

OPAL BAYVIEW

BETTER PLACED RESPONSE REPORT

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Presented By,

CALDERFLOWER ARCHITECTURE

For,

OPAL HEALTHCARE



INTRODUCTION

Published by the NSW Government 'Better placed' document summarises an integrated design policy for the built environment in New South Wales. It includes seven objectives for good design.

"Achieving these objectives will ensure our cities and towns, our public realm, our landscapes, our buildings and our public domain will be healthy, responsive, integrated, equitable, and resilient."

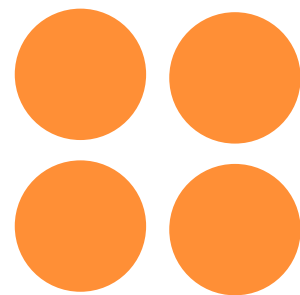
The following report demonstrates how these objectives have been addressed in the design for the proposed Opal Bayview residential Age Care Centre (RAC).



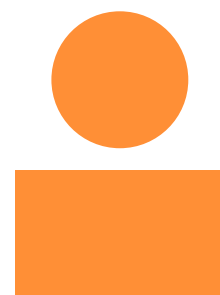
BETTER FIT



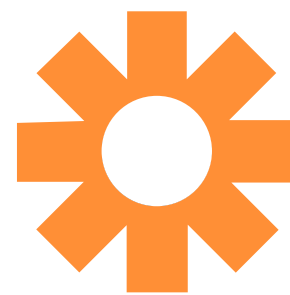
BETTER PERFORMANCE



BETTER FOR COMMUNITY



BETTER FOR PEOPLE



BETTER WORKING



BETTER VALUE



BETTER LOOK AND FEEL

OBJECTIVE 1

BETTER FIT



"Good design in the built environment is informed by and derived from its location, context and social setting. It is place-based and relevant to and resonant with local character, and communal aspiration. It also contributes to evolving character and setting."

LOCAL

CONTEXTUAL

OF ITS PLACE

RESPONSE:

The Opal Bayview Residential Age Care Building is deeply contextual and of its place, responding sensitively to the physical, social, and environmental characteristics of its location. Nestled within the larger Aveo Bayview Gardens Retirement Living precinct, the development is uniquely positioned almost like an island integrated with its neighbouring retirement villas.

The new residential aged care facility is sited on the footprint of the previously decommissioned aged care building and serviced apartments, allowing for efficient land reuse and minimal disturbance to soil and site's natural features. The building sits gently within the site's natural topography responding to the sloping landscape. Like fingers spreading across the terrain, the plan steps with the land, gradually scaling down as it approaches adjoining residential areas.

This approach minimises environmental disruption, improves constructability, and helps the new development relate harmoniously to its low-scale, bushland surroundings.

The design is grounded in the local character, with low scale built form, gentle rooflines, and a material palette that reflects the muted tones and textures of the surrounding architecture. The building's orientation and courtyards acknowledge the site's sloping topography and capitalise on view corridors, while the inward facing balconies provide a sense of safety, familiarity, and serenity for residents key considerations in aged care environments.

This project contributes to the evolving identity of the precinct by providing vital care services in a setting that reinforces a sense of belonging, and supports ageing in place within the community.

OBJECTIVE 2

BETTER PERFORMANCE



"Environmental sustainability and responsiveness is essential to meet the highest performance standards for living and working. Sustainability is no longer an optional extra, but a fundamental aspect of functional, whole of life design."

SUSTAINABLE

ADAPTABLE

DURABLE

RESPONSE:

Sustainable

The design aims to reduce environmental impact over its lifespan, incorporating passive solar access, natural ventilation strategies, and low maintenance landscape integration. By co-locating aged care with retirement living, the project also contributes to long-term social sustainability, supporting ageing in place.

Adaptable

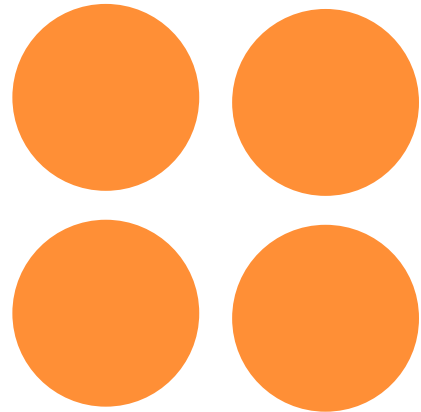
Communal and courtyard areas are multi-functional, capable of supporting a range of seasonal activities, wellness programs, or quiet retreat, ensuring the building remains responsive to resident needs and operational shifts over time.

