

JACKSON TEECE

STATE SIGNIFICANT

DEVELOPMENT APPLICATION (SSDA)

MONTEFIORE ST IVES

19-25 COLLEGE CRESCENT ST IVES

APPENDIX E

ARCHITECTURAL DESIGN REPORT

PREPARED FOR

SIR MOSES MONTEFIORE JEWISH HOME

MAY 2026

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PROJECT INFORMATION

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VISUAL IMPACT	URBIS
CPTED	URBIS
ENGAGEMENT AND SOCIAL IMPACT	URBIS

DOCUMENT REGISTER

ISSUE	AMENDMENT	DATE
01	ISSUED FOR SSDA	28.05.26

EXECUTIVE SUMMARY

This design report has been prepared by Jackson Teece to accompany a State Significant Development Application (SSDA) for the development of seniors housing accommodation at 19 - 25 College Crescent, St Ives, NSW, in the Ku-ring-gai Local Government Area (LGA). The site is legally described as Lot 2 and Lot 3 in DP616326.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) (SSD-98363228) issued by the Department of Planning, Housing and Infrastructure on 10th November 2025.

- Deliver high quality seniors housing that provides care and accommodation to the local community.
- Utilise a landscape led approach, starting with Country, to ensure the proposal is guided by cultural design principles and local elders, knowledge holders and story tellers.
- Achieve a landscape led approach that appropriately integrates the public domain with the built form to create well designed, permeable and activated communal and public spaces.
- Provide well considered and diverse open and communal spaces for residents across the site to encourage social interaction and physical movement to enhance the physical and mental wellbeing of residents.
- To meet ESD targets and implement ESD initiatives.

INTRODUCTION

1.0

SECTION:

1.1 INTRODUCTION

1.2 PLANNING APPROVAL STRATEGY

1.3 SEARS

1.4 DEMOGRAPHICS AND DEMAND

1.5 ABOUT MONTEFIORE

1.6 THE SITE

1.7 PROJECT TIMELINE

1.8 ACKNOWLEDGEMENT OF COUNTRY

1.9 CONNECTING WITH COUNTRY

1.1 INTRODUCTION

A State Significant Development Application (SSDA) has been prepared in support of the proposed seniors housing development at 19 – 25 College Crescent, St Ives. The proposed development comprises:

Site preparation and demolition of existing structures.

- Construction of four buildings ranging in heights from five to eight storeys comprising:
- Approximately one hundred and twenty-six (126) Independent Living Units
- Approximately forty-eight (48) residential care beds.
- Arrange of resident amenities and facilities.
- Basement car parking containing approximately 260 spaces.
- Vehicular and pedestrian access from Link Road and College Crescent.
- Associated landscaping works.

1.2 PLANNING APPROVAL STRATEGY

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

Development for the purposes of seniors housing with a capital investment value (CIV) of more than $30 million is identified in Schedule 1 of the State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP) as State Significant Development (SSD).

A CIV Statement has been prepared by RLB confirming that the project has a CIV of more than $30 million and the proposal, is therefore SSD.

1.3 SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEARS)

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) and accompanying cover letter issued for the project (reference SSD-98363228) dated 10th November 2025.

Specifically, this report has been prepared to respond to the SEARs requirement issued below (please include all relevant SEAR and SEAR cover letter requirements in this table).

ITEM	DESCRIPTION OF REQUIREMENT	SECTION REFERENCE
5. DESIGN QUALITY	Demonstrate how the development will achieve: • Design excellence in accordance with any applicable EPI provisions. • Good design in accordance with the seven objectives for good design in *Better Placed* Demonstrate that the development: • in all other instances, has been reviewed by the State Design Review Panel (SDRP) where required under the NSW SDRP: Guidelines for Project Teams. • Recommendations of the jury and Design Integrity Panel (where a competitive design process has been held) or the SDRP are to be addressed prior to lodgement	Architectural Design Report Section 4.0 for response to Good Design "Better Placed" objectives Architectural Design Report Section 2.0 Design Quality for SDRP response
6. BUILT FORM	Demonstrate how the proposed built form (layout, height, bulk, scale, • separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. Where relevant explain and illustrate the application of any bonuses under an EPI. If relevant, provide an assessment of the development against: • the design principles for seniors housing set out in Schedule 8 of State Environmental Planning Policy (Housing) 2021 (Housing SEPP) and the Seniors Housing Design Guide. • the design principles for residential apartment development set out in Schedule 9 of the Housing SEPP and the Apartment Design Guide (ADG). This should include a table which demonstrates how each dwelling (including affordable dwellings) performs against the ADG design criteria.	Architectural Design Report Section 5.0 Urban Design and Built Form Architectural Design Report Section 8.0 Response to Design Principles Refer Architectural Drawings Refer Design Verification Statement

1.3 SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEARS)

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Specifically, this report has been prepared to respond to the SEARs requirement issued below (please include all relevant SEAR and SEAR cover letter requirements in this table)

ITEM	DESCRIPTION OF REQUIREMENT	SECTION REFERENCE
7. ENVIRONMENTAL AMENITY	Assess amenity impacts on the surrounding locality, including solar access, visual privacy, view loss and view sharing, as well as wind, lighting and reflectivity impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated. Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during winter solstice) at hourly intervals between 9am and 3pm, comparing the proposed development, existing situation and where applicable, a development with no bonuses applied.	Architectural Design Report Section 7.0 Environmental Amenity and Impacts Architectural Drawings DA-800 Series for Shadow Diagrams
8. VISUAL IMPACT	Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. If the proposal would result in significant visual impact not anticipated by the planning controls, provide a visual impact assessment that addresses the visual impacts of the development on the existing catchment	Architectural Design Report Section 6.0 Environmental Amenity and Impacts Appendix K - Visual Impact Assessment
15. ESD	Identify how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development. • Where relevant, provide an assessment of the development against the standards for non-residential development set out in Chapter 3 of State Environmental Planning Policy (Sustainable Buildings) 2022	Appendix T - Ecologically Sustainable Development Report
15. PUBLIC SPACE	If public space is proposed as part of the development, demonstrate how the development: • maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department. • provides accessible public space. • maximises permeability and connectivity. • maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection. • maximises street activation. • minimises potential vehicle, bicycle and pedestrian conflicts.	N/A

1.4 DEMOGRAPHICS AND DEMAND

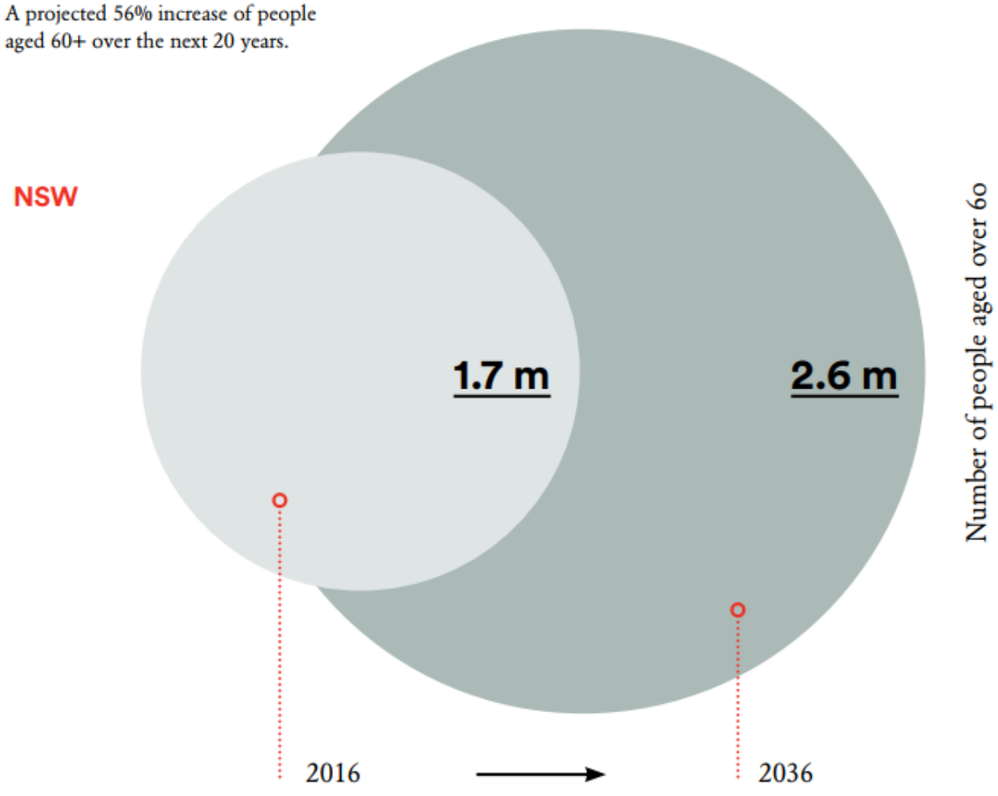
With an ageing population there is significant need for more ILU's and RCF beds in NSW with construction not keeping pace with demand.

Many seniors housing developments require the loss of homes, closure of care beds and decanting of residents to deliver additional housing.

The Montefiore St Ives site presents a **rare opportunity** to provide significant yield of this in demand housing, on a site that is **vacant and shovel ready.**

Ageing population

A projected 56% increase of people aged 60+ over the next 20 years.



THE DEMAND FOR AGED CARE SERVICES WILL EXPAND WITH THE AGEING OF THE POPULATION.

IN 2022, AROUND 2 MILLION PEOPLE AGED 75 AND OVER LIVED IN AUSTRALIA.
THIS IS APPROXIMATELY 8% OF THE TOTAL POPULATION.

OVER THE COURSE OF THE NEXT 20 YEARS, THIS POPULATION IS EXPECTED TO INCREASE BY NEARLY 70 PER CENT TO 3.4 MILLION AND WILL MAKE UP APPROXIMATELY 10% OF THE TOTAL PROJECTED POPULATION.

THIS ENORMOUS GROWTH HAS BEEN PROJECTED TO REQUIRE

67,000 ILU's TO BE BUILT IN AUSTRALIA BY 2030

SOURCE: PROPERTY COUNCIL OF AUSTRALIA : BETTER HOUSING FOR BETTER HEALTH NOV 2023

THIS INCLUDES THE NEED FOR APPROXIMATELY

10,600 AGED CARE BEDS PER YEAR

TO KEEP PACE WITH PROJECTED FUTURE DEMAND.

IN THE LAST 3 YEARS AN AVERAGE OF 1,529 ADDITIONAL RCF BEDS A YEAR HAVE BEEN DELIVERED.

SOURCE: "FINANCIAL REPORT ON THE AUSTRALIAN AGED CARE SECTOR" BY RETIREMENT LIVING COUNCIL 2023-24.

Better Placed / 1. Introducing Better Placed

1.5 ABOUT MONTEFIORE

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

Montefiore is recognised as one of Australia's leading providers of aged care and seniors living, supporting older members of the community through every stage of the ageing journey. Its services include award-winning residential aged care, specialist dementia care, respite care, in-home care, and independent seniors living.

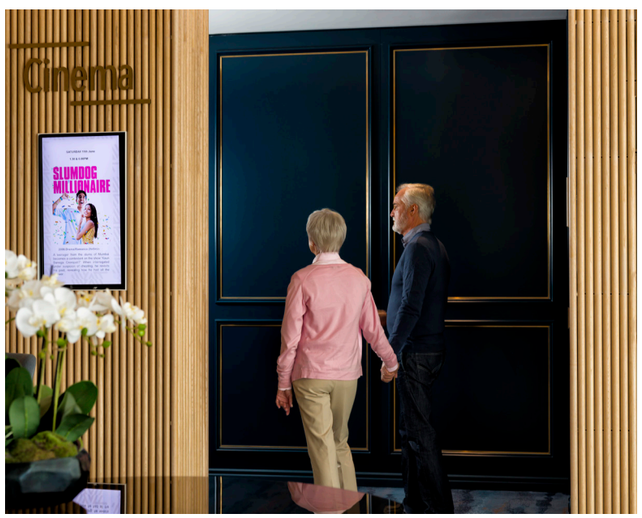
As a not-for-profit organisation with a 130-year history, Montefiore provides exceptional clinical and allied health services, underpinned by a personalised approach to care for people of all faiths who require its support.

Montefiore's Randwick campus was awarded Best Apartment and named a finalist for Best Urban Project at the 2023 Randwick Architecture and Urban Design Awards. The awards "aim to inspire outstanding urban design by recognising design excellence, promoting community awareness and acknowledging the architects and designers involved in enhancing Randwick City's built environment."

RANDWICK CITY ARCHITECTURE & URBAN DESIGN AWARDS 2023

WINNER: BEST APARTMENT
FINALIST: BEST URBAN PROJECT









Montefiore Randwick Campus

1.6 THE SITE

The primary area of the site is located at 19-25 College Crescent, St Ives, within the Ku-ring-gai Local Government Area and is approximately 10 kilometres north of Chatswood and 19 kilometres north of Sydney CBD. This primary site is legally described as Lot 3 in DP 616326.

A small part of site to be developed is the adjoining lot upon which the Masada College is located at 9-15 Link Road, St Ives (legally described as part of Lot 2 in DP 616326). This part of the development site will specifically be used for access purposes and provide a direct connection from the proposal to the Link Road frontage.

On this basis, the site (for the purpose of this SSDA) comprises:

- the (primary) residual land, being 14,480 square metres (accommodating the proposed buildings and associated spaces); and
- part of the adjoining land, being 1,060 square metres (accommodating the proposed access driveway and pedestrian link from the proposed buildings to the Link Road frontage)

The site is zoned SP2 Infrastructure under the Ku-ring-gai LEP 2015.

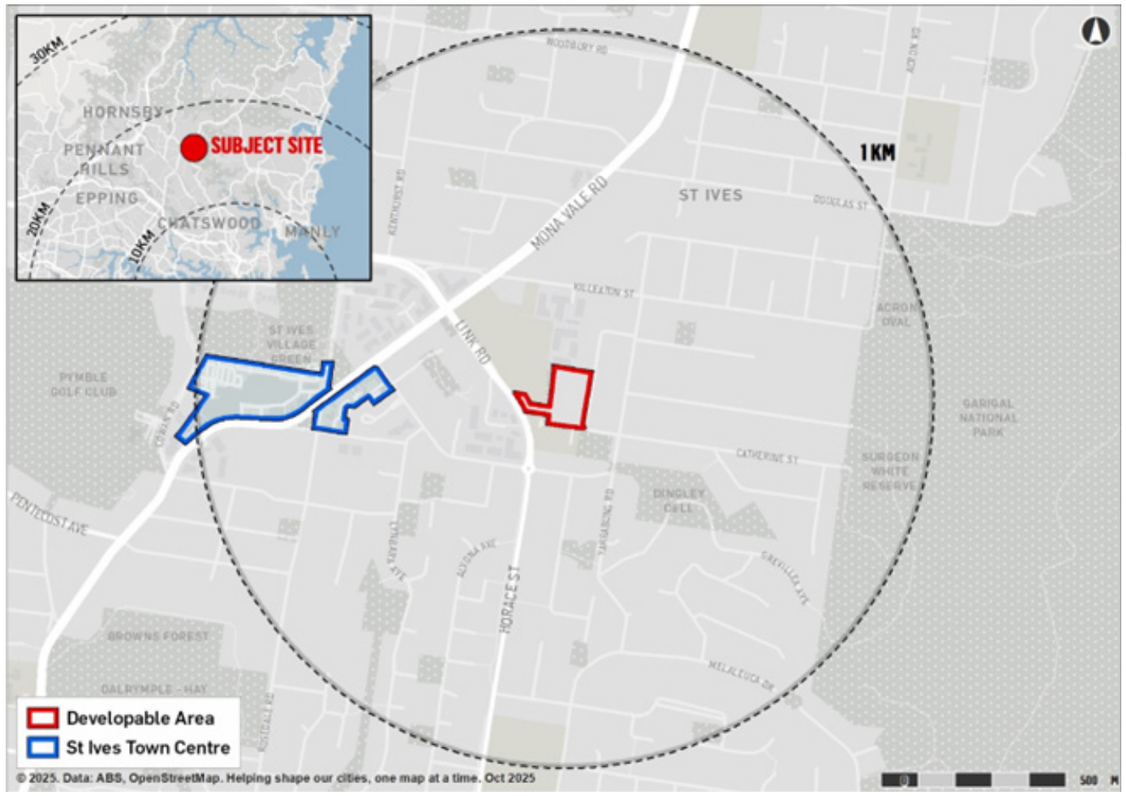
The surrounding area is characterised by residential flat buildings, aged care facilities, educational uses and commercial/retail uses within St Ives Town Centre, which is located approximately 400 metres west of the site on Mona Vale Road.

- To the north of the site is 132-138 Killeaton Street, which comprises a residential development with six residential flat buildings.
- To the east of this development (at 142 Killeaton Street) comprises town houses and further east (at 144-146 Killeaton Street on the corner of Yarrabung Road) exists an aged care facility (Estia Healthcare). The site is bounded to the east by College Crescent, with tall street trees providing partial screening of the site. On the eastern side of College Crescent are detached houses, set back from the road and generally below street level, with significant street-front planting.
- To the south of the site is Chabad North Shore. Further south are large, detached houses along Stanley Street and Lancaster Avenue, and residential flat buildings to the south-west along Stanley Street
- To the west of the site is Masada College, which includes early learning, junior and secondary schools. An easement will be created on the edge of the campus to provide vehicle access from Link Road for the development. Link Road, a four-lane regional road, runs west of the school campus and connects to Mona Vale Road. West of Link Road are residential buildings along Newhaven Place, and further west are medium and higher-density housing and commercial premises in St Ives Town Centre. This includes five-six -storey buildings along Porters Lane, St Ives Shopping Centre and St Ives Village Green. The shopping centre precinct is expected to be subject to future major redevelopment.

A map of the regional context of the site and an aerial of the site is shown in Figure 1 and Figure 2.

1.6 THE SITE

Figure 1. Regional Context



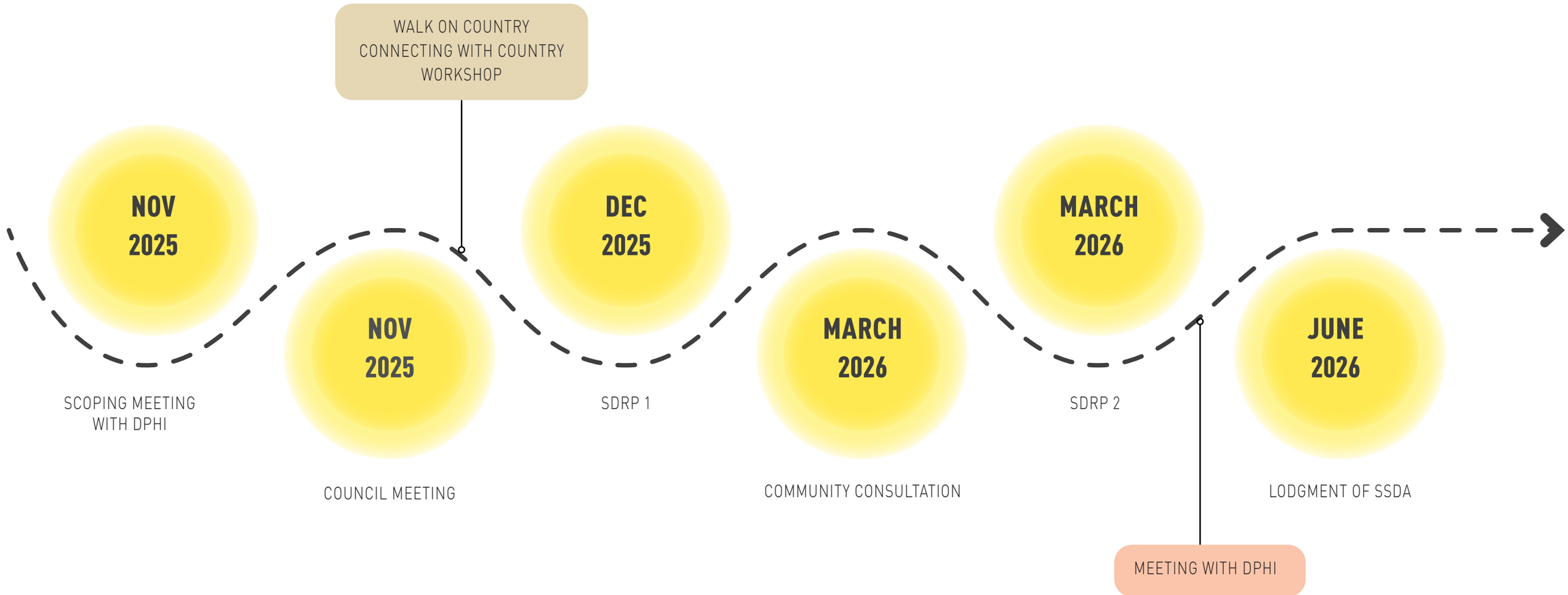
Source: Urbis

Figure 2. Aerial Photograph



Source: Urbis

1.7 PROJECT TIMELINE



1.8 ACKNOWLEDGEMENT OF COUNTRY

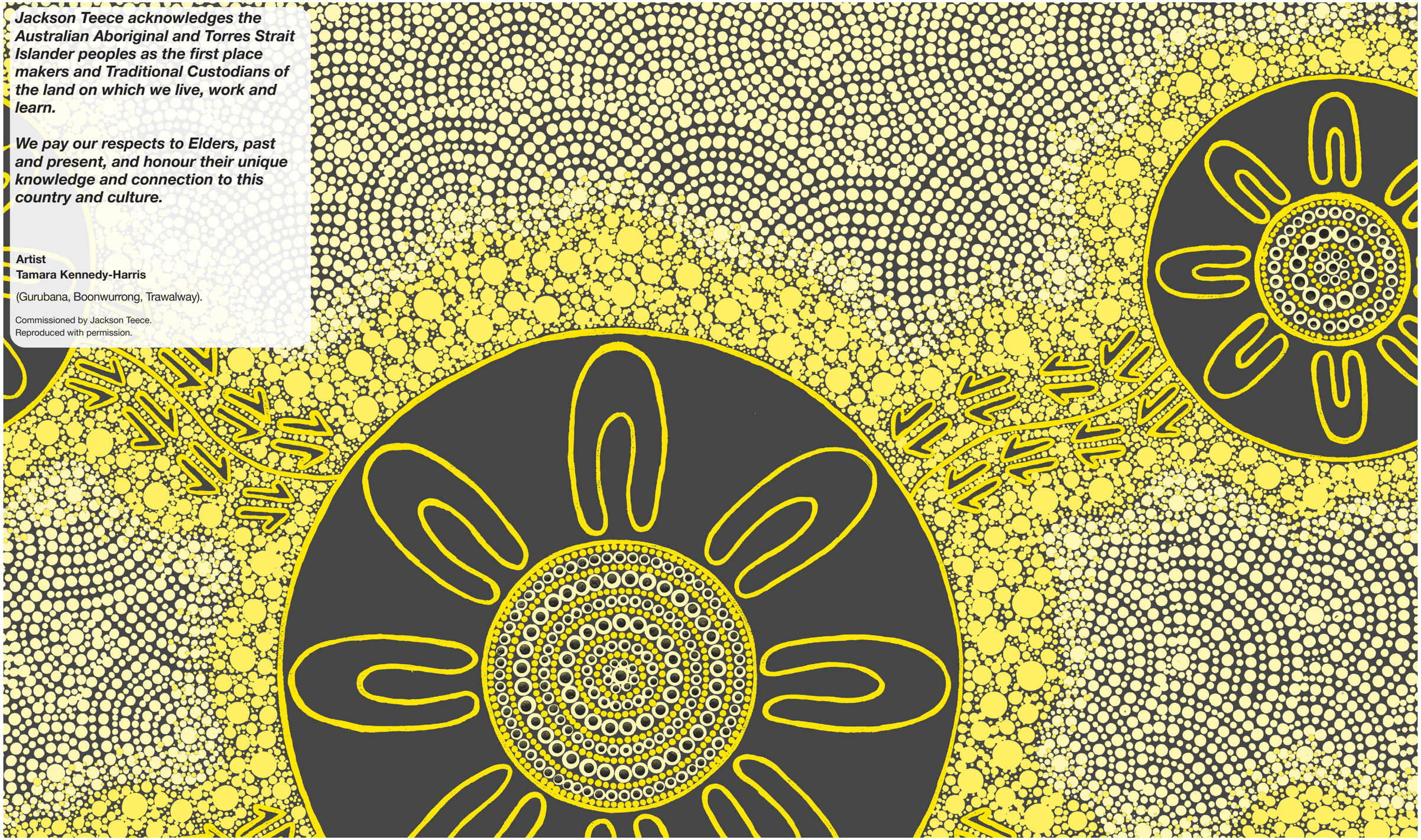
Jackson Teece acknowledges the Australian Aboriginal and Torres Strait Islander peoples as the first place makers and Traditional Custodians of the land on which we live, work and learn.

We pay our respects to Elders, past and present, and honour their unique knowledge and connection to this country and culture.

Artist
Tamara Kennedy-Harris

(Gurubana, Boonwurrong, Trawalway).

Commissioned by Jackson Teece.
Reproduced with permission.



1.9 CONNECTING WITH COUNTRY

At the start of this process the project team went for a walk on country with local elder Uncle Dennis to hear stories of country. Uncle Dennis introduced the team to Gai-mariagal Country, passing on knowledge about its creation and its cultural significance.

These photos were taken on our walk on country at the City View Lookout, Douglas St, St Ives.

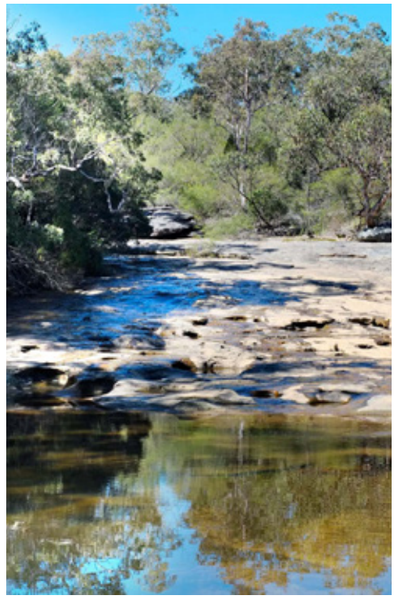














Source: Arcadia

1.9 CONNECTING WITH COUNTRY

Following a walk on Country, the project team walked the subject site to gain an understanding of the unique features of the site in particular the highly significant Sydney Turpentine Iron Bark Forest as well as areas of Blue Gum High Forest. Many of these trees well established at over 26m high and contribute to the bushland character of the site to the South.

The project team then participated in a collaborative workshop to share ideas on how this understanding of country can be embedded in the design and inform the design process.

In collaboration with Uncle Dennis, the project team explored three ideas of Site Connections, Human Connections and Legacy. Some of the significant themes that emerged from these discussions are;

- Using Gai-mariagal language for place.
- Designing spaces for residents to connect with family and community.
- Drawing inspiration form Gai-mariagal Country, mirroring its ecotones.

Refer to Appendix J Connecting with Country Report.


01


02


03


04

Source: Arcadia

01 : The group with Uncle Dennis look out over Gai-Mariagal Country
02 : Uncle Dennis shares stories of the Angophora tree
03 : Uncle Dennis welcomes the group and asks permission for us to be on Country
05: Uncle Dennis shares Ga-Mariagal culture and practice with the group

1.9 CONNECTING WITH COUNTRY

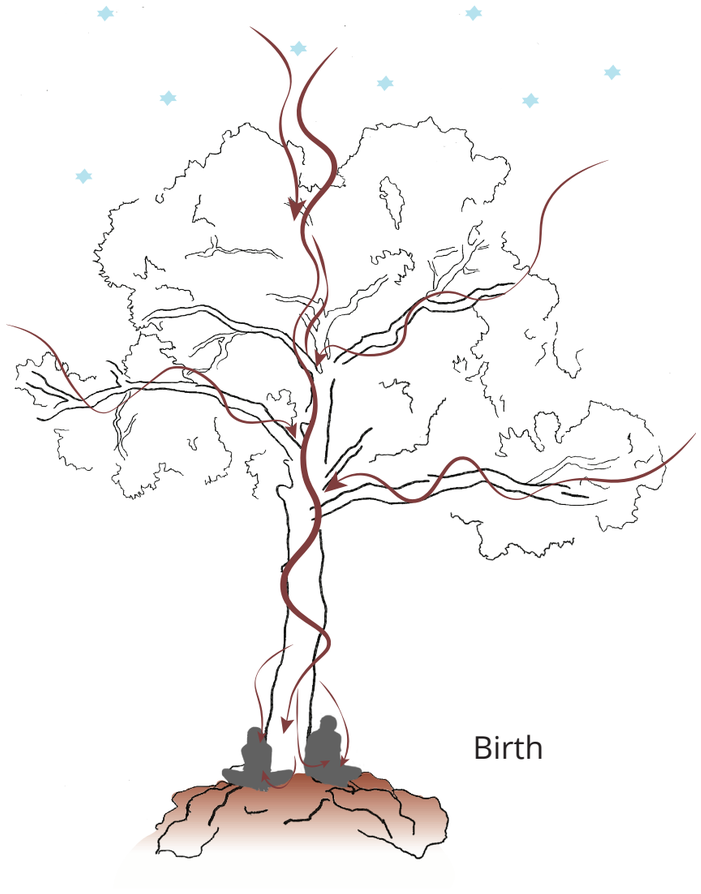
Uncle Dennis shared with the group the importance of the Angophora tree which plays a significant role in the spirit's journey from conception to the afterlife and back.

The architectural response seeks to embed the colours, textures and qualities of the Angophora trees within the design.

High along the ridgeline, angophora limbs sway and bend, creating a vaulted canopy of protection, awe, and delight.

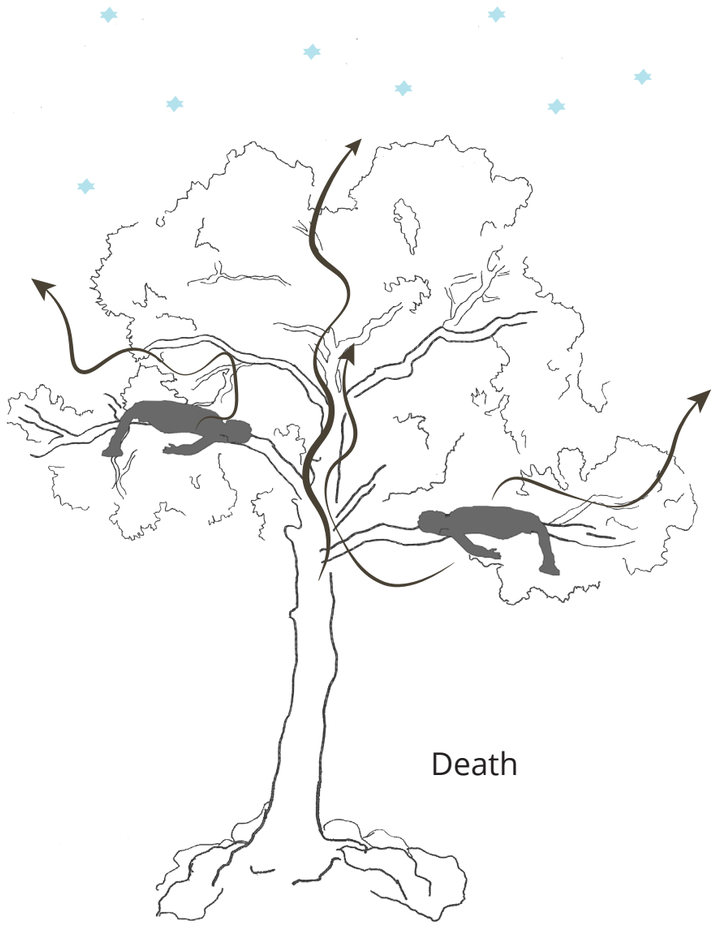
To design with Country, we can draw inspiration from local textures, colours, and ecotones of the natural landscape to create spaces that reflect and respect the local character.

Embracing the spirit of the Cammeraygal people by incorporating traditional trees, and native plants that speak to Country and the viewpoints from the ridge line.



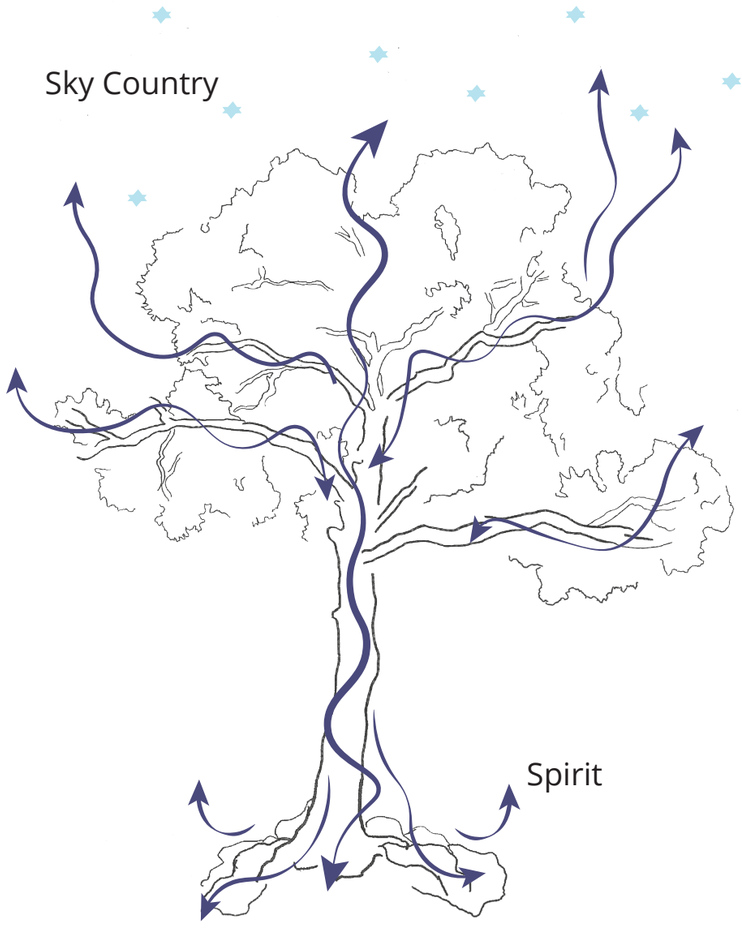
Birth

Women would come to the Angophora while menstruating. The tree brings spirits down into the womb, fertilising the women.



Death

Dead bodies would be drapped over the strong vertical branchs of the Angophora. Allowing their life source to return to sky Country



Spirit

The Angophora acts as a sacred place connecting life, death and Spirit

DESIGN QUALITY

2.0

SECTION:

2.1 RESPONSE TO GA NSW SDRP 1

2.2 RESPONSE TO GA NSW SDRP 2

2.1 RESPONSE TO GA NSW STATE DESIGN REVIEW PANEL 1

On the 3rd December we presented to the SDRP and following this received the Advice Letter on 12/12/25.

We considered the advice received and revised the design to address the key recommendations.

The following elements of the proposal were supported at SDRP 1:

- Provision of Seniors Housing to meet the needs of a changing demographic, whilst supporting aging-in-place design principles.
- The retention of significant endemic trees along the north-west site boundary to support Connections to Country whilst creating a privacy buffer treatment between residences and the school play area.
- The general site layout with predominate north south orientation of buildings to maximise solar amenity to residential dwellings.
- Provision of a variety of communal open spaces to support gathering and recreation for residents and visitors.

The following table summarises the advice and recommendations from the SDRP Advice Letter and our response to these recommendations.

GOVERNMENT
ARCHITECT
NEW SOUTH WALES

12 December 2025

Belinda Thomas
Associate Director
Urbis
bthomas@urbis.com.au

PROJECT: **Montefiore - St Ives**

RE: **State Design Review Panel – 3 December 2025 – Review 1**

Dear Belinda,

Thank you for the opportunity to review the above project at an early stage. Please find below a summary of advice and recommendations arising from the design review session held on 3 December 2025.

The project team is commended for providing a comprehensive information pack and presentation.

The proposal is located within St Ives and the Ku-ring-gai LGA, where projections indicate that the population aged 65+ will increase by 49% by 2036. As such the planning provisions enable the existing SP2 land use zoning to be developed as Seniors Housing. With this, the project must comply with Division 5 of Ku-ring-gai LEP 2015 and demonstrate alignment with the Seniors Housing Design Guideline (DPHI, 2023).

At the design review the design team asked for specific advice on the site access strategy, site planning, built form and height. This letter responds to this request.

The following elements of the proposal are supported:

— Provision of Seniors Housing to meet the needs of a changing demographic, whilst supporting aging-in-place design principles.

— The retention of significant endemic trees along the north-west site boundary to support Connections to Country whilst creating a privacy buffer treatment between residences and the school play area.

— The general site layout with predominate north south orientation of buildings to maximise solar amenity to residential dwellings.

— Provision of a variety of communal open spaces to support gathering and recreation for residents and visitors.

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2.1 RESPONSE TO GA NSW STATE DESIGN REVIEW PANEL 1

	PANEL COMMENT		RESPONSE
CONNECTING WITH COUNTRY	The emerging themes and opportunities identified through engagement with Traditional Custodians have the potential to inform a richer and more place responsive design solution. At present these opportunities are underdeveloped.	1. Continue engagement with the community to ensure that Country initiatives are embedded in the design in meaningful ways.	The team has engaged in on going collaboration with Uncle Dennis and the CWC consultant to ensure the narrative developed for the site is embedded in the design. Refer Landscape Drawings and Design Report Appendix F and G
		2. Further commit to the healing of Country by strengthening the proposal for a continuous habitat corridor along the south boundary between Bedes Public Park to the east and the high value biodiverse area to the west..	Refer Landscape Drawings and Design Report Appendix F and G
		3. Refer to the Connecting with Country Framework and case studies on the GANSW website for more information and guidance.	Refer Landscape Drawings and Design Report Appendix F and G
SITE STRATEGY	The site forms part of one of the largest and most contiguous urban blocks in St Ives and proposes the redevelopment of open spaces and sports facilities currently identified as underutilised by Masada College. Ideally, the redevelopment of the school and Seniors Housing would be master planned together to optimise site potential and deliver coordinated environmental and community outcomes. However, as this proposal precedes the school's redevelopment, it will influence the future layout and functionality of the school, this requires careful consideration to ensure long-term integration and alignment.	4. Establish stronger east–west links across the site, providing green, visual, spatial, and physical connections along the northern easement boundary, through the Central Village Heart, and along the southern boundary.	The site has 3 east west links that have been further developed and refined through the SDRP process: • The northern easement provides a generously landscaped pathway that facilitates convenient and secure access for school students from College Crescent to Masada College. • In the centre of the site the Village Heart provides a variety of landscaped communal open spaces connected by accessible pathways that link College Crescent to Link road, accessible for residents and their visitors. Generous building separation and deep soil zones in the centre of the site ensure this is a successful green, visual and spatial site connection. • The southern setback has been designed as a green corridor that prioritises landscaping and habitat creation adjacent to the established Critically Endangered Ecological Community (CEEC) areas. Refer section 5.0 for more detail.
		5. Consider opportunities for intergenerational engagement and community interaction through the design and arrangement of the activities, landscape and communal spaces	A children's play area is incorporated into the communal open space to encourage residents families to visit and interact. The play area is located in the Village Heart, adjacent to internal communal spaces to allow for active supervision. It is located away form traffic areas for safety. The development also provides opportunities for intergenerational engagement through programs and partnerships with local schools and community groups. Generous multipurpose spaces and flexible outdoor areas are designed to facilitate a range of intergenerational activities. These programs are already implemented at Montefiore's Hunters Hill and Randwick campuses. Refer Section 5.0 for more detail.

2.1 RESPONSE TO GA NSW STATE DESIGN REVIEW PANEL 1

	PANEL COMMENT		RESPONSE
SITE STRATEGY		6. Further refine the site access and movement strategy to encourage pedestrian connectivity within and through the site for residents and visitors. a. The proposed southern easement connection to Masada College limits the use of the school site and space available for the school's redevelopment. Ensure a clear hierarchy of access for the school community, residents, and visitors using landscaping, lighting, and signage. b. Resolve potential pedestrian and vehicle conflicts on Link Road at associated with the bus stop and kiss-and-drop zones. c. Prioritise pedestrian access to the Independent Living Units between the Central Village Heart and Link Road. Currently this approach leads pedestrians into car dominated Porte-cochère and deep under croft space. d. Integrate green spaces, accessible walking paths, and seating areas that promote health and wellbeing for residents and the broader community. e. Build on the concept of the loop tail ensuring continuity of movement and ensure the east-west 'Village Heart' functions as a safe, legible shared zone. Design through-links to allow for future opportunities for emergency access and controlled or open east–west movement.	a. A clear movement and access strategy has been developed to ensure clear and legible access is provided for Montefiore and Masada College. The existing pedestrian connection from College Crescent to Masada College has been moved further north along the boundary allowing secure and direct connection. There is no impact on their Link Rd entry. The new access road from Link Road to Masada College utilises existing hardstand areas and does not constrain the school's future redevelopment opportunities. The alignment has been carefully designed to weave between highly significant trees that already limit development potential within this area of the site. b. The kiss and drop zone for the school is located within the school site and is not impacted by the proposal. Additionally; there is no impact on the bus zone Refer Section 3.0 for more detail. c. Further refinement of the Link Road pedestrian access and porte cochere through the SDRP process has ensured the arrival experience is pedestrian-focused and of a high quality, with clear way finding, improved landscaping integration, and a sense of entry to the development. d. A variety of landscaped areas are provided throughout the site, connected by accessible pathways that prioritise movement and social interaction. These landscaped spaces incorporate seating areas and rest stops to support comfort, accessibility, and opportunities for informal gathering and passive recreation. e. Through the SDRP process, the loop trail has been further refined and developed to connect the primary communal open spaces and encourage movement and activity for residents, supporting physical health and wellbeing. Accessible pathways provide controlled east–west circulation throughout the site. Refer to the Landscape Report for additional information.
		7. Improve place outcomes and streetscape quality along College Crescent. a. Enhance the school entrance on College Crescent, with better security, simple fencing, comfortable waiting areas, weather protection, and safe parking for quick drop-off and pick-up. b. Investigate consolidating basement entries with a single basement entry to reduce vehicle entry cross-over impacts. c. Increase soft landscaping along the street and at basement entrances to enhance entry arrival and reduce the visual impact of basement wall on the street interface	a. The entry to the school pathway at College Crescent has been further refined with a landscaped seating area provided along side a security point and fencing integrated into the landscaping. This entry to the school is primarily for students who walk to school and is not associated with a formal kiss and drop which is provided within the school grounds, accessed via Link Rd. b. The two basement entries are required for the 2 separate uses with ILU vehicle entry to the north and RCF entry to the south. The North basement entry has been moved further south for improved safety for school students and the entry gate. c. The integration of the driveways and landscaping has been further refined to ensure the driveways and basement walls have minimal visual impact on the public domain along College Crescent.
		8. Arrange fencing and edge treatments to increase access to common space whilst maintaining suitable levels of security. a. Remove duplication of secure lines and fences. b. Create better placement of fencing by setting within the landscape and using trees and planting to soften visual impacts	Refer Landscape Drawings and Design Report Appendix F and G

2.1 RESPONSE TO GA NSW STATE DESIGN REVIEW PANEL 1

	PANEL COMMENT		RESPONSE
LANDSCAPE	The retention of significant trees, and emphasis on delivering high-quality communal open space is supported. However, the extensive basement car parking footprint elevated above the natural ground level makes a poor contribution to the setting of the building, reduces opportunities for deep soil, tree canopy and presents significant issues for managing stormwater run-off.	9. Respond to the broader ecological context and enhance climate resilience by increasing deep soil planting, expanding tree canopy coverage, and integrating effective stormwater management solutions. a. Set more ambitious deep soil and tree canopy targets. Refer to Greener Neighbourhoods Guide, which recommends 25% deep soil with 35% tree canopy cover for apartment developments of this scale. b. Clarify Housing SEPP minimum car parking requirements and avoid providing additional visitor car parking to reduce the overall number of car parking spaces required and the extent of the basement footprint to allow for more deep soil. c. Increase the quantum of deep soil in the Village Heart and ensure that new trees are co-located with the deep soil to support healthy trees and planting. d. Incorporate Water Sensitive Urban Design features in suitable locations, for example locations for rainwater capture from building rooftops and integration with garden irrigation. e. Use locally appropriate tree and planting species that reflect the cultural and ecological values of Country and that can achieve significant canopy, provide shading for gathering and that can thrive in spaces overshadowed by buildings.	a. Deep soil and tree canopy cover has been significantly increased following SDRP 1 b. Parking has been provided to comply with SEPP (Housing) and DCP requirements as required. However, the basement extent has been rationalized to increase deep soil and simplify construction for a more efficient basement. c. Following SDRP 1, deep soil within the Village Heart has been significantly increased. d. Refer Landscape Drawings and Design Report Appendix F and G e. Refer Landscape Drawings and Design Report Appendix F and G
BUILT FORM	The north south building orientation and five-storey element along College Crescent are supported in principle. However, the proposed nine-storey built form in the centre of the site (28m) significantly exceeds adjacent planning control heights (17.5m to the north and 11.5m to the south). The proposal must provide a stronger design argument that demonstrates the merits of exceeding existing local controls. It must show no further adverse impacts on amenity within the site, to adjacent properties and the public domain. The analysis provided demonstrates considerable overshadowing of the subject sites central communal open space, Chabad North Shore, and the south-west biodiversity area adjacent to Link Rd but without clarity on the nature, quantum or extent of impacts	10. Undertake a series of massing options studies to investigate reducing the overall impacts and perceived bulk and scale of the buildings.	Following SDRP 1 massing studies were prepared to minimise the overall impacts of the height, bulk and scale of the development. Refer Section 5.0
		11. Provide a detailed overshadowing analysis in mid-winter, demonstrating how impacts have been minimised in accordance with ADG Objectives 3B-2 Overshadowing of Neighbouring Properties and 3D-1 Communal and Public Open Space. a. Test the impact on the current use (children's play and pool) and potential future use (compliant residential redevelopment) on the Chabad North Shore site. b. Consider an option that relocates the subject sites indoor pool within the building footprint to improve connectivity between the Village Heart and the Village Green and in so doing improve solar access. c. Include a comparison with a built form envelope on the site aligns with the existing height controls - 17.5m.	11. Additional shadow studies were prepared to demonstrate the proposal has minimal impact on neighbouring properties. Overshadowing impacts on the Chabad site were reduced by introducing a stepped building form to the south. Refer Section 7.0 a. Detailed overshadowing studies, including the current Chabad and a potential future compliant residential redevelopment, were prepared for SDRP 2 to demonstrate minimal overshadowing impact on the site to the south. b. Following SDRP 1 the location of the pool was reviewed. Relocating the pool within the building footprint would impact on the solar access and amenity of the pool and impacts on the basement layout and efficiency. However, revisions were made to the extent of the Level 1 terrace above the pool to improve connectivity and solar access at the ground plane. c. There is no existing height control for the site.
		12. Provide further visual impact analysis and ground level views showing: a. views from key entry and exits points along the northern easement boundary, from College Crescent westwards through the Central Village Heart, and at the entrance along the southern access road from Link Road. b. key views to communal open spaces c. the public domain interface along College Crescent d. basement car parking and Residential Aged Care at College Crescent	Additional visualisations provided to key ground level areas as requested. Refer Section 6.0

2.1 RESPONSE TO GA NSW STATE DESIGN REVIEW PANEL 1

	PANEL COMMENT		RESPONSE
ARCHITECTURE	Ensure architectural design contributes positively to adjacent educational institutions, community facilities, and residential dwellings.	13. Design the residential facade and interface to Masada College to manage overlooking, maintain privacy and mitigate noise impacts to and from school play areas. Consider: a. angled windows and openings to increase CPTED and privacy b. acoustic treatments to openings to reduce noise impacts.	Additional design development and refinement of the residential facade adjoining Masada College has been undertaken. Interface sections have been prepared to demonstrate how privacy impacts and overlooking have been minimised. Due to the potential future redevelopment of the school, angled windows were considered but ultimately discounted given the unknown future arrangement of buildings, open spaces and play areas within the site. Instead, balcony planters and integrated screening elements will be utilised to mitigate overlooking and maintain privacy outcomes. Glazing design will be further developed in consultation with the acoustic engineer to ensure acoustic comfort for residents is prioritised.
		14. Apartment corridors are long and narrow with limited amenity. Improve opportunities for social interaction, health and wellbeing. Consider: a. generous circulation lobbies and gathering areas at lift cores on each floor for social interaction b. providing openings at corridor ends with access to views and natural light	Generous 1.8m wide corridors and 2.5m wide lift lobbies have been provided to ILU floor plates. Corridor ends and lift lobbies have been provided with glazing to allow for access to views and natural daylighting. Facade planters have been integrated into corridor ends and adjacent to lift lobbies to create a high level of amenity within these common areas.
		15. Ku-ring-gai Council DCP sets out that all Seniors Housing dwellings are to be designed to LHA silver standard, with at least 15% designed to platinum level. Illustrate how this has been achieved in drawing documentation.	ILUs comply with SEPP (Housing) 2021 for accessibility and adaptability which exceeds LHA silver standard requirements. Refer Architectural Drawings DA-500 Series.
		16. Access to the Residential Care lobby and publicly accessible physio and hydrotherapy facilities via the basement off College Crescent is suboptimal. Further develop options to support: a. natural daylight and external views to the lobby, for example through rearrangement of the basement access and lobby. b. public facing facilities to have an address or relationship with the Central Village Heart.	a. Following SDRP 1 the RCF ground floor lobby area was replanned to create a higher amenity space with improved visibility from College Crescent and improved access to natural light and external views. The basement lift lobby was also refined to create a higher amenity space through the introduction of an open stair and void to connect to the lobby at Ground Floor. b. The location of the Allied Health physio was revised to allow for a more public facing address and connection to the Village Heart.
	Demonstrate an ambitious sustainability strategy, that encompasses the operational aspects of the buildings and is embedded in the architecture. This needs to be further developed.	17. Provide details of the planned ESD performance targets and initiatives and how the project will achieve them. Include demonstration of initiatives beyond required minimums/legislated targets	Additional information on ESD target and initiative provided.
		18. Consider the impacts of a warming climate and show how the development will respond to prolonged heatwaves and more intense rainfall events. Provide strategies for stormwater management, and climate resilience measures	Additional information provided.
		19. Demonstrate that passive design solutions have been optimised to improve the efficiency and performance of the proposed apartments.	Additional information provided.
		20. Illustrate how the project will contribute to NSW's Net Zero emissions goal by 2050. Refer to Net Zero Plan Stage 1: 2020-2030 and the Embodied Emissions Technical Note for further information	Additional information provided.

2.2 RESPONSE TO GA NSW STATE DESIGN REVIEW PANEL 2

On the 18th March we presented to the SDRP to respond to their advice and recommendations.

Following this we received the Advice Letter on 26/03/26.

We considered the advice received and revised the design to address the key recommendations.

The following elements of the proposal were supported at SDRP 2:

- Strong east-west green connections through the site, subject to comments below.
- Commitment to increase deep soil, subject to comments below.
- The relocation of the car park entry on College Crescent.
- Access improvements made to allied health services, subject to comments below.
- Increased separation to pool.
- Commitment to no onsite fossil fuels.
- Intent to reduce overshadowing impacts to the south.
- Intent to support more intergenerational interaction.
- Aspiration to improve pedestrian link from Link Road, subject to comments below.

The following table summarises the advice and recommendations from the SDRP Advice Letter and our response to these recommendations.

2.2 RESPONSE TO GA NSW STATE DESIGN REVIEW PANEL 2

	PANEL COMMENT		RESPONSE
CONNECTING WITH COUNTRY	The engagement with Uncle Dennis Foley and the introduction of Country narratives were noted but it was unclear how the key themes of continuing Country, environments for connection and embedding Gai-Mariagal have been addressed. Further work is required to demonstrate how the project responds meaningfully to Country.	1. Be further guided by the Country consultant and Local Aboriginal Knowledge holders and continue to develop the Angophora canopy narrative and the response to the biodiversity corridor (refer to items 3,9, and 25).	The team has engaged in on going collaboration with Uncle Dennis and the CWC consultant to ensure the narrative developed for the site is embedded in the landscaping and architecture. Refer Landscape Drawings and Design Report Appendix F and G
		2. Develop project governance measures to ensure that Country principles and narratives are embedded throughout both the design and subsequent project delivery stages. The project should be evaluated against these measures at key milestones to demonstrate that these inputs are still incorporated and valued.	Refer Landscape Drawings and Design Report Appendix F and G
SITE STRATEGY AND PUBLIC DOMAIN	In response to the previous advice, there has been minimal changes to the site design and strategy. Further to this, key concepts such as the “loop trail” and ‘southern ecological link’ have been either lost or diminished due to encroaching building footprints. Accordingly, the site strategy should be revisited and refined to ensure better alignment with its surrounding context, including the school and the future masterplan. Strengthening these connections will help prevent limitations on long-term opportunities and enable potential intergenerational connections, while remaining aligned with the broader public domain	**3. Provide a generous and consistent approach to setbacks across the site.** **Currently building setbacks vary significantly and undermine the broader landscape and Country-led vision of re-establishing the Angophora canopy environment.** **a. Revise and increase the setbacks to the north, west and south to improve opportunities for deep soil, planting, mature canopy growth, and overall environmental performance.**	Setbacks are a minimum of 9m to all boundaries as demonstrated on the Architectural Plans. This provides opportunity for deep soil planting within all setbacks to support substantial tree planting within our setbacks. The setback of Building D from the Masada boundary is approx 14m to respond to the significant trees along this boundary and to consider the interface of the higher built form with the school.
		4. Resolve level transitions and clarify the southern boundary interface adjacent to the Chabad site and where the proposed berm to Building B along College Crescent turns the corner.	Following SDRP, further refinement of the southern boundary interface has been provided. Refer Landscape Drawings and Design Report Appendix F and G Refer Interface Sections in Section 5.0
		5. Review driveway widths and locations: a. minimise impact on the public domain that is resulting from the two driveways accessed at College Street b. improve the alignment with the upper-level form of the ILUs for the north-eastern driveway.	a. Minimum driveway widths has been reviewed and confirmed with the traffic engineer. The driveway widths allow for the access control on entry and accommodate two way vehicle movement to the basement. The width of the RCF driveway accommodates an ambulance.
			b. Following SDRP 2, the articulation of Building C has been modified to achieve a more cohesive built form that successfully integrates the basement entry to improve the College Crescent interface.

2.2 RESPONSE TO GA NSW STATE DESIGN REVIEW PANEL 2

	PANEL COMMENT		RESPONSE
		6. Further improve and pedestrian connections by: a. widening the footpath from Link Road to the porte-cochere / entry forecourt b. reviewing the transition from footpath to the porte-cochere and main entrance to create a more generous, pedestrian oriented arrival space with a direct line of movement for pedestrians to the main entry c. reviewing the primary pedestrian entry from College Crescent ensuring it is legible, equitable, and safely accommodates all users. The current arrangement with the accessible ramp beginning at a different point to other users' needs review by an accessibility consultant d. removing the secondary path beside the southern driveway ramp to prevent confusion with the primary access from College Crescent e. providing generous footpath widths, verge, and planting areas to College Crescent to improve the public domain and street interface.	a. An overall 10m right of way easement for vehicle and pedestrian entry has been agreed with Masada College which limits increasing width of road and footpath. The footpath from Link Road to the porte cochere is generously proportioned at 1.5m wide, with 1.8m wide passing bays provided to accommodate wheelchair users and enable safe two-way passing. The proposed entry allows for planting to be incorporated between the footpath and the secure fence line with Masada College to soften the interface and improve the visual quality of the pedestrian approach.
			b. Following SDRP 2, the arrival experience from the Link Road footpath to the porte cochere has been refined, with a pedestrian crossing introduced to provide a more direct and legible entry to the reception area, reinforcing a pedestrian-focused arrival sequence. In addition, the continuation of the footpath has been realigned to establish a more direct connection to the Village Heart, improving pedestrian access, legibility and overall site permeability.
			c. The pedestrian entry to the development from College Crescent requires a stair and an accessible ramp to facilitate equitable access for all users. The accessible ramp from College Crescent is provided at 1:20 to ensure safe access has been provided. Due to the length of the ramp, the entry point of the ramp is separate to the to stair but it connects into the stair to ensure equity and legibility. A clear signage and way finding strategy will further support this. This has been reviewed and supported by the access consultant.
			d. This footpath provides a dedicated, convenient RCF entry from the street and ensures safety of users by providing separation of people and cars. Providing dedicated and direct street access to the RCF is an operational requirement of the provider/client. This path is also be required for compliance for fire egress from Basement 1.
			e. The footpath width has been increased from 1.2m to 1.5m.

2.2 RESPONSE TO GA NSW STATE DESIGN REVIEW PANEL 2

	PANEL COMMENT		RESPONSE
SITE STRATEGY AND PUBLIC DOMAIN		7. Create a more generous and safe school access path along the northern boundary, responding to anticipated movement demands and opportunities for improved public domain quality. Widening this northern setback and easement as articulated above will help address privacy impacts on the site.	The width of footpath from College Crescent to Masada College has been increased to 1.5m. The easement will incorporate landscape and fencing to ensure privacy and security to the site is maintained.
LANDSCAPE	There is an unresolved tension between the site's organic, native forest character at the edges and the highly structured, more urban and manicured landscape proposed internally. Overshadowing affects the southern ecological link, central link, and village green, and the impact of the canopy walk on the central link's performance remains unclear.	8. Clarify the intended character and ecological function of each space and confirm the feasibility of key landscape elements.	Refer Landscape Drawings and Design Report Appendix F and G
		9. Ensure resilient planting that can mature under the site's shading and structural constraints, with particular care for ecologically sensitive areas such as the southern ecological link and landscape zones located over structure. a. Ensure that the increased site setbacks are designed with appropriate soil conditions and an understory that can support and protect long term tree health, particularly along the southern ecological link corridor. b. Verify the performance of all landscape on structure. Provide sections and details confirming soil depths/volumes, loading drainage, and anchoring to support healthy plant growth. c. Demonstrate structural capacity to ensure proposed trees can thrive. For example, the Angophora terrace over basement 1. d. Carefully consider the landscaping of berms against buildings along College Crescent. e. Review the location and design of the OSD tank so that it effectively catches rainwater and does not encroach on deep soil zones or compromise root volumes and infiltration. f. Clarify the canopy cover strategy with a plan that identifies species, planting locations (relative to planter depths) and mature spread and growth feasibility for each zone. **g. Provide solar access analysis of all functional communal open space and demonstrate feasibility of proposed lawn and planting in the Village heart zone or nominate shade tolerant alternatives.**	a. Increased site setbacks are designed with appropriate deep soil allowances to ensure mature native vegetation can thrive and provide canopy coverage for the site. The southern boundary setback is prioritized as a landscaped zone which allows for endemic vegetation to thrive. Refer Landscape Drawings and Design Report Appendix F and G b. Refer Landscape Drawings and Design Report Appendix F and G c. Refer Landscape Drawings and Design Report Appendix F and G d. Refer Landscape Drawings and Design Report Appendix F and G e. The OSD tank is primarily located below proposed paved areas, avoiding areas of planting. Following SDRP 2; the location was reviewed with the civil engineer as the optimal depth and location for maintenance access and to connect into council infrastructure. The team explored relocating the OSD under the building footprint but it introduced construction challenges with pipes going through the shoring and impacted the level (RL) of the tank connecting into existing council infrastructure. Additionally; we are currently providing deep soil that well exceeds minimum requirements. f. Refer Landscape Drawings and Design Report Appendix F and G g. The Village Green, Village Heart and Level 1 terrace provide the principal communal open spaces for residents. A detailed solar analysis has been undertaken demonstrating that each of these areas exceeds compliance with the ADG for solar access to principle communal open space. The diversity of communal open spaces ensures that at any time of day, even in mid winter, there is communal open space provided for residents that receives solar access, contributing to a high amenity environment for residents. Following SDRP 2, the Village Heart lawn has been relocated further west to improve solar access and ensure long term viability of the lawn. Refer Architectural Drawings Communal Open Space Solar Analysis DA-860 Series
		10. Ensure resilient planting that can mature under the site's shading and structural constraints, with particular care for ecologically sensitive areas such as the southern ecological link and landscape zones located over structure.	All planting has sufficient soil depths to ensure it can thrive and mature. Planting selection will consider and respond to solar access. Refer Landscape Drawings and Design Report Appendix F and G

2.2 RESPONSE TO GA NSW STATE DESIGN REVIEW PANEL 2

	PANEL COMMENT		RESPONSE
BUILT FORM / ARCHITECTURE	As articulated in the previous advice, the site currently has no height of building controls and benefits from seniors housing being permissible in the SP2 zone. Any proposed additional height and bulk above neighbouring planning controls must be supported though a compelling design proposition that contributes positively to the neighbourhood character, delivers quality outcomes and improved amenity for residents and broader public benefits. The combination of much larger ILU apartments (110m^2 on average), deeper floorplates (building C being >1,200m^2, 26m deep and with some units >12m deep) and single cores has resulted in elongated buildings with long corridors. While setbacks have been introduced the buildings are 30% taller than surrounding buildings. Further refinement is required to ensure the proposal minimises impacts on amenity within the site and to neighbouring sites through compliant separation distances, massing modulation, and performance of communal spaces.	**11. Reduce the built form scale and demonstrate how the proposal provides a better fit to context and responds sensitively to the character and qualities of the neighbourhood.** **a. Refer to the GANSW Better Placed policy and illustrate how the design is benchmarked against and achieves the principles of this policy. This should be supported by long elevation views along College Crescent and street sections.** b. Consider a more diverse range of apartment types and sizes (smaller units) to ensure that the development responds to local need and serves a broader cross section of retirees, including those with more modest retirement income.	a. In response to SDRP 2, reductions in height and massing has been incorporated and a response to Better Places design principals has been provided. Refer Section 4.0 for “Better Placed” response Additional College Crescent long sections, streetscape elevation and visualizations have been provided. Refer Sections 5.0 and 6.0. b. The proposed unit mix and units sizes are based on market research to suit the needs of right sizing seniors in the area. There is little demand for 1 bedroom ILUs, with 3 bed and 2 bed+study apartments being the most in demand typology. Additionally; SEPP requirements for accessibility and adaptability also requires larger apartments than typical residential units.
		12. Revise the massing of Buildings A, C and D to further reduce overshadowing impacts on the Chabad site, the subject site, and surrounding neighbourhood. **a. Increase solar amenity to the central communal open space, southern ecological link, and neighbouring properties to achieve overall high-quality residential amenity.**	In response to SDRP 2, Building A has been reduced from 9 storeys to 8 storeys to mitigate overshadowing impacts on the Chabad site to the south. Building B has been moved 2m to the north to increase separation to the southern boundary, and the Level 4 massing has been reduced along the southern edge to further minimise overshadowing impacts. Building D has also been reduced from 9 storeys to 8 storeys, with the southern edge at Level 7 stepped back to reduce overshadowing impacts within the site and to adjoining interfaces. Collectively, the amended built form demonstrates acceptable overshadowing outcomes across all surrounding sites, responding to the key concerns raised through SDRP 2. Refer Architectural Drawings Shadow Diagrams DA-800 Series Refer Section 7.0. The overshadowing of internal communal spaces has been reduced and we have demonstrated a high level of solar access is provided to principle usable communal open space, ensuring a high level of amenity it provided within the development. Refer Architectural Drawings Communal Open Space Solar Analysis DA-860 Series The footprints of the buildings allow for between 6 and 8 units, compliant with both SEPP (Housing) and ADG, on a floor sharing a core as per ADG design guidance. At each core 2 lifts are provided to ensure for redundancy if one lift is out of service to consider the mobility needs of seniors residents. Following SDRP 2, the proposed building footprints were benchmarked against comparable ILU developments and are considered consistent with similar projects.

2.2 RESPONSE TO GA NSW STATE DESIGN REVIEW PANEL 2

	PANEL COMMENT		RESPONSE
BUILT FORM / ARCHITECTURE		**13. Incorporate building separation from the site boundaries of at least 9m clear from ground to top floor. This must be achieved to northern, western, and southern boundaries. Provide detailed sections with dimensions and finished levels to demonstrate compliance.**	The setbacks from boundaries have been clearly demonstrated on plans to ensure a minimum setback of 9m is provided to all boundaries. The building separation between Building D and Masada College boundary is significantly more than 9m with a minimum of approx. 14m provided (varies). Building B (RCF) has been moved north by 2m to ensure a consistent 9m setback is provided along the southern boundary. Detailed sections have been provided. Refer Architectural Plans DA-100 Series. Refer interface sections provided in Section 5.10
		14. Improve the articulation and massing of Building A: a. refine the podium and tower expression to create a coherent frontage and well-resolved arrival experience. Particularly for visitors and residents at the drop off zone and porte-cochere **b. further reduce overshadowing to the Chabad courtyard** c. maintain daylight access and sky views to the Chabad's north-facing high-level windows.	a. The built form of Building A and the porte cochere has been further refined and developed to create a well-resolved arrival experience for residents and visitors. The architectural expression, entry sequencing and landscape integration have been carefully considered to establish a clear sense of address, improve way finding, and provide a welcoming and high-quality interface at the primary entry to the development. Refer Section 6.0
			b. Building A has reduced in height from 9 storeys to 8 storeys to further reduce overshadowing on Chabad courtyard. Refer Shadow Diagrams DA-800 Series.
			c. Ground floor Chabad windows are narrow, set back under a deep roof overhang and glazing is largely opaque glazing for privacy to the child care. However, the proposal still allows an adequate level of solar access and daylighting to this facade due to the large setback from the southern boundary. Refer Direct Sun Eye View Analysis DA-850 Series.
		15. Improve the quality of common internal circulation of buildings C and D by reconfiguring the long narrow corridors by incorporating recessed apartment entries and introducing relief using breakout spaces that can bring in additional daylight.	Recesses have been incorporated at unit entry doors, where feasible and within fire egress requirements, to provide additional articulation along the corridors. Corridors are open at three locations to allow generous natural light and ventilation to the corridor and lift lobbies, with outlooks to communal outdoor spaces.

2.2 RESPONSE TO GA NSW STATE DESIGN REVIEW PANEL 2

	PANEL COMMENT		RESPONSE
BUILT FORM / ARCHITECTURE		**16. Review the massing and articulation of the College Crescent interface to reduce the perceptions of the bulk of the building, particularly to the south where the steep embankment accentuates the height of the building and presents as six storeys / > 21m above street level.**	The built form and massing of Building B (RCF) has been significantly reduced at the southern corner. The building has been moved north by 2m, with Level 4 substantially setback from the southern corner to reduce visual bulk and improve the interface with adjoining properties.
		17. Review upper levels setbacks to Building C to be more generous and consistent with Building A.	The built form and articulation of Building B has been further refined to reduce the perceived bulk and scale when viewed from College Crescent. Increased setbacks, modulation of the building form, and enhanced facade articulation assist in breaking down the overall massing and achieving a more sympathetic streetscape presentation.
		18. Explore opportunities to bring natural light into the allied health spaces proposed in the basement beneath the Residential Care Facility (RCF) to create a more functional and welcoming environment.	Only the hydrotherapy pool is located at basement level. Replanning of the Basement and lift lobby area with a feature open stair and double height void will ensure the entry experience to the hydrotherapy is a welcoming environment. Re-planning of the RCF has relocated the administration areas above ground level to improve staff amenity, access to natural light and natural ventilation.
		19. Minimise parking and pull back basement walls from site boundaries and building edges to increase deep soil capacity and support healthy, viable landscape growth at grade.	Parking provided complies with the requirements in SEPP (Housing) 2021 and the DCP where applicable. Staff parking has been provided in accordance with the operational requirements of the provider, ensuring impacts on surrounding public street parking are minimised. Refer DA-750 for a detailed parking summary.
		20. Undertake wind impact assessment to ensure all communal open spaces achieve safe, comfortable, and usable conditions all year round.	Refer Natural Cross Ventilation Report Appendix Z
		21. Consider high quality material finish and design resolution to the under-croft areas that are highly visible from the public domain along College Crescent.	The built form and facade detailing along College Crescent has been further refined to enhance the development's presentation to the public domain and establish a high-quality streetscape interface. The refined architectural expression incorporates increased articulation, carefully considered materiality and facade modulation to provide visual interest, reduce perceived bulk, and create a more pedestrian-scaled outcome along the street frontage. Refer Sections 6.0

2.2 RESPONSE TO GA NSW STATE DESIGN REVIEW PANEL 2

	PANEL COMMENT		RESPONSE
SUSTAINABILITY AND CLIMATE CHANGE	Continue to develop ambitious ESD targets and sustainability ambition.	25. Provide an integrated stormwater and WSUD strategy with hydraulics and landscape showing detention, treatment, overland flow paths, and how planting areas are protected and irrigated.	Refer Landscape Drawings and Design Report Appendix F and G
		26. Demonstrate how landscape, canopy cover and planting strategies contribute to improved microclimate and biodiversity outcomes. Be informed by the engagement with local Aboriginal Knowledge holders.	Refer Landscape Drawings and Design Report Appendix F and G
		27. Design the built form and facades to maximise passive thermal performance and minimise reliance on mechanical heating and cooling systems that increase long term operation costs.	The building orientation maximises solar access and cross ventilation to reduce reliance on mechanical heating and cooling systems. Ceiling fans will be provided in bedrooms where required to improve performance. Balcony screening predominantly to the east and west facades will provide shading to glazing to minimise heat loads and reliance on mechanical cooling systems. Insulation and low-E glazing will be specified to further reduce heat loads. Glazing has been maximised to living areas to maximise daylight in units and reduce reliance on artificial lighting systems. A centralised chilled water system is proposed to reduce energy use associated with heating and cooling, one of the most significant contributors to energy use. Refer ESD Report Appendix T
		28. Continue to illustrate how the project will contribute to NSW's Net Zero emissions goal by 2050. Refer toNet Zero Plan Stage 1: 2020-2030 and the Embodied Emissions Technical Note for further information.	Refer ESD Report Appendix T

SITE AND CONTEXT ANALYSYS

3.0

SECTION:

3.1 URBAN CONTEXT

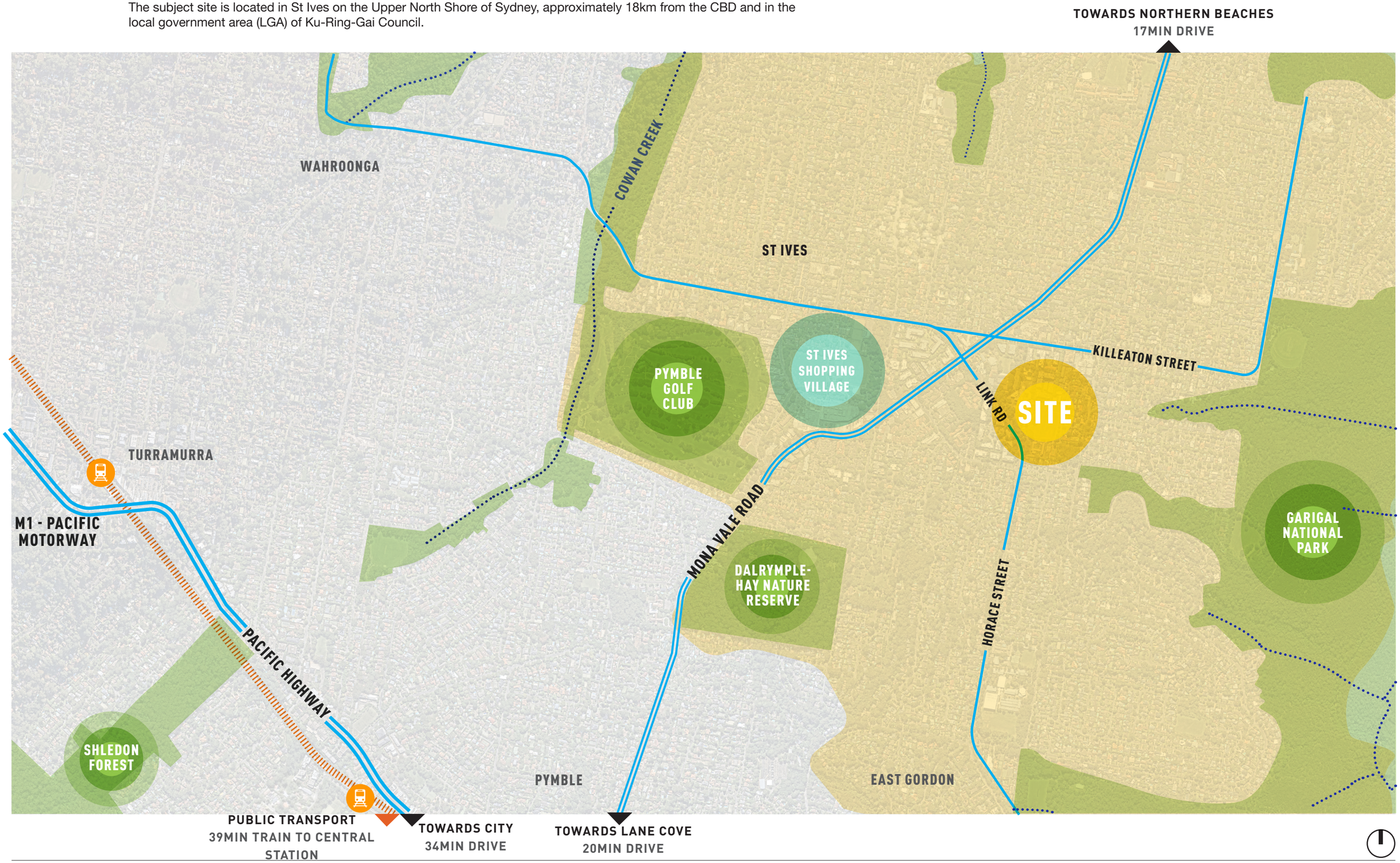
3.2 PLANNING CONTEXT

3.3 LOCAL CONTEXT

3.4 SITE ANALYSIS

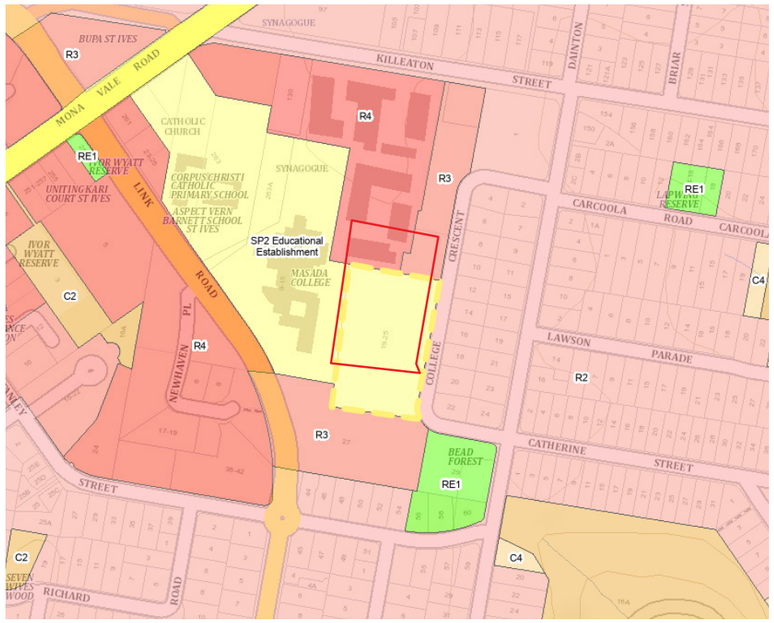
3.1 URBAN CONTEXT

The subject site is located in St Ives on the Upper North Shore of Sydney, approximately 18km from the CBD and in the local government area (LGA) of Ku-Ring-Gai Council.

