



DESIGN REPORT

5 SKYLINE PLACE, FRENCHS FOREST

PREPARED BY

**PA STUDIO ARCHITECTS
+
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PREPARED FOR



**PLATINO
PROPERTIES**



RECENTLY APPROVED

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SITE AREA :

7811m²

SITE ADDRESS :

5 SKYLINE
PLACE,
FRENCHS
FOREST

ARCHITECT :

PA STUDIO
ARCHITECTS

EXECUTIVE SUMMARY

This Design Report has been prepared by PA Studio, in collaboration with Matthew Pullinger Architect, in support of Platino Properties' proposal for a mixed use, seniors housing development. The report focuses on the site known as 5 Skyline Place Frenchs Forest.

The report considers the site in its immediate context - bounded by an existing B7 zone business park to the west and south, Skyline Place to the east and Frenchs Forest Road East to the north - and also examines the wider suburban context of Frenchs Forest and its strategic planning context more broadly.

More specifically, the report describes the proposed renewal of this site for mixed seniors housing and seeks to justify the form and scale of the proposal in its urban context - a context that is undergoing considerable change.

The Design Report sets out a detailed site analysis, design and site planning principles that have been prepared for the site, and then demonstrates how the proposal is consistent with these principles. The report quantifies any resultant impacts such as overshadowing or visual impacts.

The report also includes a demonstration that the development proposal meets or exceeds the guidelines and criteria provided in the NSW Apartment Design Guide (ADG) - namely the provision of deep soil, achievement of building separation, tree retention, visual and acoustic privacy, and the achievement of solar access and natural cross ventilation across the site.

The purpose of this report is to support a development application to the Northern Beaches Council and to demonstrate the proposal's design merit.

The proposal has been configured to deliver significant public and community benefit, whilst also contributing to the realisation of the objectives of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors SEPP).

The report describes how the development proposal is consistent with the Seniors SEPP and the ADG, and also delivers it significant public benefit in the form of new publicly accessible open space, the creation of local employment and services, community space, through-site linkages, affordable housing for women over 55, housing for people living with a disability and in the provision of seniors housing.

In summary, the report demonstrates that the proposal represents an appropriate urban renewal outcome contributing to the transition of the area into a health + education precinct and that the development of the site is configured to deliver significant public benefits. The proposal will contribute to the realisation of a safer and more attractive local public realm and the higher quality amenities for the approved development of LOT 2, whilst also delivering high quality seniors residential accommodation, public amenity for the community and employment generating services for the local area.

SITE AREA.....7,811 sqm

FLOOR AREA OCCUPIED BY USES

COMMERCIAL.....941 sqm

SENIORS COMMON AREA.....1,229 sqm

INDEPENDENT LIVING UNITS (INCLUDING AFFORDABLE UNITS).....572 sqm

PROJECT INDEPENDENCE.....15,070 sqm

TOTAL ABOVE.....17,812 sqm

ADG LANDSCAPE CALCULATIONS

ADG GUIDELINES DEEP SOIL.....2,711 sqm, 35% of site area

LANDSCAPE AREAS 1M ABOVE CONCRETE SLAB.....569 sqm

TOTAL LANDSCAPE.....3,280 sqm, 42% of site area

COMMUNAL OPEN SPACE

COMMUNAL OPEN SPACE.....2,188 sqm, 28% of site area

ROOFTOP COMMUNAL OPEN SPACE.....155 sqm

TOTAL COMMUNAL OPEN SPACE.....2,343 sqm

FLOOR AREA CALCULATIONS

GFA CALCULATES AS PER DRAWING NO DA1001.....18,824 sqm

ACCOMMODATION - SENIORS ILU'S & AFFORDABLE APARTMENTS

	<i>NO. OF UNITS</i>	<i>% OF TOTAL</i>
PROJECT INDEPENDENCE	10	8%
STUDIO	4	3%
1 BED	5	4%
2 BED	23	17%
2 BED + STUDY	18	14%
3 BED	73	55%
TOTAL	133	100%

AFFORDABLE HOUSING

	<i>NO. OF UNITS</i>
PROJECT INDEPENDENCE +	10
PROJECT INDEPENDENCE COMMON AREAS	
STUDIO	4
1 BED	4
2 BED	4
TOTAL SENIORS AFFORDABLE DWELLINGS	12
TOTAL AFFORDABLE DWELLINGS	22

3.0 SITE ANALYSIS

3.0.1 NORTH DISTRICT PLAN

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

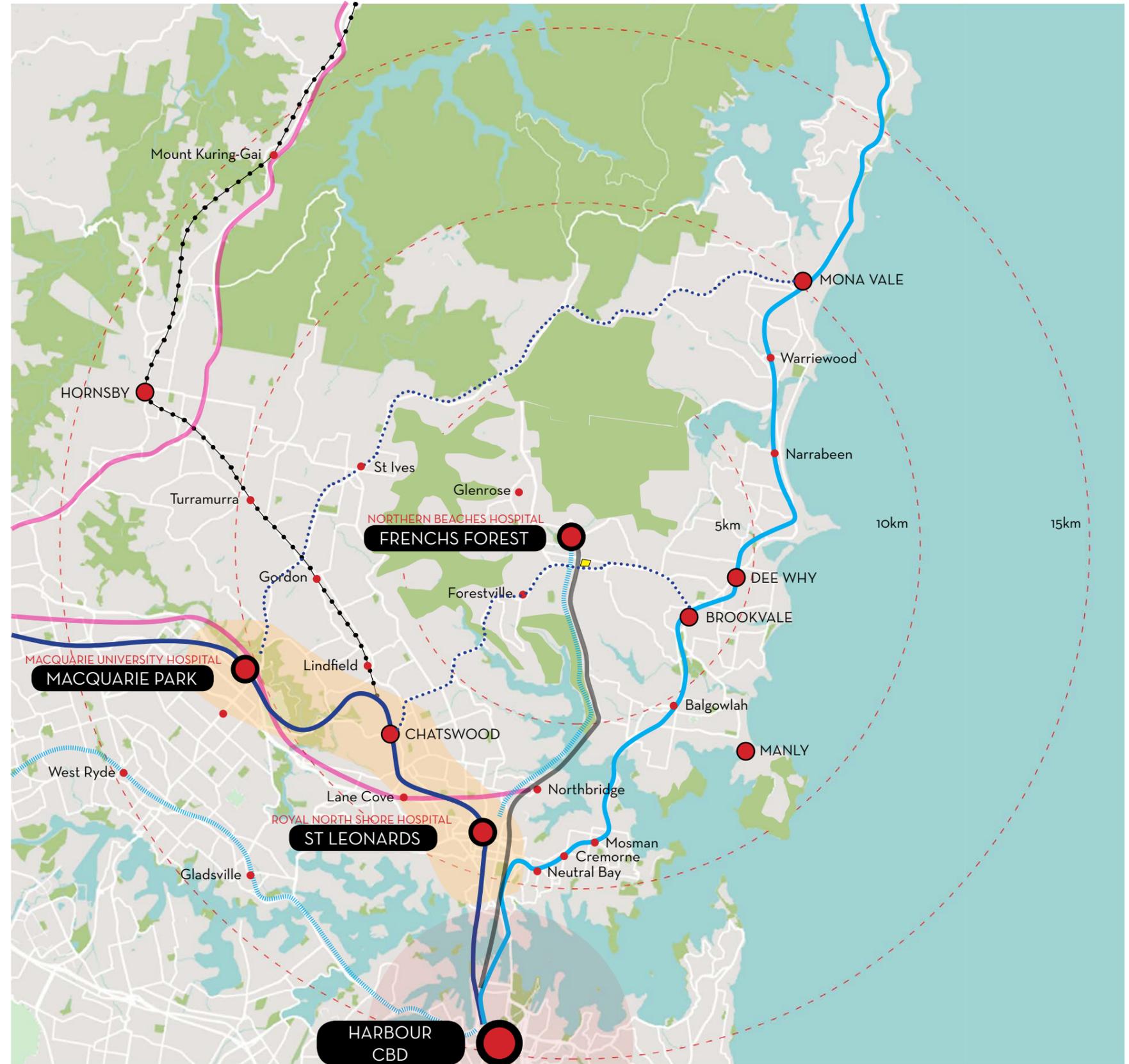
The site falls within the North District Plan as identified by the Greater Sydney Commission in March 2018 and indicated on the map *(right)*.

At a strategic metropolitan level, Frenchs Forest is identified as a specialised urban centre characterised by health uses, notably including the recently constructed Northern Beaches Hospital.

This focus on specialised health-related uses is intended to catalyse urban positive renewal that provides improved housing, economic activity and social infrastructure.

Although the North District Plan does not rezone land, it does set out the NSW Government's vision for the area.

-  METROPOLITAN CENTRE
-  SUBJECT SITE
-  SPECIALISED HEALTH PRECINCT
-  STRATEGIC CENTRE
-  LOCAL CENTRE
-  ECONOMIC CORRIDOR
-  PUBLIC OPEN SPACE
-  B - LINE
-  COMMITTED MOTORWAY
-  TRAIN STATION
-  COMMITTED TRAIN LINK
-  CITY SERVING TRANSPORT CORRIDOR
-  CENTRE SERVING TRANSPORT CORRIDOR
-  MOTORWAY



3.0 SITE ANALYSIS

3.0.2 SITE LOCATION

The locality is bordered by the suburbs of Glenrose and Forestville and is traversed by significant bushland corridors evident in the air photo (right).

The wider site locality is characterised by a series of major roads - Frenchs Forest Road, Warringah Road and Wakehurst Parkway - which serve to circumscribe the site and its immediate vicinity.

These roads accommodate a series of public transport routes and the site is well-served with a regular bus service at its northern boundary.

Of further note are significant recent road upgrades, which serve to make these roads a more prominent feature of the area's.

The existing urban character in the immediate vicinity of the subject site can be described at high level in the following terms:

_North of Frenchs Forest Road - predominantly single detached, one and two storey homes, a number of which (numbers 25 to 31) present their primary address to Bimbadeen Crescent, and turn away from Frenchs Forest Road revealing rear fences to the main road.

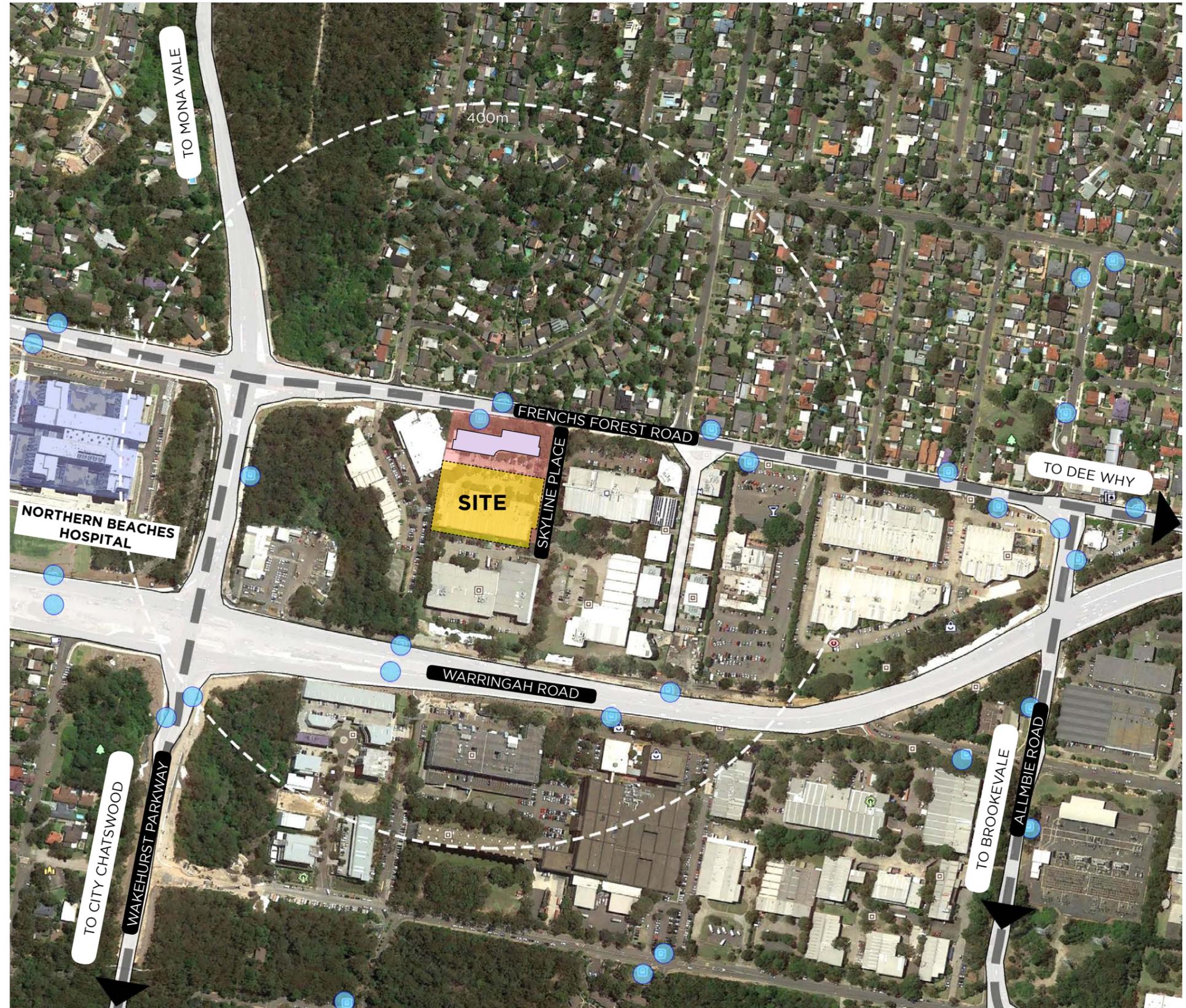
_South of Frenchs Forest Road - a mixed use 'business park', comprising a range of buildings, characterised by larger floor plates and typically comprising two and three stories in height.

_East along Wakehurst Parkway - a strong bushland landscape buffer to the main road.

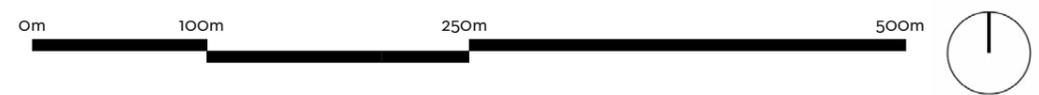
_More generally - mature vegetation and urban tree canopy exists across the immediate vicinity, particularly within the residential area to the north, and as a strong feature of the site perimeters and internal street network within the 'business park' south of Frenchs Forest Road.

The scale of these mature trees establishes a strong landscape character for the various building types, which are generally diminutive to the scale of the mature tree canopy.

The strength of this landscape setting, its mature trees - predominantly eucalypts - is critical to the resulting urban character of the area, particularly given the clear distinction between building types and scales north and south of Frenchs Forest Road.



- BUS STOP
- BUS ROUTE
- JARDIN : RECENT APPROVAL



3.0 SITE ANALYSIS

3.0.3 IMMEDIATE CONTEXT

The site lies on gently undulating topography and is situated between two local high points to the east and west.

In the north south direction and coinciding with the bushland corridor there is a natural drainage line feeding the Narrabeen Lakes catchment to the north.

Of particular note is that the subject site is set back - behind the recent approval at Skyline Place - from Frenchs Forest Road, and is located between the two local high points.

Frenchs Forest Road emphasises this local topography dipping from the east to the intersection with Wakehurst Parkway before rising towards the Northern Beaches Hospital again.

This relationship of site location and topography combine to make it a less visually prominent location within the local area.



- BUSINESS PARK
- RESIDENTIAL
- CYCLE CONNECTIONS
- PEDESTRIAN PATH
- 1.5M
- 2.5M
- 3.0M
- 3.5M

3.0 SITE ANALYSIS

3.0.4 IMMEDIATE CONTEXT - BUILT FORM

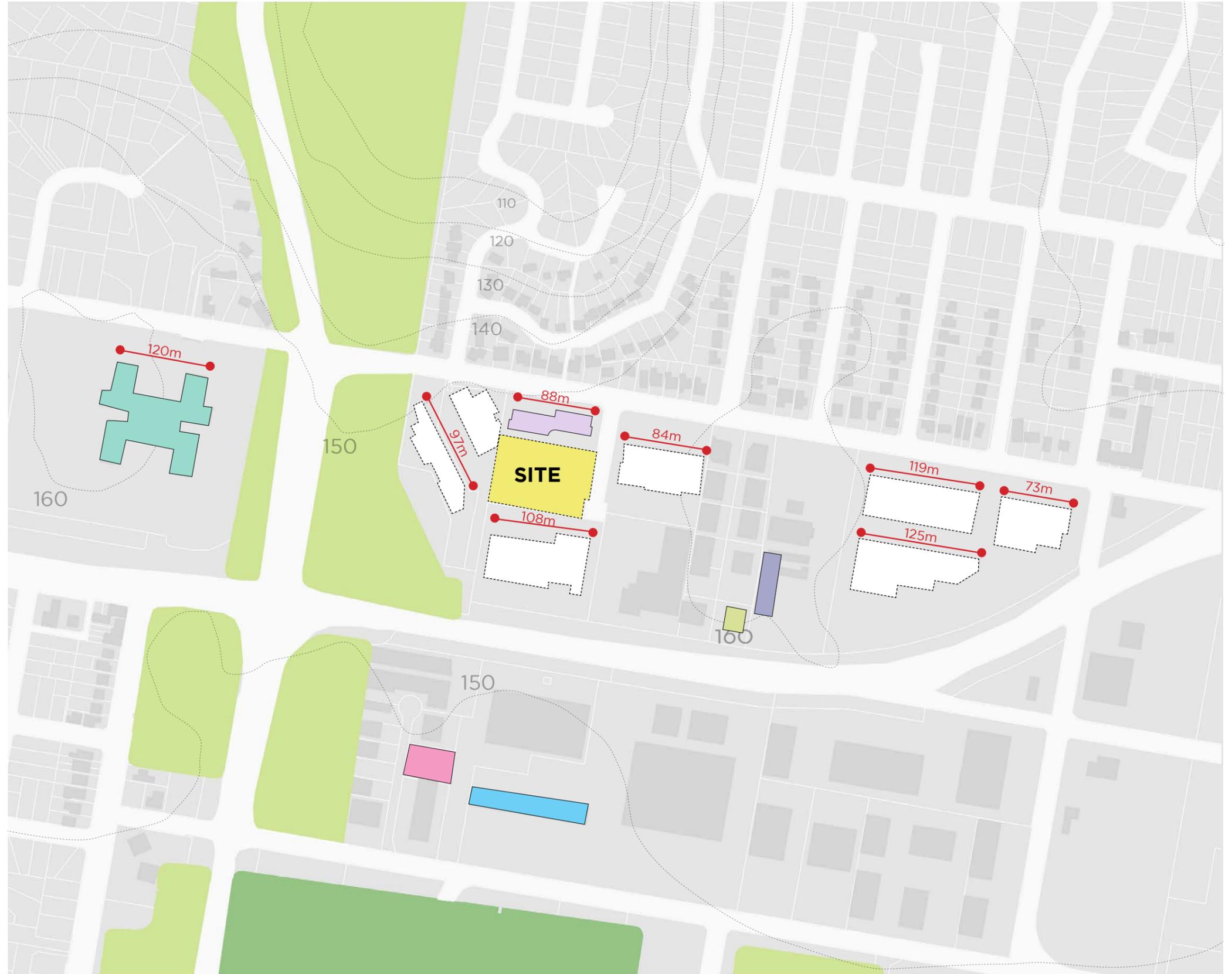
The 'business park' includes a variety of building forms including warehouses, multi-storey commercial office buildings and a number of recent approvals such as the Northern Beaches Hospital, Parkway Hotel and an oncology centre.

