objective 4J-1 (Principle 6) In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings		Consistent	Apartments are set back from the roads in accordance with the Northern Beaches Development Control Plan. (DCP) Refer to the Noise and Vibration Impact Assessment
	Objective 4J-2 (Principle 6) Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission		Consistent	Details of external wall performance, including acoustic performance, will be developed during the Design Development phase. Party walls will be appropriately constructed and insulated to prevent noise transfer between apartments and between corridors and apartments. Refer to the Noise and Vibration Impact Assessment for operational mitigation measures for external sound isolation to the building envelope.
Apartment Mix	Objective 4K-1 (Principle 8) A range of apartment types and sizes is provided to cater for different household types now and into the future		Consistent	A mix of oversized 1-bedroom, 2-bedroom, and 3-bedroom apartments has been provided, with all apartments exceeding the minimum ADG apartment size requirements.
	Objective 4K-2 (Principle 8) The apartment mix is distributed to suitable locations within the building		Consistent	Each floor plate includes a mix of 1-bedroom, 2-bedroom, and 3-bedroom apartments. The layout and distribution of apartments have been carefully planned to optimise solar access and cross ventilation. Larger apartments are typically located at the building corners to maximise orientation and balcony size. Apartment types are stacked vertically for efficiency in both services and facade design.
Ground Floor Apartments	Objective 4L-1 (Principle 6/8)		Consistent	Ground floor apartments are designed with generously landscaped frontages that provide a calm and inviting atmosphere. These frontages are designed to engage with the street at a human scale, fostering an active and welcoming streetscape while maintaining a connection to the surrounding environment

	Objective	Design Criteria	Proposed	Response
	Street frontage activity is maximised where ground floor apartments are located			
	Objective 4L-2 (Principle 6-8) Design of ground floor apartments delivers amenity and safety for residents		Consistent	A high level of amenity and security has been provided for the ground floor apartments. Each apartment features large courtyards with 1800mm high vertical screening, ensuring privacy and security. Additionally, between the courtyard and Warringah Road, there is an opportunity for significant planting, enhancing both the aesthetic value and environmental quality of the space
Facades	Objective 4M-1 (Principle 9) Building facades provide visual interest along the street while respecting the character of the local area		Consistent	The design follows a typical, repeating 6-storey masonry datum, with a richly detailed and expressive street-level facade. The architecture conveys a sense of solidity, with enclosed balconies scaled to the height of the existing tree canopy. Below the tree canopy, the design features either shopfronts or 'terrace house' apartments, blending seamlessly with the surrounding environment. Upper-level extensions adopt a broad, horizontal expression, contrasting with the solid, grounded form below. The architecture features cantilevered balconies, offering expansive outlooks above the forest. Additionally, landscaped communal space is provided on the roofs, positioned above the tree canopy, enhancing the overall connection to nature.
	Objective 4M-2 (Principle 9) Building functions are expressed by the facade		Consistent	The podium features a predominantly solid brick facade, while the upper levels are distinguished by cantilevered balconies, providing a clear architectural distinction. Differences in brick tones and colours further enhance the facade, aiding in wayfinding. The building entries are clearly defined by breaks in the built form, enhancing both accessibility and the building's identity. Most of the external corners are rounded, creating movement and visual interest.
Roof Design	Objective 4N-1 (Principle 1/2/9) Roof treatments are integrated into the building design and positively respond to the street		Consistent	The roof treatments are carefully integrated into the overall building design to enhance its streetscape presence. A two-storey setback above the canopy tree level has been incorporated to create a recessive-built form, which further enhances the building's articulation and minimizes its visual bulk, responding positively to the surrounding environment.
	Objective 4N-2 (Principle 4/5/6/9) Opportunities to use roof space for residential accommodation and open space are maximised		Consistent	Rooftop space is dedicated to residents, enhancing the overall amenity of the development. This space includes generous landscaping, as well as various communal facilities such as a pickleball court, BBQ areas, an outdoor kitchen, and a productive garden. These features promote social interaction, outdoor living, and sustainability, while maximising the potential of the roof space.
	Objective 4N-3 (Principle 4/5/6/9) Roof design incorporates sustainability features		Consistent	The roof design incorporates key sustainability features, including the installation of photovoltaic panels for on-site energy generation. This supports the building's energy efficiency goals by reducing reliance on external power sources and promoting renewable energy use."
Landscape Design	Objective 4O-1 (Principle 5/6) Landscape design is viable and sustainable		Consistent	The landscape design is both viable and sustainable, with plant selection focused on restoring native and endemic species appropriate to the local climate and soil conditions. Durable, robust, and sustainable materials have been chosen to ensure longevity and minimal maintenance. The design is informed by the site's cultural and ecological context, aligning with the 'Connection with Country' narrative. This approach reinforces a strong sense of place and respect for Country. Refer Appendix Landscape Design and Connecting With Country.
	Objective 4O-2 Landscape design contributes to the streetscape and amenity		Consistent	The landscape design has been carefully considered to create an active, inclusive, and welcoming environment for the community. A variety of spaces are provided, including larger communal gathering areas, secluded seating zones, and informal nature play opportunities—all set within generous native planting. These elements enhance residential amenity, support social interaction, and contribute positively to the public realm.
Universal Design	Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members		Consistent	As a seniors housing development compliant with SEPP Housing 2021, all apartments have been designed to meet or exceed the Silver Level of the Livable Housing Guidelines. Universal design features have been incorporated to ensure adaptability, safety, and comfort for residents of all ages and abilities. Each apartment demonstrates more than the minimum required features, supporting flexible and inclusive living environments that accommodate changing needs over time.

