IRT WOONONA
APARTMENT DESIGN GUIDE CONFORMANCE TABLES

LOT 1 DP 1160947
2-6 Popes Road, Woonona NSW 2517

CALDERFLOWER
architecture

Contact

Lara Calder
Managing Director, Calderflower Architects
lc@calderflower.com.au
0409 500 320

This document has been prepared by:

NAME: Lara Calder
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This document has been reviewed by:

NAME: Lara Calder
DATE: 10th June 2025

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Introduction

The project is for the redevelopment of the existing IRT Woonona retirement village which is designed to include;

1. Construction of five seniors housing apartment buildings comprising a total of 98 Independent Living Units (ILUs) with the following:
    - 4 x one (1) bedroom ILUs
    - 48 x two (2) bedroom ILUs
    - 46 x three (3) bedroom ILUs
    - Clubhouse
    - Social Wellness Centre
2. New basement-level car parking
3. Additions and alterations to the existing Class 9C Flametree Residential Aged Care Facility (RAC)
4. Retention of the existing Heritage Church with additions and repurposing as a restaurant/café.
5. Retention of existing Camelia Lodge Independent Living Units (unchanged).
6. Landscaping and vegetation management in riparian corridor

Design Statement in response to the Apartment Design Guide:

The revised concept masterplan dated 6th June 2025 for the above-mentioned development prepared by Calder Flower Architects Pty Ltd demonstrates consistency with the applicable guidelines of the Apartment Design Guide for the relevant components that relate to the Class 2 apartment design component of this development.

Alignment with Design Quality Principles

Principle 1 – Context and neighbourhood character

'Good Design responds and contributes to its context.'
The context of the Woonona site is varied with respect to the typology and scale of the surrounding development.
The primary frontage and predominant visibility and exposure of the site is to the Princes Highway. The site is located opposite the 2-storey form of Woonona-Bulli RSL Club and the open space of its adjacent beer garden which is directly over the road from the northern portion of the site.

Image 1:

View looking south with the development site on the right and the Woonona-Bulli RSL on the left side. The heritage church and the existing Flametree residential aged care (both to be retained) are visible on the right-hand side.

Image 2:

View of the northern boundary from Princes Highway showing the neighbouring development. The heritage church and the existing Flametree residential aged care (both to be retained) are visible on the left-hand side.

Image 3:

Popes Road is characterised by 2 and 3 storey apartment buildings, including IRT Camelia Lodge, visible on the left-hand side, which fronts onto the southern side of Popes Road and is adjacent to the existing and future only vehicle driveway entry into IRT Woonona.

Image 4:

The existing site is currently viewed as a collection of buildings of 1 and 2 stories within an area that includes the carpark, service driveways and sheds. The heritage church is currently hidden from view from the south side.

The existing Flametree Residential Aged Care building is a dominant but distant form on the site and the retention of this building, and the heritage church have informed much of the strategy around the new development.

Principle 2 – Built form and character

The new development introduces a new and different scale and built form as a series of five unique stand alone, four storey, well-articulated apartment buildings that are arranged within a landscape setting. Each building responds to the location on the site and the available view corridors and adjacent environmental constraints. Each building has a unique shape, footprint, bulk and massing and is given sufficient curtilage to achieve the required setbacks, privacy and solar access.

Image 5:

Existing Princes Highway street elevation from the east showing the existing context

Image 6:

Proposed Princes Highway street elevation from the east showing the new scale and existing context

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 context.'

The increased density with this proposal is intended to provide a high standard of accommodation for older people, and to establish a community that supports healthy aging, socialisation and all levels of care that may be required on site.

The 98 independent living apartments will sit alongside the existing and refurbished aged care facility that will provide 100 beds.

Basement parking will provide sufficient carparking for residents, visitors and staff and the provision of basement loading and service areas will remove the operational aspects of garbage collection and deliveries from the ground plane which means the ground level is dedicated for landscape and public open spaces as a safe pedestrian friendly precinct.