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

These 'business park' building forms also have in common a typically larger format, including building lengths often exceeding 80m or more.

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

These site attributes are further evident in the images included on **page 11**.



- JARDIN
Recent Approval
Height : 24.6m
- ONCOLOGY CENTRE
Recent Approval
Height : 22m
- NORTHERN BEACHES HOSPITAL
Height : 40.7m
- 11 TILLEY LANE
Recent Approval
Height : 25.6m
- PARKWAY HOTEL
Recent Approval
Height : 26.4m
- SILO STRUCTURE
Height : 27m

3.0 SITE ANALYSIS

3.0.5 SITE FEATURES

As noted earlier in this report, a defining characteristic of the site is the presence of mature, large canopy vegetation at the perimeter of the site. These trees, primarily eucalypts, serve to lend a strong sense of landscape character to the surrounding streets and also have the benefit of foregrounding and screening the existing building forms.

The scale and footprint of each of the existing neighbouring buildings are also indicated their larger formats and generous separations.

These site attributes are further evident in the images included on **page 11**.

-  SUBJECT SITE
-  EXISTING BUILDINGS
-  RECENTLY APPROVED
-  APP. RL
-  BUS STOP
-  EXISTING TREES TO BE RETAINED
-  HIGH VOLTAGE POWER LINE
-  ELECTRICITY LINE
-  WATER LINE

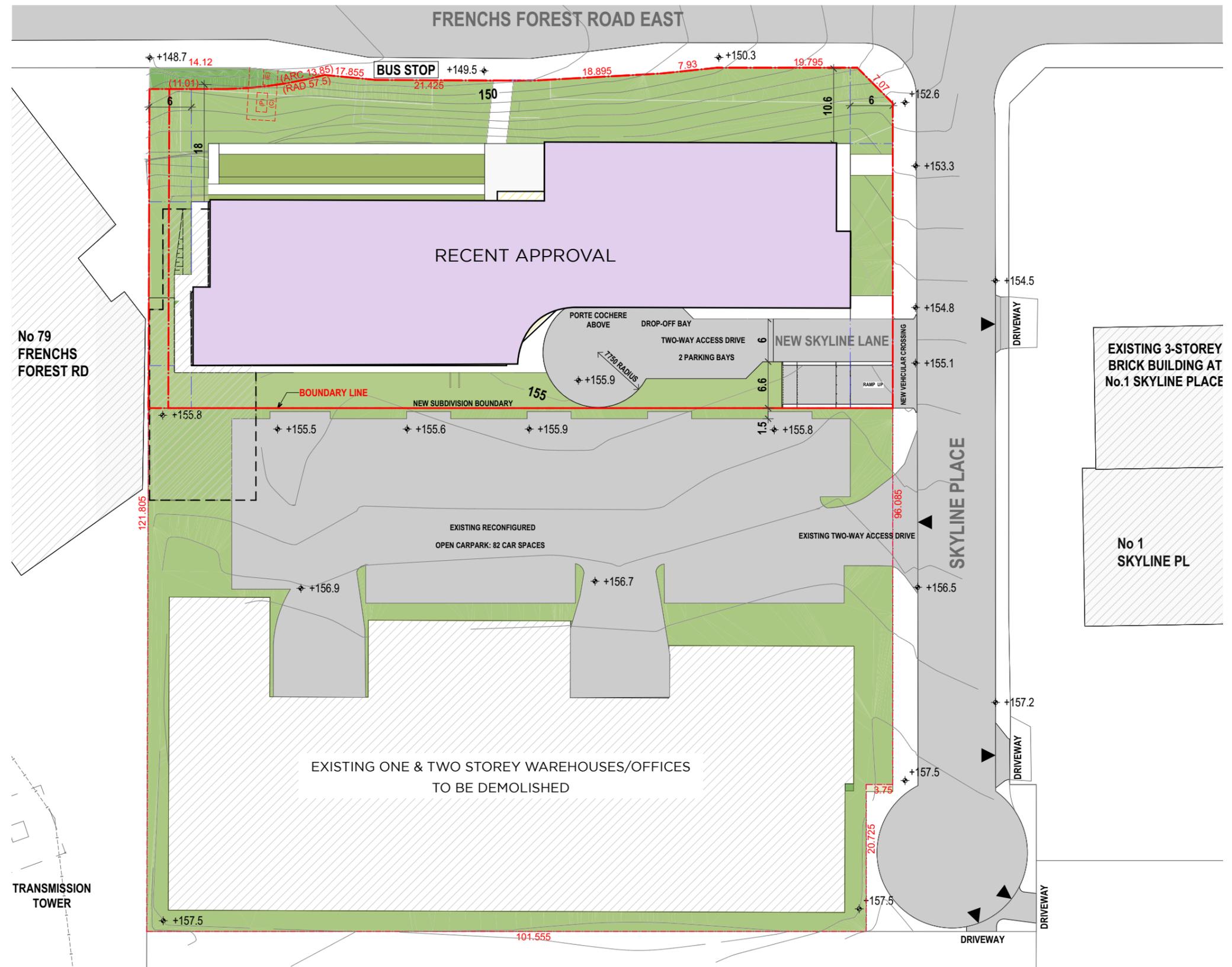


3.0 SITE ANALYSIS

3.0.6 SITE PLAN & EXISTING BUILDINGS

The diagram opposite indicates the relationship between the existing approved development and the balance of the subject site, noting also the warehouse building and associated on grade car parking.

The site is characterised by gentler topography, falling approximately 2m from south to north, whereas the portion of the site occupied by the existing approval drops more dramatically to Frenchs Forest Road and is sited approximately 5m above the road itself.



- ROAD/DRIVEWAY AREA
- LANDSCAPED AREA
- EXISTING BUILDING

TRANSMISSION TOWER



3.0 SITE ANALYSIS

3.0.7 SITE & CONTEXT - PHOTOGRAPHS



1



2



3



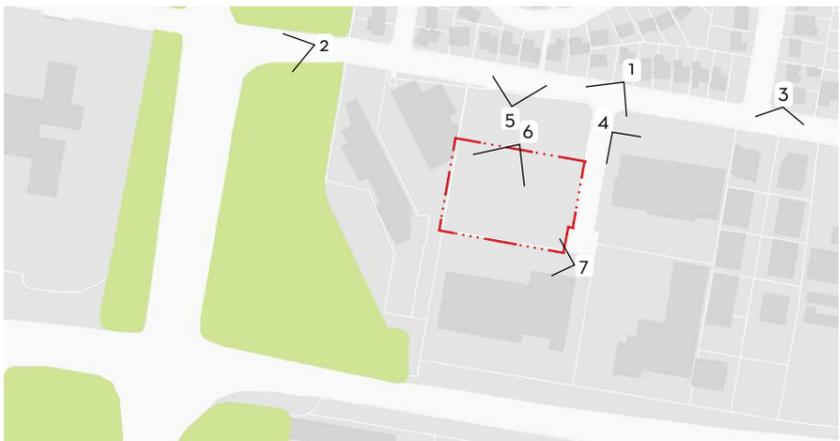
4



5



6



7



6

3.0 SITE ANALYSIS

3.0.8 SITE & CONTEXT - AERIAL PHOTOGRAPHS



1



2



3



4



4.0 PROPOSED DESIGN

4.0.1 URBAN DESIGN PRINCIPLES

The design principles described on these pages emerge from careful site analysis and in response to feedback received from Council's Design and Sustainability Advisory Panel.

In particular, the principles seek to guide a development that:

_Relates to the existing approval to the north of the site

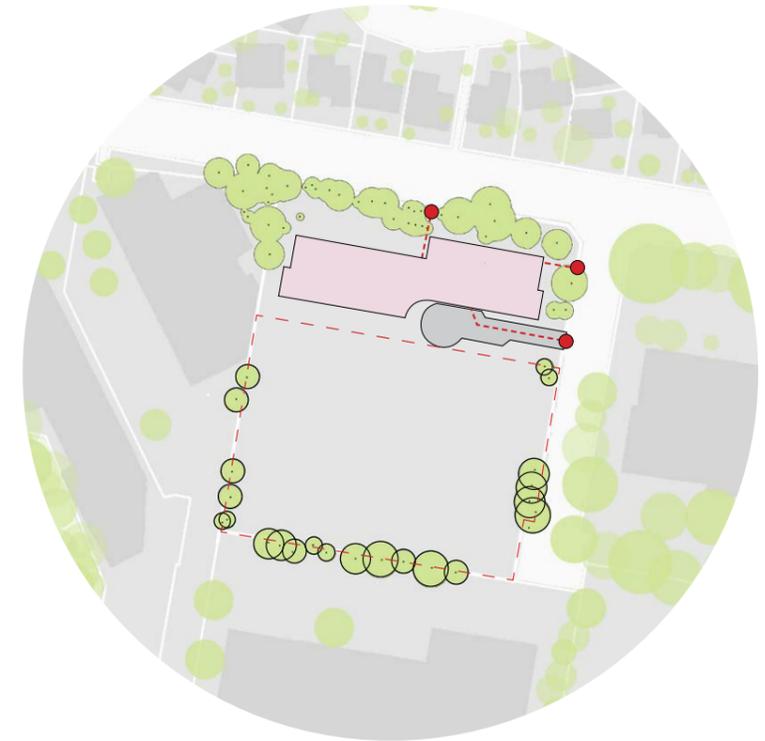
_Retains the strong landscape character of the site perimeter, including additional boundary setbacks

_Adopts a perimeter block form with publicly accessible, landscaped central courtyard

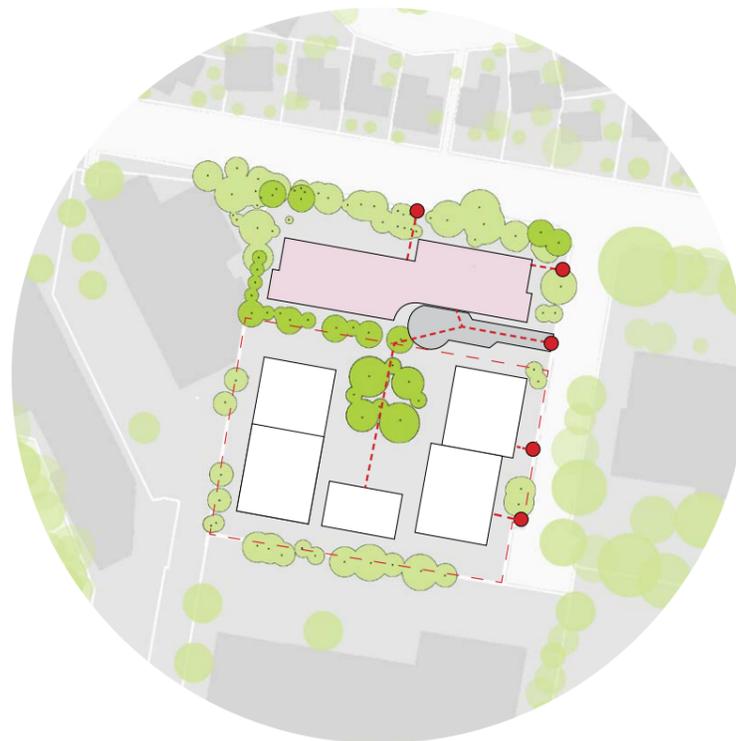
_Arranges building mass in a manner that maximises internal amenity and minimises off-site impacts



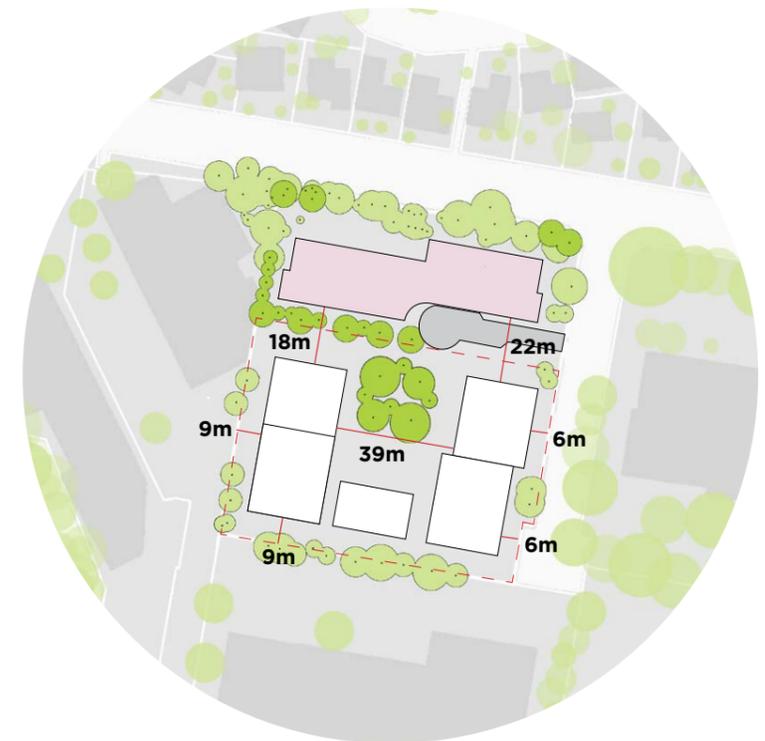
01 ACKNOWLEDGE & RESPOND TO ENHANCED AMENITY FOR THE APPROVED DEVELOPMENT ON ADJOINING LOT



