CALDERFLOWER
architecture

OPAL BAYVIEW

SENIOR HOUSING REPORT

ISSUE B -21 OCTOBER 2025

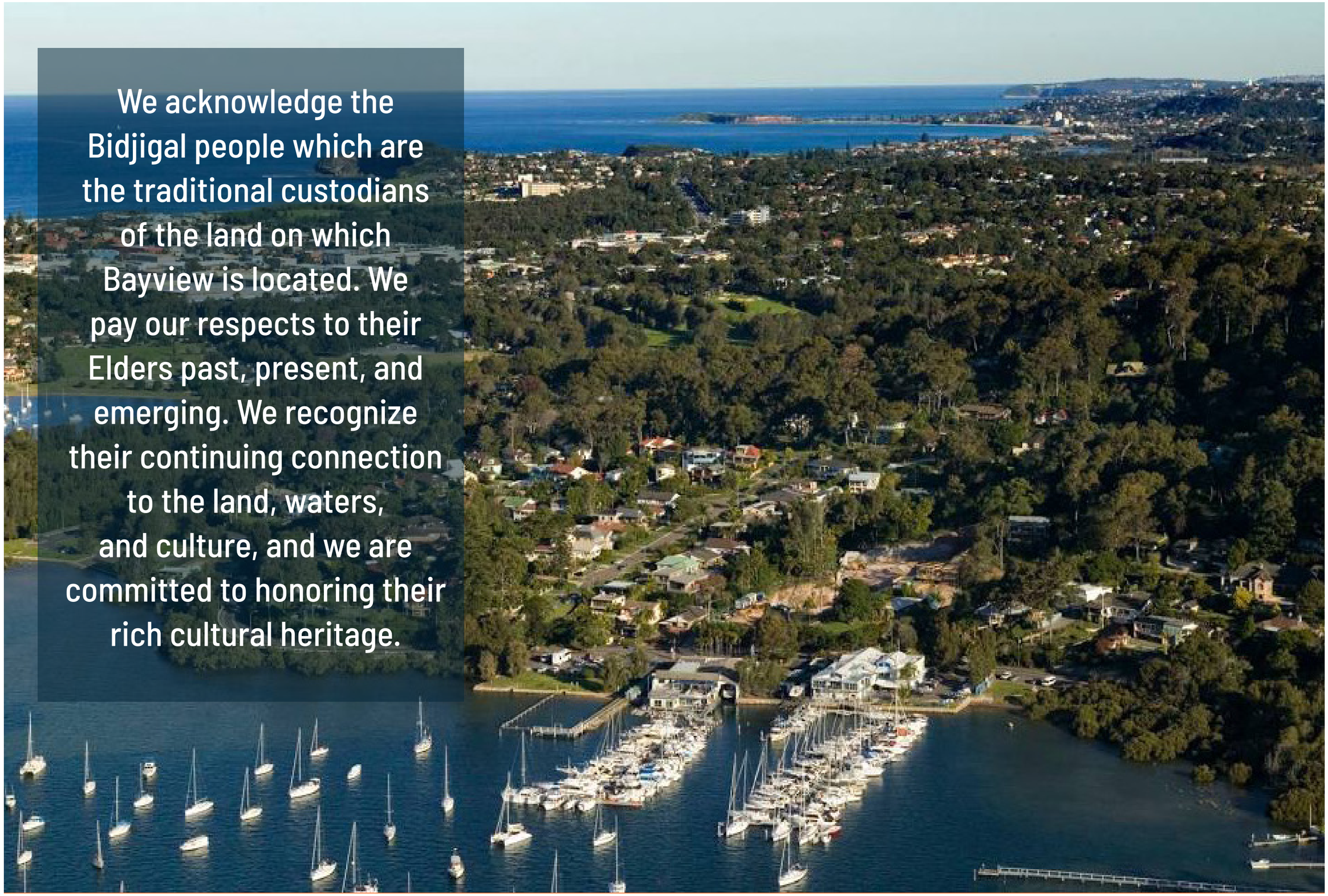
Presented By.

CALDERFLOWER ARCHITECTURE

For,

OPAL HEALTHCARE

Opal HealthCare


We acknowledge the Bidjigal people which are the traditional custodians of the land on which Bayview is located. We pay our respects to their Elders past, present, and emerging. We recognize their continuing connection to the land, waters, and culture, and we are committed to honoring their rich cultural heritage.

INTRODUCTION

Seniors housing projects need to address specific requirements in order to provide suitable accommodation and care for residents. This following Report outlines how the proposal meets the specific requirements outlined in the Seniors Housing Design Guide.

The Report outlines how the Objectives of the Design Guide are met and references further Documents that are part of this State Significant Development Application.

This report had been prepared alongside the Seniors Housing Design Guide 2023 SHDG) to show that the guidance has been observed and followed in the design of the Opal Bayview Residential Aged Care.

To introduce the development, the following diagram shows the seniors housing typology proposed for this development with reference to the SHDG descriptions in Part 3, Section 11.

The outcome of this redevelopment will be the transformation of a former Aveo residential aged care (RAC) building and serviced apartment facility into a new, purpose-built residential aged care facility operated by Opal HealthCare, co-located within the existing Bayview seniors living precinct.

Fig 1.1A Plan

1. In this example each floor is comprised of resident care wings arranged around a central core
2. Entry forecourt
3. Service driveway

Fig 1.1B Perspective

1. **Central core** (with service equipment & lift over-run on roof)
2. **Entry forecourt**
3. **Courtyard**
4. **Street frontage minimum 20m**

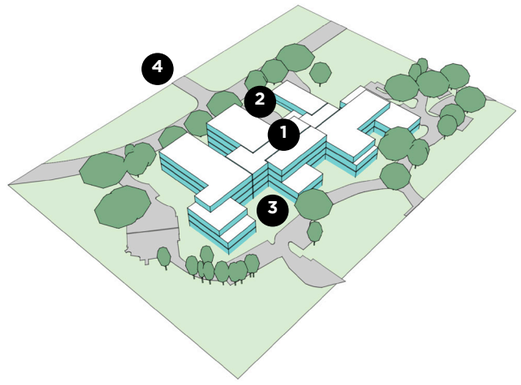
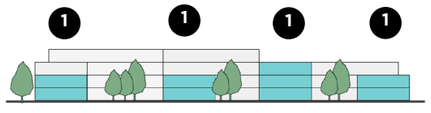


Fig 1.1C Section

1. **Resident care wings**



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Many older people want to move to seniors housing communities for the following reasons

BELONGING

To develop a sense of community between the occupants of the building.

SOCIAL SUPPORT

For opportunities to create new friendships, and to reduce loneliness & isolation.

ENGAGEMENT

To have the choice to participate in events and group activities.

SECURITY

To provide a safe and secure environment.

AGEING IN PLACE

To have space that enables and supports ageing at home with assistance and care as required.

LOCALITY

To be able to live near their familiar neighbourhoods and families.