Durable

Material selection favours longevity and resilience, suited to both the coastal climate and the operational demands of aged care. The construction incorporates robust, pre-finished materials that resist corrosion and wear, significantly reducing the need for regular upkeep. These include low-corrosion metals, durable brickwork, and high-quality cladding systems that are both visually consistent and functionally enduring. This ensures the facility can perform effectively in the long term with minimal intervention, aligning with the operational demands of aged care environments and whole-of-life sustainability principles.

OBJECTIVE 3

BETTER FOR COMMUNITY



"The design of the built environment must seek to address growing economic and social disparity and inequity, by creating inclusive, welcoming and equitable environments. Incorporating diverse uses, housing types and economic frameworks will support engaging places and resilient communities"

INCLUSIVE

CONNECTED

DIVERSE

RESPONSE:

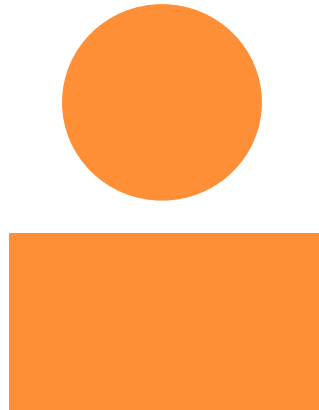
The Project is designed with inclusivity at its core. It offers a place of dignity, care, and belonging for older individuals who require higher levels of support, allowing them to remain close to their existing social networks and within a familiar neighbourhood.

Although the design adopts an internalised courtyard layout for comfort and safety, it maintains connection to its wider context through pedestrian links, shared landscape zones, and proximity to the community centre. These subtle gestures ensure the development feels open and welcoming, not isolated or cut off from community.

Furthermore, the development contributes to diversity within the local housing fabric by adding residential aged care to a suburb primarily characterised by detached housing and independent living units. This inclusion of different housing typologies enriches the social and functional landscape of Bayview, supporting a more resilient, intergenerational community.

OBJECTIVE 4

BETTER FOR PEOPLE



"The built environment must be designed for people with a focus on safety, comfort and the basic requirement of using public space. The many aspects of human comfort which affect the usability of a place must be addressed to support good places for people."

SAFE

COMFORTABLE

LIVEABLE

RESPONSE:

The Project is designed with people at its center with a safe, comfortable, and dignified environment that supports the daily lives and wellbeing of its residents, many of whom require specialised care.

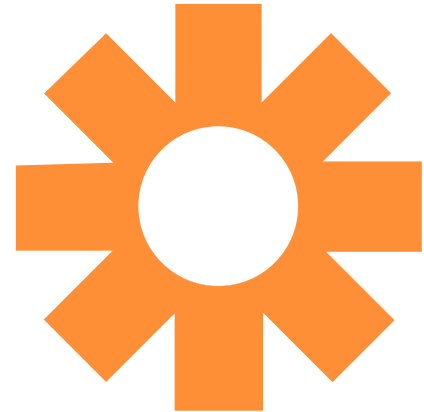
The internal courtyard layout fosters a sense of enclosure and familiarity, enhancing emotional comfort and passive safety by allowing residents to engage with the outdoors in a secure setting from inside their room or on their own balcony. Views to greenery and the inclusion of quiet, shaded resting areas contribute to a calming, therapeutic environment that supports mental and physical wellness.

Circulation routes are clear, legible, and accessible, with gentle gradients and minimal level changes, making movement easy for people with mobility aids or cognitive impairments. The spatial arrangement reflects patterns of living specific to aged care, such as shorter travel distances, visual connections to staff, and access to communal and private spaces with ease.

By creating a place that is livable, secure, and emotionally supportive, the design enables residents to retain autonomy, engage with others, and feel at home all of which are essential in promoting a prosperous and fulfilling later life.