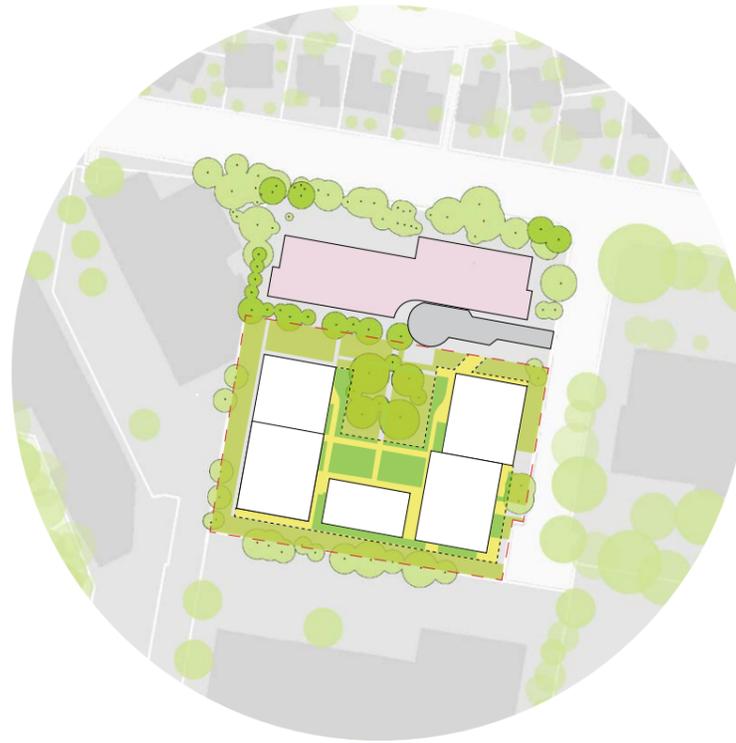
02 RETAIN EXISTING VEGETATION BOUNDARY



03 PERIMETER BLOCK FORM WITH GENEROUS CENTRAL LANDSCAPED OPEN SPACE



04 PROVIDE GENEROUS SETBACKS + BUILDING SEPARATION

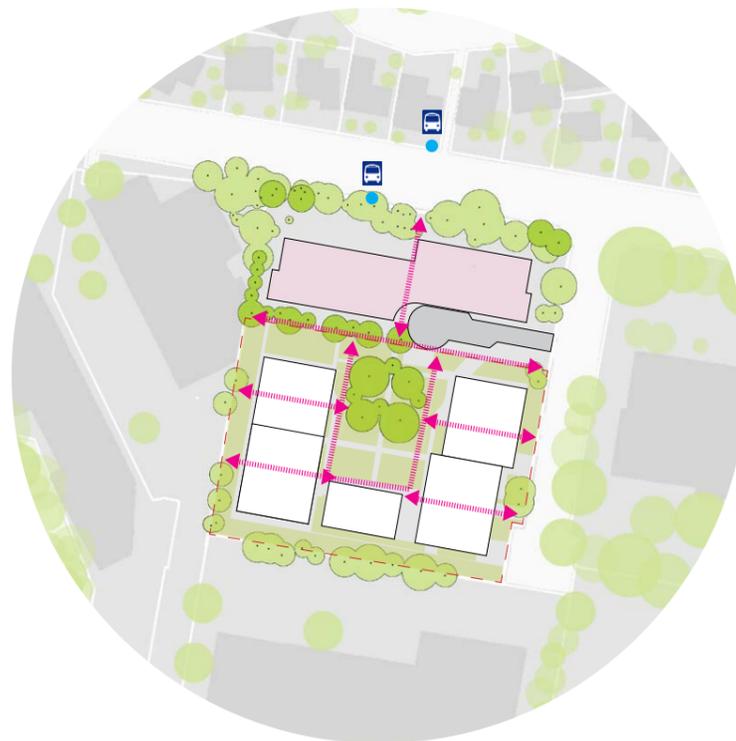


05 MAXIMISE LANDSCAPED AREA + DEEP SOIL

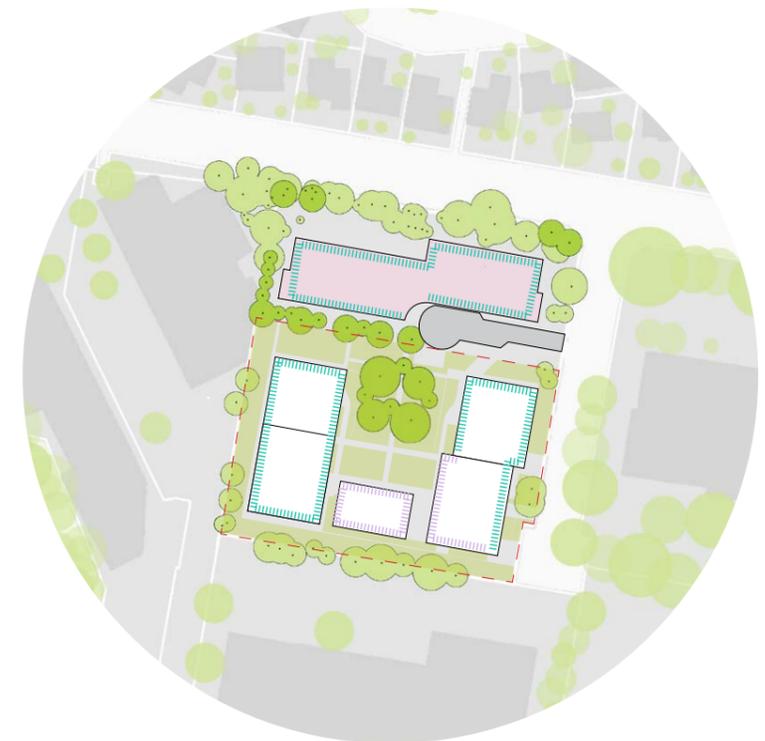
- BASEMENT EXTENT DEEP SOIL
- LANDSCAPE ABOVE BASEMENT



06 MINIMISE BUILDING HEIGHT IMPACT BY APPROPRIATELY LOCATING TALLER BUILDING FORMS



07 ENHANCE PEDESTRIAN MOVEMENT, ADDRESS & ACCESS



08 GROUND LEVEL USES TO ENHANCE ACTIVATION

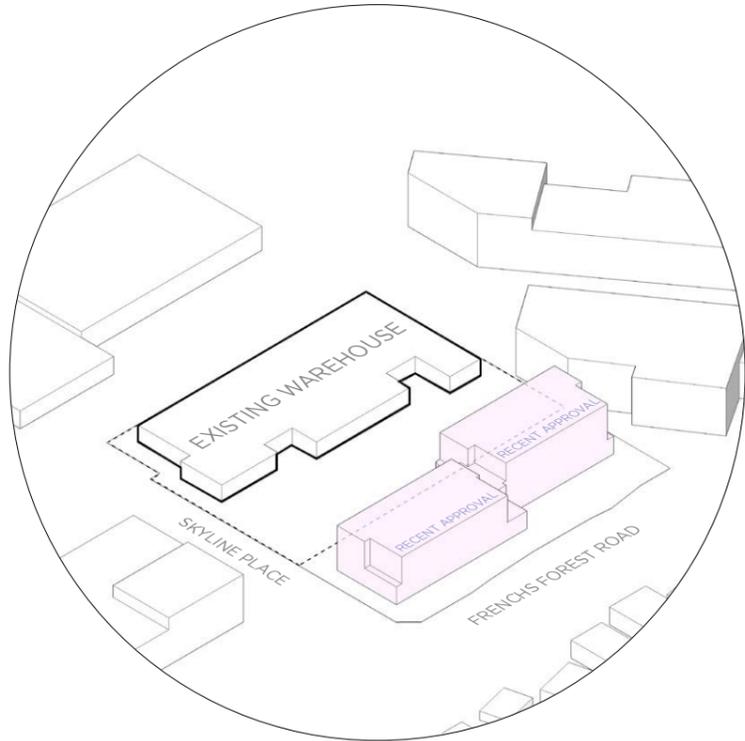
- COMMERCIAL
- COMMUNAL

4.0 PROPOSED DESIGN

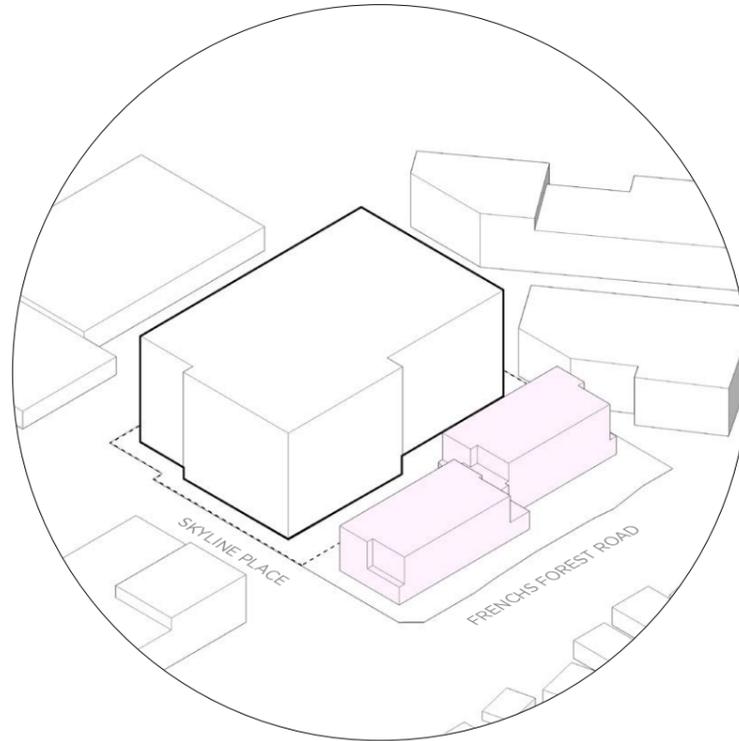
4.0.2 PROPOSED MASSING



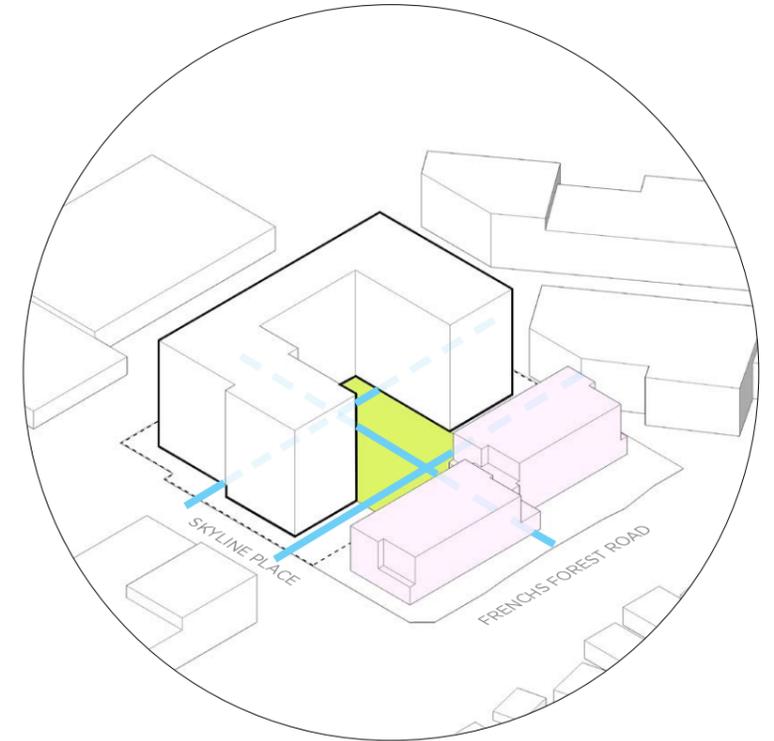
4.0 PROPOSED DESIGN
4.0.3 DESIGN MASSING STRATEGIES



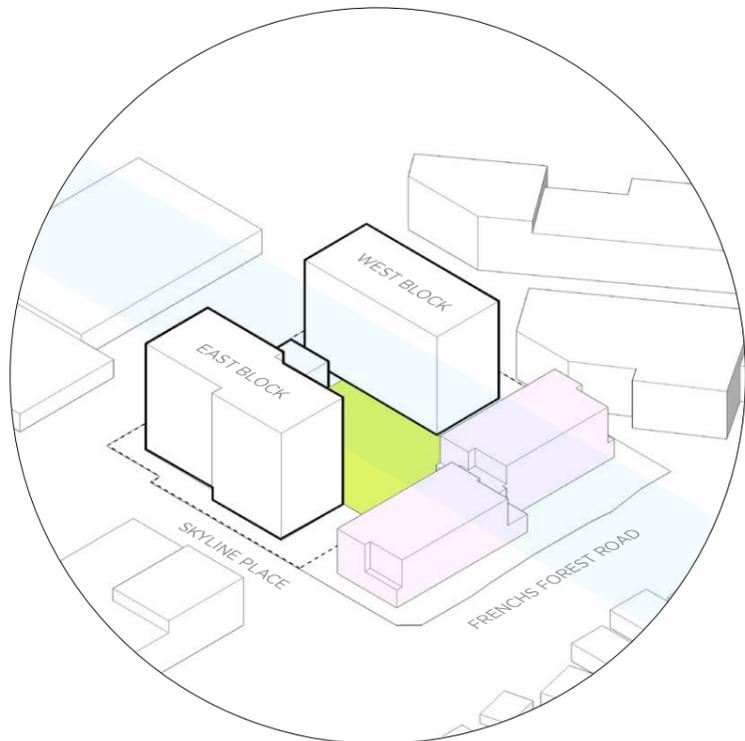
01 ACKNOWLEDGE RECENT APPROVAL OF 6 STOREY BUILDING ON ADJOINING LOT



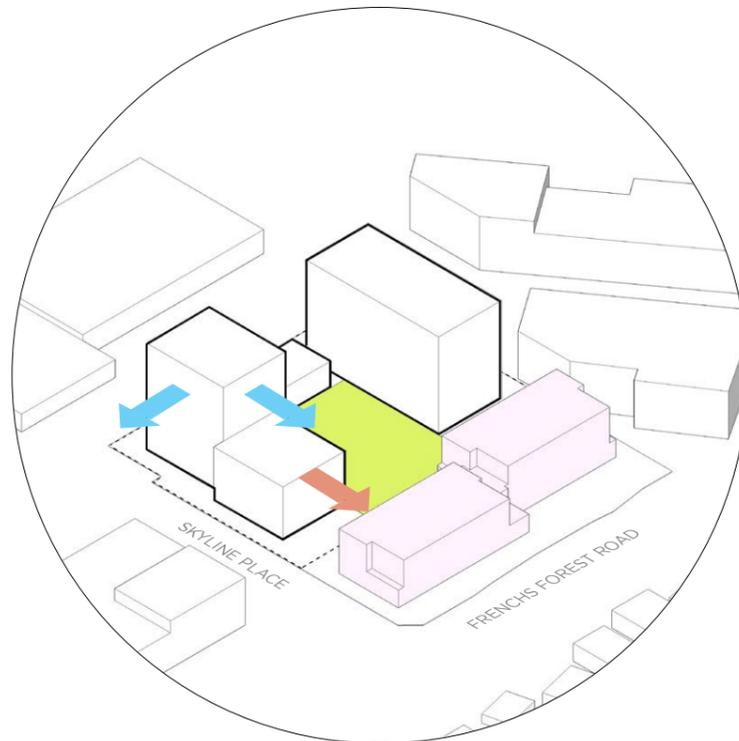
02 MAXIMUM DEVELOPABLE ENVELOPE INCLUDING MINIMUM SETBACKS



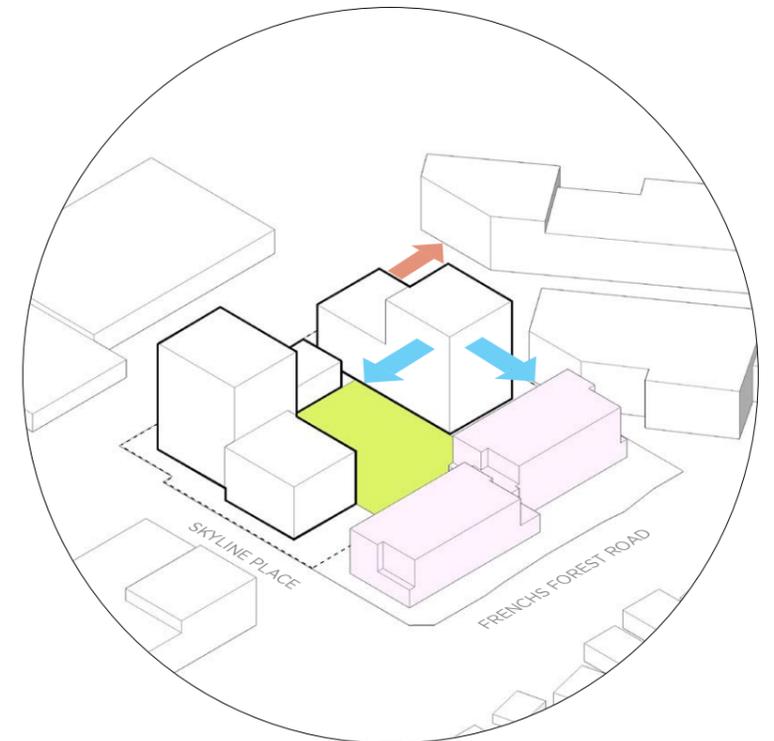
03 DESIGN STRATEGY - CREATE CENTRAL OPEN SPACE TO CONNECT PROPOSED BUILDING & APPROVED BUILDING



04 DESIGN STRATEGY - CLEAR BUILDING SEPARATION MAKING CENTRAL AXIS MORE BREATHABLE



05 EAST BLOCK STRATEGY - LOWER HEAD TO RELATE WITH NEIGHBOUR & ALLOW MORE VIEWS TO TAIL



06 WEST BLOCK STRATEGY - LOWER TAIL TO DECREASE THE NUMBER OF UNITS FACING POWER LINE

4.0 PROPOSED DESIGN

4.0.4 BUILDING FORM & HEIGHT JUSTIFICATION

The proposal results from a thoughtful application of design principles to the unique situation of this particular site.

Additionally, the quantum of floor area proposed relates directly to the viability of the proposed mix of uses.

The proposal is for 111 seniors housing units and 941sqm of commercial gross floor area, which is to provide support services across the community and contribute to employment generation.

These primary uses effectively 'subsidise' the inclusion of an additional 10 units and associated common areas for Project Independence providing housing for people with a disability, and also an additional 18 affordable housing units (15% of the total number) specifically allocated to women over 55 to meet the development vision for the project.

The proposed mix of residents has a strong social and public benefit, bringing together a diverse community of future residents better able to support one another, and providing an important service in the local community for which there is strong demand and in a model supported by international best practice of similar developments in Europe.

It is important to note the proposal cannot provide affordable housing and housing for people with a disability without the inclusion of the proposed 111 seniors housing units.

Collectively this proposed mix of uses, unit numbers and sizes creates the proposed commercial brief and the proposed GFA.

_The proposed uses are made permissible by virtue of the Seniors SEPP.

_The site has no relevant FSR or maximum height of building development standards.



4.0 PROPOSED DESIGN

4.0.4 BUILDING FORM & HEIGHT JUSTIFICATION

Therefore, the proposed built form and its scale have been determined from first principles.

The design team presented an early version of the proposal to Council’s Design, Sustainability Advisory Panel (DSAP), which encouraged the adoption of a ‘landscape-led’ design strategy, and to improve on the ‘minimums’ set out in the ADG.