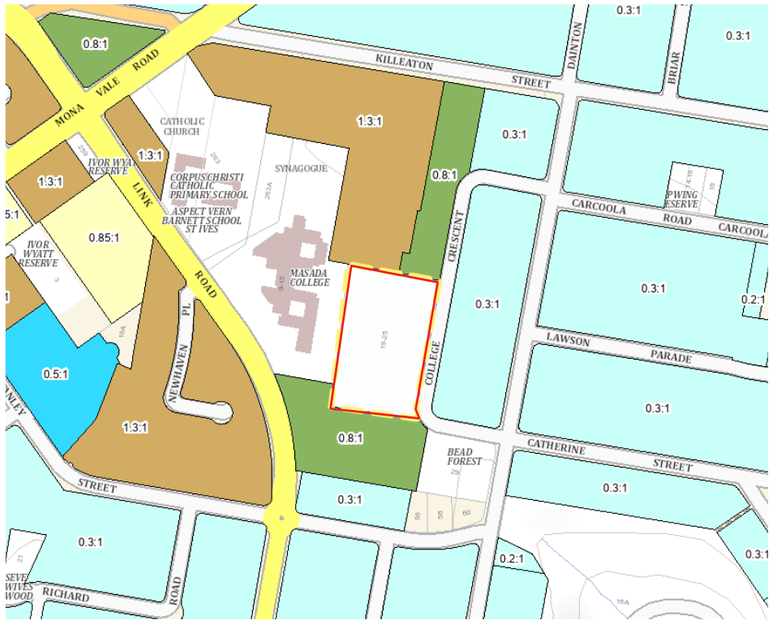


3.2 PLANNING CONTEXT

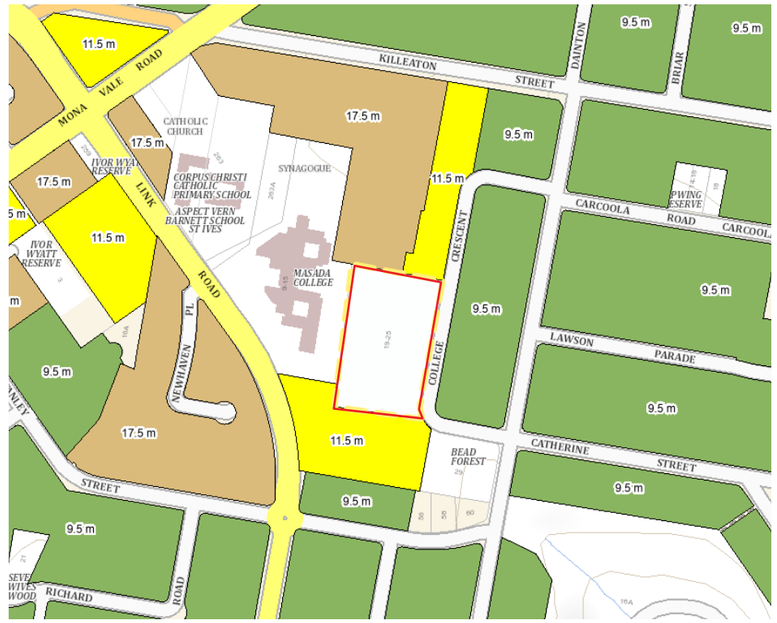
Land Use Zone
SP2 Educational Establishment
Seniors housing is a permissible use under section 79(o) and 81 of the State Environmental Planning Policy (Housing) 2021



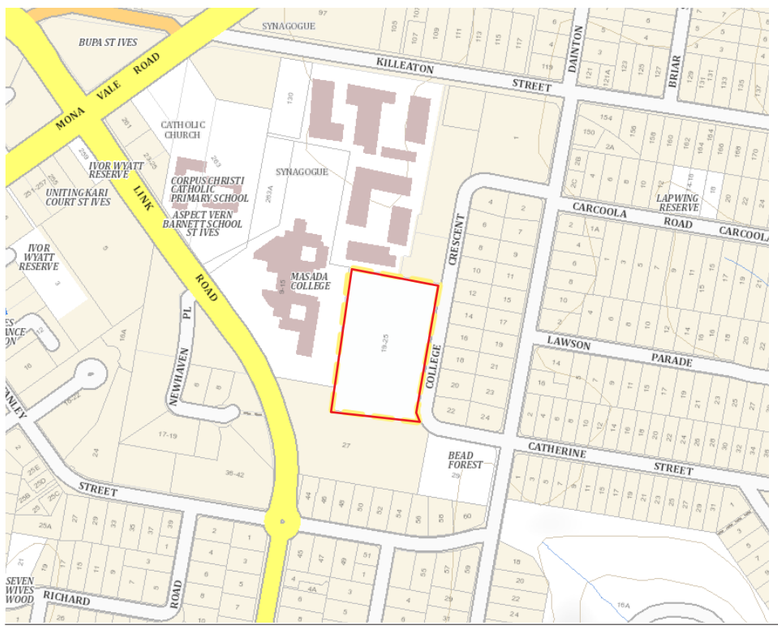
Floor Space Ratio
Nil



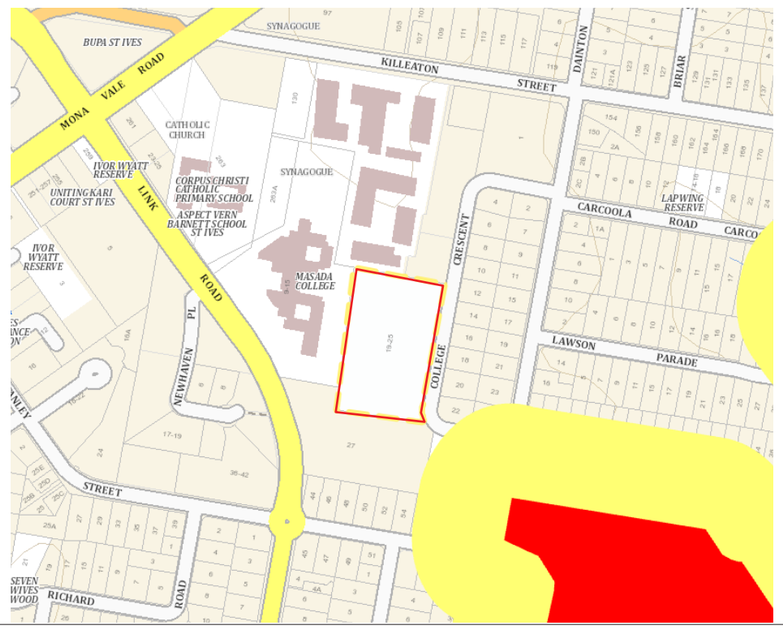
Height Of Buildings
Nil



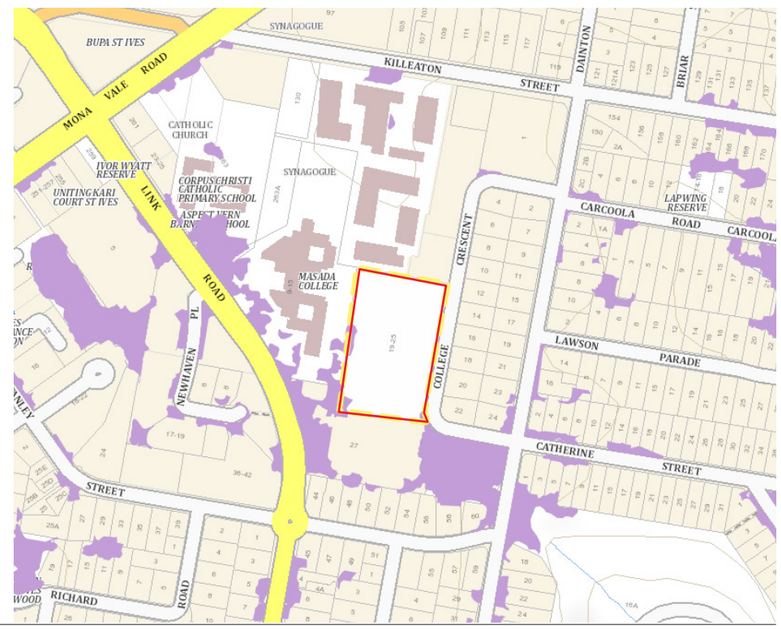
Heritage
Nil



Bushfire
Nil



Biodiversity



3.2 PLANNING CONTEXT

LOW AND MID RISE HOUSING

St Ives Shopping Centre is identified as a town centre, with areas around the subject site mapped as Low and Mid-Rise Housing (LMR) areas.

The adjoining site to the south, known as the Chabad site, is identified within the mapped LMR area.



KEY:

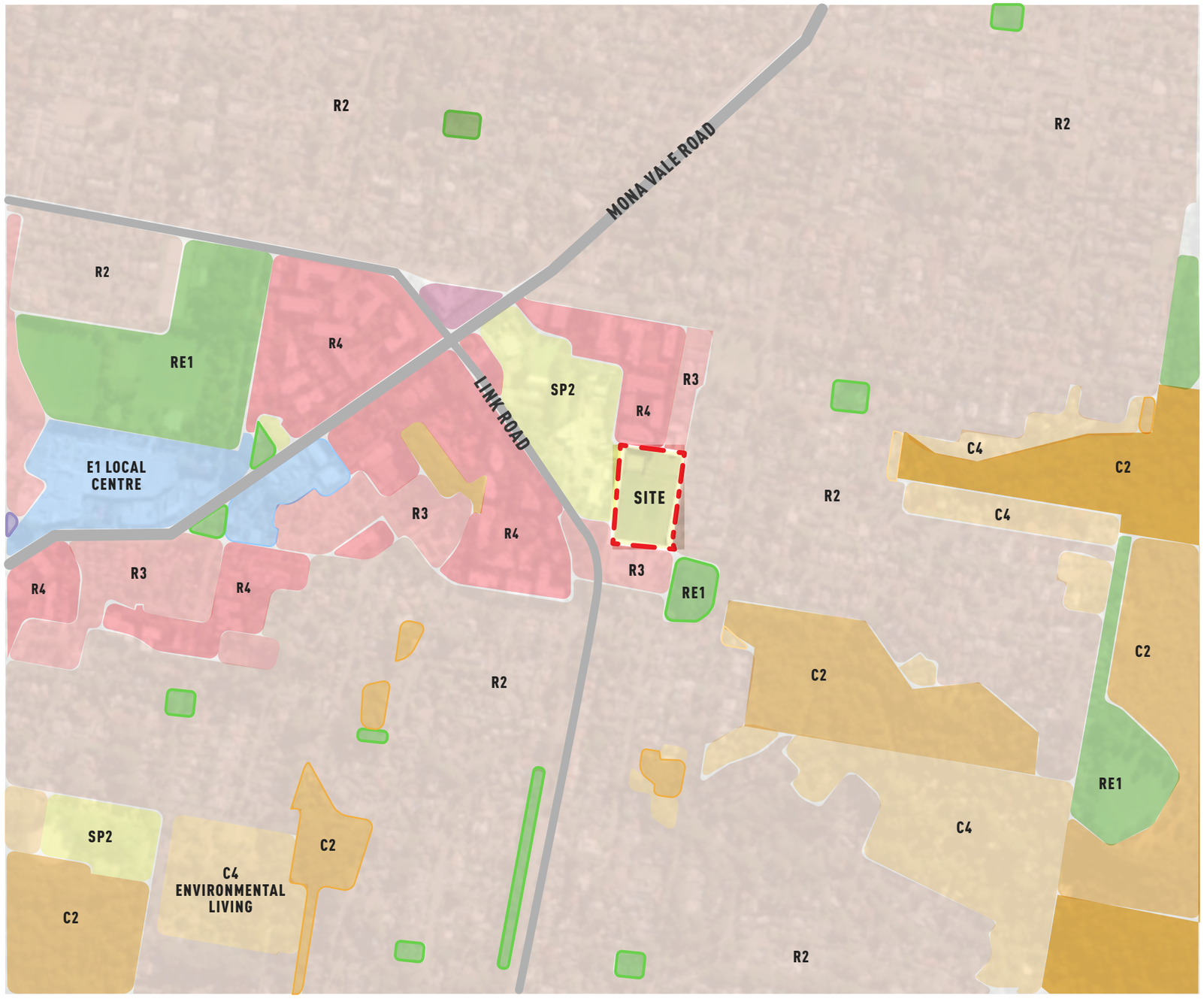
SITE

LMR AREAS

3.2 PLANNING CONTEXT

ZONING - LOCALITY

The subject site is located on the eastern edge of the local centre and is surrounded by a mix of high, medium, and low density residential zonings, as well as educational infrastructure.

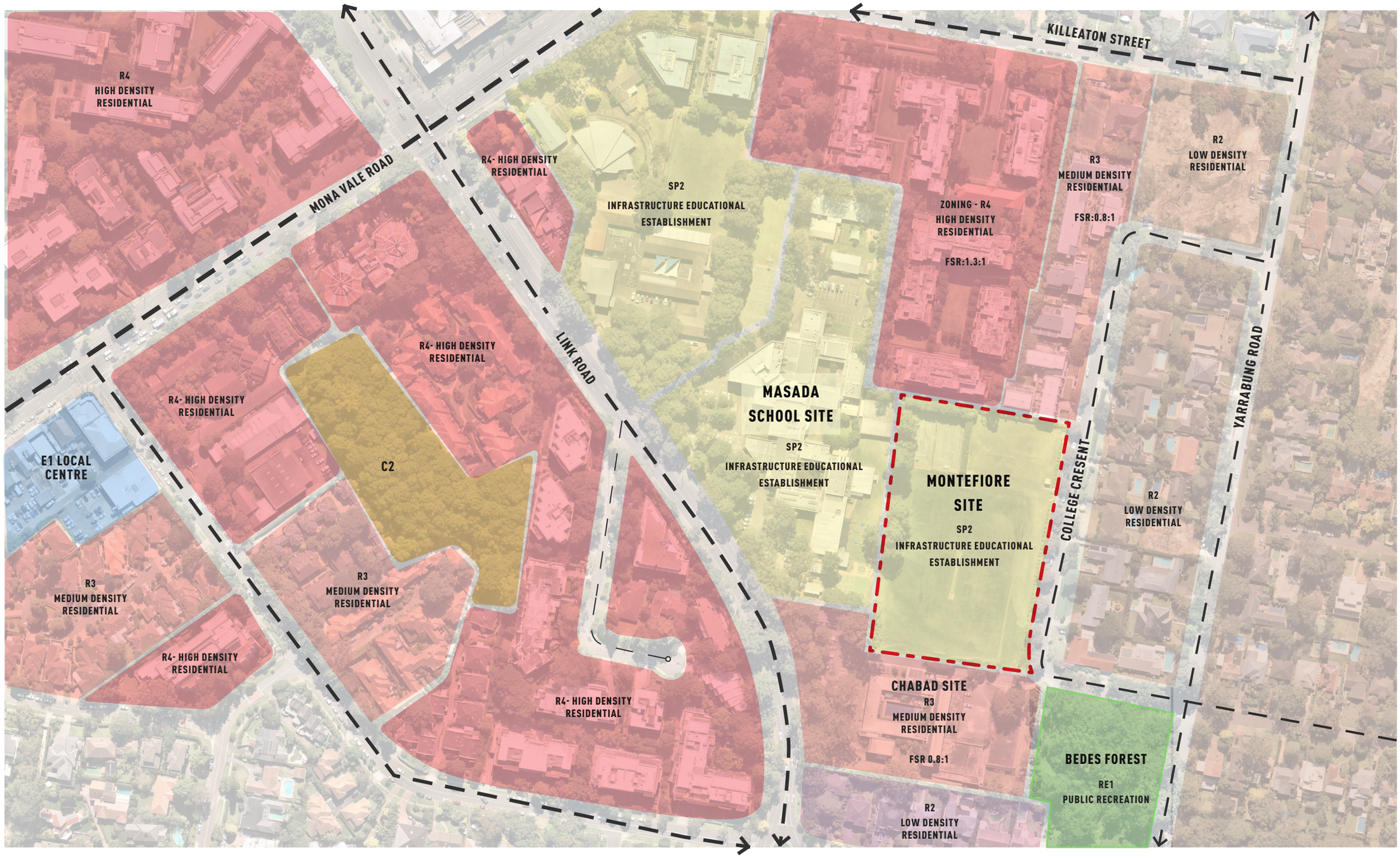


KEY:

- SUBJECT SITE
- R2 LOW DENSITY RESIDENTIAL
- R3 MEDIUM DENSITY RESIDENTIAL
- R4 HIGH DENSITY RESIDENTIAL
- RE1 PUBLIC RECREATION
- SP2 INFRASTRUCTURE
- E1 LOCAL CENTRE
- C4 ENVIRONMENTAL LIVING
- C2 ENVIRONMENTAL CONSERVATION
- C1 NATIONAL PARKS

3.2 PLANNING CONTEXT

ZONING - IMMEDIATE CONTEXT



3.3 LOCAL CONTEXT

AMENITY AND OPEN SPACE

St Ives has a higher-than-average proportion of older residents, with approximately 20% of the population aged 65 years and over. The site is located within a well-established seniors living community and is well supported by a range of accessible community amenities.

St Ives Shopping Village is located within a 10-minute walking distance of the site and comprises over 100 retail tenancies, including supermarkets, cafés, and specialty shops. It also provides a range of services, including allied health, a medical centre, a public library, and a neighbourhood centre.

St Ives Shopping Village is one of the highest performing neighbourhood centres in Australia. Having recently been sold, alongside 12 adjoining properties, the centre is anticipated to undergo growth and transformation.

St Ives Club, a well-established bowling and recreation facility, is also located in close proximity to the site.

Bedes Forest, situated nearby, has recently been expanded and is proposed to be redeveloped into a community park, further enhancing local recreational opportunities.

In addition, a network of parks and green spaces, including proximity to Garigal National Park, provides a high level of access to passive and active recreational opportunities.

In this context, the site is well suited to seniors housing, supporting ageing in place by providing convenient access to services, facilities, and recreational opportunities that contribute to the health, wellbeing, and social inclusion of older residents.



KEY:

- SUBJECT SITE
- MEDICAL CENTRES / GP
- AGED CARE HOMES
- PLACES OF WORSHIP
- PARKS AND GREEN SPACES
- COMMUNITY SPACES
- PRIMARY ENTRY
- SECONDARY ENTRY
- BUS STOPS

3.3 LOCAL CONTEXT

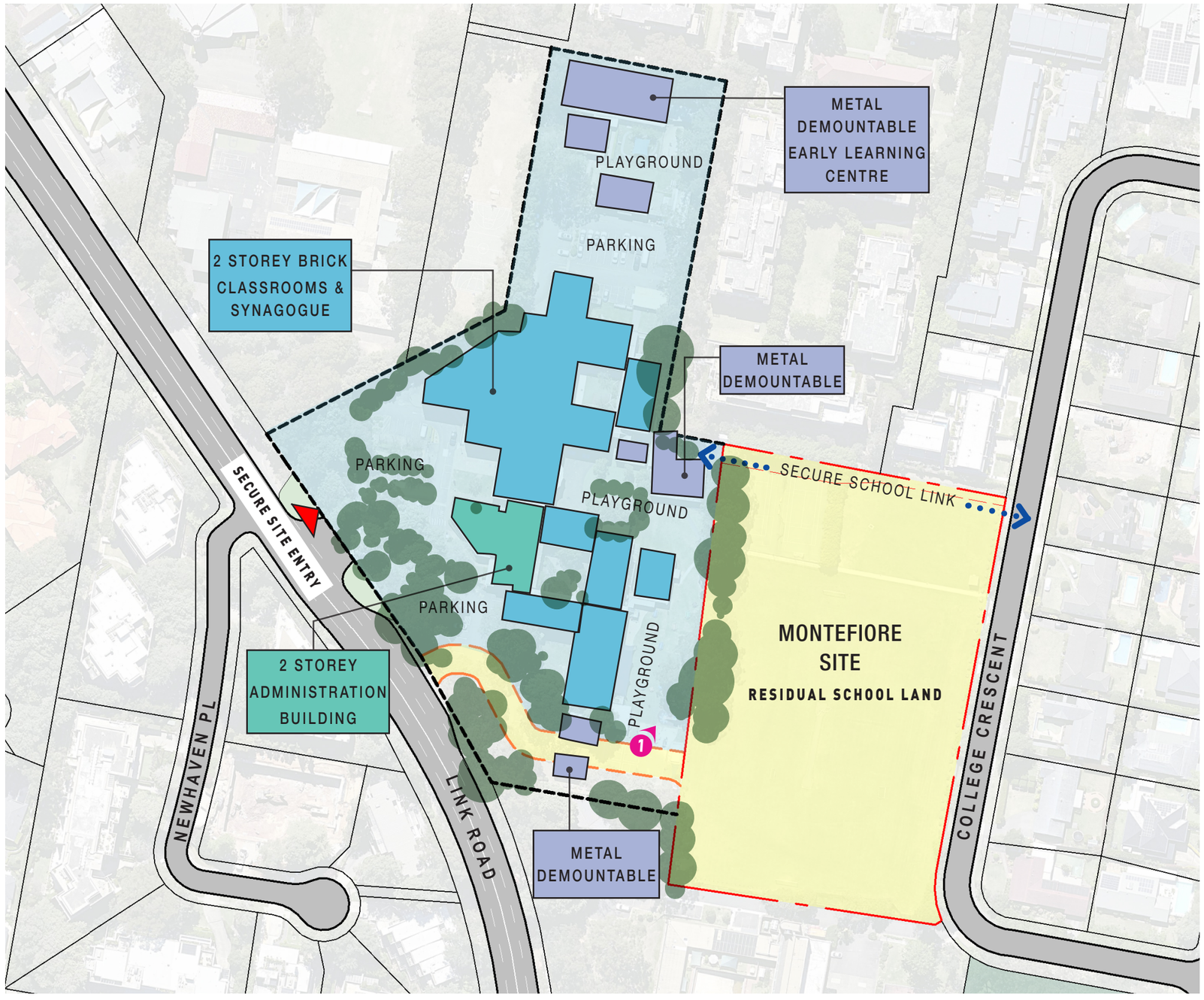
WEST: MASADA COLLEGE, 19-25 LINK RD

Immediately to the west of the site is Masada College, a Jewish co-educational school catering from preschool to Year 12, with an enrolment of approximately 369 students.

The school site currently contains a number of demountable buildings and older building stock, with a significant portion of the land occupied by at-grade parking. Masada College has indicated its intention to undertake an independent master planning process to facilitate the future redevelopment and more efficient use of the site.

The land subject to the proposed development comprises residual land associated with the school and is currently largely free of built structures. It is not publicly accessible and is not used for organised sport by either the school or the broader community.

Notably, a number of significant mature trees, reaching heights of up to approximately 26 metres, are located on the site adjacent to Masada College.



Immediate context- Masada College



1. Photograph Masada College tree buffer to outdoor activities

3.3 LOCAL CONTEXT

WEST: MASADA COLLEGE, 19-25 LINK RD

The school operates a dedicated kiss-and-drop arrangement within its on-site car park, accessed from Link Road. No student pick-up or drop-off occurs on Link Road, and there is no on-street parking associated with the school along this frontage.

The existing bus stop on Link Road has been reviewed by the project traffic engineer in consultation with Council.

The existing lay-by enables buses to safely pick up and drop off passengers without impacting traffic on Link Road .



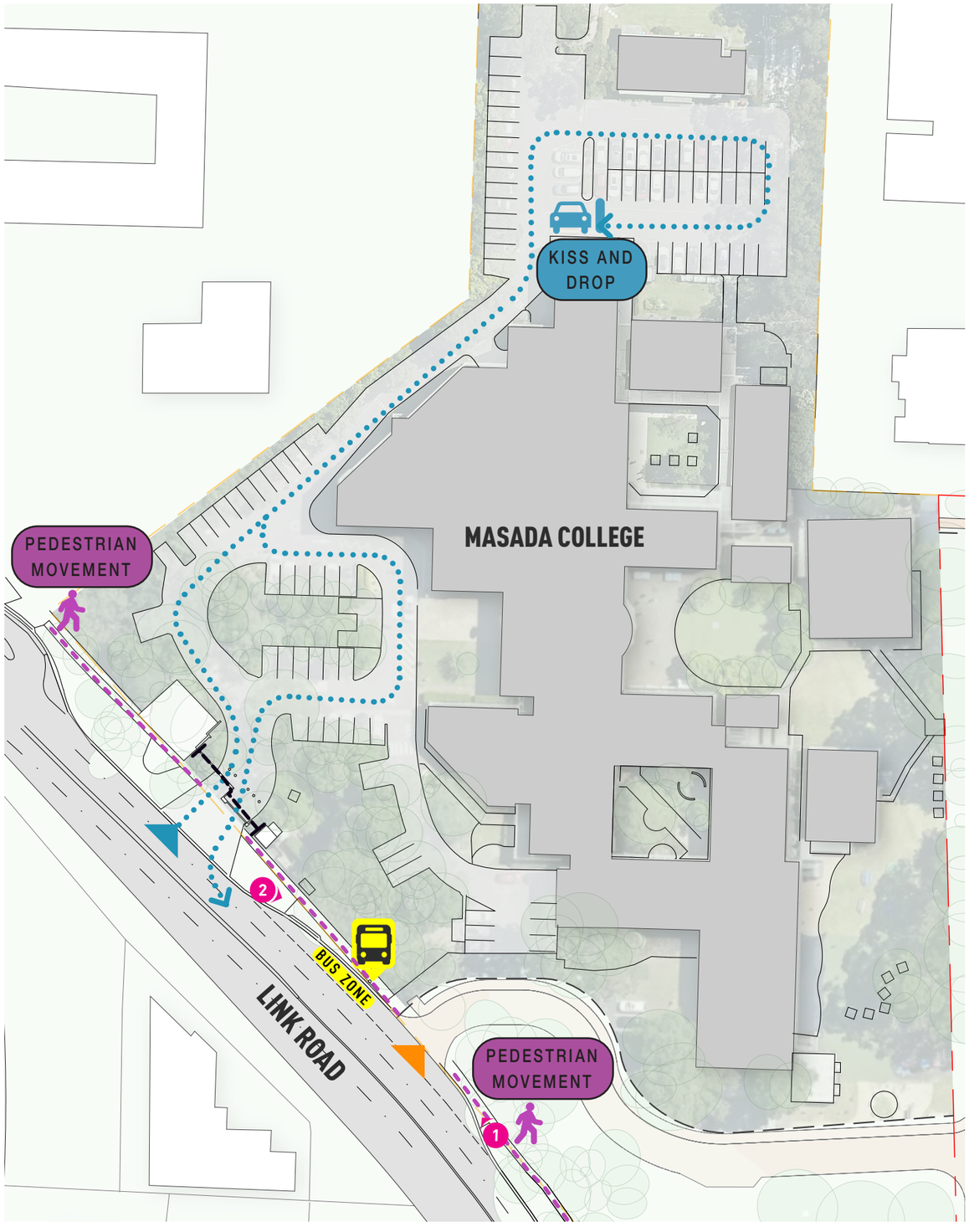
1. Bus Zone



2. Existing Bus Stop

KEY:

- MONTEFIORE SITE ENTRY
- SCHOOL ENTRY
- SECURITY POINT

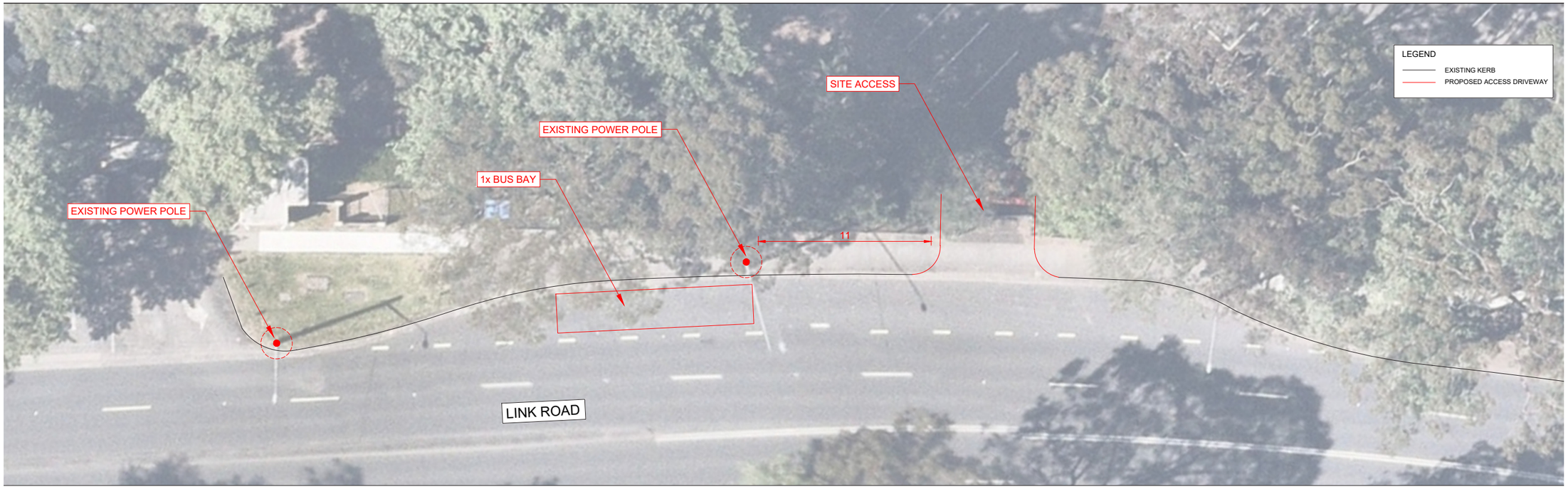


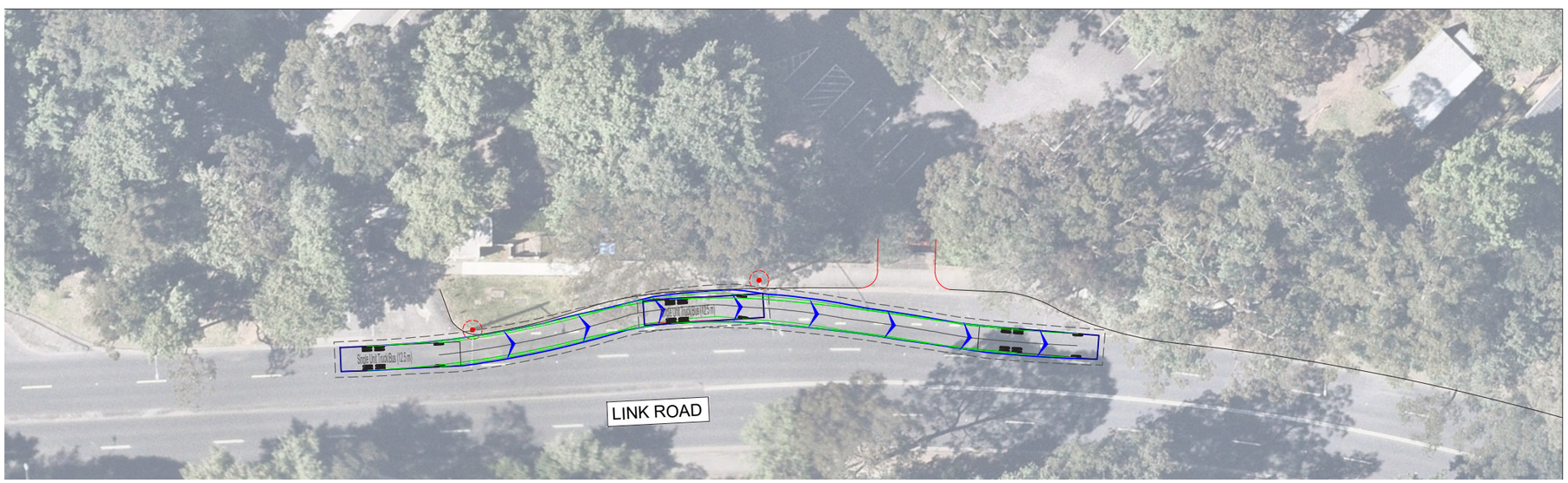
3.3

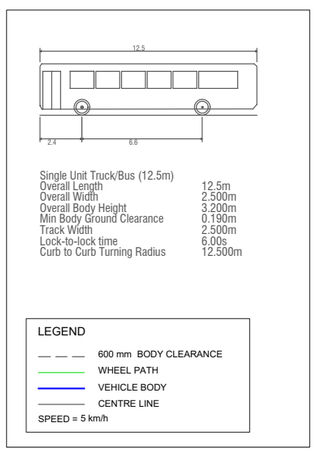
LOCAL CONTEXT

WEST: MASADA COLLEGE, 19-25 LINK RD

A detailed traffic analysis has been prepared to show a bus can stop at the current bus stop with no impact on traffic flow on Link Rd or the proposed Montefiore entry.







3.3 LOCAL CONTEXT

NORTH: THE ALCOVE APARTMENTS, 15 COLLEGE CRESCENT

To the North of the site “The Alcove” residential development provides 300 apartments that are up to 5-6 storeys in height.

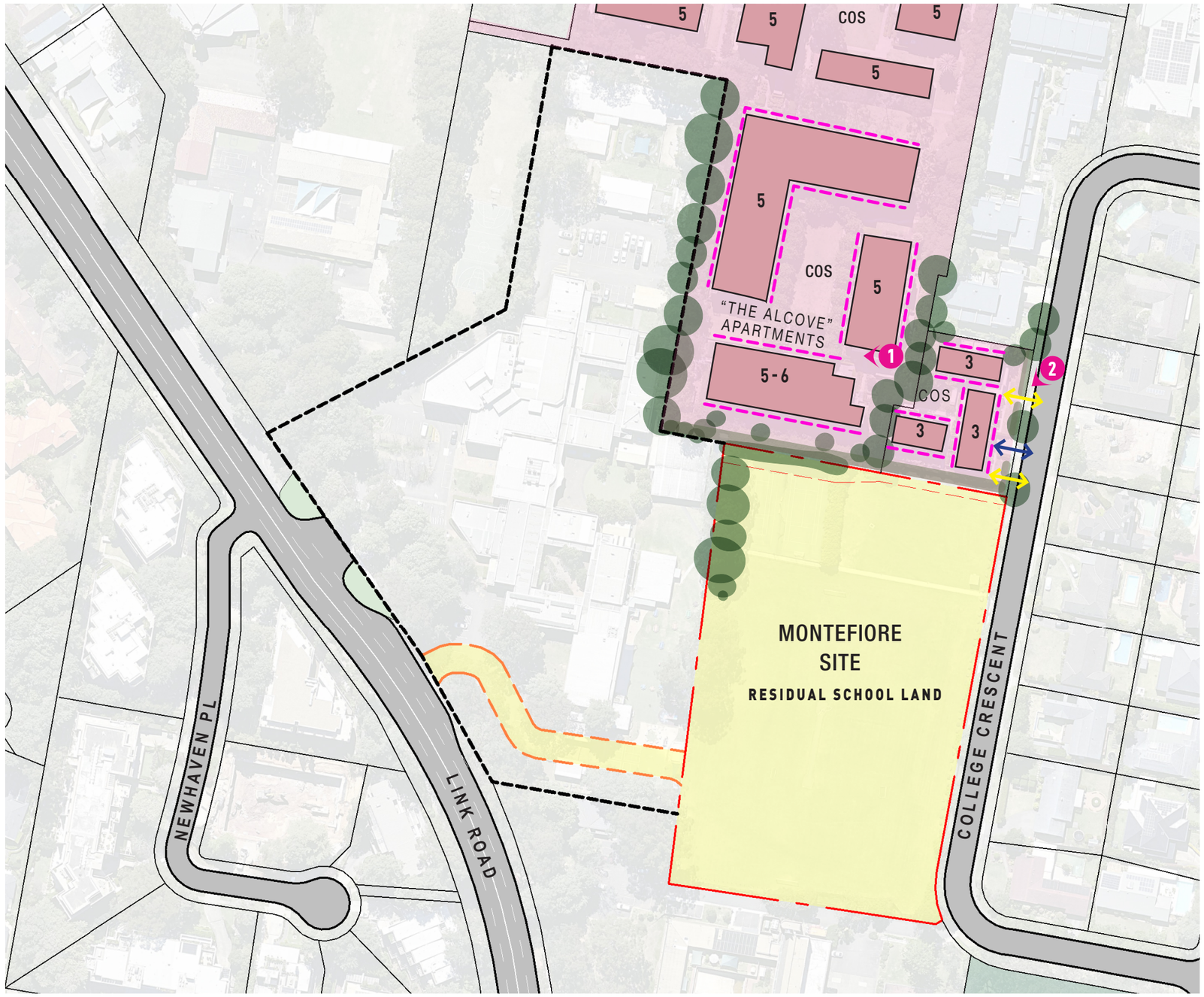


1. The Alcove Apartments



2. 15 College Crescent

THE ALCOVE APARTMENTS VEHICLE AND PEDESTRIAN ACCESS FROM KILLEATON STREET



Immediate context- North

FOOTPATH TO CONTINUE TO LINK RD

3.3

LOCAL CONTEXT

EAST: COLLEGE CRESCENT HOUSES

To the East of our site are primarily 1 and 2 storey houses. The majority of these houses have their living spaces orientated to generous private open space at the rear of the property.

The houses are well set back from College Crescent with high fences and hedges for privacy.

College Crescent is a tree lined street providing a green buffer between the site and adjoining properties.



1. 12 College Crescent



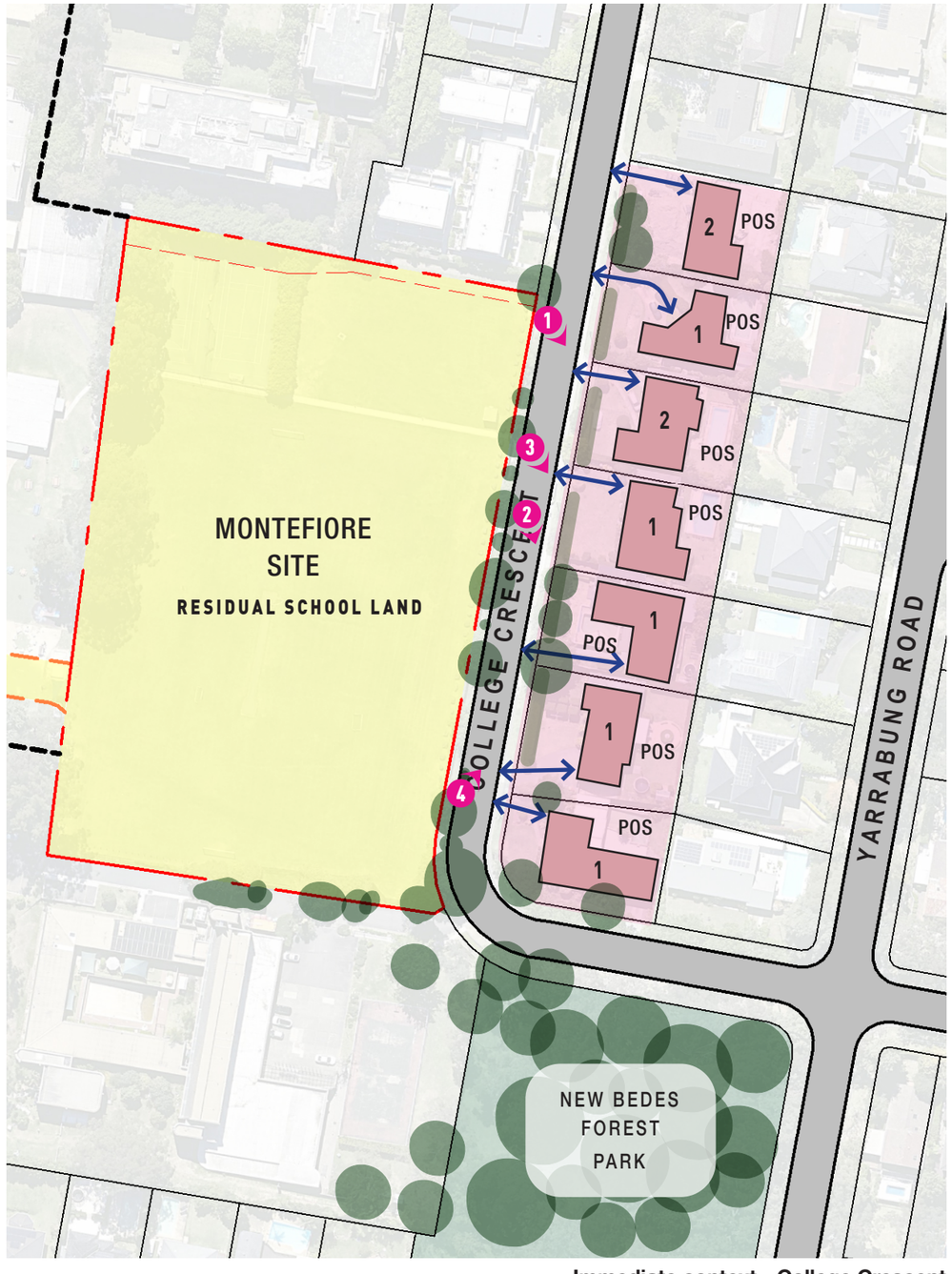
2. 18 College Crescent



3. 14 College Crescent



4. 20 College Crescent



Immediate context - College Crescent

3.3 LOCAL CONTEXT

SOUTH: CHABAD NORTH SHORE, 27 COLLEGE CRESCENT

To the south of the site is the Chabad North Shore, a Jewish based organisation that provides a range of outreach, educational, childcare and welfare programs for the Jewish community.

There are no residential uses on the site.

The Chabad site contains significant areas of mapped high biodiversity land and Critically Endangered Ecological community (CEEC) along Link Rd and the boundary to Masada College.



1. View of Chabad North Shore from Site



2. View of Chabad North Shore from College Crescent



Immediate context - Chabad North Shore

3.3 LOCAL CONTEXT

SOUTH/EAST: NEW BEDES FOREST PARK

Bedes Forest has recently undergone a masterplan process to expand and redevelop this site into a playground and community space with construction due to start in early 2026.

The park will offer a variety of spaces for relaxation, play, and community connection.

The park will provide safe and accessible pathways linking College Crescent to Stanley St and through to Link Rd.



1. Ku-Ring-Gai Council Proposed Bedes Forest Masterplan



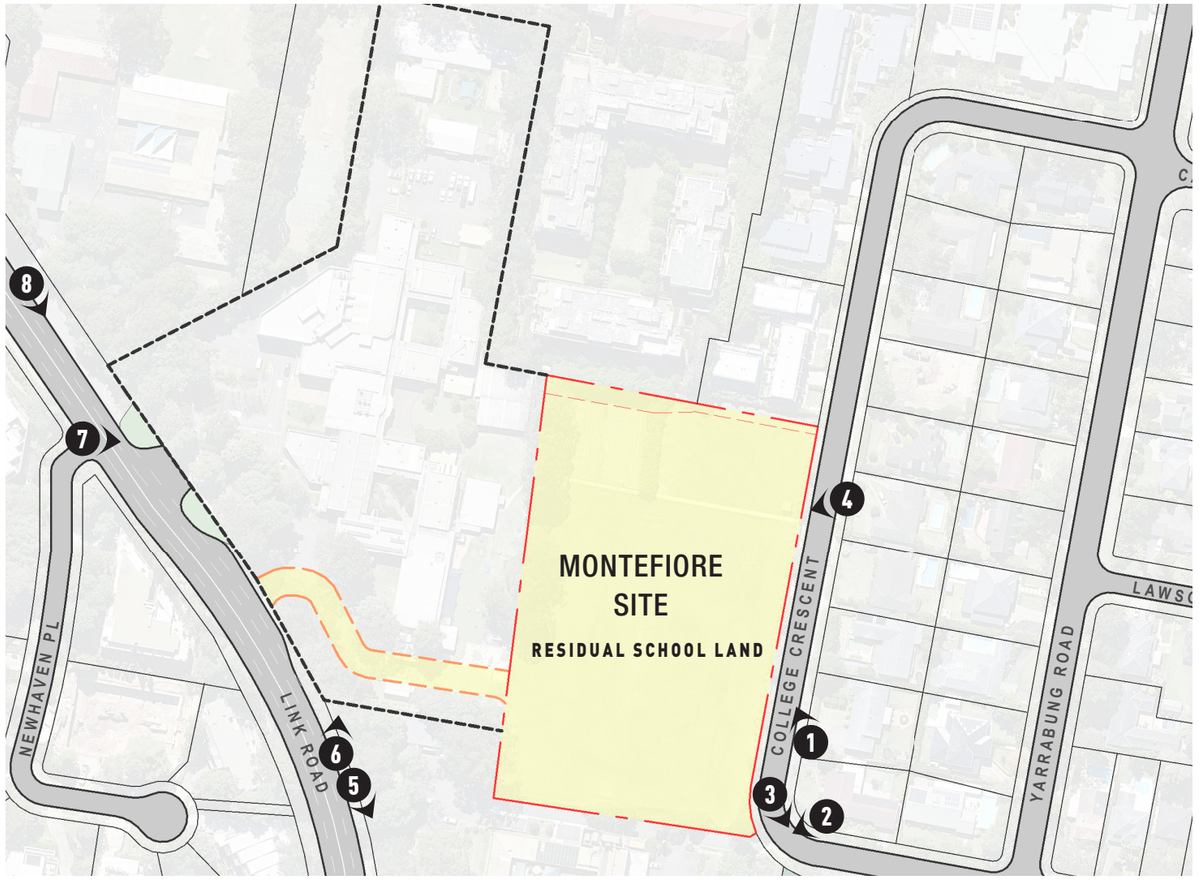
Immediate context - Bedes forest

FUTURE PEDESTRIAN CONNECTION - REFER BEDES FOREST MASTERPLAN

3.3 LOCAL CONTEXT
CONTEXT IMAGES





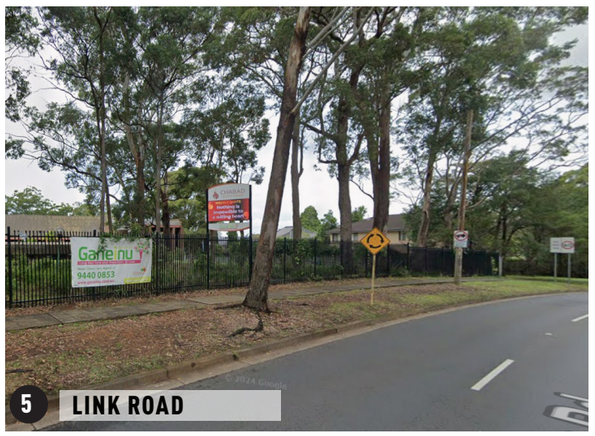














3.4 SITE ANALYSIS
CLIMATE AND NOISE

Along the western edge of the site, Link Road is a busy traffic corridor contributing to the main source of noise affecting the site, while Masada College provides moderate noise during school hours. In contrast, College Crescent on the eastern boundary is a quiet residential street with minimal noise impact.

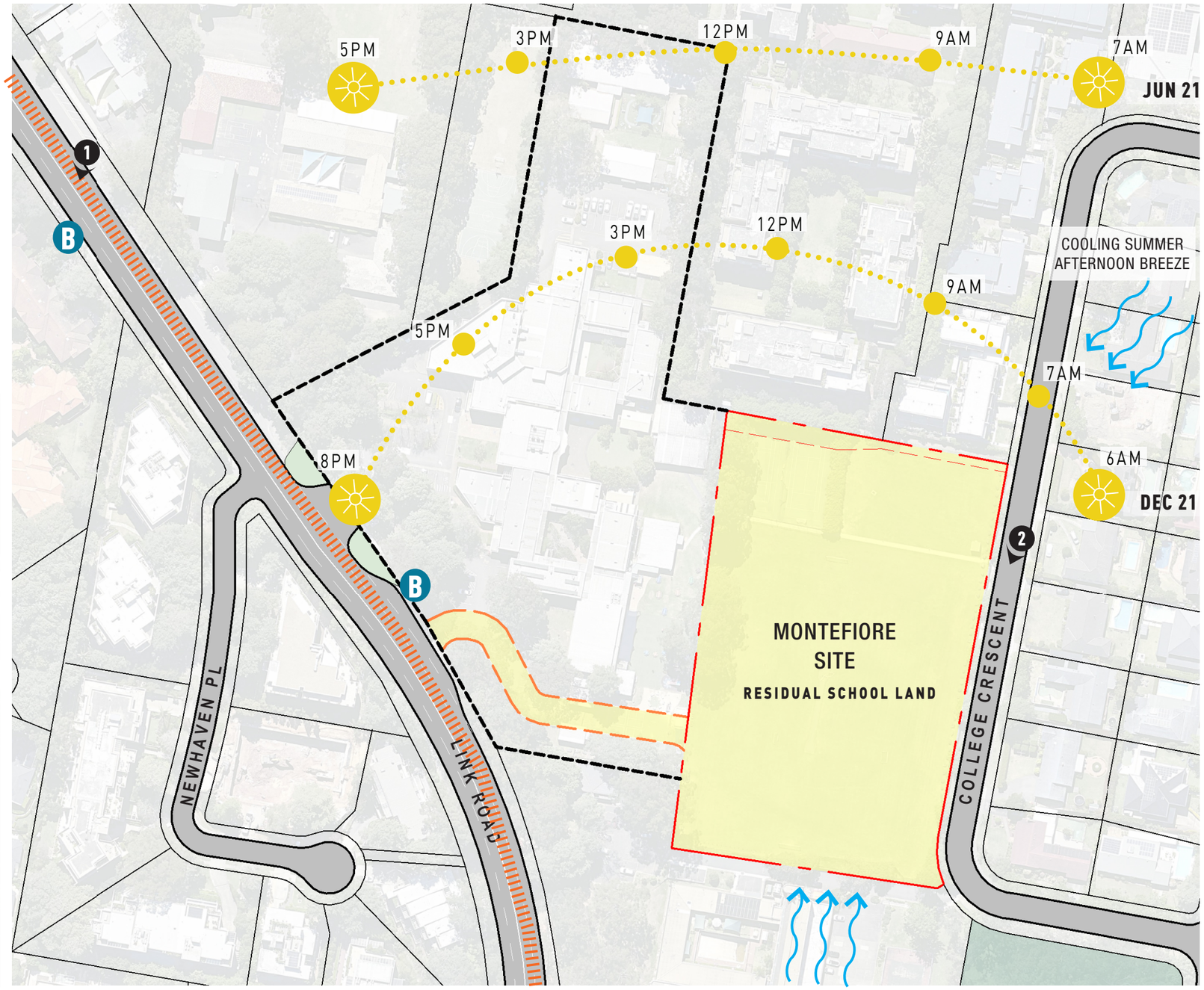
There is opportunity to capture cooling north-easterly winds in summer and receive good solar access to the site.



1. Link Road



2. College Crescent



Immediate context - Bedes forest

3.4 SITE ANALYSIS
TOPOGRAPHY VEGETATION

The site is primarily a turfed open space, previously residual land associated with Masada College.

There is a vegetated buffer along the western portions to Link Road, some of which is mapped as having high Biodiversity Value. Several of these mature and well established trees are 18-26m in height.

There are established street trees adjacent the eastern site boundary to College Crescent.

There are stands of significant remnant trees to the south-eastern site boundary to the adjacent Chabad North Shore.

Significant trees up to 26m in height are located between the site and Masada school, the majority of these trees are within the Montefiore site.

Refer Appendix S Arboricultural Impact Assessment



2. Existing Trees providing green buffer between Masada College and Site.



Immediate context - Bedes forest

3.4 SITE ANALYSIS
OPPORTUNITIES AND CONSTRAINTS

Primary vehicular access to the site, including service vehicles, is proposed from Link Road via a new proposed access road.

The proposed driveway utilises an existing crossover and is generally located within areas currently comprising concrete parking and artificial turf.

Secondary vehicular access is provided from College Crescent to accommodate residents and visitors, thereby minimising impacts on this quieter residential street.

The location and design of the proposed vehicular entry points have been carefully considered to enable the retention of existing mature and significant trees.



DESIGN LED APPROACH

4.0

SECTION:

4.1 DESIGN LED APPROACH

4.2 GOOD DESIGN ‘BETTER PLACED’ OBJECTIVES

4.1 DESIGN LED APPROACH

Analysis of the prevailing development pattern within St Ives reveals a concentration of higher density built form along the ridgeline, closely aligned with the primary road network.

An opportunity exists to improve ecological function and reinstate natural and ecological links across the village centre

The subject site sits within the distinct village centre forming a natural extension to the pattern of development and density and presents an opportunity to complete the village core.



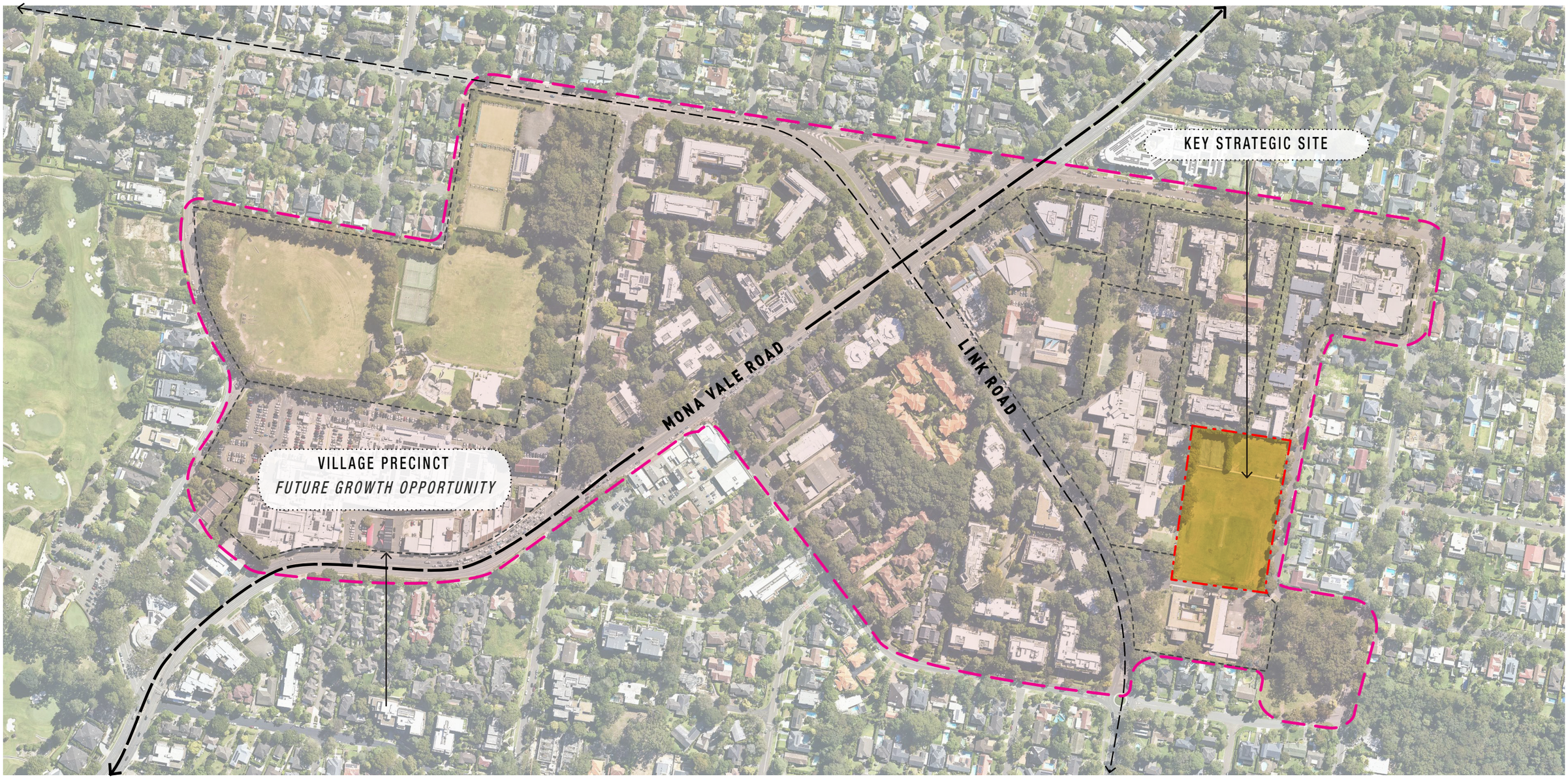
KEY:

ST IVES VILLAGE CENTRE

KEY SITES

4.1 DESIGN LED APPROACH

The subject site sits within the distinct village centre forming a natural extension of the pattern of development and density. It presents an opportunity to complete the village core.



KEY:

ST IVES VILLAGE CENTRE

4.1 DESIGN LED APPROACH

The site also provides an opportunity to improve ecological function and improve natural and ecological links across the village centre.



Diagrammatic Site Section - NTS

4.1 DESIGN LED APPROACH



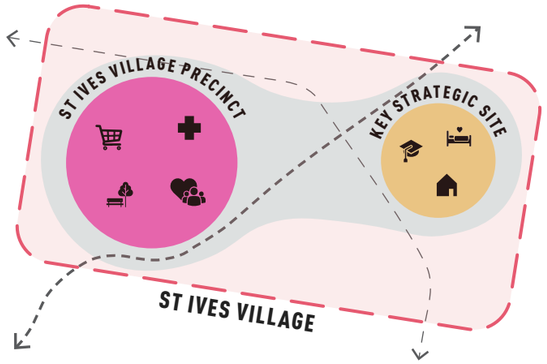
4.1 DESIGN LED APPROACH

The recent acquisition of St Ives Shopping Centre, together with 12 adjoining properties represents the largest neighbourhood shopping centre transaction in Australian history.

Positioned alongside established community and recreational uses, the precinct is expected to undergo significant long-term growth and transformation.

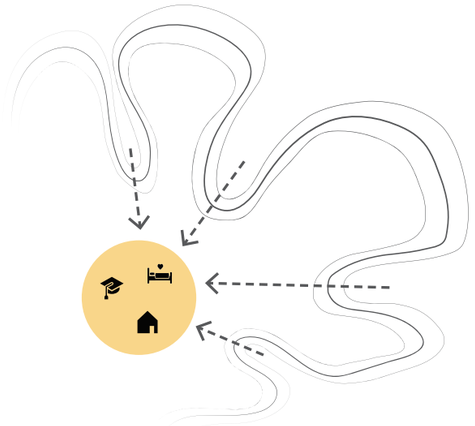
There is a recognised need for housing, and in particular seniors housing, in the locality. The Montefiore site, in conjunction with the adjoining school and Chabad sites, presents an opportunity to be identified as a key strategic site capable of accommodating future growth.

These underutilised sites offer a rare opportunity due to their substantial size, location in relation to St Ives Village, proximity to existing road network and their capacity to accommodate development with minimal impact on neighbouring properties.



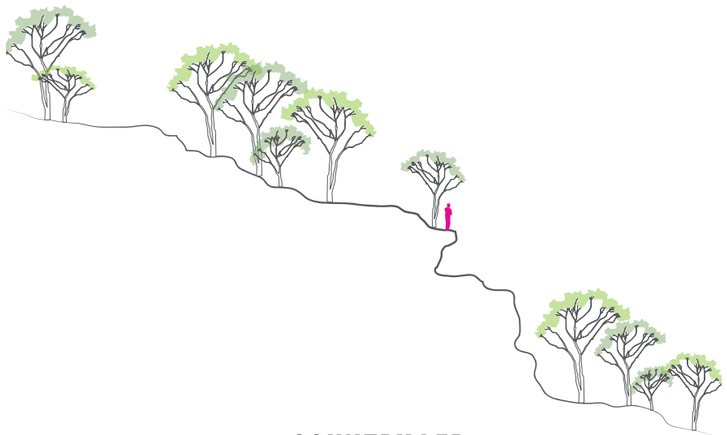
PLANNING

A strategic opportunity exists to create a new mixed use multi-generational precinct close to other urban renewal sites



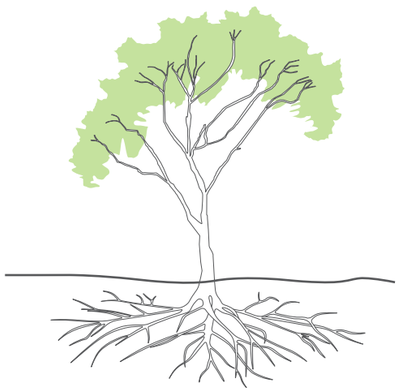
PLACE

A focal precinct presents a rare opportunity to establish a new ‘place’ that meaningfully delivers on key social objectives, fostering community connection, inclusivity, and long-term wellbeing.



COUNTRY LED

This proposal prioritises the opportunity to respond to the land and foster a meaningful connection to Country for all new inhabitants.



RENEWAL

A change of use for this land and surrounds creates a new multi-generational precinct of significance.

4.2 GOOD DESIGN 'BETTER PLACED' OBJECTIVES



The Better Placed design policy creates a clear approach to ensure we get the good design that will deliver the architecture, public places and environments we want to inhabit now and those we make for the future.

Seven objectives define the key considerations in the design of the built environment.

1. *BETTER FIT*
2. BETTER PERFORMANCE
3. BETTER FOR COMMUNITY
4. BETTER FOR PEOPLE
5. BETTER WORKING
6. BETTER VALUE
7. BETTER LOOK AND FEEL

BETTER FIT

BETTER FIT CONTEXTUAL, LOCAL AND OF ITS PLACE.

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, heritage and communal aspirations. It also contributes to evolving and future character and setting.

The proposal responds appropriately to its physical and social context, while recognising the evolving character of the locality. It facilitates orderly and sustainable growth and contributes to the delivery of in-demand seniors housing.

Fronting College Crescent, the two proposed buildings present as a four storey street wall, with the upper (fifth) level recessed to reduce perceived height, bulk and scale when viewed from the public domain. This built form responds to the prevailing three storey character along College Crescent, while providing a sensitive and appropriate increase in density that is sympathetic to its context.

The two eight storey buildings located centrally within the site are set well back from all street frontages, minimising their visual prominence. These buildings incorporate a stepped built form to site boundaries and recessed upper levels, further reducing perceived height, bulk and scale and ensuring an appropriate transition to surrounding development.

Along College Crescent, existing mature street trees are retained and complemented by additional planting within a generous setback, reinforcing and enhancing the established leafy streetscape character. A new public footpath along this frontage will further improve pedestrian connectivity, providing a link between College Crescent and the proposed Bedes Forest Park for the local community and adjoining school.

The proposal delivers much-needed seniors housing and supports ageing in place within an area that already contains an established seniors community. In addition, allied health facilities and services, including a hydrotherapy pool, are proposed to support both residents and the broader local community. Ongoing collaboration with Masada College will further facilitate intergenerational interaction and contribute to positive social outcomes.

Through its considered scale and massing, materiality and landscape character, the proposal achieves a balanced and contextually appropriate outcome, contributing positively to both the existing streetscape and the future character of the area.

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6. BETTER VALUE
7. BETTER LOOK AND FEEL

BETTER PERFORMANCE

BETTER PERFORMANCE IS SUSTAINABLE, ADAPTABLE AND DURABLE.

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.

The proposal places sustainability and long-term environmental performance at the forefront of the design, supporting reduced operational impacts and improved resident amenity over the life of the development.

The design integrates passive environmental principles, including a high-performance building envelope and energy-efficient systems. These measures enhance thermal comfort for residents while reducing operational energy demand. Generous access to sunlight and effective cross-ventilation facilitate natural heating and cooling, minimising reliance on mechanical systems and improving overall living quality. The proposal exceeds the relevant Apartment Design Guide requirements for solar access and natural ventilation.

Extensive communal facilities and generous outdoor spaces are incorporated to foster social interaction, supporting resident wellbeing and promoting a strong sense of community.

A range of sustainability initiatives are embedded within the proposal, including providing an all-electric fossil fueld free development, rooftop solar photovoltaic (PV) systems, EV-ready car parking, and rainwater harvesting and reuse. In addition, a key initiative is to provide a centralised chilled water system for energy efficient heating and cooling, supported by a Building Management System (BMS) to enable ongoing monitoring and optimisation of energy use.

4.2 GOOD DESIGN 'BETTER PLACED' OBJECTIVES



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2. BETTER PERFORMANCE
3. ***BETTER FOR COMMUNITY***
4. BETTER FOR PEOPLE
5. BETTER WORKING
6. BETTER VALUE
7. BETTER LOOK AND FEEL

BETTER FOR COMMUNITY

BETTER FOR COMMUNITY IS INCLUSIVE, CONNECTED AND DIVERSE.

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.

The proposal is guided by the objective of creating an aging in place community with respect and care embedded in the built form. The development strives to balance the needs of the more vulnerable residential care (RCF) residents with the more active and mobile independent living residents while ensuring equality is maintained.

Social engagement is central to the design for seniors residents with a diversity of communal spaces and facilities provided across the ground plane to create an active and inviting space that encourages movement and social interaction amongst the ILU residents. A variety of wellness facilities are provided with a lap pool, spa, sauna and gym as well as an exercise studio for group classes such as yoga and zumba. Social spaces such as the club lounge, cinema and multi purpose spaces facilitate both casual and organized social activities including a daily breakfast for residents in the Club Lounge. These spaces are linked by communal open spaces and accessible pathways that encourage movement. These all work together to support the unique mental, physical and social needs of seniors.

For the RCF residents communal living spaces are provided within each 16 bed household, co-located with generous terraces to encourage social interaction within a small household. These communal spaces have a home like quality to create a familiar environment for residents. On level 1 a memory care unit will be provided for residents who require a higher level of care with access to additional terrace spaces that are designed to suit their care needs, providing freedom of movement in the least restrictive model of care. On level 4, additional communal facilities for residential care residents are provided with an activity room and multi purpose spaces to further support social activities.

4.2 GOOD DESIGN 'BETTER PLACED' OBJECTIVES



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6. BETTER VALUE
7. BETTER LOOK AND FEEL

BETTER FOR PEOPLE

BETTER FOR PEOPLE IS SAFE, COMFORTABLE AND LIVEABLE.

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.

The diverse range of communal spaces and landscaped areas will be connected by accessible pathways that are safe, legible, and supported by clear signage and way finding. These pathways will be well lit, with seating areas and rest stops thoughtfully integrated into the landscape to promote comfort, safety, and ease of movement.

Entries, lobbies, communal spaces, and lifts are designed to be fully accessible. Basement parking provides direct lift access to all levels, ensuring convenient and equitable movement throughout the development. At basement level, lobbies are linked by clearly defined pathways to support safe and intuitive circulation.

Apartments are generously sized to meet the needs of right-sizing seniors, many of whom are transitioning from larger homes, particularly within the St Ives area. The internal layout of each apartment priorities accessibility and adaptability, allowing dwellings to respond to the evolving needs of residents as they age.

The RCF is designed in accordance with the small household model of care, creating a familiar home like environment for residents to support their well being. Clear sight lines are provided to living areas with minimal signage and back of house uses visible from within the household. Entries are discreet. Collectively, these principles reinforce a de-institutionalised model of aged care, consistent with best practice in dementia care design

4.2 GOOD DESIGN 'BETTER PLACED' OBJECTIVES



The Better Placed design policy creates a clear approach to ensure we get the good design that will deliver the architecture, public places and environments we want to inhabit now and those we make for the future.

Seven objectives define the key considerations in the design of the built environment.

1. BETTER FIT
2. BETTER PERFORMANCE
3. BETTER FOR COMMUNITY
4. BETTER FOR PEOPLE
5. ***BETTER WORKING***
6. BETTER VALUE
7. BETTER LOOK AND FEEL

BETTER WORKING.

BETTER WORKING IS FUNCTIONAL, EFFICIENT AND FIT FOR PURPOSE.

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.

The design of the Montefiore St Ives campus presents a highly connected and efficient model of aged care that supports aging in place. It demonstrates a thorough understanding of the unique operational requirements of such a facility, ensuring it is both highly functional and fit for purpose, while delivering a high standard of care for residents.

The Residential Care Facility (RCF) is organised around a small household model, fostering a sense of familiarity, comfort, and connection—particularly beneficial for residents experiencing cognitive decline. Back-of-house services are carefully integrated to remain discreet while ensuring operational efficiency for staffing and servicing.

All internal and external spaces are designed to be fully accessible, with clear, legible circulation that supports intuitive way finding for residents and visitors alike.

Overall, the project delivers a purpose-built seniors living campus that operates efficiently in the present, while remaining adaptable, durable, and responsive to the evolving needs of an ageing population over time.

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6. ***BETTER VALUE***
7. BETTER LOOK AND FEEL

BETTER VALUE

BETTER VALUE IS CREATING AND ADDING 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.

The project delivers long-term social and economic value by responding to the growing demand for high-quality seniors housing within an established seniors community. By co-locating independent living units and residential care accommodation, the proposal provides a continuum of care that supports residents throughout the aging process and enhances overall quality of life.

Seniors housing requires a greater provision of communal spaces, shared facilities, and support services than typical residential development, reflecting the specific needs of an aging population. It also necessitates on-site staffing, which remains a significant and ongoing challenge across the aged care sector.

Providing a critical mass of seniors housing within a single, integrated site enables operational efficiencies and supports financial viability, both of which are essential to the long-term success of the Montefiore St Ives campus.

The project also generates broader community benefits by delivering high quality seniors housing that enables older residents to transition from large family homes into more fit for purpose seniors housing with access to on site care. In doing so, it allows residents to remain close to their established social networks and community connections while freeing up housing stock for growing families.

4.2 GOOD DESIGN 'BETTER PLACED' OBJECTIVES



The Better Placed design policy creates a clear approach to ensure we get the good design that will deliver the architecture, public places and environments we want to inhabit now and those we make for the future.

Seven objectives define the key considerations in the design of the built environment.

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5. BETTER WORKING
6. BETTER VALUE
7. ***BETTER LOOK AND FEEL***

BETTER LOOK AND FEEL

BETTER LOOK AND FEEL ENGAGING, INVITING AND ATTRACTIVE.

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.

The proposed buildings are conceived with a clear residential character, expressed through the use of familiar materials, finely articulated facades, and integrated landscape design that contributes positively to the surrounding context. The residential care building is designed to blend in to the campus seamlessly and not stand out as an institutional building. The built form is carefully modulated to respond to neighbouring amenity, with particular consideration given to outlook, privacy, and overshadowing, ensuring impacts are minimised.

The massing strategy incorporates a layered composition, with upper levels articulated and recessed to break down the overall scale. A considered material palette, including darker cladding to upper elements, further reduces perceived bulk and visually recesses the building within the street scape.

Together, these architectural strategies produce a cohesive, contextually responsive built form that is well-proportioned, visually engaging, and sensitively integrated with its residential surroundings.

URBAN DESIGN & BUILT FORM

5.0

SECTION:

5.1 PROJECT VISION

5.2 MASTERPLAN PRINICPLES

5.3 FUNCTIONAL BRIEF

5.4 DESIGN RESPONSE

5.5 SITE PLAN

5.6 ACCESS AND MOVEMENT

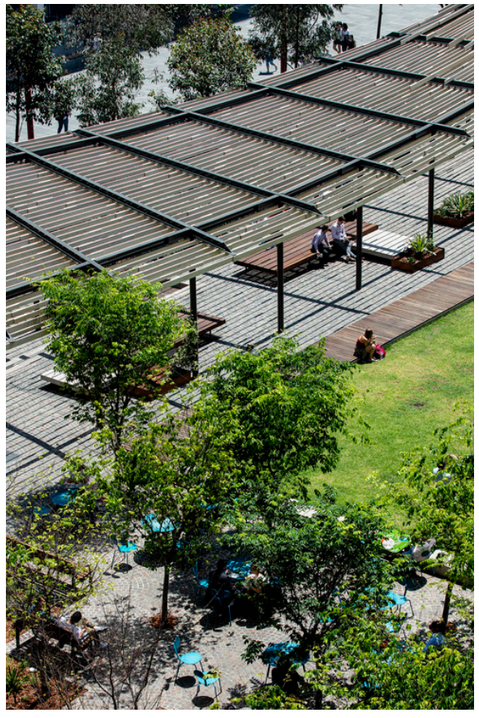
5.7 SITE STRATEGY

5.8 PROGRAM

5.9 MASSING STUDIES

5.10 BUILT FORM

5.1 PROJECT VISION



LIVING IN LANDSCAPE A NETWORK OF GREEN SPACES

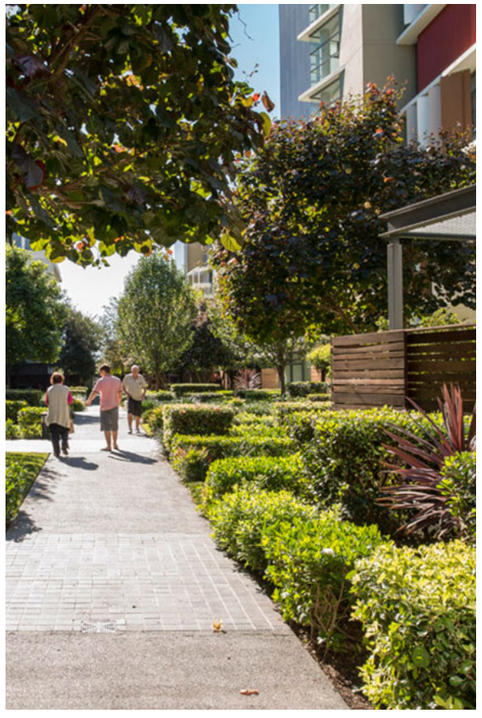
To promote a strong connection to nature.

Protect and enhance the significant natural features of the site and reinforce the bush land character of St Ives.



A VIBRANT AND CONNECTED COMMUNITY

Create an active, connected and vibrant community that promotes social interaction to enrich the lives of seniors.



INCLUSIVE AND ACCESSIBLE COMMUNITY

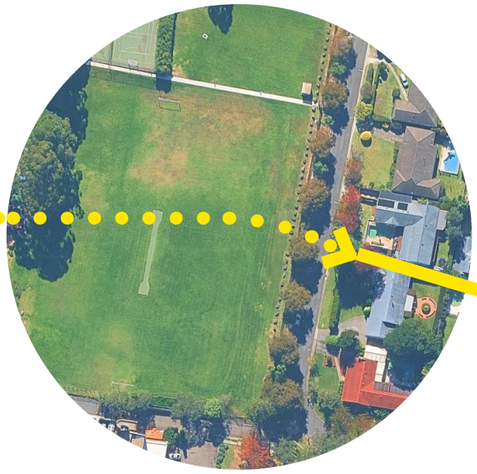
Create an inclusive and accessible community that prioritises and promotes movement and activity to support the health and wellbeing of residents.



HEALTH AND WELLBEING AGEING IN PLACE

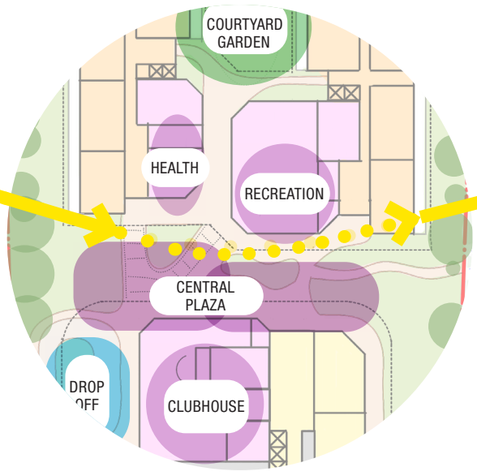
Provide seniors housing with on site care and services that facilitates ageing in place, keeping seniors in their homes and their local community for longer.

5.2 MASTERPLAN PRINCIPLES



PRINCIPLE 1:
FUNCTIONAL SITE LAYOUT

Establish a logical site structure that integrates the RCF and ILU components within a cohesive village framework, responding to solar orientation, topography, and the surrounding context.



PRINCIPLE 2:
PEDESTRIANISED GROUND PLANE

An accessible, pedestrian-focused ground plane prioritises resident mobility, comfort, and safety.



PRINCIPLE 3:
BALANCING AMENITY, BULK AND SCALE + IMPACT

Shape building massing and open spaces in tandem to achieve a harmonious balance between density, providing high amenity spaces while mitigating impacts on neighbours.



PRINCIPLE 4:
LANDSCAPE AND SUSTAINABILITY

Provide a network of green open spaces with a diversity of uses that promotes a strong connection to nature.
Integrate achievable sustainability initiatives.

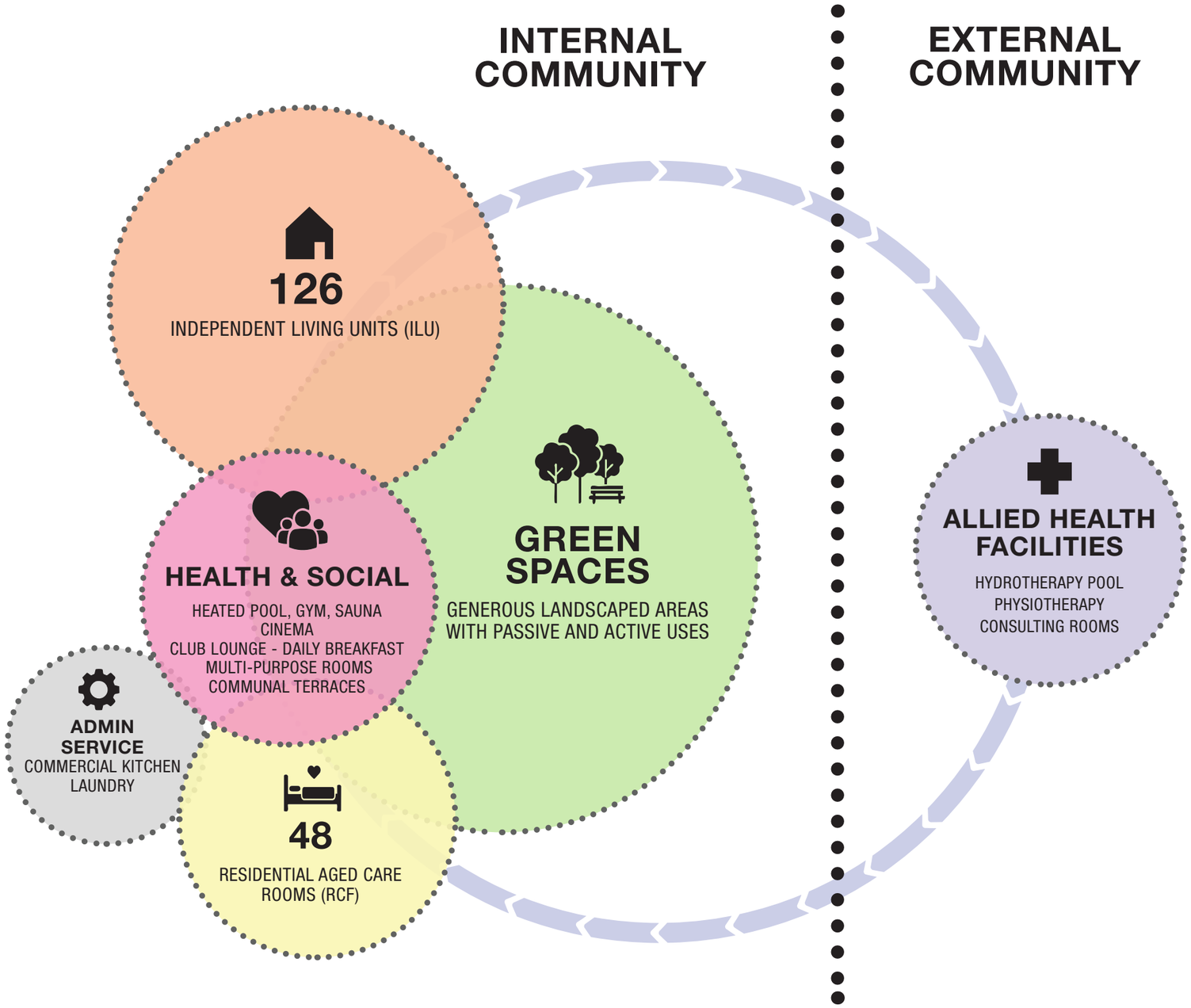
5.3 FUNCTIONAL BRIEF

The proposal delivers an integrated ageing in place model by co-locating Independent Living Units (ILUs) and a Residential Care Facility (RCF), allowing residents to remain within the community as their care needs change over time.