COMMUNITY

To be able to enjoy daily life, companionship and shared experiences in a familiar local environment.

NOURISHMENT

To have convenient access to a café, dining or food service.

PEACE OF MIND

To know that building maintenance, gardening, utilities management is taken care of.

HEALTH & WELLBEING

To have convenient access to wellness and allied health services located in the development.

Image source: Seniors Housing Design Guide 2023

All the reasons outlined why older people want to move to seniors housing communities are addressed in the development proposal.

The development is intended as 'ageing in place' that offers its residents a sense of belonging, security, peace of mine and a sense of support.

Services on site for health, wellbeing, care and food will be provided

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GUIDANCE CHAPTERS

1.0

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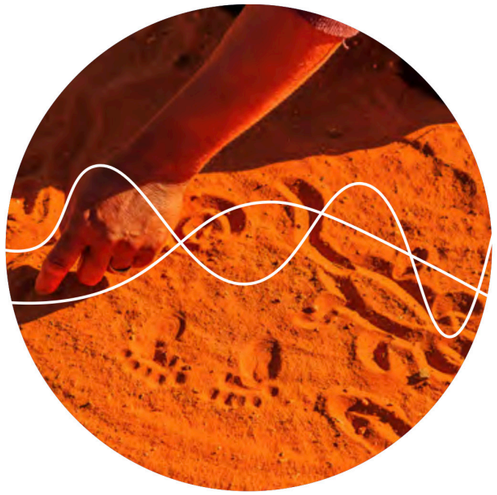
1.0 DESIGN FOR COUNTRY

RESPECT FOR ELDERS

RESPECT FOR LAND



RESPECT FOR PLACE

Image source: Seniors Housing Design Guide 2023

TO BE UPDATED

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2.0

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2.0 CARE FOR PLANET

The proposal supports Caring for the planet throughout the life cycle of the project and conforms with the objective of the Seniors housing Design guide.

2.1 Leadership
2.2 Construction Impacts
2.3 Lifecycle and maintenance
2.4 Sustainable design

2.1 Leadership

Opal Health Care's development at Bayview demonstrates leadership in sustainable design by adopting best-practice planning and design strategies. The co-location of the new Residential Aged Care Facility within an existing seniors living precinct optimises land use, reduces redundancy in infrastructure, and promotes integrated care a forward-thinking model that minimises environmental impact while enhancing community wellbeing.

2.2 Construction Impacts

Construction methodologies have been selected to minimise environmental disturbance, especially considering the site's mature landscaping and established residential character. The proposed development avoids excessive excavation by stepping gently with the existing topography, limiting cut-and-fill and reducing embodied carbon during construction.

2.3 Lifecycle and Maintenance

The design has considered the whole-of-life performance of the building. Durable, low-maintenance materials have been selected to reduce long-term operational costs and environmental degradation. Spatial planning also supports flexibility and adaptability, allowing for future changes in care delivery or repurposing without major structural intervention.

Refer to.....

2.4 Sustainable Design

Sustainable design principles are embedded throughout the proposed Opal Bayview Residential Aged Care Facility to promote environmental responsibility, enhance resident wellbeing, and reduce lifecycle impacts.

Passive design strategies are fundamental to the project. The building layout optimises orientation to maximise solar access and support natural cross ventilation. The inclusion of easily operable windows, ceiling fans, and a high-performance building envelope ensures that the internal environment remains comfortable year-round, while minimising reliance on mechanical heating and cooling systems. Double-glazed windows and external sliding screens further improve thermal performance and provide adjustable shading.

These passive measures are supported by active technologies, including solar panels installed on the roof to offset energy consumption, Low-water-use fittings, Energy-efficient lighting, High-efficiency appliances throughout the facility. Together, these initiatives significantly reduce energy and water usage across the development's lifecycle, contributing to meaningful carbon savings when compared with conventional residential aged care models.

Material selection has been guided by longevity and durability. The development incorporates face brickwork, metal cladding, and aluminum-framed windows, all of which are low-maintenance, robust, and suited to the coastal climate. These finishes are selected for their ability to age gracefully with minimal upkeep, reducing ongoing maintenance costs and the environmental impacts associated with frequent replacement. These finishes are selected to age well over time and require minimal upkeep, reducing ongoing maintenance costs and environmental impacts associated with replacement.

Additionally, the project includes clear waste management strategies, both during construction and ongoing operation. These include plans for waste reduction, responsible material selection, and efficient disposal practices, ensuring the environmental footprint is minimised from delivery to occupation and beyond.

3.0 SITE ANALYSIS – ENVIRONMENTAL RESPONSE

3.0

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3.1 ENVIRONMENTAL CONDITIONS

OBJECTIVE	FOLLOWS DESIGN GUIDANCE	
3.1.1 To fully understand the natural physical characteristics of a site in order to formulate an appropriate built response for the development of the land.	✔	The proposal demonstrates a thorough understanding of the site's natural topography, solar orientation, wind patterns, and surrounding vegetation. The built form responds sensitively by stepping with the terrain and preserving view corridors. Refer to Site Analysis Diagrams in the Architectural Design Report prepared by Calderflower Architecture for detailed context mapping and environmental response strategies.
3.1.2 To provide increased protection from extreme climatic or environmental events in buildings occupied by people who are particularly vulnerable because of age, illness and acute disability.	✔	The proposal has been designed to ensure a safe and stable internal environment for vulnerable residents, with protection from climatic extremes prioritised throughout.
3.1.3 To manage and preserve existing natural features such as trees, overland flow paths, riparian corridors, and sensitive environments.	✔	The new built form is located predominantly on the site of the existing building, resulting in minimal disturbance to natural features. The proposal retains key natural features and respects the adjacent riparian corridor, which does not affect the site boundary. No Tree Protection Zones (TPZs) are impacted.
OBJECTIVE	**FOLLOWS DESIGN GUIDANCE**	
3.1.4 To identify the historical character of the site and preserve the heritage significance of the area.	✔	The site has no identified heritage items or conservation areas within or directly adjacent. The proposal respects the established residential character of the precinct. Refer to Site Context Analysis in the Architectural Design Report.
3.1.5 To deliver seniors housing that acknowledges and respects Aboriginal cultural heritage.	✔	The proposal acknowledges the broader cultural significance of Country and respects the land through sensitive siting, minimal disturbance, and connection to landscape.