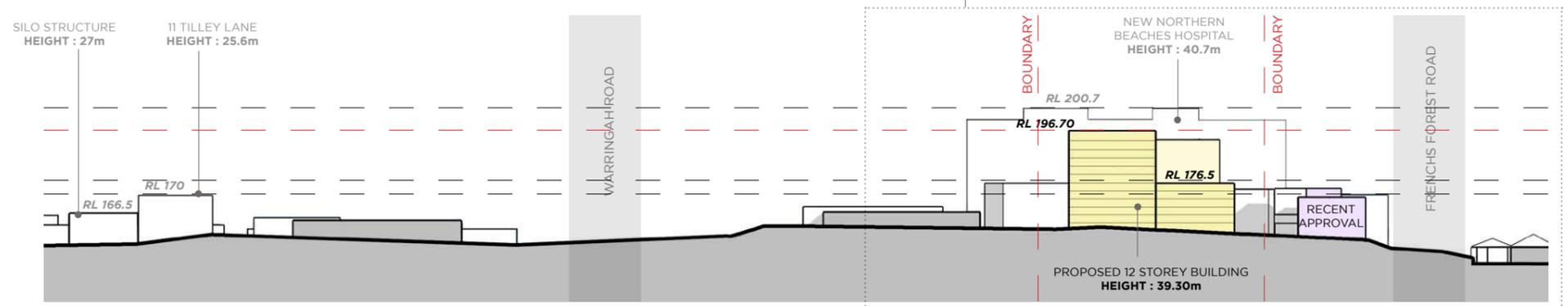
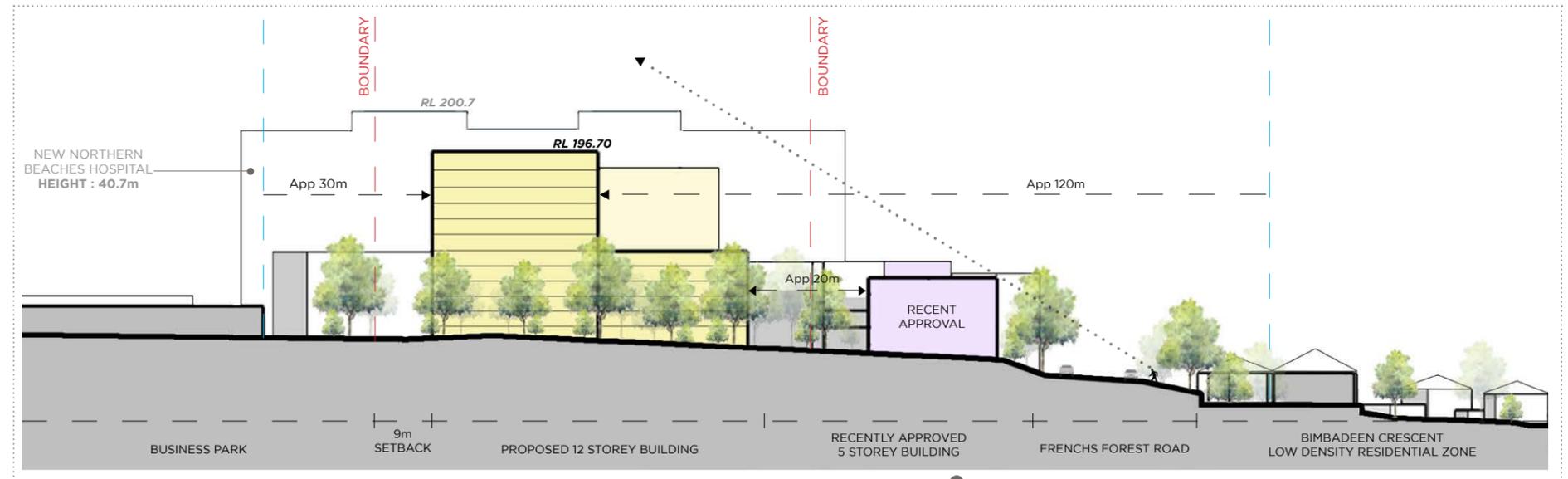
In response the applicant has prepared a series of alternative siting and massing strategies (**summarised on pages 23-25 below**) each of which maintains the proposed floor area yield - but examining the relative strengths and weaknesses of alternative massing strategies.

The project brief and its objectives, when review alongside the DSAP’s suggestions, create a tension between site planning and building height characteristic of urban renewal projects across metropolitan Sydney.

Consequently, the drive to maximise publicly accessible open space and reduce site coverage to preserve landscape character tends to increase building height (within acceptable limits).

The detailed proposal, the subject of the DA, emerged from this comparative analysis process and is characterised by:

- _Increased setbacks to the south and west (retaining perimeter vegetation)
- _A generally perimeter block form to resolve the relationship and integrate with the approved first stage
- _Significant, generously dimensioned and publicly accessible, central courtyard space (over deep soil), with strong visibility from Skyline Place - this space also receives excellent solar access during the worst case, winter solstice at June 21 - refer to **page 27** for a summary of solar access to communal open space.



SECTION AA



4.0 PROPOSED DESIGN

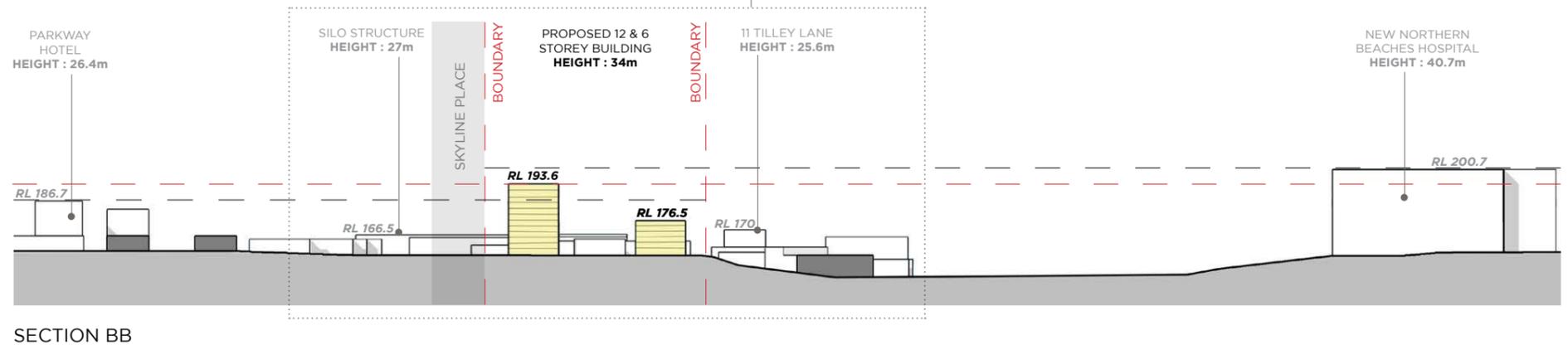
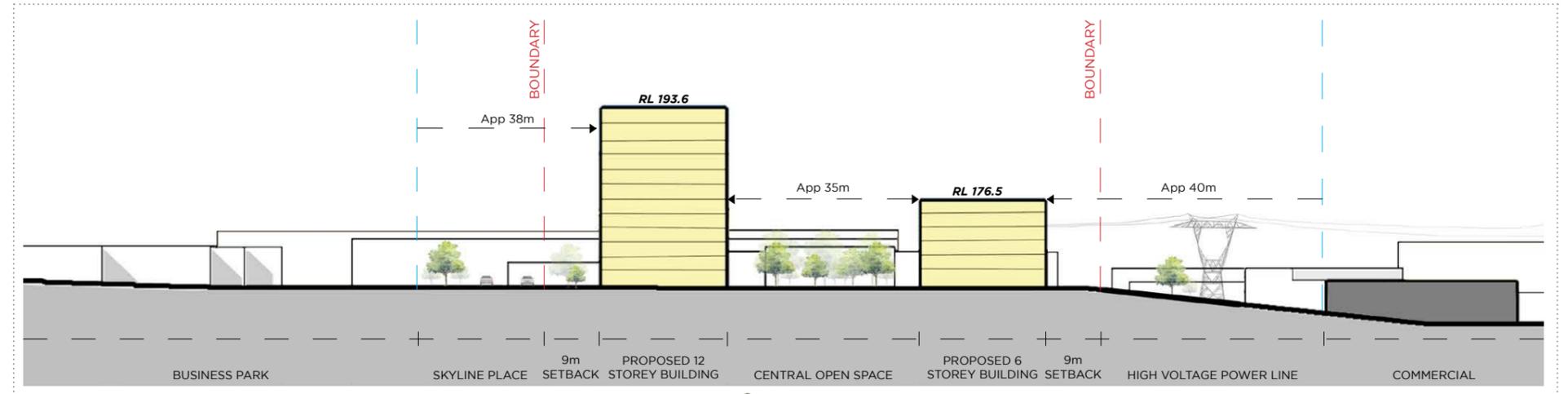
4.0.4 BUILDING FORM & HEIGHT JUSTIFICATION

- _Extensive landscaped areas 41% (when calculated against the ADG criteria) or 46% (when calculated against the DCP criteria) with a central area of approximately 2,000sqm
- _The inclusion of generally non-residential commercial or communal uses at ground level to animate the courtyard and Skyline Place
- _Situating two taller built form elements diagonally opposed to maximise building separation, views and outlook, and to minimise off-site impacts
- _Performing very well against the criteria set out in the ADG - meeting or exceeding all criteria
- _Minimising overshadowing impacts upon neighbouring properties and remaining within acceptable limits that do not constrain their future development - refer to **page 26** for a summary of off-site shadowing impacts.

The resulting visual impacts of the proposal within the local area when assessed from key vantage points are relatively minor - particularly from the sensitive low density residential uses immediately to the north of the site. Representative visual impacts have been assessed at **pages 28-29**.

The proposed building heights - of up to 12 stories - represent a small proportion (16.9%) of the total site area, and are broadly consistent with the nature of recent approvals in the B7 zone, and the new hospital.

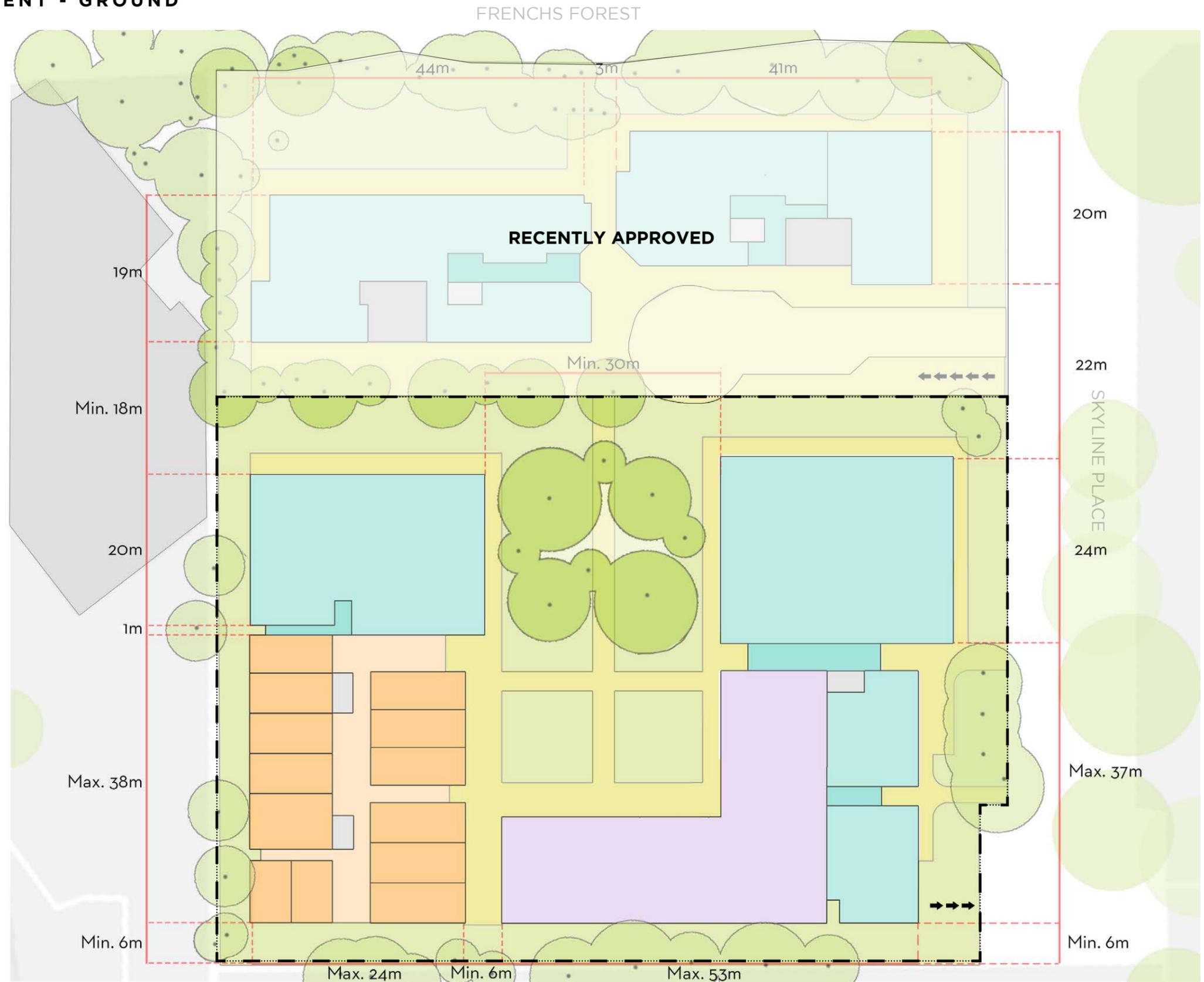
The existing mature large canopy trees retained on the site, in combination with the gently undulating topography and the location of the subject site behind the Stage 1 approval - all serve to minimise the impacts of the proposed building heights.



4.0 PROPOSED DESIGN

4.0.5 GENERAL ARRANGEMENT - GROUND

The inclusion of generally non-residential commercial or communal uses at ground level is intended to animate the courtyard and Skyline Place, whilst also contributing to employment generation onsite and positively contributing to social interaction.

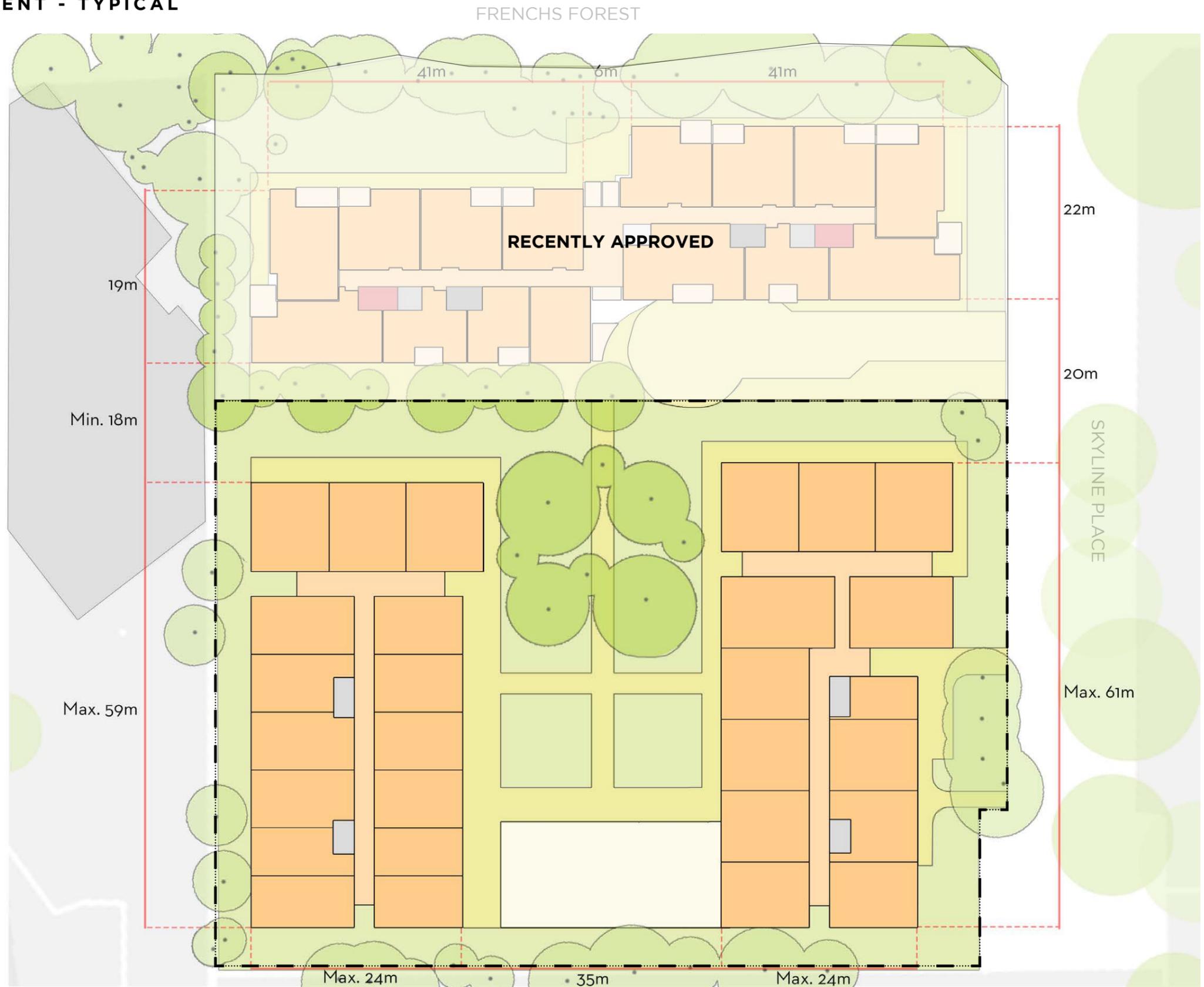


- SUBJECT SITE BOUNDARY
- COMMERCIAL
- COMMUNAL
- PROJECT INDEPENDENCE
- LIFTS
- ← BASEMENT ENTRY/EXIT

4.0 PROPOSED DESIGN

4.0.6 GENERAL ARRANGEMENT - TYPICAL

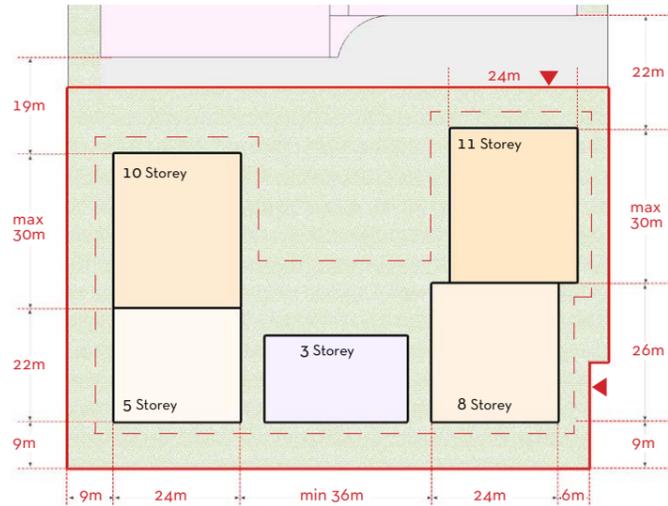
The proposal performs very well against the criteria set out in the ADG - meeting or exceeding all criteria. A detailed analysis of the proposal against the ADG is included below at **pages 34-41**.