Image 7:

Proposed 3d massing diagrams of the redevelopment of IRT Woonona

Principle 4 – Sustainability

Sustainable design promotes a healthy environment for residents and a positive connection with the outdoors. This is done by providing natural cross ventilation and easily openable windows, ceiling fans and excellent thermal performance in the building envelope to reduce the demand on energy for mechanical cooling and heating.

This type of development requires a long-term maintenance strategy and new external facade materials will be prefinished with the use of enduring materials such as face brick and sandstone that do not require painting.

Principle 5 – Landscape

This development is deeply integrated with the landscape design and strategy, and is strongly focused around the creation of meaningful outdoor spaces for activities, wandering throughout the campus and enjoyment of the outdoors. The riparian corridor offers a connection with the natural patterns of the seasons, birdlife and the 'wilding' of the natural landscape.

Deep soil landscape will encourage the growth and maturing of trees and their canopies which in turn will establish privacy screening between the buildings.

The very generous setback of building E from the Princes Highway creates a wide landscaped zone that can be shared with the public both visually and physically.

Principle 6 – Amenity

The whole redevelopment of IRT Woonona as a high-quality seniors living community is all about the amenity and quality of daily life that will be available to be experienced by the residents who live and visit IRT Woonona. For those residents who may need or choose to spend most of their time there, there will be a wide offering of social and wellness services available, and the connection with the wider community beyond the site boundaries is visible and generous. For residents who are more active, the proximity of other services in the area including close access to buses and shops will promote their independence and support their connection with the outside community.

Principle 7 – Safety

The development will offer safety and peace of mind for residents by being fully accessible and step free at all thresholds and transitions. All apartment buildings are accessed from the common central walkways in the site and will have secure access into their individual lobbies from the main thoroughfare.

Casual surveillance will be available of the walkways from apartments above as well as from the aged care building. Low level bollard and selective overhead lighting will provide safe visibility at night and in dim light. Being a senior's living development, all apartments and public amenities will be provided with emergency nurse call buttons.

The precinct is designed to accommodate minimal vehicle traffic on the ground level, with the driveway and drop off area restricted to the western boundary side. Only in emergencies when ambulance or fire vehicles are needed to attend to an apartment building will vehicles be able to access the main east-west shared pedestrian walkway.

Pedestrian safety is paramount and will give residents and their families peace of mind.

Principle 8 – Housing Diversity and social interaction

As good design represents a mix of housing choices, IRT Woonona provides a mix of one, two and three bedroom units in a range of configurations and with different unique aspects and outlooks. Each apartment building is designed to facilitate casual social interaction with the provision of small lounge spaces on each level. Wide corridors and generous lobby spaces mean that groups of people can gather together. The wide offering of communal spaces in the clubhouse, restaurant and wellness centre also mean that residents will have many opportunities to socialise, or even to 'not feel alone' with people around. IRT management will organise outings and activities through a regular daily program which make it easy for residents to participate in organised activities and events.

Principle 9 – Aesthetics

The proposed built form and character for the new apartment buildings, has developed the theme of a 'softened organic' form in acknowledgement of the natural landforms around the area. The buildings are described with a range of natural textures such as sandstone and pale warm grey bricks and warm timber tones of the wall cladding and eaves soffits in the lightweight curved overhanging roof edge on the top floors.

The details around the dark coloured window frames include slim blades and panels that integrate planter boxes that will be accessible from the adjacent windows by residents.