3.1 ENVIRONMENTAL CONDITIONS (CONTINUED)

DESIGN GUIDANCE	FOLLOWS DESIGN GUIDANCE	
3.1.6 Engage expert consultants for specific advice (bushfire, flooding, riparian, arborist, heritage and traditional knowledge holders etc), reports and actions affecting and informing the initial design as part of the primary site analysis.	✔	Specialist consultants were engaged during early design stages, including arborists, landscape architects, planners, and environmental consultants, to inform site response and design decisions. Refer to the Planning Report, Landscape Strategy, and Architectural Design Report for supporting documentation.
3.1.7 Identify and map the size and required protection zone for flood and bushfire safety.	✔	The site is not identified as flood or bushfire prone land. This has been confirmed through preliminary planning investigations. Refer to the Planning Report for site hazard mapping and confirmation.
DESIGN GUIDANCE	**FOLLOWS DESIGN GUIDANCE**	
3.1.8 Identify and map the size and required protection zone of all mature and valuable trees, with the intent to keep as many mature trees as possible. Aim to achieve a generous, mature tree canopy cover over the site for the completed development.	✔	An arboricultural assessment was undertaken to identify mature trees on site. Existing canopy is complemented by proposed planting to maintain a generous, layered landscape. Refer to the Landscape Plan and Arborist Report.
3.1.9 Provide opportunity for regeneration of natural environments by allowing suitably sized setbacks to accommodate restorative planting to a scale that reflects the original treescape.	✔	Compared to the previous built form, the proposed development introduces greater landscaped setbacks and a reduction in hard surface footprint, creating more opportunities for restorative planting and canopy growth. This supports regeneration of the site's natural environment and enhances the site's green edge.
3.1.10 Consider existing stormwater systems and overland flow paths and provide robust stormwater management strategies to protect ecosystems, manage run-off and pollutants, and to protect vulnerable residents from flooding.	✔	Refer to the Integrated water management plan and Stormwater drainage plans by Birzulis.

3.2 PLANNING FOR ENVIRONMENTAL CONSTRAINTS

OBJECTIVE	FOLLOWS DESIGN GUIDANCE	
Significant vegetation: Design outcome found in positioning buildings around riparian protection areas, forming courtyards, recording the heritage place making on the site while preserving remnant trees.	✔	Development area sits outside of the riparian zone as mentioned above.
Bushfire affected land:	✔	Site falls outside of bushfire affected land.
Flood affected land: Solution to design stormwater catchment channel connected to stormwater system to manage peak maximum flood event and to determine location of possible building footprint.	✔	The subject site is not identified as flood prone. Refer to the Integrated water management plan and Stormwater drainage plans by Birzulis.

4.0

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4.1 URBAN IDENTITY

OBJECTIVE	FOLLOWS DESIGN GUIDANCE	
4.1.1 To take cues from the surrounding neighbourhood to introduce a materiality and articulated built form that is complimentary but provides a building with it's own unique character and identity.	✔	The proposed built form takes cues from the surrounding low-scale residential context, with articulated façades, soft rooflines, and a muted, natural material palette that complements adjacent retirement villas. While the design blends seamlessly with its surroundings, it also establishes a distinct identity through refined detailing and layered landscaping. Refer to the Architectural Design Review Report.
4.1.2 To acknowledge any heritage values in the surrounding environment, and respond with a considered design solution.	✔	There are no heritage listed items directly adjoining the site. However, the design approach reflects an understanding of the area's residential character and natural setting, reinforcing a sense of place through form, scale, and landscape integration. Refer to the Planning Report and Site Context Analysis.
4.1.3 Provide design excellence that inspires and is proudly integrated with the local neighbourhood.	✔	The design demonstrates a high standard of architectural quality, contributing positively to the evolving character of the Bayview seniors living precinct. Through its sensitive scale, refined materiality, and landscape led approach, the proposal delivers a built form that is both contemporary and respectful of the surrounding context. The new residential aged care facility strengthens the identity of the precinct by creating a strong connection to the natural environment, while ensuring that new works are integrated with the existing architectural language and streetscape rhythm. Although no heritage listed buildings are present on site, the design reinforces a sense of place through its thoughtful relationship to context, memory, and long-term neighbourhood aspirations.
4.1.4 Design to uplift existing and future qualities and character of the neighbourhood.		
4.1.5 The design response should create a relationship between the existing context, heritage significant site or building and the proposed new work.		

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4.2 TYPOLOGY AND SCALE

OBJECTIVE	FOLLOWS DESIGN GUIDANCE	
4.2.1 To compliment the existing surrounding built character. 4.2.2 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. 4.2.3 To determine the significance of land surrounding a heritage item or place, and the extent of curtilage that is essential to retain for the interpretation of its heritage significance.	✔	The proposal adopts a low-rise, courtyard-based typology that complements the existing residential scale of the surrounding Bayview precinct. The design is sensitive to its context, stepping with the topography and using forms and materials that align with the established character. While no heritage-listed items are present, the layout and landscape respect the broader contextual setting and sense of place. Refer to the Architectural Design Report.
DESIGN GUIDANCE	**FOLLOWS DESIGN GUIDANCE**	
4.2.4 Map the pattern of existing adjacent development and key features surrounding the site and determine their influence on the articulation of the built form.	✔	The site boundary and building alignment are informed by the existing internal driveway servicing the broader retirement village, creating a logical edge condition within the precinct. The proposed setback improves upon the footprint of the previous built form, allowing for enhanced landscaping, better separation, and a more sensitive interface with neighbouring villas.
4.2.5 Reference front setbacks of neighbouring development and acknowledge the established street pattern.	✔	Building articulation responds to the scale of adjacent structures.
4.2.6 Manage the scale of large building floorplates with pragmatic internal planning that sensibly informs the façade and external articulation.	✔	Internal planning that breaks down large floorplates into smaller, legible forms facing courtyards and landscaped edges
4.2.7 With expert guidance, identify any heritage significant sites or buildings and consider how heritage significant view corridors or curtilages can be preserved.	✔	There are no heritage-listed items or view corridors directly affecting the site. However, the proposal has been designed to respect the broader landscape character and setting, with built form and open space arranged to maintain a sense of openness and continuity.

4.3 SETBACKS

OBJECTIVE	FOLLOWS DESIGN GUIDANCE	
4.3.1 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.	✔	The proposal builds on the existing mature tree canopy at the Annam Road entrance, enhancing the landscape setting and reinforcing the site's green character. Generous curtilage and setbacks allow for additional planting, tree canopy retention, and creation of usable outdoor spaces for residents. While the site is not heritage-listed, the design remains sensitive to the established character of the precinct. Refer to the Landscape Plan and Architectural Design Review Report.
4.3.2 To develop new buildings in an established historic context, within a heritage conservation area, adjacent to a heritage item, or on a heritage site, that complements the existing urban character and adds value.	✔	While the site is not located within a heritage conservation area or adjacent to a listed heritage item, the design responds to the established character of the surrounding retirement village through appropriate scale, materials, and landscaping. The new development is integrated sensitively into the existing precinct, contributing positively to the overall identity.
DESIGN GUIDANCE	**FOLLOWS DESIGN GUIDANCE**	
4.3.3 Determine setbacks from the location of neighbouring properties, their private outside open space and primary views to and from the development.	✔	Setbacks have been carefully determined in response to adjacent private open space, primary outlooks, and the position of neighbouring villas. The orientation and building form ensure that the proposal maintains a respectful spatial relationship with adjoining uses.
4.3.4 Provide setbacks to respect neighbours privacy, overshadowing and existing amenity.	✔	The proposal provides generous setbacks and arranges built form to minimise overlooking and overshadowing, thereby protecting neighbour privacy and amenity. Internal courtyards and perimeter landscaping further buffer the development from existing residences. Refer to the Architectural Design Report
4.3.5 Investigate and respond to any heritage context or values, and provide considered setbacks that are complimentary to significant buildings, views or natural features, and that preserve curtilages needed for heritage interpretation.	✔	No immediate heritage constraints apply to the site; however, the form and placement of the building respond sensitively to the surrounding topography and natural features, maintaining view corridors and respecting the broader character of the area.