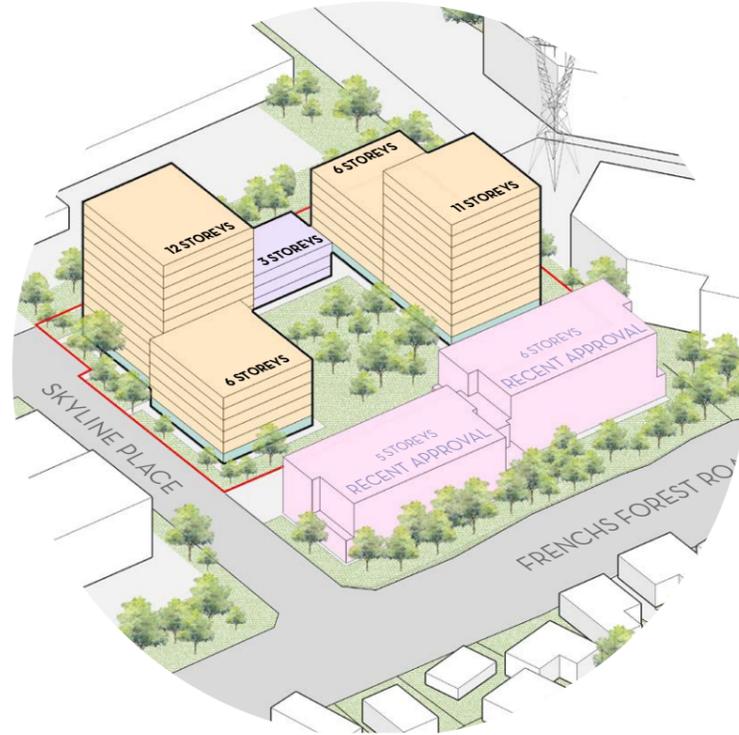
4.0.7 ALTERNATIVE SITING STRATEGIES & MASSING STUDY



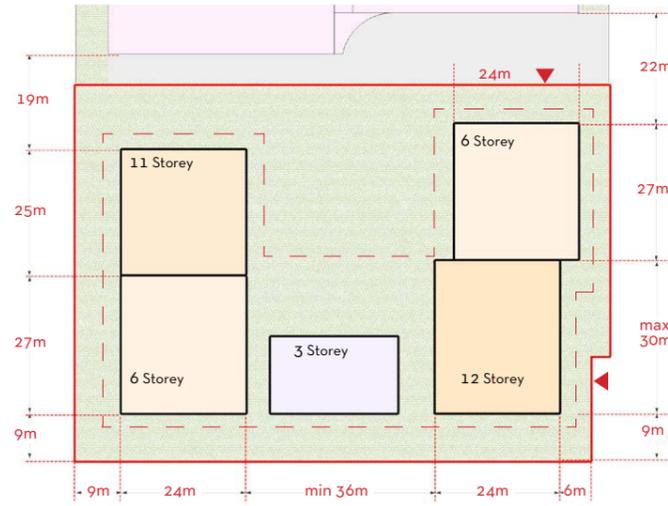
1 Proposal presented to DSAP with increased side & rear setbacks
SITE COVERAGE : 41% **LANDSCAPE AREA : 59%**



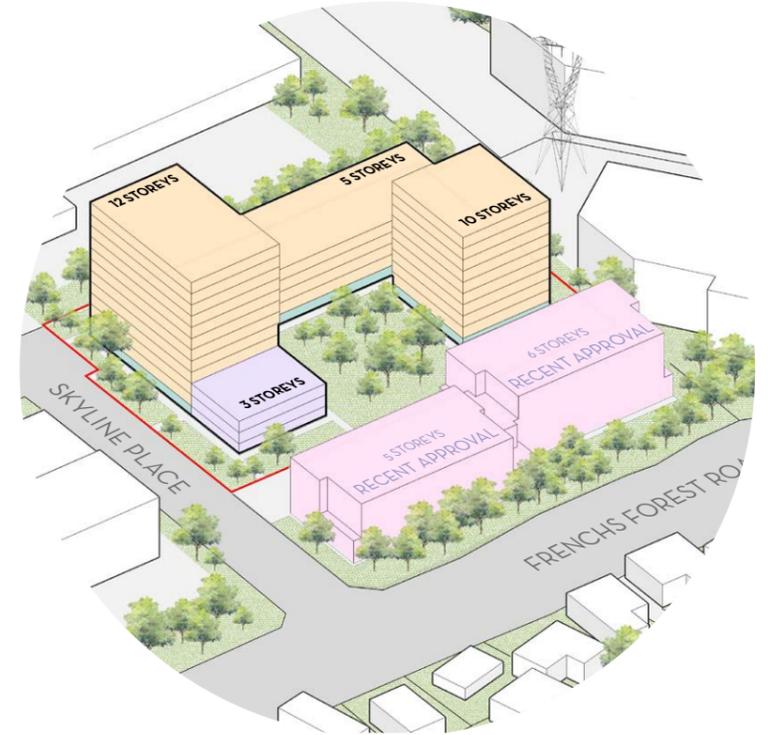
- PROS**
- Generous central courtyard receiving good solar access
 - Maximises NE outlook
 - Moderate site cover
 - Manages shadowing impacts within site
 - Increased side and rear setbacks (to 9m)
 - North-South access provided through the site
- CONS**
- Greater visual impact from Frenchs Forest Road relative to other scenarios



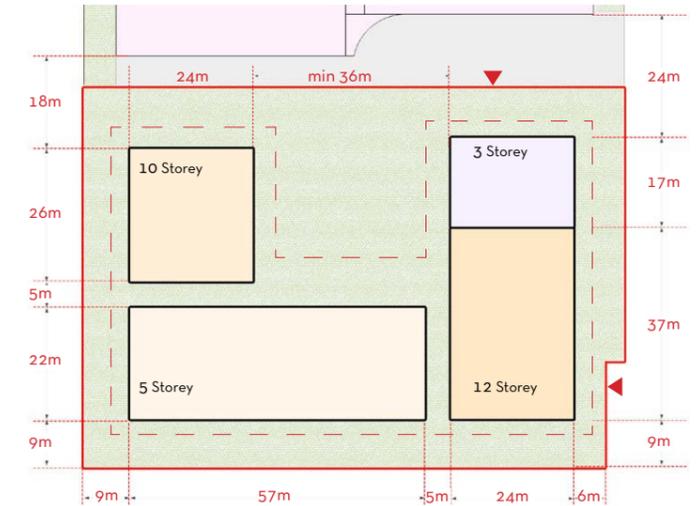
2A Diagonally opposed tower forms
SITE COVERAGE : 40% **LANDSCAPE AREA : 60%**



- PROS**
- Generous central courtyard receiving good solar access
 - Towers offset to minimise cross viewing
 - Moderate site cover
 - Reduced visual impact from Frenchs Forest Road relative to other scenarios
 - Increased side and rear setbacks (to 9m)
 - The offset buildings break up massing
 - Minimises floorplate along southern boundary
 - North-South access provided through the site
- CONS**
- Taller building forms adjacent to southern boundary
 - Some shadowing impacts off site



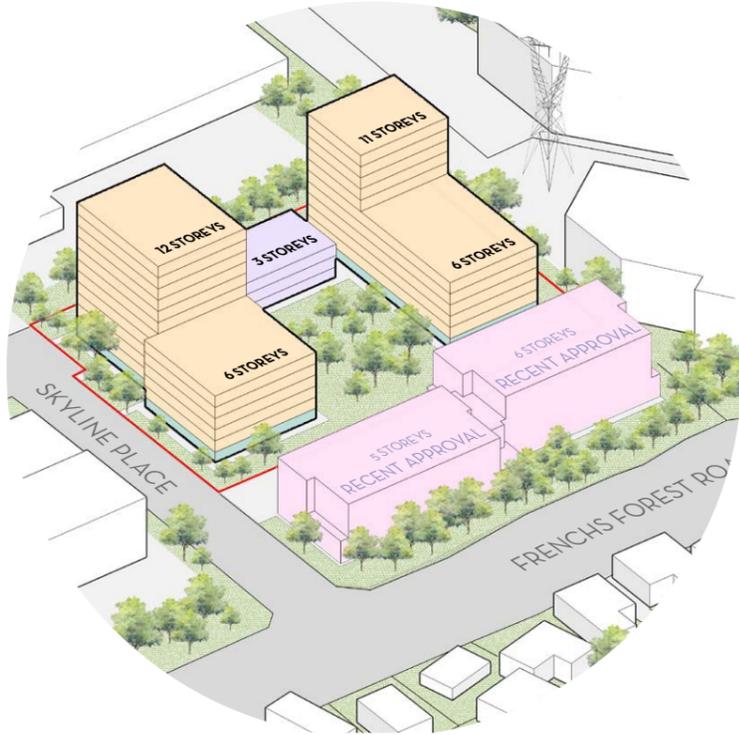
2B Diagonally opposed tower forms - Open courtyard
SITE COVERAGE : 42% **LANDSCAPE AREA : 58%**



- PROS**
- Generous central courtyard receiving good solar access
 - Towers offset to minimise cross viewing
 - Communal facilities present to street network
 - Moderate site cover
 - Increased side and rear setbacks (to 9m)
 - North-South access provided through the site
- CONS**
- Larger floorplate building along southern boundary
 - Some shadowing impacts off site
 - Longer, east-west building form yields poor solar access
 - Taller building forms adjacent to southern boundary

4.0 PROPOSED DESIGN

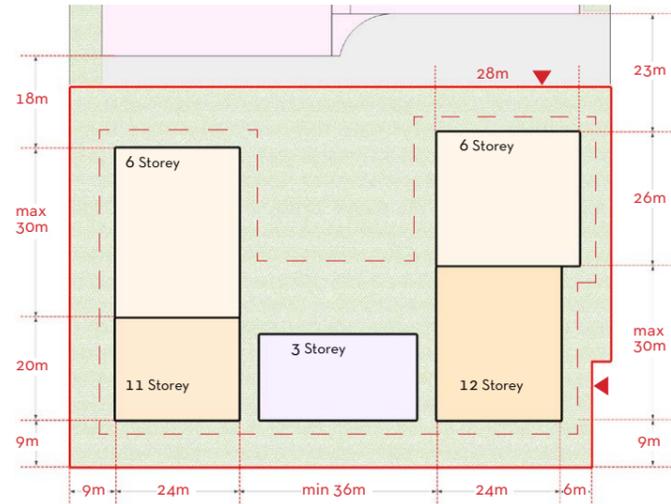
4.0.7 ALTERNATIVE SITING STRATEGIES & MASSING STUDY



3 Building height to Southern boundary

SITE COVERAGE : 42%

LANDSCAPE AREA : 58%

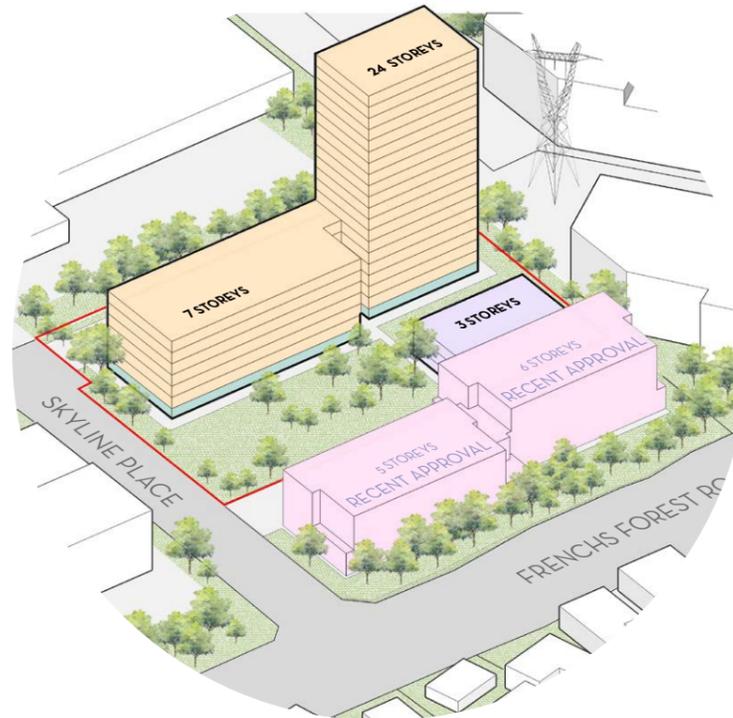


PROS

- Generous central courtyard receiving good solar access
- Reduced visual impact from Frenchs Forest Road relative to other scenarios
- Moderate site cover
- Increased side and rear setbacks (to 9m)
- North-South access provided through the site

CONS

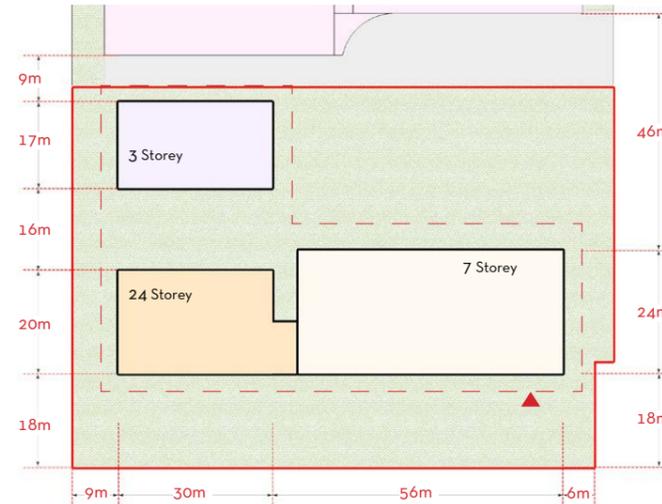
- Taller building forms adjacent to southern boundary
- Relatively greater shadowing impacts off site
- Some tower cross viewing
- Greater density located remote to street network



4A Point tower to reduce site coverage

SITE COVERAGE : 30%

LANDSCAPE AREA : 70%

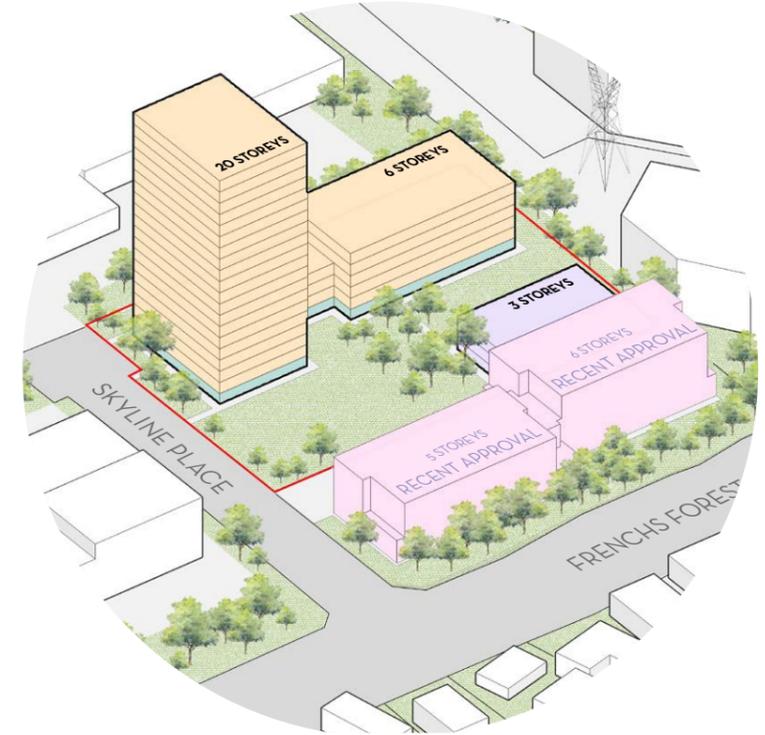


PROS

- Reduced site coverage
- Increased landscaped area, courtyard and tree canopy
- Improved visual porosity and presentation to Skyline Place
- Maximises NE outlook
- Increased side and rear setbacks (to 9m)

CONS

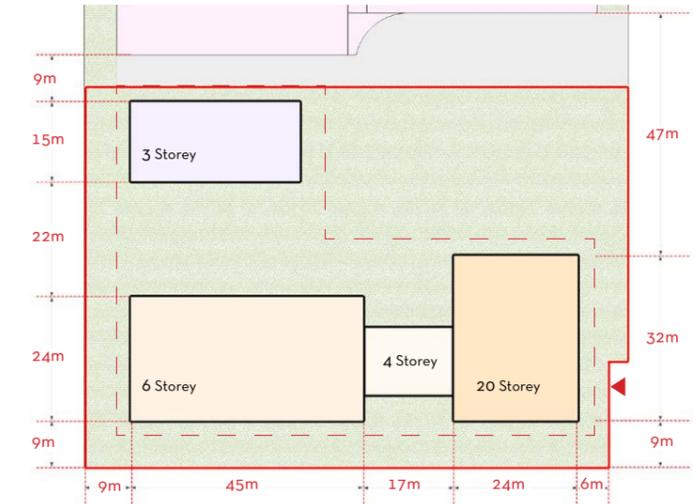
- Greater shadowing impacts off site
- Greater visual impacts (tower form) from surrounding areas
- Greater proportion of apartments located in the vicinity of the power lines
- Longer, east-west building form yields poor solar access



4B Point tower to reduce site coverage

SITE COVERAGE : 33%

LANDSCAPE AREA : 67%



PROS

- Reduced site coverage
- Increased landscaped area, courtyard and tree canopy
- Improved visual porosity and presentation to Skyline Place
- Maximises NE outlook
- Increased side and rear setbacks (to 9m)

CONS

- Greater shadowing impacts off site
- Greatest visual impacts (tower form) from surrounding areas
- Greater proportion of apartments located in the vicinity of the power lines
- Longer, east-west building form yields poor solar access