Images 8 and 9:

Proposed aesthetic character and façade design for IRT Woonona

Apartment Design Guide – Part 2

Objective	Response
2A Primary Controls Planning controls should be developed taking into account: • Sunlight and daylight access • Orientation and overshadowing • Natural ventilation • Visual and acoustic privacy • Ceiling heights • Communal open space • Deep soil zones • Public domain interface • Noise and pollution • Controls need to be tested to ensure the desired density and massing can be accommodated within the building height and setback controls.	**2A Primary Controls** **Meets the Criteria** The desired built building height, floorspace, building depth, setbacks and separations of IRT Woonona have been tested to confirm the 3d massing volumes.
2B Building Envelopes Building envelopes should be 25-30% greater than the achievable floor space in order to facilitate adequate building articulation and achieve amenity goals	**2B Building Envelopes** **Meets the Criteria** The buildings are articulated within the defined envelope volumes. The developable portion of the site falls outside of the riparian protection zone and the density is contained within the permissible zone.
2C Building Height Building height controls are informed by; • The desired number of storeys • The minimum floor to floor heights required for future building uses • The desired future scale and character of the local area • Landform and heritage • Amenity	**2C Building Height** The desired building height is four stories which is guided by the legislated height control of 12.8m as well as the dominant height of the existing residential aged care building on the site. The floor-to-floor heights are 3.2m. The landform is gently sloped, and fully accessible gradients must be achieved for this Seniors Living development. The development results in slight variances with the 12.8m height control across the modifications to the ground levels for access. The modest height variances articulate the building heights somewhat; however the existing pitched roof forms of the existing building exceed and articulate the new building heights and the building heights area good fit. Amenity is maintained and adequate levels of sunlight are achieved.

Apartment Design Guide – Part 2

Objective	Response
2E Building depth Building depth is the cross-section dimension of a building envelope. Ensure building depths support apartment layouts and meet the objectives of the ADG.	**2E Building depth** Seniors Housing is accessible housing all apartments, corridors and lobbies in this development are designed to be fully accessible. The increased spatial requirements needed to achieve accessible compliance nonetheless provides the desired amenity and meets the objectives within the ADG
2G Street setbacks Street setbacks provide space that can contribute to the landscape character of the street. They promote passive surveillance and outlook to the street. They assist in achieving visual privacy to apartments.	**2G Street setbacks** The primary street is the Princes Highway and the setbacks provided exceed the minimum required and include a generous setback to achieve a view line towards the heritage item and riparian corridor.
2H Side and rear setbacks These vary according to the building context and type but are important for providing amenity to the new development and the adjacent sites.	**2H Side and rear setbacks** Side setbacks achieve the aims and meet the AGD setback requirements for shared setbacks building separation for four storey buildings of a minimum of 6m on the side boundaries. This dimension is achieved and also exceeded.

Apartment Design Guide – Part 3

Objective	Response
3A Site analysis	**3A Site analysis** **Meets the Objective** A site analysis in the form of a series of diagrams, plans and aerial images has been described in detail and in accordance with the Site Analysis Checklist in the Appendix 1 of the ADG.
3B Orientation **Objective 3B - 1** Building types and layouts respond to the streetscape and site while optimising solar access. **Objective 3B – 2** **Overshadowing of neighbouring properties is minimised**	**3B Orientation** **Meets the Objectives 3B-1 and 3B-2** The massing strategy has been carefully considered respond to the streetscape and improve ground plane activation whilst maximising solar access to apartments. Refer Sun study analysis A702
3C Public domain interface **Objective 3C - 1** Transition between private and public domain is achieved without compromising safety and security. **Objective 3C – 2** Amenity of the public domain is retained and enhanced.	**3C Public domain interface** **Meets the Objectives 3C-1 and 3C-2** The amenity of the public domain will be greatly improved and the site which is currently not accessible to the public, will be open for use and enjoyment by the public. The Princes highway frontage is open and welcoming with the inclusion of children's play areas and a café. The car parking ventilation reticulated through Building D and is terminated above roof level Substation kiosk is located above ground to adhere to the requirement of relevant. Storage and plant rooms are in the basement out of view.