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4.4 HEIGHT

OBJECTIVE	FOLLOWS DESIGN GUIDANCE	
4.4.1 To provide variance of roof forms and screened service areas to provide articulation and modulation of the building envelope.	✔	The building features a varied roofscape with modulated forms that break down the overall scale and enhance visual interest. Service areas are screened and integrated into the architectural language. Refer to the Architectural Design Report.
4.4.2 To conceal services located on the roof and the exposure of plant machinery to the street.	✔	All rooftop services are fully screened from public and internal views. Plant areas are located discreetly, away from key frontages and circulation paths
4.4.3 To provide acoustic screening to soften the impact of plant noise and vibration.	✔	Plant areas are protected by acoustic covers + appropriate enclosure.
DESIGN GUIDANCE	**FOLLOWS DESIGN GUIDANCE**	
4.4.4 Design articulated roofs that add visual interest to the building outline.	✔	The proposed roof design includes articulation and variation in height, creating a visually engaging profile that relates to the surrounding built form. Refer to the Architectural Design Report.
4.4.5 Define screened service enclosures for plant equipment that can also be safely accessed for maintenance.	✔	Service enclosures are clearly defined, screened, and designed to allow safe and unobstructed access for ongoing maintenance.
4.4.6 Take into consideration any adjacencies to heritage significant items and their relationship to building envelope, roof articulation and character.	✔	No heritage items are located adjacent to the site. However, the roof form and building massing are designed to be sensitive to the established residential scale and character of the village context.

4.5 STOREYS

OBJECTIVE	FOLLOWS DESIGN GUIDANCE	
4.5.1 To prevent overlooking, and to preserve the privacy of neighbouring properties.	✔	The proposal incorporates careful window placement, internalised balconies, and landscape buffers to ensure overlooking is minimised and privacy of adjoining properties is maintained. Refer to architecture design report.
4.5.2 To provide a generous side and rear setback for landscaping and creation of meaningful outdoor space.	✔	Side and rear setbacks exceed those of the previous built form, allowing for deep soil planting and usable landscaped spaces that support amenity and canopy growth.
4.5.3 To avoid overshadowing to neighbouring properties.	✔	The building height, orientation, and setbacks have been designed to minimise overshadowing impacts. Shadow studies confirm compliance with solar access guidelines for adjacent dwellings. Refer to the Architectural Design Report
DESIGN GUIDANCE	**FOLLOWS DESIGN GUIDANCE**	
4.5.4 A third storey must be set back within a 45 degree plane measured from the ground line on the side and rear boundaries.	✔	Where proposed, the third-storey elements are set back in accordance with the 45-degree building envelope, ensuring minimal visual and overshadowing impacts to neighbouring properties. Compliance is demonstrated in the Architectural Drawing Set and discussed in the Architectural Design Report.

4.6 SOCIAL INFRASTRUCTURE

OBJECTIVE	FOLLOWS DESIGN GUIDANCE	
4.6.1 To provide development that is acceptable to neighbours and the local community, considers existing and desired future character.	✔	The proposal has been designed to integrate sensitively with the existing seniors living community, respecting the established character while supporting its future evolution. The development provides high-quality aged care accommodation, contributing positively to local social infrastructure.
DESIGN GUIDANCE	**FOLLOWS DESIGN GUIDANCE**	
4.6.2 Research and obtain informed feedback regarding local traffic patterns, community expectations and insights.	✔	The application is supported by a Traffic Impact Assessment and reflects an understanding of community expectations through consultation and engagement processes.
4.6.3 Be informed about and integrate new development with future developments and local community projects.	✔	The proposal supports the co-location of care and independent living, aligning with broader planning strategies and local priorities for ageing in place. It strengthens the site's contribution to the wider community and long-term care provision.
4.6.4 Understand the social context and consult the local community.	✔	The proposal has been developed with an understanding of the demographic and social needs of the area. Stakeholder engagement and planning consultation have informed the design response.

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4.7 LOCAL CHARACTER

OBJECTIVE	FOLLOWS DESIGN GUIDANCE	
4.7.1 To deliver new facilities within established suburbs and to provide a diversity of retirement living and aged care options for senior residents. 4.7.2 To support Culturally and Linguistically Diverse and Indigenous people. 4.7.3 To make it possible for older people to remain living in their familiar neighbourhood near known health and community services, friends and family. 4.7.4 To give older people a variety of choice in where they live. 4.7.5 Observe and understand the uniqueness of the character, identity, and heritage values of the surrounding built environment.	✔	The proposal delivers a purpose-built aged care facility within an established seniors living precinct, supporting diversity of care options and allowing residents to age in place within their familiar community. The development responds to the social and cultural needs of older people, including those from Culturally and Linguistically Diverse (CALD) backgrounds, by offering inclusive, dignified accommodation and accessible shared spaces. It strengthens the Bayview community by supporting local health networks, social ties, and lifelong place attachment. Refer to the Planning Report and Architectural Design Report.
DESIGN GUIDANCE	**FOLLOWS DESIGN GUIDANCE**	
4.7.6 Ensure that the development has a point of difference and individual identity. 4.7.7 Avoid the 'cookie cutter' or 'one size fits all' generalist type of seniors housing. 4.7.8 The design should respond to any heritage values whether natural, built, or cultural.	✔	The design provides a clear point of difference, tailored to its unique natural setting and village context. The form, materials, and courtyard layout avoid generic typologies and instead reflect a site-specific response grounded in the local character. While the site is not heritage-listed, the proposal is sensitive to the landscape and architectural identity of the surrounding built environment. Refer to the Architectural Design Report and Landscape Plan.

5.0 HERITAGE

OBJECTIVE	FOLLOWS DESIGN GUIDANCE	
		There are no heritage-listed items on or directly adjacent to the site. However, the design is sensitive to the established local character, maintaining a respectful relationship with the surrounding built environment through appropriate scale, form, and landscape integration. Refer to the Architectural Design Report and Planning Report.