4.0 PROPOSED DESIGN

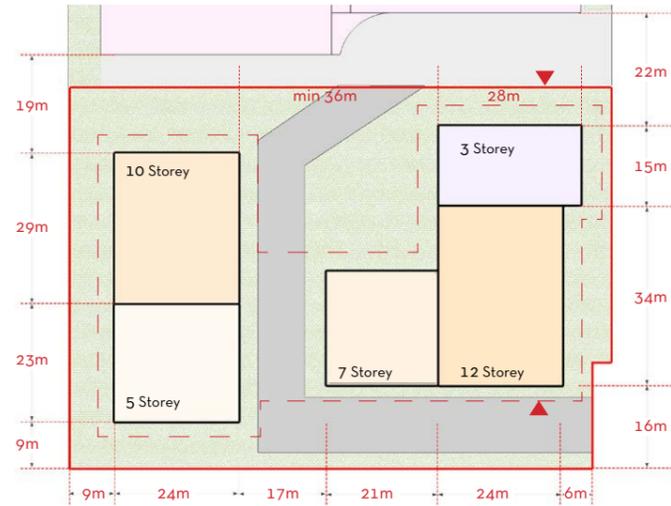
4.0.7 ALTERNATIVE SITING STRATEGIES & MASSING STUDY



5A Introduction of street/shared way network

SITE COVERAGE : 54%

LANDSCAPE AREA : 46%

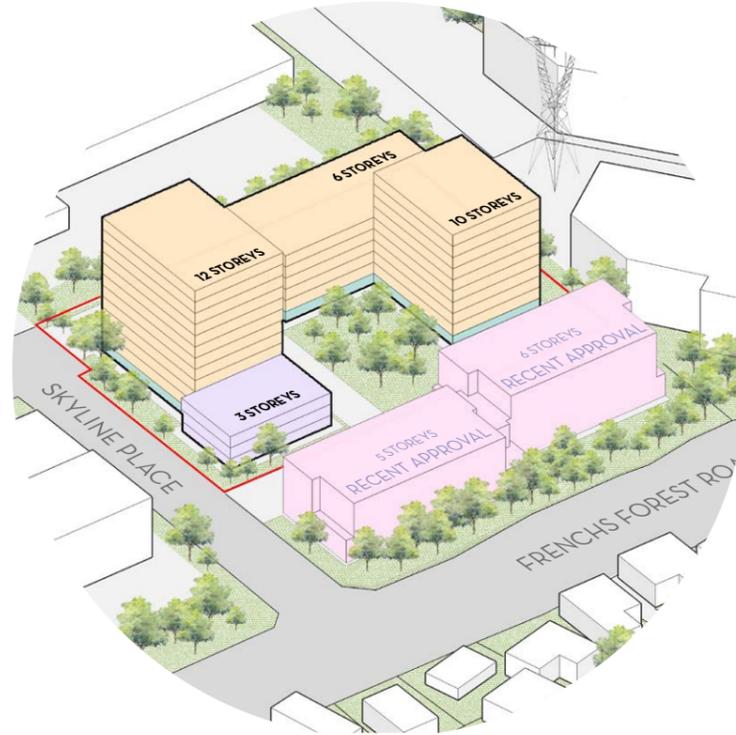


PROS

- Street address provided for south-western building
- Vehicular access provided through the site
- Increased side and rear setbacks (to 9m)
- Improved visual porosity and presentation to Skyline Place
- North-South access provided through the site

CONS

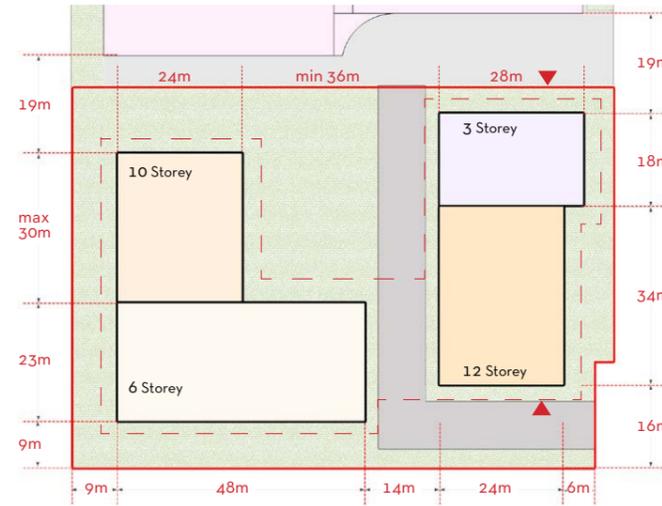
- Smaller central courtyard
- Greater site coverage
- Reduced landscaped area
- Some shadowing impacts off site
- Some tower cross viewing



5B Introduction of street/shared way network

SITE COVERAGE : 53%

LANDSCAPE AREA : 47%



PROS

- Street address provided for south-western building
- Vehicular access provided through the site
- Increased side and rear setbacks (to 9m)
- Improved visual porosity and presentation to Skyline Place
- North-South access provided through the site

CONS

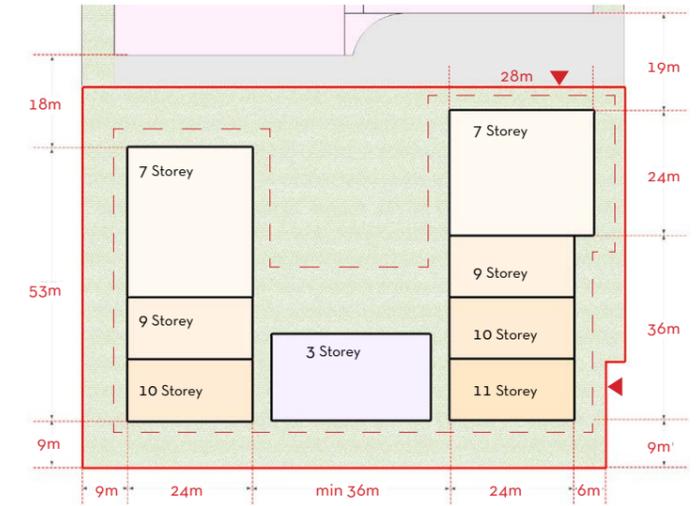
- Smaller central courtyard
- Greater site cover
- Reduced landscaped area
- Larger building floorplates
- Some shadowing impacts off site
- Some tower cross viewing



6 Stepping form

SITE COVERAGE : 43%

LANDSCAPE AREA : 57%



PROS

- Offers improved resident amenity in outdoor terraces
- Increased side and rear setbacks (to 9m)
- Reduced visual impact from Frenchs Forest Road relative to other scenarios
- Generous central courtyard receiving good solar access
- North-South access provided through the site

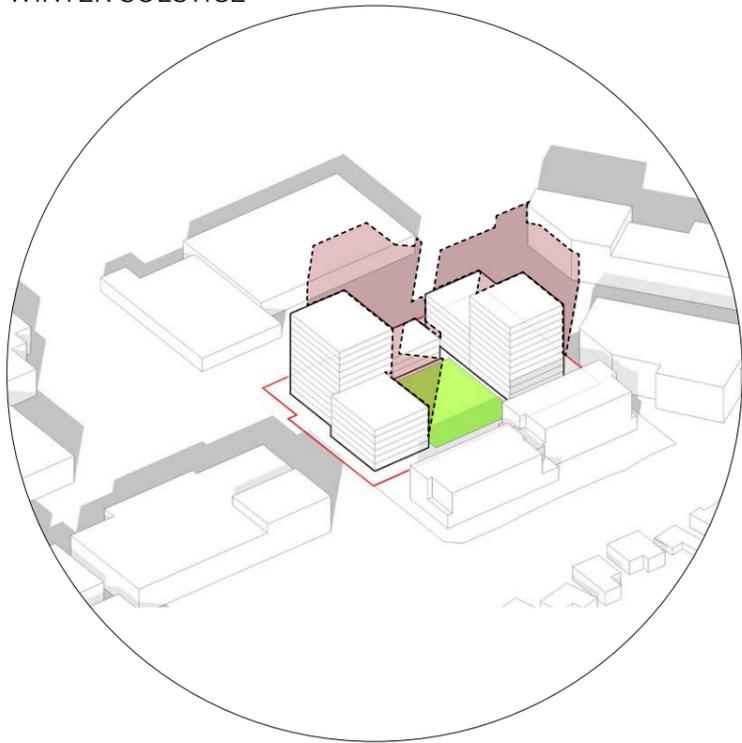
CONS

- Larger building floorplates, and core location constraints
- Some cross viewing
- Greater shadowing impacts off site

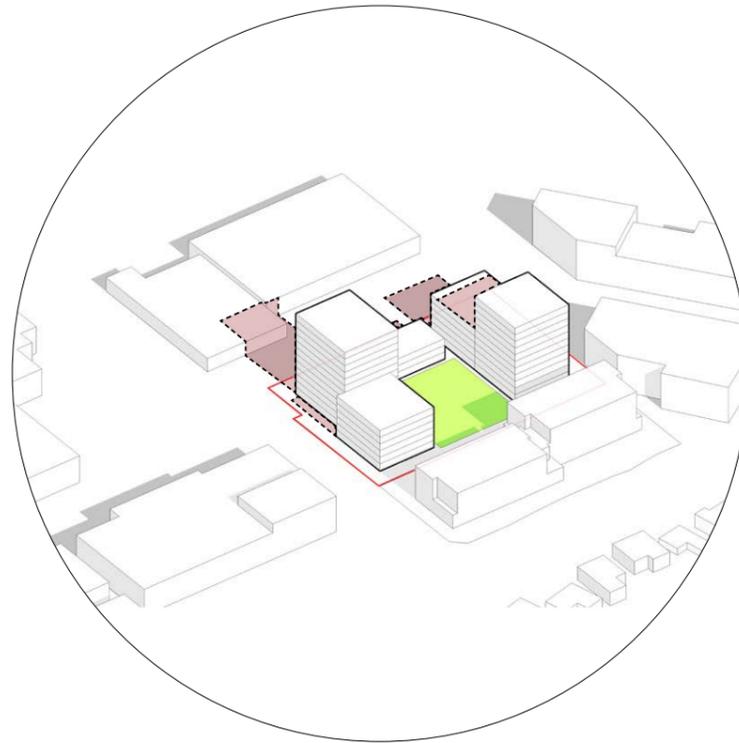
5.0 IMPACTS

5.0.1 SHADOW STUDY - OFF SITE

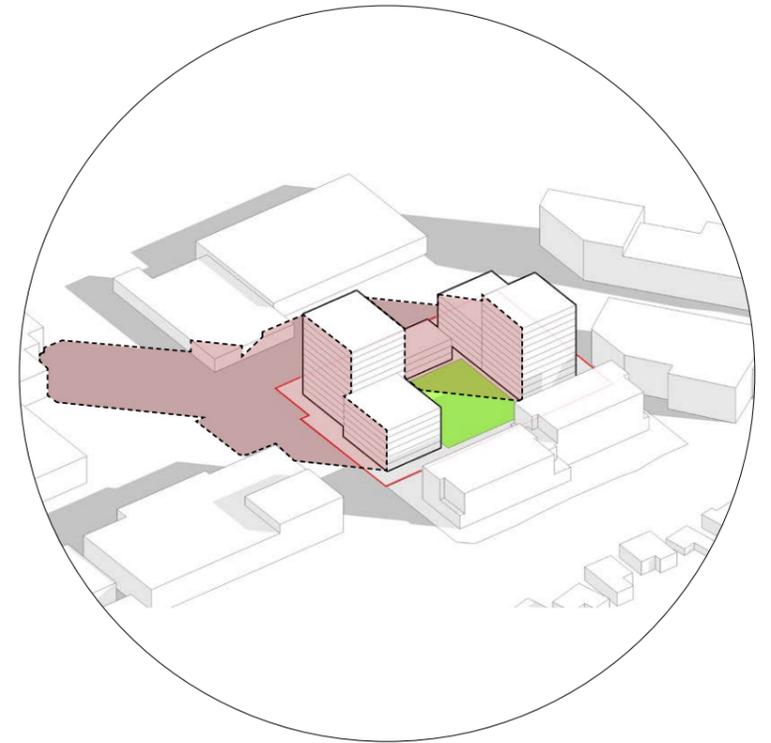
WINTER SOLSTICE



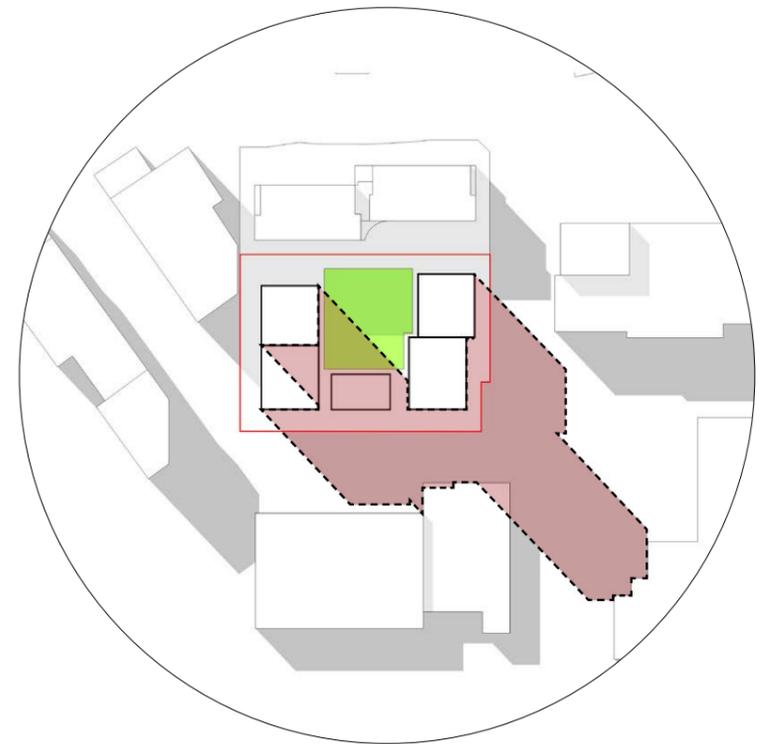
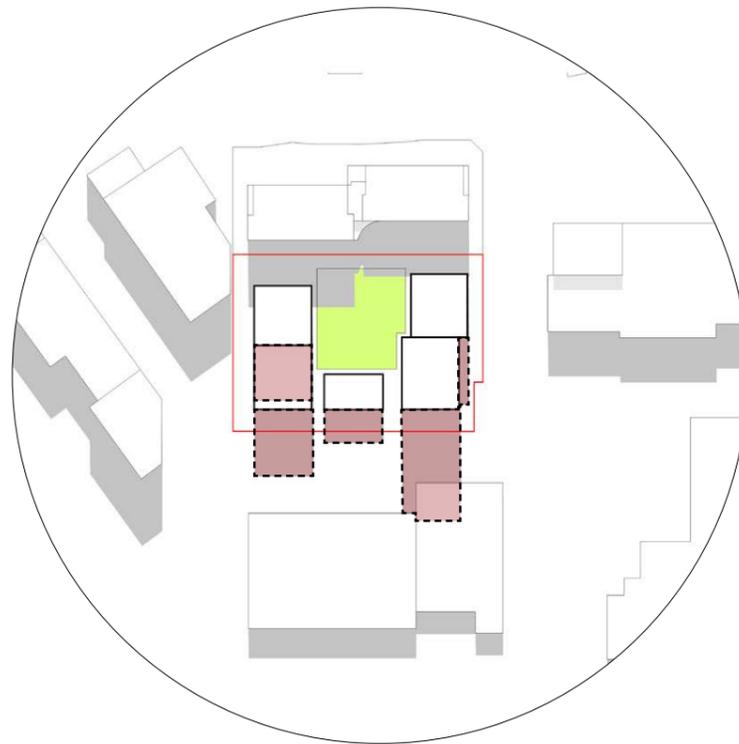
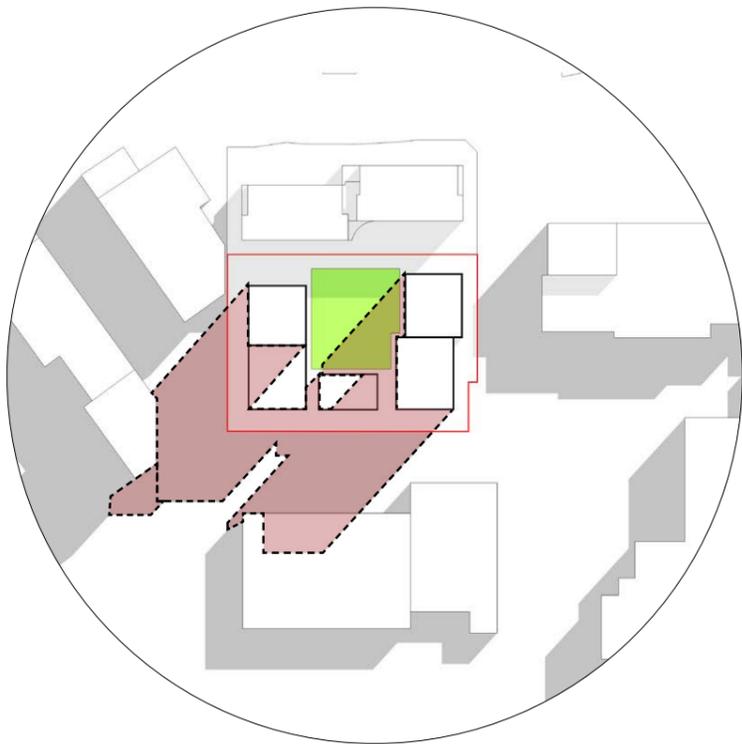
09:00 AM