OBJECTIVE 5

BETTER WORKING



"Having a considered, tailored response to the program or requirements of a building or place, allows for efficiency and usability with the potential to adapt to change. Buildings and spaces which work well for their proposed use will remain valuable and well utilised."

FUNCTIONAL

EFFICIENT

FIT FOR PURPOSE

RESPONSE:

The Proposal presents a highly connected and efficient model of aged care, tailored to meet the specific needs of residents while remaining adaptable to future care models. The design reflects a deep understanding of the site's operational, spatial, and programmatic requirements ensuring the facility is not only functional and efficient, but also fit for purpose.

The building is organised into a series of care wings, each operating as a small household, fostering a sense of community, familiarity, and comfort for residents. These households are carefully co-located with shared communal areas and back-of-house services, allowing multiple wings to function seamlessly as one operational unit.

This spatial arrangement enhances staff efficiency and resource management while supporting flexible care delivery, including respite and palliative care.

All internal and external spaces are designed to be fully accessible, with clear and legible pathways that support intuitive movement for both residents and visitors. Wayfinding is simplified through visual connections, central courtyards, and the consistent rhythm of the architectural form.

Overall, the project delivers a purpose built aged care facility that works efficiently today, yet remains adaptable, durable, and responsive to the changing needs of an ageing population over time.

OBJECTIVE 6

BETTER VALUE



"Good design generates ongoing value for people and communities and minimises costs over time. Creating shared value of place in the built environment raises standards and quality of life for users, as well as adding return on investment for industry."

CREATING VALUE

ADDING VALUE

RESPONSE:

The Project contributes long term social, economic, and environmental value by addressing the growing need for accessible and dignified aged care accommodation within an established community setting. As part of the broader retirement living precinct, the project promotes diversity and inclusion by offering residential aged care services that complement existing independent living options creating a continuum of care that supports seniors through changing life stages.

The design adds value by building on the site's existing landscape and community infrastructure, while introducing new communal courtyards, wellness focused amenities, and efficient service layouts that reduce operational costs over time.

By providing flexible, accessible, and adaptable housing, the facility enhances quality of life for residents and ensures that care is delivered in an environment that feels personal and connected.

Beyond immediate functionality, the project creates lasting value for the broader community by setting a benchmark for inclusive, place based aged care design in the Northern Beaches region.

OBJECTIVE 7

BETTER LOOK AND FEEL



"The built environment should be welcoming and aesthetically pleasing, encouraging communities to use and enjoy local places. The feel of a place, and how we use and relate to our environments is dependent upon the aesthetic quality of our places, spaces and buildings. The visual environment should contribute to its surroundings and promote positive engagement."

ENGAGING

INVITING

ATTRACTIVE

RESPONSE:

The Project has been designed to create a welcoming and aesthetically calming environment that prioritises comfort, dignity, and a sense of belonging for its residents. The building form is layered and articulated, with attention given to scale, texture, and materiality to ensure it integrates harmoniously with the surrounding retirement villas and natural landscape. At the heart of the design is a clearly defined and inviting entrance, carefully positioned to establish a sense of arrival without overwhelming the human scale. Framed by soft landscaping and natural materials, the entry experience sets the tone for the rest of the building welcoming, grounded, and approachable. The entrance leads directly into a legible circulation spine and central courtyard, reinforcing both clarity and comfort for visitors and residents.

The facade composition of the project is carefully articulated to evoke a residential character rather than a clinical or institutional presence. The use of light brickwork, textured pre-finished panels, and warm-toned detailing introduces a sense of visual richness, grounding the building within its leafy, low-scale surroundings.

Architectural modulation is achieved through a stepped massing strategy that follows the site's natural slope. This not only reduces the building's perceived bulk but also creates human-scaled forms that visually break down the development into smaller, more approachable components. The building's height recedes as it approaches adjoining residences, ensuring compatibility with the surrounding villa typology and enhancing view corridors through the site.

Generous communal gardens and courtyard spaces are interwoven throughout the plan, providing secure yet open areas for rest, recreation, and social connection. These green zones enhance the sensory quality of the environment and contribute to the building's engaging and attractive presence within the site.

Overall, the building's look and feel are guided by the needs of its users creating a place that is inviting at first glance, and comforting in long-term experience.

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architecture