6.0 CARE, WELLBEING AND COMMUNITY

6.0

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6.1 CARE

OBJECTIVE	FOLLOWS DESIGN GUIDANCE	
6.1.1 To realise the purpose of the building and the development. 6.1.2 To provide contemporary buildings for residential care or independent living units that support ageing in place. 6.1.3 To understand and translate the care model into spatial and organisational maps to optimise utilisation of the site. 6.1.4 To meet regulatory compliance for safety and accessibility as well as to provide high quality design and building character. 6.1.5 To provide culturally appropriate accommodation for care and supportive services.	✔	The proposal delivers a purpose-built residential aged care facility designed around a small household care model, supporting ageing in place, operational efficiency, and resident wellbeing. The design reflects contemporary best practices, incorporating culturally inclusive principles, and meets all relevant safety, accessibility, and regulatory requirements.
DESIGN GUIDANCE	**FOLLOWS DESIGN GUIDANCE**	
6.1.6 Design buildings that promote health and have good cross ventilation, access to sunlight and fresh air. 6.1.7 Integrate landscape planting with the building to capture the positive health benefits of nature. 6.1.8 Design for social connection and opportunities for people to meet and interact easily. 6.1.9 Design to exceed minimum standards to achieve optimal living and working environments. 6.1.10 Acknowledge the specific identity of the organisation.	✔	The building layout prioritises cross ventilation, natural light, and access to fresh air, with direct visual and physical connections to courtyards and landscaped spaces. Communal areas support social interaction, while circulation and lounge zones are designed to be welcoming and flexible. The design reflects the values and identity of Opal HealthCare and exceeds baseline compliance standards to promote optimal living and working environments. Refer to the Architectural Design Report and Landscape Plan.

6.2 PHYSICAL AND MENTAL WELLBEING

OBJECTIVE	FOLLOWS DESIGN GUIDANCE	
6.2.1 To design buildings that reduce stress and promote wellbeing to support physical and mental health. 6.2.2 To provide opportunities and places for residents to be socially connected, to reduce loneliness and isolation.	✔	The internal planning reduces stress by offering legible, comfortable spaces, abundant daylight, and connections to nature, which promote both physical and mental wellbeing. Generous shared areas promote social interaction and reduce isolation. Refer to the Architectural Design Report
DESIGN GUIDANCE	**FOLLOWS DESIGN GUIDANCE**	
6.2.3 Design generous spaces that offer comfort, can adapt to flexible furnishing layouts and ease of movement and have abundant daylight and views out. 6.2.4 Create buildings that balance proportion and scale with enduring materiality and performance.	✔	Communal and private spaces are designed with flexibility, daylight, views, and tactile materials, creating an uplifting and durable environment

6.3 MOBILITY AND ACCESS

OBJECTIVE	FOLLOWS DESIGN GUIDANCE	
6.3.1 To encourage mobility of residents outside of their immediate private space.	✔	
6.3.2 To design for all levels of ability focusing on what people can do and not what they cannot.	✔	
DESIGN GUIDANCE	**FOLLOWS DESIGN GUIDANCE**	
6.3.3 Design to maintain positive connections between resident communities and the outdoor environment. 6.3.4 Design for safe and barrier free access to encourage residents to get outside. 6.3.5 Circulation paths and corridors are also places for social interaction and should include places to sit and gather in small groups.	✔	Communal spaces are planned to establish strong physical and visual connections to the surrounding gardens and outdoor areas, promoting engagement with nature for residents of all abilities, with accessible gardens and safe circulation paths that double as social spaces

6.4 ENVIRONMENTAL CONNECTION

OBJECTIVE	FOLLOWS DESIGN GUIDANCE	
6.4.1 To provide healthy interior environments that provide good daylight, natural ventilation and that support connections with the outside environment.	✔	All habitable spaces have access to natural daylight, cross ventilation, and views, supporting sensory engagement and wellbeing.
DESIGN GUIDANCE	**FOLLOWS DESIGN GUIDANCE**	
6.4.2 Design for optimal connection to the outside environment for views, daylight and for residents to be able to experience atmospheric and sensory changes in the outdoor world. 6.4.3 Design for good solar orientation, openable windows and access to terraces, balconies and roof gardens.	✔	The design incorporates large openable windows, solar orientation, and access to balconies and courtyards, enhancing residents' experience of weather, light, and nature.

6.5 UNIVERSAL DESIGN

OBJECTIVE	FOLLOWS DESIGN GUIDANCE	
6.5.1 To provide buildings that promote dignity, respect and pride of place. 6.5.2 To provide equitable design for all. 6.5.3 To de-institutionalise the character of the building with good design. 6.5.4 To provide a place that inspires joy and offers moments of delight.	✔	The design promotes dignity and pride through a non-institutional, residential character, carefully considered materials, and warm, human-scaled spaces. The environment is equitable and inclusive, providing spaces that inspire comfort and moments of joy
DESIGN GUIDANCE	**FOLLOWS DESIGN GUIDANCE**	
6.5.5 Provide frequent rest points in corridors, lift lobbies and on outside walking paths. 6.5.6 Public and shared communal areas should have toilets that are easy to identify and reach	✔	Rest points are provided throughout corridors, lift lobbies, and external paths to support comfort and mobility. Easily accessible and clearly identifiable toilets are located near communal areas.
6.5.7 Promote quality interior design using a variety of materials, colours and textures. 6.5.8 Provide clearly legible and identifiable signage. 6.5.9 Provide level thresholds between inside and outside. 6.5.10 Provide good lighting and luminance of signage and graphics.	✔	While interior design details are yet to be developed, the proposal will incorporate clear signage, level transitions, and appropriate lighting in line with SHDG principles. A future interior design package will ensure materials, colours, and graphics promote legibility, comfort, and a sense of dignity.

7.0 DESIGN FOR PHYSICAL AGEING AND DEMENTIA

7.0

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Nominated Architect: Lara Calder NSW Registration 6955

7.1 DESIGN FOR PHYSICAL AGEING

OBJECTIVE	FOLLOWS DESIGN GUIDANCE	
7.1.1 To provide easily navigable spaces for the safety of aged residents and to help reduce fear of falling.	✔	
DESIGN GUIDANCE	**FOLLOWS DESIGN GUIDANCE**	
7.1.2 Design for safety from falling with: • Slip-resistant, level floor surfaces with particular attention to exterior door thresholds and junctions where flooring material changes. • Good colour and/or tonal contrast around doors to clearly delineate the openings. • Use of single colours for surfaces. • Avoid heavily contrasted patterned surfaces. • Considered lighting to manage changes in lighting ambiance and intensity, to minimise deep shadows and provide a variety of light sources.	✔	The building is designed to provide safe, easily navigable spaces that reduce fall risk, support ageing-related needs, and ensure environmental comfort. The architectural layout prioritises flat thresholds, wide corridors, and access to daylight and ventilation. While interior detailing is to be resolved in later stages, the proposal will incorporate slip-resistant flooring, soft transitions in lighting and materials, and acoustic considerations in communal spaces.
7.1.3 To provide environmental comfort.	✔	
7.1.4 Design for environmental comfort with: • Excellent thermal insulation • High performance glazing • Window coverings • Orientation-specific external shading • Ceiling fan • Cross ventilation • Passive ventilation • Weather seals and draught minimisation • Provision of entry door air-locks	✔	