12:00 PM



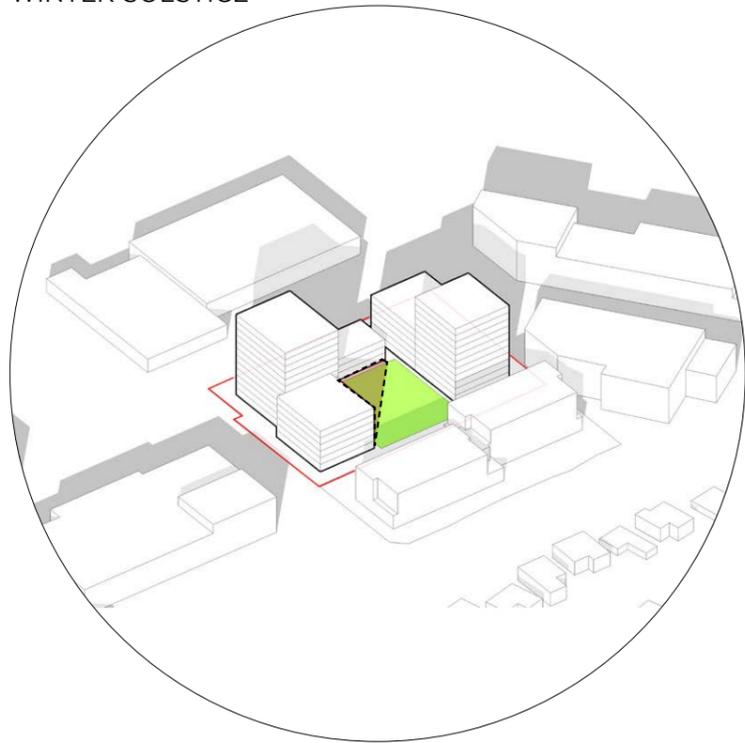
03:00 PM



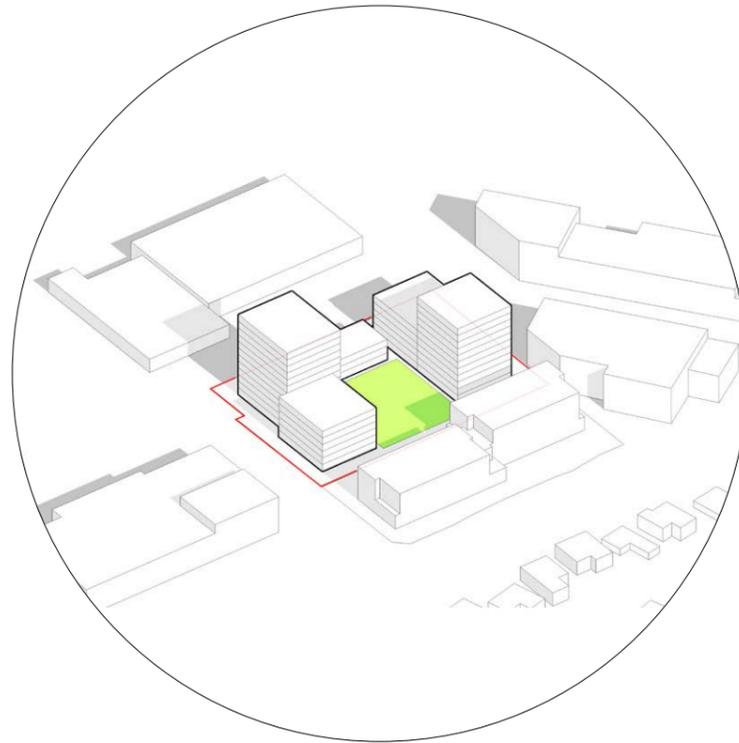
5.0 IMPACTS

5.0.2 SHADOW STUDY - SUBJECT SITE (CENTRAL OPEN SPACE)

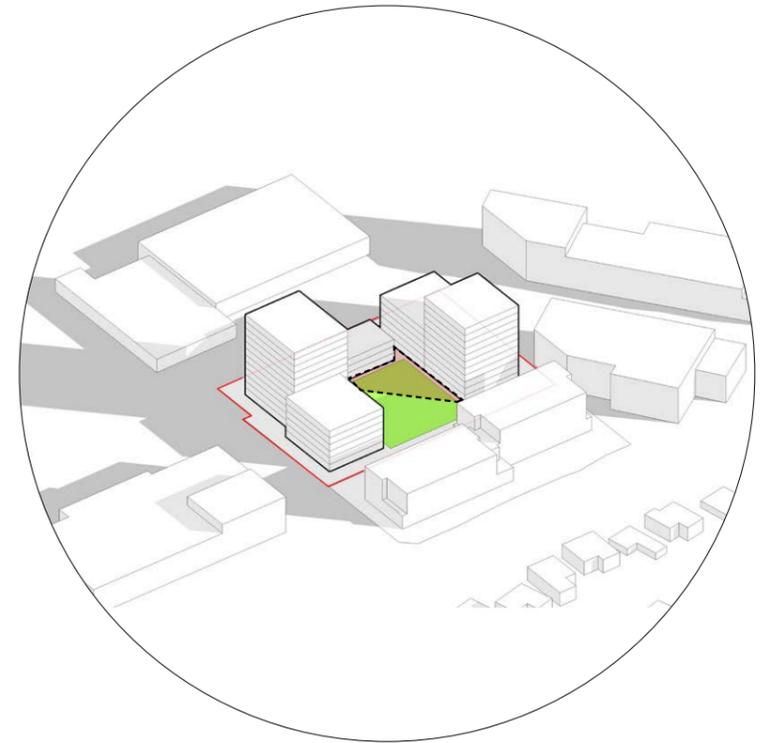
WINTER SOLSTICE



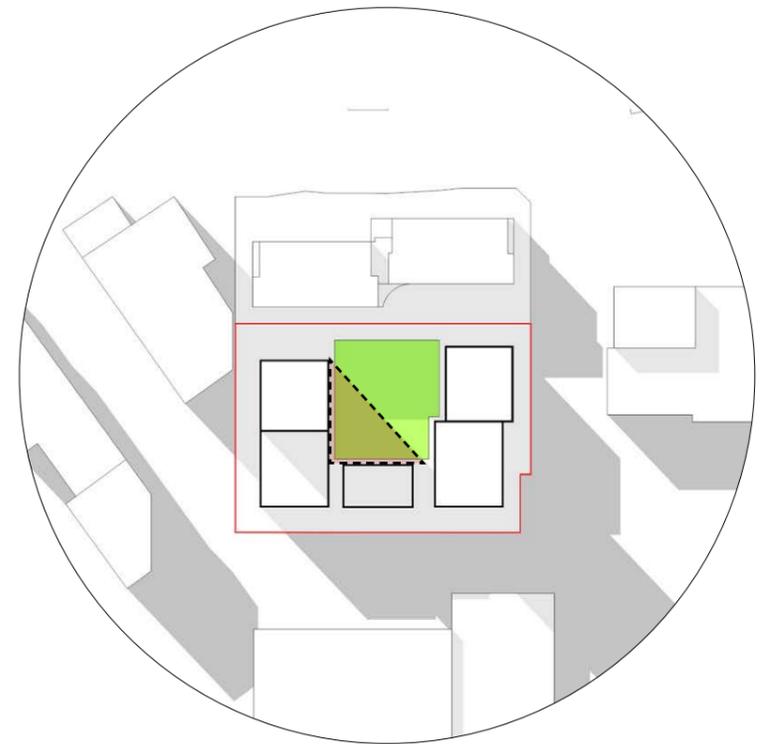
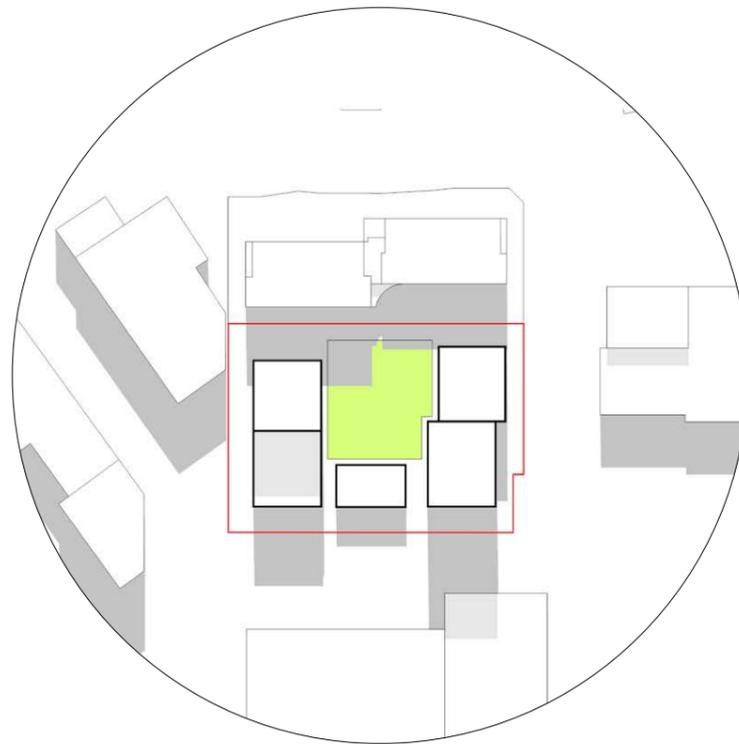
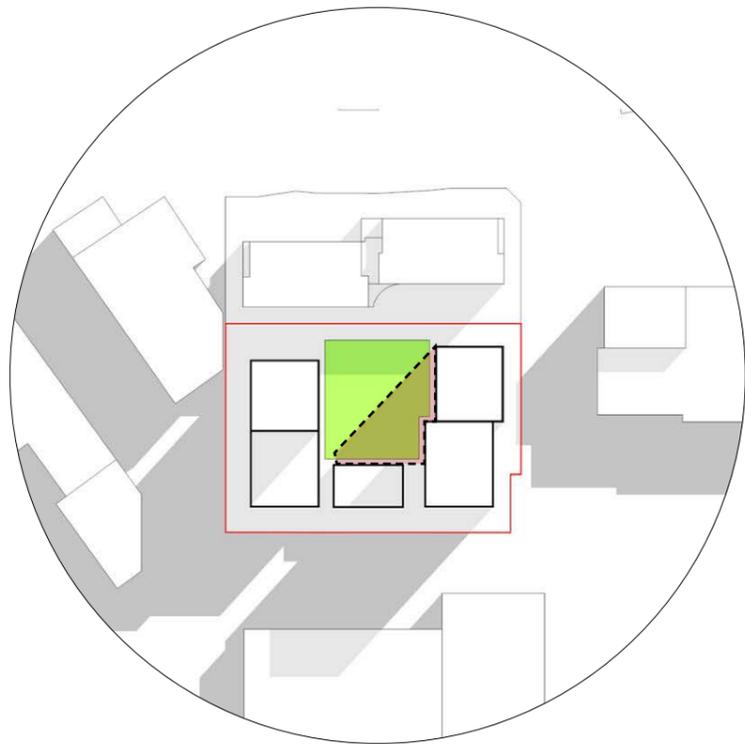
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12:00 PM



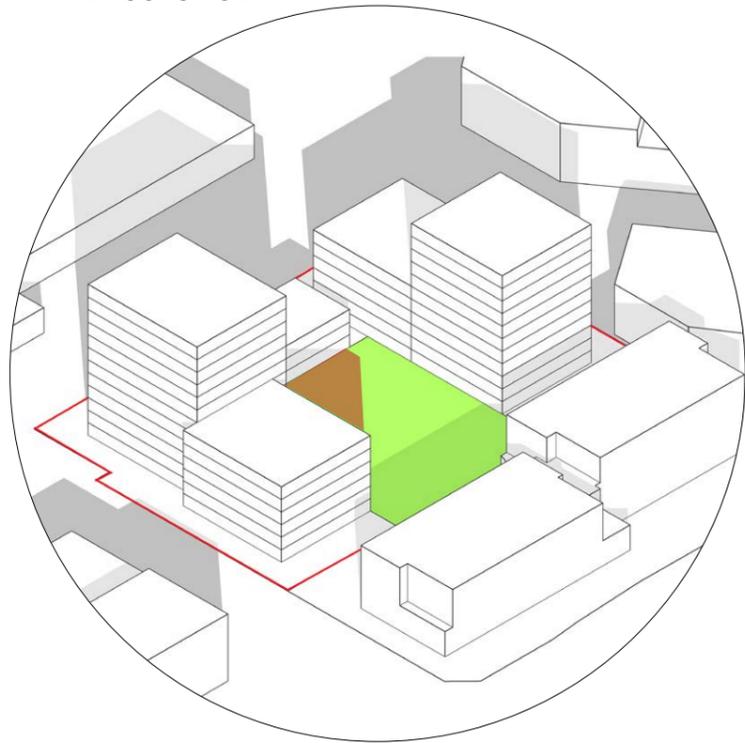
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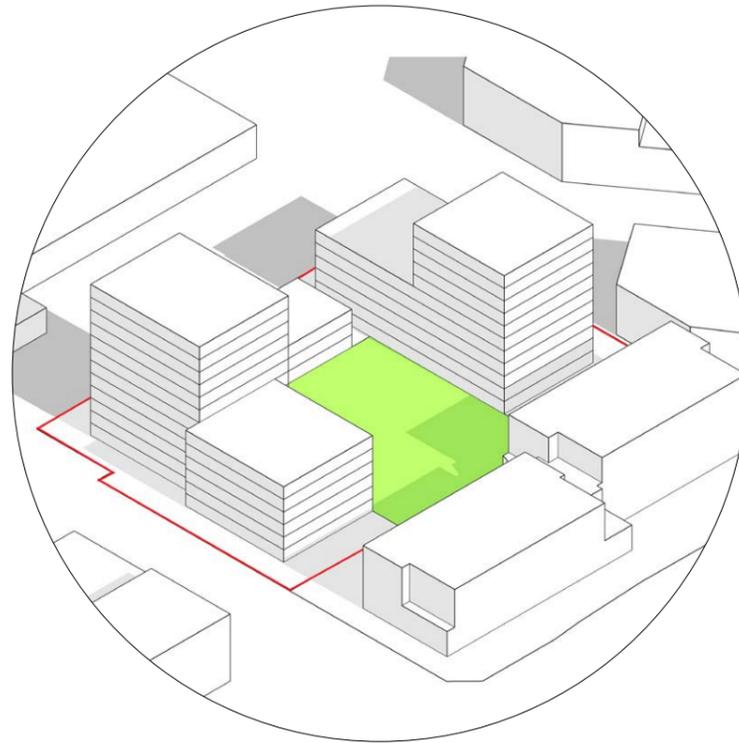
5.0 IMPACTS

5.0.2 SHADOW STUDY - SUBJECT SITE (CENTRAL OPEN SPACE) 6 STOREY vs 12 STOREY MASSING

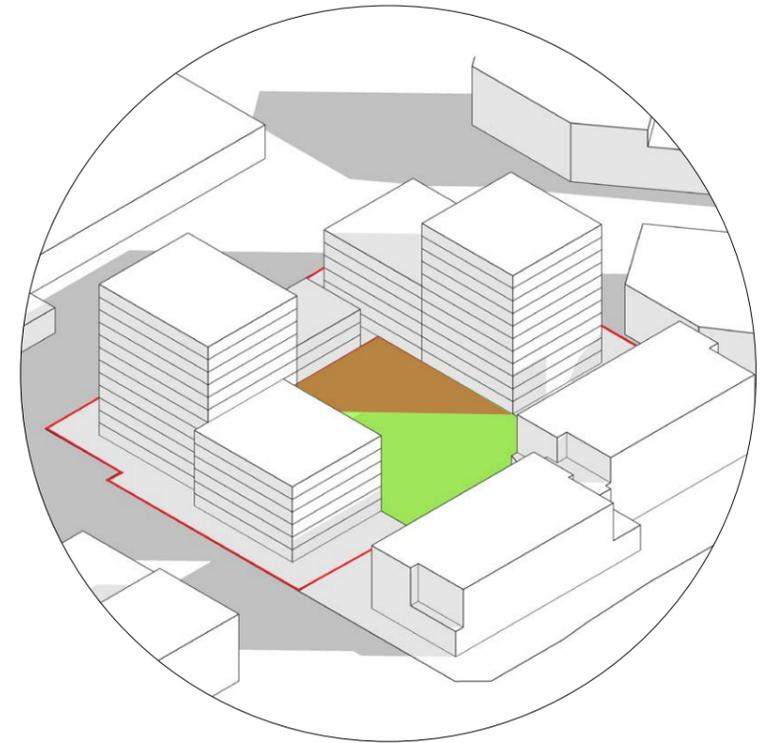
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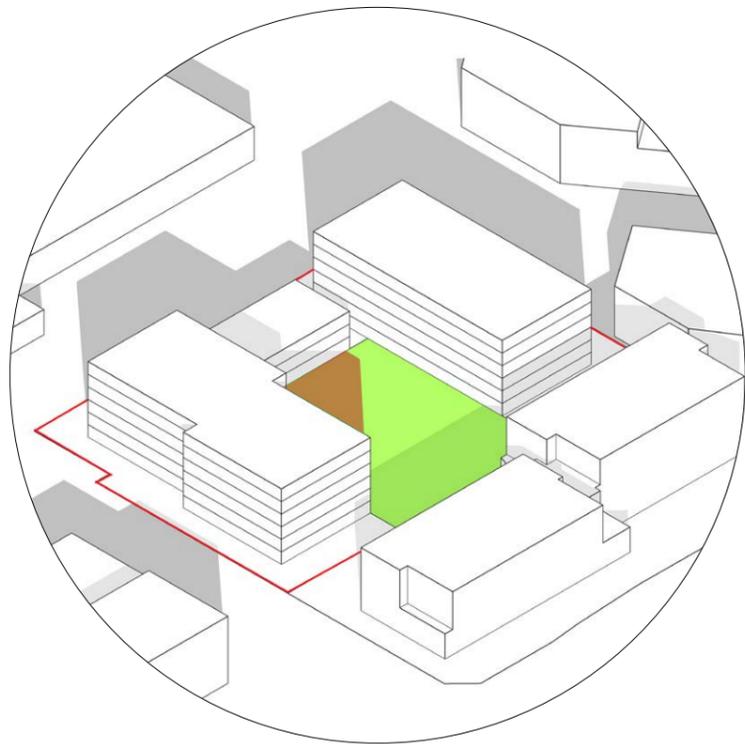
12 STOREY 09:00 AM