Extensive communal facilities and allied health services support resident wellbeing, encourage social interaction, and foster a vibrant community.

The proposed ratio of Residential Care beds to Independent Living Units supports effective ageing in place while maintaining operational efficiency and financial viability.

The Residential Care Facility, providing three households of 16 residents, is based on the small-household model of care, providing a high-quality, home-like environment. As a 48 bed facility, it provides the minimum number of care beds for staffing and operational viability.



URBAN DESIGN & BUILT FORM

DESIGN RESPONSE

5.4 DESIGN RESPONSE

VEHICLE ACCESS AND SERVICING STRATEGY

In our initial approach to the site, the access and servicing strategy was key in informing the site planning.

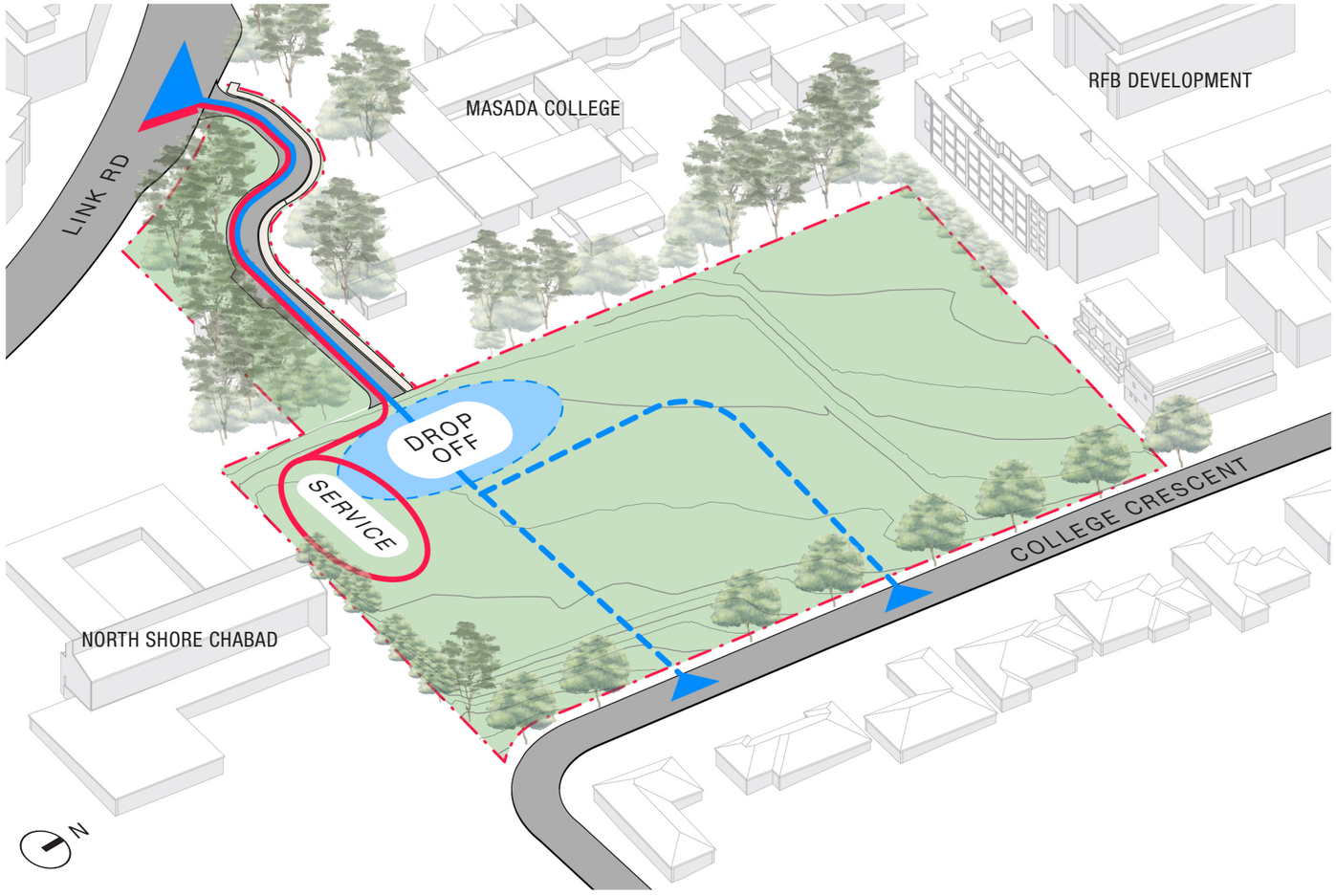
Street access from Link Road and College Crescent provided the opportunity for a shared access arrangement that disperses traffic movements across both streets, reducing traffic impacts.

Link Road provides the primary vehicular address for service and delivery vehicles, minimising the need for large vehicle maneuvering within the more sensitive residential street context of College Crescent. Service and waste vehicles access an on grade loading dock in the south west corner of the subject site where it has minimal impacts on the amenity of neighbours.

This primary Link Road access also enables the provision of an internal drop-off area, reducing traffic impact on surrounding streets and neighbouring residential properties.

College Crescent provides the opportunity for basement access for cars accessing parking. This access considers the different users accessing the site and retention of significant street trees along College Crescent.

By locating vehicular circulation and parking below ground, the ground plane is prioritised as a traffic-calmed, pedestrian-focused environment that enhances safety, supports landscape integration, and creates a more generous and activated public domain interface.



KEY:

5.4 DESIGN RESPONSE

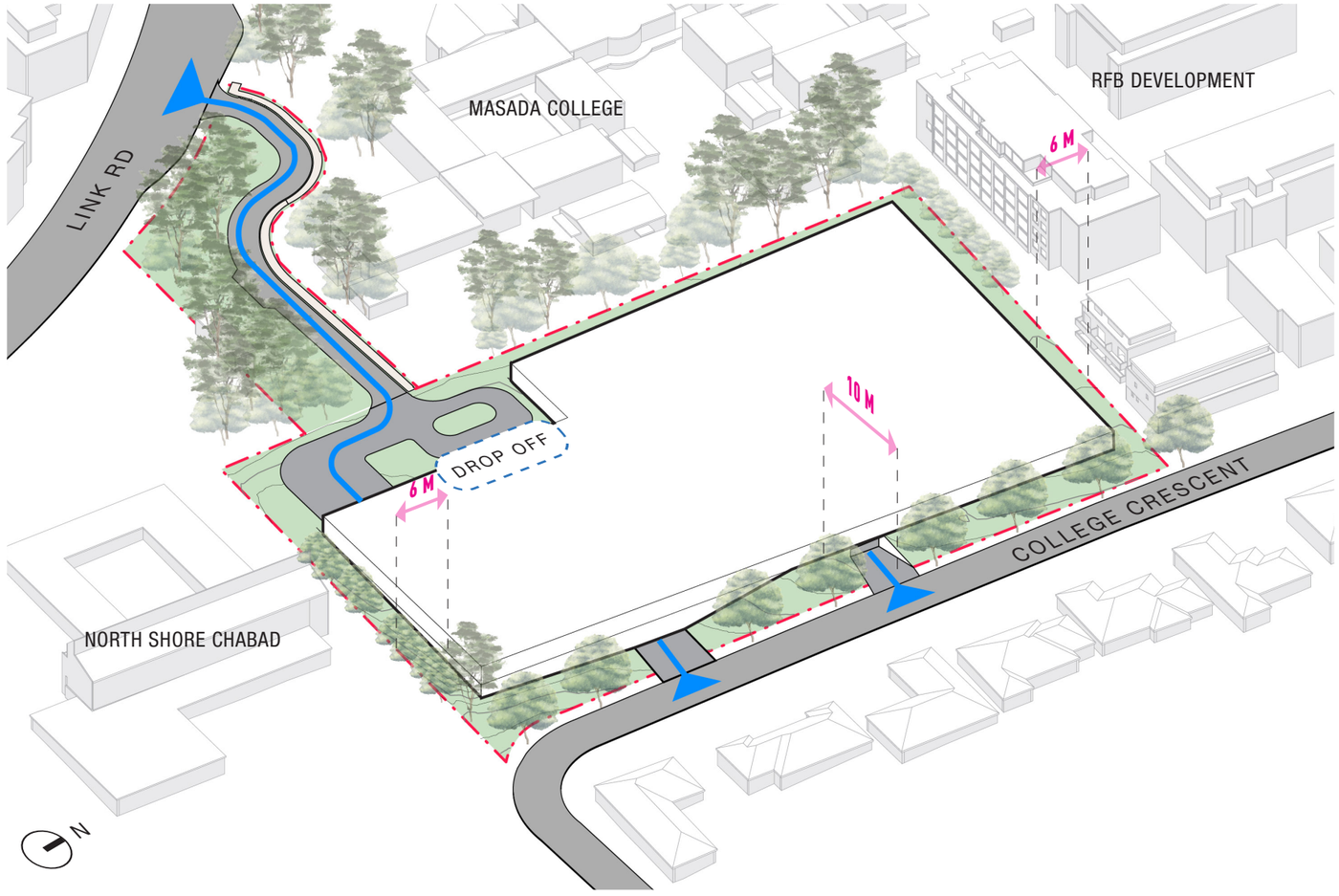
SETBACKS + GROUND PLANE EXTRUSION

Following on from this we established the required building setbacks, considering the minimum metre setback to the northern and southern boundaries in accordance with the ADG requirements for adjoining R3 and R4 zoned land.

The setback to Masada College was informed by the retention and protection of the existing high-significance trees along this boundary and their required tree protection zones (TPZ).

A 10m setback was provided to College Crescent, reinforcing the landscaped street scape character and providing an appropriate transition to the public domain.

These setback parameters established the initial built form massing n the site.



5.4 DESIGN RESPONSE

LANDSCAPING, DEEP SOIL + SOCIAL ACTIVATION

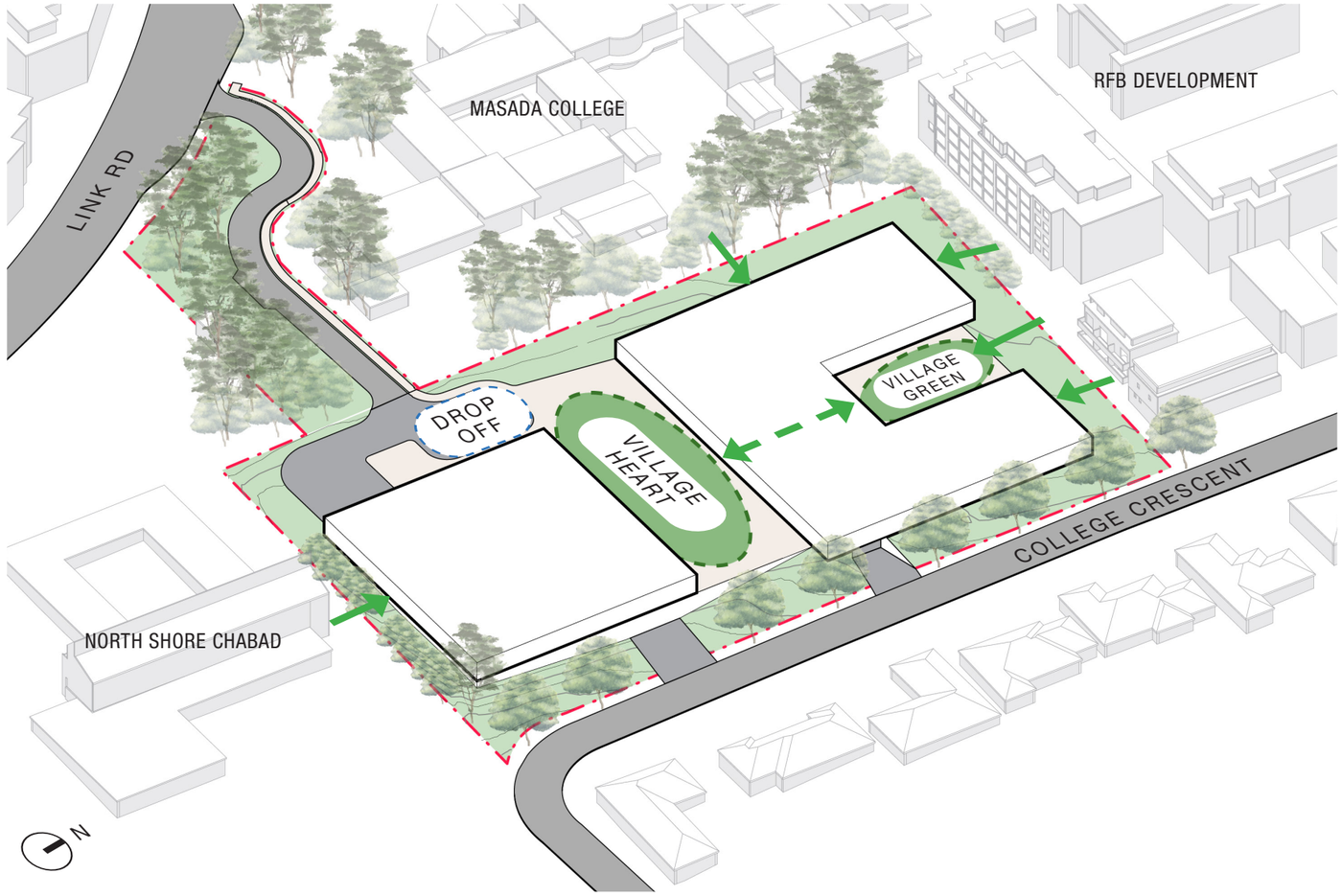
The initial site massing was further refined to provide generous deep soil landscape buffers of at least 9m to all site boundaries. This approach enables substantial tree planting to reinforce the site's landscape character, while providing effective screening and softening of the built form when viewed from adjoining properties and the public domain.

Two distinct breaks were created in the initial massing to provide high quality green open spaces and key social spaces - the Village Heart and The Village Green.

The Village Green to the north connects to and increases the deep soil zone along the northern boundary and considers the high level of solar access provided throughout the day due to its northern orientation. This provides opportunity for a landscape space that prioritises recreation and passive uses.

The Village Heart in the centre of the site provides opportunity for a key landscaped space in the centre of the site that encourages movement and social interaction. This generous break in the massing provides opportunity to establish a strong visual break and create a green link through the centre of the site from College Crescent to Masada College.

Further opportunity in the refinement of the built from can connect these two key landscaped spaces.



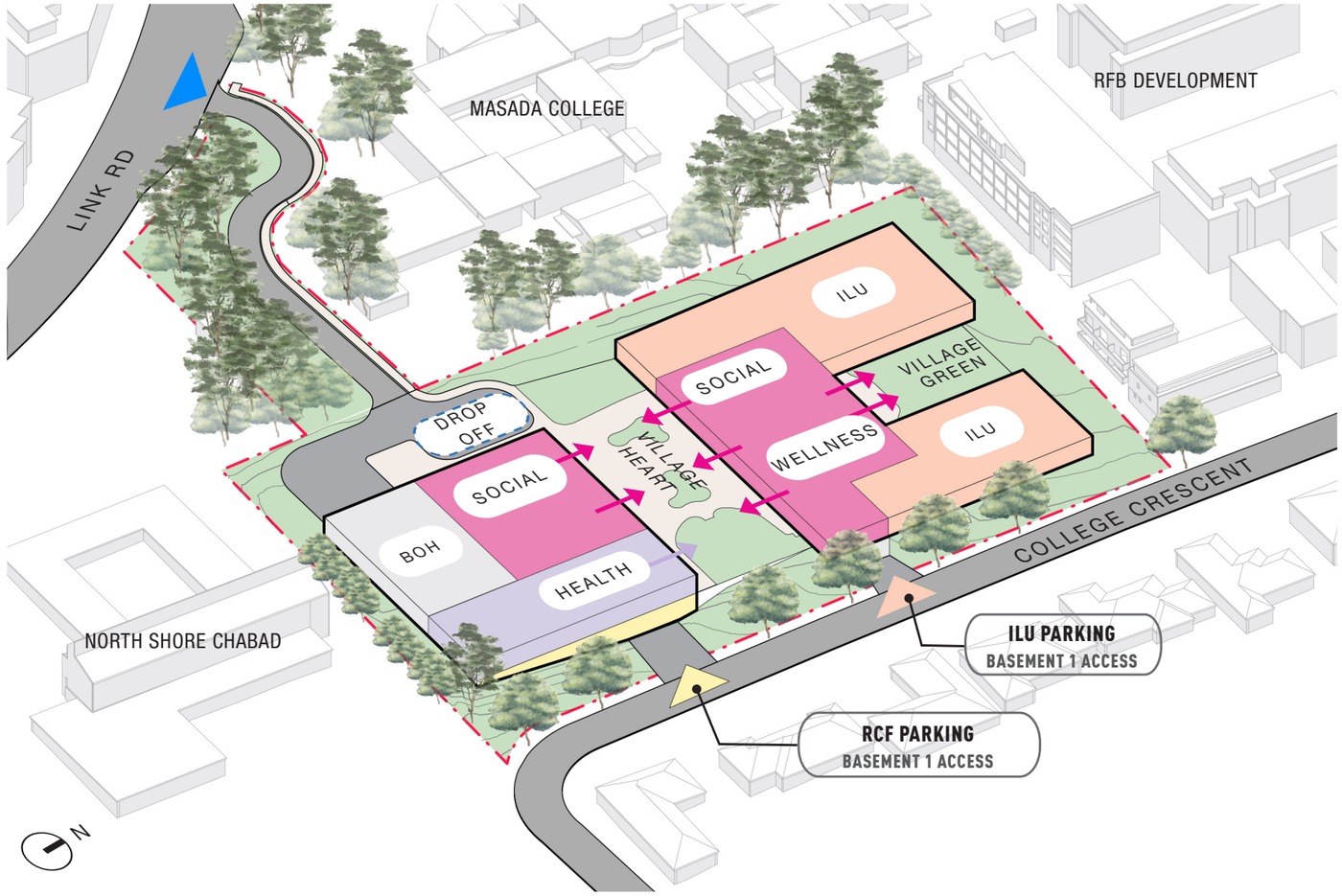
5.4 DESIGN RESPONSE

GROUND PLANE PROGRAM + ACTIVATION

The ground plane prioritises landscaped open space and social interaction, establishing a landscape-led environment that enhances amenity and community connection.

Health, wellness, recreational and social spaces are located at ground level to wrap the Village Heart and the Village Green, creating an activated interface that reinforces these landscaped areas as the social focus of the development. This arrangement promotes strong engagement with the open spaces, encouraging movement, activity and informal interaction throughout the site.

The result is an active and connected ground plane that prioritises health, wellbeing, recreation and social engagement, while strengthening the relationship between the built form and the surrounding landscape.



KEY:

- COMMUNAL FACILITIES
- INDEPENDENT LIVING UNITS
- RCF FACILITIES
- ALLIED HEALTH
- BACK OF HOUSE

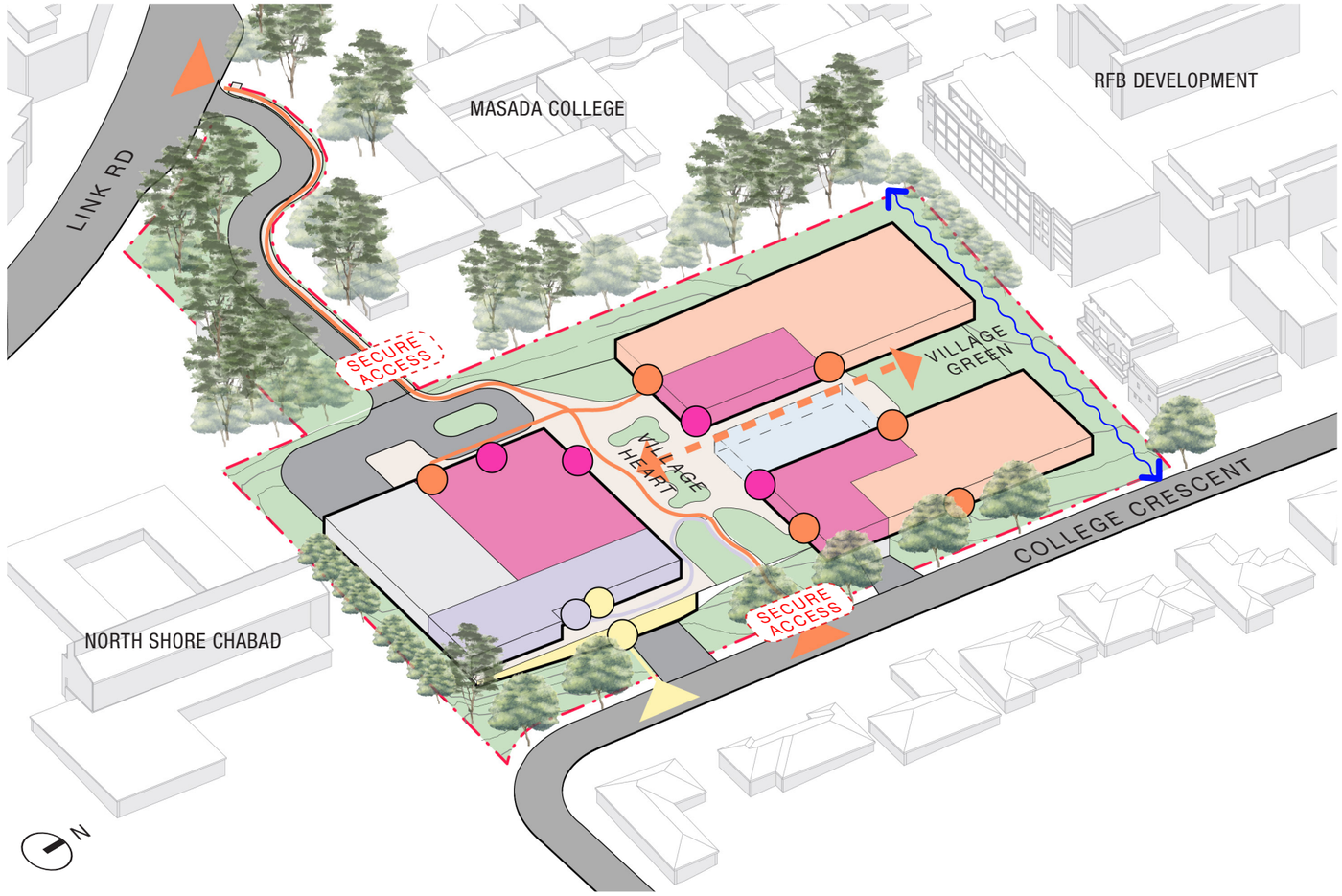
5.4 DESIGN RESPONSE

PEDESTRIAN ACCESS AND MOVEMENT STRATEGY

A controlled east–west pedestrian connection through the site from Link Road to College Crescent enhances permeability for residents and visitors while maintaining a secure environment. Central to the access strategy is responding to the specific security requirements of adjacent institutions, including Masada College and North Shore Chabad.

Additional breaks in the built form strengthen visual connections between the Village Heart and the Village Green, reinforcing legibility across the site and encouraging pedestrian movement through the development.

Pedestrian entries to the site and the different uses within the site, will be supported by an integrated signage and way finding strategy to provide clear, intuitive and equitable access throughout.



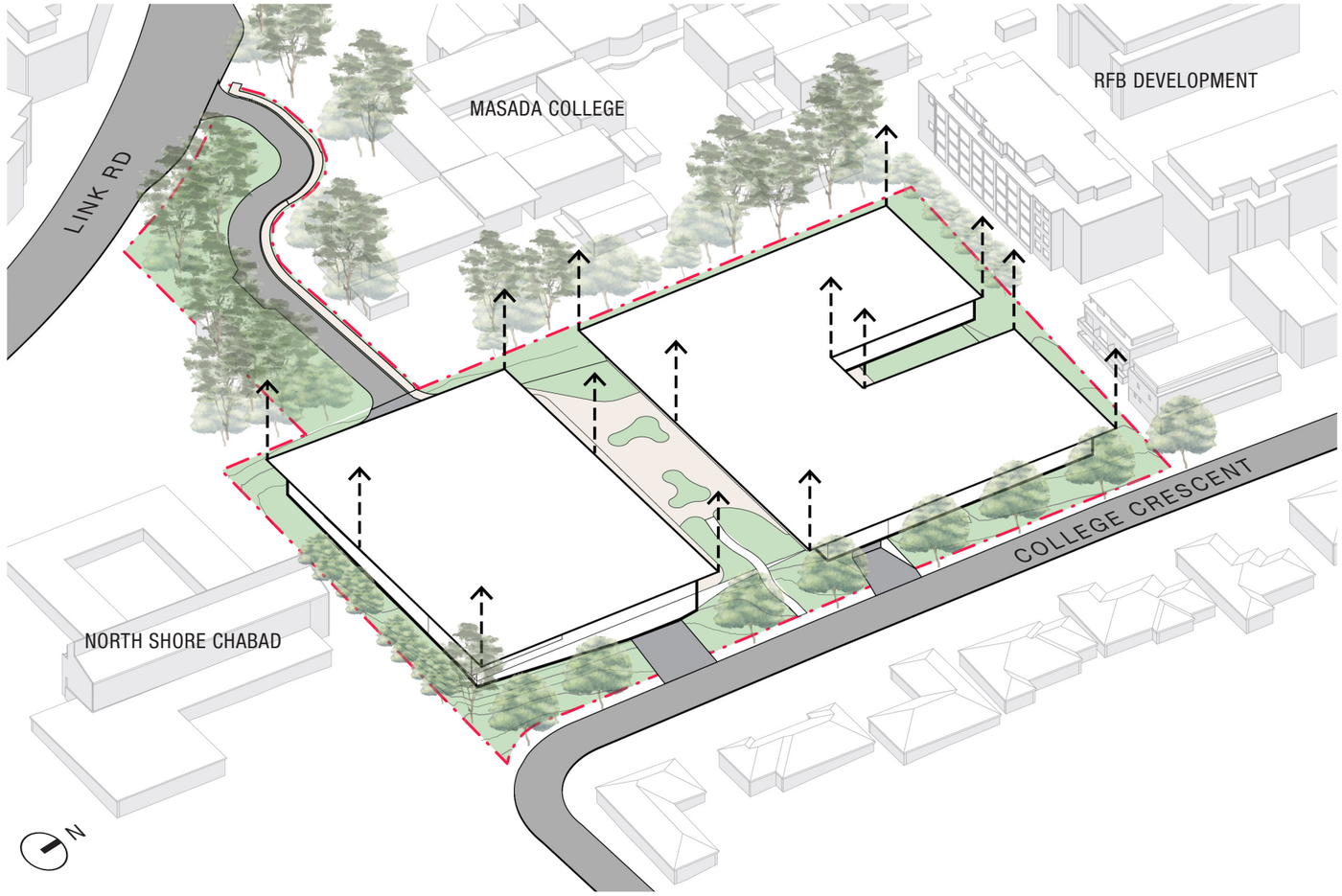
KEY:

- COMMUNAL FACILITIES ACCESS
- ILU LOBBY ACCESS
- RCF LOBBY ACCESS
- ALLIED HEALTH ACCESS
- SCHOOL PEDESTRIAN MOVEMENT
- RESIDENT AND VISITOR PEDESTRIAN MOVEMENT

5.4 DESIGN RESPONSE

SITE CAPACITY

With no maximum height of buildings or FSR LEP controls for the site determining the appropriate building heights and site capacity of the site was determined by massing studies that considered neighbouring context, actual visual impact, privacy and overshadowing impacts.



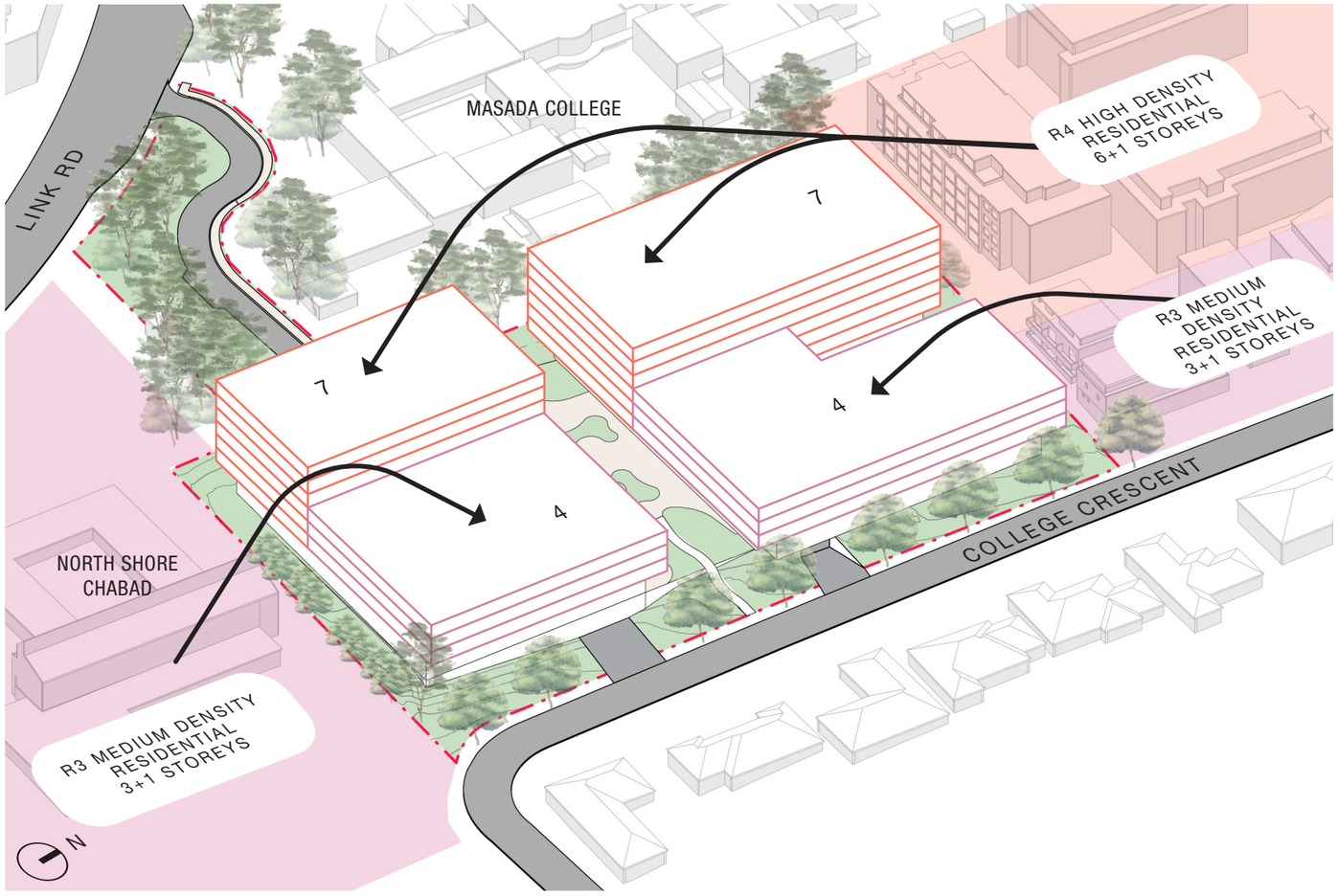
5.4 DESIGN RESPONSE

MASSING RESPONSE TO PLANNING CONTEXT

The built form responds to the adjacent zoning which provides taller built form in the centre of the site and stepping down along College Crescent to provide an appropriate transition to the lower-scale residential interface.

The massing strategy was informed by the building heights permitted on adjoining sites under the existing planning controls, establishing a contextually responsive built form that aligns with the surrounding urban framework.

We considered that under SEPP (housing) 2021 an additional level would also be permissible for Seniors Housing.

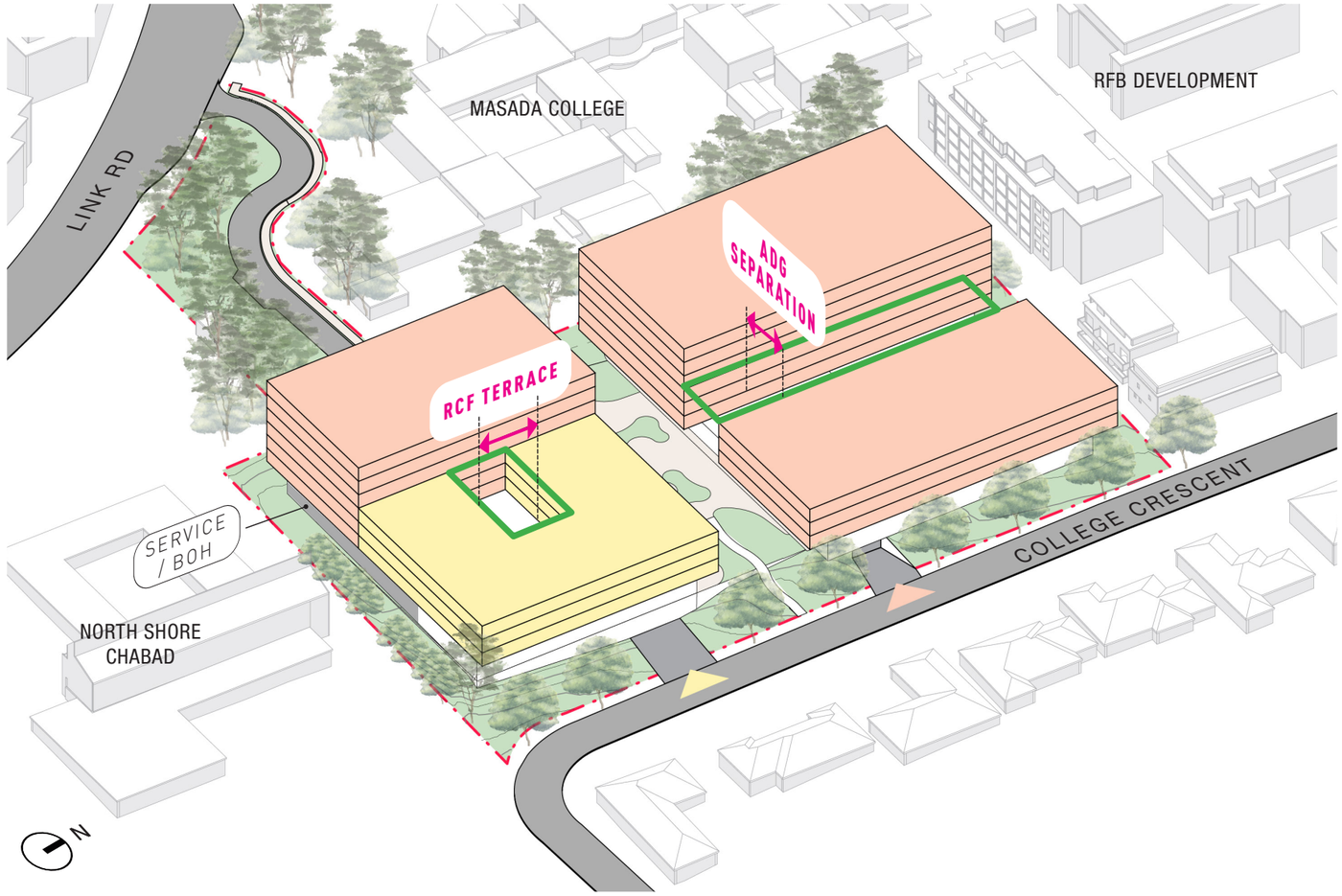


5.4 DESIGN RESPONSE

PROGRAM + OPEN SPACES

The massing was further refined to consider ADG compliance for building separation, cross ventilation and solar access for the ILU buildings to ensure a high level of amenity for residents.

The amenity of the RCF was considered by providing appropriate building separation and communal open space.



KEY:

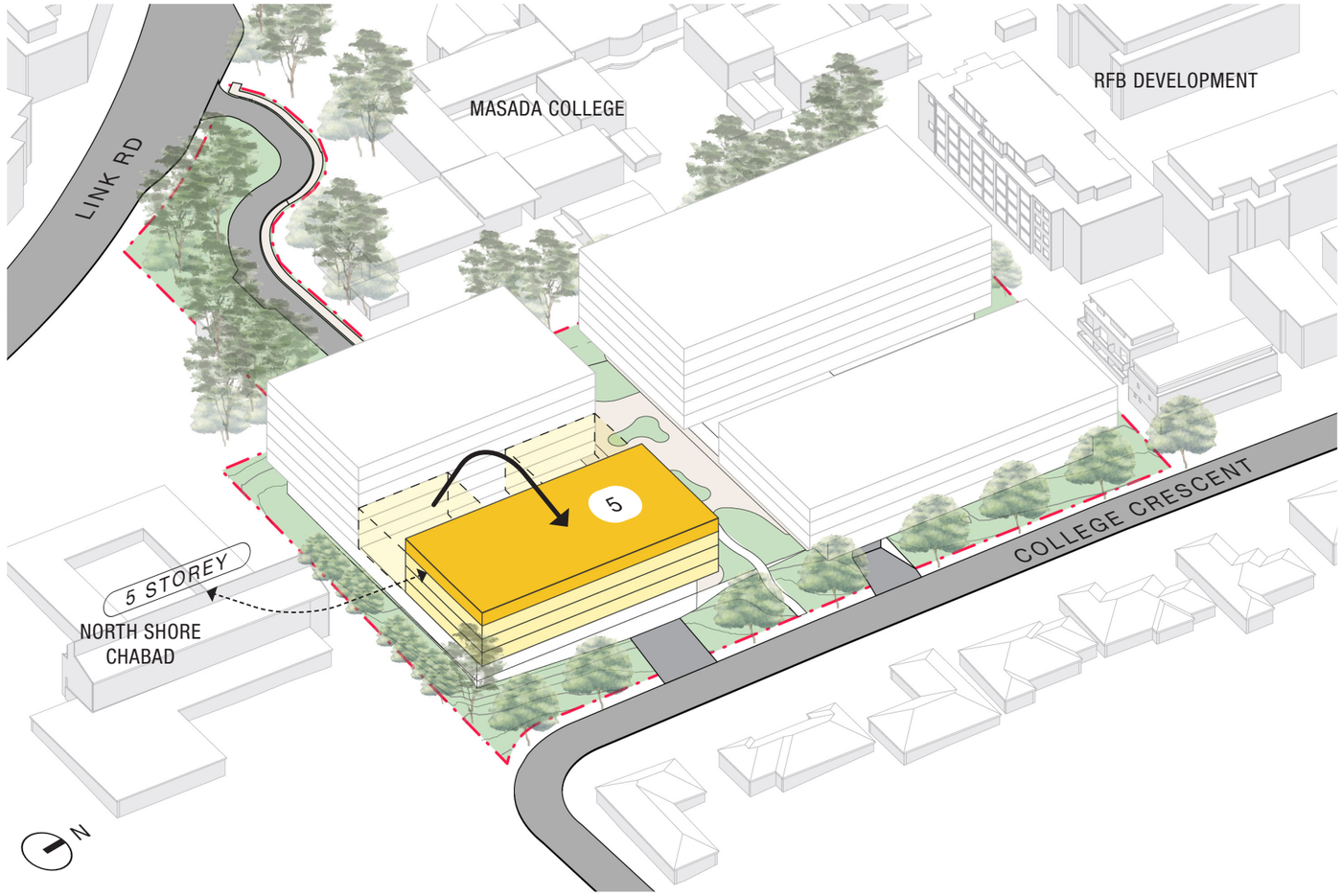
- INDEPENDENT LIVING UNITS
- RESIDENTIAL CARE LOBBY
- BACK OF HOUSE

5.4 DESIGN RESPONSE

RESIDENTIAL CARE AMENITY IMPROVEMENTS

The massing of the RCF was refined to improve the amenity for residents while balancing impacts on neighbouring properties.

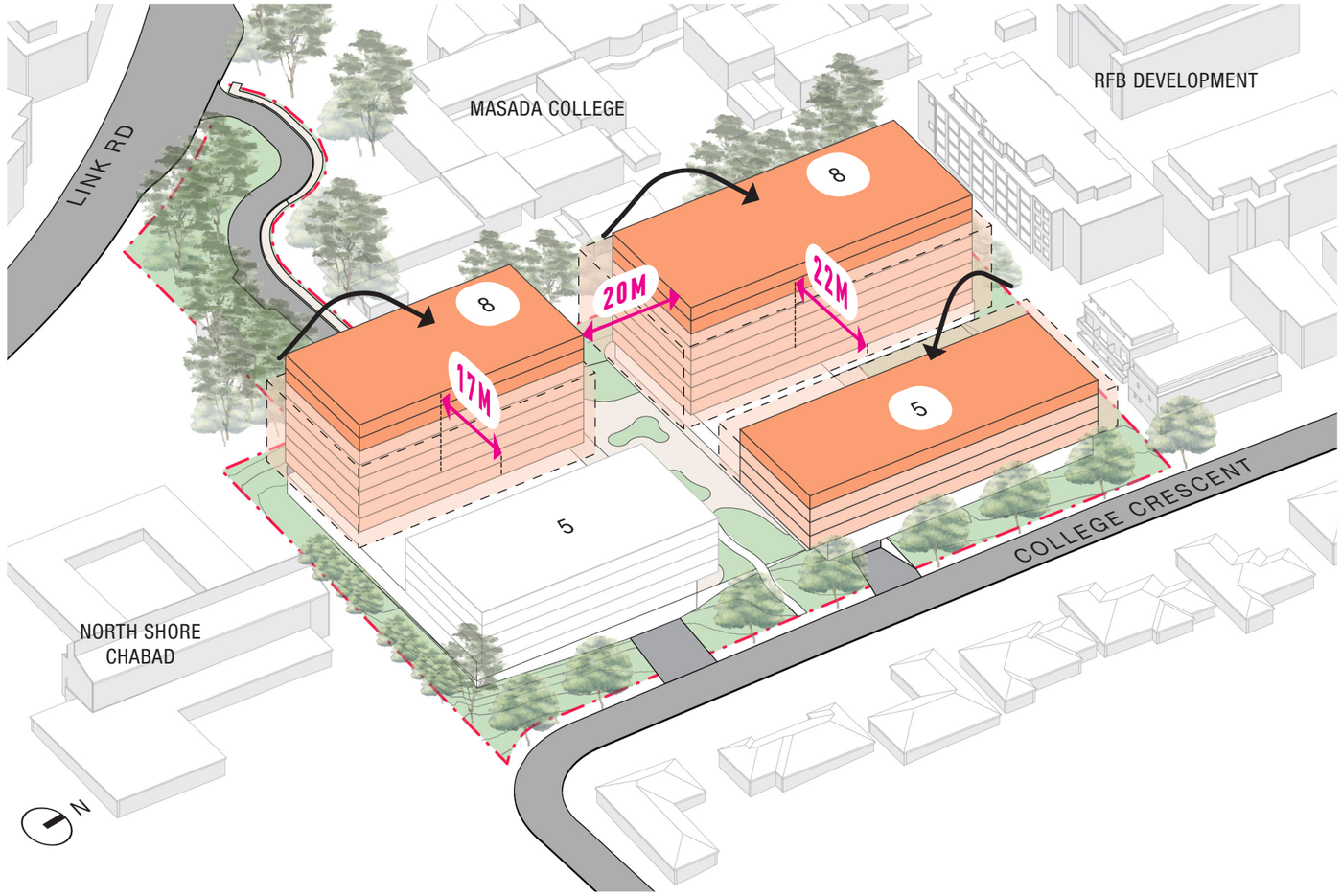
The GFA was redistributed to maximise solar access and provision of landscaped open spaces for care residents by adding a recessive 5th floor adjacent to the 5 storey Chabad Building.



5.4 DESIGN RESPONSE
ILU & SITE AMENITY IMPROVEMENTS

The massing of the ILU buildings was refined to improve the amenity for residents while balancing impacts on neighbouring properties.

The GFA was redistributed to maximise solar access and provision of landscaped open spaces within the site by adding a set back top floor to the ILU buildings.



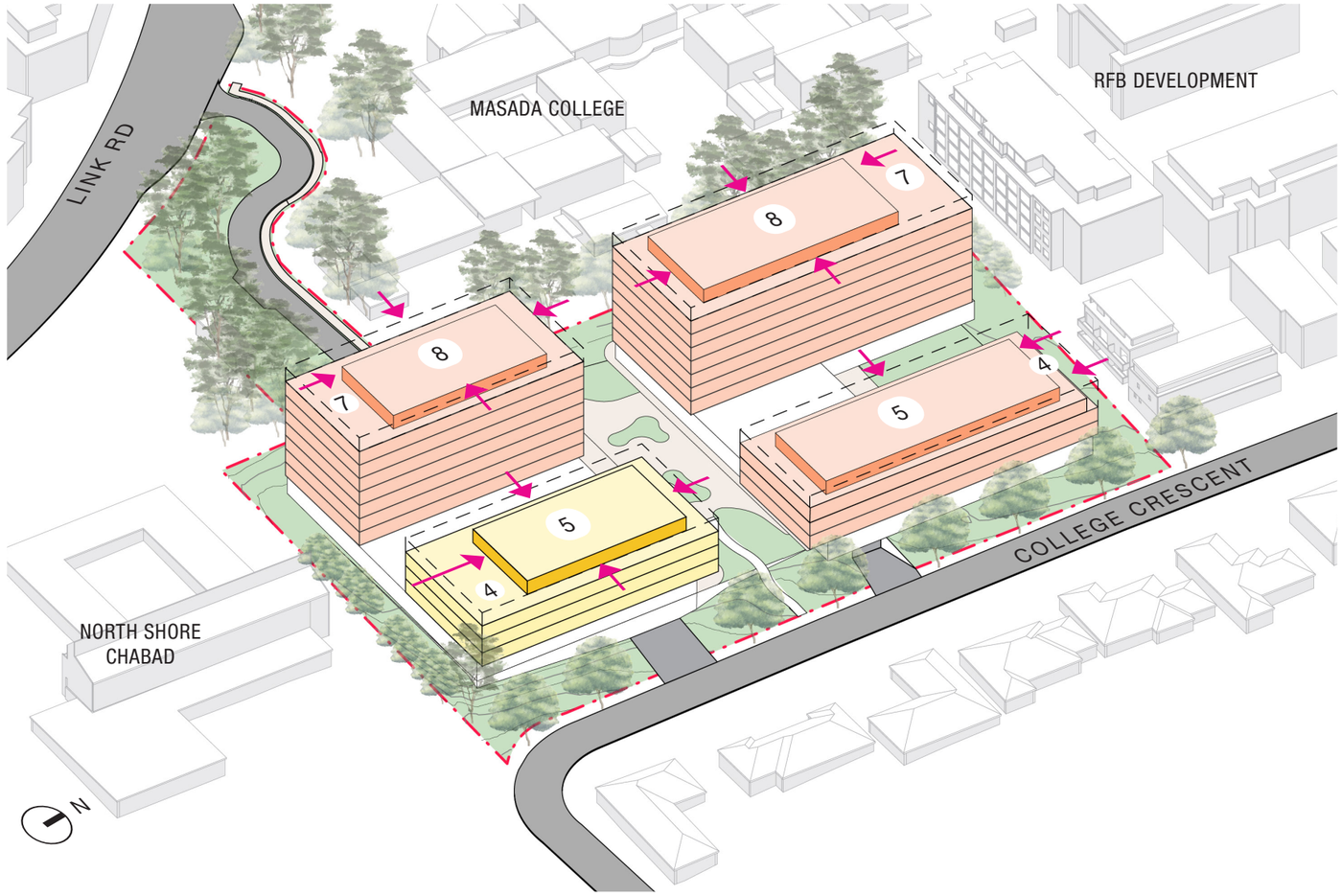
5.4 DESIGN RESPONSE

BULK + SCALE REDUCTION

The upper level of each building were recessed to reduced the perceived height bulk and scale of the built form when viewed from neighbouring properties and the public domain, and establishes a sensitive transition in scale across the site.

This stepped built form, combines with the generous set backs from boundaries. reduces overshadowing impacts within the site and to neighbouring properties.

Change in materiality and colour on the top floors will also make these set back levels visually recessive. Landscaped edges long these setback floors will further soften the built form.



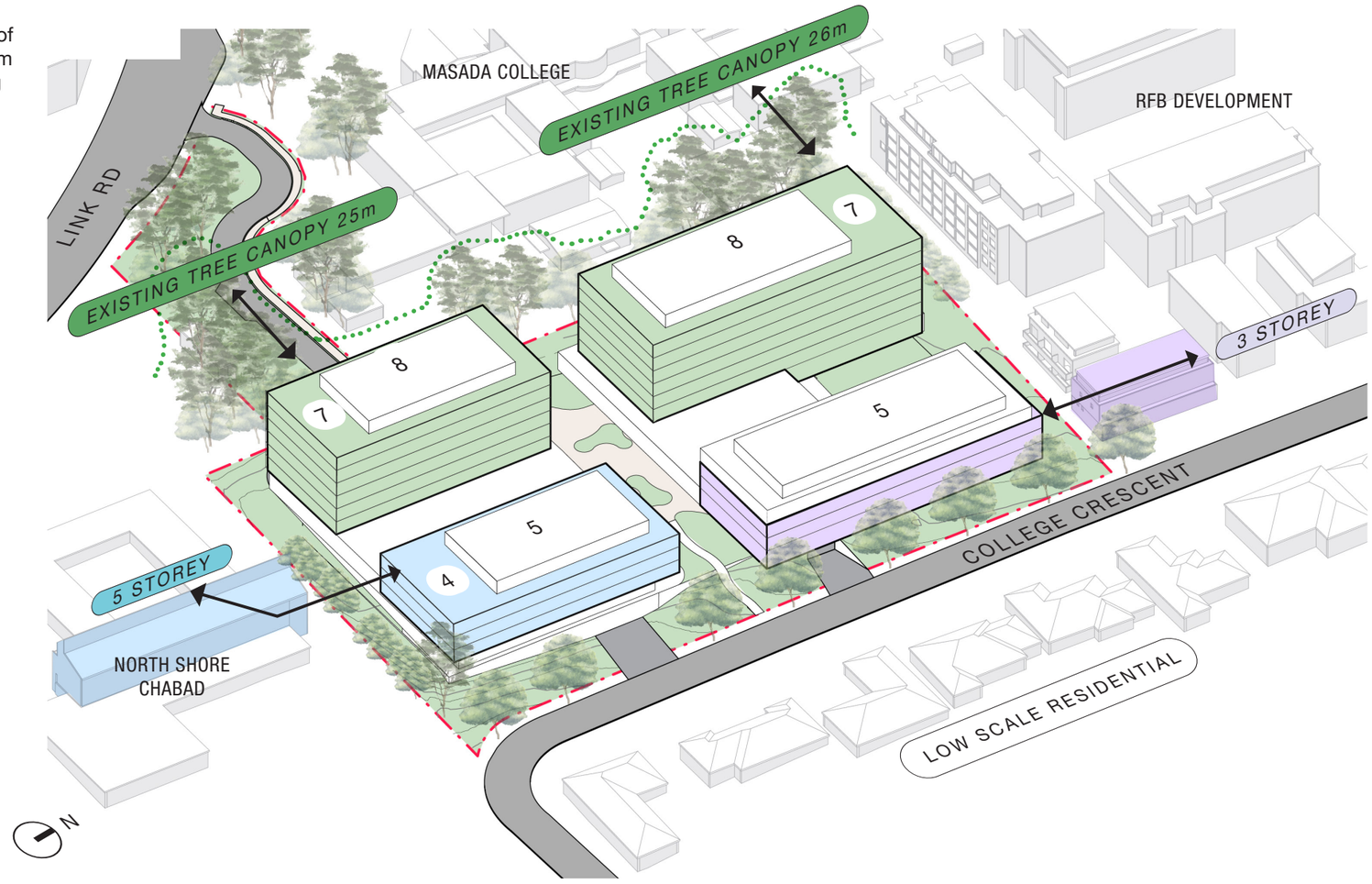
KEY:

- INDEPENDENT LIVING UNITS
- RESIDENTIAL CARE LOBBY

5.4 DESIGN RESPONSE

RELATIONSHIP TO EXISTING CONTEXT

The built form respond to the natural features on the site with a number of wall established trees along Link Rd and the Masada boundary up to 26m in heights. These well established trees will provide immediate screening and softening of the built form when viewed from Link Rd and within the Masada College site.



5.4 DESIGN RESPONSE

ARTICULATION

Considered breaks within the built form introduce rhythm and visual relief, creating a well-articulated composition that breaks down the perceived bulk and scale of the development. These breaks provide opportunities for subtle zoning and changes in materiality, allowing the building form to be expressed as a series of smaller, legible elements rather than a singular continuous mass.

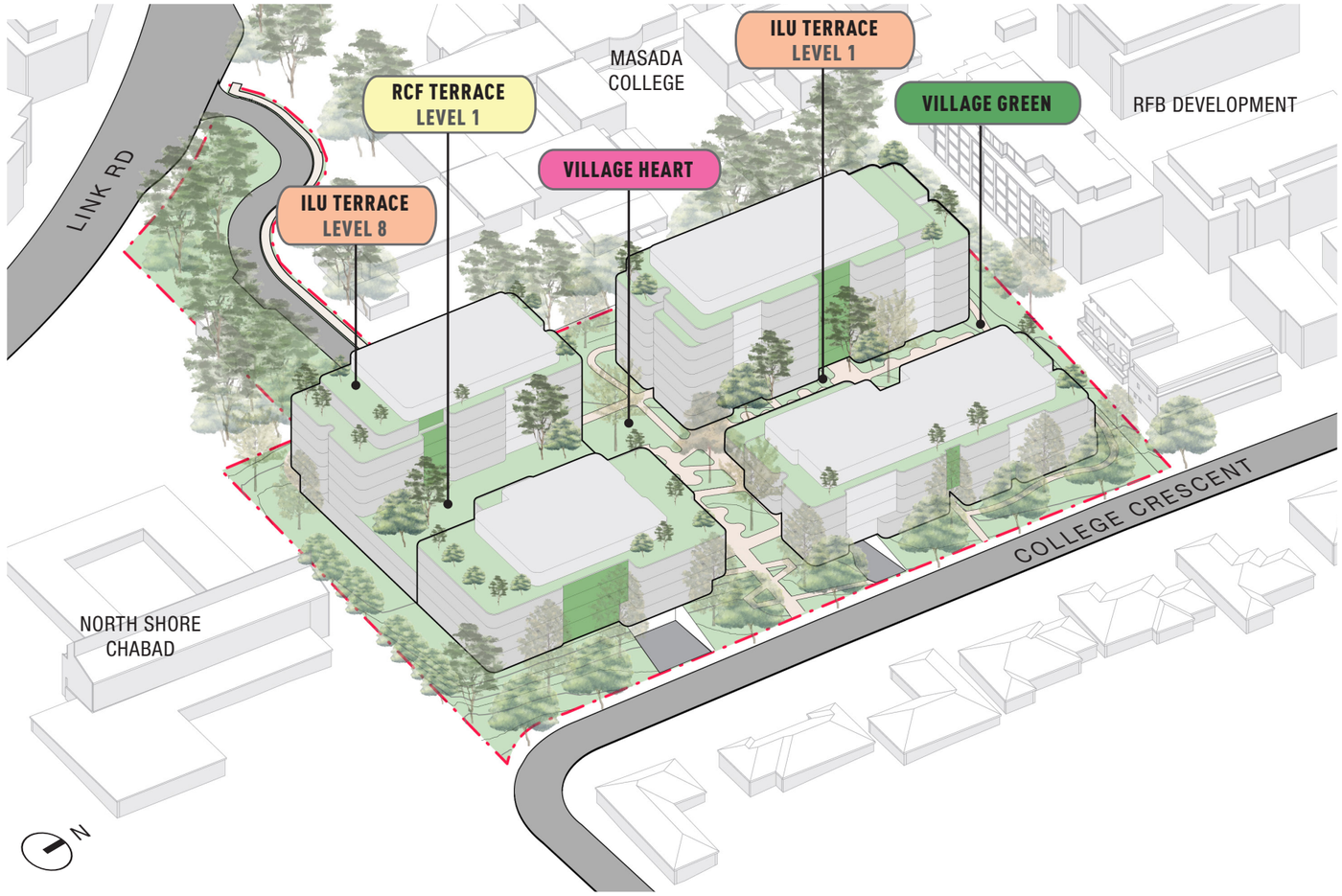
Clearly expressed balconies and terraces further reinforce this articulation, providing depth and modulation to the façades. Together, these elements create a finer-grain built form that responds to the surrounding residential character and allows the development to integrate cohesively with the established streetscape.



5.4 DESIGN RESPONSE
INTEGRATED LANDSCAPING

Landscaping is key in the development providing the opportunity to reinstate and reinforce the bushland and garden character of St Ives. Landscaping has been integrated into the facade to merge architecture and landscape. Corridor planters and layered terraces create a strong connection to nature for residents while softening the built form.

This integrated landscape approach enhances visual amenity, contributes to resident wellbeing, and reinforces the development's response to the leafy residential character of the surrounding context.



URBAN DESIGN & BUILT FORM

SITE PLAN
PROGRAM
ACCESS AND MOVEMENT
SITE STRATEGY

5.5 SITE PLAN

SITE PLANNING

Access to the development is via Link Rd and College Crescent to disperse traffic across the two streets.

The 4 buildings provide a mix of Independent Living Units (ILUs) and Residential Care (RCF).

Buildings A, D and C provide a total of 126 ILUs and ground floor communal facilities.

Building B provides 48 Residential Care beds with ground floor allied health.

BUILDING HEIGHTS

Buildings B and C along College Crescent are 5 storey buildings, with the top floor set back.

Building A and D feature a stepped building form on the upper levels, ranging from 6 to 8 storeys, to reduce visual and overshadowing impacts.

KEY:

VEHICLE ENTRY



5.5

SITE PLAN

BUILDING SEPARATION AND SET BACKS

The orientation of the buildings and generous separation distances maximise solar access to apartments and communal open spaces, enhancing amenity, comfort and wellbeing for residents.

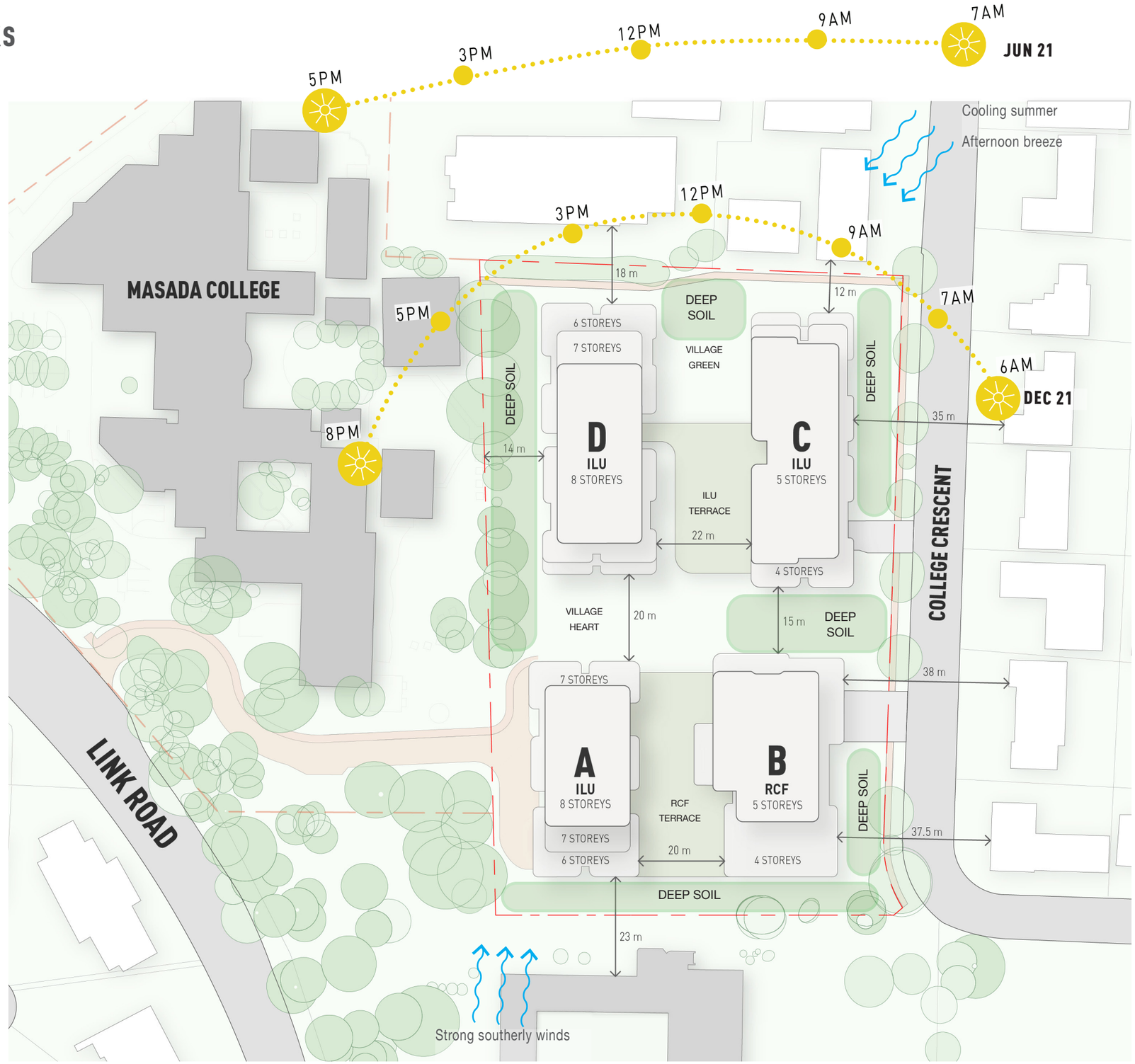
Generous setbacks to site boundaries establish substantial deep soil zones around the perimeter of the site, supporting large canopy tree planting and reinforcing the landscaped character of the development.

Consolidated deep soil zones are provided in the centre of the site adjacent to the Village Green and Village Heart, the principle communal open spaces for residents. This ensures substantial canopy tree planting can be achieved within the heart of the development, enhancing amenity, strengthening the landscape character of the site and creating comfortable, shaded spaces that encourage social interaction, recreation and a strong connection to nature.

Proposed deep soil: 24%

Proposed canopy cover: 42%

Refer to Addendix F Landscape Drawings



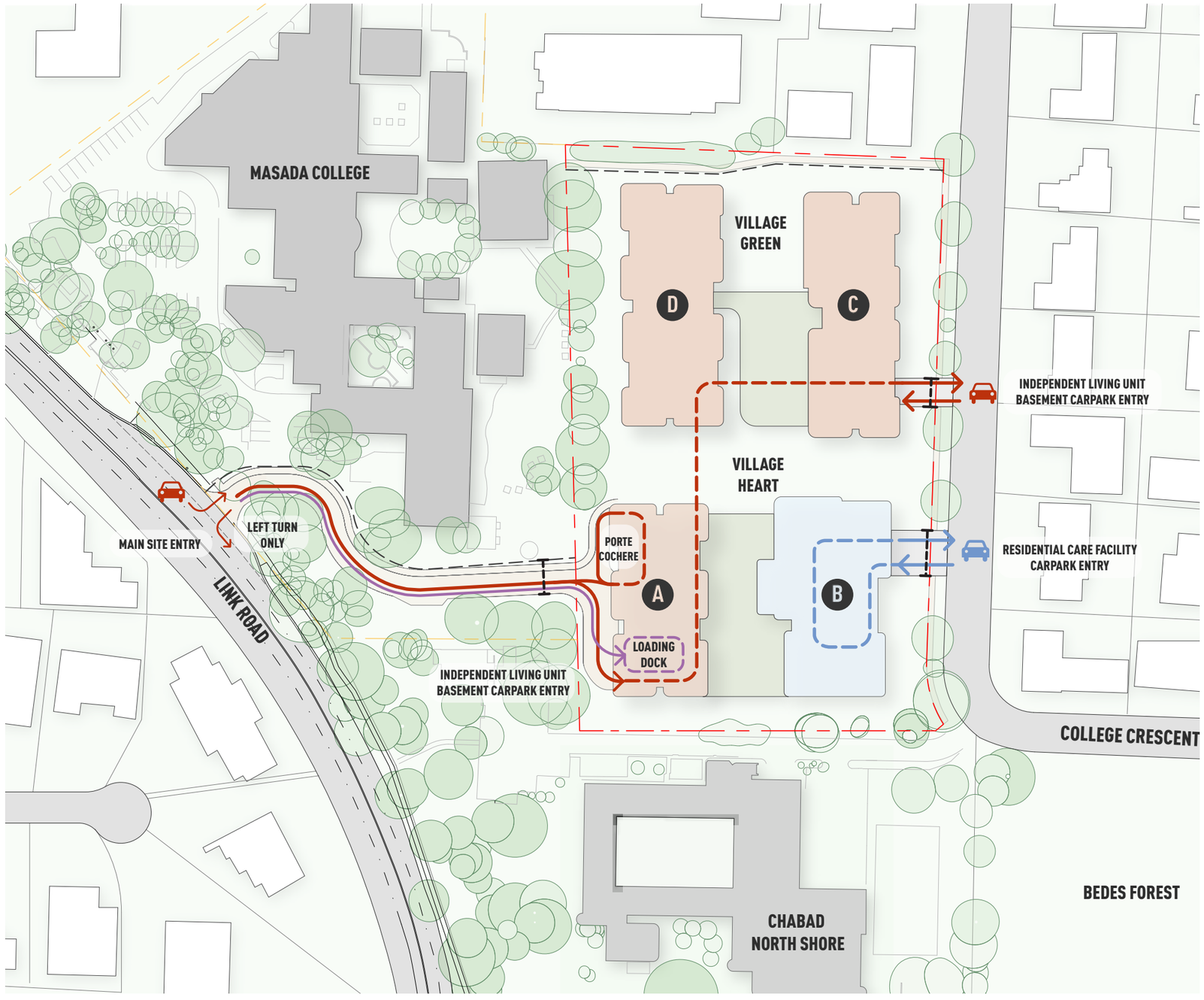
5.6 ACCESS AND MOVEMENT

VEHICULAR

The proposed shared traffic solution and vehicle access points has been presented to council and supported.

The two entries from College Crescent serve different users; one for the more mobile and active ILU residents and staff and one for the RCF residents who require a greater level of safety and security.

Following the feedback from SDRP 1 the ILU basement entry (north) on College Crescent has been moved further South to maximise student safety.



KEY:

- RESIDENTIAL CARE FACILITY (B)
- INDEPENDENT LIVING UNITS (A) (C) (D)
- ILU ON-SITE VEHICULAR MOVEMENT
- ILU BASEMENT VEHICULAR MOVEMENT
- ILU VEHICULAR ENTRIES AND EXITS
- RCF CARPARK VEHICULAR MOVEMENT
- RCF VEHICULAR ENTRIES AND EXITS
- MASADA COLLEGE SECURE LINE
- SERVICE VEHICLE MOVEMENT
- SECURE POINT OF ENTRY

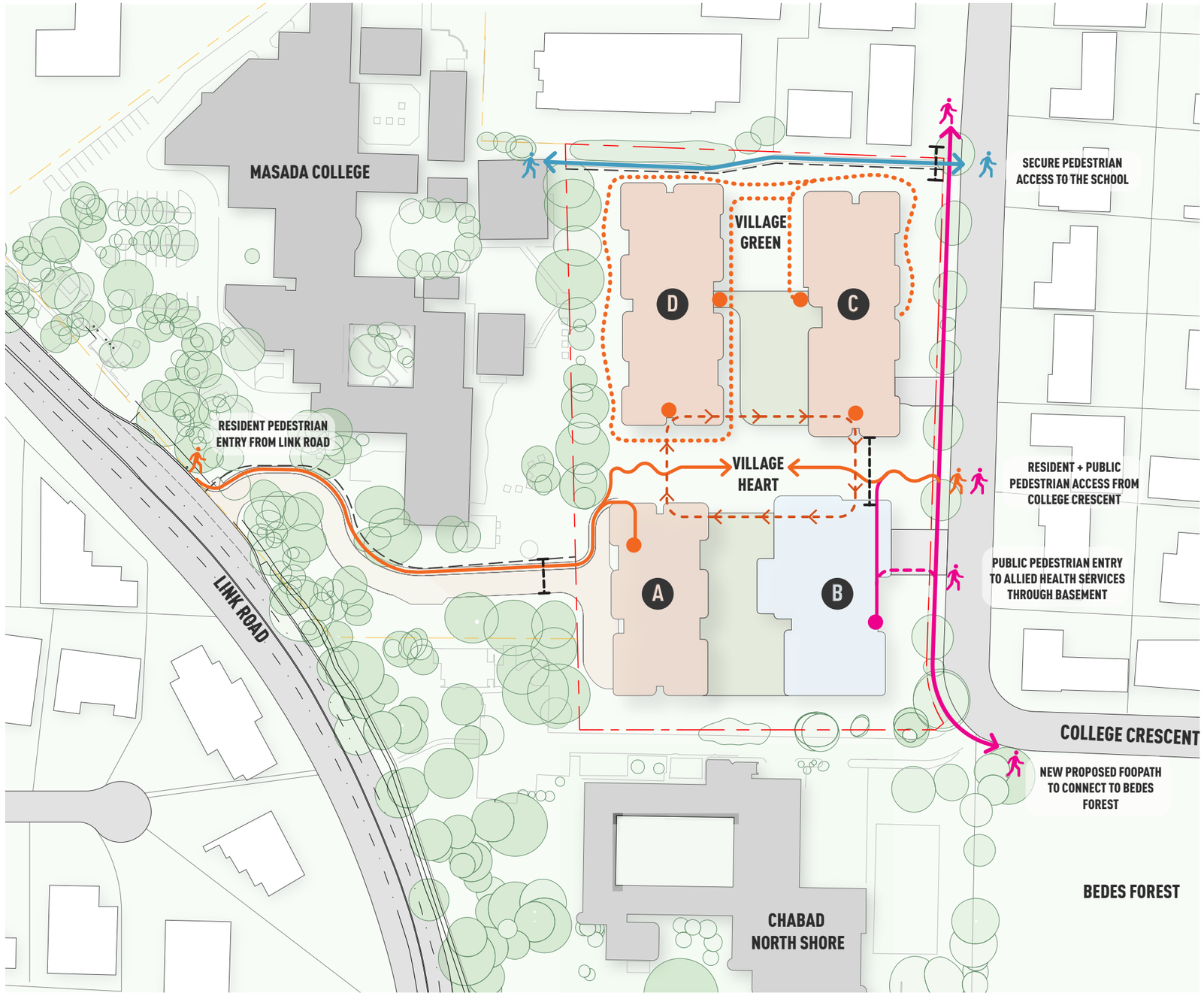
5.6 ACCESS AND MOVEMENT

PEDESTRIAN

A new public footpath is proposed along the College Crescent boundary connecting in to the proposed new Bedes Forest Park public space.

Proposed accessible ramps and pathways from the Link Road entry, through the Village Heart to College Crescent provide pedestrian connectivity for residents and their visitors.

Secure gates at the Link Road entry, the College Crescent entry and the proposed school gate at College Crescent ensure the safety of vulnerable seniors residents and school children is prioritised.



KEY:

- RESIDENTIAL CARE FACILITY (B)
- INDEPENDENT LIVING UNITS (A) (C) (D)
- MASADA COLLEGE SECURE LINE
- RESIDENT PEDESTRIAN MOVEMENT
- SECURE SCHOOL PEDESTRIAN MOVEMENT
- PUBLIC PEDESTRIAN MOVEMENT
- RESIDENT ENTRY NODES
- RESIDENT LOOP TRAIL
- PUBLIC ENTRY NODE
- VILLAGE HEART PEDESTRIAN CIRCUIT
- SECURE POINT OF ENTRY

5.6

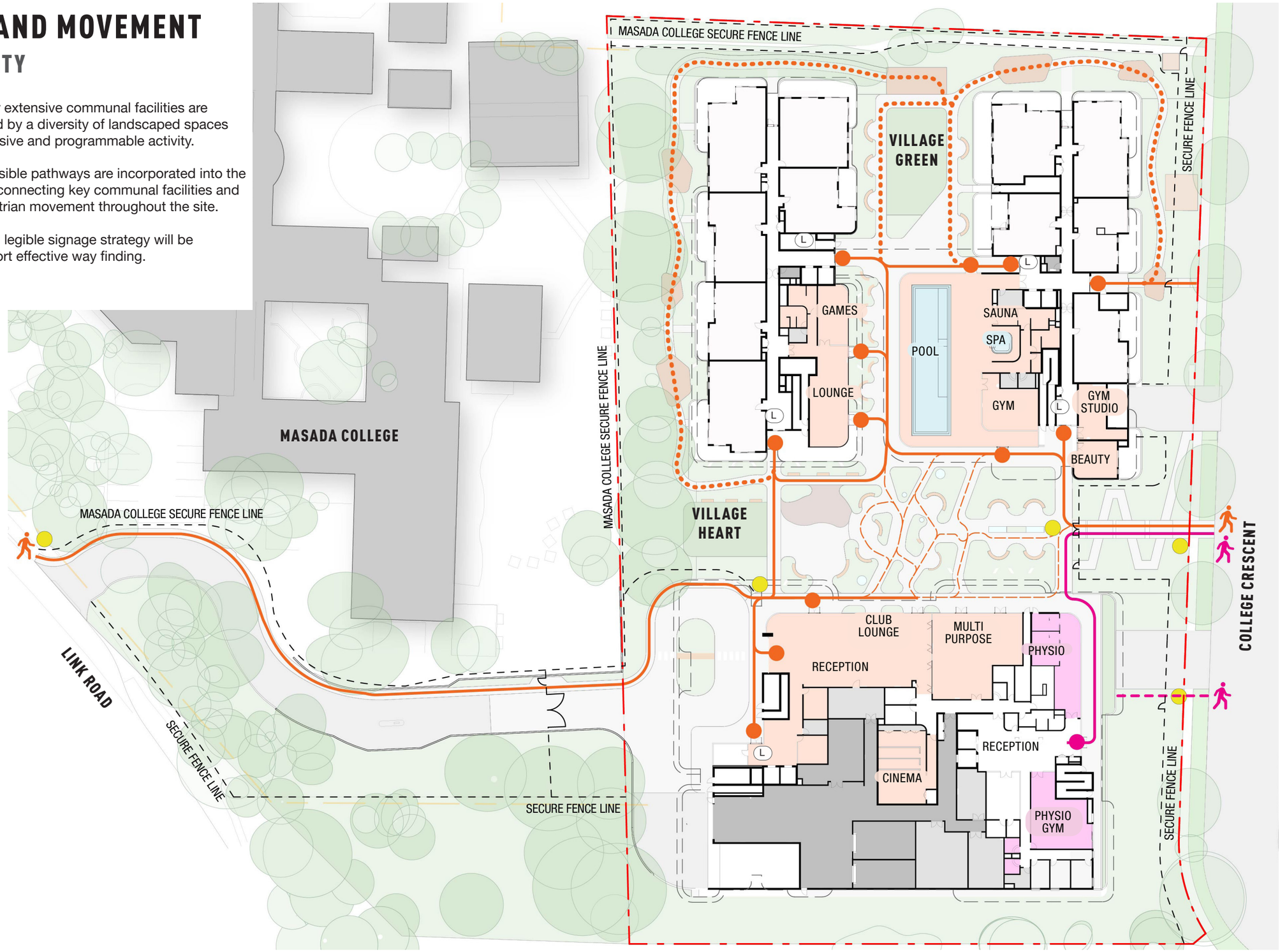
ACCESS AND MOVEMENT

CONNECTIVITY

On the ground floor extensive communal facilities are provided connected by a diversity of landscaped spaces that encourage passive and programmable activity.

A network of accessible pathways are incorporated into the landscape design, connecting key communal facilities and encouraging pedestrian movement throughout the site.

A clear, simple, and legible signage strategy will be developed to support effective way finding.