7.1 DESIGN FOR PHYSICAL AGEING (CONTINUED)

OBJECTIVE	FOLLOWS DESIGN GUIDANCE	
7.1.5 To reduce stress from noise and to support hearing.	✔	
DESIGN GUIDANCE	**FOLLOWS DESIGN GUIDANCE**	
7.1.6 Design for auditory comfort: • Provision of acoustic and non-reverberant surfaces, particularly in communal and gathering areas. • Use of acoustic linings to walls and ceilings; and soft furnishings and window coverings to soften sound reverberation. • Minimise the use of excessive hard surfaces. • Examination of varied and complex noise • sources of mechanical services, appliances, televisions and other audio in a single space. • Fitting doors and cabinets with soft-close hardware to avoid slamming.	✔	The design achieves acoustic comfort through the use of non-reverberant surfaces, acoustic wall and ceiling linings, and soft furnishings to absorb sound. Hard surfaces are minimised, and mechanical and audio noise sources are carefully managed. Doors and cabinetry are fitted with soft-close hardware to reduce impact noise. Hearing loops provided to communal areas to assist residents with different levels of hearing impairment.

7.2 GOVERNMENTAL REVIEW

OBJECTIVE	FOLLOWS DESIGN GUIDANCE	
7.2.1 To respect cultural uniqueness for all aged residents.	✔	
7.2.2 To transition away from large institutional design settings and create small scale domestic settings.	✔	
7.2.3 To follow the 'small household' model of care, housing 6 - 16 people in a cluster.	✔	
7.2.4 To provide primary health, allied health services and wellness for residential aged care.	✔	
DESIGN GUIDANCE	**FOLLOWS DESIGN GUIDANCE**	
7.2.5 Design Home-like environments with: • De-institutionalised interiors, comfortable and inviting spaces and warm textures. • A domestic character and scale. • Meaningful artwork without reflective glass. • Multiple places for rest and reflection. • Easy and unrestricted access to the outside, gardens and landscape. • Inspired design quality that shows respect for lives long lived.	✔	The proposed development adopts a philosophy to promote domesticity, social connection, and care quality. The building form reflects a non-institutional character, with access to outdoor courtyards, verandahs, and gardens that support meaningful engagement and a familiar, home-like atmosphere. The building also allows for on-site health and wellness services, aligned with contemporary aged care standards.
7.2.6 Design buildings with familiar domestic character: • Use verandahs for shading to encourage residents to use the outside. The verandah or porch, with or without posts and railings is also a recognizable feature of 'home' and provides shading to the building. • Use exterior textures and finishes that have a recognisable and familiar residential character • Provide fenestration and external doors that align with residential homes and are not predominantly commercial. • Consider deep eaves and overhangs that provide shade, shadow patterns and rain protection for physical comfort and interest.	✔	

7.3 DESIGN FOR DEMENTIA

OBJECTIVE	FOLLOWS DESIGN GUIDANCE	
7.3.1 To provide easily navigable spaces for aged residents with deteriorating perception.	✔	
7.3.2 To observe the needs of people with impaired cognition, to: • Alleviate anxiety and confusion. • Support Wayfinding. • Provide safe environments.	✔	
DESIGN GUIDANCE	**FOLLOWS DESIGN GUIDANCE**	
7.3.3 Design to aid visual perception with: • Selection of floor surfaces – avoid shiny or reflective surfaces, avoid contrasting patterns in flooring. • Avoidance of sharp changes in contrast and colour at borders and junctions between floor finishes. • Provision of colour and tonal contrasts between walls and floor junctions, and doorways, benchtops and floors. • Sufficient lighting levels.	✔	The design responds to the needs of residents with cognitive impairment or dementia through clear circulation, visual connections between spaces, intuitive layouts, and access to safe, sensory-rich outdoor environments.
OBJECTIVE	**FOLLOWS DESIGN GUIDANCE**	
7.3.4 To provide legible environments that minimise confusion and fear of getting lost.	✔	

7.3 DESIGN FOR DEMENTIA (CONTINUED)

DESIGN GUIDANCE	FOLLOWS DESIGN GUIDANCE	
7.3.5 Design for wayfinding with: • Visual cues and/or clear sightlines for services facilities such as toilets, bathrooms, laundries, kitchens, lifts and entrances. • Planning clarity between spaces. • Clear legible signage – maintain eye level position, large font sizes, contrasting text and background and well lit. • Keep signage simple with supporting, relatable graphic icon.	✔	Wayfinding strategies, such as generous daylight, courtyard orientation, and future signage, will support legibility and reduce anxiety. Interior design elements like colour contrast, soft furnishings, and sensory materials will be resolved in detailed design.
OBJECTIVE	**FOLLOWS DESIGN GUIDANCE**	
7.3.6 To provide engaging environments with opportunities to experience environmental stimuli.	✔	
DESIGN GUIDANCE	**FOLLOWS DESIGN GUIDANCE**	
7.3.7 Design to support memory with availability for sensory interaction with the environment with: • Strong connection with the outdoors for feeling the warmth of the sun, summer breezes, humidity of summer, chill of autumn etc. • Access to smell the rain, herb gardens and atmospheric changes in the climate and season. • Access to sounds such as water, birds, crunch of gravel underfoot, rain falling etc. • Encouragement for enjoying food with the accompaniment of fresh air and daylight. • Provision of strong colour and visual contrast. • Provision of activity gardens, vegetable growing, potting etc. • Provision of textural interest in surfaces, warm and cool finishes, use of natural materials such as stone and meaningful soft furnishings.	✔	The design provides strong sensory connections to the outdoors through landscaped courtyards, walking paths, and seating areas that allow residents to experience seasonal and atmospheric changes. Spaces have been planned to encourage sunlight exposure, access to fresh air, and interaction with natural elements such as trees, planting beds, and textures underfoot.