	Objective	Design Criteria	Proposed	Response
	Objective 4Q-2 A variety of apartments with adaptable designs are provided		Consistent	A variety of apartment types are provided, all designed to be accessible in accordance with SEPP Housing 2021 requirements for seniors housing. Internal layouts support residents' ability to age in place, with master bedrooms designed for accessibility and kitchens and ensuites configured to be adaptable. Generous internal clearances and circulation spaces are included at all entry and internal doors to ensure ease of movement and compliance with accessibility standards.
	Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs		Consistent	Apartments feature open plan living, dining, and kitchen arrangements that support flexible living and accommodate a variety of lifestyle needs. Living spaces seamlessly flow onto generous balconies and wintergardens through flush thresholds, ensuring accessibility and promoting a strong connection between indoor and outdoor areas.
Adaptive Reuse	Objective 4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place		Consistent	N/A
	Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse		Consistent	N/A
Mixed Use	Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement		Consistent	Non-residential spaces are strategically located along Frenchs Forest Road and Skyline Place to activate the street frontages. These spaces also front the main internal circulation spine that connects 1 and 3 Skyline Place, fostering permeability and community interaction. All commercial tenancies are accessible both directly from the street and from within the development, supporting walkability and vibrant public interfaces.
	Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents		Consistent	Residential levels are thoughtfully integrated within the development to ensure privacy, security, and high levels of amenity for occupants. All non-residential uses are confined to the ground floor, maintaining a clear separation between public and private zones. This arrangement enhances safety, reduces potential conflicts, and supports a comfortable living environment for residents.
Awnings and Signage	Objective 4T-1 Awnings are well located and complement and integrate with the building design		Consistent	Awnings are strategically located around the building to provide weather protection while complementing and integrating with both the architectural and landscape design. Awnings over building entries are incorporated seamlessly into the overall design, enhancing the building's functionality and visual cohesion.
	Objective 4T-2 Signage responds to the context and desired streetscape character		Consistent	Signage has been designed to respond to the surrounding context and desired streetscape character. The ground floor will be activated along both Frenchs Forest Road and Skyline Place, with signage clearly visible from the main streets. In addition, wayfinding and identification signage will be provided within internal circulation areas to assist residents and visitors in navigating the development. All signage will be integrated into the architectural design to ensure visual consistency, legibility, and a cohesive public and internal environment.
Energy Efficiency	Objective 4U-1 Development incorporates passive environmental design		Consistent	Passive environmental design principles have been consistently integrated throughout the development. Key measures include natural cross ventilation, ample daylight access, and external shading elements such as sliding screens and tree canopy cover. These strategies work together to enhance thermal comfort and significantly reduce reliance on mechanical heating, cooling, and lighting systems. Refer Appendix ESD Report
	Objective 4U-2 Development incorporates passive solar design to optimise heat storage		Consistent	Balconies, wintergardens, and facades incorporate sliding screens to control solar access and reduce glare, particularly during summer months. These elements minimise direct solar heat gain while maintaining daylight access. The six-storey podium ensures that most apartments sit at or below tree canopy level, where established vegetation provides natural shading—especially effective for reducing low-angle morning and afternoon sun from the east and west.

	Objective	Design Criteria	Proposed	Response
	in winter and reduce heat transfer in summer			
	Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation		Consistent	Opportunities for natural cross ventilation have been maximised throughout the development, with apartment layouts that encourage passive airflow and reduce reliance on mechanical ventilation.
Water	Objective 4V-1 Potable water use is minimised		Consistent	Water efficient fixtures and fittings will be specified to minimize potable water use on the site. Refer Appendix ESD Report
	Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters		Consistent	Peak stormwater flows and pollution from storm water run of will be reduced to minimize negative impacts on waterways. Permeable landscaping and on-site detention will form part of the proposed stormwater management strategy.
	Objective 4V-3 Flood management systems are integrated into site design		Consistent	
Waste	Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents		Consistent	Dedicated waste storage facilities are provided in the basement car park for residents' convenience. Waste bins will be transferred to a waste holding area at ground level, located within a covered and semi-enclosed space shared by 1 and 3 Skyline Place. This arrangement ensures waste management operations have no visual or functional impact on the streetscape or residential amenity. Waste rooms are mechanically ventilated, with exhaust discharged at roof level to further minimize odor and acoustic impacts on surrounding residences.
	Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling		Consistent	All dwellings have access to an accessible garbage room at each level located in the communal corridors near the lift core. The garbage room provides for general waste and recycling disposal via a dual garbage chute.
Building Maintenance	Objective 4X-1 Building design detail provides protection from weathering		Consistent	Details of the building facade will be developed at detailed design stages to provide protection from weathering.
	Objective 4X-2 Systems and access enable ease of maintenance		Consistent	Where windows are inaccessible from balconies for cleaning, windows will be designed to enable cleaning from abseiling building maintenance crews. This will also cover areas which may over time need maintenance / replacement of any non accessible elements.
	Objective 4X-3 Material selection reduces ongoing maintenance costs		Consistent	The selection of materials finishes, and equipment has been carefully selected to be durable and low maintenance. This also has sustainability benefits.