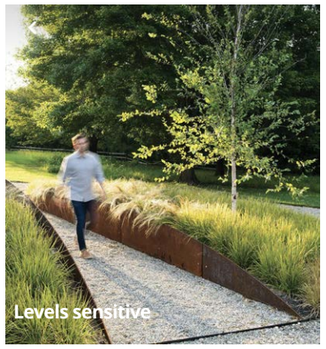
KEY:

- RESIDENT + VISITOR PEDESTRIAN MOVEMENT
- PUBLIC PEDESTRIAN MOVEMENT
- RESIDENT + VISITOR ENTRY NODES
- PUBLIC ENTRY NODES TO ALLIED HEALTH
- POTENTIAL WAYFINDING
- (L) LOBBY

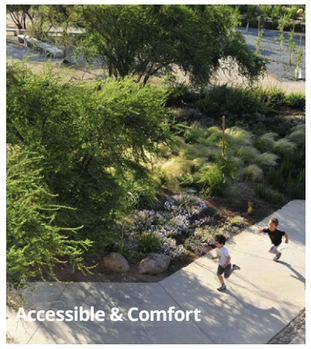
5.6 ACCESS AND MOVEMENT

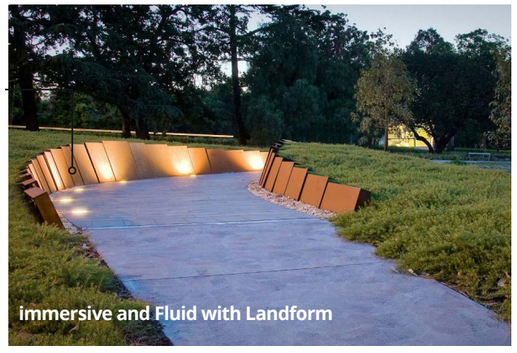
CONNECTIVITY

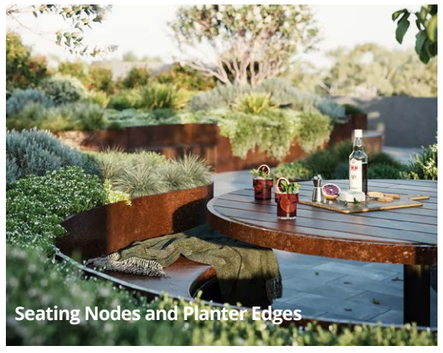
The loop trail connects the Village Heart and the Village Green and provide a safe and accessible walking track with a variety of activity nodes and rest stops scattered along to create opportunity to pause and gather.

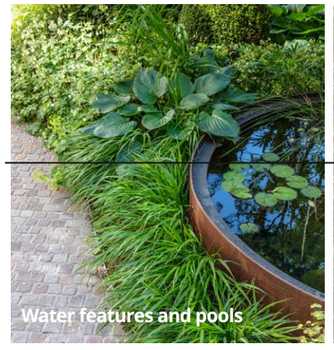

Levels sensitive


Terracing and Level Change

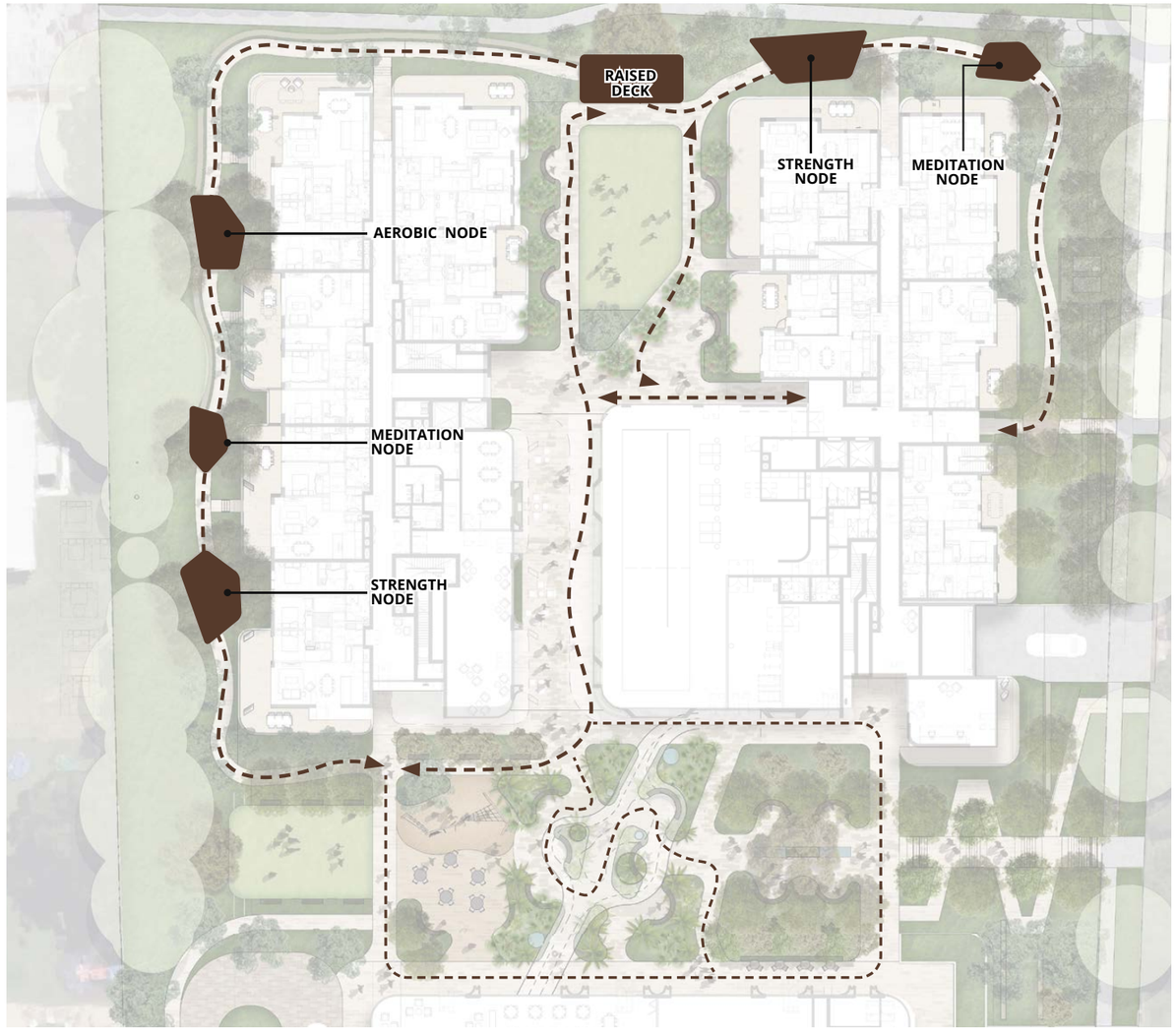

Accessible & Comfort


immersive and Fluid with Landform


Seating Nodes and Planter Edges


Water features and pools


Fencing & Screening



KEY

PRIMARY LOOP TRAIL

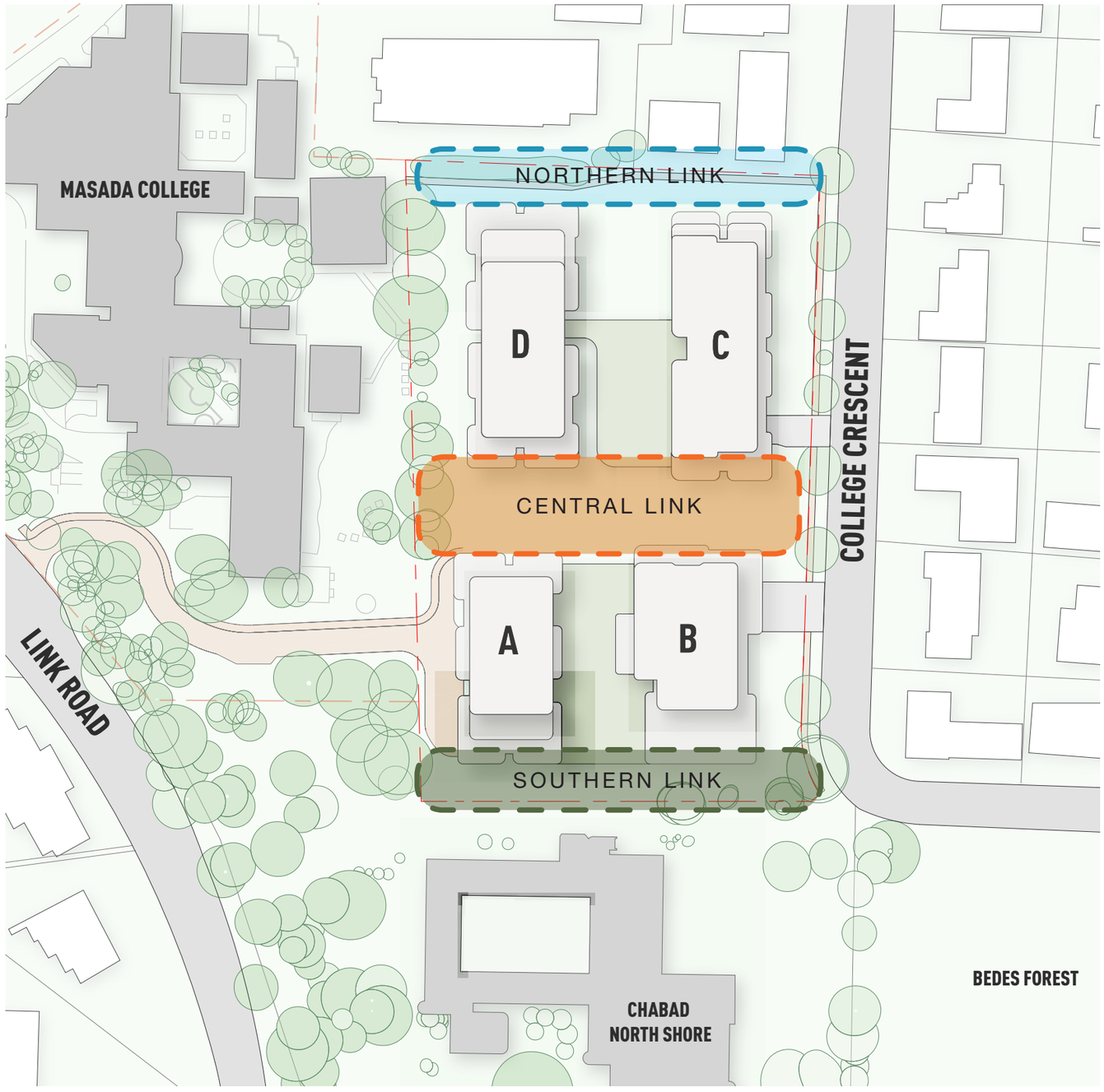
SECONDARY LOOP TRAIL

REST NODES (INDICATIVE ACTIVATION)

5.6 ACCESS AND MOVEMENT

CONNECTIVITY

The site incorporates three east–west connections: a pedestrian link to the school along the northern boundary; a central corridor providing both visual and physical connectivity through the site; and a landscaped green corridor along the southern boundary that provides a continuous wildlife corridor.



5.6 ACCESS AND MOVEMENT

NORTHERN SCHOOL LINK

The northern setback facilitates safe and secure student movement from College Crescent to the school along a dedicated landscaped footpath with secure fencing.

A secure gate will be provided at College Crescent which will be operational at school drop off and pick up only. Adjacent to the gate will be a security point and a gathering space with a landscaped seating area for students and parents.



5.7 SITE STRATEGY

THE CENTRAL LINK

At the centre of the site, a generous east–west link provides a network of landscaped spaces that support a diversity of active and passive uses.

With a width of over 20 metres, this central corridor functions as both a physical and visual connection across the site. These landscaped areas are interconnected by safe, accessible, and legible pathways that promote ease of movement for senior residents and visitors.



5.7 SITE STRATEGY

SOUTHERN LINK : A GREEN LINK

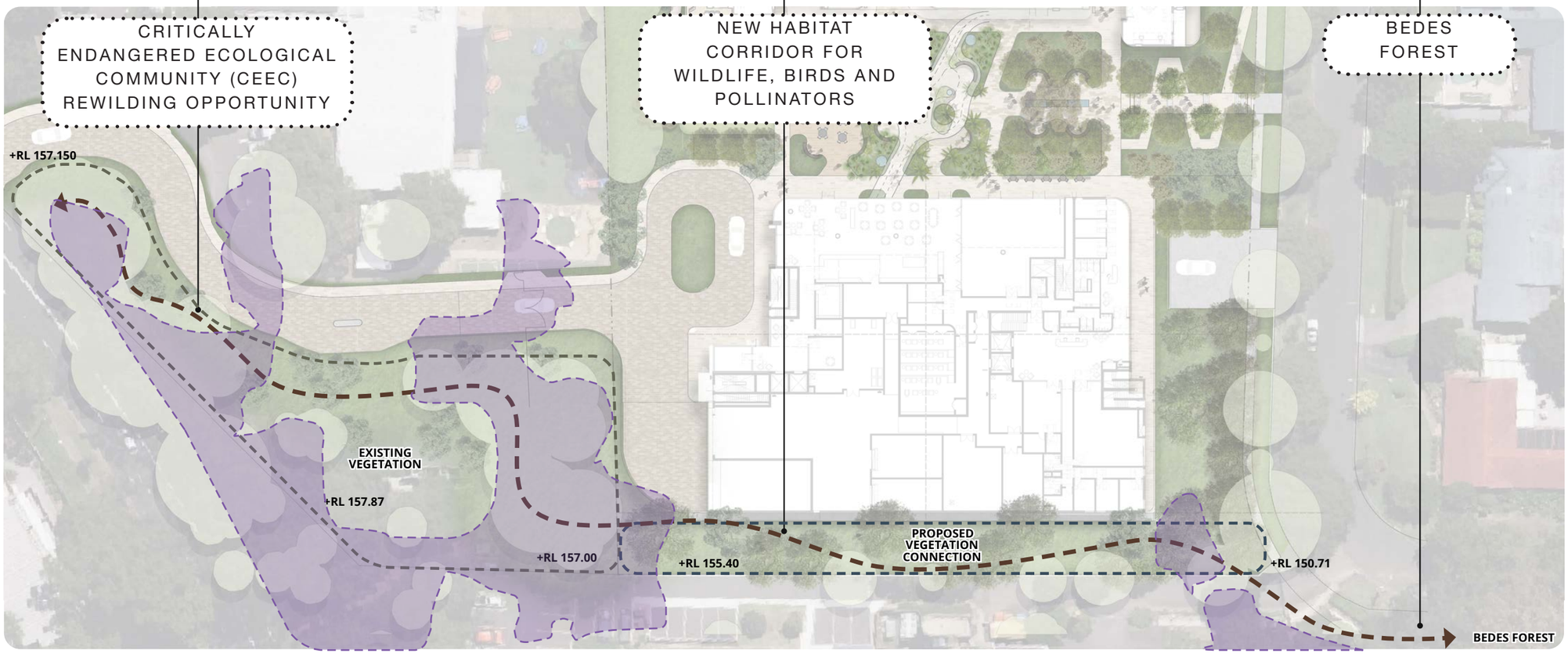
The southern setback provides a green link between the CEEC community and Bedes Forest.

As a generous deep soil zone it provides the opportunity for a well landscaped space that acts as a habitat corridor encouraging wildlife to return to the area.

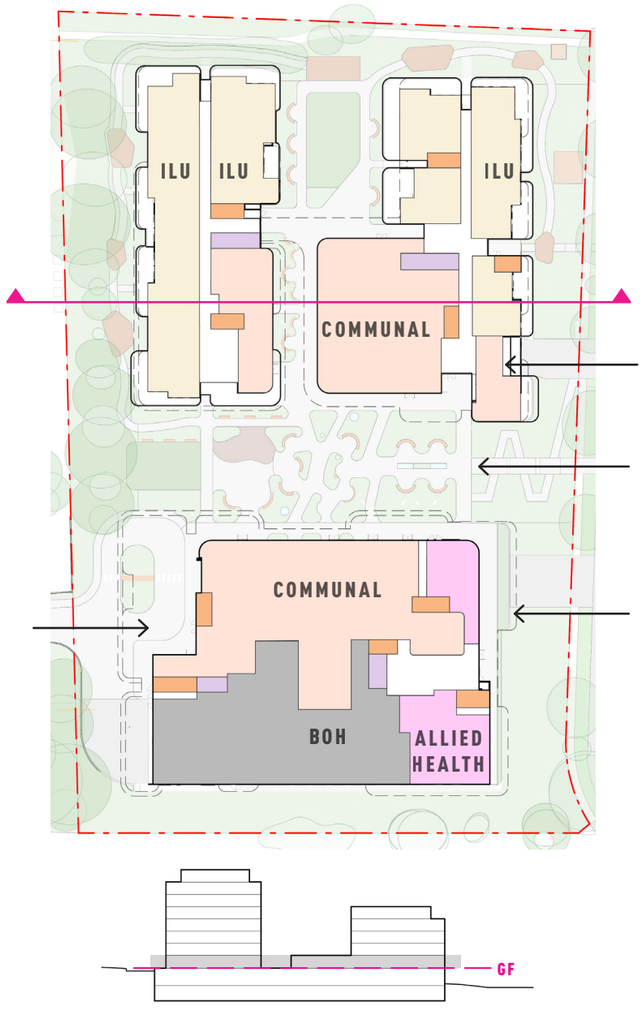








5.8 PROGRAM

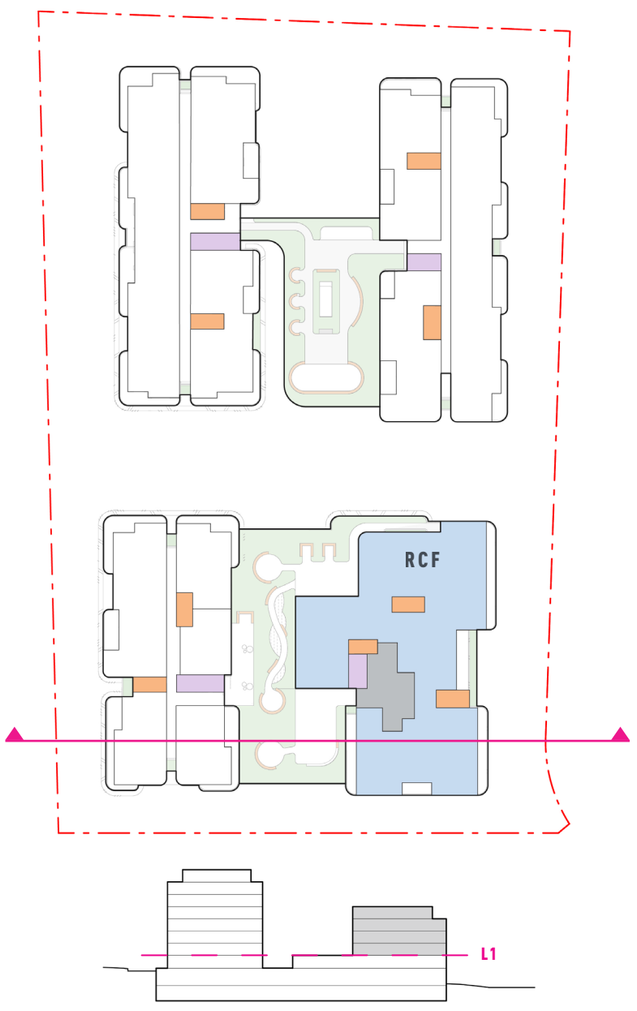


COMMUNAL FACILITIES + ALLIED HEALTH

The Ground floor is provided with extensive communal facilities that encourage a high level of social interaction. These spaces are connected by an accessible network of pathways in the landscape and green open spaces.

A pool, gym and exercise studio are provided to support the physical health of residents.

Allied health is also provided at the ground floor to service residents and the external community.



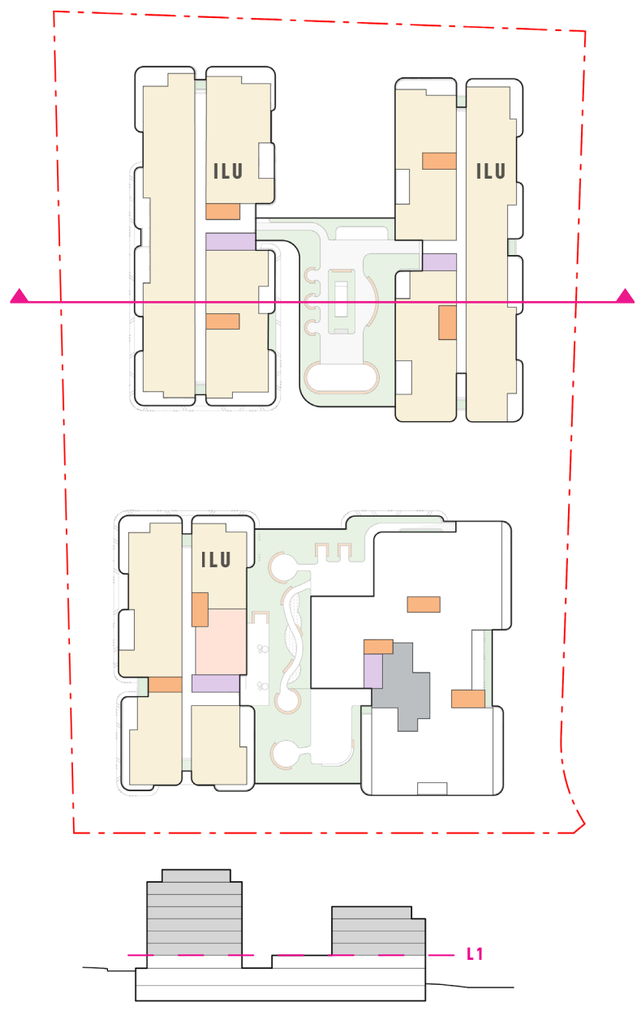
RESIDENTIAL CARE

A 48 bed residential care facility is located in Building B with safe and secure access from College Crescent.

The facility is based on the small household model of care with 15 care beds provided on a typical level with access to a centralised kitchen and dining area and a variety of sitting spaces.

Living spaces have connections to outdoors terraces.

The households are based around the principle of freedom of movement within a secure environment.



INDEPENDENT LIVING

126 ILUs are provided in Buildings A, C and D.

All units have generous balconies and are designed to be adaptable to meet residents needs and support ageing in place.

2 and 3 bed ILUs are provided to meet the market demand for right sizing seniors.

Common corridors have access to natural light and small seating spaces.

5.8

PROGRAM

INTERGENERATIONAL AND COMMUNITY CONNECTIONS

A children's play area is incorporated into the communal open space to encourage families to visit, remain on site, and interact.

The development also provides opportunities for intergenerational engagement through programs and partnerships with local schools and community groups. Generous multipurpose spaces and flexible outdoor areas are designed to facilitate a range of intergenerational activities.















URBAN DESIGN & BUILT FORM

MASSING STUDY

5.9

BUILT FORM
MASSING STUDIES

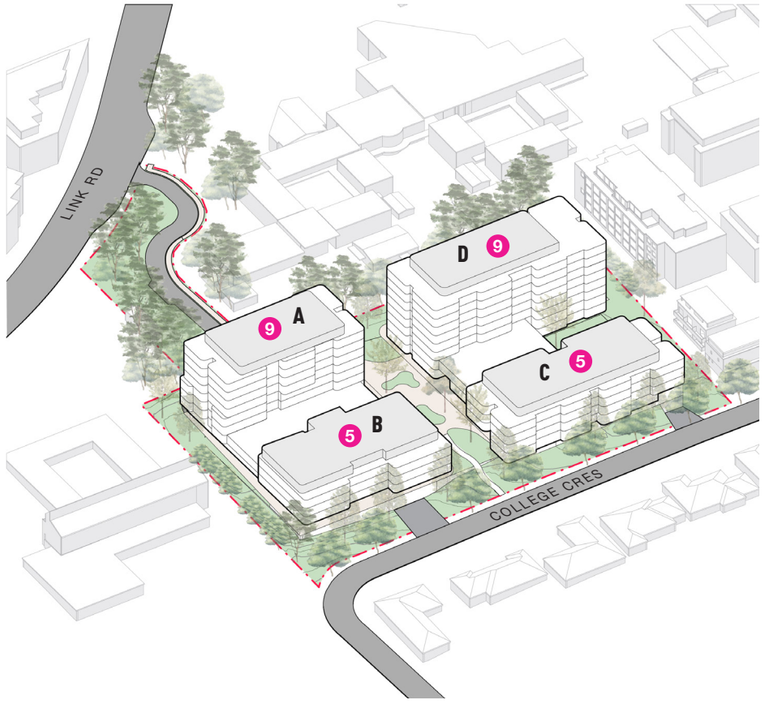
OBJECTIVE

The site has no FSR or height control; therefore a merit based assessment has been undertaken, supported by visual impact analysis, detailed overshadowing studies, and demonstrated compliance with relevant SEPP and ADG controls.

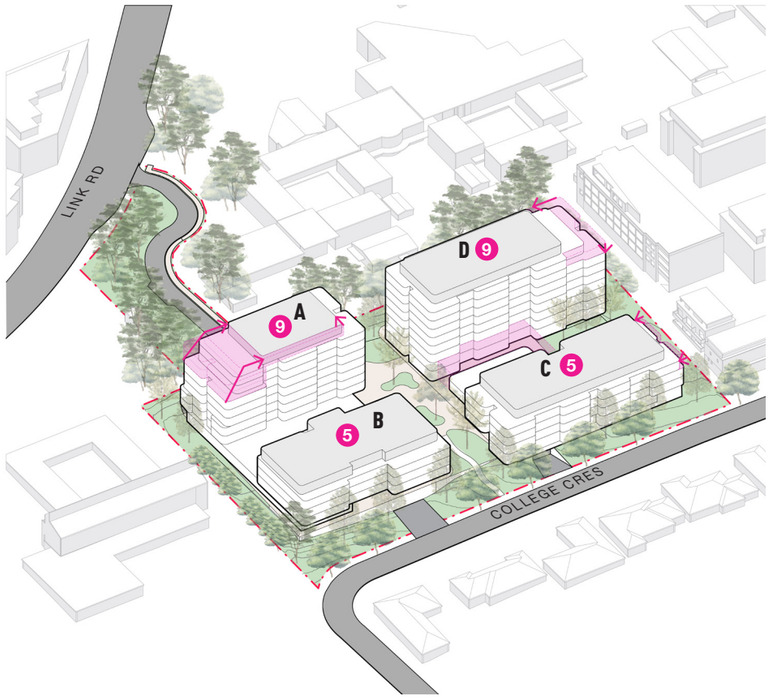
Following SDRP 1, the proposed massing was refined to test options for reducing the impacts of the 9-storey buildings located at the centre of the site. This process focused on minimising overshadowing and responding more sensitively to the site's northern and southern interfaces. A 5-storey built form at these edges was supported by the panel.

Following SDRP 2, the massing was further refined, with the height of the internal buildings reduced to 8 storeys. This change further mitigates overshadowing impacts within the site and to adjoining properties.

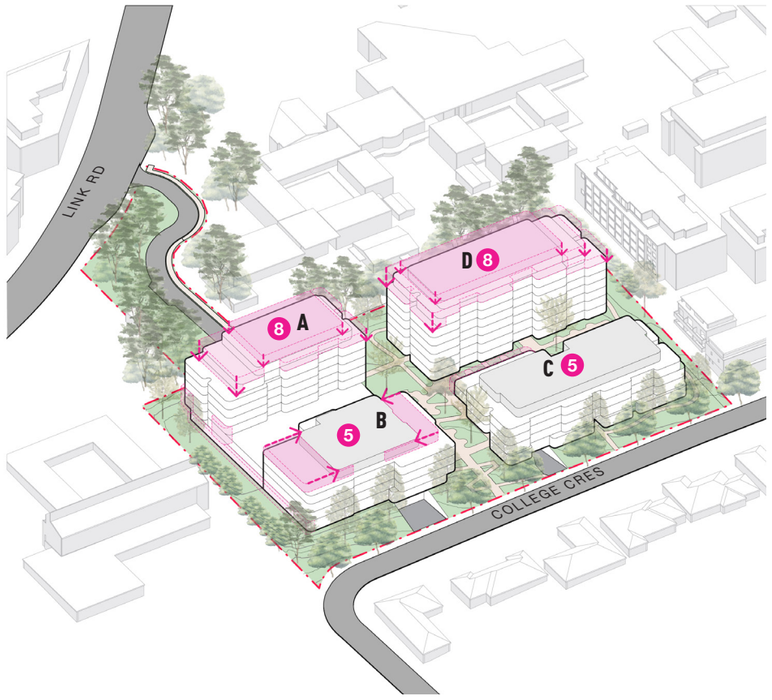
5.9 BUILT FORM
MASSING STUDIES



SDRP 1 SCHEME



SDRP 2 SCHEME



SSDA SCHEME

5.9 BUILT FORM

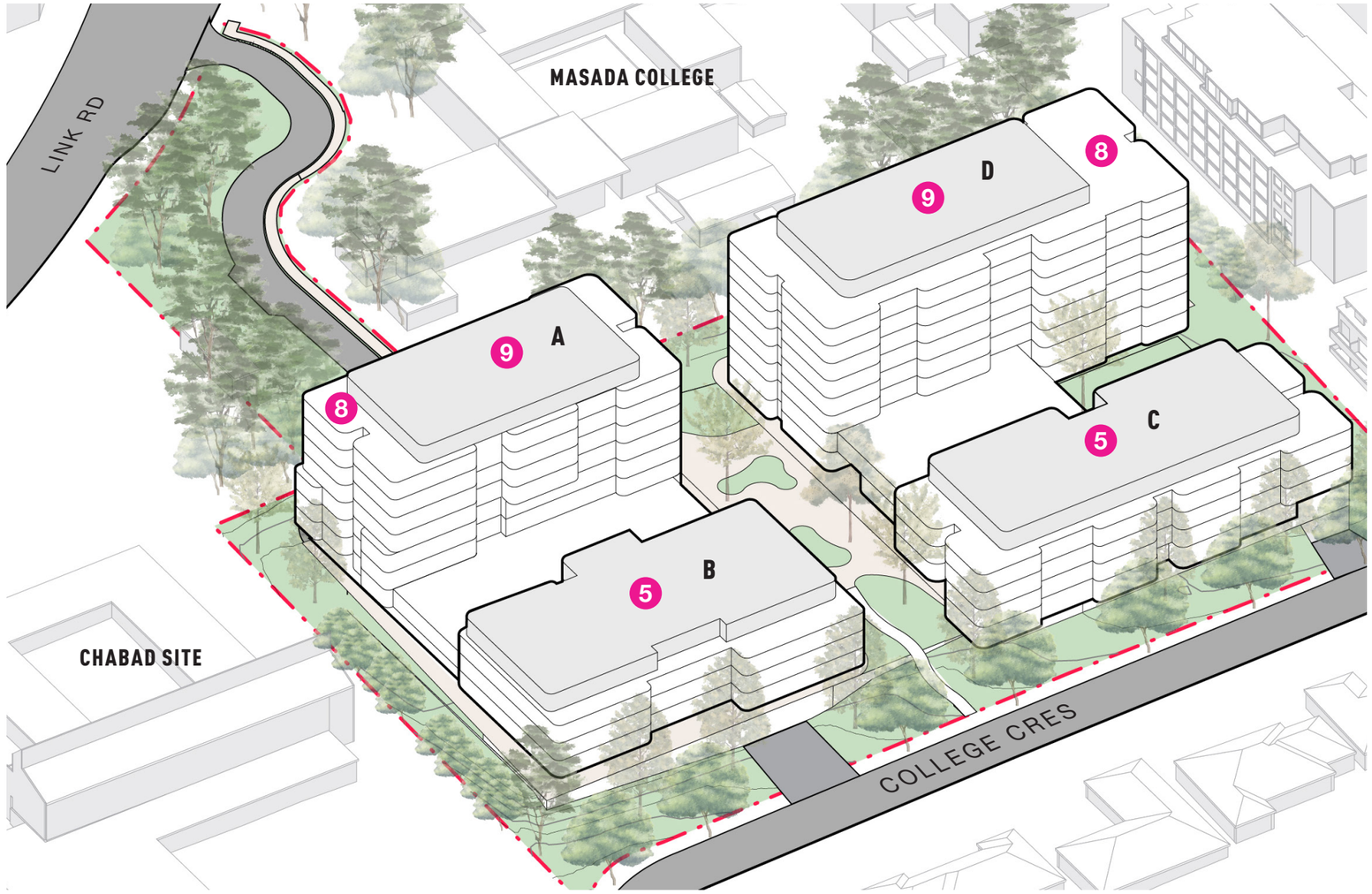
2. SDRP 1 SCHEME

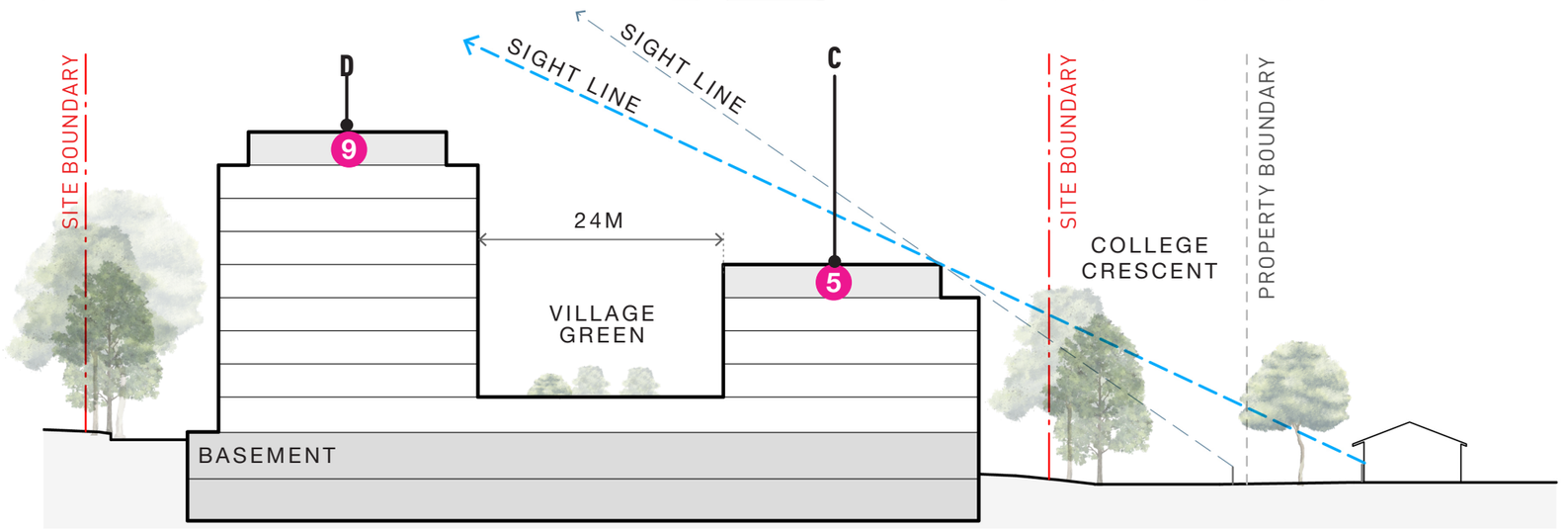
PROS:

- ✓ Minimal visual impact on College Crescent residents
- ✓ Minimal visual impact from wider context
- ✓ Generous, high amenity internal communal spaces

CONS:

- ✗ Overshadowing impact on Chabad site (south)
- ✗ Perceived height, bulk and scale excessive when viewed from north and south





KEY:

- X NO. STOREYS
- COLLEGE CRESCENT HOUSE SIGHT LINE
- PUBLIC DOMAIN SIGHT LINE

5.9 BUILT FORM MASSING

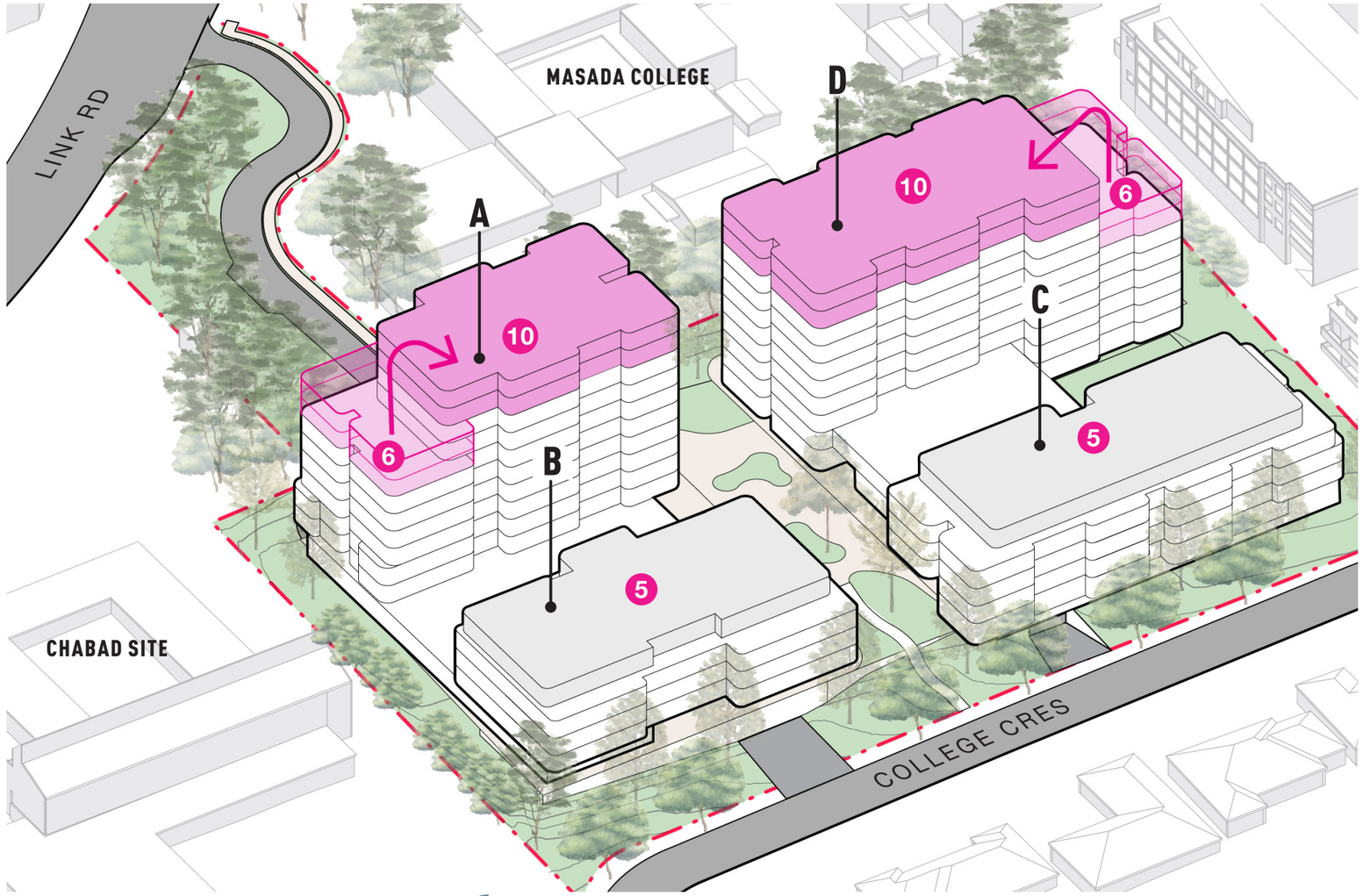
MASSING EXPLORATION 1

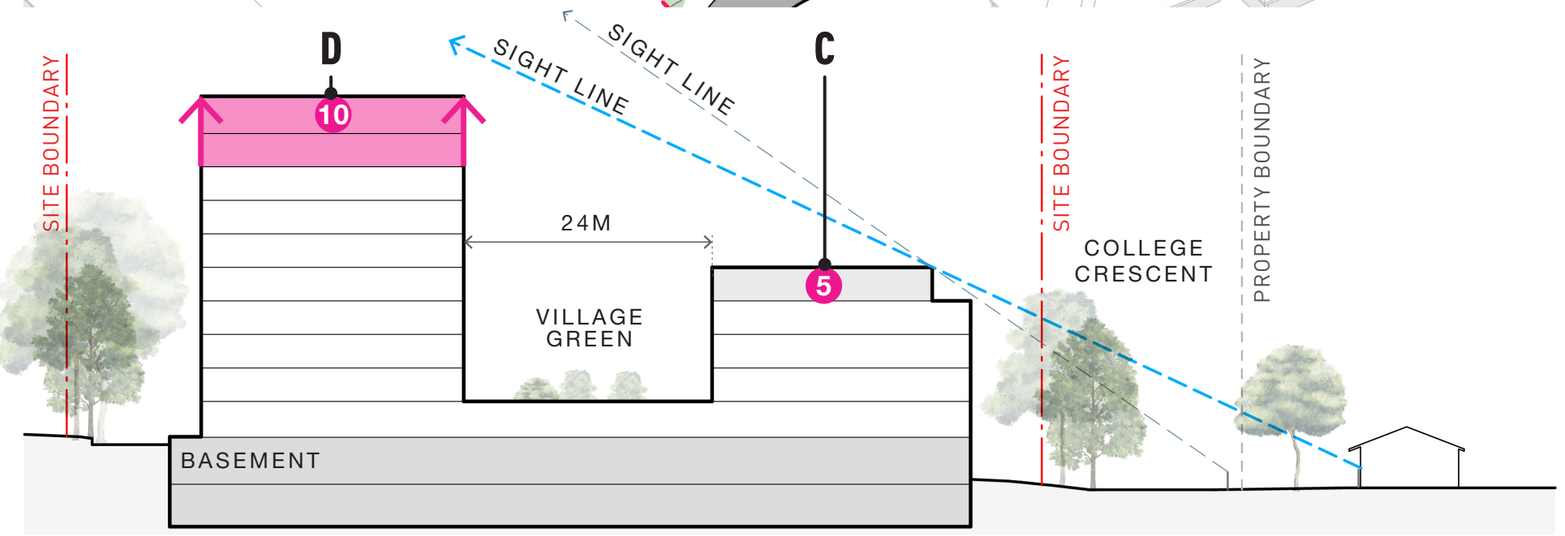
PROS:

- ✓ Setback upper floors on Building A and D reduces perceived bulk and scale to north and south neighbours and increased height in centre of the site where it is less visible
- ✓ Setback building a reduces overshadowing impact on southern neighbour

CONS:

- ✗ Increased visual impact to College Crescent neighbours
- ✗ Increased overshadowing impact on internal communal open space
- ✗ Increased overshadowing on College Crescent houses.





KEY:

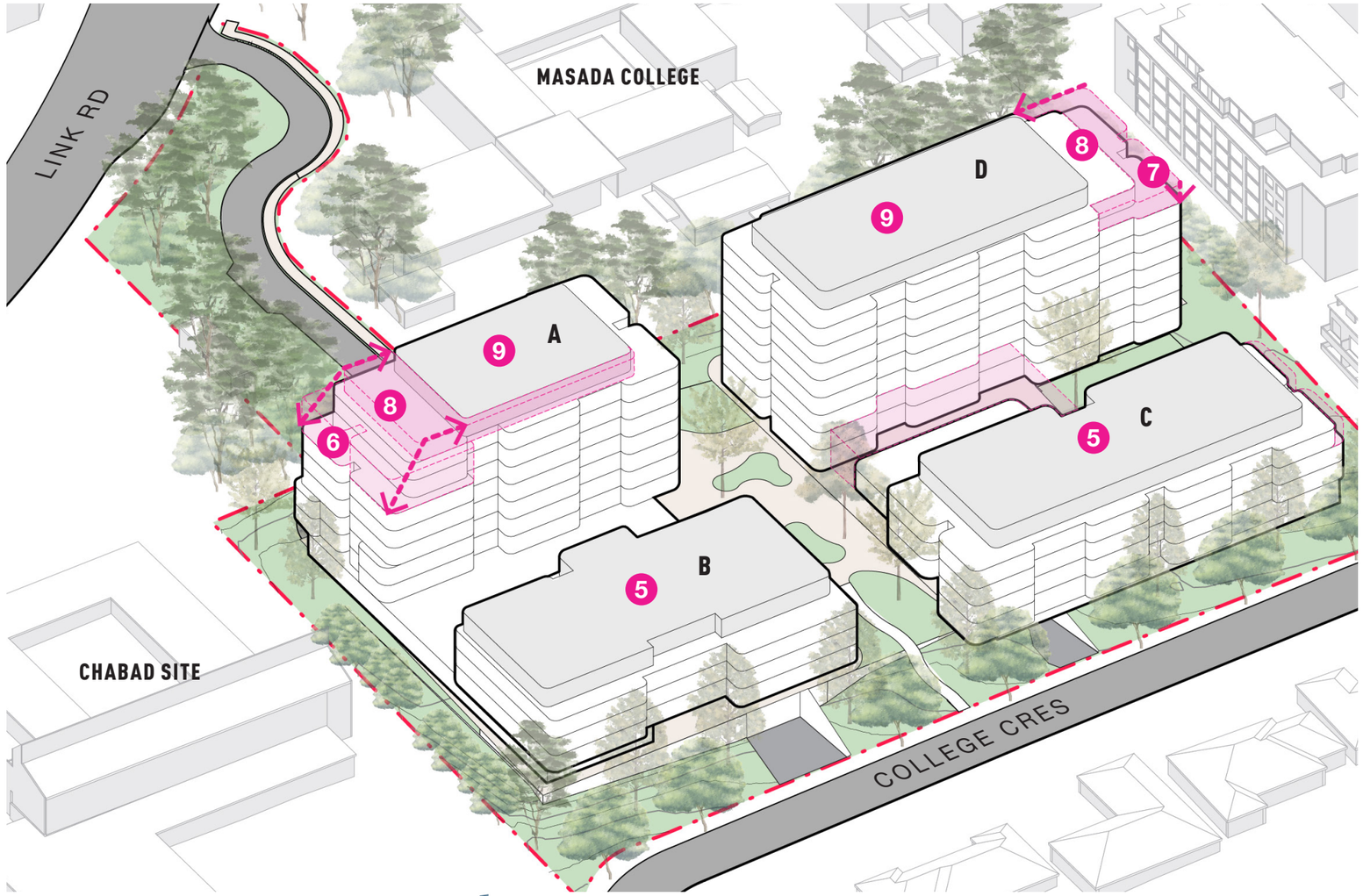
- (X) NO. STOREYS
- COLLEGE CRESCENT HOUSE SIGHT LINE
- PUBLIC DOMAIN SIGHT LINE
- ADDITIONAL MASS

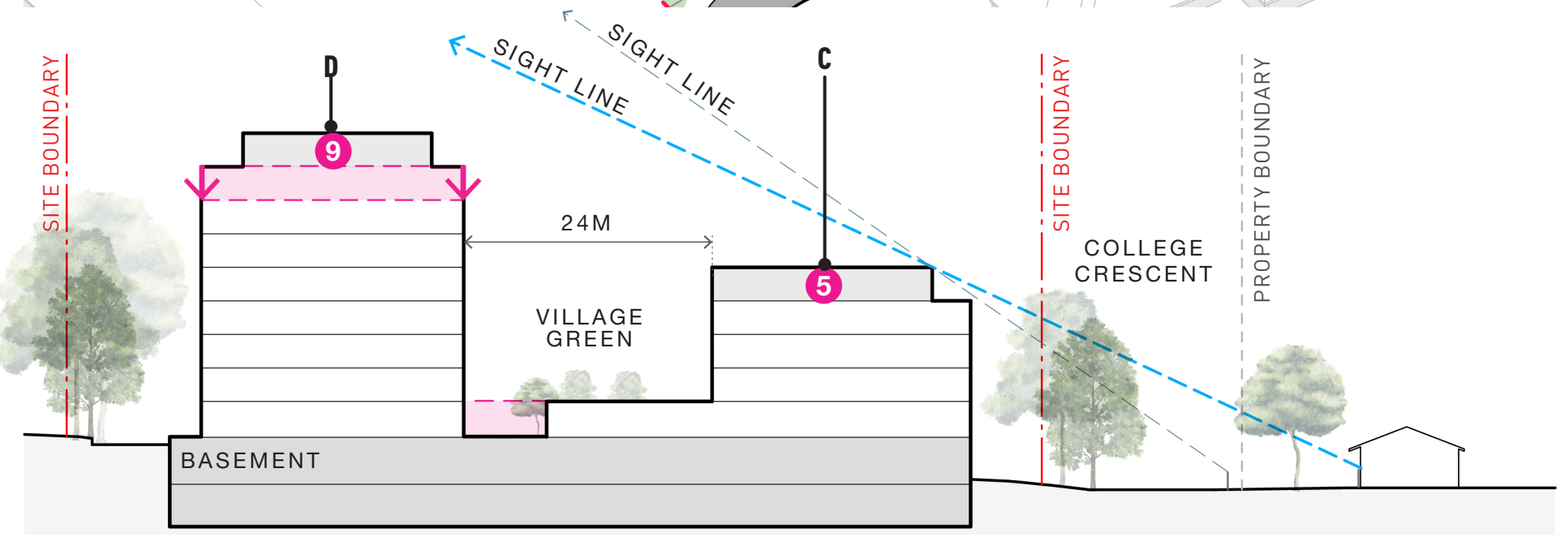
5.9 BUILT FORM MASSING

SDRP 2

PROS:

- ✓ Setback upper floors on Buildings A and D to reduce the perceived bulk and scale to the northern and southern neighbours
- ✓ Setback Building A reduces overshadowing impact on southern neighbour
- ✓ Minimal visual impact or overshadowing impact on to College Crescent neighbours





KEY:

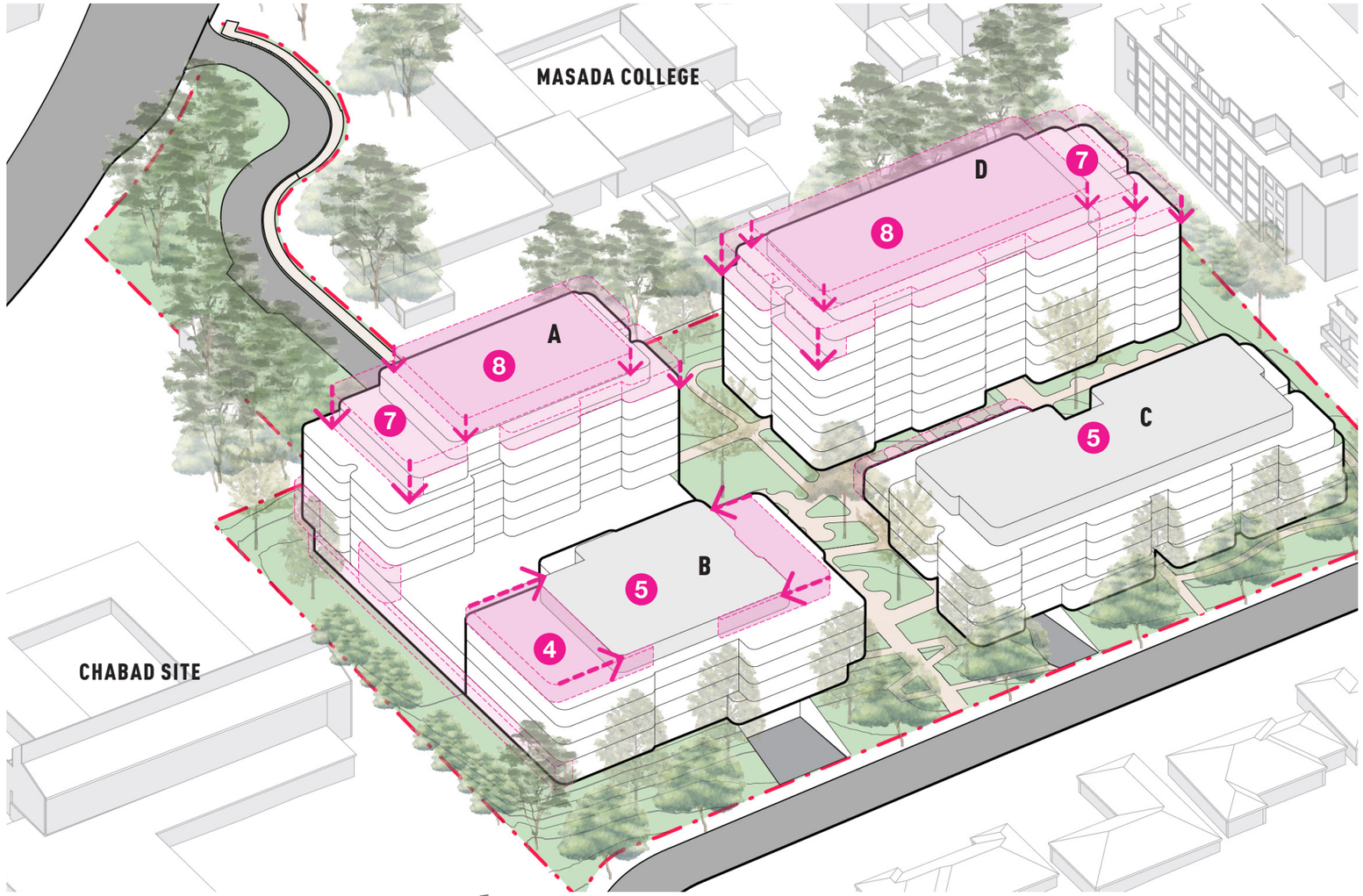
- X NO. STOREYS
- COLLEGE CRESCENT HOUSE SIGHT LINE
- PUBLIC DOMAIN SIGHT LINE
- PROPOSED SDRP 1 MASS REMOVED TO REDUCE BULK

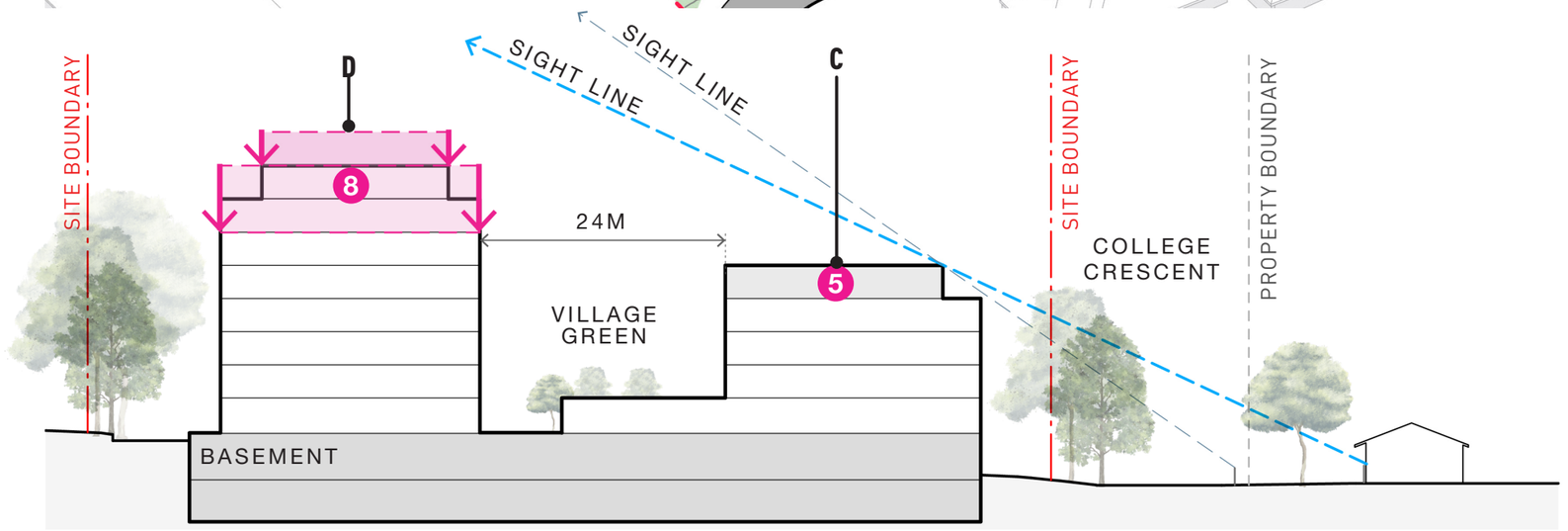
5.9 BUILT FORM MASSING

SSDA SCHEME

PROS:

- ✓ Building A and D reduced to 9 storeys to reduce overshadowing impacts on Chabad site (south) and internal communal open spaces.
- ✓ Increased setback and reduced built form of Building B reduces visual impact at corner of site.
- ✓ Minimal visual impact and overshadowing impacts to College Crescent neighbours





KEY:

- (X) NO. STOREYS
- COLLEGE CRESCENT HOUSE SIGHT LINE
- PUBLIC DOMAIN SIGHT LINE
- PROPOSED SDRP 1 MASS REMOVED TO REDUCE BULK

5.9 BUILT FORM AND MASSING STUDY

Through the SDRP process we refined the built form to minimise impacts and develop a considered response to context.

Through an analysis of massing options we have arrived at an appropriate capacity for the site that minimises the impacts on surrounding properties, exceeds ADG building separation compliance and delivers high amenity communal open space while meeting the functional brief for the project.

SUMMARY

URBAN DESIGN & BUILT FORM

BUILT FORM:
CONTEXT SECTIONS
SITE SECTIONS
INTERFACE SECTIONS

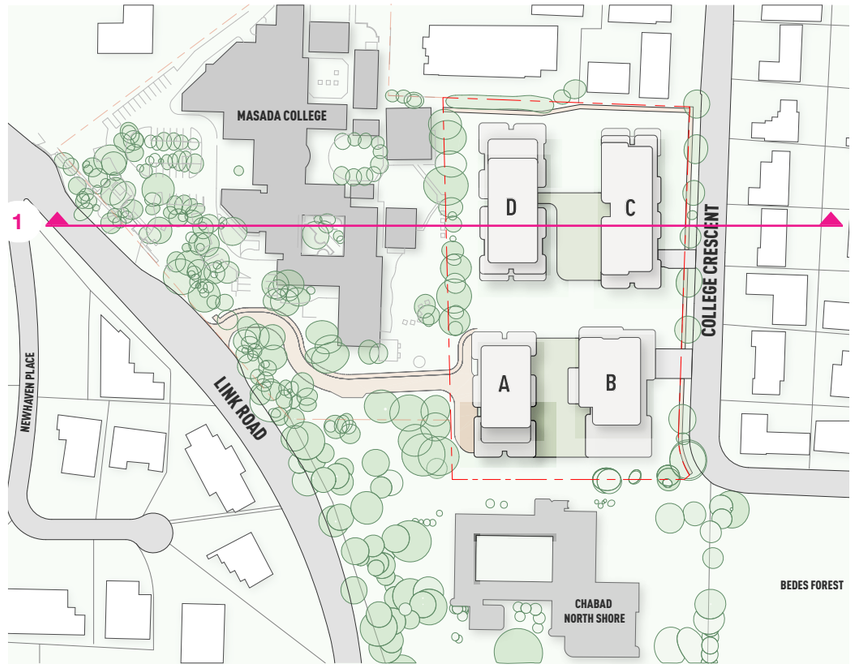
5.10 BUILT FORM

CONTEXT SECTIONS

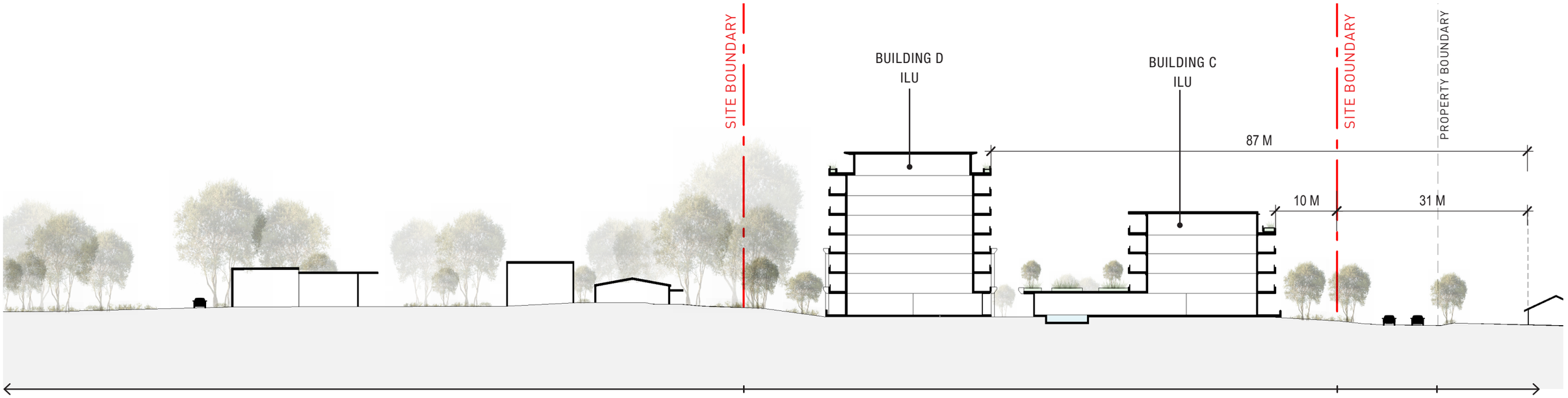
Buildings B and C, located along the College Crescent frontage, incorporate upper level setbacks that reduce the perceived height, bulk and scale of the built form when viewed from the public domain. This articulated massing creates a more recessive architectural expression that responds appropriately to the low scale residential character of the surrounding context.

The taller 8-storey Buildings A and D are centrally located within the site and setback more than 80 metres from the College Crescent boundary. This significant separation distance ensures these buildings are largely not visible from the public domain or from the adjoining low scale residential properties along College Crescent, substantially reducing their visual impact.

In addition, the 8-storey buildings sit comfortably within the established tree canopy along the Masada College boundary, with existing trees within the subject site reaching heights of up to 27m. These mature trees will provide immediate screening and softening of the proposed development and will be further enhanced through additional substantial planting within the generous deep soil setbacks



KEY PLAN



1. CONTEXT SECTION

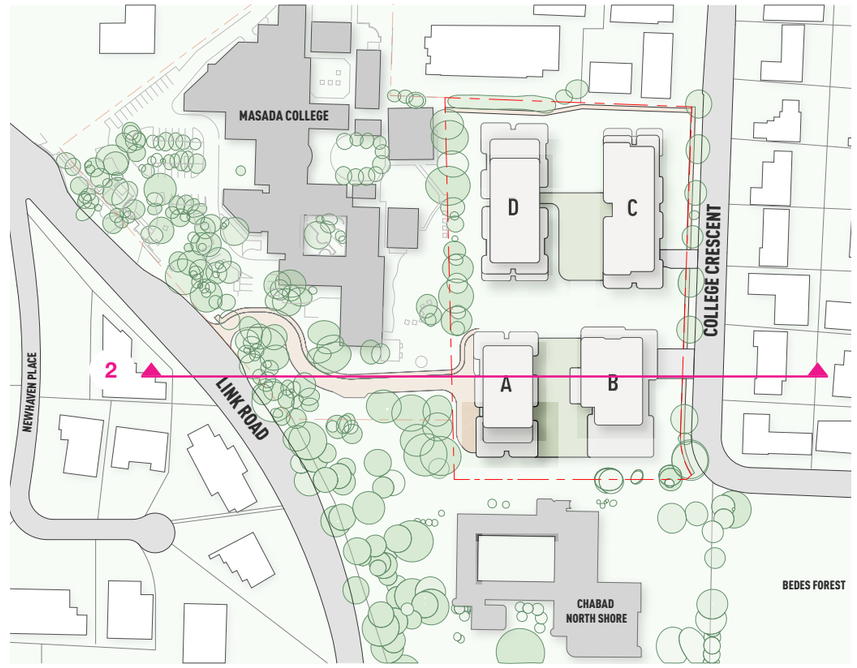
(LANDSCAPE IS INDICATIVE ONLY. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.)

5.10 BUILT FORM

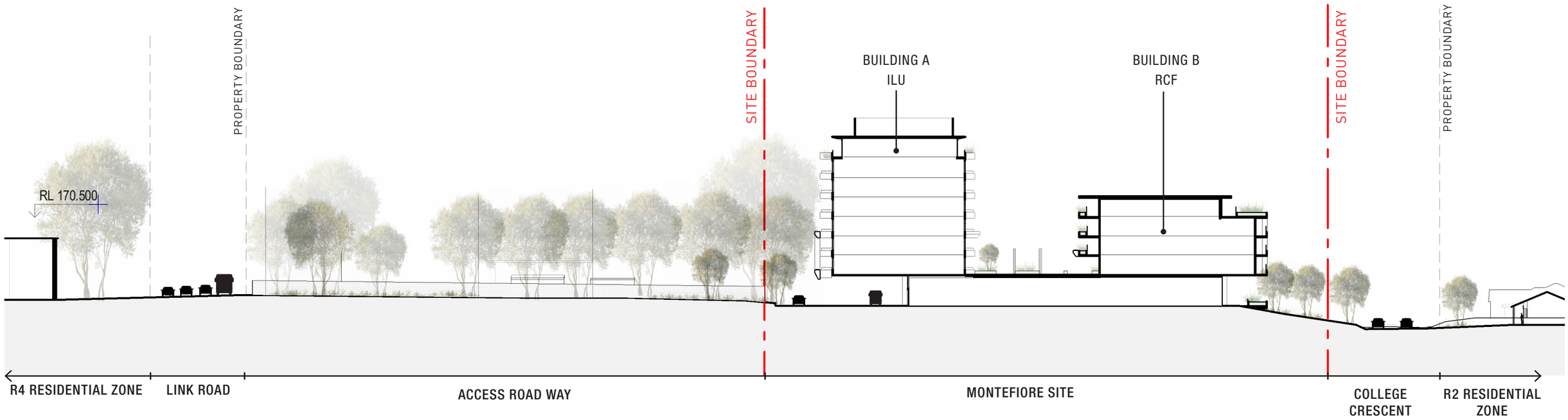
CONTEXT SECTIONS

The taller 8-storey Buildings A and D are set well back from Link Road. This set back, combined with the natural topography and significant trees located along Link Rd ensure the development is largely not visible from Link Rd.

This has been supported by the Visual Impact Assessment, Refer Appendix K.



KEY PLAN



2. CONTEXT SECTION

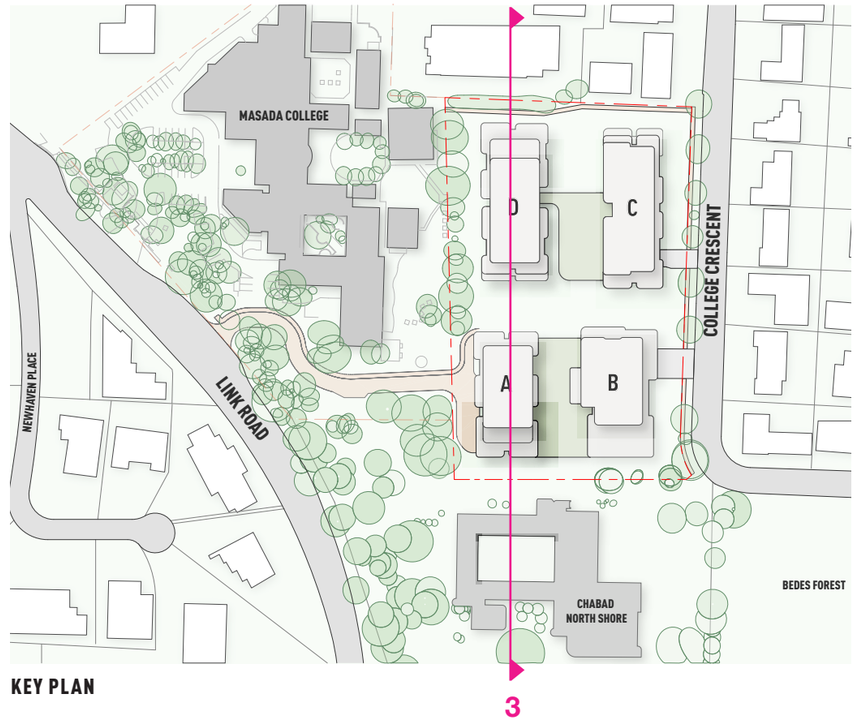
(LANDSCAPE IS INDICATIVE ONLY. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.)

5.10 BUILT FORM

CONTEXT SECTIONS

The 8-storey Buildings A and D incorporate a stepped built form to the northern and southern boundaries to reduce the perceived bulk and scale when viewed from neighbouring properties.

Landscaped planters integrated into the upper level facades further soften the built form and reinforce the landscaped character of the development.



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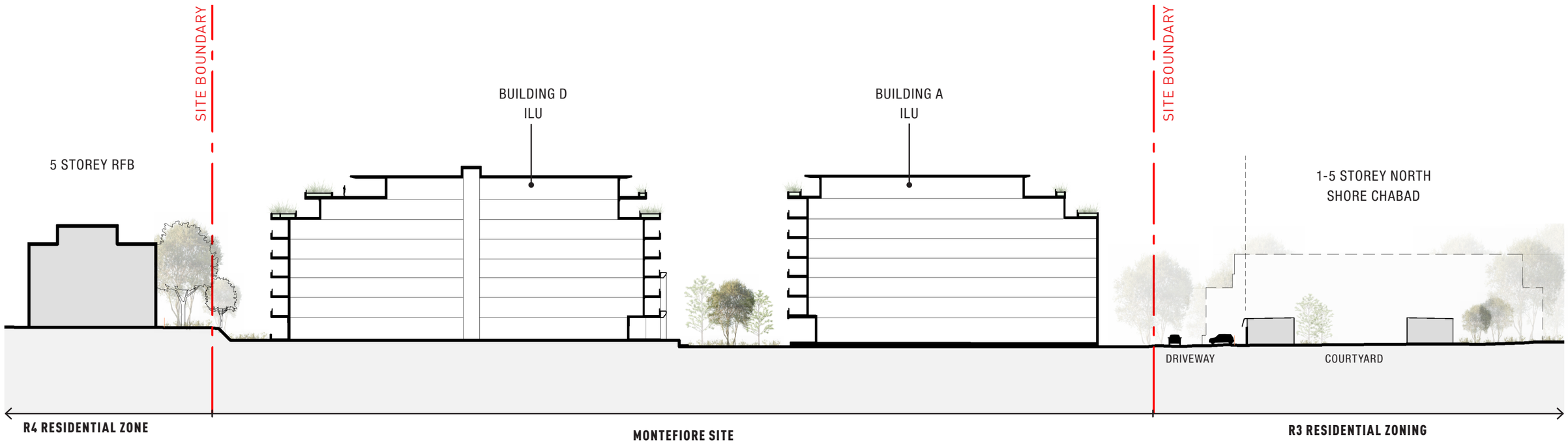


3. CONTEXT SECTION

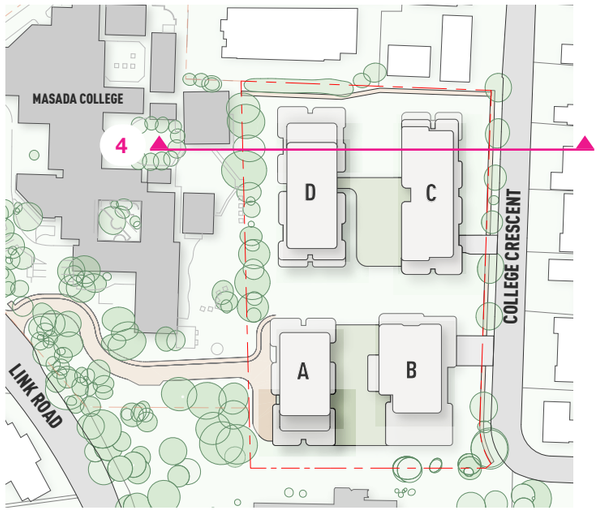
(LANDSCAPE IS INDICATIVE ONLY. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.)

5.10 BUILT FORM

SITE SECTION

Generous deep soil setbacks to College Crescent and the Masada College boundary support substantial tree planting that improves visual privacy, enhances outlook and provides a landscaped setting of the development in accordance with the ADG objectives for residential amenity and landscape character.

Within the site, generous separation between buildings maximises solar access, natural ventilation and privacy to apartments and communal open spaces. This contributes to a high level of residential amenity consistent with the ADG principles.



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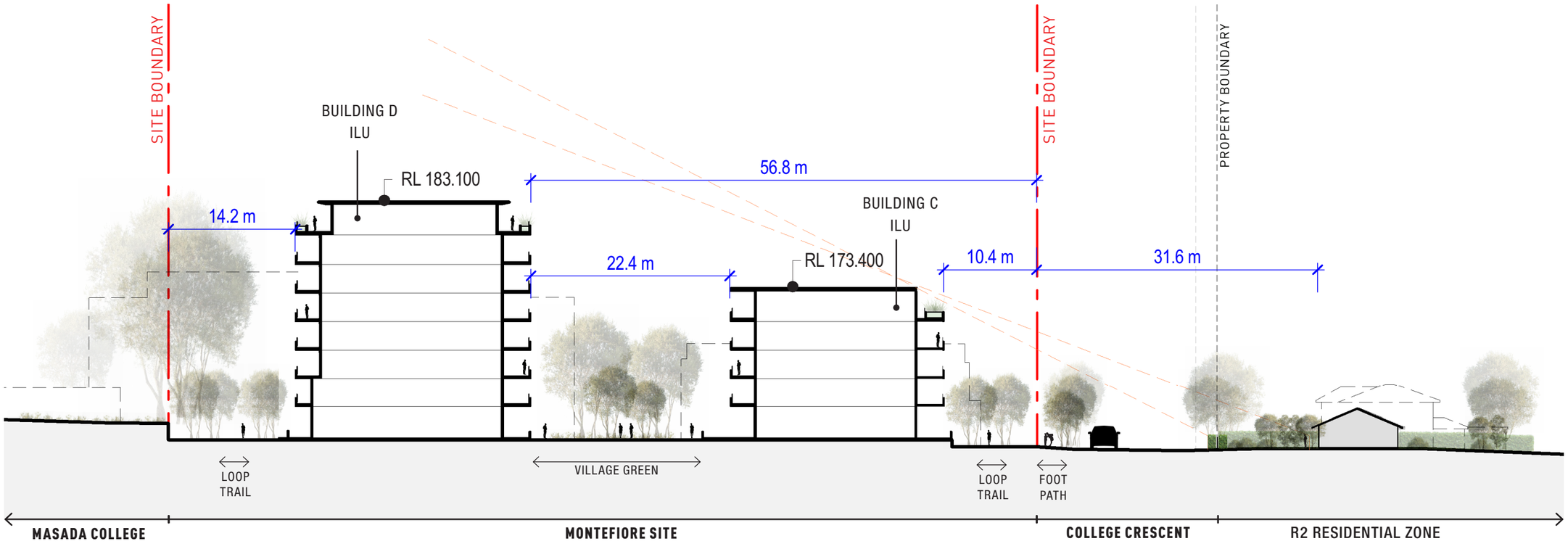


4. SITE SECTION

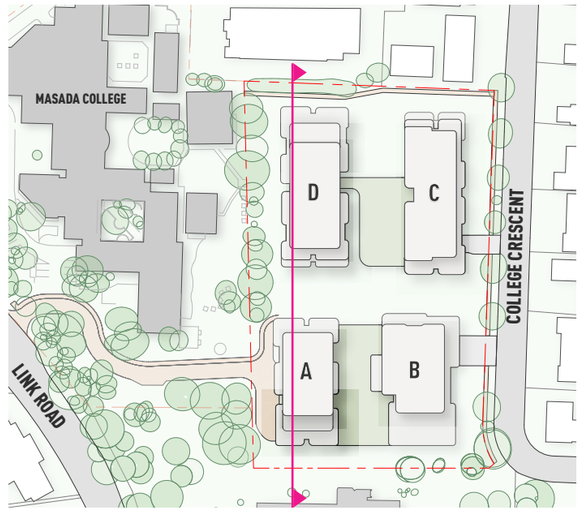
(LANDSCAPE IS INDICATIVE ONLY. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.)

5.10 BUILT FORM

SITE SECTION

Deep soil zones to the North and South boundaries allow for substantial tree planting to provide screening and softening of the building.

Within the site, building separation is generous to maximise privacy and solar access within the site.