PART 3 DENSITY AND RELATED DESIGN PRINCIPLES

P3

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8.0 OPTIONS FOR DIFFERENT TYPES AND CONFIGURATIONS OF DENSITIES FOR SENIORS HOUSING

Seniors housing development is generally either: 01 A stand-alone residential care facility, or 02 Independent living units as: A-Low density B-Medium density C-High density OR A combination of 01 and 02, as a co-located development as either: 03 A separate residential care facility building surrounded by single storey villas or apartment buildings, or 04 A multi-storey development with integrated residential care facility on dedicated floors 05 A mixed use development that may include a combination of apartments, residential care, community facilities, retail and commercial uses.	This seniors housing scheme is a stand-alone **residential care facility**

10.0 DESIGNING FOR DIFFERENT DENSITIES SENIORS HOUSING

OBJECTIVE	FOLLOWS DESIGN GUIDANCE	
10.1 To deliver a range of developments of varying size, scale and typology that will provide choice for ageing communities to move to.	✔	The proposed development is co-located within an established seniors living precinct that primarily consists of independent living units and will provide the much needed aged care component to the community.
10.2 To deliver seniors housing developments of significant scale that are becoming more common and sought after in urban areas.	✔	

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12.0 DESIGN PRINCIPLES FOR RESIDENTIAL CARE FACILITIES

12.0

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12.1 GENERAL PLANNING

OBJECTIVE	FOLLOWS DESIGN GUIDANCE	
12.1.1 To accommodate older people who are no longer able to live independently and who need high levels of full time assistance and care.	✔	The proposal delivers a non-institutional, purpose-built residential aged care facility designed to accommodate residents requiring high-level support.
12.1.2 To create environments where staff can work efficiently to care for groups of people in a communal living setting.	✔	The layout supports staff workflows with sightlines to resident corridors, and localised service utility areas that reduce travel distances and cross over of soiled items across communal spaces.
12.1.3 To enable efficient workflows and to separate resident and service areas for safety and amenity.	✔	Service areas are strategically separated from resident spaces to maintain amenity and safety. The efficient planning enables optimal staff workflow, minimising travel distances, reducing operational stress, and ensuring rapid response capability across wings.
12.1.4 To create new non- institutional looking buildings that acknowledge their surroundings sensitively and showcase design excellence.	✔	
12.1.5 To understand how different building components and spaces can positively influence the exterior character of the external form of the building.	✔	
DESIGN GUIDANCE	**FOLLOWS DESIGN GUIDANCE**	
12.1.6 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 developed in close consultation with Opal Healthcare to understand their operational needs, staffing model, and workflow requirements. These have been incorporated into the planning strategy to ensure spaces support efficient care delivery, staff wellbeing, and high-quality resident outcomes
12.1.7 New research or innovation into seniors housing, that could enhance the human experience, increase efficiency or comfort, etc should be observed and considered.	✔	The layout reflects Opal HealthCare's small household model, with efficient workflows, operational separation, and a domestic character that complements its surroundings.

12.2 EXTERNAL FORM

DESIGN GUIDANCE	FOLLOWS DESIGN GUIDANCE	
The internal layout of spaces and arrangement of resident wings in this example informs the articulation of external forms and the break up in the external façade.	✔	The articulation of the external form responds directly to the internal functional planning. Care wings are arranged in a staggered, finger-like configuration, stepping with the natural topography. This not only breaks down the building's bulk but also creates opportunities for courtyards, light wells, and framed views toward the surrounding tree canopy. The form is further softened with material variation, deep reveals, and landscaping integration, contributing to a calm and domestic streetscape character of the surrounding village.
OBJECTIVE	**FOLLOWS DESIGN GUIDANCE**	
12.3.1 To de-institutionalise seniors housing in the provision of quality contemporary buildings.	✔	

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12.3 NEIGHBOURHOOD AMENITY AND STREETSCAPE

DESIGN GUIDANCE	FOLLOWS DESIGN GUIDANCE	
12.3.2 Design articulated façades that have a considered palette of external finishes.	✔	
12.3.3 Articulate the internal planning to determine modulation in the external façade that provides shadow variations that change throughout the day.	✔	The building has been carefully designed to meet Opal Healthcare's Brief and vision, with a considered approach to the internal planning that guides the external façade through building articulation, sunshading, and responds to the site specific environment and orientation.
OBJECTIVE	**FOLLOWS DESIGN GUIDANCE**	
12.3.4 To provide articulation and interest, to contribute to the character of the local area and to define the streetscape.	✔	The proposal presents a visually engaging, low-scale built form with articulated façades, quality materials, and shadow variation to provide depth and interest. The design avoids institutional expression and integrates with the existing streetscape.
DESIGN GUIDANCE	**FOLLOWS DESIGN GUIDANCE**	
12.3.5 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.	✔	
OBJECTIVE	**FOLLOWS DESIGN GUIDANCE**	
12.4.1 To separate large service vehicles away from the front entrance	✔	The main resident and visitor entrance is clearly defined, protected by a canopy, and separated from the service access, which is discreetly located to the rear. The design supports safe vehicle drop-off, accessible pedestrian paths, and clear wayfinding
12.4.2 To provide safe carparking and access into the building for visitors.	✔	
12.4.3 To respect the vehicular and traffic movements in the street.	✔	
12.4.4 To clearly identify the points of arrival for visitors and deliveries.	✔	

12.4 ENTRANCES

DESIGN GUIDANCE	FOLLOWS DESIGN GUIDANCE	
12.4.5 Identify safe and appropriate points off the street to access the site with vehicular driveways and points of entry.	✔	
12.4.6 Provide a clearly identifiable front entry.	✔	
12.4.7 Separate the service driveway and back-of-house service access from public and resident paths.	✔	Visitor and resident arrival is seperate to the service entry. Delivery arrivals and basement parking is located to the east of the front entry and is clearly defined through signage.
12.4.8 Provide safe and clearly identifiable pedestrian access to the building.	✔	A pedestrian path links the existing council footpath to the site boundary and the entry forecourt.
OBJECTIVE	**FOLLOWS DESIGN GUIDANCE**	
12.4.9 To identify the point of arrival and where visitors and residents come and go from.	✔	The entry sequence includes welcoming communal spaces, with opportunities for social interaction. Provision has been made for allied health and social use spaces, enhancing community engagement and offering dignity and comfort on arrival.
12.4.10 To make the entry visible from the street for clarity and way- finding as it is often the only point of access for visitors.	✔	
12.4.11 To provide a safe protected place to stop and drop off and pick up a resident.	✔	
DESIGN GUIDANCE	**FOLLOWS DESIGN GUIDANCE**	
12.4.12 The entry is typically identified and protected from the elements by a porte cochere roof, where a vehicle or ambulance can temporarily stop to pick-up or drop-off someone.	✔	Porte cochere provided at front entry and drop off.
12.4.13 The porte cochere will need to have sufficient height and cover to accommodate a bariatric ambulance, however this feature roof should be well considered and integrated into the building design to not look out of character or institutional.	✔	Provided

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12.5 PUBLIC SPACE AND FRONT-OF-HOUSE

OBJECTIVE	FOLLOWS DESIGN GUIDANCE	
12.5.1 To provide a visible, welcoming and safe place for entry for staff, residents and visitors.	✔	
12.5.2 To provide an attractive place for residents to sit, wait or socialise.	✔	
12.5.3 To provide a control point for visitors.	✔	
DESIGN GUIDANCE	**FOLLOWS DESIGN GUIDANCE**	
12.5.4 Spaces provided near the front entry can include a café, children's play area, multi-purpose room, chapel, wellness and allied health services.	✔	The Front of House incorporates flexible spaces, including a café, children's play area, multi-purpose room, chapel, and wellness/allied health facilities to support community interaction and resident wellbeing.
12.5.5 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. These elements also provide an opportunity to add visual interest to the expression of the building and its connection with the wider community.	✔	A dedicated wellness space located near the ground floor entrance helps establish a welcoming interface between the RACF and its community. This zone supports health-related programs, social interaction, and informal gatherings, contributing to a sense of place and offering opportunities for engagement beyond care needs. The arrangement of the entry sequence, paired with landscaping, seating, and clear visual connection to shared areas, enhances the public expression of the building. The intent is to make the facility not only functional, but also inviting, dignified, and socially connected.