Apartment Design Guide – Part 3

Objective	Response
3D Communal and public open space **Objective 3D - 1** An adequate area of communal open space is provided to enhance residential amenity and landscape **Objective 3D – 2** Communal open space is designed to allow for a range of activities. **Objective 3D – 3** Communal open space is designed maximise safety **Objective 3D – 4** Public open space is responsive to the patterns of the neighbourhood.	**3D Communal and public open space** **Meets the Objectives 3D-1 ,3D-2, 3D-3, and 3D-4** The communal public open space component is generous and inclusive and intended to bring vibrancy and activity to the seniors living precinct. Generous landscaped spaces and a range of different activity areas will be included. Car park ventilation ducts will be reticulated through Building D. Electrical Substation is located outside of the communal facilities- detention tanks below ground
3E Deep soil zones **Objective 3E - 1** Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth	**3E Deep soil zones** **Meets the Objectives 3E – 1**
3F Visual privacy **Objective 3F - 1** Adequate building separation distances are shared equitably between neighbouring sites **Objective 3F - 2** Site and building design elements increase privacy without compromising light and air, outlook and views from habitable rooms and private open space	**3F Visual privacy** **Meets the Objectives 3F– 1 and 3F -2**

Apartment Design Guide – Part 3

Objective	Response
3G Pedestrian access and entries **Objective 3G- 1** Building entries and pedestrian access connects to and addresses the public domain **Objective 3G - 2** Access, entries and pathways are accessible and easy to identify **Objective 3G - 3** Site and building design elements increase privacy without compromising light and air, outlook and views from habitable rooms and private open space	**3G Pedestrian access and entries** **Does not meet the Objectives 3G– 1 and 3G -2** Building entries to senior's apartment buildings are located off the main internal walkway and not off the public domain facing the street. This is deliberately intended for resident safety and security. Security surveillance by IRT management and staff is also required. Entries are easy to identify and locate from the internal walkways and thoroughfare. Clear sightlines are available to main walkways and thoroughfares from the public domain through the site **Meets the Objectives 3G– 3**
3H Vehicle Access **Objective 3H- 1** Vehicle access pints are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	**3H Vehicle Access** **Meets the Objective 3H– 1**

Apartment Design Guide – Part 4

Objective	Response
4A Solar and daylight access **Objective 4A - 1** To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space **Objective 4A - 2** Daylight access is maximised where sunlight is limited **Objective 4A - 3** Design incorporates shading and glare control	**4A Solar and daylight access** **Meets the Objectives 4A-1, 4A 2, and 4A -3** Sliding shutter screens are provided on balcony doors to control sunlight and glare exposure
4B Natural ventilation **Objective 4B - 1** All habitable rooms are naturally ventilated **Objective 4B - 2** The layout and design of single aspect apartments maximises natural ventilation **Objective 4B - 3** Number of apartments with natural cross ventilation is maximised	**4B Natural ventilation** **Meets the Objectives 4B-1** **Meets the Objectives 4B-2** Top floor apartments have operable skylights or roof vents to achieve stack effect in single aspect units. **Meets the Objectives 4B-3** More than 60% of apartments are naturally cross ventilated.
4C Ceiling heights **Objective 4C - 1** Celling heights achieve sufficient natural ventilation and daylight access **Objective 4C - 2** Celling heights achieve a sense of space in apartments **Objective 4C - 3** Ceiling heights contribute to future flexibility of use	**4C Ceiling heights** **Meets the Objectives 4C-1** **Meets the Objectives 4C-2** Accessible apartments ae generously sized as well. **Meets the Objectives 4C-3** Apartments are intended and suited for use for high care in the future