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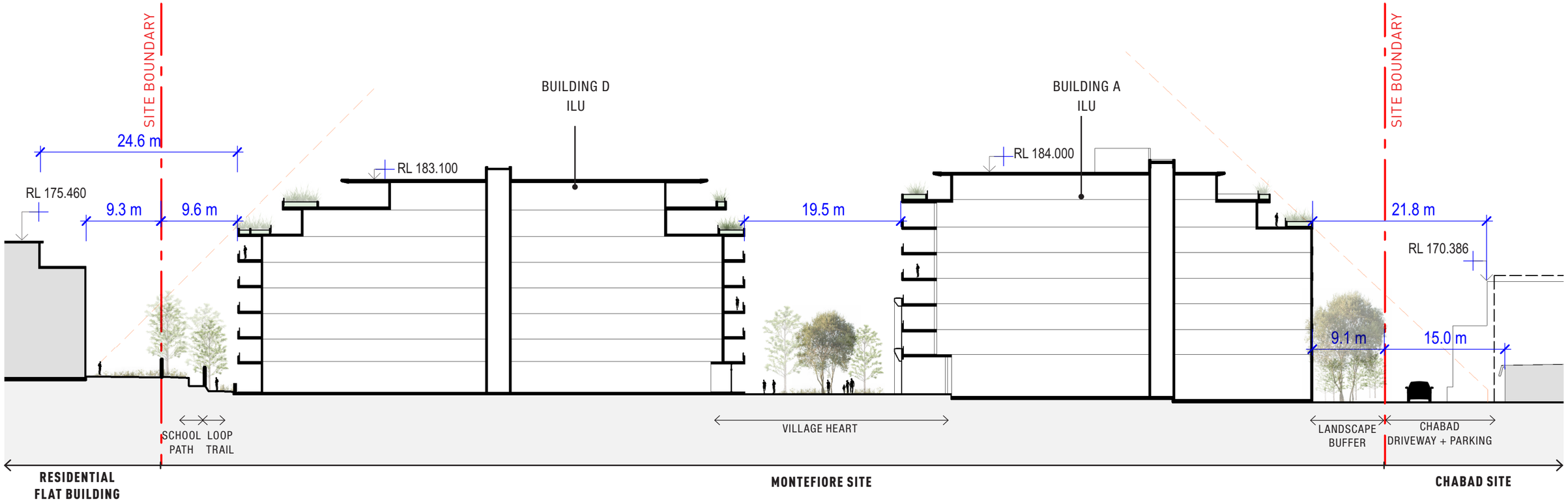


5. SITE SECTION

(LANDSCAPE IS INDICATIVE ONLY. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.)

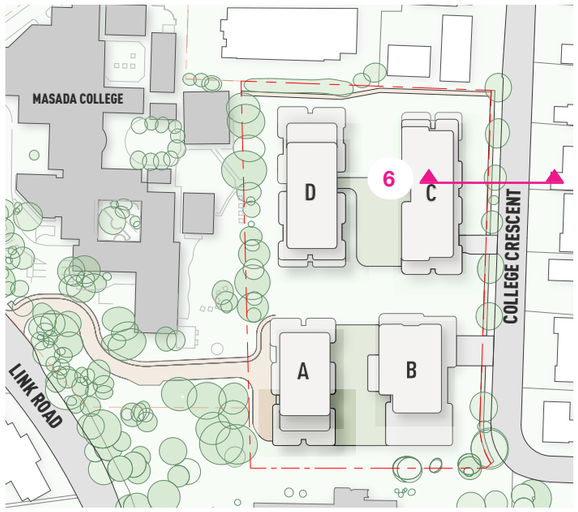
5.10 BUILT FORM

COLLEGE CRESCENT INTERFACE SECTION

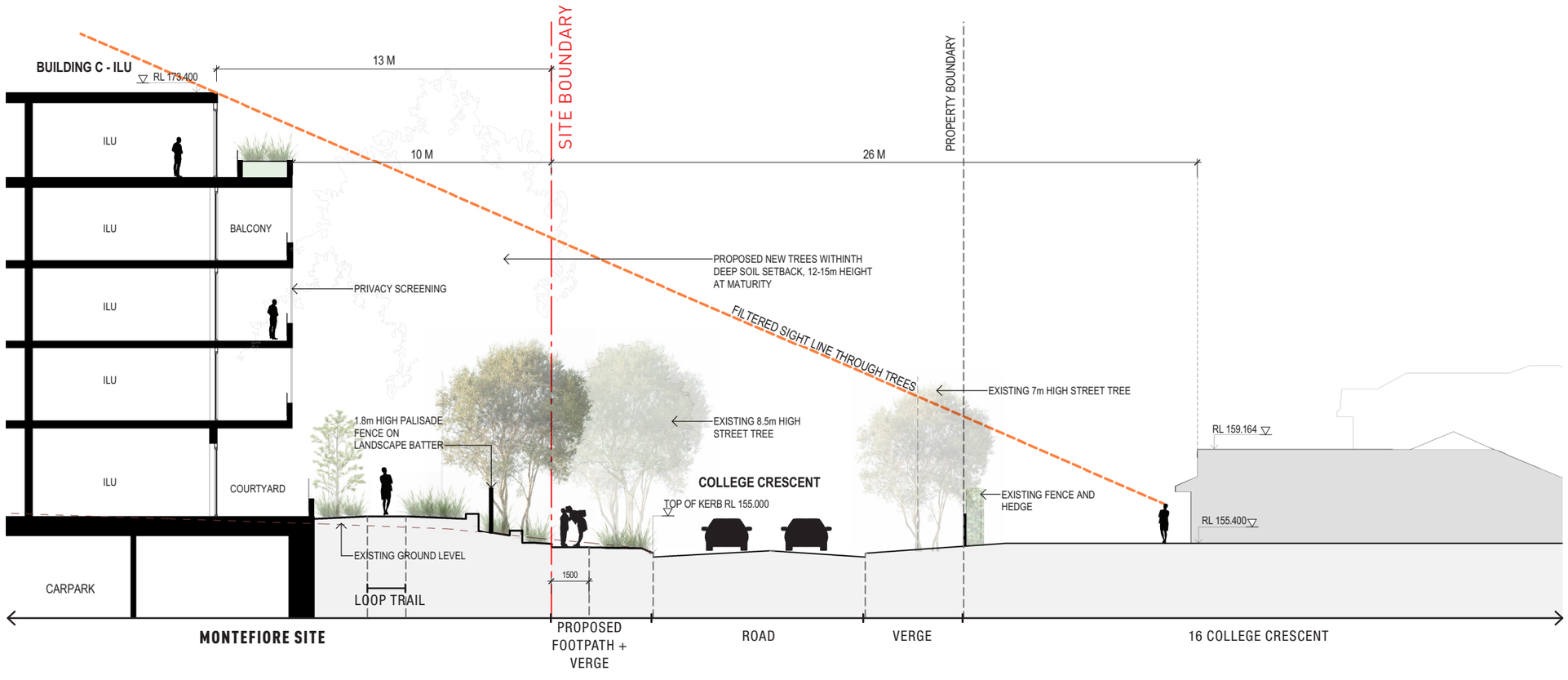
Visual privacy between the ILUs and the existing residential properties along College Crescent is achieved through a combination of landscape buffering and facade screening. Existing street trees provide immediate screening to the development and will be complemented by additional substantial planting within the generous deep soil setback. This ensures views of the development from the public domain and neighbouring properties are filtered views through trees.

Balconies incorporate vertical screening elements to further reduce opportunities for overlooking and support a high level of visual privacy for both residents and neighbouring properties.

A new public footpath is proposed along the College Crescent frontage, providing an improved pedestrian connection between the residential areas to the north and Bedes Forest to the south. This enhanced pedestrian interface contributes positively to the public domain and strengthens connectivity within the local area.



KEY PLAN



6. INTERFACE SECTION

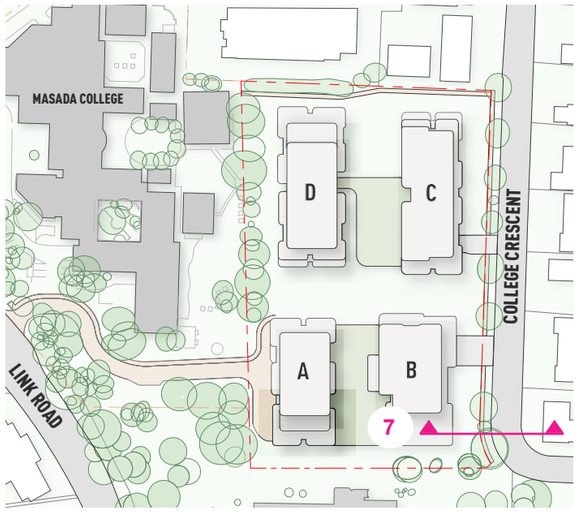
(LANDSCAPE IS INDICATIVE ONLY. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.)

5.10 BUILT FORM

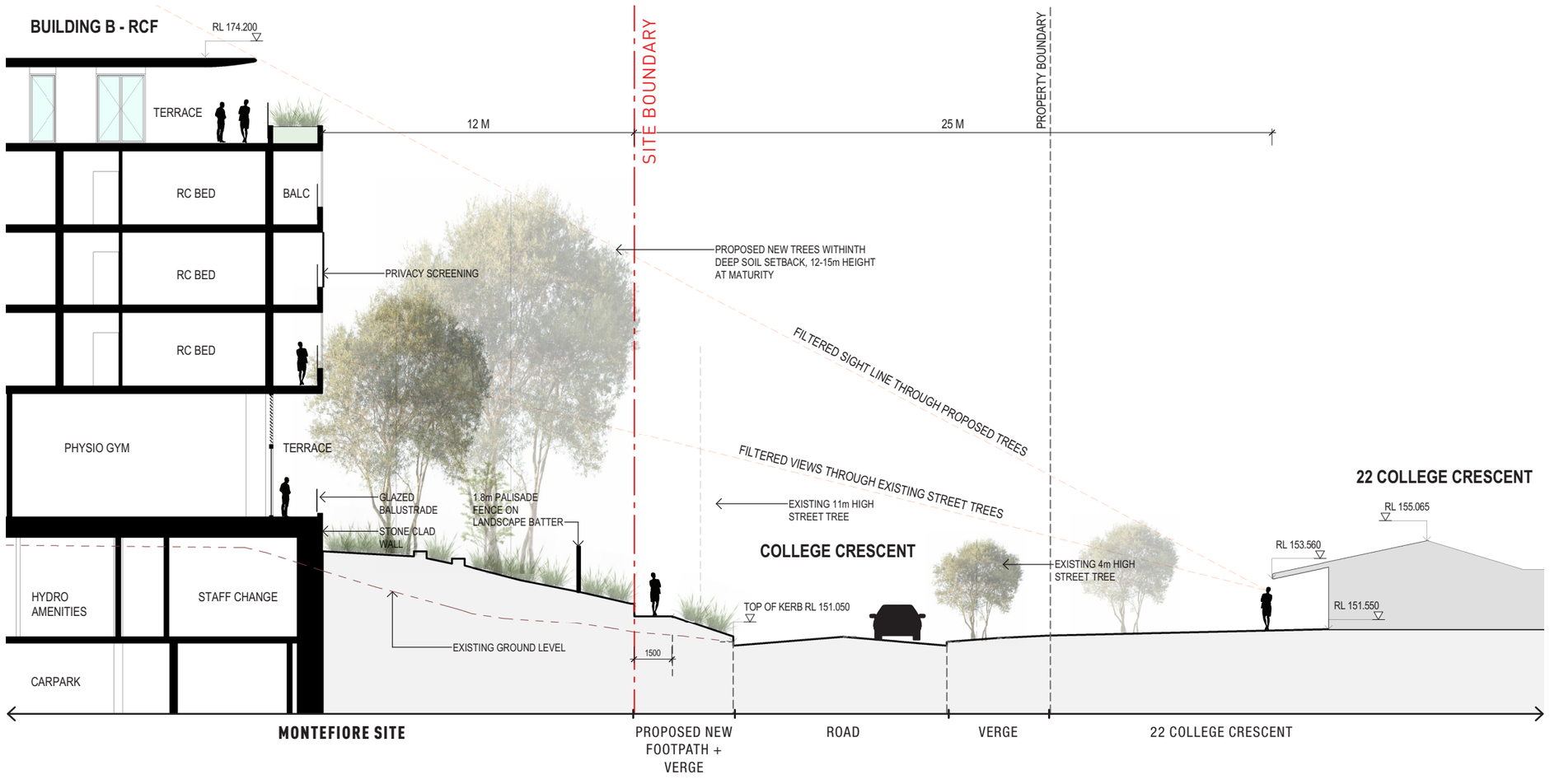
COLLEGE CRESCENT INTERFACE SECTION

Visual privacy between the RCF and the existing residential properties along College Crescent is achieved through a combination of landscape buffering and facade screening. RCF bedrooms are provided with small balconies that minimise opportunities for overlooking while contributing to a more articulated and residential-scaled interface to the public domain.

Existing street trees provide immediate screening to the development and will be complemented by additional substantial planting within the generous deep soil setback. This ensures views of the development from the public domain are filtered views through trees.



KEY PLAN



7. INTERFACE SECTION

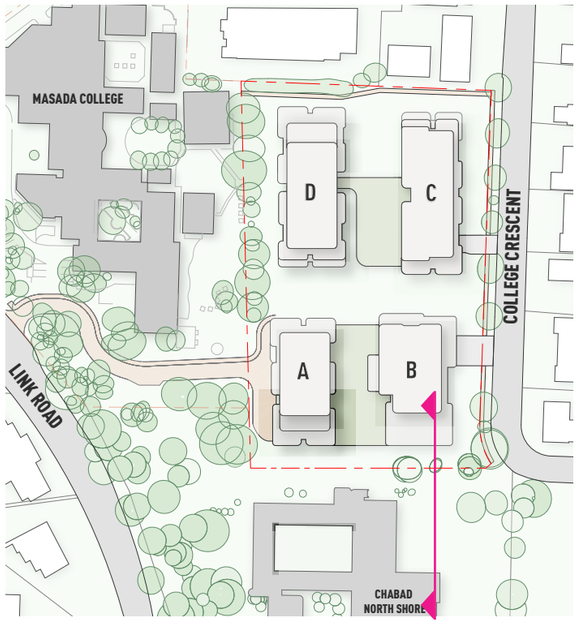
(LANDSCAPE IS INDICATIVE ONLY. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.)

5.10 BUILT FORM

SOUTH (CHABAD) INTERFACE SECTION

To the south, Building B incorporates an upper level setback that reduce the perceived height, bulk and scale of the 5-storey built form when viewed from the adjoining southern property, while also minimising overshadowing impacts. The stepped massing creates a more recessive built form and improves the transition to the medium density residential zoning to the South.

A generous 9 metre deep soil zone is provided along the southern boundary, allowing for substantial tree planting that will further soften and screen the building when viewed from the Chabad site. This landscaped setback reinforces the green character of the site and enhances visual amenity for neighbouring properties.



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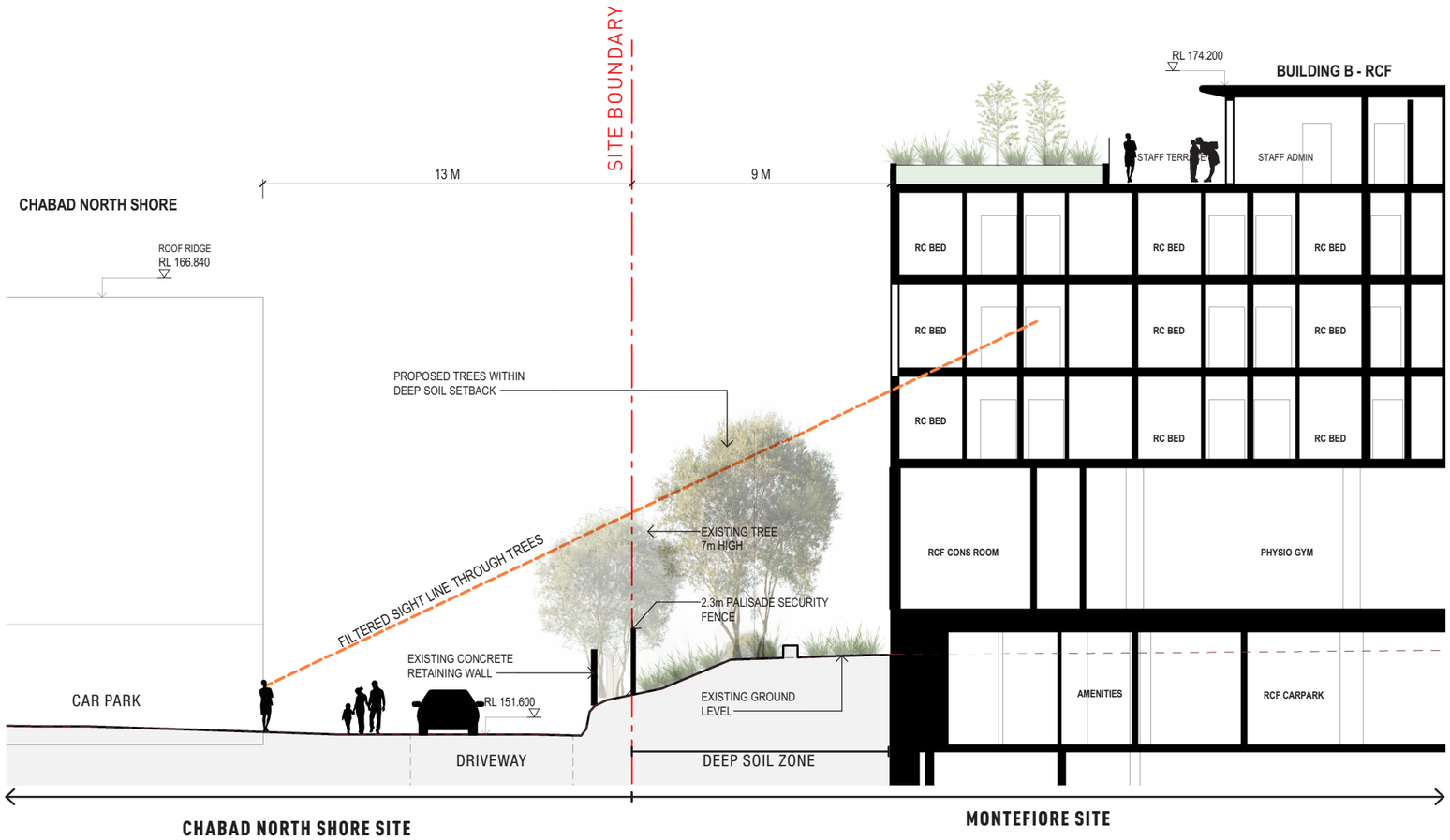


8. INTERFACE SECTION

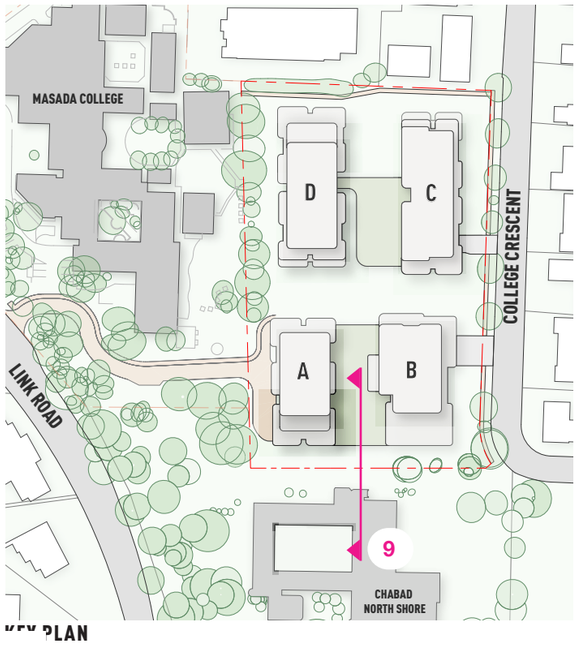
(LANDSCAPE IS INDICATIVE ONLY. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.)

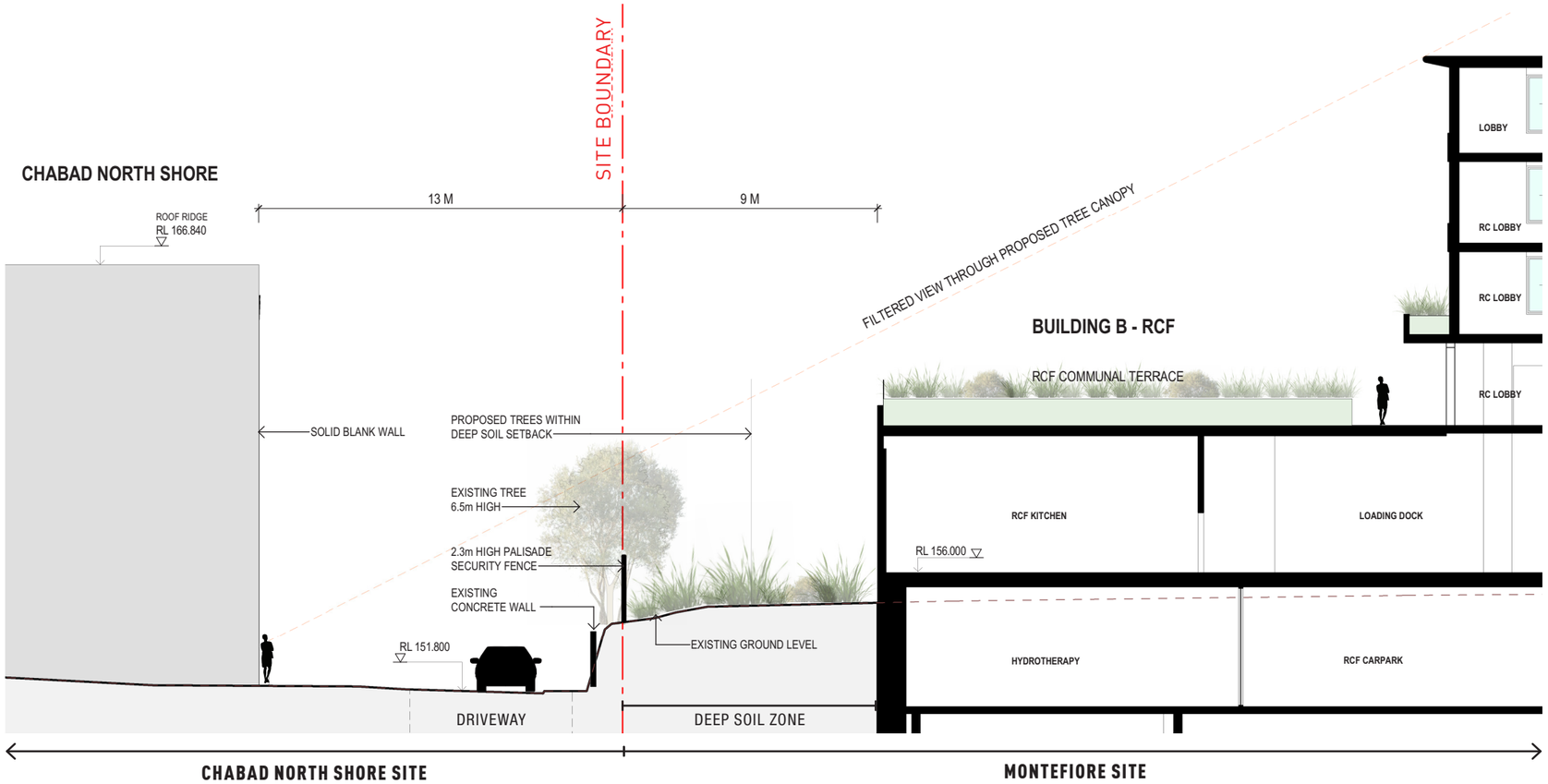
5.10 BUILT FORM

SOUTH (CHABAD) INTERFACE SECTION

The generous separation between Buildings A and B creates a deliberate break in the built form that reduces the perceived bulk and scale of the development when viewed from the south. This separation improves visual permeability through the site, allowing greater access to sky views.

The increased building separation also enables improved solar access to the Chabad site resulting in a built form composition that responds sensitively to the surrounding context.





9. INTERFACE SECTION

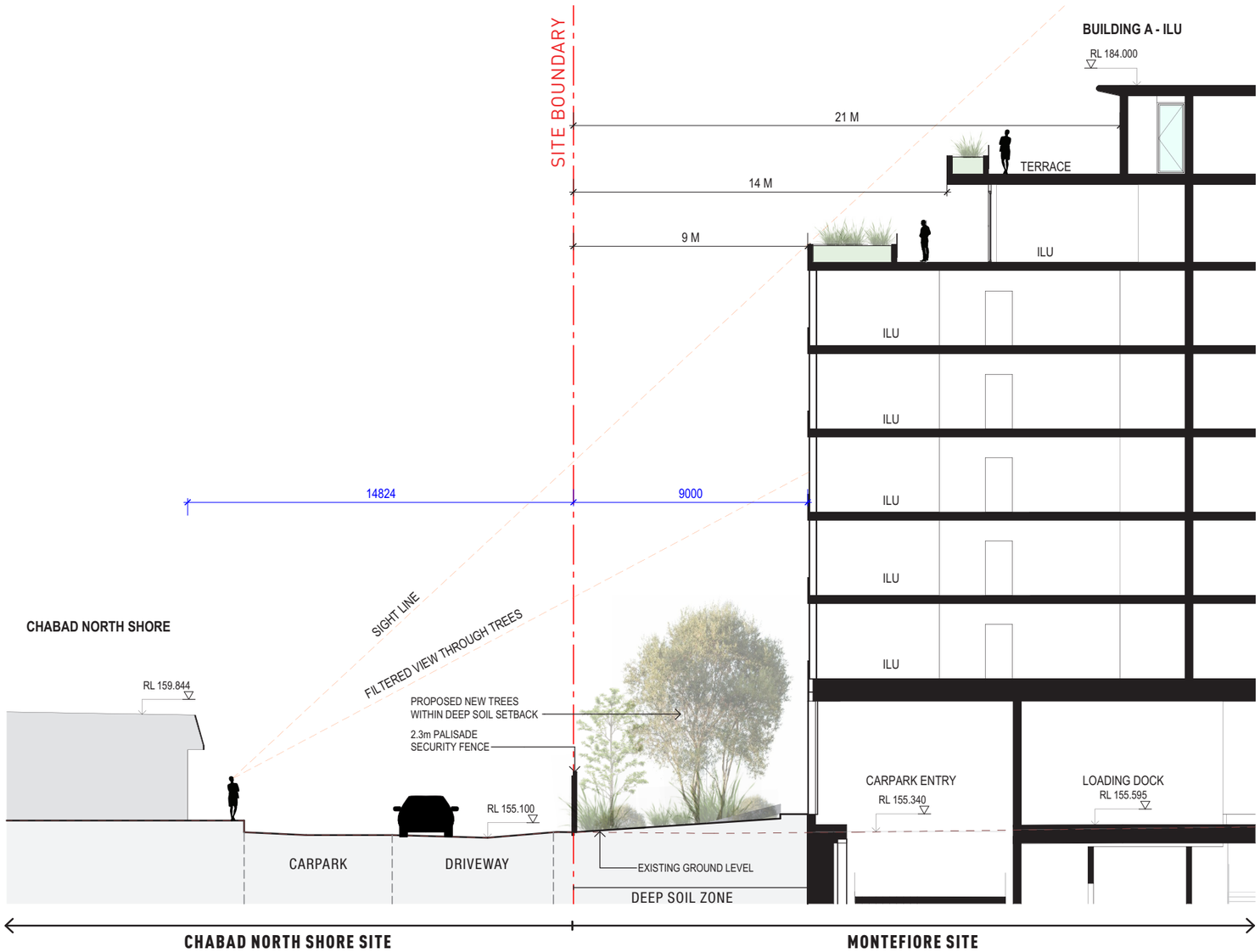
(LANDSCAPE IS INDICATIVE ONLY. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.)

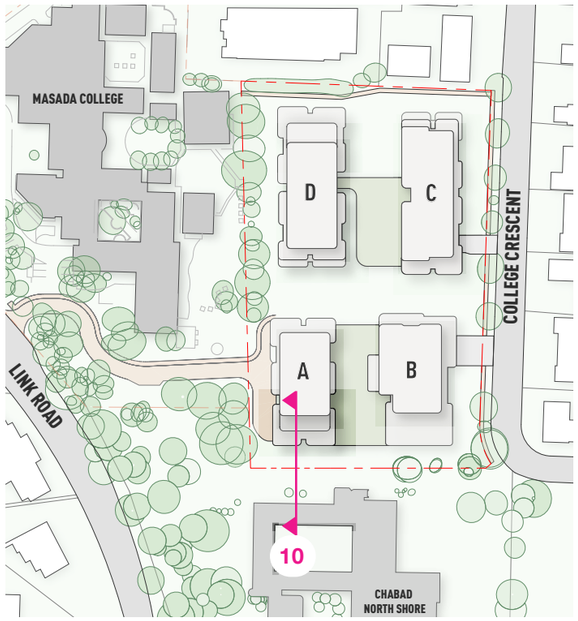
5.10 BUILT FORM

SOUTH (CHABAD) INTERFACE SECTION

At the South, the 8 storey building A steps back at upper levels to reduced the height, bulk and scale to the Southern neighbour and reduce overshadowing impacts.

A 9m wide deep soil zone is proposed which will allow for substantial tree planting to further screen and soften the building when viewed from the Chabad site.





KEY PLAN

10. INTERFACE SECTION

(LANDSCAPE IS INDICATIVE ONLY. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.)

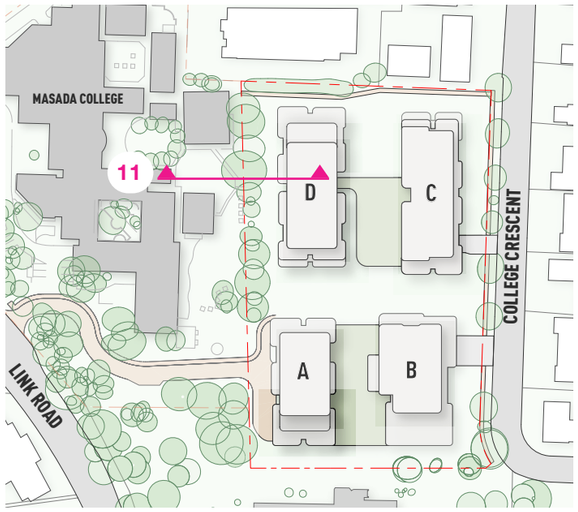
5.10 BUILT FORM

WEST (MASADA COLLEGE) INTERFACE SECTION

The proposed building is well set back from the Masada boundary to reduce overlooking of the school and maximise privacy for residents.

The extensive planting along this boundary maintained within a generous deep soil area will allow filtered views through the trees to maintain privacy but also facilitate a level of passive surveillance.

Privacy will be further enhanced at the lower levels through balcony planters and well placed vertical screening. Glazing will be developed with the acoustic engineer to ensure acoustic comfort us prioritised.



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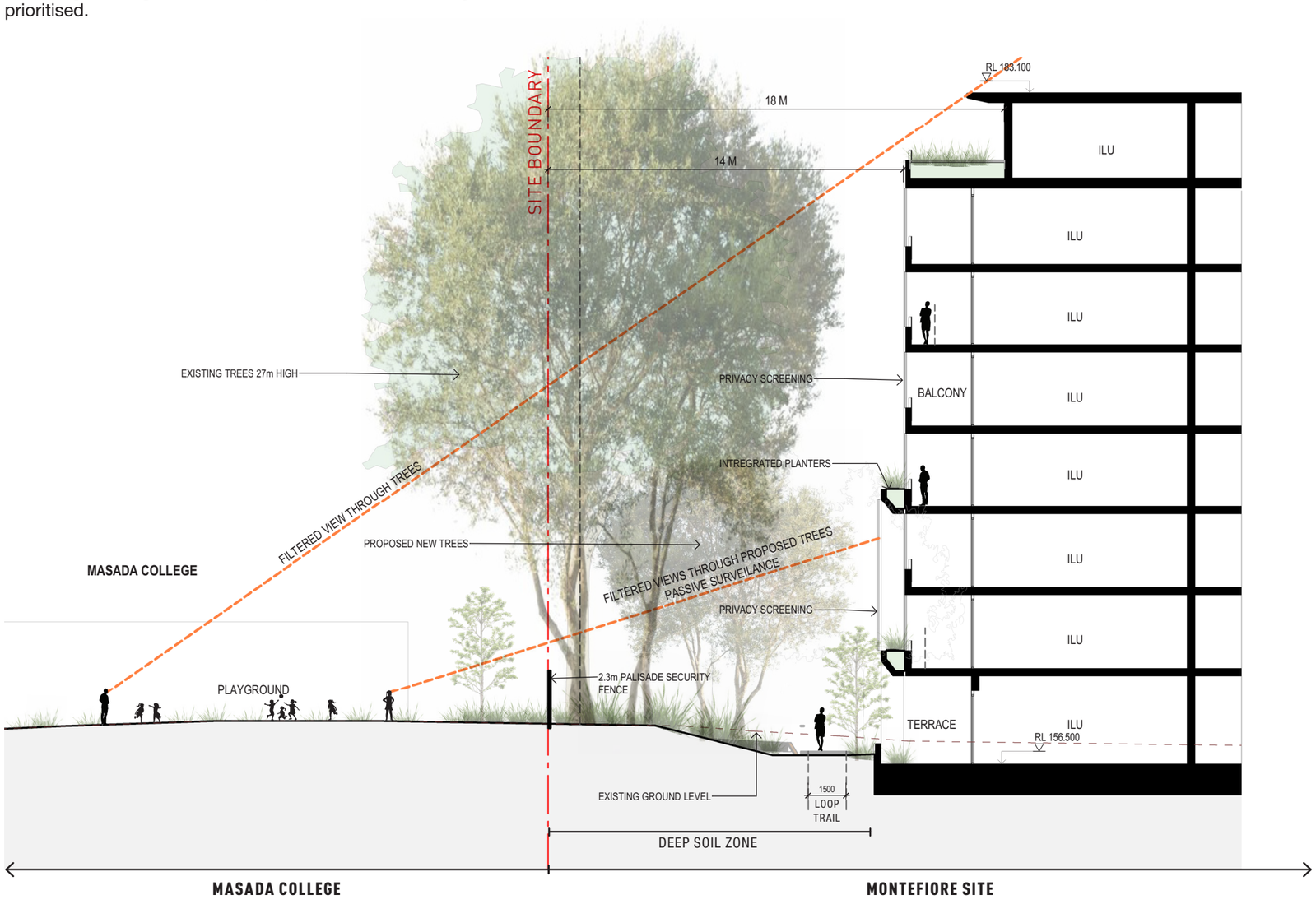
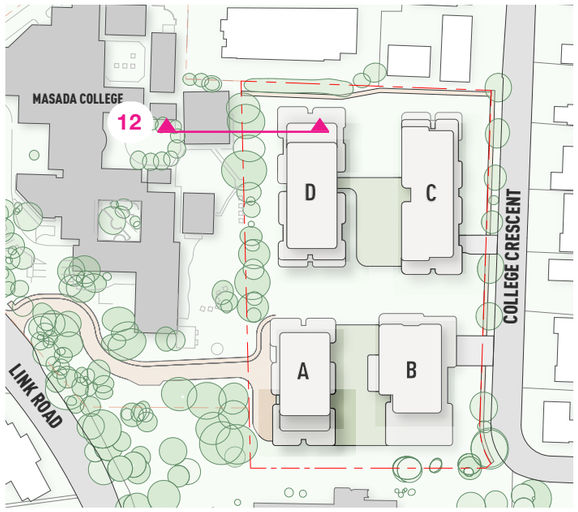


11. INTERFACE SECTION

(LANDSCAPE IS INDICATIVE ONLY. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.)

5.10 BUILT FORM

WEST (MASADA COLLEGE) INTERFACE SECTION



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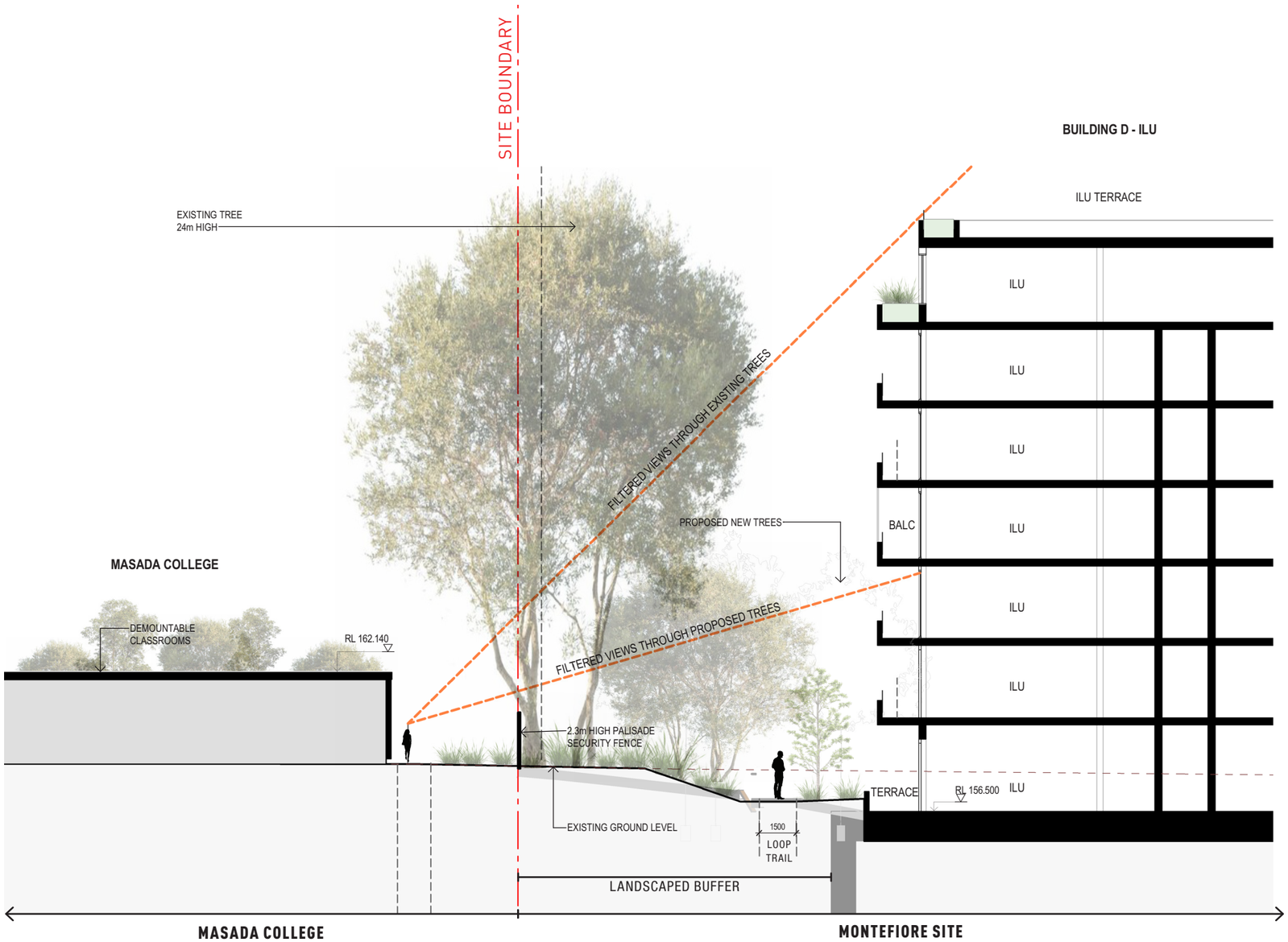


12. INTERFACE SECTION

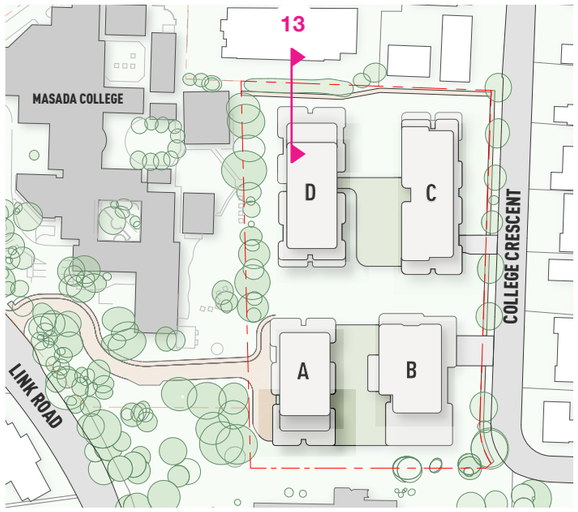
(LANDSCAPE IS INDICATIVE ONLY. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.)

5.10 BUILT FORM

NORTH INTERFACE SECTION

To the north, Building D incorporates upper level setbacks that reduce the perceived height, bulk and scale of the 8-storey built form when viewed from properties to the north. The stepped massing creates a more recessive upper form and contributes to a more articulated architectural expression.

Generous deep soil zones are provided along the northern boundary to support substantial tree planting that will mature over time to further soften and screen the development. This landscape buffer reinforces the established garden character of the locality while improving visual amenity and privacy outcomes for neighbouring residents.



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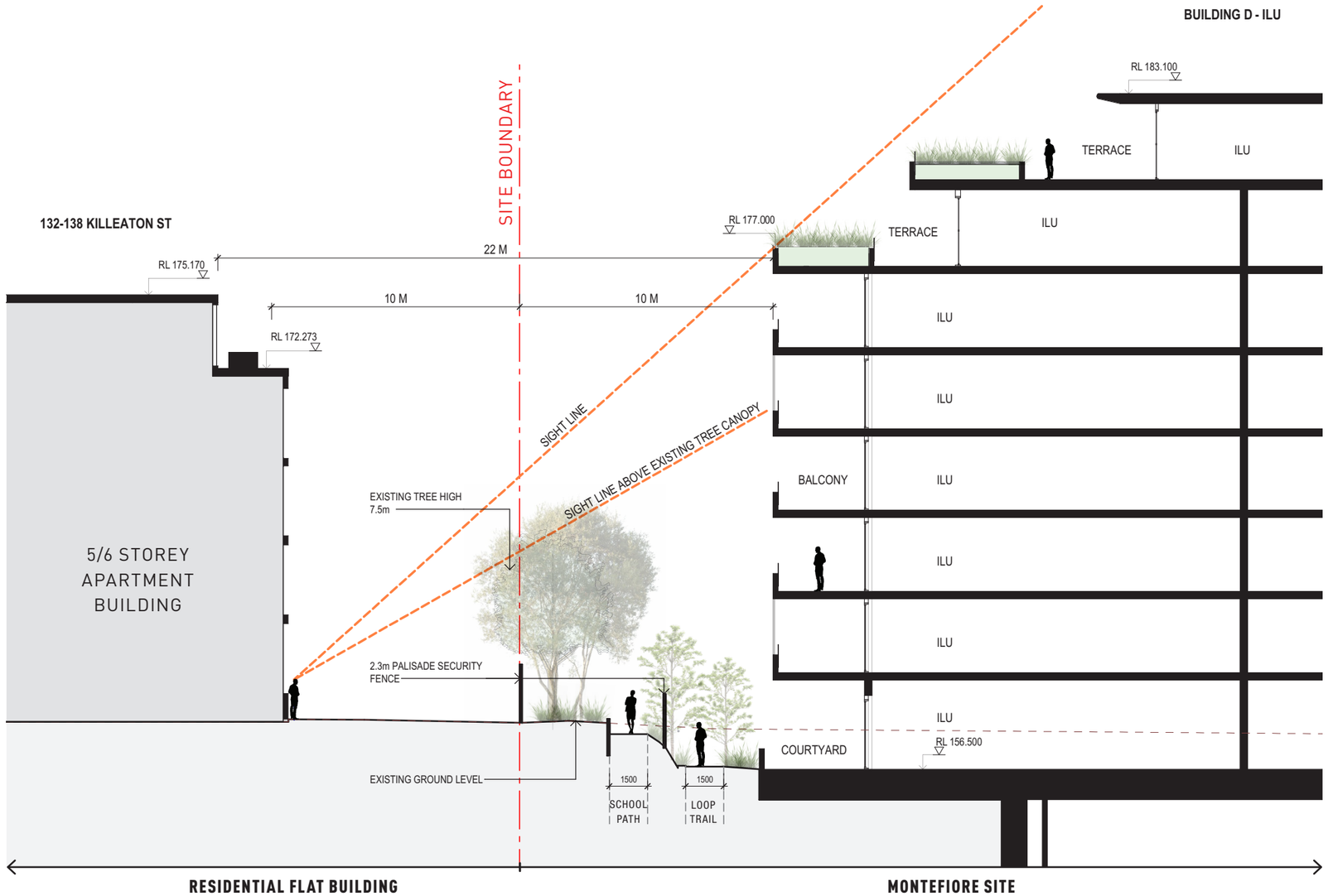
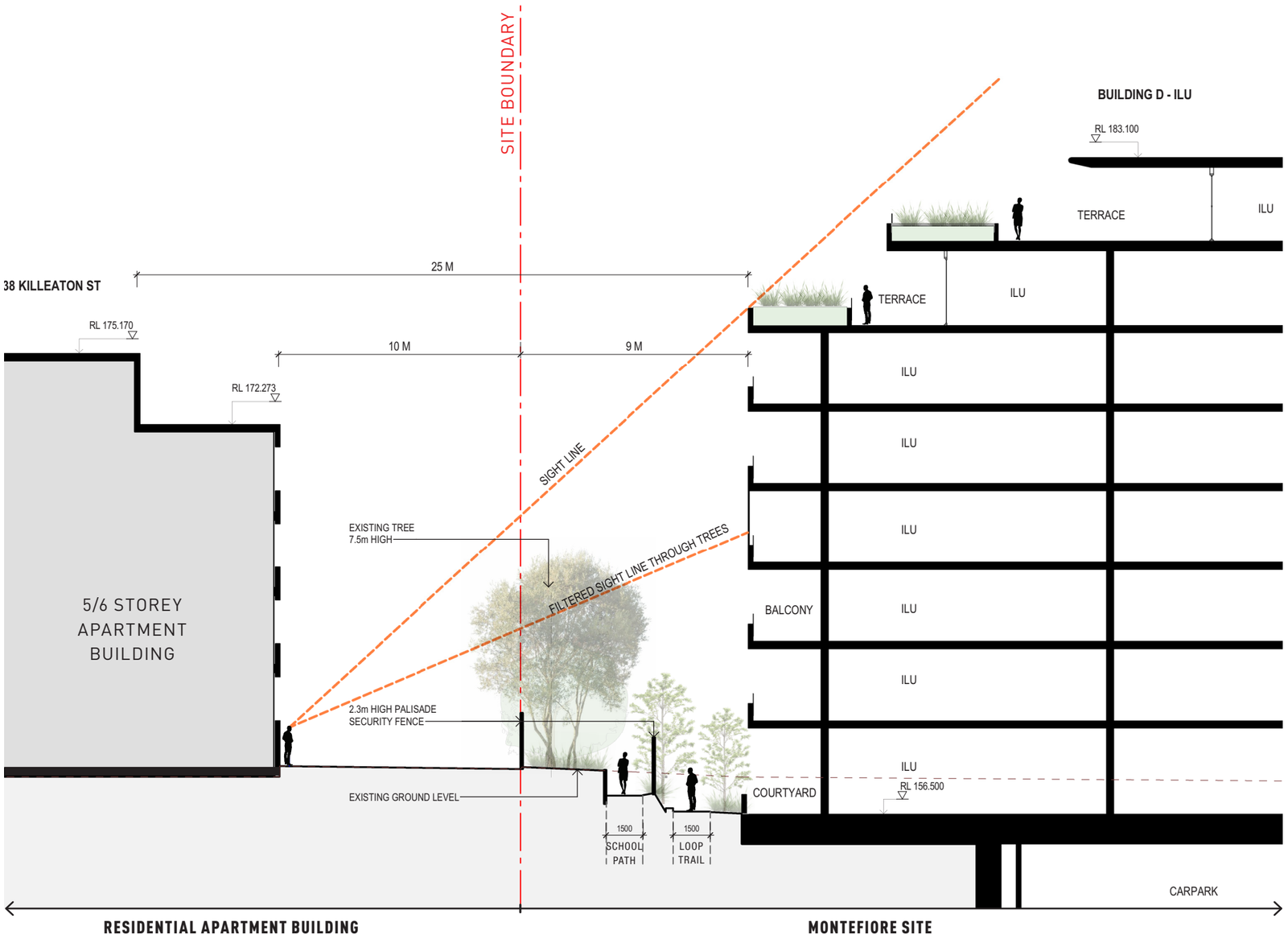


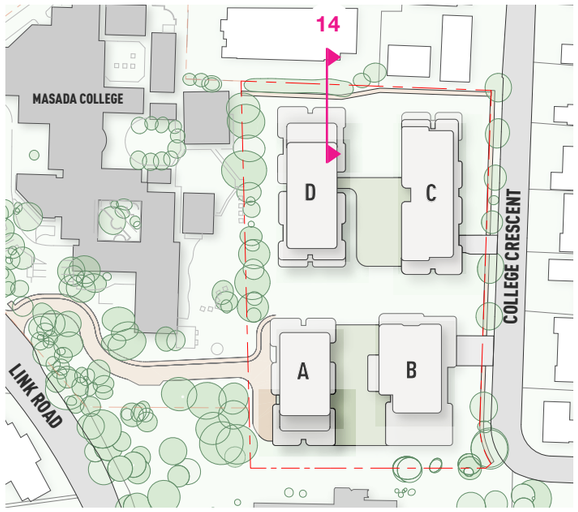
13. INTERFACE SECTION

(LANDSCAPE IS INDICATIVE ONLY. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.)

5.10 BUILT FORM

NORTH INTERFACE SECTION





KEY PLAN

14. INTERFACE SECTION

(LANDSCAPE IS INDICATIVE ONLY. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.)

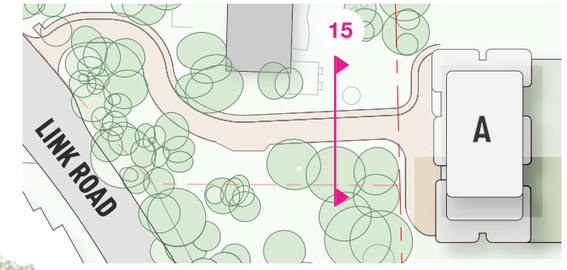
5.10 BUILT FORM

LINK ROAD ACCESS DRIVEWAY INTERFACE SECTION

The access road from Link Road provides vehicular and pedestrian access to the site for residents, visitors and service vehicles via an existing right-of-way easement over Masada College. The alignment of the access road has been carefully designed to weave between existing mature trees and utilise existing hardstand areas where possible, minimising impacts on existing high signifcance trees.

This approach also presents an opportunity to rehabilitate and rewild the CEEC area located to the south of the driveway, enhancing biodiversity outcomes and reinforcing the natural bushland character of the site.

A solid boundary wall is proposed along the northern edge of the access road to provide the necessary security interface with Masada College and ensure student safety. The wall will be sensitively integrated into the landscape design through high quality materials and planting to minimise its visual impact and contribute positively to the overall character of the access way.



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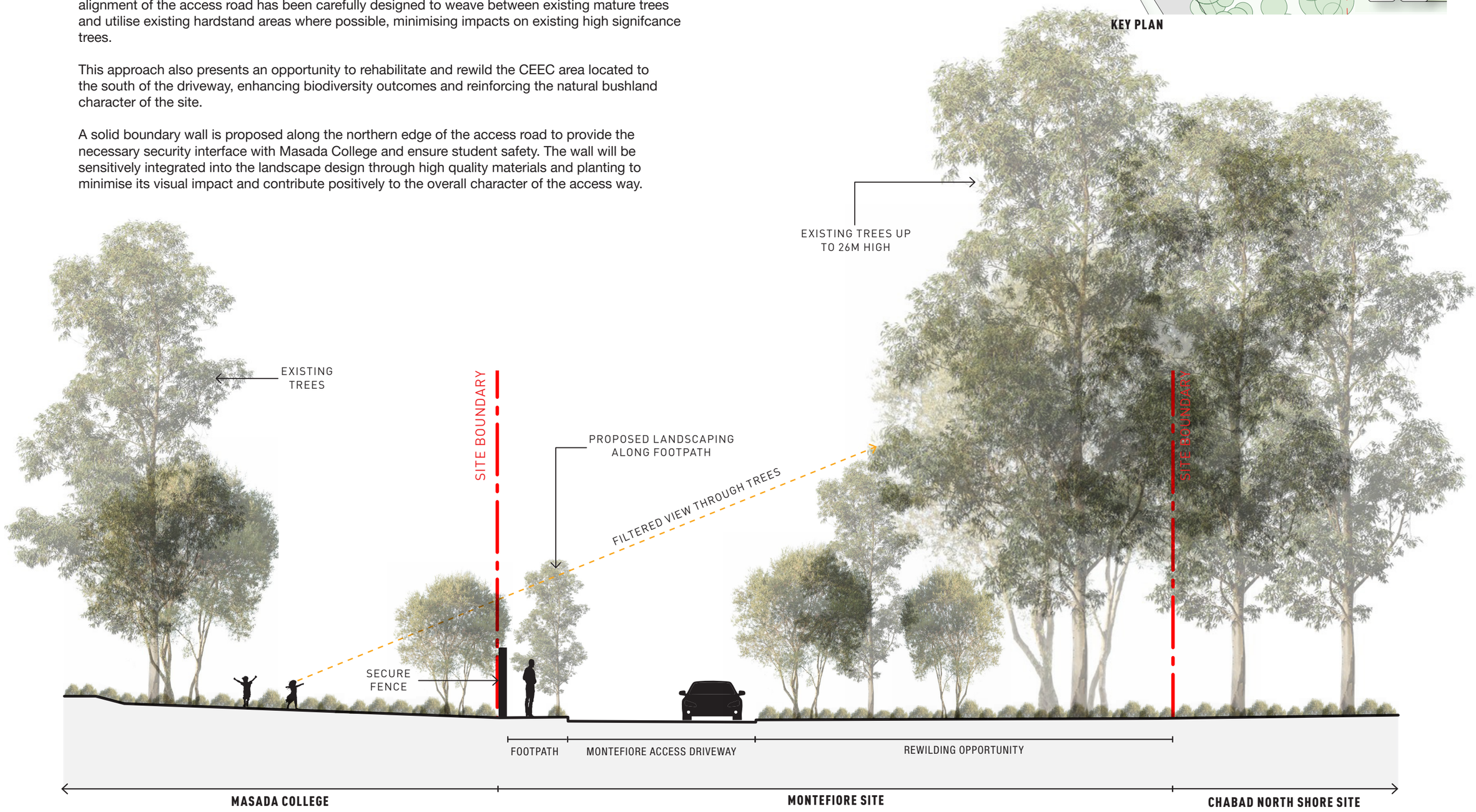


15. INTERFACE SECTION

(LANDSCAPE IS INDICATIVE ONLY. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.)

ARCHITECTURE

6.0

SECTION:

6.1 FACADE DESIGN INSPIRATION

6.2 MATERIALITY

6.3 FACADE ARTICULATION

6.4 VISUALISATIONS

6.5 STREETSCAPE STUDY

6.1 CONNECTING WITH COUNTRY

The project team has committed to ongoing collaboration with the Connecting with Country consultant and local Elders to ensure the principles, values, and cultural knowledge identified through engagement are embedded throughout the architecture and landscape design, informing the project as it evolves.

DESIGNING WITH COUNTRY: PRINCIPLES AND VALUES



GAI-MARIAGAL COUNTRY

To continue Country, we can draw inspiration from local textures, colours, and ecotones of Country to create spaces that reflect and respect the local landscape. Embracing the spirit of the Cammeraygal people by incorporating traditional trees, and native plants that speak to Country and the viewpoints from the ridge line, St Ives is situated. The Angophora tree plays a significant role in the spirit's journey from conception to the afterlife and back.

FAMILY AND COMMUNITY

Designing open spaces inspired by Country fosters connection and wellbeing, yarning circles for sharing stories, quiet spaces for reflection, and natural passive play areas that invite people to gather, connect with nature, and create lasting memories through meaningful interactions.

EDUCATION OF GAI-MARIAGAL

We can educate residents and the local community by implementing Gai-mariagal language through signage and place naming of buildings and streets. An example given by Uncle Dennis shared 'Cab-ra-nunga', meaning 'a resting mind'. Inspired by the land and sky, the design can also include First Nations constellations like the Emu and Brush Turkey, along with local engravings, to share Gai-mariagal stories and cultural identity throughout the space.

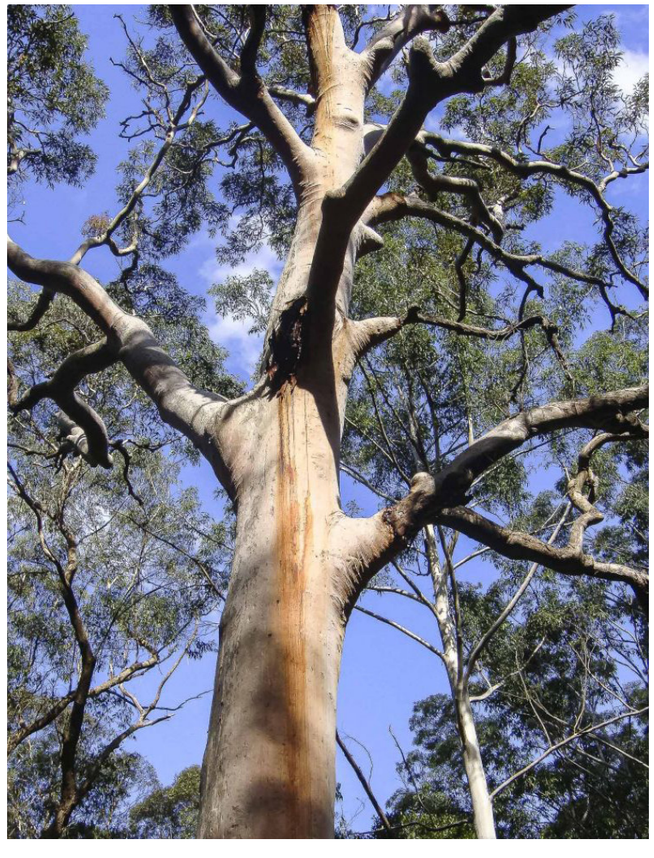
6.1 FACADE DESIGN INSPIRATION

The materials palette is informed by the Walk on Country and the surrounding natural environment, incorporating colours, textures, and materials that reflect the character of the local landscape and reinforce a strong sense of place. In particular, the design draws inspiration from the Angophora trees that are characteristic of the area, with their rich colours, textured bark, and organic forms influencing the architectural expression and material selection.











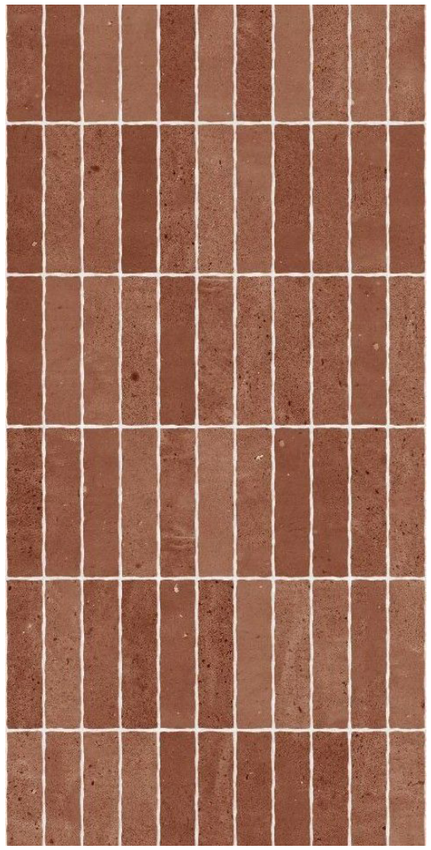


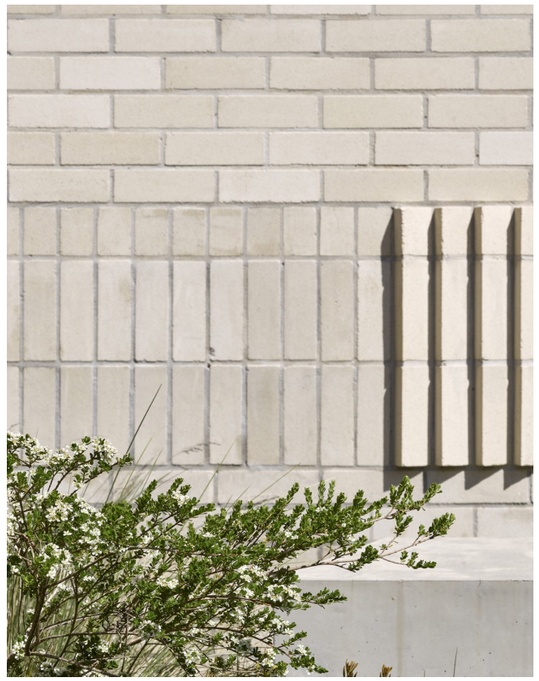
6.2 MATERIALITY

NATURAL MATERIALS AND COLOURS

The materials palette prioritises materials that are robust and low maintenance.

















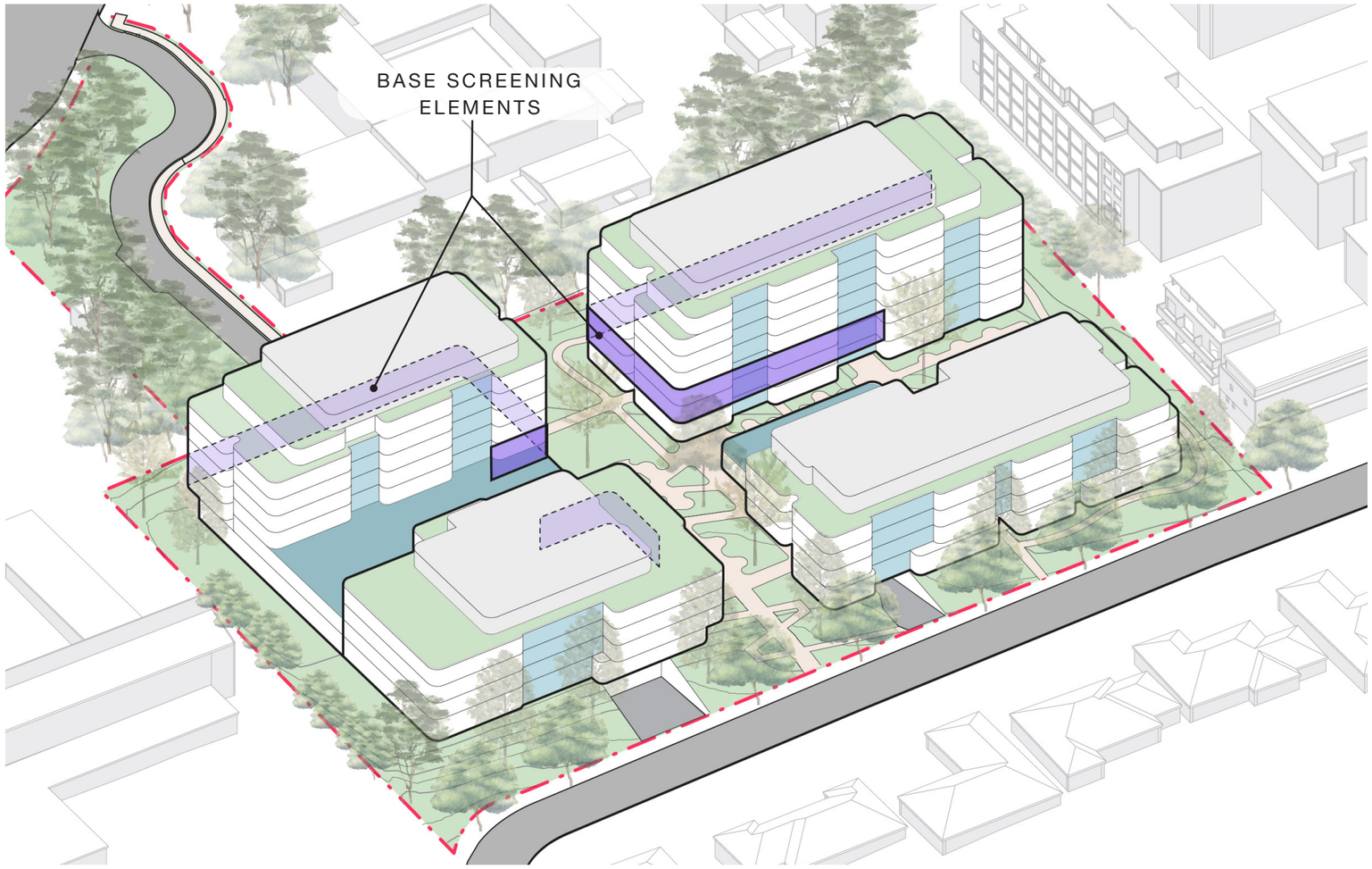
6.3 FACADE ARTICULATION

A carefully designed landscaped and screened zone establishes human scale and moderates perceived height through a deliberate facade step.

Regular vertical recesses articulate the elevation and reinforce a clear base–middle–top composition, with the uppermost level expressed as a recessive top to reduce apparent bulk.

Material and colour variation across the four buildings further breaks down scale and supports distinct building identities.

Elevated planters and terraces reinforce the stepped form and provide visual relief and upper-level amenity.



KEY:

- BASE
- ARTICULATION ZONE
- SCREENING ELEMENT
- RECESSIVE LEVELS
- GREEN SPACES
- SCREENED BALCONY ZONE

6.3 FACADE ARTICULATION

The podium form and recessive top floor articulate the elevation and reinforce a clear base–middle–top composition, with the uppermost level expressed as a recessive top to reduce apparent bulk.

Material and colour variation across the four buildings further breaks down scale and supports distinct building identities.

MATERIAL VARIATIONS

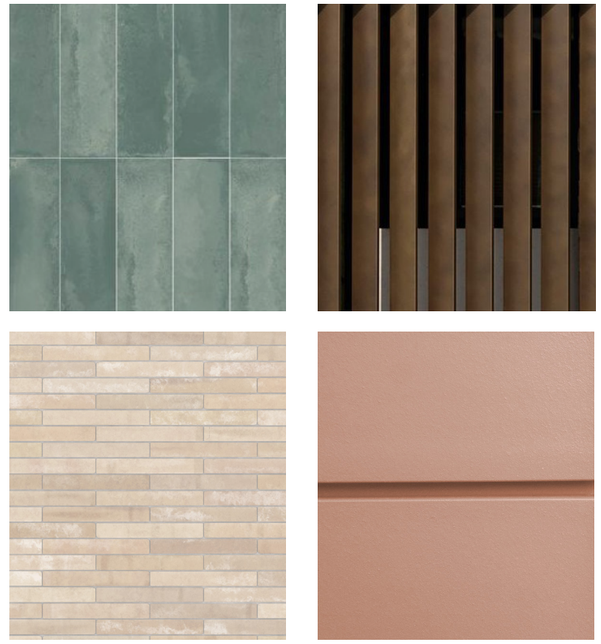


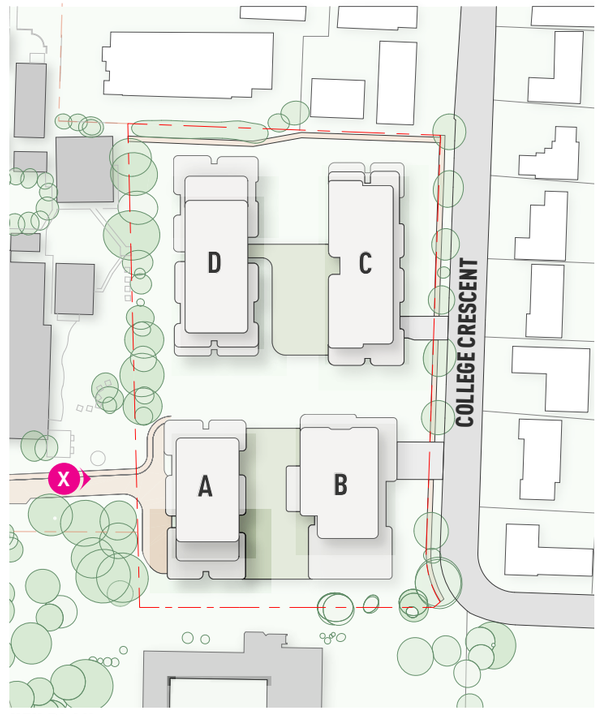
6.4 VISUALISATION

LINK ROAD ENTRY



VIEW ALONG ENTRY ROAD TO BUILDING A PORTE COCHERE





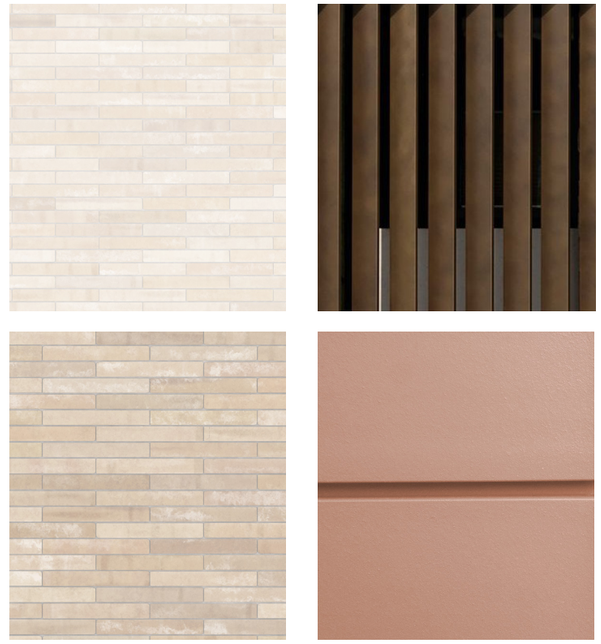
KEY PLAN

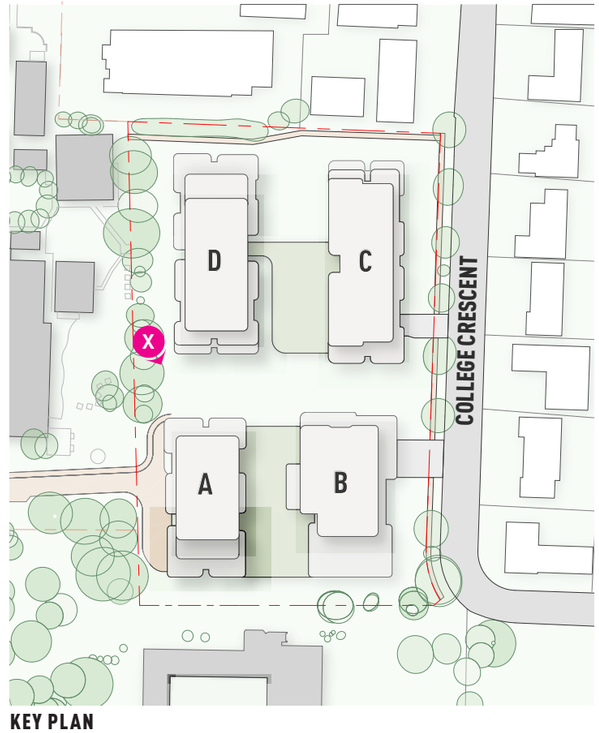
6.4 VISUALISATION

VILLAGE HEART - CIVIC QUALITY



VIEW THROUGH VILLAGE HEART TOWARDS BUILDING A AND B





KEY PLAN

6.4 VISUALISATION

VILLAGE HEART - CIVIC QUALITY



VIEW THROUGH VILLAGE HEART TOWARDS BUILDING A

The building presents a strong and well-defined podium to the Village Heart, establishing a civic presence that reinforces the importance of this key communal area.

A carefully curated material palette is concentrated at the ground plane, where the building engages with residents and visitors.

The use of high-quality, tactile materials, rich textures, and articulated detailing creates a human-scaled interface that enhances the pedestrian experience, contributes to a sense of place, and enriches the character and identity of the village centre.

KEY PLAN

6.4 VISUALISATION

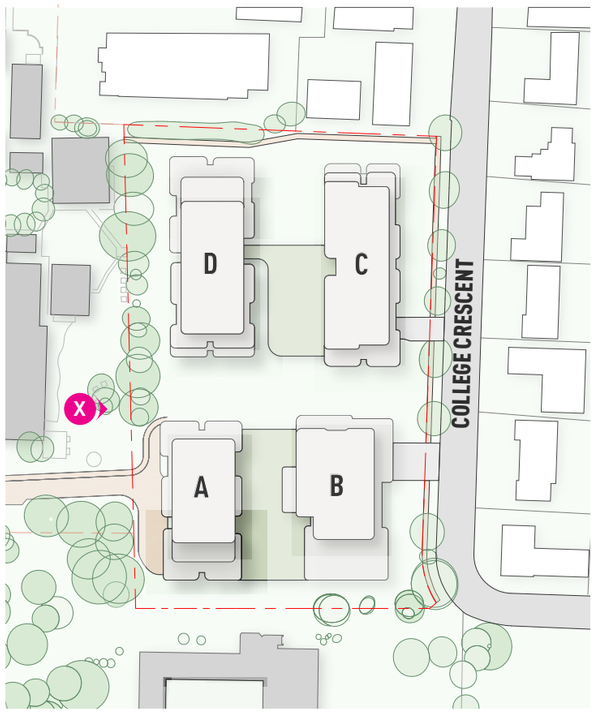
VILLAGE HEART



AERIAL VIEW THROUGH VILLAGE HEART FROM WEST (SCHOOL)

The Village Heart, centrally located within the development, connects the four buildings through a network of high-quality landscaped spaces and provides a key pedestrian link between College Crescent and Link Road. Activated by communal facilities at the ground plane, it creates a vibrant social hub that encourages interaction, supports wellbeing, and fosters a strong sense of community and place.

Generous deep soil zones are integrated within the Village Heart to support substantial tree planting and establish a mature landscape character that enhances amenity and strengthens connections to nature.



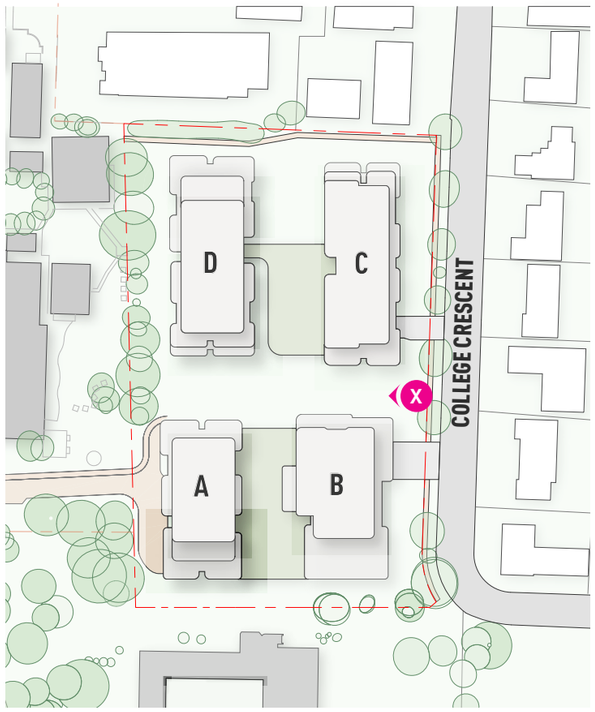
KEY PLAN

6.4 VISUALISATION

VILLAGE HEART



VIEW THROUGH VILLAGE HEART FROM COLLEGE CRESCENT ENTRY



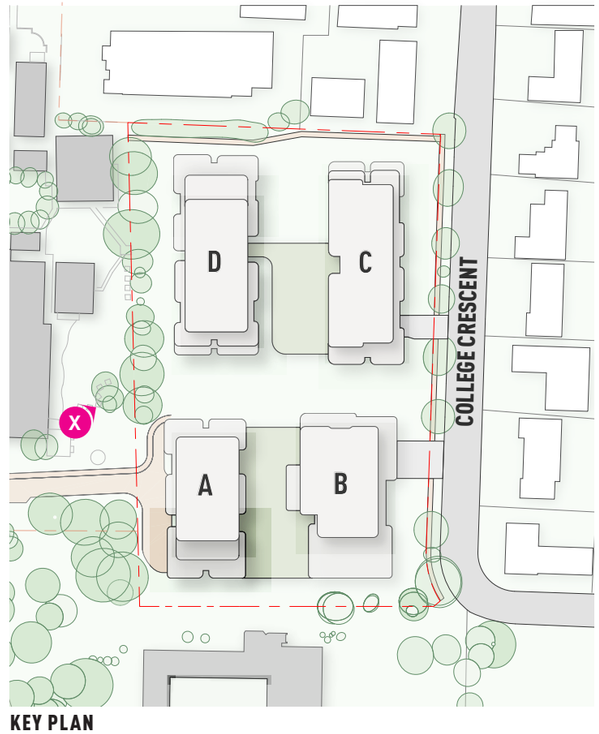
KEY PLAN

6.4 VISUALISATION

MASADA COLLEGE INTERFACE

The view from within Masada College demonstrates the intended landscaped buffer to the school; an opportunity to rewild this area of CEEC and facilitate the regeneration of wild life.