12.6 RESIDENT ACCOMMODATION

OBJECTIVE	FOLLOWS DESIGN GUIDANCE	
12.6.1 To articulate the form, scale and presentation of buildings that are long and consist of repetitive and often identical room modules.	✔	The proposed RACF addresses the potential monotony of long, modular buildings by articulating the external form with varied setbacks, material changes, roofline modulation, and landscaped courtyards. These elements visually break down the building's mass and create a more domestic, human-scaled environment. Internally, resident rooms are organised into smaller households, ensuring short, manageable corridor lengths that improve wayfinding, enhance staff efficiency, and reduce institutional feel. Each household has access to its own communal spaces and courtyards, reinforcing the home-like model of care.
12.6.2 To arrange resident rooms with manageable corridor lengths.	✔	

12.7 VISUAL AND ACOUSTIC PRIVACY

OBJECTIVE	FOLLOWS DESIGN GUIDANCE	
12.7.1 To respect the visual and acoustic privacy of neighbours and occupants.	✔	
DESIGN GUIDANCE	**FOLLOWS DESIGN GUIDANCE**	
12.7.2 Provide generous setbacks that are informed by the position and location of neighbour's outdoor open space and windows.	✔	The site layout ensures visual privacy through generous setbacks, building orientation, and landscape buffers.
12.7.3 Plant screen planting that acts as acoustic buffers as well as providing privacy and separation from the boundary fence.	✔	A mature canopy and dense vegetation along Annam Road forms a natural acoustic and visual buffer, significantly contributing to privacy and separation from adjacent properties. This existing landscape character is retained and enhanced
12.7.4 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.	✔	Residential wings face internal courtyards rather than neighbouring boundaries, preventing overlooking and ensuring acoustic protection. Courtyards and communal zones are embedded internally, keeping resident activities private while also promoting safe and inviting shared spaces.

12.8 SOLAR ACCESS AND DESIGN FOR CLIMATE

OBJECTIVE	FOLLOWS DESIGN GUIDANCE	
12.8.1 To design buildings that suit the climate zone of the development.	✔	A comprehensive environmental analysis informed the orientation and placement of built forms. The proposal maximises northern solar access to all wings, promotes natural cross ventilation, and minimises mechanical cooling reliance. Passive design principles are integrated through roof overhangs, external shading, double glazing, high-performance building envelope, and operable windows. Roof-mounted solar PV panels and low-energy fixtures further reduce carbon load. Courtyards are shaped to receive sunlight during key times of the day, especially winter mornings.
12.8.2 To design for: • thermal comfort • humidity • air-movement • shading • daylight • solar access	✔	
12.8.3 To optimise the building envelope's thermal protective qualities to maximise efficient use of energy for heating and cooling.	✔	
12.8.4 To maximise access to natural daylight to reduce dependence on electric lighting.	✔	
DESIGN GUIDANCE	**FOLLOWS DESIGN GUIDANCE**	
12.8.5 Undertake a detailed site analysis to determine the direction of cross breezes, types of weather patterns and path of the winter and summer sun. Orientate the building to capture breezes and to optimise solar access.	✔	
12.8.7 Provide ceiling fans and design for natural cross ventilation. Provide window shading for protection from summer sun and allow winter sun to penetrate the building.	✔	
12.8.8 Use appropriate glazing to insulate glazed areas and maximise glazing for access to daylight.	✔	

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12.9 STORMWATER

OBJECTIVE	FOLLOWS DESIGN GUIDANCE	
12.9.1 To minimise erosion and the potentially damaging effects from stormwater run-off on landscape and stability of pathways.	✔	Refer to the Integrated water management plan and Stormwater drainage plans by Birzulis
12.9.2 To provide effective filtration of stormwater to remove some sediment and pollutants.	✔	Refer to the Integrated water management plan and Stormwater drainage plans by Birzulis
12.9.3 To prevent flooding.	✔	Refer to the Integrated water management plan and Stormwater drainage plans by Birzulis
12.9.4 To slow the flow of fast moving water and debris.	✔	Refer to the Integrated water management plan and Stormwater drainage plans by Birzulis
DESIGN GUIDANCE	**FOLLOWS DESIGN GUIDANCE**	
12.9.5 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.	✔	Refer to the Integrated water management plan and Stormwater drainage plans by Birzulis

12.10 ACCESSIBILITY

12.9.6 Maximise areas for deep soil landscape so that plants can mature into dense stormwater catchment areas and absorb ground water.	✔	Refer to Landscape documentation by TaylorBrammer. Refer to civil documentation by Birzulis.
OBJECTIVE	**FOLLOWS DESIGN GUIDANCE**	
12.10.1 To observe and implement the design standards for accessibility in new building design.	✔	
12.10.2 To understand the specific needs of older people and people with a disability.	✔	
12.10.3 To de-stigmatise environments that cater for disabilities and that need considered design features to support mobility,wayfinding and safety.	✔	
DESIGN GUIDANCE	**FOLLOWS DESIGN GUIDANCE**	
12.10.4 Meet the required accessibility standards with compliant but non-institutional design solutions.	✔	The design is fully accessible and maintains a welcoming, non-institutional aesthetic with dementia friendly design principles.

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12.11 WASTE MANAGEMENT

12.10.5 Integrate accessible design requirements with public access and pedestrian pathways for all, and not create the duality of 'us and them' access routes.	✔	
OBJECTIVE	**FOLLOWS DESIGN GUIDANCE**	
12.11.1 To provide a loading dock, main outdoor service area and a utility zone designed for large vehicle turning, waste collections and deliveries of goods. This aspect of the building needs to be sizeable to accommodate commercial operations but should be clearly separated from the front entry, public and resident zones.	✔	Provided. The loading dock and service entry is separate from the visitor and resident drop off and located on the Lower Ground floor. All spatial and services requirements have been accommodated based on expert advice.
12.11.2 To provide waste management systems that manage health, safety and environmental issues.	✔	The proposal incorporates a waste management plan that includes recycling provisions, clinical waste control, and segregated disposal points.
12.11.3 To provide easy to access waste disposal points for independent residents to use.	✔	
12.11.4 To facilitate recycling of waste.	✔	
DESIGN GUIDANCE	**FOLLOWS DESIGN GUIDANCE**	
12.11.5 Where practicable, the service area should be concealed from view from the road, and the access driveway to the service area should be independent from the front entry forecourt. The service area should be located away from residential neighbour boundaries if possible.	✔	The loading and service zone is located on the lower ground floor away from the resident areas and can be concealed behind the garage roller door.

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