Apartment Design Guide – Part 4

Objective	Response
4D Apartment size and layout **Objective 4D - 1** The layout of the rooms within an apartment is functional, well organised and provides a high standard of amenity **Objective 4D - 2** Environmental performance of the apartment is maximised **Objective 4D - 3** Apartment layouts are designed to accommodate a variety of household activities and needs	**4D Apartment size and layout** **Meets the Objectives 4D-1** **Does not meet all the Objectives 4D-2** Apartments are designed to be fully accessible and the spatial dimensions required for accessibility mean that these criteria cannot always be achieved. All living areas however are located on the external face of the building. **Meets the Objectives 4D-2**
4E Private open space and balconies **Objective 4E - 1** Apartments provide appropriately sized private open space and balconies to enhance residential amenity **Objective 4E - 2** Primary private open space and balconies are appropriately located to enhance liveability for residents. **Objective 4E - 3** Private open space and balcony design are appropriately located to enhance liveability for residents. **Objective 4E - 4** Private open space and balcony design maximises safety	**4E Private open space and balconies** **Generally meets the Objectives 4E-1** All apartments are provided with balconies with 10sqm as a minimum and a minimum balcony depth of 2m. In some instances, 3-bedroom apartment balconies are 10sqm in area. **Generally meets the Objectives 4E-2** **Meets the Objectives 4E-3** **Meets the Objectives 4E-4**
4F Common circulation and spaces **Objective 4F - 1** Common circulation spaces achieve good amenity and properly service the number of apartments **Objective 4F - 2** Common circulation spaces promote safety and provide for social interaction between residents	**4F Common circulation and spaces** **Meets the Objectives 4F-1** **Meets the Objectives 4F-2**

Apartment Design Guide – Part 4

Objective	Response
4G Storage **Objective 4G - 1** Adequate, well-designed storage is provided in each apartment **Objective 4G - 2** Additional storage is conveniently located, accessible and nominated for individual apartments	**4G Storage** **Meets the Objectives 4G-1** **Meets the Objectives 4G-1**
4H Acoustic privacy **Objective 4H - 1** Noise transfer is minimised through the siting of buildings and building layout **Objective 4H - 2** Noise impacts are mitigated within apartments through layout and acoustic treatments	**4H Acoustic privacy** **Meets the Objectives 4H-1** **Meets the Objectives 4H-2** Double glazing is installed in all apartment doors and windows
4J Noise and pollution **Objective 4J - 1** In noisy or hostile environments, the impacts of external noise and pollution are minimised **Objective 4J - 2** Appropriate noise shielding or attenuation techniques mitigate noise transmission	**4J Noise and pollution** **Meets the Objectives 4J-1** The site is not located in a hostile environment **Meets the Objectives 4J-2**
4K Apartment mix **Objective 4K - 1** A range of apartment types and sizes is provided to cater for different household types now and into the future **Objective 4K - 2** The apartment mix is distributed to suitable locations within the building	**4K Apartment mix** **Meets the Objectives 4K-1** Apartments vary in size and layout for one, two and three bedroom layouts, so suit seniors living for people over 65 years of age and to be adaptable to suit ageing in place **Meets the Objectives 4K-2**

Apartment Design Guide – Part 4

Objective	Response
4L Ground floor apartments **Objective 4L - 1** Street frontage activity is maximised where ground floor apartments are located **Objective 4L - 2** Privacy and safety should be provided without obstructing casual surveillance	**4L Ground floor apartments** **Does not meet the Objectives 4L-1** Apartments are accessed from walkways and pedestrian thoroughfares inside the site and not directly from the street for the safety and security of older people. Ground floor apartments are dwellings and may include home offices. Some ground level space is used for commercial and social purposes. **Meets the Objectives 4L-2**
4M Facades **Objective 4M - 1** Building facades provide visual interest along the street while respecting the character of the local area **Objective 4M - 2** Building functions are expressed by the facade	**4M Facades** **Meets the Objectives 4M-1** **Meets the Objectives 4M-2**
4N Roof design **Objective 4N - 1** Roof treatments are integrated into the building design and positively respond to the street **Objective 4N - 2** Opportunities to use roof space for residential accommodation and open space are maximised **Objective 4N - 3** Roof design contains sustainable features	**4N Roof design** **Meets the Objectives 4N-1** **Does not meet the Objectives 4N-2** New roofs are flat and not used for residential accommodation or open space as plant and services are located on the rooftops **Meets the Objectives 4N-3** New roofs oversail the building edge and provide lightweight eaves and shading to the façade. Skylights and roof vents are located in the roof to top level apartments.