KEY PLAN

6.4 VISUALISATION

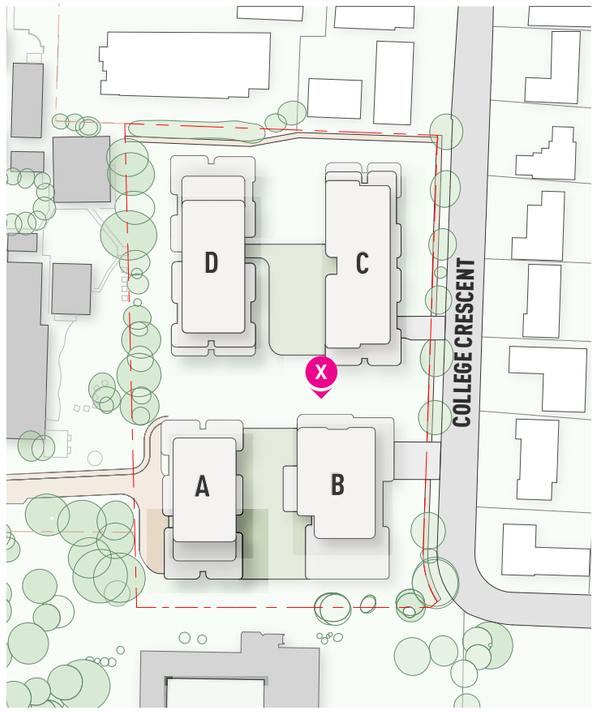
RESIDENTIAL CARE FACILITY INTEGRATION



VIEW THROUGH VILLAGE HEART FROM COLLEGE CRESCENT ENTRY

The Residential Care Building is integrated within the campus community while maintaining a high level of privacy for residents through the careful use of screening, landscape planting, and elevated planters.

This approach balances connection and engagement with the broader village while providing a comfortable, secure, and dignified living environment.



KEY PLAN

6.4 VISUALISATION

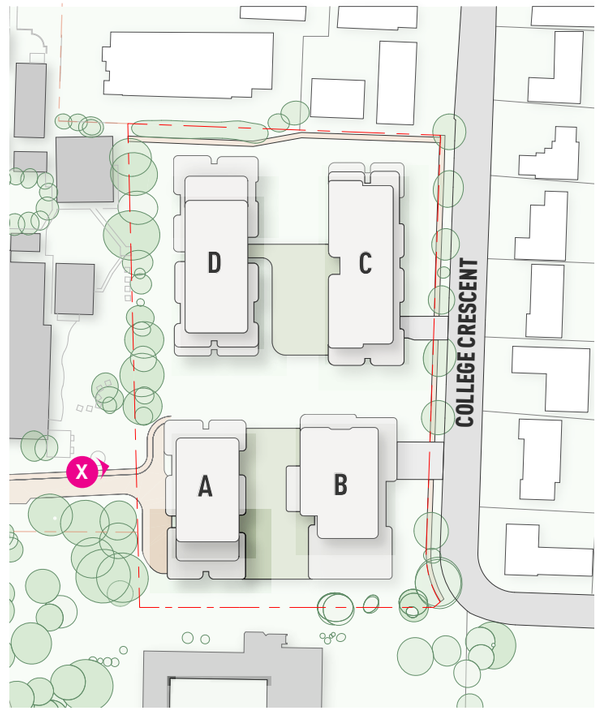
LINK ROAD ENTRY



VIEW ALONG ACCESS DRIVEWAY

The Link Rd access driveway provides the primary drop off for ILU residents and visitors. It is a pedestrian focused access way that balances the unique security needs of the school with a high quality entry and arrival experience for residents and their guests.

The alignment of the access way has been carefully designed to weave between the existing high-significance trees, minimising impacts on the established landscape.



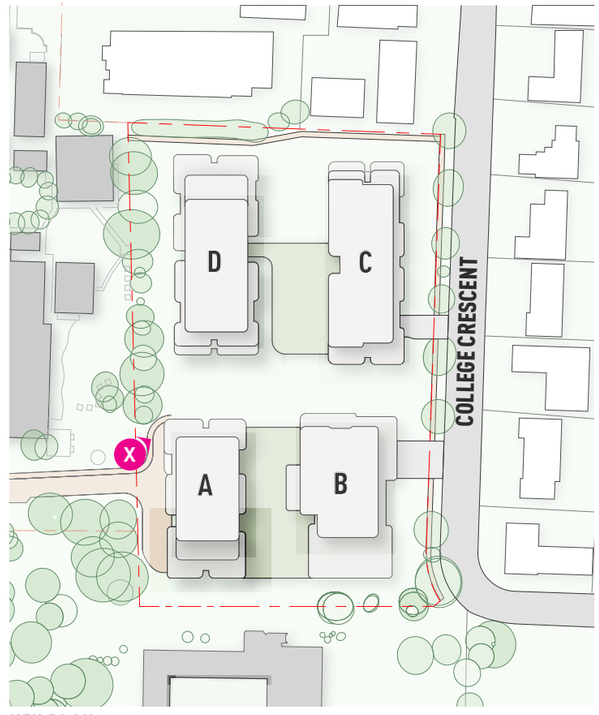
KEY PLAN

6.4 VISUALISATION

LINK ROAD ENTRY AND PORTE COCHERE



VIEW TO PORTE COCHERE



KEY PLAN

6.4 VISUALISATION

FACADE - VILLAGE HEART INTERFACE

FEATURE PAVILION ELEMENT DEFINES AND ACTIVATES THE VILLAGE HEART WHILE PROVIDING PROTECTION AND SCREENING TO THE RESIDENTIAL CARE TERRACE

LOWER-SCALE BUILDING ELEMENTS REINFORCE HUMAN SCALE



ELEVATED EDGE PLANTERS SOFTEN THE BUILT EDGE AND PROVIDE AMENITY AND PRIVACY TO THE RESIDENTIAL CARE TERRACE

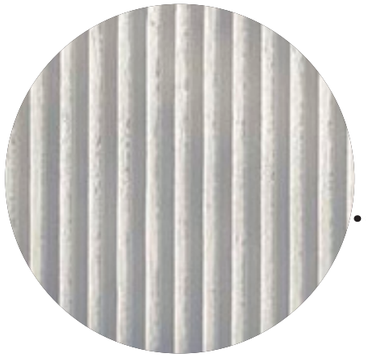
ELEVATED EDGE PLANTERS SOFTEN THE BUILT EDGE AND ENABLE COVERED WALKWAYS.

6.4 VISUALISATION

FACADE - TYPICAL INTERFACE



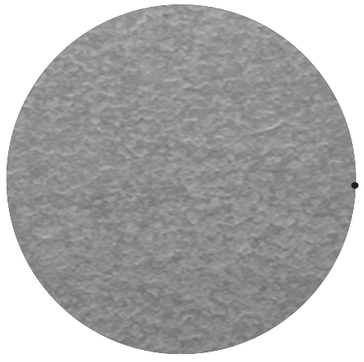
ELEVATED PLANTERS



PROFILED CLADDING



BRONZE COLOURED SCREENING



CLADDING



TERRACOTTA COLOURED CLADDING



6.5 STREETSCAPE STUDY

EXISTING COLLEGE CRESCENT

College Crescent forms the primary interface with the public domain and surrounding established residential development. The street is characterised by a mix of built form, with 1 and 2 storey detached dwellings along the eastern side of College Crescent, and more recent 3 storey residential development located to the west, north of the subject site.

The residential dwellings to the east are generally set well back from the street and are screened by high front fences and established hedging, contributing to a high level of privacy.

The existing frontage to the subject site is defined by mature, well-established street trees reaching heights of up to 8.5m, which provide a strong landscaped character to the public domain.

At the south-east corner of the site there is an existing berm in the landscape with a number of significant trees on the boundary of the subject site and Chabad site that are priority for retention. The proposal consider minimal disturbance to the natural ground level in this corner of the site that is also adjacent to the main entry to Chabad.



VIEW OF SUBJECT SITE ALONG COLLEGE CRESCENT FROM THE SOUTH



VIEW OF NORTH SHORE CHABAD ENTRY



VIEW OF THE SUBJECT SITE ALONG COLLEGE CRESCENT FROM THE NORTH

6.5 STREETSCAPE STUDY

COLLEGE CRESCENT ELEVATION

The built form along College Crescent has been carefully designed to respond to the established fine-grain residential character of the street. The two proposed buildings fronting College Crescent are viewed as predominantly 4-storey buildings with a recessed top floor to reduce the perceived height of the built forms. This modulation of the massing breaks down the overall scale of the buildings and provides a more considered transition to the surrounding context.

The architectural expression incorporates a strong horizontal and vertical articulation, with carefully proportioned facade elements, material variation and recesses that create depth and visual interest. A palette of natural, robust materials in a varying colour palette, reinforces the residential character of College Crescent and provide a timeless, high-quality built form outcome.

Subtle variation in brick colour draws inspiration from the colours and textures of the Angophora trees observed on the Walk on Country.

The upper recessed levels are expressed in darker, lightweight cladding to visually recede from College Crescent, reducing perceived bulk and reinforcing the legibility of the lower street wall.

Importantly, the Residential Care Facility is designed with the same materiality and facade articulation to blend in seamlessly with the residential character of the street.

Integrated planters are incorporated in the built form to soften the built form and introduce visual relief particularly at upper levels.

The retention of existing mature street trees, complemented by substantial new planting within the generous deep soil setback further reinforced the landscaped character of the development. Fencing is integrated into the landscaping to maintain visual permeability and preserve the green, landscaped character of the street frontage.



COLLEGE CRESCENT STREETSCAPE

6.5

STREETSCAPE STUDY

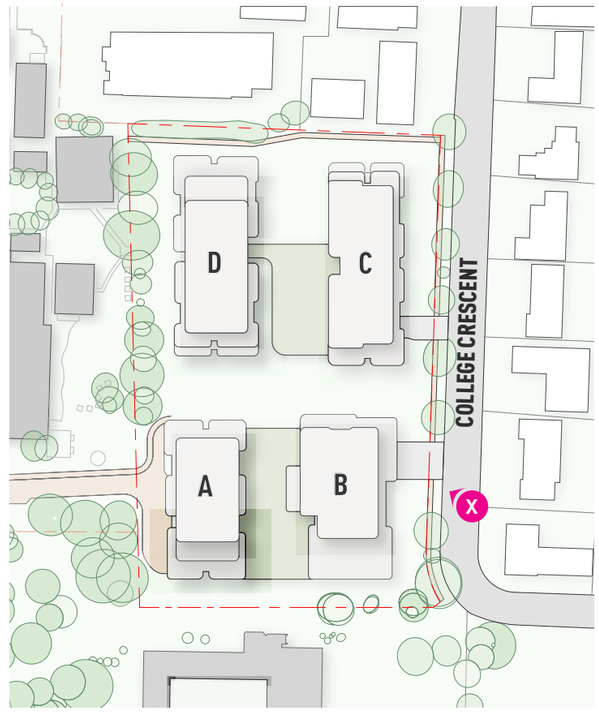
COLLEGE CRESCENT SOUTH - BUILDING B RCF

The entry to the Residential Care Facility car park is integrated within the existing landscape berm that rises from College Crescent, minimising its visual prominence within the streetscape. The masonry base and extensive landscaping at the entry, softens its appearance, maintaining the landscaped character of College Crescent, and contributing to a high-quality streetscape outcome.

The Residential Care Facility has been carefully designed to reflect the established residential character of College Crescent. Small, articulated balconies are provided to resident rooms, creating a finer-grain built form expression that enhances resident amenity and reinforces the building's residential scale and character.



COLLEGE CRESCENT RCF CAR PARK ENTRY



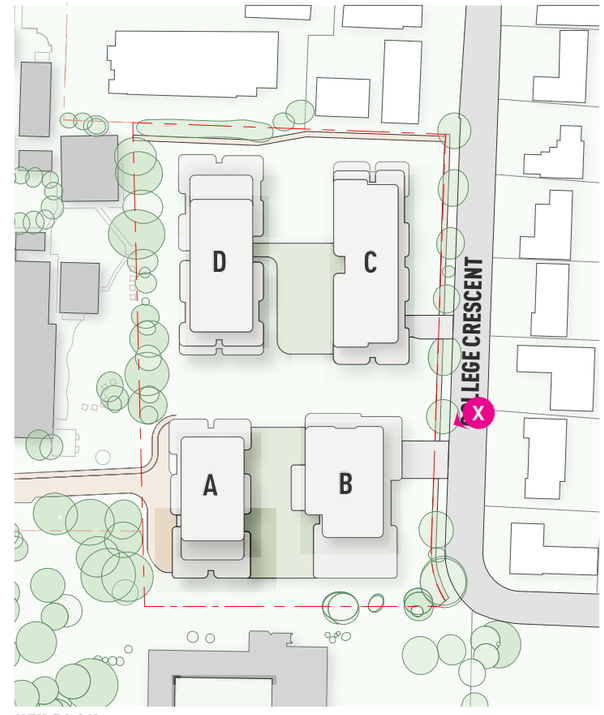
KEY PLAN

6.5 STREETSCAPE STUDY

COLLEGE CRESCENT SOUTH - BUILDING B RCF



COLLEGE CRESCENT RCF CAR PARK ENTRY



KEY PLAN

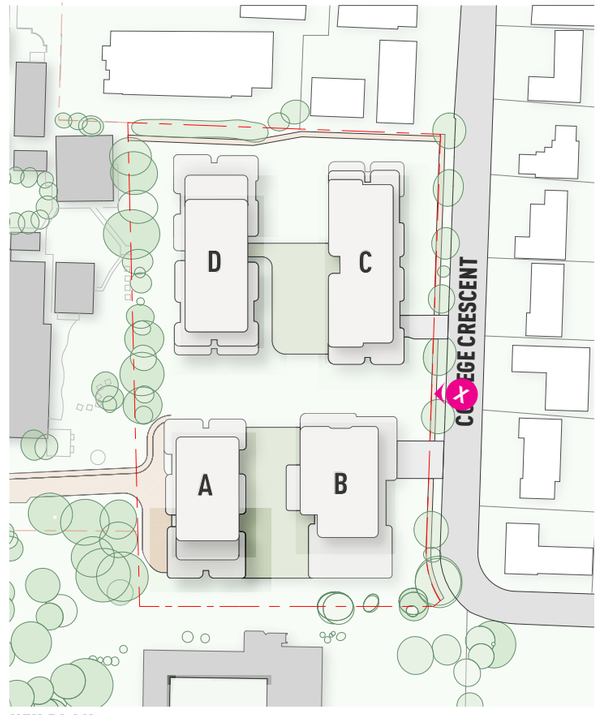
6.5 STREETSCAPE STUDY

COLLEGE CRESCENT - MAIN PEDESTRIAN ENTRY

A dedicated pedestrian entry is provided from College Crescent, creating a welcoming arrival experience for residents and visitors and establishing a direct connection to the Village Heart at the centre of the development.

Generous deep soil zones along the College Crescent frontage support substantial tree planting and landscape establishment, reinforcing the site's garden character, enhancing the streetscape, and contributing to a high-quality public domain outcome.





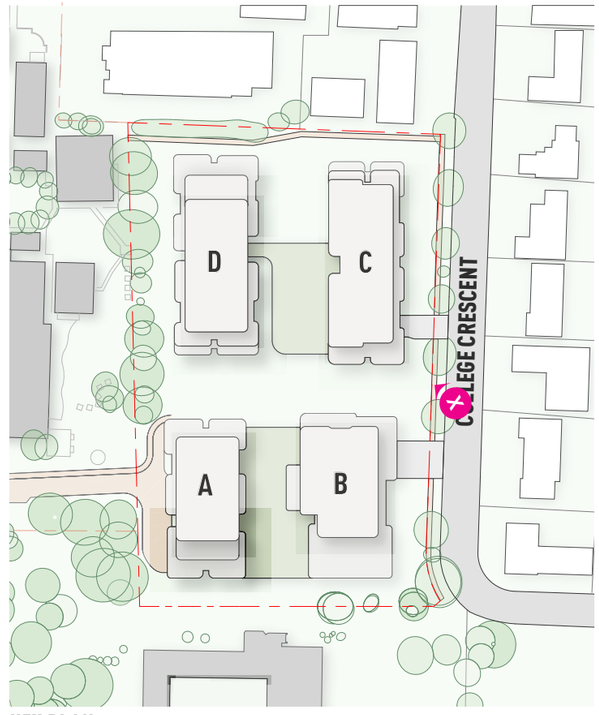
KEY PLAN

6.5 STREETSCAPE STUDY

COLLEGE CRESCENT - MAIN PEDESTRIAN ENTRY

Buildings B and C, which front College Crescent, incorporate recessed upper levels to reduce their apparent height and bulk when viewed from the street. This modulation of the built form is particularly important at the main pedestrian entry to the development, where it creates a more human-scaled streetscape and a welcoming arrival experience.





KEY PLAN

6.5 STREETSCAPE STUDY

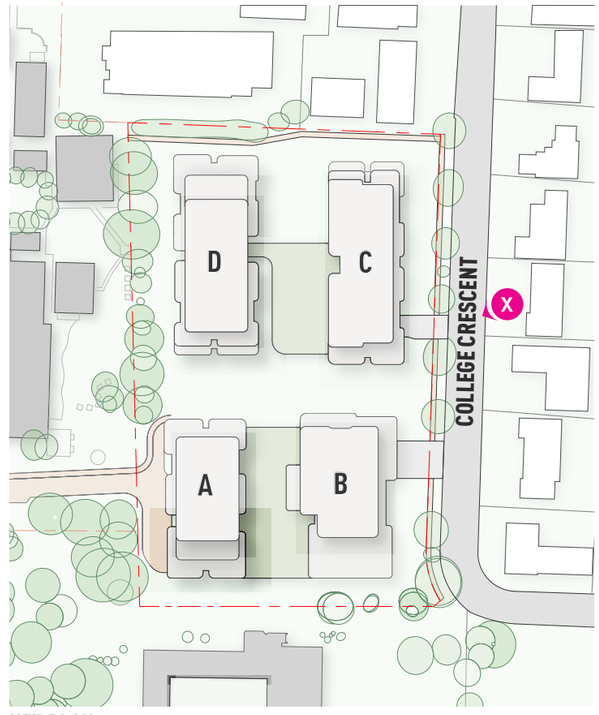
COLLEGE CRESCENT NORTH - BUILDING C ILU CARPARK ENTRY

The ILU basement entry is integrated within the landscaped setback, minimising its visual impact on the College Crescent streetscape and maintaining the site's garden character.

Boundary fencing is set back and incorporated within the landscape design to reduce its visual prominence while providing an appropriate level of security. This approach contributes to a softer streetscape interface and a high-quality public domain outcome.



COLLEGE CRESCENT ILU CAR PARK ENTRY



KEY PLAN

6.5 STREETSCAPE STUDY

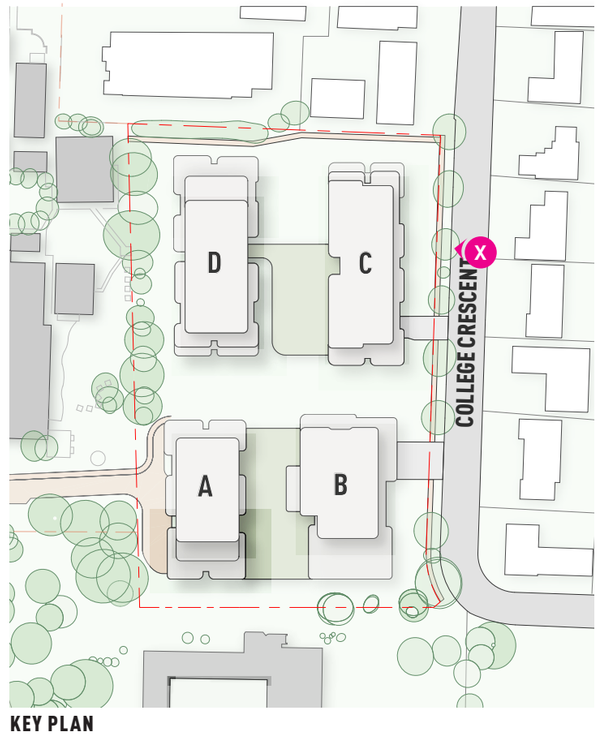
COLLEGE CRESCENT NORTH - BUILDING C ILU PEDESTRIAN ENTRY

The proposed vehicle and pedestrian entries have been carefully designed to prioritise the retention of existing well established street trees.

These mature trees provide immediate screenings and softening of the built from when viewed from the public domain and neighbouring properties.



COLLEGE CRESCENT ILU ENTRY



KEY PLAN

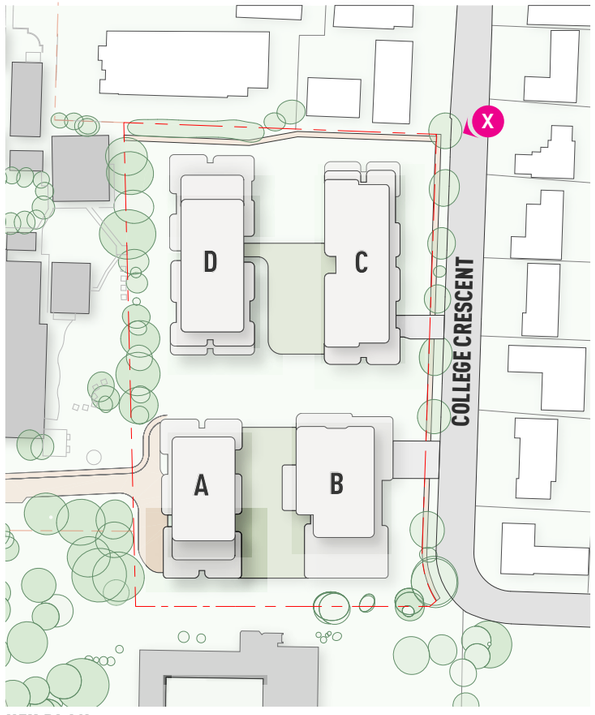
6.5 STREETSCAPE STUDY

COLLEGE CRESCENT NORTH

The proposed pedestrian entry and pedestrian pathway to Masada College will be integrated into the landscape design, while a new public footpath along the College Crescent frontage will improve pedestrian access and strengthen connections through Bede's Forest and the surrounding neighbourhood.



VIEW LOOKING WEST, TOWARD NORTHERN SCHOOL ACCESS PATHWAY



KEY PLAN

ENVIRONMENTAL AMENITY

7.0

SECTION:

7.1 VISUAL PRIVACY

7.2 OVERSHADOWING ANALYSIS

7.2.1 DETAILED OVERSHADOWING ANALYSIS - COLLEGE CRESCENT

7.2.2 DETAILED OVERSHADOWING ANALYSIS - MASADA COLLEGE

7.2.3 DETAILED OVERSHADOWING ANALYSIS - NORTH SHORE CHABAD

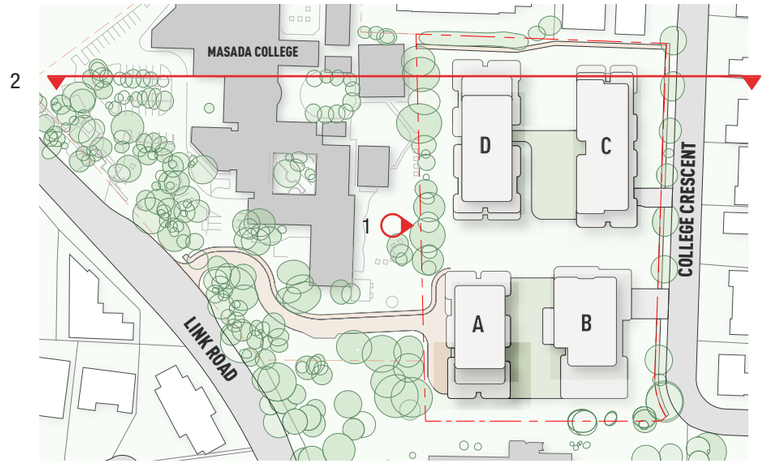
7.2.4 OVERSHADOWING ANALYSIS SUMMARY

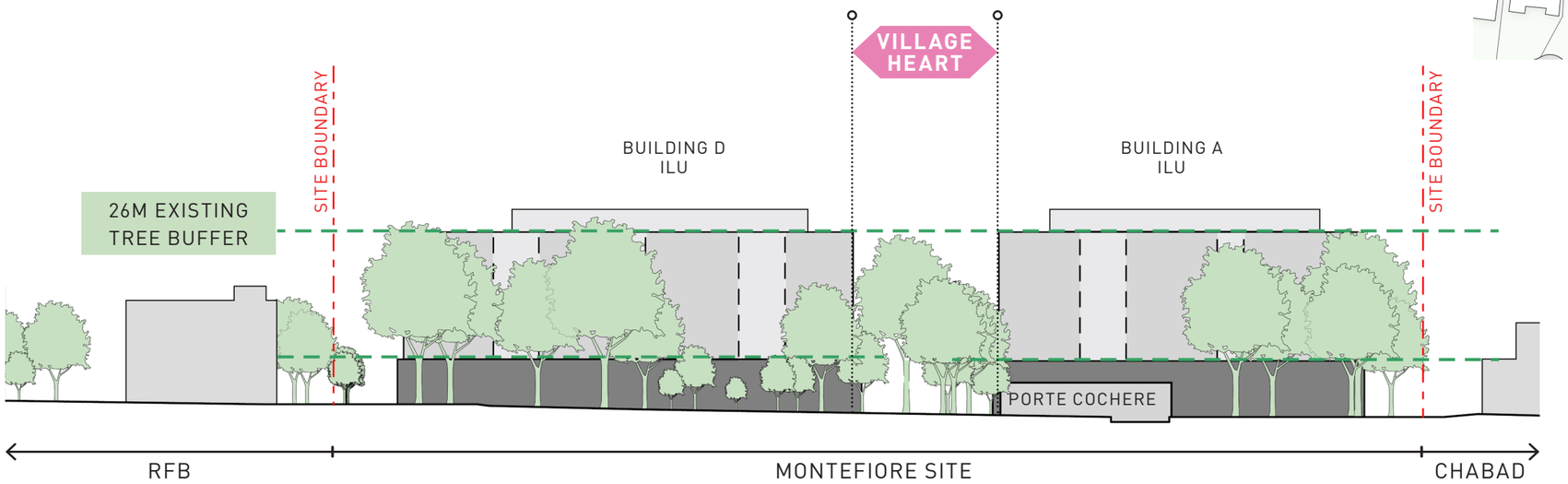
7.3 COMPLIANCE

7.4 COMMUNAL OPEN SPACE SOLAR ANALYSIS

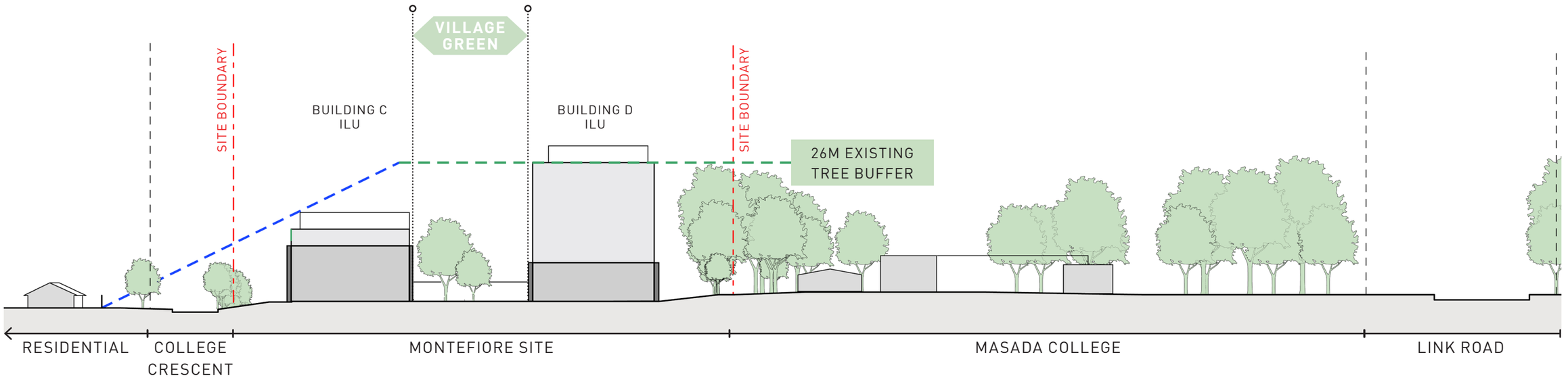
7.1 VISUAL PRIVACY

The well established trees within the site boundary along the Masada College interface are up to 26m high, providing significant screening of the building when viewed from the school. Many of these trees form part of the CEEC and will be complimented by low level planting of their understorey to create a significant buffer to the school area.





1. WESTERN ELEVATION



2. SITE SECTION

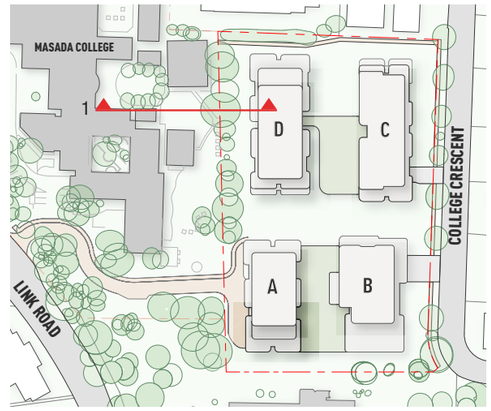
7.1 VISUAL PRIVACY

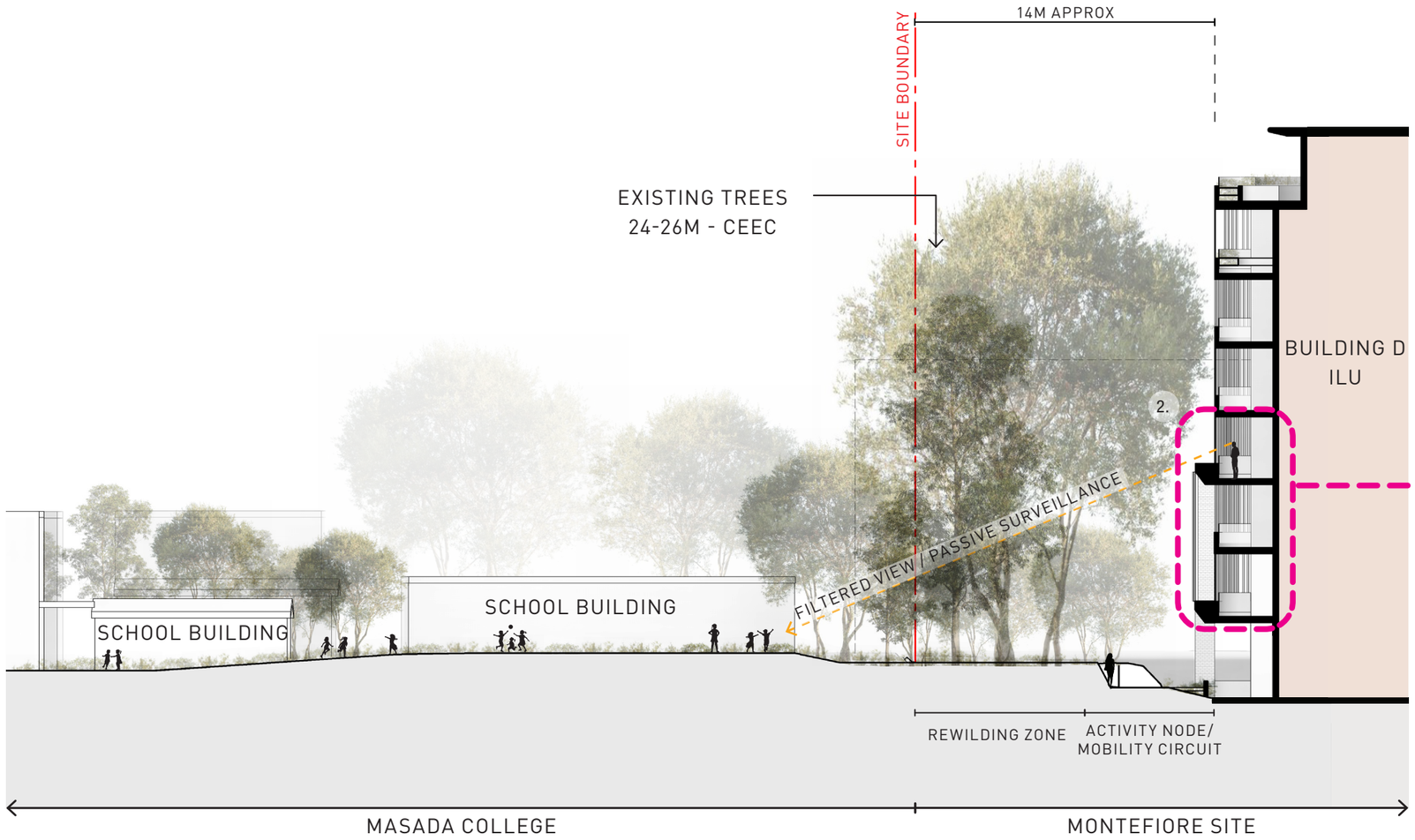
The proposed building is well set back from the Masada boundary to reduce overlooking of the school and maximise privacy for residents.

The extensive planting along this boundary maintained within a generous deep soil area will allow filtered views through the trees to maintain privacy but also facilitate a level of passive surveillance.

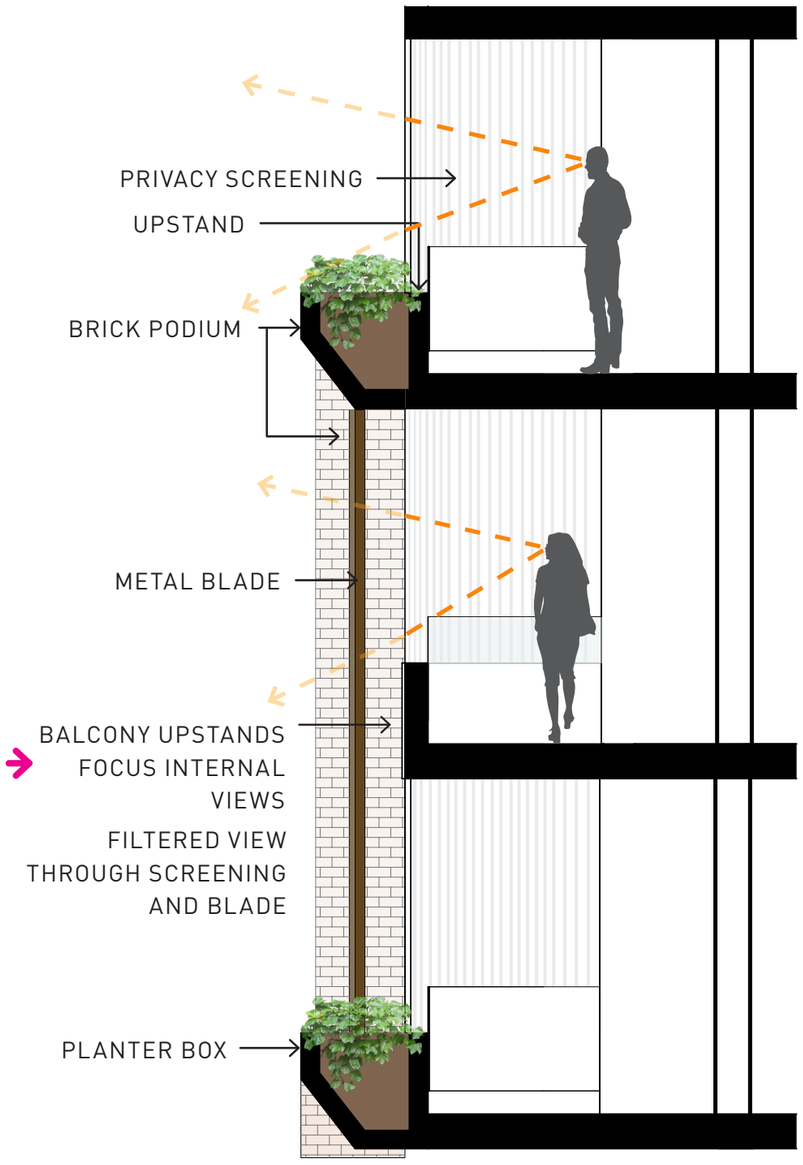
Privacy will be further enhanced at the lower levels through balcony planters and well placed vertical screening. Glazing will be developed with the acoustic engineer to ensure acoustic comfort us prioritised.

Due to the future redevelopment of the school, angled windows were considered but ultimately discounted due to the unknown future layout of buildings and play areas on the site.





1. MASADA COLLEGE INTERFACE SECTION



2. TYPICAL BALCONY CALLOUT

OVERSHADOWING ANALYSIS

OVERSHADOWING DIAGRAMS
COLLEGE CRESCENT OVERSHADOWING ANALYSIS
MASADA COLLEGE OVERSHADOWING ANALYSIS
CHABAD SITE OVERSHADOWING ANALYSIS

7.2 OVERSHADOWING ANALYSIS

A detailed assessment has been undertaken to analyse the overshadowing impacts of the proposed development on adjoining properties and internal communal spaces within the development.

KEY:

EXISTING SHADOW CAST BY EXISTING BUILDING

SHADOWS CAST BY PROPOSED DEVELOPMENT SDRP 2 SCHEME



9AM JUNE 21ST



10AM JUNE 21ST

7.2 OVERSHADOWING ANALYSIS

KEY:

EXISTING SHADOW CAST BY EXISTING BUILDING

SHADOWS CAST BY PROPOSED DEVELOPMENT SDRP 2 SCHEME



11AM JUNE 21ST



12PM JUNE 21ST

7.2 OVERSHADOWING ANALYSIS

KEY:

EXISTING SHADOW CAST BY EXISTING BUILDING

SHADOWS CAST BY PROPOSED DEVELOPMENT SDRP 2 SCHEME



1PM JUNE 21ST



2PM JUNE 21ST

7.2 OVERSHADOWING ANALYSIS

KEY:

EXISTING SHADOW CAST BY EXISTING BUILDING

SHADOWS CAST BY PROPOSED DEVELOPMENT SDRP 2 SCHEME



3PM JUNE 21ST

7.2.1 OVERSHADOWING ANALYSIS

COLLEGE CRESCENT HOUSES

The neighbouring residential properties along College Crescent are well set back from the street with generous garden areas at the front. The majority of properties, with the exception of 18 College Crescent, have generous private open space at the rear of their properties. Number 18 College Crescent has private open space at the front and rear of their property.

College Crescent houses are set back approximately 25-30m from the subject site boundary.



X HOUSE NUMBER

Objective 3B-2
Overshadowing of neighbouring properties is minimised during mid winter
Design guidance
Living areas, private open space and communal open space should receive solar access in accordance with sections 3D Communal and public open space and 4A Solar and daylight access
Solar access to living rooms, balconies and private open spaces of neighbours should be considered
Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%
If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond minimums contained in section 3F Visual privacy
Overshadowing should be minimised to the south or down hill by increased upper level setbacks
It is optimal to orientate buildings at 90 degrees to the boundary with neighbouring properties to minimise overshadowing and privacy impacts, particularly where minimum setbacks are used and where buildings are higher than the adjoining development
A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings

Objective 3D-1

An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping

Design criteria

Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)

Objective 4A-1

To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space

Design criteria

In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter

7.2.1 OVERSHADOWING ANALYSIS

COLLEGE CRESCENT HOUSES

A detailed overshadowing study has been prepared for the College Crescent interface.
The study demonstrates that neighbouring residential properties along College Crescent retain a high level of solar access to their living areas and private outdoor space throughout the day, with over 50% of their private open space receiving at least five hours of sunlight on 21 June.

The proposed development results in additional overshadowing to the front gardens of these properties only from approximately 2:30pm. However, the majority of dwellings— with the exception of one property—locate their principal private open space to the rear, which remains unaffected by the proposed development.



9AM 12PM 2PM 3PM

KEY:

SHADOW CAST BY COLLEGE CRESCENT RESIDENTS

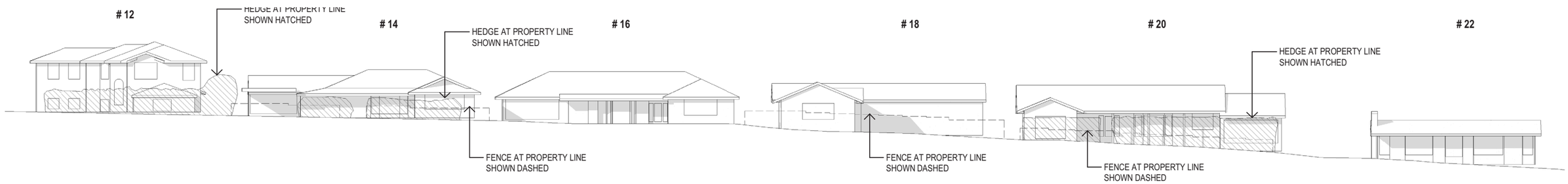
PRIVATE OPEN SPACE

7.2.1 OVERSHADOWING ANALYSIS

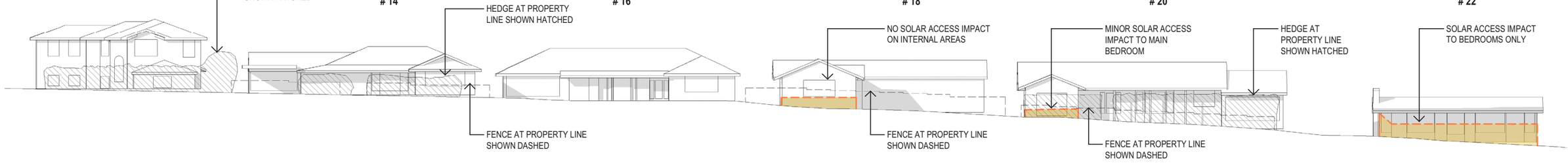
COLLEGE CRESCENT HOUSES

The proposal results in only minor overshadowing to the front windows of three residential properties, limited to the period after 2:30 pm on 21 June. For most properties, existing high fences and boundary hedging would already cast shadows over these areas at this time.

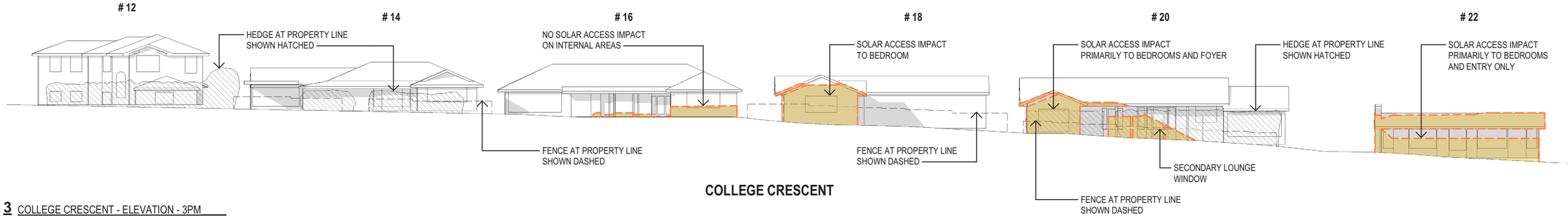
Importantly, the majority of the affected windows serve bedrooms and entry areas rather than primary living spaces.



1 COLLEGE CRESCENT - ELEVATION - 2.30PM



2 COLLEGE CRESCENT - ELEVATION - 2.45PM



3 COLLEGE CRESCENT - ELEVATION - 3PM

7.2.2 OVERSHADOWING ANALYSIS

MASADA COLLEGE

A detailed overshadowing study has been prepared for Masada College site.

The study demonstrates that there is minimal overshadowing on the school before 10am on June 21st. The existing trees along the boundary, many of which are up to 26m in height, would already be contributing to overshadowing during this time.

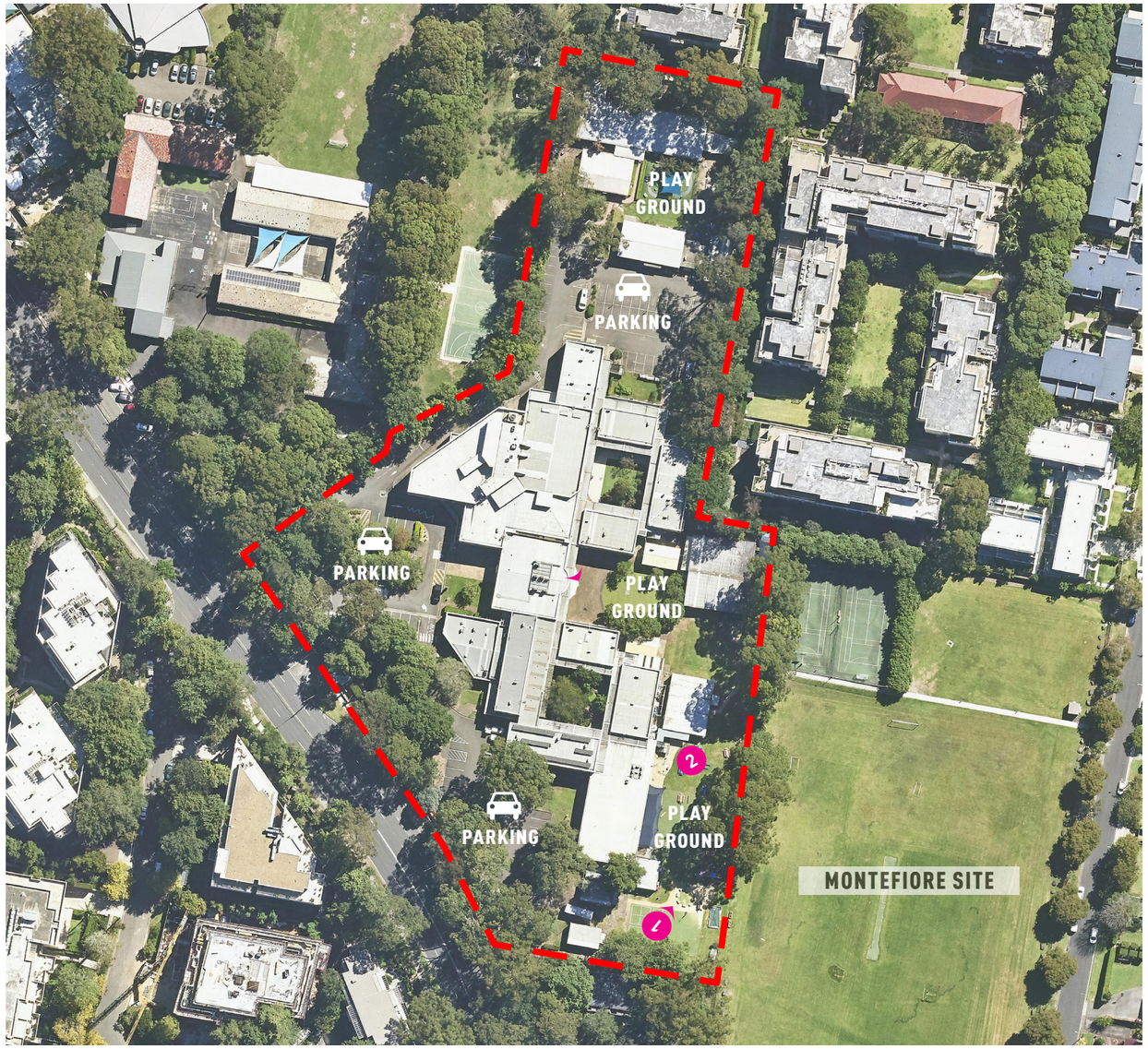
Importantly, from 10am and for the remainder of the day the school receives solar access to play areas.



View 1.



View 2



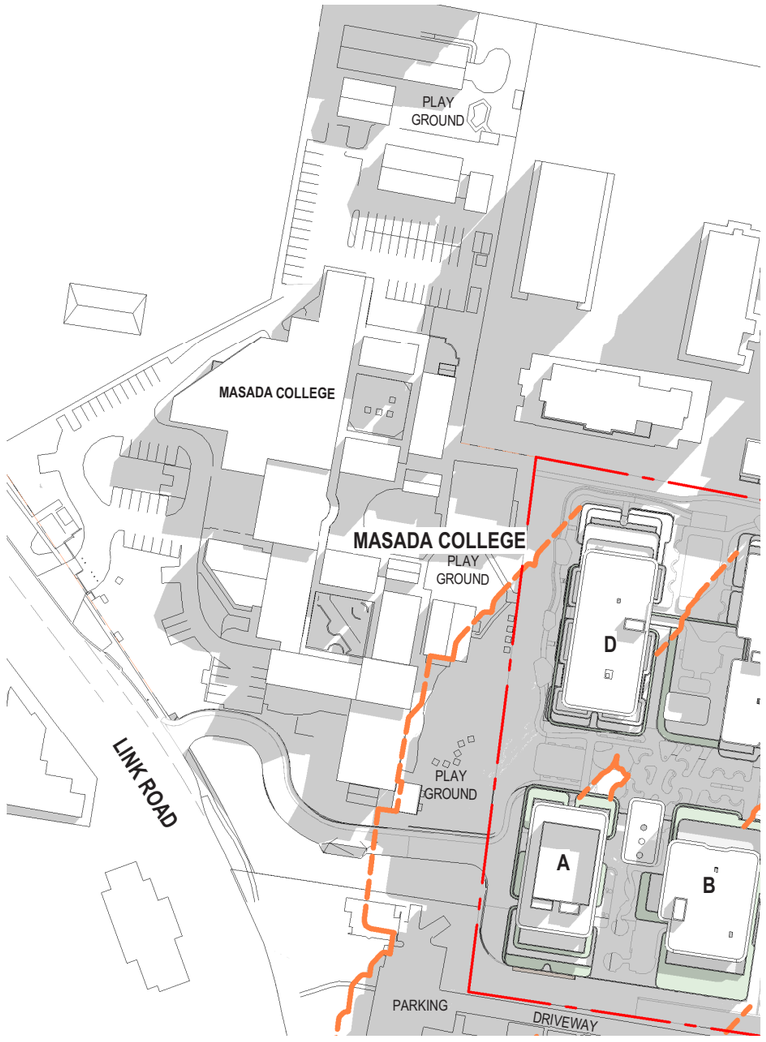
Aerial photo of Masada College

7.2.2 OVERSHADOWING ANALYSIS

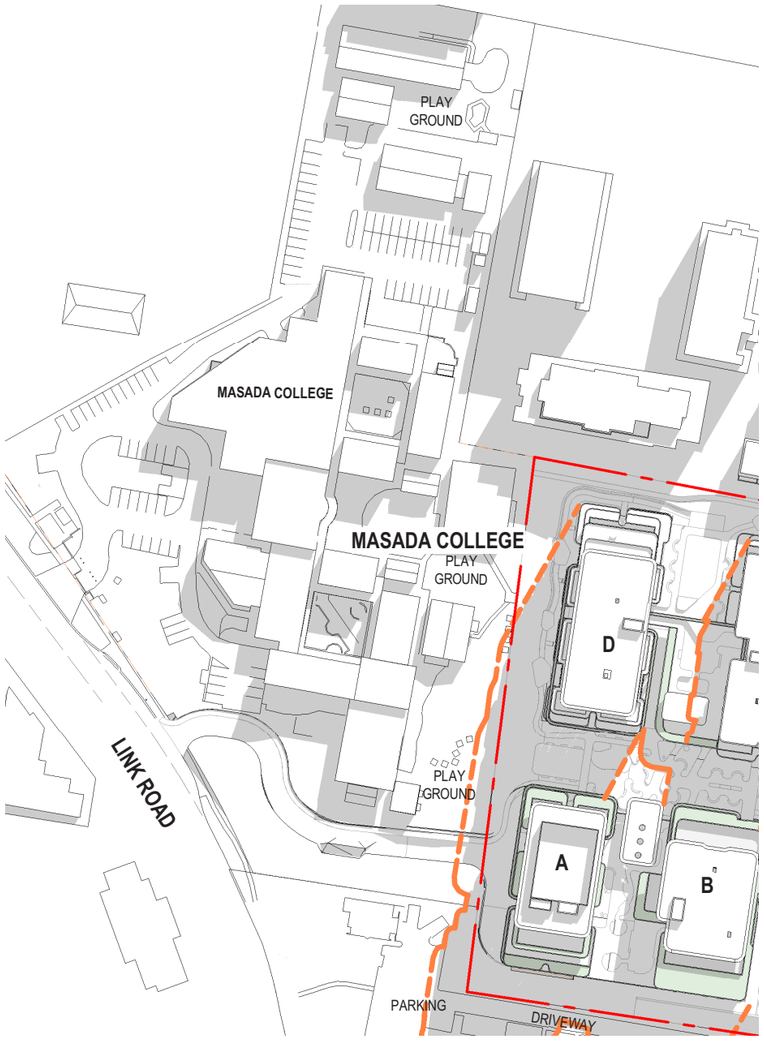
MASADA COLLEGE

There is minor overshadowing impact to Masada College as a result of the proposed development prior to 10am. However, existing trees along the boundary between the proposed development and Masada College, which reach heights of up to approximately 26 metres, are likely to already contribute to overshadowing in these areas.

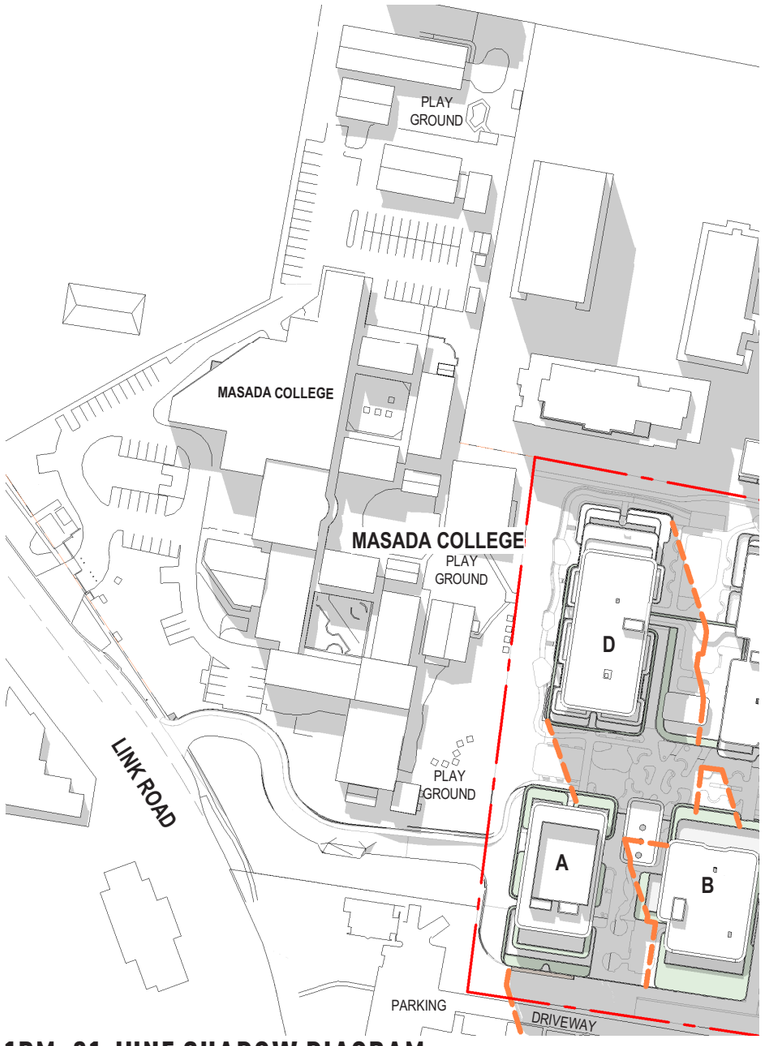
By 10am overshadowing is minimal beyond the existing tree line and there is no overshadowing impact from the proposed development beyond 10:30am.



9AM, 21 JUNE SHADOW DIAGRAM
SCHOOL STARTS



10AM, 21 JUNE SHADOW DIAGRAM
RECESS AND PLAY



1PM, 21 JUNE SHADOW DIAGRAM
LUNCH AND PLAY

KEY:

SHADOWS CAST BY PROPOSED DEVELOPMENT SDRP 2

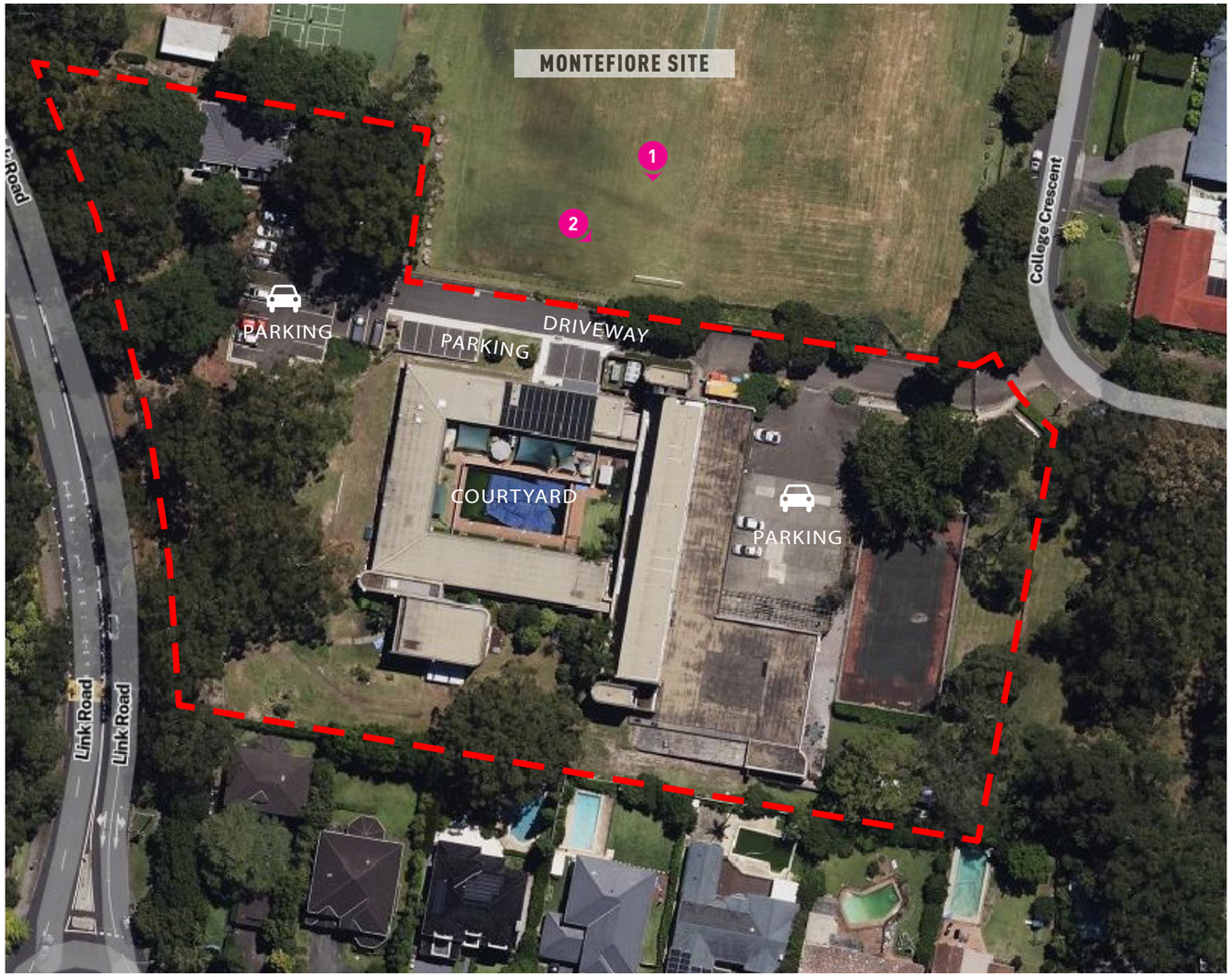
7.2.3 OVERSHADOWING ANALYSIS

NORTH SHORE CHABAD SITE - SOUTH

The existing North Shore Chabad site is a Jewish community facility that provides a range of services to the local community. Notably, there are no residential uses associated with the site.

Access to the site is provided via a driveway from College Crescent, which connects to parking areas located along the northern portion of the site.

The site also contains a substantial number of high-significance trees and areas of mapped high-value biodiversity along the western and north-western boundaries.



Aerial photo of North Shore Chabad

7.2.3 OVERSHADOWING ANALYSIS

NORTH SHORE CHABAD SITE - SOUTH

The northern facade of the building contains minimal openings, limiting solar access to internal spaces. Where windows are provided to the preschool, they are generally tall and narrow, with sections of solid paneling incorporated to maintain privacy. In addition, a deep roof overhang contributes to existing overshadowing of these windows, particularly in the afternoon.

The principal outdoor play area is located within an internal courtyard, which also contains a disused pool.

Note: additional photos can not be provided due to security concerns but can be requested by DPHI if required.



View 1. View of North Shore Chabad from within the subject site (looking South)



View 2. View of North Shore Chabad from within subject site (facing South East)

7.2.3 OVERSHADOWING ANALYSIS

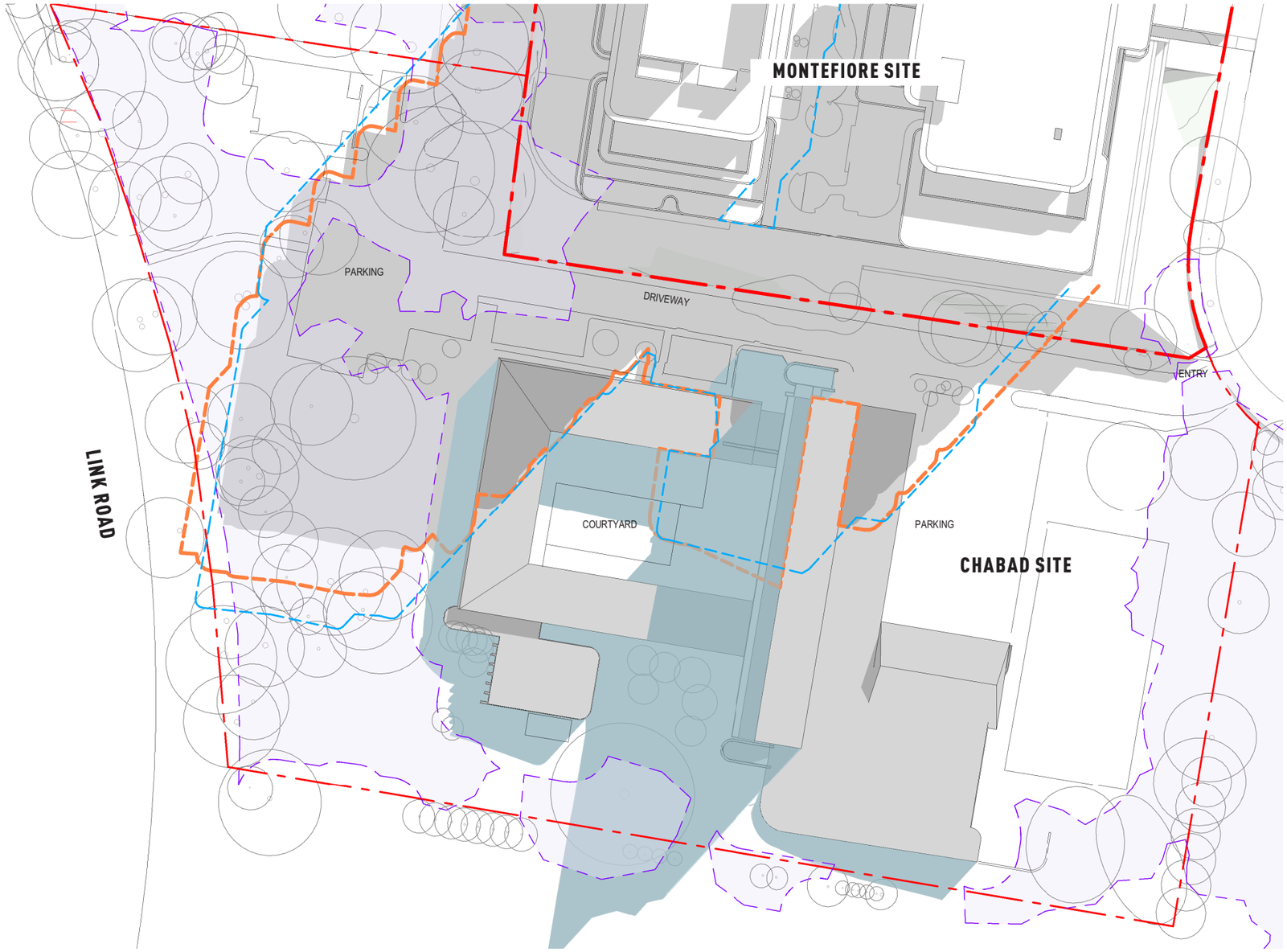
NORTH SHORE CHABAD SITE - SOUTH

21ST JUNE 9AM

Overshadowing of the Chabad site at 9am is largely limited to their parking area and high biodiversity area.

The canopy of the trees within the biodioversity area are over 20m high.

The existing substantial tree canopy within the Chabad site would already be causing overshadowing on the western side of the site.



KEY:

- EXISTING SHADOW CAST BY NORTH SHORE CHABAD BUILDING
- SHADOWS CAST BY PROPOSED DEVELOPMENT SDRP 1 SCHEME
- SHADOWS CAST BY PROPOSED DEVELOPMENT SDRP 2 SCHEME
- MAPPED HIGH VALUE BIODIVERSITY AREA

7.2.3 OVERSHADOWING ANALYSIS

NORTH SHORE CHABAD SITE - SOUTH

21ST JUNE 10AM

At 10am the overshadowing of the Chabad site is predominantly to the driveway and parking areas.

The north facade of the daycare centre has some overshadowing, however this facade has limited windows and the Chabad building has a deep overhang of the roof above causing shading of this facade.

There is minimal overshadowing to the internal Chabad courtyard.



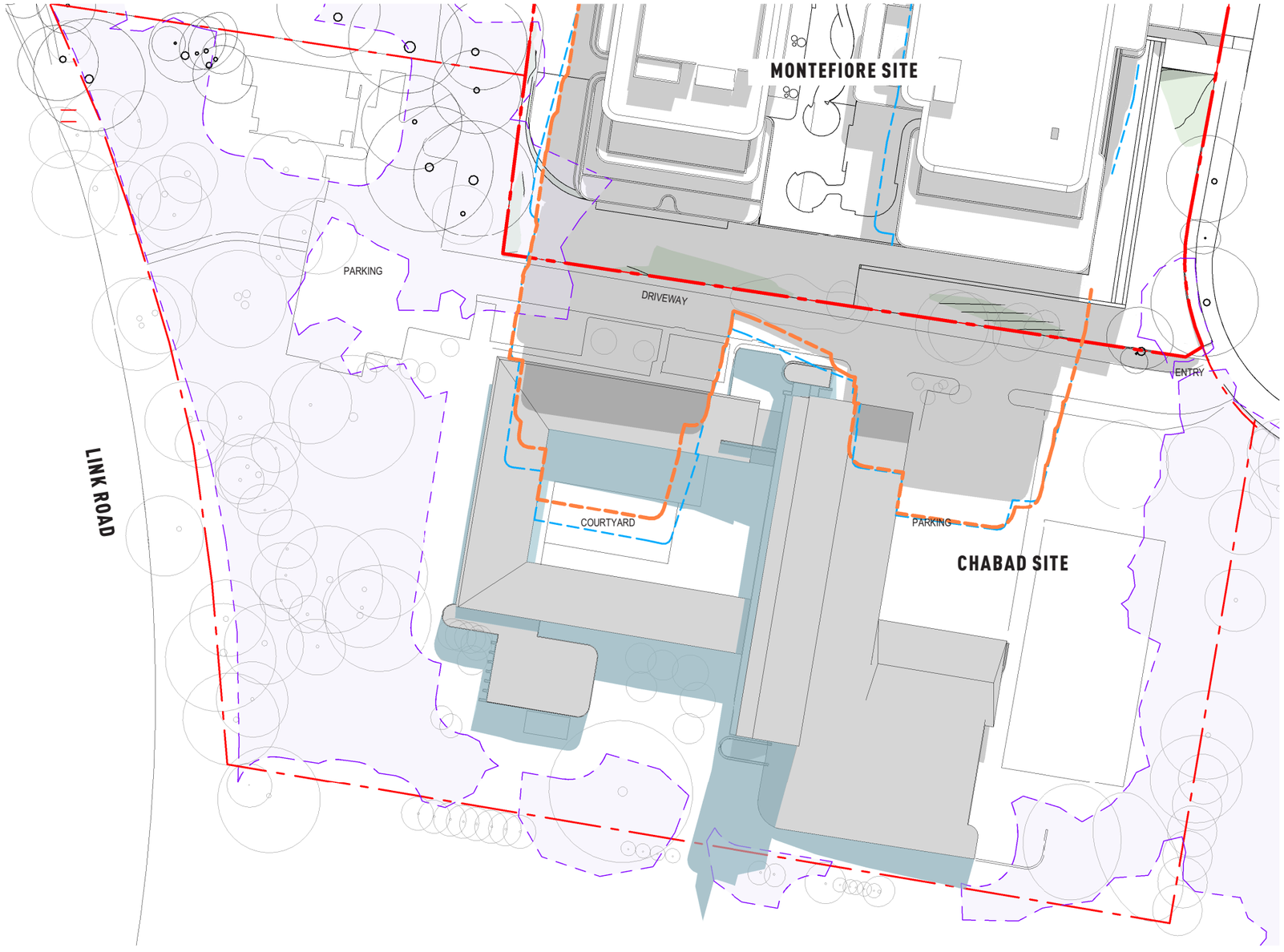
KEY:

- EXISTING SHADOW CAST BY NORTH SHORE CHABAD BUILDING
- SHADOWS CAST BY PROPOSED DEVELOPMENT SDRP 1 SCHEME
- SHADOWS CAST BY PROPOSED DEVELOPMENT SDRP 2 SCHEME
- MAPPED HIGH VALUE BIODIVERSITY AREA

7.2.3 OVERSHADOWING ANALYSIS

NORTH SHORE CHABAD SITE - SOUTH

21ST JUNE 11AM



KEY:

- EXISTING SHADOW CAST BY NORTH SHORE CHABAD BUILDING
- SHADOWS CAST BY PROPOSED DEVELOPMENT SDRP 1 SCHEME
- SHADOWS CAST BY PROPOSED DEVELOPMENT SDRP 2 SCHEME
- MAPPED HIGH VALUE BIODIVERSITY AREA

7.2.3 OVERSHADOWING ANALYSIS

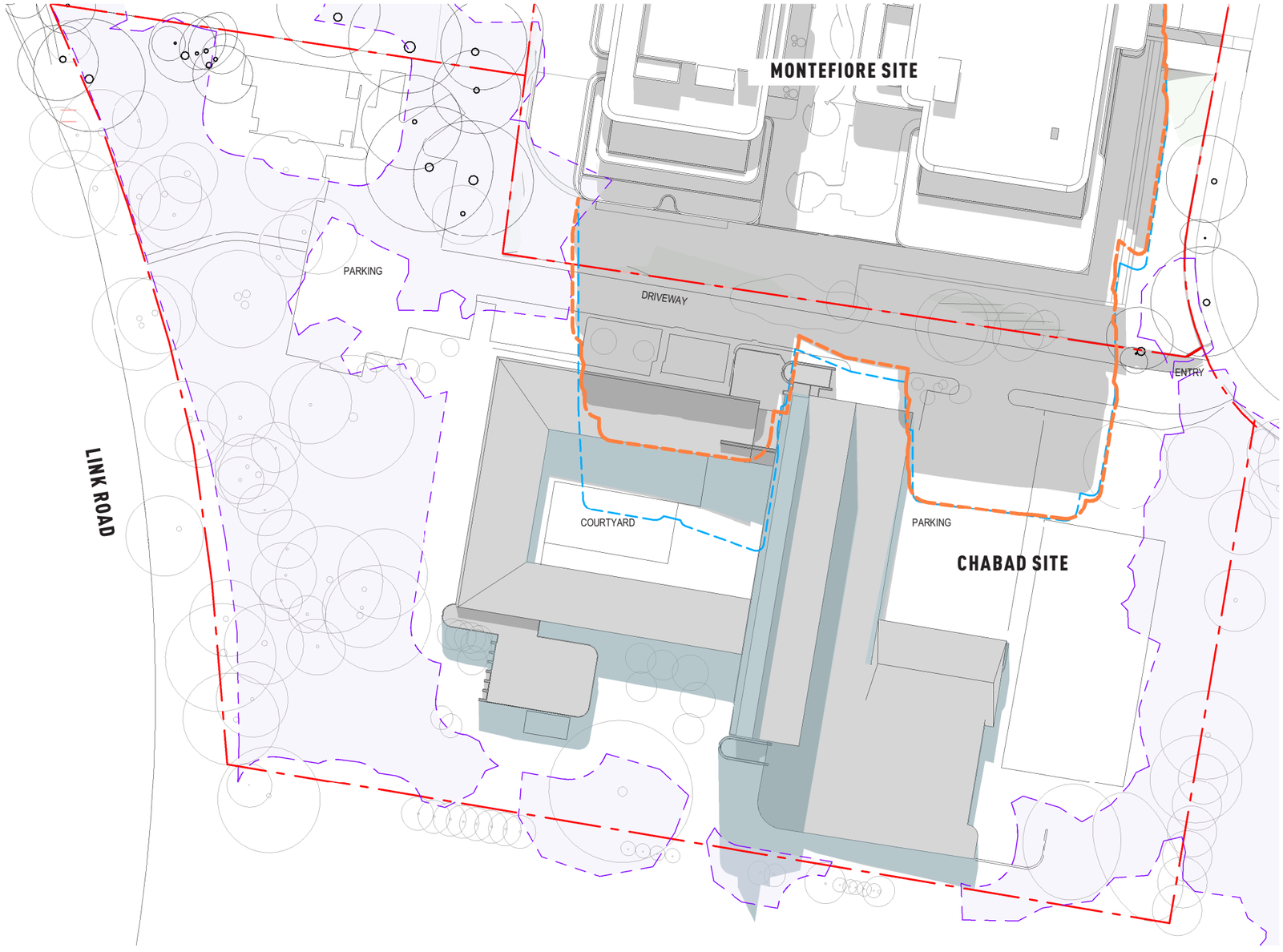
NORTH SHORE CHABAD SITE - SOUTH

21ST JUNE 12PM

At 12pm the overshadowing of the Chabad site is predominantly to the driveway and parking areas.

The north facade of the daycare centre has some overshadowing, however this facade has limited windows and the Chabad building has a deep overhang of the roof above causing shading of this facade.

There is minimal overshadowing to the internal Chabad courtyard.



KEY:

- EXISTING SHADOW CAST BY NORTH SHORE CHABAD BUILDING
- SHADOWS CAST BY PROPOSED DEVELOPMENT SDRP 1 SCHEME
- SHADOWS CAST BY PROPOSED DEVELOPMENT SDRP 2 SCHEME
- MAPPED HIGH VALUE BIODIVERSITY AREA

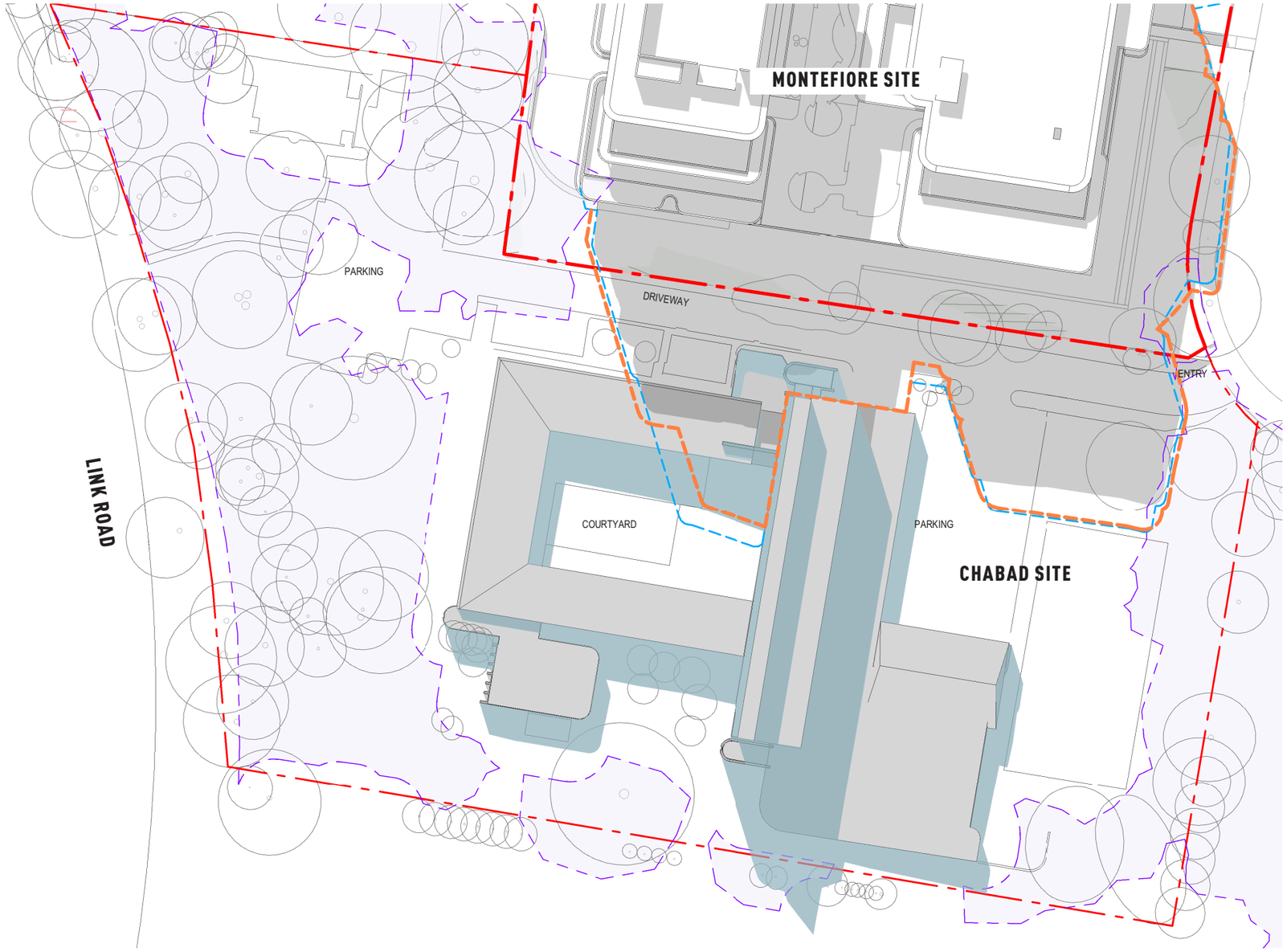
7.2.3 OVERSHADOWING ANALYSIS

NORTH SHORE CHABAD SITE - SOUTH

21ST JUNE 1PM

At 1pm the overshadowing of the Chabad site is predominantly to the driveway and parking areas.

The north facade of the Chabad building that is overshadowed is a solid brick wall with no openings.



KEY:

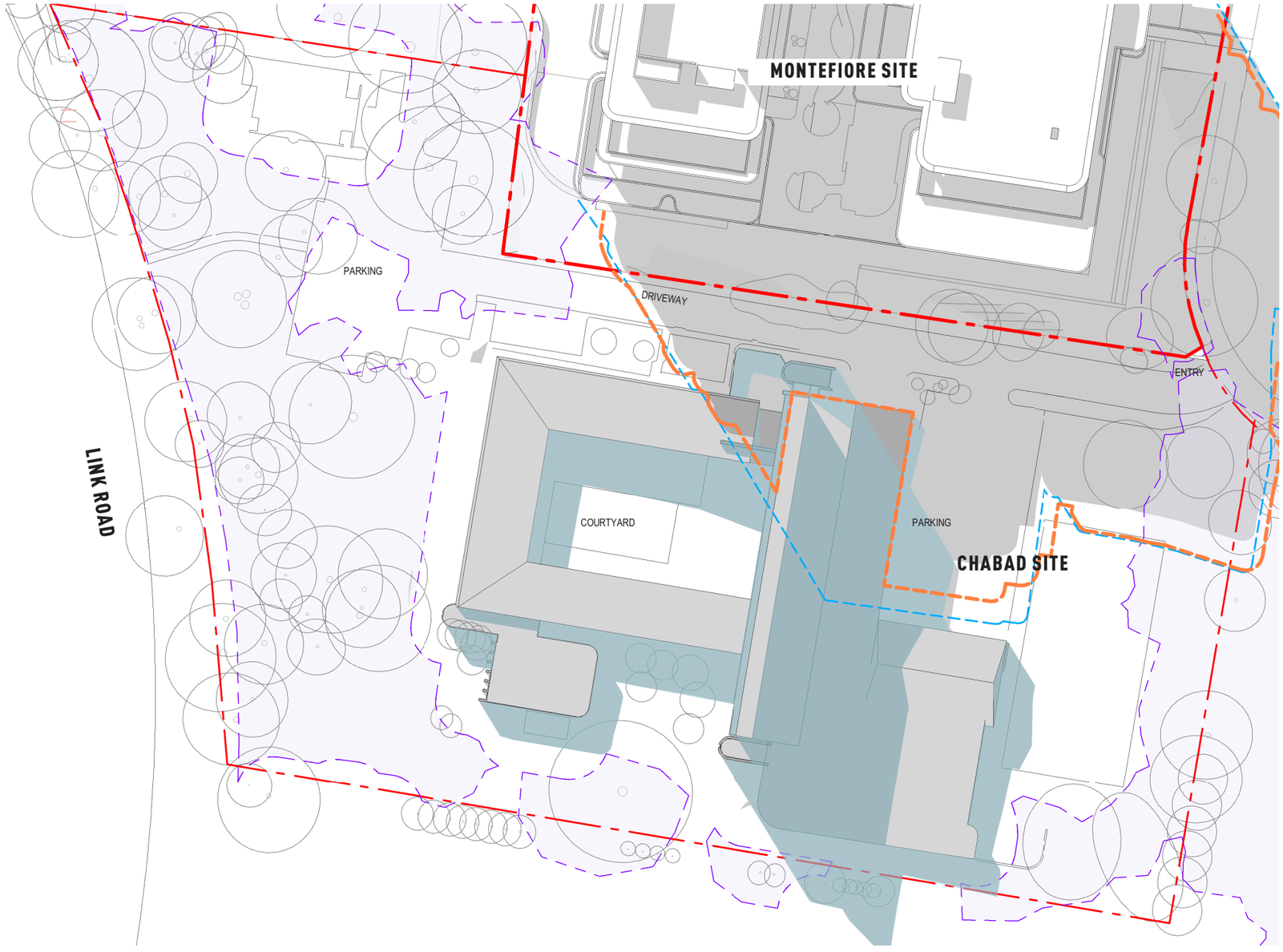
- EXISTING SHADOW CAST BY NORTH SHORE CHABAD BUILDING
- SHADOWS CAST BY PROPOSED DEVELOPMENT SDRP 1 SCHEME
- SHADOWS CAST BY PROPOSED DEVELOPMENT SDRP 2 SCHEME
- MAPPED HIGH VALUE BIODIVERSITY AREA

7.2.3 OVERSHADOWING ANALYSIS

NORTH SHORE CHABAD SITE - SOUTH

21ST JUNE 2PM

At 2pm the overshadowing of the Chabad site is predominantly to the driveway and parking areas.



KEY:

- EXISTING SHADOW CAST BY NORTH SHORE CHABAD BUILDING
- SHADOWS CAST BY PROPOSED DEVELOPMENT SDRP 1 SCHEME
- SHADOWS CAST BY PROPOSED DEVELOPMENT SDRP 2 SCHEME
- MAPPED HIGH VALUE BIODIVERSITY AREA

7.2.3 OVERSHADOWING ANALYSIS

NORTH SHORE CHABAD SITE - SOUTH

21ST JUNE 3PM

At 3pm overshadowing of the Chabad site is limited to the driveway and parking area.



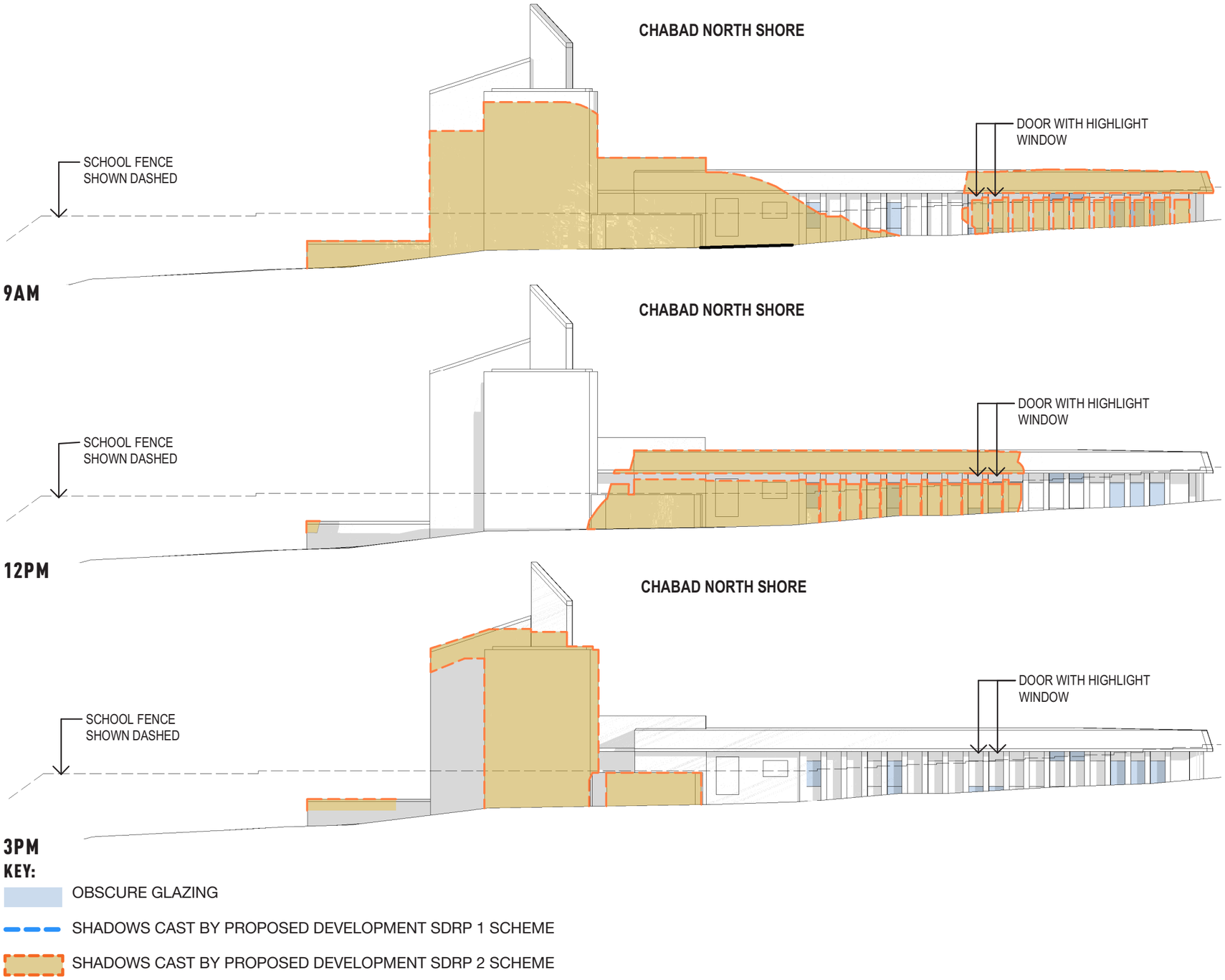
KEY:

- EXISTING SHADOW CAST BY NORTH SHORE CHABAD BUILDING
- SHADOWS CAST BY PROPOSED DEVELOPMENT SDRP 1 SCHEME
- SHADOWS CAST BY PROPOSED DEVELOPMENT SDRP 2 SCHEME
- MAPPED HIGH VALUE BIODIVERSITY AREA

7.2.3 OVERSHADOWING ANALYSIS

NORTH SHORE CHABAD SITE - SOUTH

NORTHERN ELEVATIONAL STUDY



7.2.4 OVERSHADOWING ANALYSIS

SUMMARY

In summary, the proposed development incorporates generous setbacks, appropriate building separation, and a stepped building form to minimise overshadowing impacts on adjoining properties. This design approach also ensures that a compliant level of solar access is achieved to communal open space within the site, consistent with the requirements of the Apartment Design Guide (ADG).

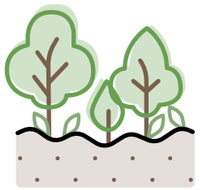
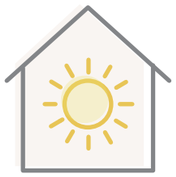
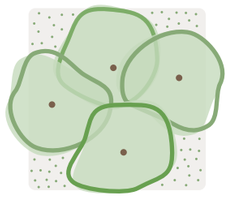
Neighbouring residential properties along College Crescent retain a high level of solar access to their living areas and primary private open spaces throughout the day, including in mid-winter (21st June). The extent of overshadowing caused by the proposed development is minimal and does not result in any unreasonable reduction in amenity to these neighbouring properties.

There are minimal overshadowing impacts on Masada College after 10:30am on the 21st June as a result of the proposed development. Prior to 10:30am there is already overshadowing of this area due to the extensive tree canopy of the existing trees along the boundary that are up to 26m in height.

A detailed assessment of the existing North Shore Chabad site to the south demonstrates that the proposed development results in an acceptable level of overshadowing to the existing site with minimal advserse impacts on amenity.

SUMMARY

7.3 COMPLIANCE

	REFERENCE DOC	REQUIRED	PROVIDED	
 DEEP SOIL	SEPP (Housing) 2021	15% deep soil required	24% deep soil provided	✓
 SOLAR ACCESS	ADG	Min 70% of apartments to relieved 2 hours solar access on 21st June. Max 15% receive no solar access	Over 70% of apartments received 2 hours solar access on 21st June 0% receive no solar access	✓
 CROSS VENTILATION	ADG	Min 60% of apartments to be cross ventilated	Over 70% of apartments naturally cross ventilated	✓
 CANOPY COVER	Greener Neighborhoods Guide	Over 35% tree canopy	42% tree canopy	✓

Note: these figures are based on the site area of the primary site area accommodating the proposed buildings and associated spaces.

It does not include the part of the adjoining land accommodating the proposed access driveway and pedestrian link.

7.4 ENVIRONMENTAL AMENITY

COMMUNAL OPEN SPACE

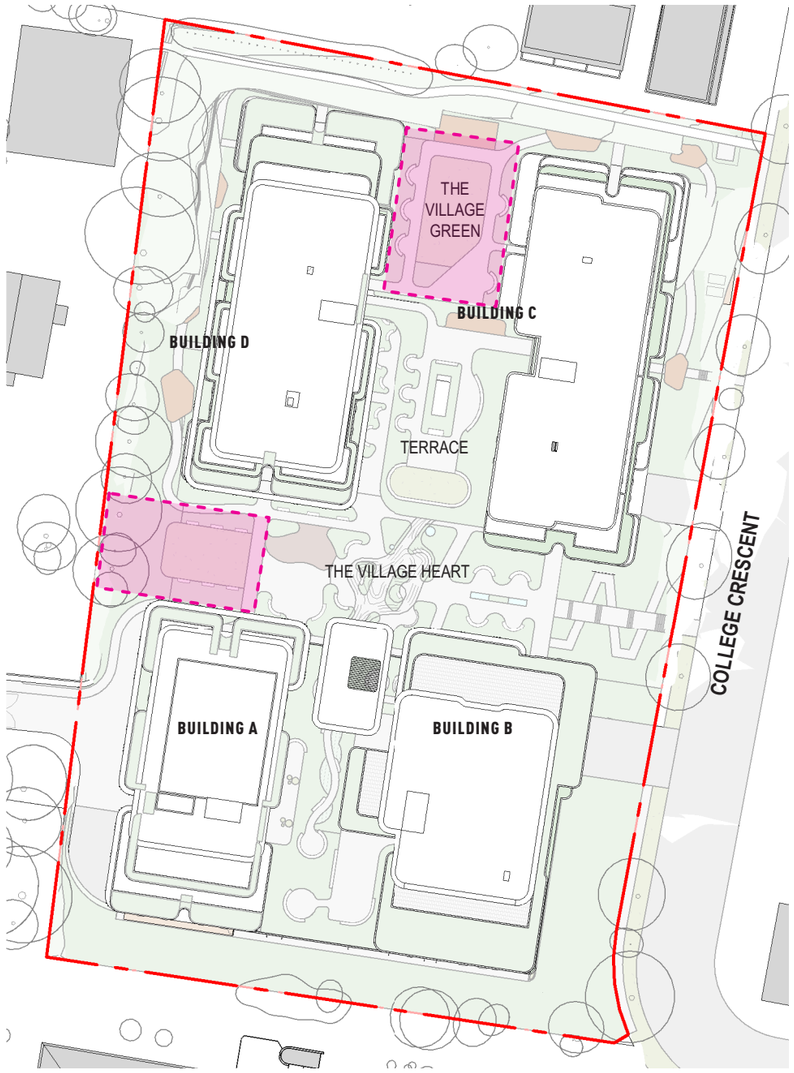
A generous provision of communal open space is provided across the development to support the wellbeing of residents and achieve a landscape led design. These spaces facilitate a range of activities and provide seating areas and are linked via an accessible network of paths.

The proposal significantly exceeds the ADG requirement for communal open space, with over 28% of the site area provided as communal open space.

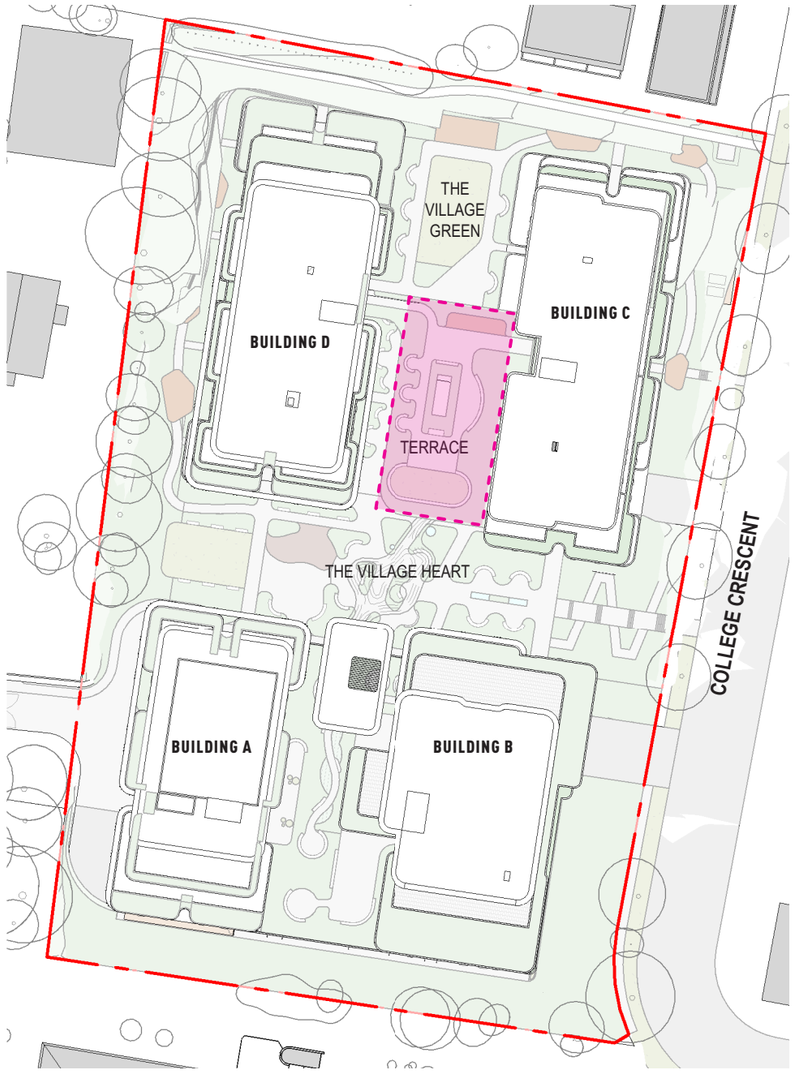
The Village Green, Village Heart and Level 1 (north) terrace provide the primary usable communal open spaces for ILU residents. They are large, consolidated areas with both the Village Green and the Village Heart located adjacent to significant deep soil areas.

A solar access study was undertaken for each hour between 9am and 3pm on 21 June to demonstrate solar access to these principal communal open spaces. It demonstrates that these spaces individually receive over 2 hours of solar access to 50% of their area in mid winter.

This distribution of spaces across the site ensures that, throughout the day, there are always communal areas receiving good levels of solar access, supporting high amenity and comfortable outdoor use.



GROUND FLOOR COMMUNAL OPEN SPACE



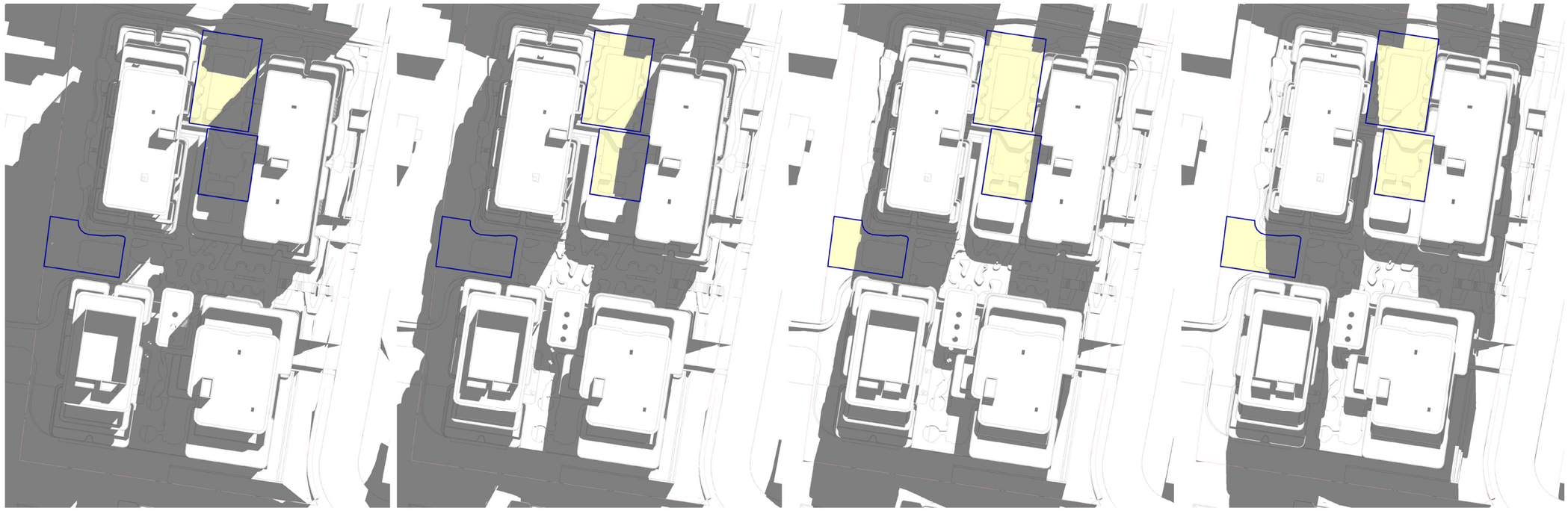
LEVEL 01 TERRACE COMMUNAL OPEN SPACE

KEY:

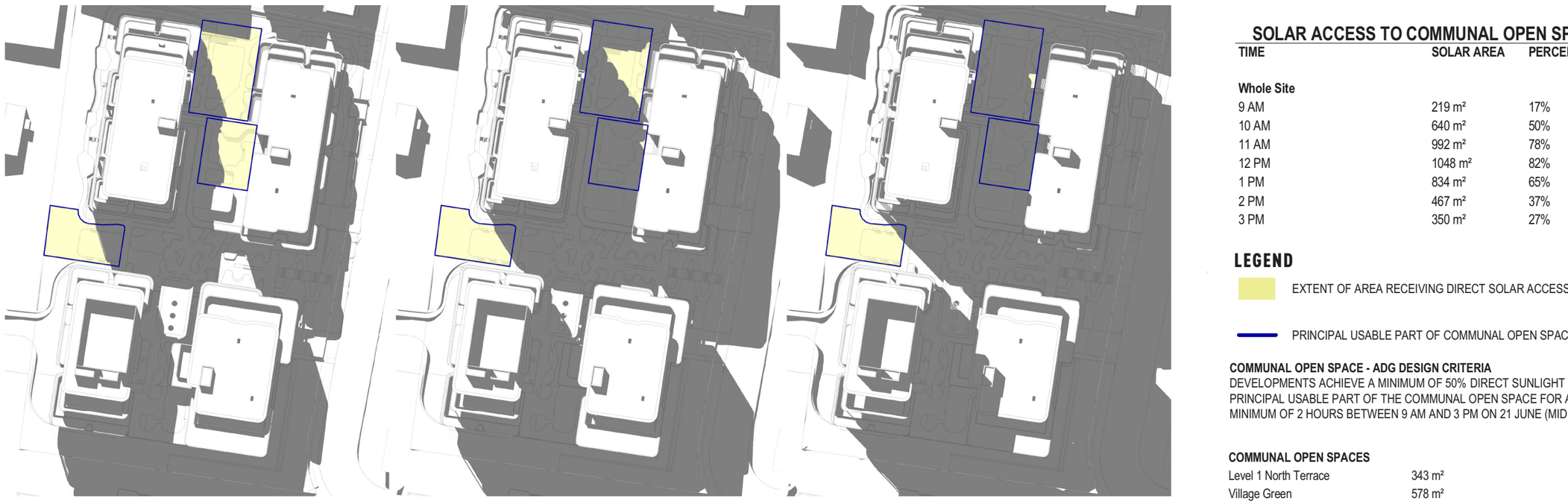
PRINCIPAL USABLE OUTDOOR SPACE

7.4 COMMUNAL OPEN SPACE - SOLAR ACCESS

OVERALL SITE



1 COS SOLAR - WHOLE SITE - 0900



2 COS SOLAR - WHOLE SITE - 1000

3 COS SOLAR - WHOLE SITE - 1100

4 COS SOLAR - WHOLE SITE - 1200

5 COS SOLAR - WHOLE SITE - 1300

6 COS SOLAR - WHOLE SITE - 1400

7 COS SOLAR - WHOLE SITE - 1500

SOLAR ACCESS TO COMMUNAL OPEN SPACE

TIME	SOLAR AREA	PERCENTAGE	
Whole Site			
9 AM	219 m²	17%	
10 AM	640 m²	50%	✓
11 AM	992 m²	78%	✓
12 PM	1048 m²	82%	✓
1 PM	834 m²	65%	✓
2 PM	467 m²	37%	
3 PM	350 m²	27%	

LEGEND

EXTENT OF AREA RECEIVING DIRECT SOLAR ACCESS

PRINCIPAL USABLE PART OF COMMUNAL OPEN SPACE

COMMUNAL OPEN SPACE - ADG DESIGN CRITERIA

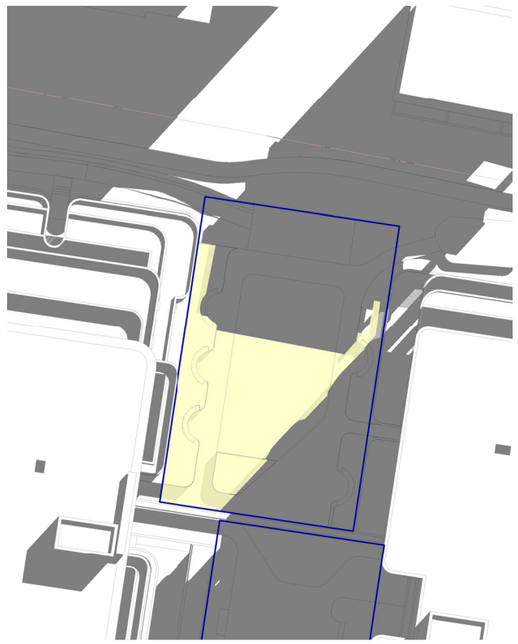
DEVELOPMENTS ACHIEVE A MINIMUM OF 50% DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE FOR A MINIMUM OF 2 HOURS BETWEEN 9 AM AND 3 PM ON 21 JUNE (MID WINTER)

COMMUNAL OPEN SPACES

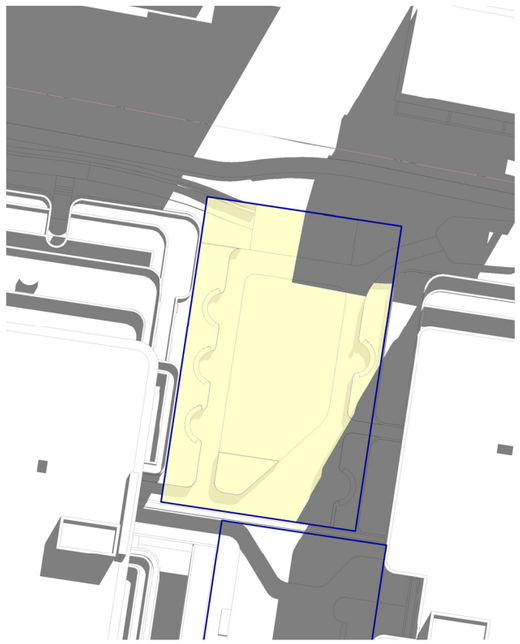
Level 1 North Terrace	343 m²
Village Green	578 m²
Village Heart	358 m²
Whole Site	1279 m²

7.4 COMMUNAL OPEN SPACE - SOLAR ACCESS

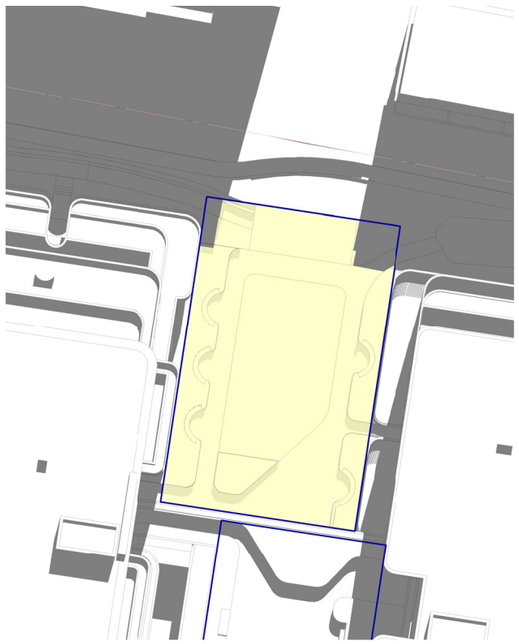
VILLAGE GREEN



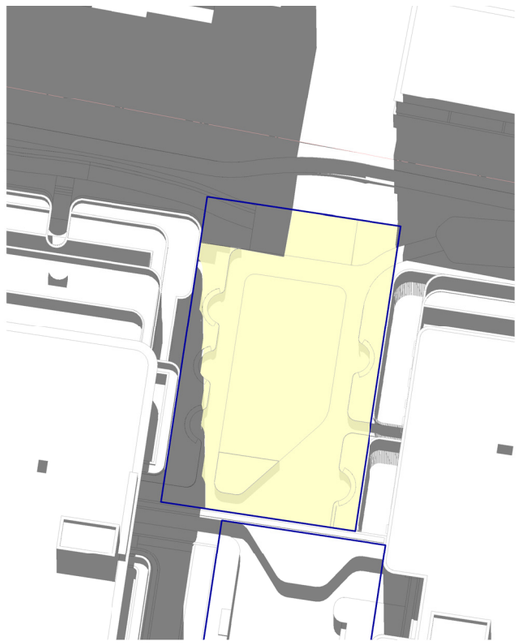
1 COS SOLAR - VILLAGE GREEN - 0900
1 : 300



2 COS SOLAR - VILLAGE GREEN - 1000
1 : 300



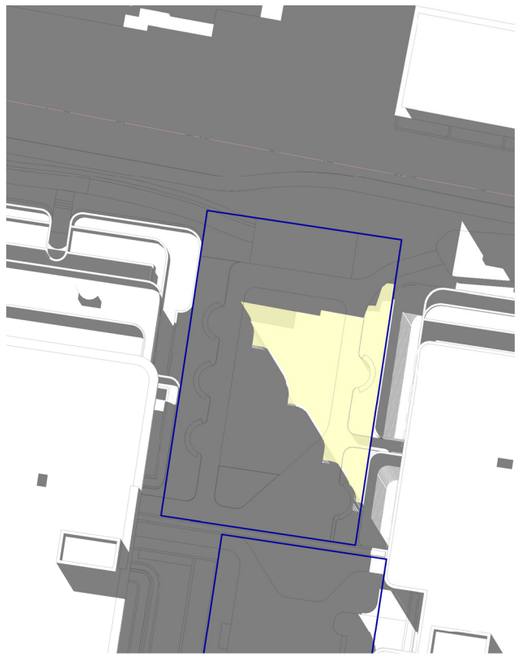
3 COS SOLAR - VILLAGE GREEN - 1100
1 : 300



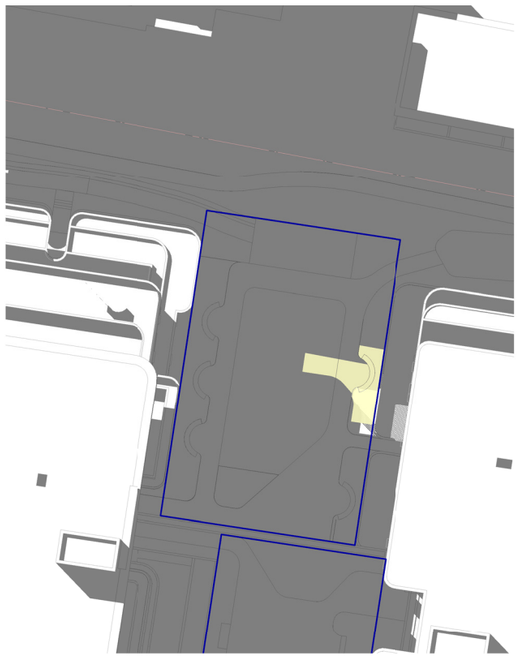
4 COS SOLAR - VILLAGE GREEN - 1200
1 : 300



5 COS SOLAR - VILLAGE GREEN - 1300
1 : 300



6 COS SOLAR - VILLAGE GREEN - 1400
1 : 300



7 COS SOLAR - VILLAGE GREEN - 1500
1 : 300

SOLAR ACCESS TO COMMUNAL OPEN SPACE

TIME	SOLAR AREA	PERCENTAGE	
Village Green			
9 AM	219 m²	38%	
10 AM	461 m²	80%	✓
11 AM	552 m²	96%	✓
12 PM	483 m²	84%	✓
1 PM	339 m²	59%	✓
2 PM	141 m²	24%	
3 PM	28 m²	5%	

LEGEND

EXTENT OF AREA RECEIVING DIRECT SOLAR ACCESS

PRINCIPAL USABLE PART OF COMMUNAL OPEN SPACE

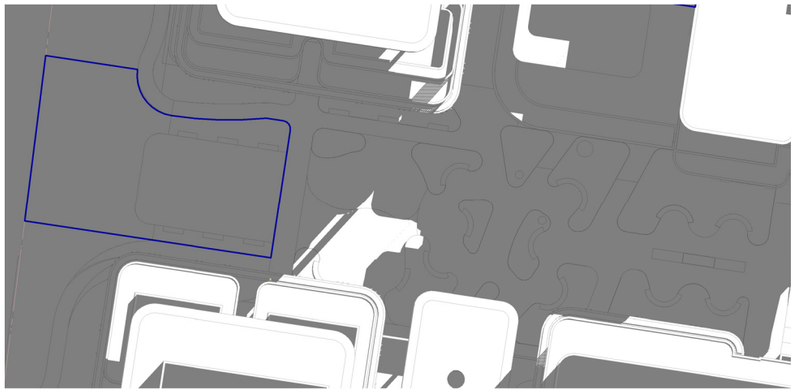
COMMUNAL OPEN SPACE - ADG DESIGN CRITERIA
DEVELOPMENTS ACHIEVE A MINIMUM OF 50% DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE FOR A MINIMUM OF 2 HOURS BETWEEN 9 AM AND 3 PM ON 21 JUNE (MID WINTER)

COMMUNAL OPEN SPACES

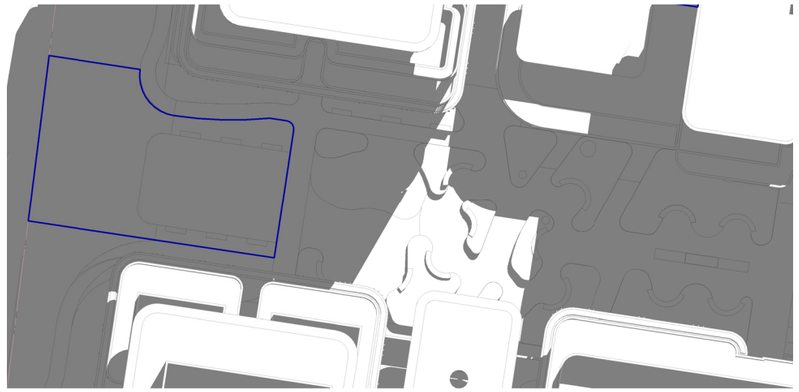
Level 1 North Terrace	343 m²
Village Green	578 m²
Village Heart	358 m²
Whole Site	1279 m²

7.4 COMMUNAL OPEN SPACE - SOLAR ACCESS

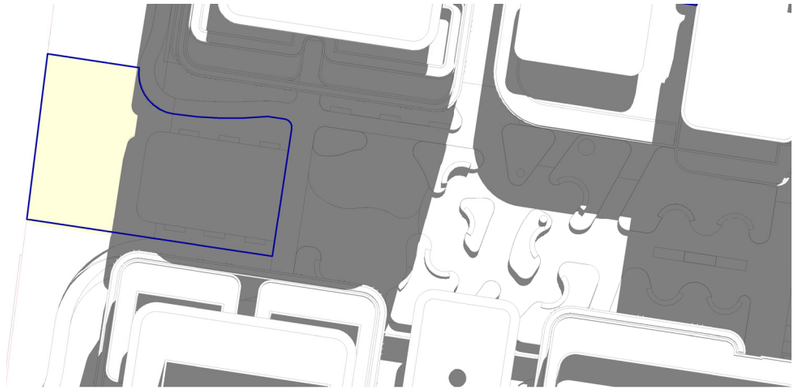
VILLAGE HEART



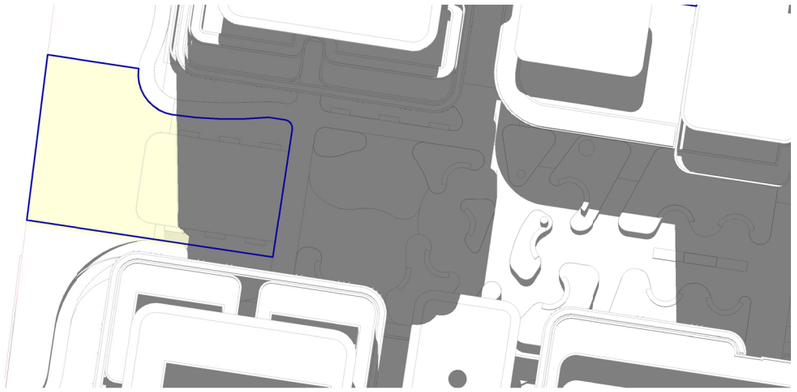
1 COS SOLAR - VILLAGE HEART - 0900
1 : 300



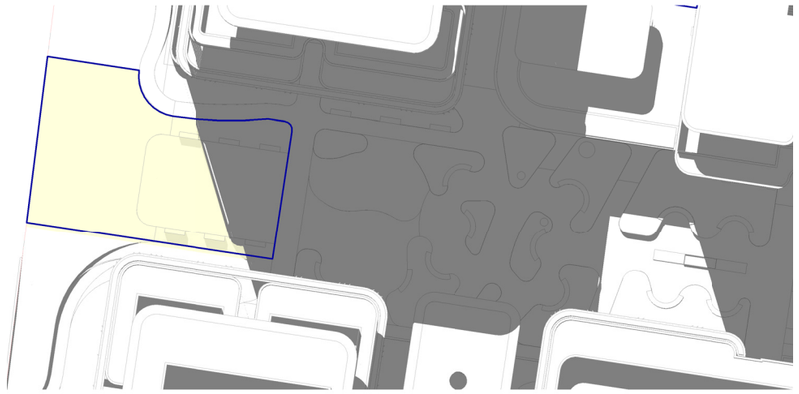
2 COS SOLAR - VILLAGE HEART - 1000
1 : 300



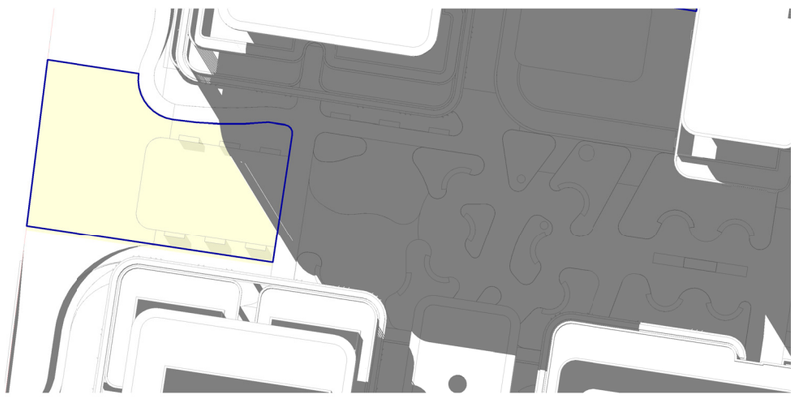
3 COS SOLAR - VILLAGE HEART - 1100
1 : 300



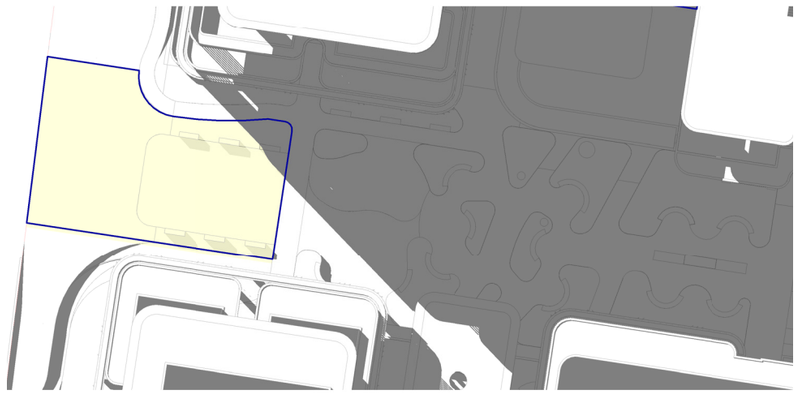
4 COS SOLAR - VILLAGE HEART - 1200
1 : 300



5 COS SOLAR - VILLAGE HEART - 1300
1 : 300



6 COS SOLAR - VILLAGE HEART - 1400
1 : 300



7 COS SOLAR - VILLAGE HEART - 1500
1 : 300

SOLAR ACCESS TO COMMUNAL OPEN SPACE

TIME	SOLAR AREA	PERCENTAGE	
Village Heart			
9 AM	0 m²	0%	
10 AM	0 m²	0%	
11 AM	146 m²	41%	
12 PM	222 m²	62%	✓
1 PM	269 m²	75%	✓
2 PM	316 m²	88%	✓
3 PM	343 m²	96%	✓

LEGEND

EXTENT OF AREA RECEIVING DIRECT SOLAR ACCESS

PRINCIPAL USABLE PART OF COMMUNAL OPEN SPACE

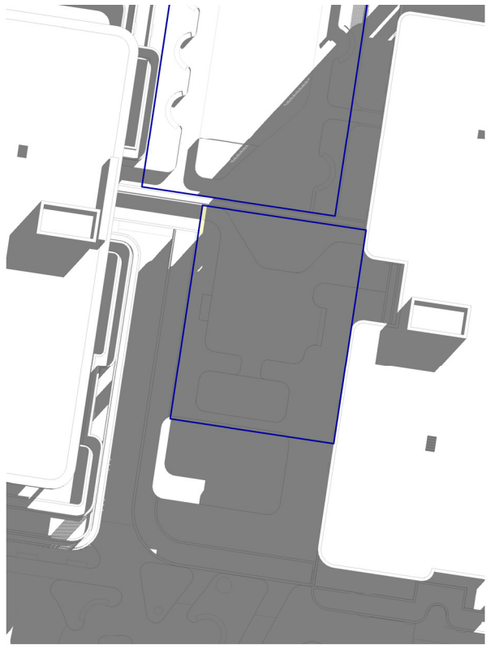
COMMUNAL OPEN SPACE - ADG DESIGN CRITERIA
DEVELOPMENTS ACHIEVE A MINIMUM OF 50% DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE FOR A MINIMUM OF 2 HOURS BETWEEN 9 AM AND 3 PM ON 21 JUNE (MID WINTER)

COMMUNAL OPEN SPACES

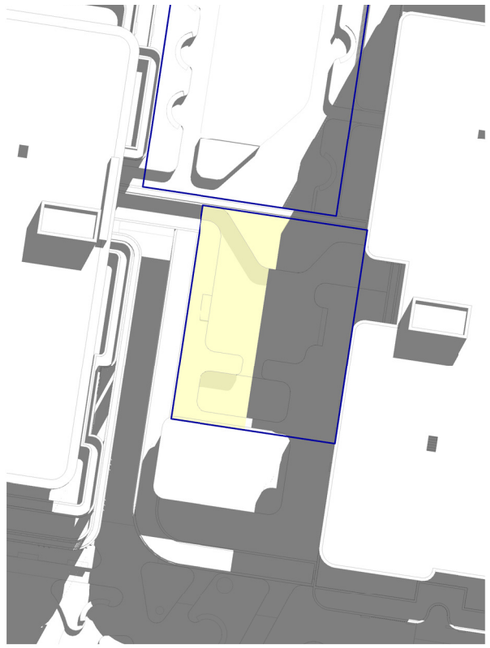
Level 1 North Terrace	343 m²
Village Green	578 m²
Village Heart	358 m²
Whole Site	1279 m²

7.4 COMMUNAL OPEN SPACE - SOLAR ACCESS

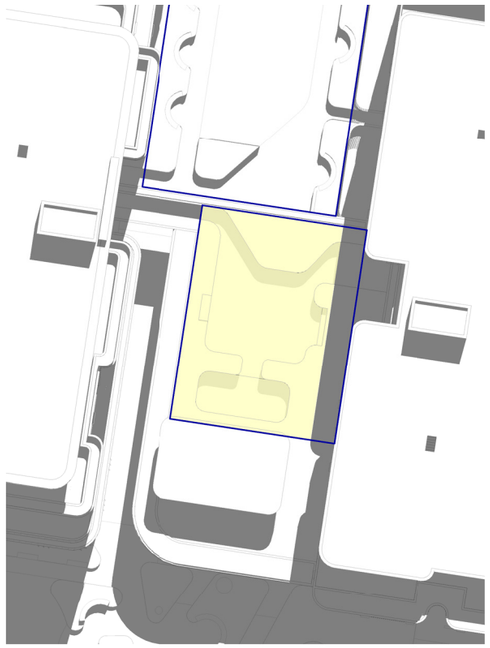
LEVEL 01 TERRACE



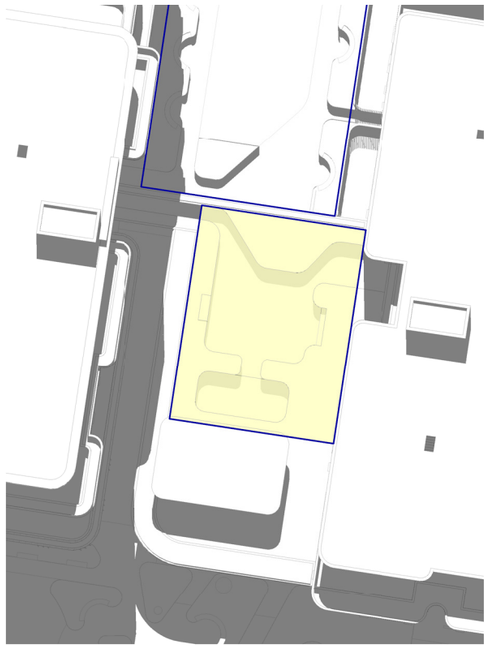
1 COS SOLAR - LEVEL 01 TERRACE - 0900
1 : 300



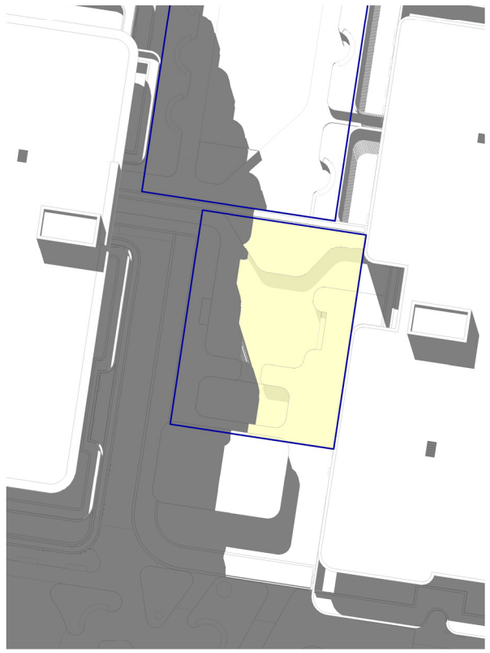
2 COS SOLAR - LEVEL 01 TERRACE - 1000
1 : 300



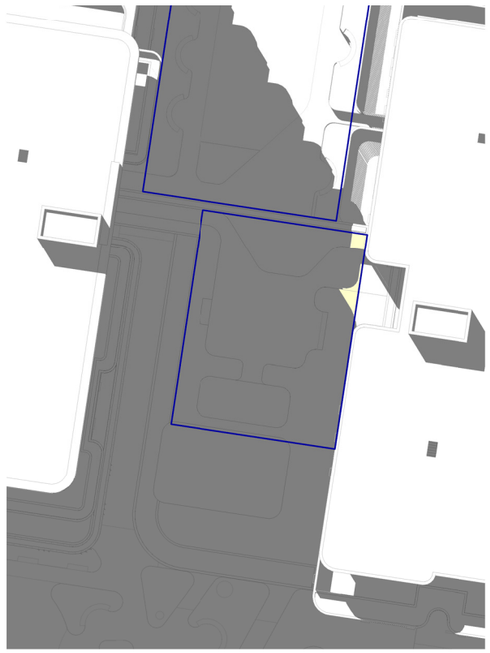
3 COS SOLAR - LEVEL 01 TERRACE - 1100
1 : 300



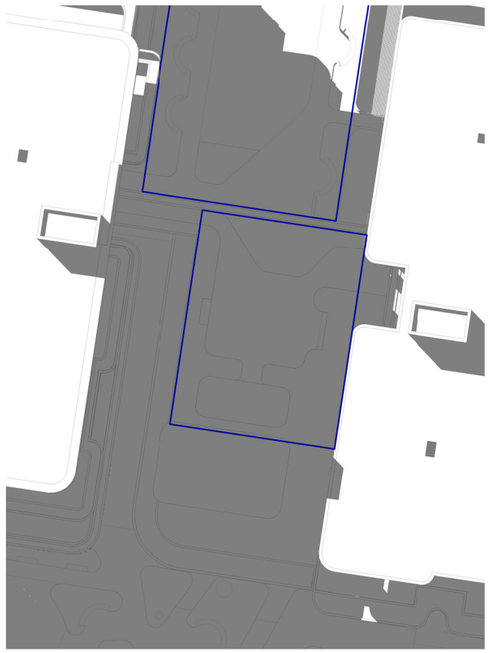
4 COS SOLAR - LEVEL 01 TERRACE - 1200
1 : 300



5 COS SOLAR - LEVEL 01 TERRACE - 1300
1 : 300



6 COS SOLAR - LEVEL 01 TERRACE - 1400
1 : 300



7 COS SOLAR - LEVEL 01 TERRACE - 1500
1 : 300

SOLAR ACCESS TO COMMUNAL OPEN SPACE

TIME	SOLAR AREA	PERCENTAGE	
Level 1 North Terrace			
9 AM	1 m²	0%	
10 AM	158 m²	46%	
11 AM	293 m²	85%	✓
12 PM	343 m²	100%	✓
1 PM	213 m²	62%	✓
2 PM	6 m²	2%	
3 PM	0 m²	0%	

LEGEND

EXTENT OF AREA RECEIVING DIRECT SOLAR ACCESS

PRINCIPAL USABLE PART OF COMMUNAL OPEN SPACE

COMMUNAL OPEN SPACE - ADG DESIGN CRITERIA
DEVELOPMENTS ACHIEVE A MINIMUM OF 50% DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE FOR A MINIMUM OF 2 HOURS BETWEEN 9 AM AND 3 PM ON 21 JUNE (MID WINTER)

COMMUNAL OPEN SPACES

Level 1 North Terrace	343 m²
Village Green	578 m²
Village Heart	358 m²
Whole Site	1279 m²

7.4 COMMUNAL OPEN SPACE - SOLAR ACCESS

SUMMARY

- A variety of communal open spaces have been provided with diversity of uses and sizes to facilitate different social and recreational uses.
- The Village Green and Village Heart at the ground floor provides the principal usable communal open space for larger gatherings and activities. The Level 1 (North) Terrace provides an additional communal open space for smaller gatherings.
- Principal usable communal open space provided exceeds 25% of the site area.
- Each principle communal open space exceeds the minimum of 50% direct sunlight between 9am-3pm on June 21st (mid winter).

Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	
Design criteria	
1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3)	✓
2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)	✓
Design guidance	
Communal open space should be consolidated into a well designed, easily identified and usable area	✓
Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions	✓
Communal open space should be co-located with deep soil areas	✓
Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies	✓
Where communal open space cannot be provided at ground level, it should be provided on a podium or roof	✓

RESPONSE TO DESIGN PRINCIPLES

8.0

SECTION:

8.1 RESPONSE TO SCHEDULE 8 SEPP (HOUSING) 2021

8.2 RESPONSE TO SCHEDULE 9 SEPP (HOUSING) 2021

8.3 RESPONSE TO SENIORS HOUSING DESIGN GUIDE 2023

8.4 RESPONSE TO ADG

8.5 DESIGN VERIFICATION STATEMENT

8.1 RESPONSE TO DESIGN PRINCIPLES

SCHEDULE 8 - SEPP (HOUSING) 2021

DESIGN PRINCIPLES FOR SENIORS HOUSING

1 NEIGHBOURHOOD AMENITY AND STREETSCAPE
2 VISUAL AND ACOUSTIC PRIVACY
3 SOLAR ACCESS AND DESIGN FOR CLIMATE
4 STORM WATER
5 CRIME PREVENTION
6 ACCESSIBILITY
7 WASTE MANAGEMENT

State Environmental Planning Policy (Housing) 2021

[2021-714]

New South Wales

Status Information

Currency of version

Current version for 6 February 2026 to date (accessed 20 March 2026 at 15:08)

Legislation on this site is usually updated within 3 working days after a change to the legislation.

Provisions in force

The provisions displayed in this version of the legislation have all commenced.

Notes—

- **Does not include amendments by**
  Community Housing Providers (Adoption of National Law) Amendment Act 2025 No 49 (not commenced)
- **Editorial note**
  Schedule 8 of this Policy as originally notified instructed certain provisions of *State Environmental Planning Policy No 36—Manufactured Home Estates* to be transferred to this Policy as Chapter 3, Part 7. As indicated by the Part heading inserted in this Policy when it was originally notified, the provisions have been inserted into this Policy as Chapter 3, Part 8.

  Schedule 8 of this Policy as originally notified instructed certain provisions of *State Environmental Planning Policy No 21—Caravan Parks* to be transferred to this Policy as Chapter 3, Part 8. As indicated by the Part heading inserted in this Policy when it was originally notified, the provisions have been inserted into this Policy as Chapter 3, Part 9.

Authorisation

This version of the legislation is compiled and maintained in a database of legislation by the Parliamentary Counsel's Office and published on the NSW legislation website, and is certified as the form of that legislation that is correct under section 45C of the Interpretation Act 1987.

File last modified 6 February 2026

8.1 RESPONSE TO DESIGN PRINCIPLES

SCHEDULE 8 - SEPP (HOUSING) 2021

1 NEIGHBOURHOOD AMENITY AND STREETSCAPE	DESIGN RESPONSE	CONSISTENT
Seniors housing should be designed as follows— (a) recognise the operational, functional and economic requirements of residential care facilities, which typically require a different building shape from other residential accommodation	The Residential Care Facility has been designed to integrate seamlessly with the broader development, guided by a de-institutionalised approach to aged care. As a small-scale facility, the built form is intentionally residential in character, ensuring compatibility with the established streetscape along College Crescent. The design successfully balances operational and functional requirements with high-quality architectural expression, achieving a refined and domestic-scaled appearance that contributes positively to the public domain. The resulting form avoids institutional characteristics, instead presenting as a well-articulated residential building that enhances the amenity and character of the streetscape.	✔
(b) recognise the desirable elements of— (i) the location's current character, or (ii) for precincts undergoing a transition—the future character of the location so new buildings contribute to the quality and identity of the area	The subject site is located on the eastern edge of the local centre and forms part of an established educational and community precinct. The presence of existing higher-order uses on the site and surrounding land demonstrates the area's strategic importance and reinforces the suitability of the site for ongoing community-focused development. The locality is also undergoing a period of transition, driven by the introduction of Low and Mid-Rise Housing (LMR) provisions and an increase in residential flat building development. In this context, the proposal represents an appropriate evolution of the site, delivering housing and community infrastructure that responds to changing demographic needs while maintaining and enhancing the site's established role within the broader precinct. The proposal acknowledges the emerging character of the area while responding sensitively to the established residential neighbourhoods that adjoin the site. The built form has been carefully designed to provide an appropriate transition in scale, with generous setbacks, building separation and landscaped buffers that minimise impacts on neighbouring properties.	✔
(c) complement heritage conservation areas and heritage items in the area	N/A	
(d) maintain reasonable neighbourhood amenity and appropriate residential character by— (i) providing building setbacks to reduce bulk and overshadowing (ii) using building form and siting that relates to the site's land form (iii) adopting building heights at the street frontage that are compatible in scale with adjacent buildings (iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours	The buildings are well set back from College Crescent with the upper levels are recessed to reduce perceived height and bulk, providing an appropriate transition to the lower-scale residential zoning to the east. Generous setbacks are provided to minimise overshadowing impacts on adjoining properties. The built form and finished levels are informed by the existing site topography and have been carefully designed to respond to the location of significant trees and their Tree Protection Zones (TPZs). A stepped building form and recessed upper levels ensures building heights respond to adjacent buildings and provides an appropriate transition in scale. N/A	✔ ✔ ✔
(e) set back the front building on the site generally in line with the existing building line	A generous 10m setback has been provided at College Crescent consistent with the building set backs to the North.	✔
(f) include plants reasonably similar to other plants in the street	Trees will be specified to reflect the local character. Refer Appendix F Landscaping Plans	✔
(g) retain, wherever reasonable, significant trees	Tree retention was a high priority with only 6 trees are being removed across the site as part of the redevelopment Refer Appendix S Arboricultural Impact Assessment	✔
(h) prevent the construction of a building in a riparian zone.	N/A	

8.1

RESPONSE TO DESIGN PRINCIPLES

SCHEDULE 8 - SEPP (HOUSING) 2021

2 VISUAL AND ACOUSTIC PRIVACY	DESIGN RESPONSE	CONSISTENT
Seniors housing should be designed to consider the visual and acoustic privacy of adjacent neighbours and all residents of the seniors housing by— (a) using appropriate site planning, including considering the location and design of windows and balconies, the use of screening devices and landscaping	Generous setbacks and building separation distances ensure that the development does not result in adverse impacts on the privacy of neighbouring properties. Deep soil zones are provided within these setbacks to facilitate substantial tree planting, which will further enhance privacy over time. In addition, balconies incorporate vertical screening elements to maintain visual privacy between apartments and adjoining properties. For apartments located adjacent to the school, appropriate glazing specifications will be incorporated to ensure a high level of acoustic amenity for residents, mitigating potential noise impacts and maintaining internal comfort levels.	✔
(b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.	Bedrooms are generally located away from parking areas and driveways to minimise potential noise impacts and maintain a high level of internal acoustic comfort for residents.	✔
3 SOLAR ACCESS AND DESIGN FOR CLIMATE		
(a) for development involving the erection of a new building—provide residents of the building with adequate daylight in a way that does not adversely impact the amount of daylight in neighbouring buildings, and	Generous setbacks and building separation ensure that the development ensures a high level of solar access within the site, and does not adversely impact solar access or daylight available to neighbouring properties.	✔
(b) involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation, solar heating and lighting by locating the windows of living and dining areas in a northerly direction.	The buildings are oriented to maximise solar access to principal living areas, with cross-ventilation optimised to minimise reliance on mechanical heating and cooling Large full height glazing to balconies maximises natural daylight into living areas.	✔

8.1

RESPONSE TO DESIGN PRINCIPLES

SCHEDULE 8 - SEPP (HOUSING) 2021

4 STORMWATER	DESIGN RESPONSE	CONSISTENT
(a) control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and receiving waters by, for example, finishing driveway surfaces with semi-pervious material, minimising the width of paths and minimising paved areas, and	The site planning maximises areas of soft landscaping. Refer EIS Appendix N Integrated Water Management Plan	✔
(b) include, where practical, on-site stormwater detention or re-use for second quality water uses.	An integrated site stormwater strategy offers efficiency in planning for onsite water treatment and detention. A rainwater tank is proposed to collect water from the building rooftops, providing water for uses such as toilets in the ground floor communal areas, landscaping and car washing. Refer EIS Appendix N Integrated Water Management Plan	✔

5 CRIME PREVENTION		CONSISTENT
(a) be designed in accordance with environmental design principles relating to crime prevention, and	Refer EIS Appendix X Crime Prevention Through Environmental Design Report	✔
(b) provide personal property security for residents and visitors, and	Refer EIS Appendix X Crime Prevention Through Environmental Design Report	✔
(c) encourage crime prevention by—		
(i) site planning that allows observation of the approaches to a dwelling entry from inside each dwelling and general observation of public areas, driveways and streets from a dwelling that adjoins the area, driveway or street, and	The development incorporates a high level of passive surveillance, with centrally located access paths designed to be clearly visible from apartments and communal areas. CCTV surveillance is also provided to ensure ongoing site monitoring.	✔
(ii) providing shared entries, if required, that serve a small number of dwellings and that are able to be locked, and	Entry to each building is monitored via a secure intercom access system.	
(iii) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door	Each apartment will be equipped with an intercom system to enable secure and controlled visitor access.	

8.1 RESPONSE TO DESIGN PRINCIPLES

SCHEDULE 8 - SEPP (HOUSING) 2021

6. ACCESSIBILITY	DESIGN RESPONSE	CONSISTENT
(a) have obvious and safe pedestrian links from the site that provide access to transport services or local facilities, and	A network of accessible pathways is provided throughout the site, enabling safe and convenient pedestrian connections between College Crescent and Link Road. A public bus stop is located directly outside the Link Road entry, offering access to local shops and services. In addition, the development will provide a dedicated minibus service for residents, further supporting access to nearby amenities.	✔
(b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.	All resident and visitor parking will be accommodated within a secure basement car park. The connected basement level facilitates safe and convenient access to each of the buildings. A porte cochere drop-off area is provided via the Link Road entry, offering a sheltered and convenient arrival point for residents.	✔

7. WASTE MANAGEMENT	DESIGN RESPONSE	CONSISTENT
Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities.	Resident accessible Garbage Rooms are provided near the lift cores on each level with a chute that takes garbage to the main garbage room located in the basement. Recycling bins will be provided in these garbage rooms on each floor and will be collected by a building manager and taken to the basement for storage and collection. Refer to Appendix U Waste Report	✔

8.2 RESPONSE TO DESIGN PRINCIPLES

SCHEDULE 9 - SEPP (HOUSING) 2021

DESIGN PRINCIPLES FOR RESIDENTIAL APARTMENT DEVELOPMENT:

1 CONTEXT AND NEIGHBOURHOOD CHARACTER
2 BUILT FORM AND SCALE
3 DENSITY
4 SUSTAINABILITY
5 LANDSCAPE
6 AMENITY
7 SAFETY
8 HOUSING DIVERSITY AND SOCIAL INTERACTION
9 AESTHETICS

State Environmental Planning Policy (Housing) 2021

[2021-714]

New South Wales

Status Information

Currency of version

Current version for 6 February 2026 to date (accessed 20 March 2026 at 15:08)

Legislation on this site is usually updated within 3 working days after a change to the legislation.

Provisions in force

The provisions displayed in this version of the legislation have all commenced.

Notes—

- **Does not include amendments by**
  Community Housing Providers (Adoption of National Law) Amendment Act 2025 No 49 (not commenced)
- **Editorial note**
  Schedule 8 of this Policy as originally notified instructed certain provisions of *State Environmental Planning Policy No 36—Manufactured Home Estates* to be transferred to this Policy as Chapter 3, Part 7. As indicated by the Part heading inserted in this Policy when it was originally notified, the provisions have been inserted into this Policy as Chapter 3, Part 8.

  Schedule 8 of this Policy as originally notified instructed certain provisions of *State Environmental Planning Policy No 21—Caravan Parks* to be transferred to this Policy as Chapter 3, Part 8. As indicated by the Part heading inserted in this Policy when it was originally notified, the provisions have been inserted into this Policy as Chapter 3, Part 9.

Authorisation

This version of the legislation is compiled and maintained in a database of legislation by the Parliamentary Counsel's Office and published on the NSW legislation website, and is certified as the form of that legislation that is correct under section 45C of the Interpretation Act 1987.

File last modified 6 February 2026

8.2

RESPONSE TO DESIGN PRINCIPLES

SCHEDULE 9 - SEPP (HOUSING) 2021

1. CONTEXT AND NEIGHBOURHOOD CHARACTER

1. *Good design responds and contributes to its context, which is the key natural and built features of an area, their relationship and the character they create when combined and also includes social, economic, health and environmental conditions.*
2. *Responding to context involves identifying the desirable elements of an area's existing or future character.*
3. *Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.*
4. *Consideration of local context is important for all sites, including sites in the following areas—*
   (a) established areas,
   (b) areas undergoing change,
   (c) areas identified for change.

COMMENT:

The proposal will make a positive contribution to the streetscape through the integration of high-quality architecture and generous landscaping, resulting in a cohesive and visually appealing development.

The site is located within a varied and evolving context, with educational uses to the west, a large-scale apartment development to the north, and low-density residential dwellings to the east. To the south, future residential apartment development is anticipated under the Low and Mid-Rise Housing Policy (LMR) provisions. In addition, the site's proximity to St Ives Shopping Village, an identified town centre, places it within an area undergoing transition and increased residential intensification.

The proposal responds thoughtfully to its context through a carefully considered built form and scale transition. Taller buildings are strategically located adjacent to educational uses and existing higher-density residential development, while lower-scale buildings are positioned along interfaces with low-density residential areas, providing an appropriate and sensitive transition in scale.

This approach ensures compatibility with surrounding land uses, minimises visual and amenity impacts on adjoining properties, and supports a coherent transition that aligns with the evolving and future character of the locality.

CONSISTENT: YES



8.2

RESPONSE TO DESIGN PRINCIPLES

SCHEDULE 9 - SEPP (HOUSING) 2021

2. BUILT FORM AND SCALE

1. *Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.*
2. *Good design also achieves an appropriate built form for a site and the building's purpose in terms of the following—*
   (a) building alignments and proportions,
   (b) building type,
   (c) building articulation,
   (d) the manipulation of building elements.
   (3) Appropriate built form—
   (a) defines the public domain, and
   (b) contributes to the character of streetscapes and parks, including their views and vistas, and
   (c) provides internal amenity and outlook.

COMMENT:

The buildings located along College Crescent are five storeys with the upper level setback to reduce visibility from the public domain and adjoining residential properties. A generous deep soil zone is provided along this frontage to facilitate substantial tree planting, which will further screen and soften the built form. Existing mature street trees provide immediate screening of the development when viewed from College Crescent.

The taller nine-storey buildings are strategically located in the centre of the site with the top floor set back. This ensures minimal visual impact on surrounding streets and neighbouring properties. This arrangement, combined with a stepped building form, provides a sensitive transition in scale and an appropriate response to the surrounding context.

Along the boundary to Masada College existing trees are up to 26m in height providing an immediate screening and softening of the building. This will be complimented by new planting within this

A landscaped and screened interface establishes a human scale at the ground plane and moderates the perceived height of the development through deliberate stepping of the facade. This approach ensures the development presents as well-proportioned and contextually appropriate within the streetscape.

The building form is further articulated through regular vertical recesses, reinforcing a clear base–middle–top composition. The uppermost level is expressed as a recessive element, utilising darker cladding to visually recede and reduce the apparent bulk and prominence of the development, contributing to a refined architectural outcome.

CONSISTENT: YES



8.2 RESPONSE TO DESIGN PRINCIPLES

SCHEDULE 9 - SEPP (HOUSING) 2021

3. DENSITY

1. *Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.*
2. *Appropriate densities are consistent with the area's existing or projected population.*
3. *Appropriate densities are sustained by the following—*
   (a) existing or proposed infrastructure,
   (b) public transport,
   (c) access to jobs,
   (d) community facilities,
   (e) the environment.

COMMENT:

St Ives has a higher-than-average proportion of older residents, with approximately 20% of the population aged 65 years and over. While the locality contains a number of stand alone residential care facilities there is a shortfall in the provision of Independent Living Units. This development seeks to address this gap by delivering in demand ILUs within a single, integrated community.

The site is currently vacant and represents a unique opportunity to provide critical mass of high quality seniors housing alongside the extensive on-site services and facilities required to support a development of this type. The proposed yield and density are fundamental to achieving a financially viable development outcome, enabling the delivery of high-quality housing, generous open spaces, and essential care infrastructure.

The site is well located within an established seniors living area and benefits from proximity to a range of community services, retail centres, medical facilities, and public transport. This accessibility makes it highly suitable for seniors housing.

The proposal incorporates the co-location of Independent Living Units and residential aged care accommodation, supported by on-site care services and communal facilities. This integrated model facilitates "ageing in place," allowing residents to transition between levels of care while remaining in their community.

The site's size and proportions support the proposed density. Generous setbacks and building separation has been provided to ensure impacts on privacy and amenity to neighbours are minimised. The taller buildings are located in the centre of the site to ensure minimal visual impact on surrounding streets and neighbouring properties. This, combined with a stepped building form to the north and south, minimises overshadowing and ensures a sensitive response to the surrounding context.

Overall, the proposal represents an appropriate and well-considered response to the site and its context, delivering much-needed seniors housing while maintaining a high level of amenity for both future residents and the surrounding community.

CONSISTENT: YES



8.2 RESPONSE TO DESIGN PRINCIPLES

SCHEDULE 9 - SEPP (HOUSING) 2021

4. SUSTAINABILITY

1. *Good design combines positive environmental, social and economic outcomes.*
2. *Good sustainable design includes—*
   (a) use of natural cross ventilation and sunlight for the amenity and liveability of residents, and
   (b) passive thermal design for ventilation, heating and cooling, which reduces reliance on technology and operation costs.
3. *Good sustainable design also includes the following—*
   (a) recycling and reuse of materials and waste,
   (b) use of sustainable materials,
   (c) deep soil zones for groundwater recharge and vegetation.

COMMENT:

The facade articulation has been carefully developed to maximise solar access to Independent Living Unit (ILU) living spaces, thereby enhancing resident amenity and ensuring compliance with the Apartment Design Guide (ADG) solar access requirements. The design incorporates a considered balance of openness and shading through vertical screening elements, which are designed to admit winter sunlight while mitigating excessive summer heat gain. This approach reduces reliance on mechanical heating and cooling systems while maintaining internal comfort.

In addition, the building layout and facade design facilitate effective cross ventilation in accordance with ADG requirements, supporting passive environmental performance and indoor air quality.

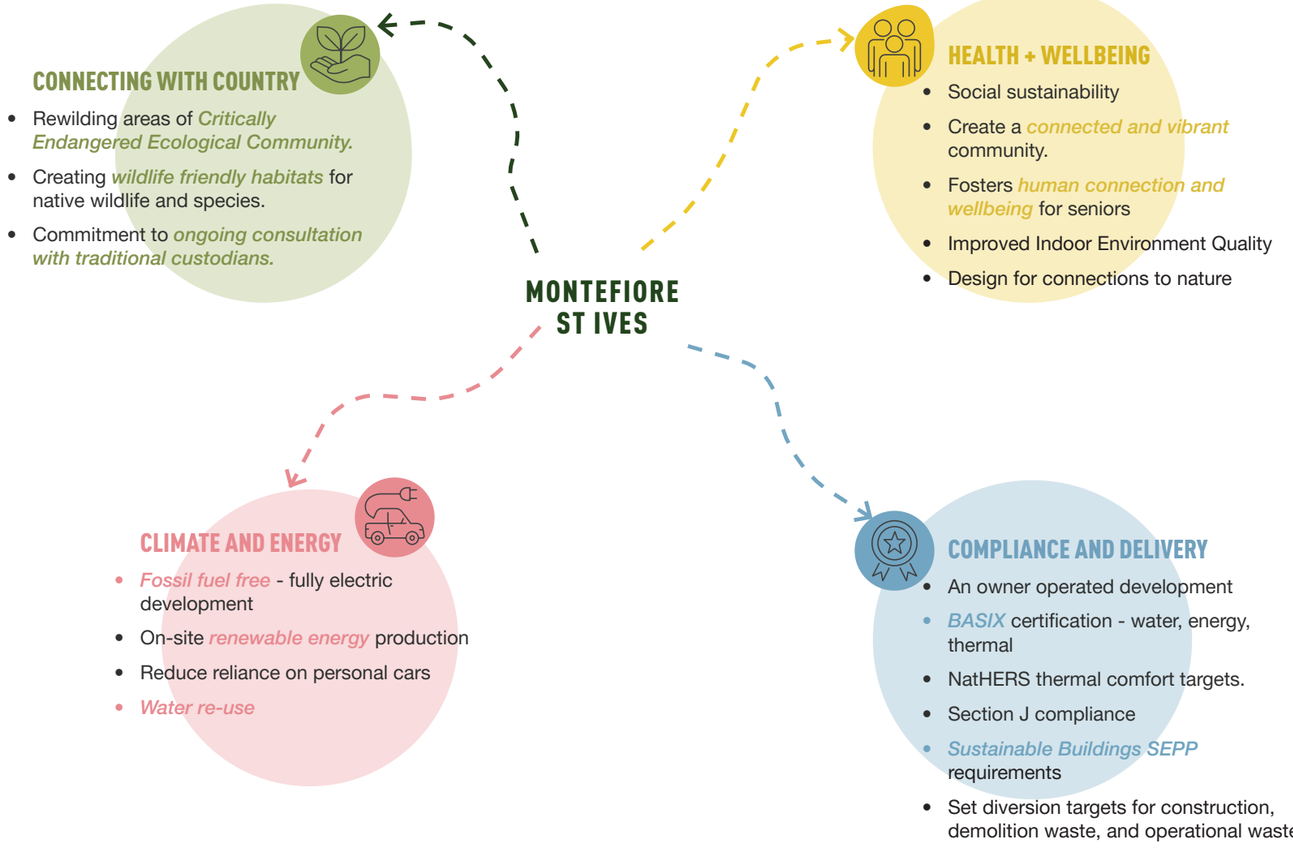
A Building Management Control System (BMCS) will be implemented to continuously monitor and optimise energy consumption across the development. Performance data from the recently completed Buildings E and F indicates that heating and cooling demands have been significantly lower than originally anticipated, demonstrating the effectiveness of the facade design and passive design strategies.

Material selection prioritises sustainability, durability, and low embodied energy. This ensures long-term performance while minimising environmental impact over the building lifecycle.

The proposal also incorporates a range of additional sustainability initiatives, including:
- An integrated waste management and recycling strategy
- Specification of water-efficient fixtures and fittings
- Use of energy-efficient chilled water systems for heating and cooling
- Installation of rooftop solar photovoltaic (PV) systems
- Rainwater harvesting and reuse for non-potable applications

Collectively, these measures contribute to a high-performing, environmentally responsive development.

CONSISTENT: YES



8.2 RESPONSE TO DESIGN PRINCIPLES

SCHEDULE 9 - SEPP (HOUSING) 2021

5. LANDSCAPE

1. *Good design recognises that landscape and buildings operate together as an integrated and sustainable system, resulting in development with good amenity.*
2. *A positive image and contextual fit of well designed development is achieved by contributing to the landscape character of the streetscape and neighbourhood.*
3. *Good landscape design enhances the development's environmental performance by retaining positive natural features that contribute to the following—*
   (a) the local context,
   (b) co-ordinating water and soil management,
   (c) solar access,
   (d) micro-climate,
   (e) tree canopy,
   (f) habitat values,
   (g) preserving green network
4. *Good landscape design optimises the following—*
   (a) usability,
   (b) privacy and opportunities for social interaction,
   (c) equitable access,
   (d) respect for neighbours' amenity.
   (5) Good landscape design provides for practical establishment and long term management.

COMMENT:

A key objective of the proposal is to deliver a landscape-led approach that reinforces the bushland character of St Ives while creating an attractive and cohesive streetscape that enhances the amenity of neighbouring properties.