Apartment Design Guide – Part 4

Objective	Response
4O Landscape design **Objective 4O - 1** Landscape design is viable and sustainable **Objective 4O - 1** Landscape design contributes to streetscape and amenity	**4O Landscape design** **Meets the Objectives 4O - 1** **Meets the Objectives 4O - 2**
4P Planting on structures **Objective 4P - 1** Appropriate soil profiles are provided **Objective 4P - 2** Plant growth is optimised with appropriate selection and maintenance **Objective 4P - 3** Planting on structures contributes to the quality and amenity of communal and public open spaces	**4P Planting on structures** **Meets the Objectives 4P - 1** **Meets the Objectives 4P - 2** **Meets the Objectives 4P - 3**
4Q Universal design **Objective 4Q - 1** Universal design features are included in apartment design to promote flexible housing for all community members **Objective 4Q - 2** A variety of apartments with adaptable designs are provided **Objective 4Q - 3** Apartment layouts are flexible and accommodate a range of lifestyle needs	**4Q Universal design** **Exceeds the Objectives 4Q - 1** Every apartment is designed for accessibility to comply with AS 1428.1. **Meets the Objectives 4Q – 2** **Meets the Objectives 4Q - 3**
4R Adaptive reuse **Objective 4R - 1** New additions to existing buildings are contemporary and enhance an area's identity and sense of place **Objective 4R - 1** Adapted buildings provide residential amenity while not precluding future adaptive use	**4R Adaptive reuse** **Meets the Objectives 4Q - 1** Repurpose of the heritage church and the additions to the aged care builds are contemporary and meet the design criteria. Notes that these are both not Class 2 buildings but are integrated into the development **Meets the Objectives 4Q - 1**

Apartment Design Guide – Part 4

Objective	Response
4S Mixed use **Objective 4S - 1** Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement **Objective 4S - 2** Residential levels of the building are integrated within the development and safety and amenity is maximised for residents	**4S Mixed use** **Meets the Objectives 4S - 1** **Meets the Objectives 4S - 2**
4T Awnings and signage **Objective 4T - 1** Awnings are well located and compliment the building **Objective 4T - 2** Signage responds to the context and desired streetscape character	**4T Awnings and signage** **Meets the Objectives 4T – 1** The porte cochere provides a generous covered drop off zone and compliments the building and link covered walkways to the Aged care entry **Meets the Objectives 4T – 2**
4U Energy efficiency **Objective 4U - 1** Development incorporates passive environmental design **Objective 4U -2** Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer **Objective 4U -3** Adequate natural ventilation minimises the need for mechanical ventilation	**4U Energy efficiency** **Meets the Objectives 4U – 1** **Meets the Objectives 4U – 2** **Meets the Objectives 4U – 3**
4VEnergy efficiency **Objective 4V - 1** Potable water use is minimised **Objective 4V - 2** Urban stormwater is treated on site **Objective 4V - 3** Flood management systems are integrated into site design	**4VEnergy efficiency** **Meets the Objectives 4V – 1** **Meets the Objectives 4V – 3**

Apartment Design Guide – Part 4

Objective	Response
4W Waste management **Objective 4W - 1** Waste storage facilities are designed to minimised impacts on the streetscape, building entry and amenity of residents **Objective 4W - 1** Domestic waste is minimised by providing safe and convenient source separation and recycling	**4W Waste management** **Meets the Objectives 4W – 1** Waste chutes and lifts take waste to the basement storage. Waste is collected from the basement **Meets the Objectives 4W – 2**
4X Building maintenance **Objective 4X - 1** Building design detail provides protection from weathering **Objective 4X - 2** Systems and access enable ease of maintenance **Objective 4X - 2** Material selection reduces ongoing maintenance costs	**4X Building maintenance** **Meets the Objectives 4X – 1** **Meets the Objectives 4X – 2** **Meets the Objectives 4X – 3**