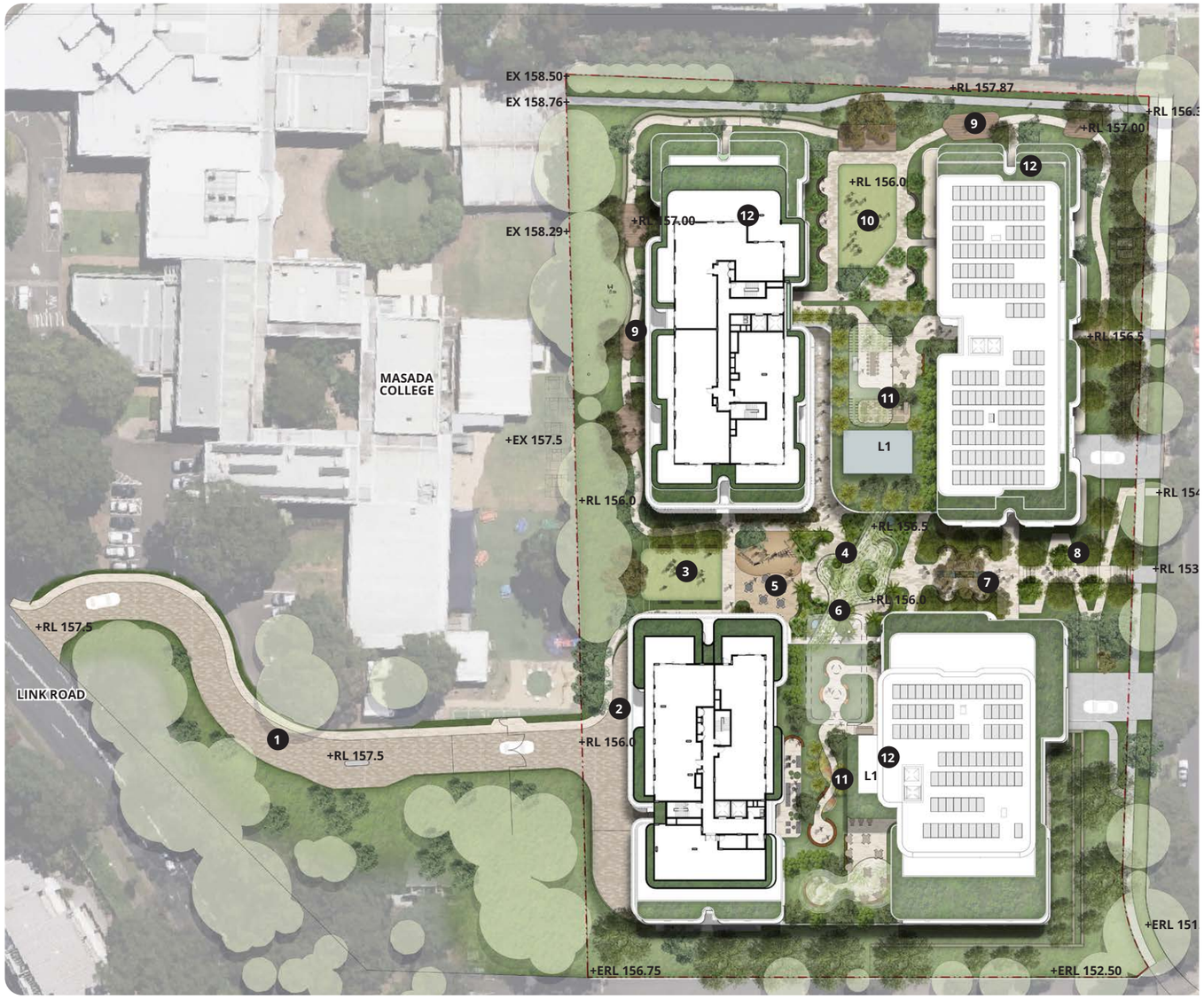
The site contains significant mature trees along its western boundary adjoining Masada and to the south of the proposed new access road. These trees form part of the Sydney Turpentine Ironbark Forest and include areas of Blue Gum High Forest. Over time, much of the ground plane within these zones has been cleared. As such, a central objective of the proposal is to regenerate these areas to promote biodiversity, support wildlife habitat, and ensure long-term ecological resilience.

A new green corridor along the southern boundary will establish a continuous landscape connection to Bedes Forest, forming part of a broader ecological network. This corridor will enhance habitat connectivity and encourage the return of wildlife and pollinators.

Within the development, a diverse range of landscaped spaces and gardens will be provided for residents' enjoyment. These areas are designed to accommodate both active and passive uses, encouraging movement, relaxation, and social interaction. Upper-level terraces will include opportunities for resident gardening, fostering a sense of ownership, community engagement, and a familiar, home-like environment. Integrated facade planters are incorporated throughout the development, providing residents with direct access to greenery while contributing to a visually appealing green facade.

Overall, the landscape strategy responds to the ecological significance of the site, supports biodiversity, and provides high-quality communal open space for residents, consistent with the objectives of the relevant planning controls.

CONSISTENT: YES



Source: Arcadia

8.2 RESPONSE TO DESIGN PRINCIPLES

SCHEDULE 9 - SEPP (HOUSING) 2021

6. AMENITY

1. *Good design positively influences internal and external amenity for residents and neighbours.*
2. *Good amenity contributes to positive living environments and resident well-being.*
3. *Good amenity combines the following—*
   - *(a) appropriate room dimensions and shapes,*
   - *(b) access to sunlight,*
   - *(c) natural ventilation,*
   - *(d) outlook,*
   - *(e) visual and acoustic privacy,*
   - *(f) storage,*
   - *(g) indoor and outdoor space,*
   - *(h) efficient layouts and service areas,*
   - *(i) ease of access for all age groups and degrees of mobility.*

COMMENT:

The proposed buildings orientation maximizes solar access to private spaces and communal open space to ensure a high level of amenity and resident comfort.

The proposed apartments have been designed in accordance with the Apartment Design Guide (ADG), achieving compliance with key criteria relating to solar access to living areas and cross ventilation. The internal layouts are consistent with ADG requirements for room sizes, dimensions, ceiling heights, and storage provision, ensuring a high standard of residential amenity.

Each apartment is provided with generous private open space that is directly accessible from open plan living areas. Balcony screening and generous building separation distances ensures visual privacy between dwellings and adjoining properties is maximised. Provision of natural light to primary living areas is optimised through the provision of large glazed openings.

The Independent Living Units have been designed in accordance with SEPP (Housing) 2021, providing accessibility and future adaptability. Key areas including the main bathroom and kitchen are designed to accommodate future adaptation to meet the changing needs of residents as their mobility needs change.

The development incorporates a range of communal facilities to support resident wellbeing and social interaction, including a club lounge, swimming pool, gymnasium, cinema, and flexible communal spaces.

A communal terrace is proposed at Level 1, incorporating barbecue facilities and an outdoor kitchen. This space provides a shared outdoor area to support informal gatherings and resident use.

CONSISTENT: YES



TYPICAL BUILDING D PLAN

8.2 RESPONSE TO DESIGN PRINCIPLES

SCHEDULE 9 - SEPP (HOUSING) 2021

7. SAFETY

1. *Good design optimises safety and security within the development and the public domain.*
2. *Good design provides for quality public and private spaces that are clearly defined and fit for the intended purpose.*
3. *Opportunities to maximise passive surveillance of public and communal areas promote safety.*
4. *A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.*

COMMENT:

The safety and security of residents, as well as the adjacent Masada College and North Shore Chabad, has been a primary consideration in the planning and design of the development. Given the unique and specific security needs associated with these uses, the proposal incorporates a comprehensive suite of measures consistent with Crime Prevention Through Environmental Design (CPTED) principles..

The site is secured by perimeter fencing that is thoughtfully integrated within landscaped setbacks, ensuring a high-quality streetscape outcome while meeting security requirements.

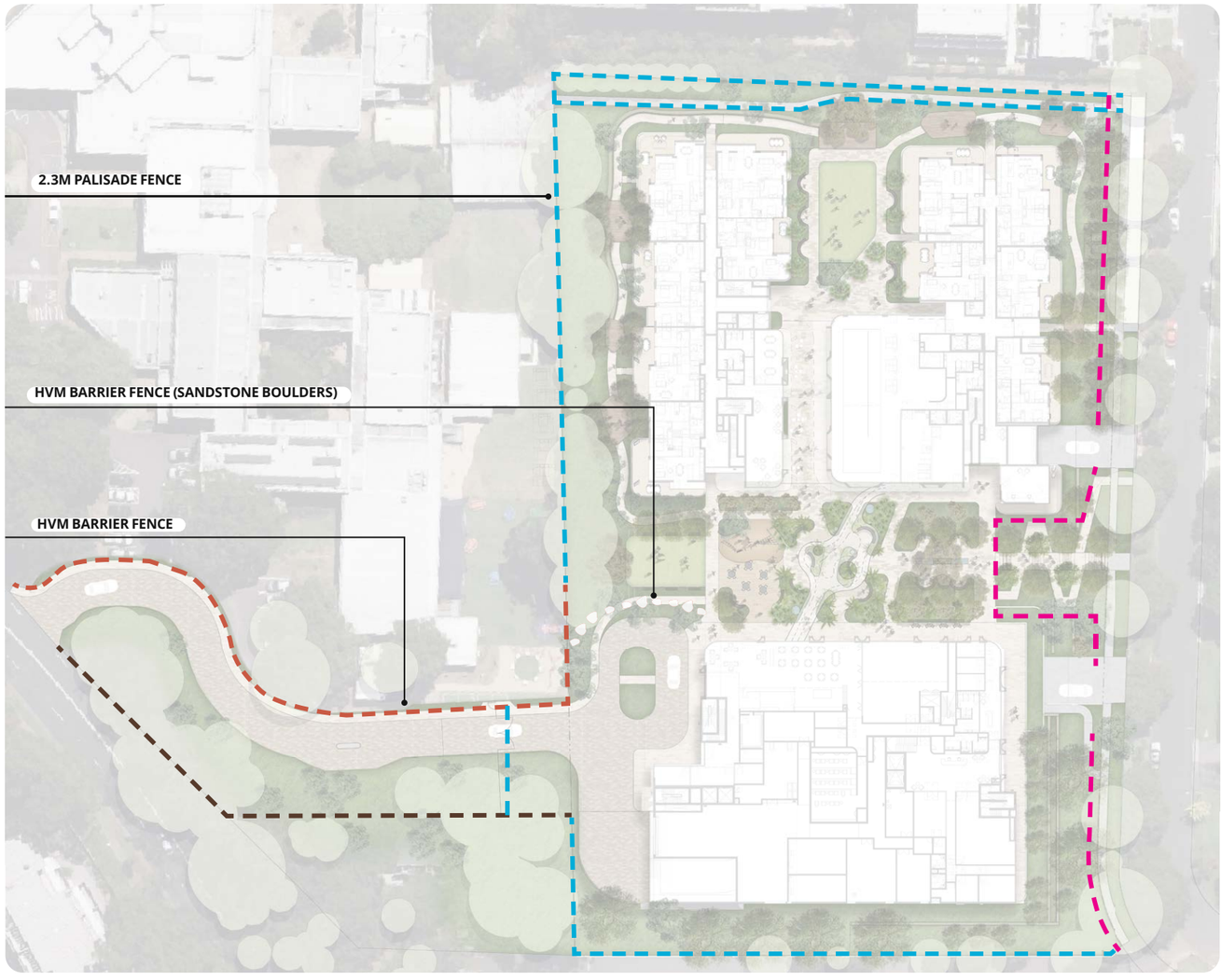
The site is designed to ensure controlled and legible points of entry. The primary vehicular and pedestrian access is provided via Link Road, leading to a porte cochere adjacent to reception and the club lounge, enabling clear oversight of arrivals. A secondary pedestrian entry is provided from College Crescent. All entry points are secured via key fob access systems, restricting entry to residents, staff, and authorised visitors. Basement car park access is similarly controlled via secure roller shutters to maximise resident safety.

The design maximises opportunities for passive surveillance throughout the site. Building orientation and layout ensure that key circulation paths, entry points, and communal areas are overlooked by active uses, including apartments, balconies, and shared internal spaces. Communal outdoor areas, including the Village Heart, Village Green, and Level 1 terrace, are centrally located to benefit from high levels of passive surveillance. In addition, CCTV is provided at key locations to support active surveillance.

Communal facilities, including the club lounge, terraces, and open spaces, are designed to encourage regular use and activation throughout the day. This consistent level of occupation increases informal surveillance and contributes to a safer environment for residents and visitors.

Further detail is provided in Appendix X CPTED Report.

CONSISTENT: YES



8.2 RESPONSE TO DESIGN PRINCIPLES

SCHEDULE 9 - SEPP (HOUSING) 2021

8. HOUSING DIVERSITY AND SOCIAL INTERACTION

1. *Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.*
2. *Well designed residential apartment development responds to social context by providing housing and facilities to suit the existing and future social mix.*
3. *Good design involves practical and flexible features, including—*
   (a) different types of communal spaces for a broad range of people, and
   (b) opportunities for social interaction among residents.

COMMENT:

The proposed mix of Independent Living Units, comprising generously sized two bedroom, two bedroom plus study, and three-bedroom apartments, responds to the demands of an ageing population seeking to “right-size” without compromising on space or amenity. This mix is supported by market research and is considered appropriate for the local demographic.

All apartments have been designed to accommodate the future needs of residents in accordance with the requirements of SEPP Housing 2021. Key areas, including the kitchen and main bathroom, are designed to facilitate adaptation over time if required.

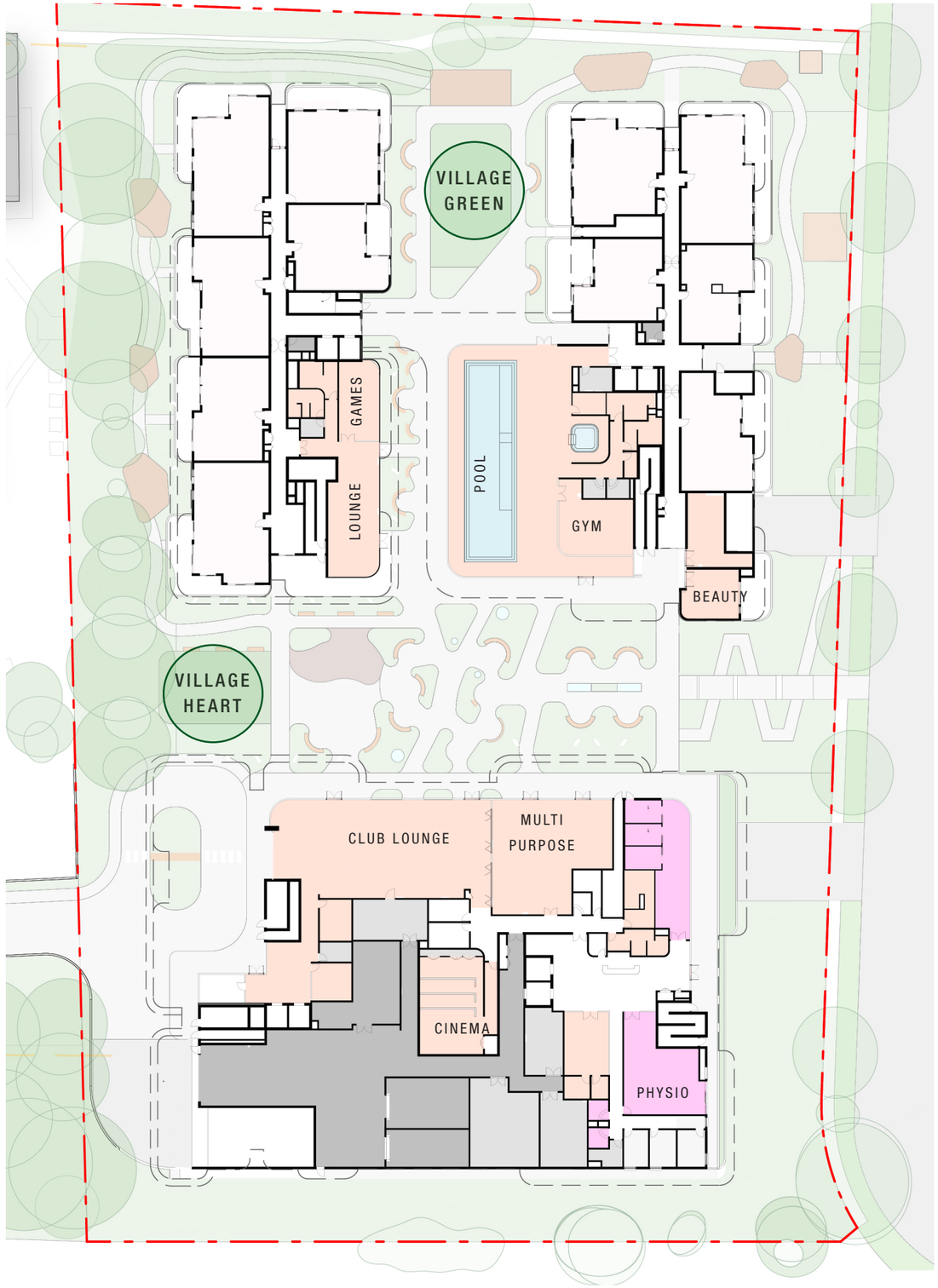
Adequate clearances and circulation spaces are provided to common areas and within all apartments including at entry doors, internal doorways, kitchens, laundries, living areas, and balconies. This ensures ease of movement and enables residents to age in place, including where the use of a wheelchair or other mobility aids may be required.

This design approach is consistent with the provisions of SEPP Housing 2021 relating to accessibility and adaptability, and supports the delivery of housing that responds to the evolving needs of residents over time.

The development provides a diverse range of communal spaces and facilities to support resident wellbeing and foster a sense of community. These include flexible multipurpose rooms designed to accommodate a variety of activities and events. In addition, extensive wellbeing facilities are proposed, including a 25-metre lap pool, gymnasium, exercise studio, and sauna. These facilities support both physical health and social engagement, enabling a wide range of activities such as group fitness classes and aqua-based exercise.

Collectively, these spaces promote social interaction, encourage active lifestyles, and contribute to a connected, inclusive, and supportive living environment for seniors.

CONSISTENT: YES



8.2 RESPONSE TO DESIGN PRINCIPLES

SCHEDULE 9 - SEPP (HOUSING) 2021

9. AESTHETICS

1. *Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure.*
2. *Good design uses a variety of materials, colours and textures.*
3. *The visual appearance of well designed residential apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.*

COMMENT:

The proposal demonstrates a high standard of architectural design quality through its considered proportions, materiality, and facade articulation. It delivers a cohesive and refined built form that responds appropriately to its context.

Material and colour variation across the four buildings further breaks down the perceived scale and provides a distinct identity to each building, while maintaining a cohesive architectural language across the site. At the ground plane, natural materials with a tactile quality are utilised to create a sense of warmth, durability, and visual richness.

Elevated planters and terraces are integrated into the built form, reinforcing the stepped massing and contributing to a high level of visual amenity. These elements provide both articulation and opportunities for landscaping at upper levels, softening the built form and enhancing the outlook for residents.

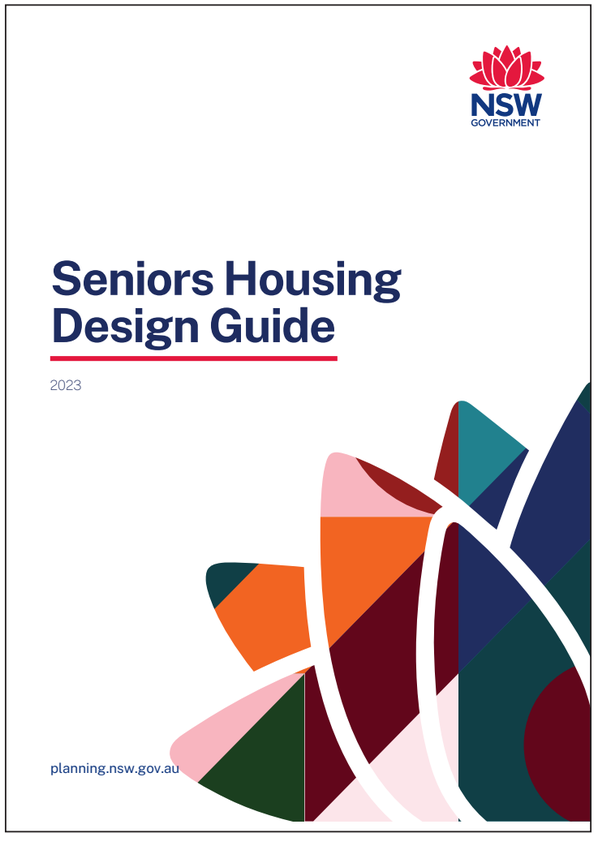
Along College Crescent, the development adopts a more residential character, with building proportions and facade rhythm responding to the finer grain of the surrounding context. This ensures an appropriate transition in scale and reinforces compatibility with neighbouring residential development.

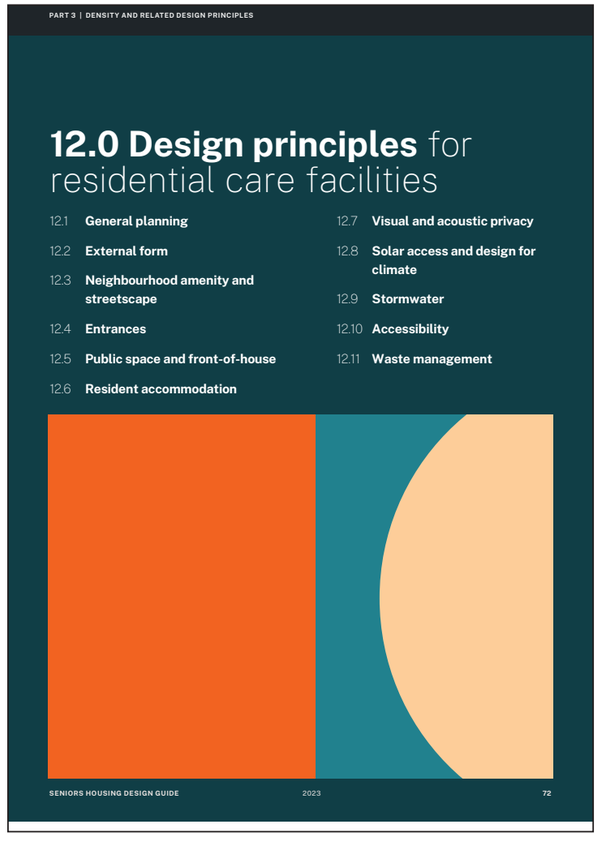
CONSISTENT: YES

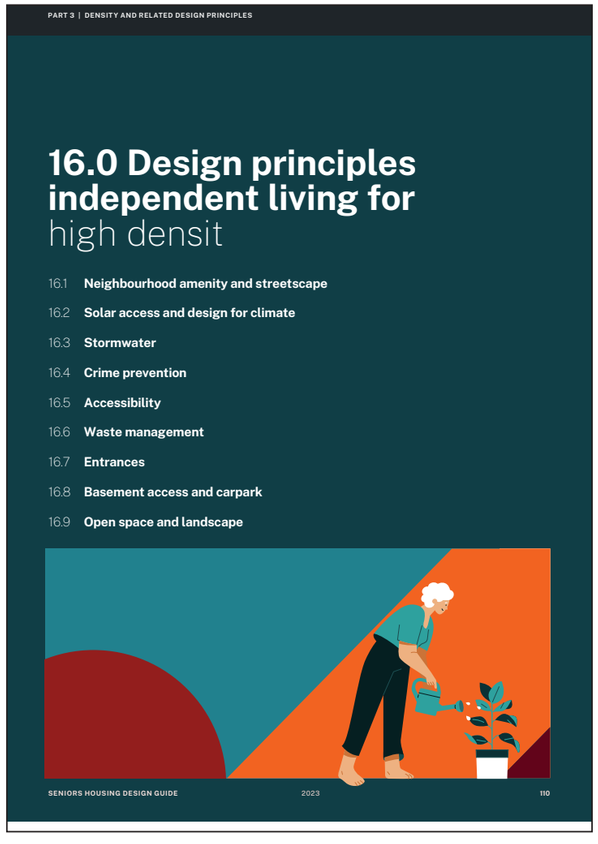


8.3 RESPONSE TO DESIGN PRINCIPLES

SENIORS HOUSING GUIDE 2023







8.3

RESPONSE TO DESIGN PRINCIPLES

SENIORS HOUSING GUIDE 2023

1.0 - DESIGN FOR COUNTRY

"Country is living, constantly changing, and evolving. Many ecosystems exist across different realms of Country including both living and non-living elements."

DESIGN INTENT

In collaboration with the project's First Nations Consultant, the design team has undertaken early and ongoing engagement with a local Elder and knowledge holder, Uncle Dennis. This has included a walk on Country to better understand the cultural and ecological significance of the site, including key species such as Angophora trees. This collaboration ensures the principles and guidance of the Connecting with Country Framework is integrated into the design process.

The project team is committed to a continued process of learning and collaboration with local Elders and the First Nations Consultant throughout the design development. This engagement will inform the design approach, ensuring it responds respectfully to Country and integrates cultural knowledge where appropriate.

Indigenous storytelling is effectively integrated into the project predominantly through the landscape design and materiality.

Refer to Appendix J Connecting with Country Report.

2.0 - CARE FOR THE PLANET

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

Sustainably designed buildings will generate long-term value for building owners. Developers who cater to the demands of the growing demographic of older people will be expected by their stakeholders to reduce energy and water consumption, reduce waste generation and increase renewable energy use for powering all seniors housing types."

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

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

Good design embodies sustainable design elements."

DESIGN INTENT

The development will be a fully electric development.
The key ESD initiatives for the projects are:

INDOOR ENVIRONMENTAL QUALITY AND LOAD REDUCTION
- Maximise natural ventilation
- Optimise daylight/ natural lighting
- Select glazing and insulation to optimise performance
- Utilise passive shading – screens
- Meet or exceed BASIX requirements

OPTIMISE ENERGY CONSUMPTION
- Selection of water efficient fixtures
- Selection of High efficient LED lighting and appliances
- Selection of highly efficient air conditioning systems with a centralised chilled water system proposed rather than VRF systems.
- Utilising Building Management Control Systems (BMCS) for constant monitoring and control of energy usage across the site.

RENEWABLE RESOURCES
- Solar PV on Rooftop maximised for on site energy production
- Rainwater harvesting utilised to reduce potable water consumption

TRANSPORT
- Group transport – resident shuttle bus provided
- Charging for Electric Vehicles (EV) provided

RESPONSIBLE MATERIAL SELECTION
- Facilitate separation and recycling of demolition and construction materials
- Prioritise use of materials with environmentally sustainable credentials

Refer to Appendix T ESD Report.

8.3 RESPONSE TO DESIGN PRINCIPLES

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3.0 - SITE ANALYSIS

ENVIRONMENTAL RESPONSE

“ Site for seniors housing developments are typically large scale properties in existing urban and suburban zones which are often overlaid with multiple environmental sensitivities that will influence the planning response. “

DESIGN INTENT

Expert consultants have been engaged to assess the risks associated with the site and mitigate any potential issues throughout the design process. Importantly; the site is free of any bush fire of flood risk.

An arborist has been engaged to identify Tree Protection Zones (TPZ) for the extensive significant trees at the perimeter of the site along the southern and western boundaries Many of these trees form part of the Critically Endangered Ecological Community (CEEC) and will not be impacted by the development. These trees will be complimented with additional vegetation as part of the proposal within the generous deep soil zones provided.

Along College Crescent care has been taken to maintain the mature existing street trees that provide a high level of amenity to the street and provide significant screening and softening of the development when viewed from neighbouring properties.

Refer to Appendix S Arboricultural Assessment.

4.0 - SITE ANALYSIS

URBAN RESPONSE

“New built urban fabric should be sympathetic and responsive to it’s context and local environment and uplift the quality of the neighbourhood.

Seniors housing as a specific type of development can introduce a different scale and form into a surrounding area. The modulation of the bulk and form of new buildings of larger scale than the surrounding context should reference the local character and urban arrangement to acknowledge its surroundings.

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

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

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

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

DESIGN INTENT

The subject site is located in close proximity to St Ives Shopping Centre, the Village Green and generous recreational spaces. It is located within a well established seniors community with several Residential Care Facilities in the locality.

The subject site is positioned on the eastern edge of the local centre and as such it forms part of the village centre as well as being part of a well established educational precinct.

The presence of an existing higher-order use on the subject site, and surrounding sites, highlights the site’s strategic significance and reinforces its suitability for continued community-focused outcomes.

8.3 RESPONSE TO DESIGN PRINCIPLES

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5.0 - HERITAGE

"Items, sites and localities listed or noted as having heritage significance are important and may cover heritage values beyond the built environment that include natural heritage values, Aboriginal cultural values, gardens, landscapes, archaeology etc. It is important to identify and conserve these heritage values through a well considered design response that takes into account the heritage significance, character, texture, grain, massing, story and nature of a particular site to ensure the conservation of the these values into the future."

DESIGN INTENT

There are no heritage listed items within the site or in close proximity of the site.

There are no heritage-listed items located within the site or in its immediate vicinity. While much of the site has been cleared over time, several significant endemic trees with high retention value remain, particularly in the south-western portion. These trees are representative species of the Sydney Turpentine-Ironbark Forest, which is classified as a Critically Endangered Ecological Community.

As part of the site's redevelopment, these areas will be retained, protected, and enhanced to support their long-term resilience.

6.0 - CARE, WELLBEING & COMMUNITY

"The power of community to create health is far greater than any physician, clinic or hospital"

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

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

As we age, our mobility generally diminishes and consequently opportunities for wellbeing and social activities may become limited. Diminished mobility can mean longer periods indoors.

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

DESIGN INTENT

On the ground floor extensive communal facilities are provided to encourage and facilitate social interaction and physical movement to support the mental and physical wellbeing of residents.

These communal spaces are connected by a diversity of landscaped spaces that encourage passive and programmable activity. Clear and legible signage and rest stops are incorporated into the design of these spaces to ensure the development meets the needs of seniors as their care needs and mobility changes.

A clear, simple and legible signage strategy will be developed to support way finding.

The design of the ILUs common areas and apartments supports the changing needs of residents as they age and their mobility and dexterity decreases. One site care and services allows care to be brought into the units, keeping people in their homes for longer, As their care needs increase, on site Residential Care allows people to age in place and remain connected to their community.

One site allied health with access to physiotherapy, hydrotherapy and consulting rooms further supports residents health needs.

8.3

RESPONSE TO DESIGN PRINCIPLES

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7.0 DESIGN FOR PHYSICAL AGEING & DEMENTIA

Empathetic design is to understand the connection between physical aspects of ageing and the emotional needs of an older person. The Royal Commission into Aged Care promotes: Care, dignity and respect, Valuing care workers, dementia support.

In addition to physical ageing, people with dementia can experience a few of the following: Fear arising from a feeling of unfamiliarity, intense emotional outbursts, heightened confusion, lost or poor communication skills, loss of ability to read or interpret visual images, social withdrawal, depression and difficulty understanding spatial relationships.“

DESIGN INTENT

Fundamental to the design philosophy is to create a deinstitutionalised environment which is reflected in the style and character of the buildings. The entries and signage are discrete yet clearly legible to support residents movement and way finding while maintaining a residential character.

The proposal balances the physical and wellbeing needs of the more mobile and active ILU residents with the high care RCF residents to ensure dignity and respect in embedded in the planning and design.

While the community is designed to be connected, it is equally important to provide an appropriate level of privacy and separation between resident groups. Independent Living Unit residents benefit from having access to additional care when required, without a constant or highly visible reminder of higher-care environments.

This balance is achieved through the use of landscaping, considered façade design, and generous building separation. Importantly, these measures are implemented while maintaining a high level of amenity for Residential Care Facility residents, ensuring that dignity and respect are prioritised for all.

Consideration has also been provided for staff and volunteers, with access to private staff areas.








Source: Adobe Stock images

8.3 RESPONSE TO DESIGN PRINCIPLES

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PART 12. DESIGN PRINCIPLES FOR RESIDENTIAL CARE FACILITIES			
		COMPLIANCE	DESIGN RESPONSE
12.1	GENERAL PLANNING		
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.	✔	Provided
12.1.2	To create environments where staff can work efficiently to care for groups of people in a communal living setting.	✔	Provided
12.1.3	To enable efficient workflows and to separate resident and service areas for safety and amenity	✔	Clear separation of back of house areas and resident accessible areas is provided to ensure a familiar home like environment is provided for residents and efficient work flow is provided for staff.
12.1.4	To create new non institutional looking buildings that acknowledge their surroundings sensitively and showcase design excellence.	✔	Provided
12.1.5	To understand how different building components and spaces can positively influence the exterior character of the external form of the building.	✔	Provided
	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.	✔	Workshops were help with Montefiore operations staff to understand their staffing and operational needs and incorporate that into the planning of the RCF.
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.	✔	
12.2	EXTERNAL FORM		

8.3 RESPONSE TO DESIGN PRINCIPLES

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PART 12. DESIGN PRINCIPLES FOR RESIDENTIAL CARE FACILITIES			
		COMPLIANCE	DESIGN RESPONSE
12.3	NEIGHBOURHOOD AMENITY AND STREETSCAPE		
12.3.1	To de-institutionalise seniors housing in the provision of quality contemporary buildings.	✔	Provided
	DESIGN GUIDANCE		
12.3.2	Design articulated façades that have a considered palette of external finishes.	✔	Balconies and terraces allow for a highly articulated facade to create a rhythm and fine grain to the facades. Variation in materials is provided to beak down the height, bulk and scale of the built form. Natural materials are used.
12.3.3	Articulate the internal planning to determine modulation in the external facade that provides shadow variations that change throughout the day.	✔	Provided
12.4	ENTRANCES		
12.4.1	To separate large service vehicles away from the front entrance.	✔	The loading dock entry is located at the south west corner of the site to reduce any conflict with pedestrian movement and entries.
12.4.2	To provide safe car parking and access into the building for visitors.	✔	Provided
12.4.3	To respect the vehicular and traffic movements in the street.	✔	Service vehicles access the site from Link Rd only to minimise impacts on College Crescent.
12.4.4	To clearly identify the points of arrival for visitors and deliveries.	✔	Provided
	DESIGN GUIDANCE		
12.4.5	Identify safe and appropriate points off the street to access the site with vehicular driveways and points of entry.	✔	Provided
12.4.6	Provide a clearly identifiable front entry.	✔	Provided
12.4.7	Separate the service driveway and back-of-house service access from public and resident paths.	✔	Separate loading dock provided at ground floor for all service vehicles and waste collection.
12.4.8	Provide safe and clearly identifiable pedestrian access to the building.	✔	Provided

8.3 RESPONSE TO DESIGN PRINCIPLES

SENIORS HOUSING GUIDE 2023

PART 12. DESIGN PRINCIPLES FOR RESIDENTIAL CARE FACILITIES			
		COMPLIANCE	DESIGN RESPONSE
12.3.9	To identify the point of arrival and where visitors and residents come and go from.	✔	Provided
12.3.10	To make the entry visible from the street for clarity and way finding as it is often the only point of access for visitors.	✔	A clear and legible signage and way finding strategy will be provided.
12.3.11	To provide a safe protected place to stop and drop off and pick up a resident.	✔	Provided at basement level.
	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.	✔	As a small residential care facility with only 50 residents drop off/pick up, parking and ambulance parking will be provided at the lower level parking area accessed off College Crescent.
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.	✔	Sufficient height is provided for the ambulance to enter the basement off College Crescent with an ambulance bay provided.
12.5	PUBLIC SPACE AND FRONT OF HOUSE		
12.5.1	To provide a visible, welcoming and safe place for entry for staff, residents and visitors.	✔	The entry to the RCF and allied health presents a welcoming place to the wider community.
12.5.2	To provide an attractive place for residents to sit, wait or social-ise.	✔	Small seating areas are provided in the reception/lobby area This area will have a hotel like quality to provide a high level amenity for visitors.
12.5.3	To provide a control point for visitors.	✔	The main entry from College Crescent will serve as the control point for pedestrian arrival. For the majority arriving by car the lower level car park will provide a secure entry point with a welcoming lift lobby provided to access the reception at ground floor.
	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.	✔	A generous lobby and reception at the ground floor entry is provided with a small internal serving "shop" and allied health services. At Level 1 a cafe is provided with a generous landscaped terrace for visiting family and friends.
12.5.5	The arrangement and presentation of these areas to the public and wider community can offer welcoming and invit-ing 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.	✔	The Ground floor fronting College Crescent presents a welcoming facade with a high level of glazing and publicly accessible allied health services.

8.3 RESPONSE TO DESIGN PRINCIPLES

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PART 12. DESIGN PRINCIPLES FOR RESIDENTIAL CARE FACILITIES			
		COMPLIANCE	DESIGN RESPONSE
12.6	RESIDENT ACCOMMODATION		
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 building provides a highly articulated facade through th additional of balconies and terraces, some with integrated planted to provide a green edge to the built form.
12.6.2	To arrange resident rooms with manageable corridor lengths.	✔	Corridors have been designed to avoid long corridors and dead ends. Sight lines from resident rooms to communal areas have been considered.
	DESIGN GUIDANCE		
12.6.3	Resident neighbourhoods are comprised of resident rooms and shared areas. Resident rooms are usually single or double occupancy rooms with ensuites and are identified in the facade with a similar repetitive style of window or terrace door. Resident rooms with external glazed doors to terraces or balconies will help articulate the facade however the need to ensure safety and prevent residents falling from balconies often requires very high balustrade enclosures on upper storey balconies. Facade articulation should take into consideration the orientation for solar protection and meaningful window shading. Position and frequency of visual breaks in a facade can also be informed by the scale and character of the surrounding building types.	✔	Resident rooms are provided with small balconies to allow for a high level of articulation and provide opportunity for facade articulation to reinforce the residential character of the building. Adequate edge protection will be provided with solid up stands combined with glazed balustrades.
12.7	VISUAL AND ACOUSTIC PRIVACY		
12.7.1	To respect the visual and acoustic privacy of neighbours and occupants.	✔	Generous building separation combined with screening and landscaping will be provided to ensure visual prvacy is maintained.
	DESIGN GUIDANCE		
12.7.2	Provide generous setbacks that are informed by the position and location of neighbour's outdoor open space and windows.	✔	Generous landscaped setback are provided to all boundaries.
12.7.3	Plant screen planting that acts as acoustic buffers as well as providing privacy and separation from the boundary fence.	✔	Planting within generous setbacks along the east and southern boundaries will allow for substantial planting to provide privacy and screening of the RCF. Planting will also provide a buffer internally between the RCF and the adjacent ILU building to allow for visual and acoustic screening.
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.	✔	Terraces to the RCF households are located in the centre of the site to reduce overlooking of external neighbours. Deep soil zones will create a green buffer between the RCF and houses on College Crescent to further reduce overlooking with fences integrated into the landscaping.

8.3 RESPONSE TO DESIGN PRINCIPLES

SENIORS HOUSING GUIDE 2023

PART 12. DESIGN PRINCIPLES FOR RESIDENTIAL CARE FACILITIES			
		COMPLIANCE	DESIGN RESPONSE
12.8	SOLAR ACCESS AND DESIGN FOR CLIMATE		
12.8.1	To design buildings that suit the climate zone of the development.	✔	Provided
12.8.2	To design for: • thermal comfort • humidity • air-movement • shading • daylight • solar access	✔	Internal planning maximises natural cross ventilation and solar access to communal living areas to create high amenity communal spaces.
12.8.3	To optimise the building envelope's thermal protective qualities to maximise efficient use of energy for heating and cooling.	✔	Provided
12.8.4	To maximise access to natural daylight to reduce dependence on electric lighting.	✔	Terraces have been provided off dining, sitting and lounge areas to maximise opportunity for full height glazing to maximise daylight and reduce sue of electric lighting during the day.
	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.	✔	Site planning, building orientation and internal planning maximises natural cross ventilation to communal living and dining areas to create high amenity communal spaces.
12.8.6	Insulate roofs and avoid dark roof colours that absorb excessive heat.	✔	Provided
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.	✔	Ceiling fans will be provided in bedrooms as required by BASIX. Small balconies have been provided off resident bedrooms with screening at the balcony edge to provide a high level of day light access but protection from the sun in summer.
12.8.8	Use appropriate glazing to insulate glazed areas and maximise glazing for access to daylight.	✔	Provided
12.9	STORMWATER		
12.9.1	To minimise erosion and the potentially damaging effects from stormwater run-off on landscape and stability of pathways.	✔	Provided
12.9.2	To provide effective filtration of stormwater to remove some sediment and pollutants.	✔	Provided
12.9.3	To prevent flooding.	✔	The development has been designed above PMF levels.
12.9.4	To slow the flow of fast moving water and debris.	✔	Provided

8.3 RESPONSE TO DESIGN PRINCIPLES

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PART 12. DESIGN PRINCIPLES FOR RESIDENTIAL CARE FACILTIES			
		COMPLIANCE	DESIGN RESPONSE
	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.	✔	On site water retention take and rainwater tank is provided. Water sensitive urban design principles will be incorporated into the landscape design.
12.9.6	Maximise areas for deep soil landscape so that plants can mature into dense stormwater catchment areas and absorb ground water spaces for privacy.	✔	Substantial deep soil is provided within the centre of the site and the perimeter.
12.10	ACCESSIBLITY		
12.10.1	To observe and implement the design standards for accessibility in new building design.	✔	All resident areas will be accessible to comply with AS1428.1.
12.10.2	To understand the specific needs of older people and people with a disability.	✔	The design of the residential care areas allows freedom of movement in the least restrictive model of care to align with best practices in dementia care.
12.10.3	To de-stigmatise environments that cater for disabilities and that need considered design features to support mobility, way finding and safety.	✔	The design of the RCF focuses on de institutionalising aged care by providing a familiar residential character. The RCF blends in seamlessly in the campus without standing out as a care facility.
	DESIGN GUIDANCE		
12.10.4	Meet the required accessibility standards with compliant but non-institutional design solutions.	✔	The design meets the accessibility requirements in SEP (Housing) 2021 and AS1428.1.
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.	✔	Pedestrian access to the RCF is via the main College Crescent entry used for the whole campus. The design focuses on equity and respect for all residents and visitors.
12.11	WASTE MANAGEMENT		
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.	✔	Deliveries and waste collection will be done in the loading dock located on ground floor away from resident use spaces. The loading dock will have direct connection to back of house areas including the commercial kitchen and laundry.
12.11.2	To provide waste management systems that manage health, safety and environmental issues.	✔	Waste management is provided to manage health and safety with dirty utility rooms provided in the back of house area on each RCF floor plate.
12.11.3	To provide easy to access waste disposal points for independent residents to use.	✔	Provided
12.11.4	To facilitate recycling of waste.	✔	Recycling is provided in the basement.
	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.		

8.3 RESPONSE TO DESIGN PRINCIPLES

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PART 16. DESIGN PRINCIPLES INDEPENDENT LIVING FOR HIGH DENSITY			
		COMPLIANCE	DESIGN RESPONSE
16.1	NEIGHBOURHOOD AMENITY AND STREETSCAPE		
16.1.1	To diminish or remove the negative stigma around aged care and retirement living, and identify it as a desirable and sought out place to live and work.	✔	The development will provide high quality care in a high quality environment making it a desirable place to live and work.
16.1.2	To positively enhance the streetscape.	✔	High quality architecture and landscaping will ensure the development makes a positive contribution to the streetscape.
	DESIGN GUIDANCE		
16.1.3	The design should enhance the streetscape and proudly integrate into the existing context.	✔	The design of the buildings has a familiar residential character through articulation, use of materials and landscaping treatment.
16.1.4	Provide a development that embodies design excellence to uplift the future attributes of the local area.	✔	The design will provide high quality architecture.
16.1.5	Introduce new landscaping and shade trees.	✔	A 10m deep soil zone long College Crescent will allow for substantial tree planting. This will provide a high level of amenity to the streetscape as well as new canopy cover. Deep soil zones are provided to all boundaries to increase tree canopy.
16.2	SOLAR ACCESS AND DESIGN FOR COMFORT		
16.3	STORMWATER		
16.3.1	To minimise erosion and the potentially damaging effects from storm water run-off on landscape and stability of pathways.	✔	Provided
16.3.2	To provide effective filtration of storm water to remove some sediment and pollutants.	✔	Provided
	DESIGN GUIDANCE		
16.3.3	Provide opportunities to increase the catchment and/or absorption of storm water with systems such as vegetated swales, sediment basins, detention pits and porous landscape paving.	✔	On site water retention take and rainwater tank is provided. Water sensitive urban design principles will be incorporated into the landscape design.
16.3.4	Maximise areas for deep soil landscape so that plants can mature into dense storm water catchment areas and absorb ground waterspaces for privacy.	✔	Substantial deep soil is provided within the centre of the site and the perimeter.
16.4	CRIME PREVENTION		
16.4.1	To safely manage the transitions between inside and outside and between public and private spaces.	✔	
16.4.2	To ensure residents, visitors and staff feel visible and seen. residents, visitors and staff feel visible and seen.	✔	TA high level of security will be provided to ensure the safety or residents and guests.
16.4.3	To provide accessways and connections that are protected.	✔	Provided

8.3 RESPONSE TO DESIGN PRINCIPLES

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PART 16. DESIGN PRINCIPLES INDEPENDENT LIVING FOR HIGH DENSITY			
		COMPLIANCE	DESIGN RESPONSE
	DESIGN GUIDANCE		
16.4.4	Facilitate opportunities for casual passive surveillance in multi storey independent living buildings with views from balconies to public areas below.	✔	A high level of passive surveillance is provided with upper level balconies and common areas looking down to common areas below.
16.4.5	Provide well lit pathways, thresholds and transitions between inside and outside and at property boundaries.	✔	Provided
16.4.6	Install movement sensor lighting.	✔	Provided
16.5	ACCESSIBILITY		
16.5.1	Independent living units are to be designed to be accessible or able to be adapted for accessibility, if required.	✔	Units are designed to comply with SEPP (Housing) 2021 to facilitate accessibility and future adaptability.
	DESIGN GUIDANCE		
16.5.2	Arrange independent living units on each floor with clear sightlines to and from lifts. Manage corridor lengths and cluster groups of units around a common core. Number of units which are accessed by each lift core may need to suit the provision of care and serviceability for staff and carers. Lifts need to be sized to accommodate mobility equipment and also ambulance stretcher. Articulate corridors with indents at unit thresholds to allow residents to personalise their own entries and for wheelchairs and walkers to park.	✔	Lifts are centrally located on floor plates with clear sight lines from unit entries. Corridors are provided with openings at each end to allow for natural light and views. Lifts are appropriately sized to accommodate a stretcher. Apartment entry doors are provided with recesses, where possible.
16.6	WASTE MANAGEMENT		
16..6.1	To provide waste management systems that manage health, safety and environmental issues.	✔	Convenient, safe and accessible waste management systems will be utilised.
16..6.2	To provide easy to access waste disposal points for independent residents to use.	✔	Waste rooms will be provided on each level in a secure, accessible waste room near lift lobbies. A garbage chute will be provided for general waste.
16..6.3	To facilitate recycling of waste.	✔	Recycling bins will be provided within the waste rooms on each floor. Building management will take recycling bins to basement waste holding rooms.
	DESIGN GUIDANCE		
16..6.4	Provide appropriately sized disposal points that can accommodate bins for the various waste types including recyclables.	✔	Waste rooms will be provided on each level in a secure, accessible waste room near lift lobbies. A garbage chute will be provided for general waste with recycling bins provided. Building management will take recycling bins to basement waste holding rooms.
16..6.5	Ensure that waste collection points are safely located away from resident areas, are covered and easily accessible.	✔	Waste will be collected from a secure loading dock at ground floor, away from resident areas to maximise resident safety.

8.3 RESPONSE TO DESIGN PRINCIPLES

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PART 16. DESIGN PRINCIPLES INDEPENDENT LIVING FOR HIGH DENSITY			
		COMPLIANCE	DESIGN RESPONSE
16.7	ENTRANCES		
16.7.1	To provide a prominent and preferably covered front entrance with car drop-off space nearby. To provide space for an ambulance with sufficient height and cover.	✔	A porte-cochère drop-off is provided at the ground floor of Building A, accessed from Link Road via the proposed new access road. There is sufficient space and clearance to accommodate an ambulance.
16.7.2	To provide secure entry for pedestrian access into the building from street level. To provide entry lobbies that are easily identifiable and located for easy access from the street or on-grade carpark.	✔	Building C fronting College Crescent is provided with a secure, accessible entry from the street. All other building lobbies are accessed internally from communal open spaces. Lobbies will be clearly articulated with a clear signage and way finding strategy.
	DESIGN GUIDANCE		
16.7.1	A single main lobby with a reception and concierge desk is common in independent living unit developments as a point of contact and provides security. The entrance lobby facilitates social interaction between residents as well as staff. Mailboxes and parcel deliveries should be located near the entry. Mailboxes require a protected, secure, covered area, preferably indoors, yet close to the road, and must be wheelchair accessible. Deliveries of supermarket orders and other goods can be managed through the concierge as a drop-off or security check-in point for visitors entering the building. Lifts and lift lobbies should be clearly visible and easy to locate.	✔	A porte-cochère drop-off is provided at the ground floor of Building A, accessed from Link Road via the proposed new access road. Adjacent to the porte-cochère is the main entry, along with the reception and concierge desk. A centralised mail and parcel delivery area serving all units is located behind reception, within a secure and easily accessible room. The primary internal communal spaces are positioned next to reception, including a club lounge, multipurpose rooms, and a cinema, all designed to encourage regular social interaction.
	BASEMENT ACCESS AND CAR PARKING		
16.8.1	To provide vehicular access in and out of a basement that is clearly identifiable, legible and well sign-posted.	✔	Entry and exit from basement parking is clearly sign posted and easily identified.
	DESIGN GUIDANCE		
16.8.2	Ease of entry should be supported with a level stopping point for access to intercom and secure access at the security threshold. Clear sightlines are required or separate driveways for each direction. Paths for pedestrian access to and from basement carpark must provide safe access away from vehicle movements.	✔	Level intercom access provided at all basement entries. Pedestrian pathways are provided from College Crescent and Link Rd separate to vehicle driveways. At basement level pedestrian pathways have been provided to facilitate safe movement of residents within the car park.
16.8.3	Increasingly, resident car use is expected to become a combination of privately owned cars, share cars owned by the development, or a concierge car service, with or without a driver. Car parking should be designed to be flexible to meet the changing needs into the future. The amount of disabled car parking may increase with ageing in place becoming a common scenario. Resident parking should be designed to meet future need of electric vehicles with easy-to-reach car charging points.	✔	Resident parking is provided in accordance with SEPP (Housing) 2021 requirements, with 15% allocated as accessible parking spaces and 50% designed with a minimum width of 3.2m to accommodate senior residents. In addition, 1–2 car share spaces are incorporated within the basement car park. Provision has been made for each unit to be able to install an EV charger as needed. 3 EV fast-charging stations will also provided on serve the whole development.

8.4 RESPONSE TO DESIGN PRINCIPLES

APARTMENT DESIGN GUIDE



Apartment Design Guide

Tools for improving the design of
residential apartment development

NSW GOVERNMENT Planning & Environment

8.4 RESPONSE TO APARTMENT DESIGN GUIDE

DESIGN OBJECTIVES AND DESIGN CRITERIA

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Part 3 Siting the Development				
Site Analysis	*Objective 3A-1* **relating to principle 1** Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context		Consistent	A detailed site analysis was undertaken to assess existing conditions and identify key opportunities and constraints, including access, retention of significant vegetation, mapped high biodiversity areas, and topography. The planning response has been informed by the site's context, including its interfaces with high- and low-density residential development, as well as adjoining educational and institutional land uses. Refer Appendix E Architectural Design Report.
Orientation	*Objective 3B-1* **relating to principle 1/2** Building types and layouts respond to the streetscape and site while optimising solar access within the development		Consistent	The main street frontage is to College Crescent, to the east. The buildings have been orientated to the north to maximise solar access to apartments and communal open space, while avoiding single-aspect apartments with a southern orientation.
	Objective 3B-2 **relating to principle 1/2** Overshadowing of neighbouring properties is minimised during mid-winter		Consistent	Detailed overshadowing studies were undertaken to assess and minimise impacts on neighbouring properties on 21st June (mid-winter). Generous setbacks, building separation, and a stepped building form at upper levels have been incorporated to reduce overshadowing impacts. These studies demonstrate that the proposal will result in minimal impact on Masada College, as well as an acceptable level of impact on both the existing and any potential future residential development on the southern Chabad site. The proposal will result in minimal overshadowing of College Crescent properties living areas or private open space. Neighbouring properties still receive a high level of solar access to their private open space throughout the day. Refer DA-800 Series for Shadow Diagrams.
Public Domain Interface	*Objective 3C-1* **relating to principle 1** Transition between private and public domain is achieved without compromising safety and security		Consistent	Secure and accessible entry to the central village heart will be provided from Link Road and College Crescent for residents and their visitors. Individual building entries are oriented toward this central open space, creating a legible and connected internal circulation network. These entries will be clearly defined and supported by appropriate way finding and signage. Building C will include a secure entry lobby accessed directly from College Crescent. Balconies to Buildings B and C are oriented to overlook the College Crescent public domain, providing passive surveillance while incorporating appropriate screening measures to maintain resident and neighbour privacy.
	Objective 3C-2 **relating to principle 1** Amenity of the public domain is retained and enhanced		Consistent	The existing site condition along College Crescent is characterised by a continuous high fence line, absence of a public footpath, and minimal landscaping. The proposed development will significantly improve this interface, delivering a higher level of amenity to the public domain. The amenity of the public domain will be retained and enhanced through the provision of a new public footpath along College Crescent and a generous deep soil zone along the College Crescent boundary, enabling high-quality landscaping and opportunities for substantial tree planting. Entries to basement parking are located to retain existing nature street trees and will be well landscaped to minimise visual prominence from College Crescent. Similarly; the proposed new substation to the north of College Crescent will be well landscaped.

8.4 RESPONSE TO APARTMENT DESIGN GUIDE

DESIGN OBJECTIVES AND DESIGN CRITERIA

	OBJECTIVE	DESIGN CRITERIA		COMMENT
Communal and Public Open Space	*Objective 3D-1* **relating to principle 2/3** An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	Communal open space has a minimum area equal to 25% of the site Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)	Consistent	Over 25% of communal open space is provided. Refer DA-602. The principle communal opens spaces receive over 50% solar access for over 2 hours on 21st June (mid-winter). Refer DA-860. A variety of communal open space is provided, with the Village Heart, Village Green and Level1 terrace providing diversity of uses in consolidated, large, well designed and usable areas. These spaces are located off main building common areas and lobbies to ensure direct ease of access. Both the village green and village heart are co-located with generous deep soil areas in a highly landscaped setting.
	Objective 3D-2 **relating to principle 2/3** Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		Consistent	The Village Heart and Village green allow for both passive and programmable activity and are connected via a loop trail that facilitates accessible movement between these different spaces. Along the loop trail a variety of activity nodes and seating spaces are provided. A small playground is provided off the Village Heart to encourage family and friends to visit, stay and play. The Level 1 terrace provides a more intimate communal area for residents and their guests for gatherings. It will provide a variety of seating areas. It is an inviting area with a high level of solar access to provide a high level of amenity. The proposed development also provides a variety of communal facilities for residents including a club lounge, multi purpose spaces and a pool and wellness centre that spill out to the communal open spaces.
	Objective 3D-3 **relating to principle 2/3** Communal open space is designed to maximise safety		Consistent	The communal open spaces are located within the centre of the site and are highly visible from internal common areas and apartments balconies. Adequate safety measures will ensure the playground is safe for and contained.
	Objective 3D-4 **relating to principle 1/2/3** Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood			N/A
Deep Soil Zones	*Objective 3E-1* **relating to principle 2/5** Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	Deep soil zones are to meet the following minimum requirements: Minimum width of 6m and minimum of 7% of site area.		24% of deep soil provided exceeding the ADG design criteria. Refer to Appendix G Landscape Design report. The basement is set back from the boundaries with a cut out in the centre to maximise deep soil within and around the site. This allows deep soil to be co-located with deep soil at our boundaries and on adjacent sites to create larger contiguous areas of deep soil.

8.4 RESPONSE TO APARTMENT DESIGN GUIDE

DESIGN OBJECTIVES AND DESIGN CRITERIA

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Visual Privacy	*Objective 3F-1* **relating to principle 6** Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room	Separation between windows and balconies Is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: • Up to 12m/4 storeys: 6m • Up to 25m/5-8 storeys: 9m • Over 25m (9+storeys): 12m	Consistent	Set backs from neighbouring sites meet or exceed the ADG design criteria to minimise overlooking and overshadowing impacts. Building separation within the site also meets or exceeds ADG design criteria to create a high level of amenity within the site and maximise opportunity for high quality communal open spaces.
	Objective 3F-2 **relating to principle 6** Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space		Consistent	Generous balconies are provided to all apartments and incorporate carefully integrated vertical privacy screening along balcony edges. These screens maintain visual privacy for residents and neighbouring properties while allowing access to natural daylight and outlook from adjoining habitable rooms. Balustrades are designed with low-level solid upstands and glazed panels above, achieving an appropriate balance between privacy, daylight access and views. This approach ensures living areas and private open spaces benefit from good levels of natural light and visual amenity while minimising opportunities for overlooking.
Pedestrian Access and Entries	*Objective 3G-1* **relating to principle 7** Building entries and pedestrian access connects to and addresses the public domain		Consistent	The main site entry from College Crescent is via a secure accessible pedestrian path to the Village Heart. This entry will be clear and legible from the street. From the Village heart clear sight lines and pathways are provided to secondary building entries. This will be supported by a clear and legible signage and way finding strategy,
	Objective 3G-2 **relating to principle 7** Access, entries and pathways are accessible and easy to identify		Consistent	All entries to the site and individual buildings will be accessible with ramps integrated into the landscaping. Maximum 1:20 ramps will be provided where possible to reduce the requirement for handrails.
	Objective 3G-3 **relating to principle 5/7** Large sites provide pedestrian links for access to streets and connection to destinations		Consistent	As a large site resident pedestrian movement is encouraged and facilitated safely. Way finding signage and lighting will be provided. Resident pathways are provided from College Crescent through to Link Rd where the public bus stop is located.
Vehicle Access	*Objective 3H-1* **relating to principle 7** Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes		Consistent	The basement entry from College Crescent is separate to any pedestrian entries to avoid conflict between cars and vehicles. The car park entry is designed to its minimum width, located to retain existing mature trees and integrated into the landscaping to reduce impact on the street scape.

8.4 RESPONSE TO APARTMENT DESIGN GUIDE

DESIGN OBJECTIVES AND DESIGN CRITERIA

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Bicycle and Car Parking	*Objective 3J-1* **relating to principle 7** Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	For development in the following locations: • on sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area; or • on land zoned, and sites within 400m of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents & visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less. The car parking needs for a development must be provided off street	Consistent	All parking required for the development has been provided within the basement. Parking is provided to comply with SEPP (Housing) 2021 minimum requirements for ILU residents with 1 car space provided for 1 and 2 bedroom apartments and 2 car spaces provided for 3 bedroom apartments
	Objective 3J-2 **relating to principle 7** Parking and facilities are provided for other modes of transport		Consistent	Residents are provided with secure storage cages in the basement where bicycle storage can be accommodated.
	Objective 3J-3 **relating to principle 7** Car park design and access is safe and secure		Consistent	Clearly defined lift lobbies are provided to provide a safe waiting area within the basement.
	Objective 3J-4 **relating to principle 7/9** Visual and environmental impacts of underground car parking are minimised		Consistent	An efficient basement layout has been provided to minimise excavation. The basement is well set back from boundaries to have no impact on existing trees within the site and minimal impact on street trees along College Crescent. Mechanical ventilation of the basement is required and has been designed by the mechanical engineer with car park exhaust being taken to the roof to reduce the visual impact of car park exhaust discharging at the facade or near populated areas. Supply air louvers have been located in less visible areas and integrated into the facade to minimise visual obtrusion.
	Objective 3J-5 **relating to principle 7/9** Visual and environmental impacts of on-grade car parking are minimised		N/A	All car parking is provided within the basement. Only a port cohere drop off is provided, accessed off Link Rd where is has minimal visual impact.
	Objective 3J-6 **relating to principle 7/9** Visual and environmental impacts of above ground enclosed car parking are minimised		N/A	There is no above ground parking provided.

8.4 RESPONSE TO APARTMENT DESIGN GUIDE

DESIGN OBJECTIVES AND DESIGN CRITERIA

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Part 4 – Designing the Building				
Solar and Daylight Access	*Objective 4A-1* **relating to principle 4/6** To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	Consistent	The orientation of the buildings and the apartment planning maximises solar access to livings areas and private open space across the development. More than 70% of apartments receive a minimum of two hours of direct sunlight to living rooms and private open spaces between 9:00am and 3:00pm on 21 June (mid-winter), demonstrating a high level of residential amenity and compliance with ADG design criteria. Refer to Drawing DA-701 for the detailed solar access analysis.
		2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter	N/A	
		3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter	Consistent	No apartments receive no direct sunlight at mid-winter.
	Objective 4A-2 **relating to principle 4/6** Daylight access is maximised where sunlight is limited		Consistent	Extensive full height glazing is provided to living areas to maximise daylight access. Combined with light coloured internal wall finishes this ensures opportunity for reflected light into apartments is optimised.
	Objective 4A-3 **relating to principle 4/6** Design incorporates shading and glare control, particularly for warmer months		Consistent	Every apartment has a generous covered balcony which provides shade from summer sun while allowing winter sun to penetrate living areas.. Vertical screening provides privacy where required but also act to as shading devices to east and western facades reducing solar heat gain in summer. High performance glazing will reduce glare.
Natural Ventilation	*Objective 4B-1* **relating to principle 4/6** All habitable rooms are naturally ventilated		Consistent	All habitable rooms are able to be naturally ventilated in the development through the use of generous operable windows and doors orientated to capture prevailing breezes.
	Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation		Consistent	Apartment depths are designed to meet ADG guidelines - in accordance with figure 4D.3 to maximise ventilation and airflow. Living spaces have been designed with a 8m maximum depth from operable glazing and a 2.7 ceiling height with open plan living, dining and kitchen typical throughout to maximise natural ventilation.

8.4 RESPONSE TO APARTMENT DESIGN GUIDE

DESIGN OBJECTIVES AND DESIGN CRITERIA

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Ceiling Heights	*Objective 4C-1* **relating to principle 4/6** Ceiling height achieves sufficient natural ventilation and daylight access	Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	Consistent	All the habitable rooms have 2.7m ceiling height and 2.4m in other rooms and corridors to promote natural ventilation and daylight access into the apartments.
	Objective 4C-2 **relating to principle 6** Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms		Consistent	All the habitable rooms have 2.7m ceiling height and 2.4m in other rooms and corridors.
Apartment Size and Layout	*Objective 4D-1* **relating to principle 6/8** The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	1. Apartments are required to have the following minimum internal areas: • Studio: 35sqm • 1 bed: 50sqm • 2 bed: 70sqm • 3 bed: 90sqm The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m^2 each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m^2 each.	Consistent	All apartment areas are in excess of ADG minimum sizes. Each ILU has a minimum of 2 bathrooms.
		2.Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	Consistent	All habitable rooms have been designed to have external walls with external operable windows. The windows in all habitable rooms well exceed the minimum requirement of 10% of the floor area of the room. No habitable room has been designed to borrow air from other rooms.
	Objective 4D-2 **relating to principle 4/6** Environmental performance of the apartment is maximised	1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height	Consistent	No habitable rooms exceed a depth to ceiling height ratio of 2.5 as nominated in the ADG.
		2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	Consistent	Kitchens are designed as part of the main circulation space to maximise access to daylight. Open plan layouts allow habitable room depths to be 8m maximum distance from a window.
	Objective 4D-3 **relating to principle 4/6/8** Apartment layouts are designed to accommodate a variety of household activities and needs	1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m^2 (excluding wardrobe space)	Consistent	All master bedrooms are greater than 10m2 in size.
		2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Consistent	All bedrooms have a minimum dimension of 3m
		3. Living rooms or combined living/dining rooms have a minimum width of: 3.6m for studio and 1 bedroom apartments 4m for 2 and 3 bedroom apartments	Consistent	All combined living, dining and kitchen rooms have a minimum 4m width to comply with the ADG.
		4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	N/A	

8.4 RESPONSE TO APARTMENT DESIGN GUIDE

DESIGN OBJECTIVES AND DESIGN CRITERIA

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Private Open Space and Balconies	*Objective 4E-1* **relating to principle 6/8** Apartments provide appropriately sized private open space and balconies to enhance residential amenity	1. All apartments are required to have primary balconies as follows;: • 1 bed: 8sqm • 2 bed: 10sqm • 3 bed: 12sqm The minimum balcony depth to be counted as contributing to the balcony area is 1m.	Consistent	One of the key features of the apartments is the generous balconies orientated for solar access, views and to promote outdoor entertaining. All apartments exceed the minimum requirements of the ADG in relation to balcony area and balcony depth.
		2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m2 and a minimum depth of 3m.	Consistent	Ground floor apartments have generous courtyards that exceed the minimum area and dimensions.
	Objective 4E-2 **relating to principle 6/8** Primary private open space and balconies are appropriately located to enhance liveability for residents		Consistent	All private open spaces / balconies are located directly opposite to, or adjacent to the main open planned living space.
	Objective 4E-3 **relating to principle 6/8** Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building		Consistent	Generous integrated balconies with vertical screening create a distinctive architectural form and language. Planters are integrated into the facade to soften the facade and provide additional amenity.
	Objective 4E-4 **relating to principle 6/7** Private open space and balcony design maximises safety		Consistent	All apartments balconies have a minimum 1,100mm high edge protection to mitigate the risk of climbing and falls.
Common Circulation and Spaces	*Objective 4F-1* **relating to principle 6** Common circulation spaces achieve good amenity and properly service the number of apartments	1. The maximum number of apartments off a circulation core on a single level is eight	Consistent	Apartment floor plates contains a maximum of 8 units with 2 lifts provided at each lift core. Natural daylight is introduced into lift lobbies and at the ends of common corridors, creating bright and easily navigable circulation spaces that enhance the residential experience and reduce reliance on artificial lighting. Windows and landscaped planter beds are incorporated adjacent to lift cores and within common circulation areas to provide outlook, visual interest and a connection to nature.
		2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	N/A	
	Objective 4F-2 **relating to principle 6/7** Common circulation spaces promote safety and provide for social interaction between residents		Consistent	Common corridors will be well lit and generously sized at 1800mm wide with 2500mm provided at lift lobbies.
Storage	*Objective 4G-1* Adequate, well designed storage is provided in each apartment	1. Adequate, well designed storage is provided in each apartment. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: • 1 bed: 6sqm • 2 bed: 8sqm • 3 bed: 10sqm At least 50% of the required storage is to be located within the apartment	Consistent	Required storage will be provided within each apartment accessible from either circulation spaces or living areas. A minimum of 50% of the required storage is located within the apartment. The remainder is located in the Basement which will be allocated to specific apartments.
	Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments		Consistent	A further 50% (maximum) of required storage for each apartment is provided in the basement level in the form of storage cages. Where possible, storage cages are located adjacent to or in close proximity to the car space/s allocated to that unit.

8.4 RESPONSE TO APARTMENT DESIGN GUIDE

DESIGN OBJECTIVES AND DESIGN CRITERIA

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Acoustic Privacy	*Objective 4H-1* **relating to principle 6** Noise transfer is minimised through the siting of buildings and building layout		Consistent	The primary noise source for the site is from Masada College to Building D. A larger setback of approx 14m is provided at this interface,
	Objective 4H-2 **relating to principle 6** Noise impacts are mitigated within apartments through layout and acoustic treatments		Consistent	Internal apartment layouts have been carefully planned to promote acoustic privacy and resident amenity. Living, dining and kitchen areas are generally separated from bedrooms, ensuring quieter sleeping areas are protected from everyday household activities. Where apartments adjoin one another, bedrooms are typically grouped with bedrooms and living areas with living areas, minimising the potential for noise transfer
Noise and Pollution	*Objective 4J-1* **relating to principle 6** In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings		Consistent	There is minimal noise impact from roads as the buildings are well setback from Link Rd with a significant tree buffer.
	Objective 4J-2 **relating to principle 6** Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission		Consistent	Material selection, facade insulation and performance window glazing will assist in mitigating potential noise transmission in particular at the interface to Masada College.
Apartment Mix	*Objective 4K-1* **relating to principle 8** A range of apartment types and sizes is provided to cater for different household types now and into the future		Consistent	**A mix of 2 bed, 2 bed + study, 3 bed apartments have been provided, all exceed the minimum ADG minimum apartment sizes. A range of apartment types are provided to cater for different resident needs and facilitate aging in place.** **The proposed mix and apartments sizes has been guided by market demand for right sizing seniors in the locality. There is very little demand for 1 bedroom apartments in the seniors housing market in Sydney.**
	Objective 4K-2 **relating to principle 8** The apartment mix is distributed to suitable locations within the building		Consistent	On each floor plate a mix of 2 bed, 2 bed plus study, 3 bed apartments have been provided. The layout and distribution of apartments on each floor plate has been largely determined by optimising solar access and cross ventilation. Typically, larger apartments have been located on corners to maximise orientation and balcony size. Apartments types have been stacked vertically for efficiency in services and facade design.
Ground Floor Apartments	*Objective 4L-1* **relating to principle 6/8** Street frontage activity is maximised where ground floor apartments are located		Consistent	An accessible loop trail is provided for residents around the ground floor to encourage activity and movement. Some of the apartments in Building D are provided with direct access to the loop trail from their terraces.
	Objective 4L-2 **relating to principle 6/7/8** Design of ground floor apartments delivers amenity and safety for residents		Consistent	Ground floor apartments have secure fencing to ensure privacy and security. These apartments are provided with generous terraces to ensure a high level of amenity.

8.4 RESPONSE TO APARTMENT DESIGN GUIDE

DESIGN OBJECTIVES AND DESIGN CRITERIA

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Facades	*Objective 4M-1* **relating to principle 9** Building facades provide visual interest along the street while respecting the character of the local area		Consistent	Buildings A and C, which front College Crescent, are designed with a high level of articulation and a clear residential character that responds positively to the established character of the surrounding area. Variations in building form, materiality, and architectural detailing create a well-scaled and visually engaging streetscape. A generously landscaped front setback reinforce the garden character of the locality.
	Objective 4M-2 **relating to principle 9** Building functions are expressed by the facade		Consistent	
Roof Design	*Objective 4N-1* **relating to principle 1/2/9** Roof treatments are integrated into the building design and positively respond to the street		Consistent	The upper level is set back on each buildings with any roof top plant and equipment further set back and screened to reduce visibility from neighbouring properties and the public domain.
	Objective 4N-2 **relating to principle 4/5/6/9** Opportunities to use roof space for residential accommodation and open space are maximised		Consistent	The Level 1 terrace provides a communal open space for ILU residents above the communal pool and gym area at ground level. Provided with seatings areas and an outdoor kitchen this provides an area for larger gatherings. On Level 7 of Building A a communal terrace is provided.
	Objective 4N-3 **relating to principle 4/5/6/9** Roof design incorporates sustainability features		Consistent	High efficient flush mount PV cells are maximised on the roof to allow for on site energy generation.
Landscape Design	*Objective 4O-1* **relating to principle 5/6** Landscape design is viable and sustainable		Consistent	The landscape design will ensure the selection of planting is both viable and sustainable. Refer to Appendix F Landscape Drawings
	Objective 4O-2 Landscape design contributes to the streetscape and amenity		Consistent	Generous setbacks and deep soil zones enable the establishment of mature, high-quality landscaping that will make a positive contribution to the streetscape. Ongoing maintenance of the site will be the responsibility of Montefiore, ensuring that this high standard of landscaping is preserved into the future Refer to Appendix F Landscape Drawings
Planting on Structures	*Objective 4P-1* **relating to principle 5/6** Appropriate soil profiles are provided		Consistent	Appropriate soil depths have been selected. Refer to Appendix F Landscape Drawings
	Objective 4P-2 **relating to principle 5/6** Plant growth is optimised with appropriate selection and maintenance		Consistent	Appropriate plant selection will be ensured. Ongoing maintenance of the site will be the responsibility of Montefiore, ensuring landscaping is preserved into the future Refer to Landscape Report and Drawings for details of plant selection.
	Objective 4P-3 **relating to principle 5/6** Planting on structures contributes to the quality and amenity of communal and public open spaces		Consistent	Planting on structure has been incorporated into the Level 1 terraces. Refer to Appendix F Landscape Drawings

8.4 RESPONSE TO APARTMENT DESIGN GUIDE

DESIGN OBJECTIVES AND DESIGN CRITERIA

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Universal Design	*Objective 4Q-1* Universal design features are included in apartment design to promote flexible housing for all community members		Consistent	As a seniors housing development complying with SEPP Housing 2021 requirements, all apartments exceed with the Livable Housing Guideline's silver level universal design features.
	Objective 4Q-2 A variety of apartments with adaptable designs are provided		Consistent	The apartments have been designed to comply with the adaptable housing requirements of SEPP (Housing) 2021 and Schedule 8, supporting ageing in place and enabling residents to remain in their homes as their needs change over time. The master bedroom has been designed to provide the required circulation space and bedside clearances for accessibility. Adaptable bathrooms are provided with reinforced walls and layouts that can be readily modified to comply with AS 4299.1 through minor alterations to fixtures and fittings. Kitchens are also designed to facilitate future adaptation with minimal modification. Appropriate internal clearances, door widths and circulation spaces have been incorporated throughout the apartments, including at entry doors and key internal doorways, to support accessibility and ease of movement. Private open spaces are designed with level access and flush balcony thresholds to ensure accessibility.
	Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs		Consistent	The apartments are designed as predominantly 2 bed, 2 bed + study and 3 bedroom units which allow flexibility in their use and allow for change over time to facilitate aging in place.
Adaptive Reuse	*Objective 4R-1* New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place		N/A	
	Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse		N/A	
Mixed Use	*Objective 4S-1* Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement		Consistent	The Allied Health and Residential Care Facility entry are located off College Crescent and present a more active and engaging frontage to the street. This promotes a higher level of engagement with the public realm.
	Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents		Consistent	Residential lobbies are clearly defined and incorporate appropriate security and access control measures to accommodate the diverse needs of residents, visitors, staff and service providers accessing the Residential Care, Allied Health and Independent Living components of the development.
Awnings and Signage	*Objective 4T-1* Awnings are well located and complement and integrate with the building design		Consistent	
	Objective 4T-2 Signage responds to the context and desired streetscape character		Consistent	Signage will be incorporated into the overall development to clearly identify the buildings and entries and to ensure clear, legible way finding for both residents and visitors to the site.

8.4 RESPONSE TO APARTMENT DESIGN GUIDE

DESIGN OBJECTIVES AND DESIGN CRITERIA

Energy Efficiency	*Objective 4U-1* Development incorporates passive environmental design	Consistent	Passive environmental design measures have been designed into the building including natural ventilation, daylighting, building orientation for solar access, and external shading to reduce solar heat gain.
	Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	Consistent	The balconies utilise vertical screens which are carefully planned to maximise solar access and daylight entering the building while protecting glazing from solar heat gain in summer. The use of thermal glazing, where required, will contribute to a high-performance building envelope, improving indoor environmental quality while reducing reliance on mechanical heating and cooling.
	Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation	Consistent	Opportunities for natural cross ventilation to apartments and common corridors have been maximised to reduce reliance on mechanical systems. Proposed natural cross ventilation of units exceeds the ADG minimum. Refer DA-700.
Water Management and Conservation	*Objective 4V-1* Potable water use is minimised	Consistent	Water efficient fixtures and fittings will be specified to minimise potable water use on the site. A 15kL rainwater reuse tank has been proposed for irrigation purposes and to assist in achieving water quality targets. Refer Appendix N Integrated Water Management Plan.
	Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters	Consistent	An on-site stormwater detention tank with orifice to maintain pre-development peak flows. The tank will be fitted with filters to treat the storm water prior to site discharge. Refer Appendix N Integrated Water Management Plan.
	Objective 4V-3 Flood management systems are integrated into site design	Consistent	A pit and pipe network to collect minor storm runoff from surface areas will minimize nuisance flooding. Refer Appendix N Integrated Water Management Plan.
Waste Management	*Objective 4W-1* Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Consistent	Waste storage facilities are provided in the loading dock and basement car park with waste collected from the loading dock. This is located in the south west corner of the site where it is not visible from the street. This means there is no impact on streetscape or resident amenity. Mechanical ventilation to waste rooms will discharge at roof level to minimise impacts on amenity.
	Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling	Consistent	All units have access to an accessible garbage room at each level located off the communal corridor near the lift core. The garbage room provides for general waste disposal via a garbage chute with recycling bins provided which will be collected and taken to the basement garbage rooms by building maintenance. Refer Appendix U Waste Management Plan.
Building Maintenance	*Objective 4X-1* Building design detail provides protection from weathering	Consistent	Detailed design of the building and material selection will ensure protection of the buildings from weathering.
	Objective 4X-2 Systems and access enable ease of maintenance	Consistent	Windows will be primarily accessible from inside the building and from balconies for ease of cleaning and maintenance.
	Objective 4X-3 Material selection reduces ongoing maintenance costs	Consistent	As the building will be owned and maintained by Montefiore in the long term, the selection of materials has been carefully selected to be high quality, durable and low maintenance.

8.5 RESPONSE TO APARTMENT DESIGN GUIDE

DESIGN VERIFICATION STATEMENT

DESIGN VERIFICATION STATEMENT

My name is Damian Barker and I am a Director at Jackson Teece.

Jackson Teece is an architectural firm with an established reputation. It has received numerous awards from Australian Institute of Architects and other recognised organisations associated with architecture, design and property.

I confirm that I hold the following qualifications:

Registered Architect NSW, Board of Architects Registration No. 8192

I verify that:
a. I have been responsible for leading the design team up to the lodgment of the Development Application. The phases of work completed are Concept Design and Development / SSDA Application preparation. The design has been progressed with a team of specialist consultants to provide a development outcome that addresses the relevant planning and design controls.
b. The design quality and principles as set out in this statement and specified by SEPP 65 and the Apartment Design Guide (ADG) have been achieved. The design maximises amenities to the residential ILU apartments providing sufficient solar access and cross ventilation, together with common amenities.

Yours sincerely,

Damian Barker



Design Director

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