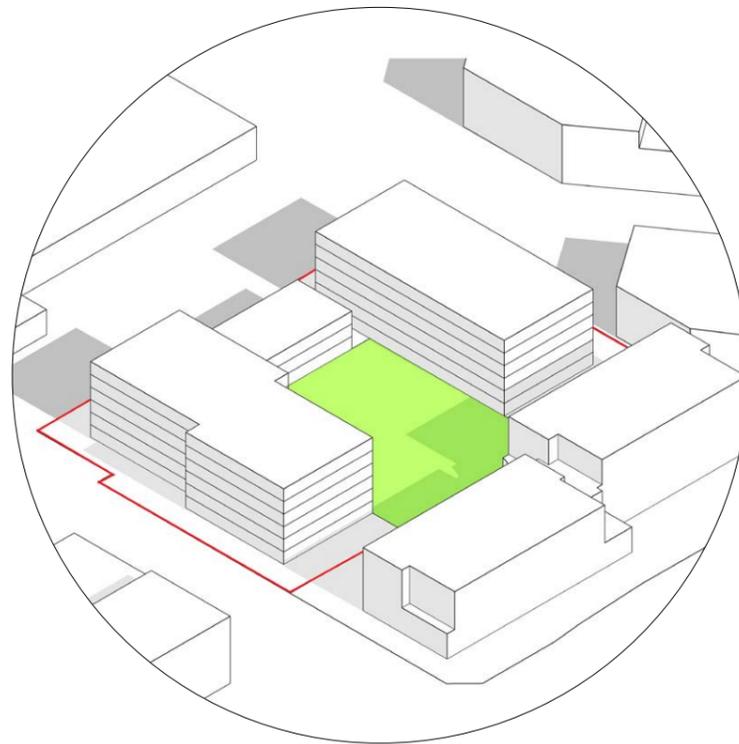
12 STOREY 12:00 PM



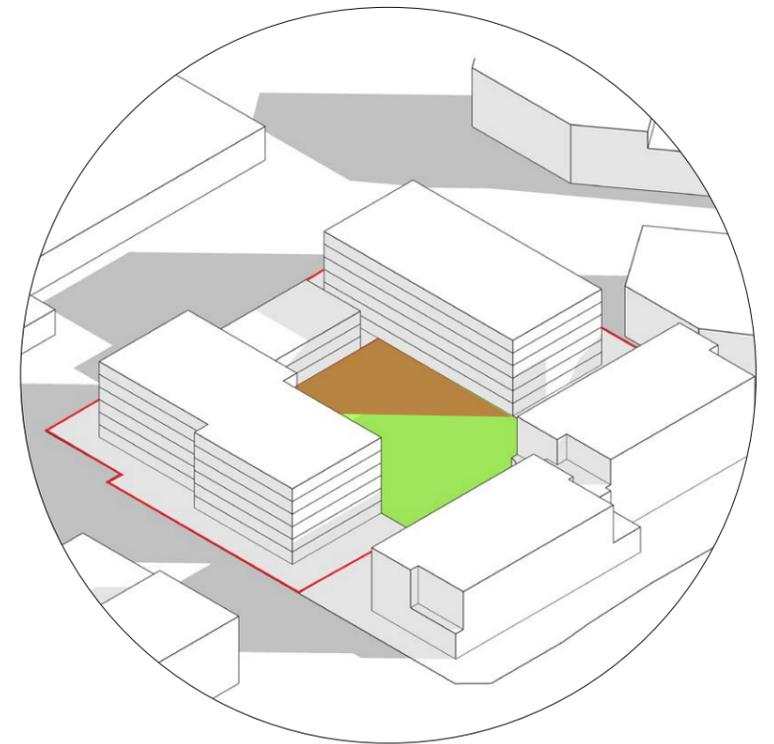
12 STOREY 03:00 PM



6 STOREY 09:00 AM



6 STOREY 12:00 PM



6 STOREY 03:00 PM

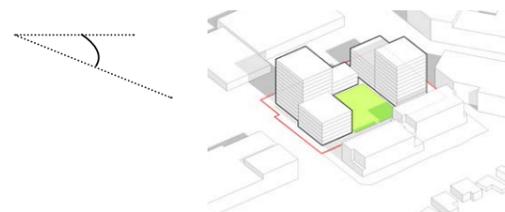
5.0 IMPACTS
5.0.3 VISUAL IMPACT



BEFORE



AFTER



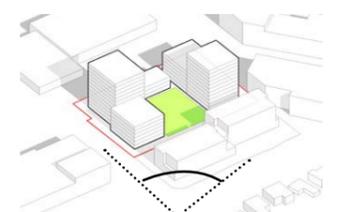
01 AERIAL VIEW



BEFORE



AFTER



02 NORTH - EAST CORNER



BEFORE



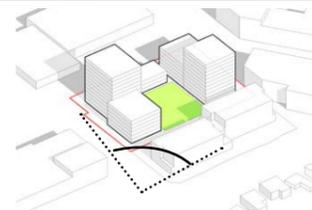
BEFORE



AFTER



AFTER

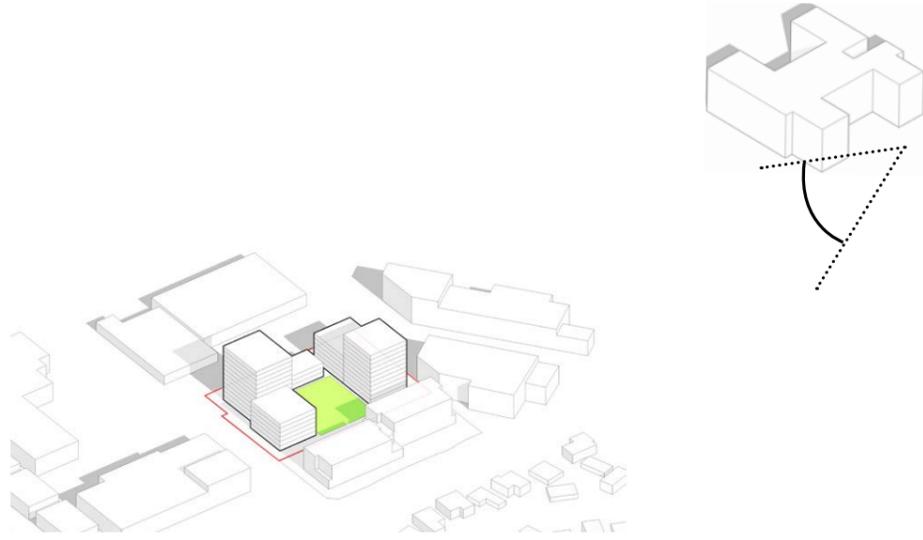


03 NORTH - EAST ENTRY



04 FROM BIMBADEEN CRESCENT

5.0 IMPACTS
5.0.3 VISUAL IMPACT



BEFORE



AFTER

05 FROM NORTHERN BEACHES HOSPITAL

6.0.1 DESIGN PRINCIPLES

The following written statement meets the requirement of Part 3, Division 1, Section 30 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 and provides an explanation of how the proposal meets the design principles set out in the Seniors SEPP. This written statement should be read in conjunction with Section 7.0 of this design report, which addresses the design quality principles from SEPP 65, and which are similar in their scope and application.

PRINCIPLE 1 : NEIGHBOURHOOD AMENITY AND STREETScape

The proposed development is located at Skyline Place in Frenchs Forest, within walking distance of local shops on Frenchs Forest Road, and the recently completed Northern Beaches Hospital to the west. An existing bus stop lies on Frenchs Forest Road, approximately 50m to the north of the site providing good access to public transport links.

Frenchs Forest in this vicinity can be characterised as follows:

- _North of Frenchs Forest Road - predominantly single detached, one and two storey homes, a number of which (numbers 25 to 31) present their primary address to Bimbadeen Crescent, and turn away from Frenchs Forest Road revealing rear fences to the main road
- _South of Frenchs Forest Road - a mixed use 'business park', comprising a range of buildings, characterised by larger floor plates and typically comprising two and three stories in height
- _East along Wakehurst Parkway - a strong bushland landscape buffer to the main road

More generally, mature vegetation and urban tree canopy exists across the immediate vicinity, particularly within the residential area to the north, and as a strong feature of the site perimeters and internal street network within the 'business park' south of Frenchs Forest Road.

The scale of these mature trees establishes a strong landscape character for the various disparate building types, which are generally diminutive to the scale of the mature tree canopy.

The strength of this landscape setting, its mature trees - predominantly eucalypts - is critical to the resulting urban character of the area, particularly given the clear distinction between building types and scales north and south of Frenchs Forest Road.

The proposal - made permissible by virtue of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 - seeks to introduce a new building form typology, which relates strongly to the recent approval immediately to the north of the subject site and comprising stage 1 of the proposed development.

Set further away from Frenchs Forest Road, the proposal benefits from reduced prominence and visibility from more sensitive locations within the existing low density residential area to the north of Frenchs Forest Road.

The proposal effectively completes a perimeter block form making sense of the recent stage 1 approval. Additionally, the proposal adopts the following siting strategies:

- _Increased setbacks to the south and west (retaining all significant mature perimeter vegetation)
- _Integrate with the approved first stage
- _Create a significant, publicly accessible, central courtyard space (over deep soil), with strong visibility and address from Skyline Place
- _Include generally non-residential commercial or communal uses at ground level to animate the central courtyard and Skyline Place
- _Situate two taller built form elements diagonally opposed in order to maximise building separation, provide views and outlook, and to minimise off-site impacts

The site has no relevant development standard to control building height or density. In the absence of a Maximum Height of Building control or Floor Space Ratio, the proposal has been designed to optimise amenity and minimise its impacts.

The site is situated at a distinct boundary between a traditional lower density residential suburb and an existing business park separated by a major arterial road. The recent stage 1 approval (at 6 storeys) mediates between the proposed scale of the subject application and the lower scale of the residential neighbourhood to the north.

The proposal responds to the immediate context and this change of scale with a built form that:

- _Completes a perimeter block with central courtyard by integrating with the recent stage 1 approval
- _Adopts a building form comprising three datums - a two storey base with commercial and communal uses, a six storey scale that relates to the stage 1 approval, two 12 storey tower forms diagonally opposed to reduce tower crowding and increase building separations
- _Composes the proposed building form as a 'family' of related buildings, each with a related but distinct form and clear variety in building height
- _Consolidates vehicular basement access into a single point to minimise its visual impacts
- _Arranges the buildings to frame a central landscaped space that provides public access to commercial and communal facilities, and a landscaped outlook for residents
- _Provides a building form that visually recedes from key vantage points within the local street network
- _Provides a building form that offers future residents good amenity and outlook

The proposed development accommodates the functional and commercial brief in a manner that provides excellent amenity for residents and employees whilst minimising off-site visual and overshadowing impacts.

The commercial brief comprises:

- _111 seniors apartments
- _12 affordable apartments for women over 55
- _10 units for people living with a disability and associated communal facilities
- _949sqm of commercial uses providing supporting services and employment

The proposal provides an appropriate density necessary to deliver the diverse mix of housing types in a location that benefits from good proximity to transport, amenity and services, and which provides significant resident amenity, outlook and views.

The associated impacts - particularly overshadowing and visual impacts - created by this proposed density have been assessed and justified elsewhere within this Design Report.

6.0.1 DESIGN PRINCIPLES



6.0.1 DESIGN PRINCIPLES

PRINCIPLE 2 : VISUAL AND ACOUSTIC PRIVACY

The proposal has been designed to provide maximum amenity to future residents, visitors and the general public.

The building meets or exceeds the guidance provided by the Apartment Design Guide regarding building separation, visual and acoustic privacy.

All dwellings have been provided with private outdoor space directly accessible from the primary internal living areas. Private open space is configured to allow for a further level of operability to further control solar access and improve privacy.

The central courtyard space is generous and is defined by building separations well in excess of the dimensions provided in the Apartment Design Guide. The courtyard and the site includes extensive landscaped gardens offering screened outlook and amenity and a sense of connection with the communal and public domain.

Elevated apartments will enjoy distant views to the natural vegetation of Ku Ring Gai National Park and Lane Cove Nation Park, and also towards the coast.

PRINCIPLE 3 : SOLAR ACCESS AND DESIGN FOR CLIMATE

The proposal adopts the broadest possible approach to sustainability, including measures to minimise water, energy and waste during construction and operation. Additionally, the proposal contributes to social sustainability through the proposed mix of housing types, which caters for seniors, people living with a disability, and by providing affordable housing for vulnerable older women. Associated supporting commercial uses strengthen social benefits and offer local employment.

The site planning strategies ensure that existing trees are retained and that additional trees and landscaping are provided including in areas which provide extensive deep soil.

In terms of its environmental performance, the proposal exceeds key targets established in the NSW Apartment Design Guide including:

- _Providing a minimum of 2 hours of direct sunlight between 9am and 3pm in mid-winter for 92% of residential apartments.
- _The publicly accessible central courtyard and communal spaces receive excellent levels of solar access around the year
- _Providing 83% of the apartment with natural cross ventilation
- _The proposal exceeds minimum BASIX requirements including photovoltaic collectors and rainwater harvesting

The site planning strategy includes generous setback to site boundaries in order to retain existing mature vegetation, and the basement car park has been configured to ensure ample deep soil is provided along each site boundary and also within the central courtyard.

PRINCIPLE 4 : STORMWATER

The proposal adopts a generous site setback regime to each of the site boundaries to maximise deep soil and pervious surfaces. The central courtyard includes a generous component of deep soil, which further contributes to the extent of pervious surfaces available to reduce stormwater impacts.

Rainwater is harvested for reuse within the proposal.

A detailed stormwater design solution has been prepared in concert with the proposal that demonstrates that stormwater is controlled and minimised.



6.0.1 DESIGN PRINCIPLES

PRINCIPLE 5 : CRIME PREVENTION

The proposal integrates a number of strategies to optimise its inherent safety and security.

Principal building entrances are clearly identifiable from the public domain and configured to allow for passive surveillance. Building entries are highlighted through the careful manipulation of building form and materials to denote entry.

The perimeter block courtyard form locates primary building addresses in a logical and legible manner around the perimeter of this publicly accessible open space. High levels of passive surveillance exist in the arrangement. Non-residential uses on the ground floor further improve the sense of public-ness and safety.

The public domain and communal courtyard, and also the basement car park configuration, are well-lit and designed to minimise opportunities for concealment and allow for clear lines of sight.

Concierge services will be provided by the building manager to further enhance passive surveillance and resident security. Building access will be provided in the form of keys, swipe cards or remote control entry.

All units include intercom facilities which allow residents to identify visitors before admitting access to the building or the unit.

The proposal will result in greater levels of pedestrian activity in and around the site and will contribute to a stronger sense of animation and activation within the area.

PRINCIPLE 6 : ACCESSIBILITY

The proposal has a series of clear and intuitive address points from the public street network. From Skyline Place, the publicly accessible central courtyard is visible as an approximately 20m break between the proposal and the existing approval to the north.

This separation reads as the primary public address point to the site.

Additionally, the building fronting Skyline Place incorporates two readily-identifiable building address points, each coinciding with a clear line of site into the central courtyard.

The proposal also facilitates a direct, secure, pedestrian connection through the existing approval to the bus stop on Frenchs Forest Road.

The large central landscaped courtyard provides opportunities for social interaction between residents, their families and other visitors at the heart of the development. It includes a number of communal and recreational spaces, gymnasium, pool, community gardens and playground.

An elevated communal roof terrace provides additional social space for residents and have been designed for flexibility and accessibility.

The proposed public domain and linkages are lined with trees and include seating and opportunities for social activity across the site.

The basement car park entry is consolidated with the vehicular entry to the existing stage 1 approval and makes vehicular access to the proposal simple, safe and convenient.

PRINCIPLE 7 : WASTE MANAGEMENT

The proposal includes waste management and recycling facilities that are simple and intuitive to use. Each dwelling will have waste and recycling bins built into the kitchen. Residents will transport their waste to the waste storage area located in the lobby of each level, placing the general waste in the garbage chute and the remainder in the appropriate paper or bottle bin. Garbage chutes are provided with recycling facilities in a dedicated waste room on each floor associated with the lift core. Vegetation and bulky waste will be deposited in designated areas located in the basement.

Communal spaces across the proposal include receptacles for general waste and recyclables will be located next to each other in the communal areas for residents to use. All bins must be labelled appropriately to encourage proper segregation.

Each day or as required, the building manager or contracted cleaners will transport general waste and recyclables from communal areas to the waste storage area located in the basement.

Waste holding rooms are located in the basement collecting waste at the bottom of the garbage chutes. Recycling is brought from each dedicated on-floor waste room to the basement by the building manager or contracted cleaners prior to collection.

On collection day, the building manager or contracted cleaners will transport the bins from the waste room to a garbage holding bay on Skyline Place. After collections, the bins will be transferred back to the waste room.



7.0.1 STATE ENVIRONMENTAL PLANNING POLICY NO 65—DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT (SEPP 65)

Statement

Introduction

Notwithstanding that the current DA is required to be assessed under SEPP(Seniors) + the Seniors Living Urban design guidelines, we have also considered the consistency of the proposed development with requirements of SEPP 65. Pursuant to SEPP 65, this Statement has been prepared to fulfil the following requirements of the Environmental Planning and Assessment Regulation 2000:

Clause 50(1A) – If a development application that relates to residential apartment development is made on or after the commencement of the Environmental Planning and Assessment Amendment (Residential Apartment Development) Regulation 2015, the application must be accompanied by a statement by a qualified designer.

Clause 50(1AB) – The statement by the qualified designer must—

- (a) verify that he or she designed, or directed the design, of the development, and
- (b) provide an explanation that verifies how the development—
 - (i) addresses how the design quality principles are achieved, and
 - (ii) demonstrates, in terms of the Apartment Design Guide, how the objectives in Parts 3 and 4 of that guide have been achieved.

Accordingly, this Statement has been prepared to accompany the development application submitted to Northern Beaches Council in June 2021.

Project Address: 5 Skyline Place, Frenchs Forest

Prepared for - Platino Properties

Prepared by - PA Studio Architects

Qualified Designer

The Environmental Planning and Assessment Regulation 2000 provides the following definition:

‘qualified designer means a person registered as an architect in accordance with the Architects Act 2003.’

Design Verification

I, George Revay, verify that I have directed the design of the proposed development. The proposal has been designed to contribute positively to the local area and responds to the design quality principles set out in SEPP 65.

George Revay

Registered Architect NSW, 3954

June 2021

Following is an explanation intended to demonstrate how the proposed development has been designed consistent with the design quality principles set out SEPP 65, and how the objectives in Part 3 and 4 of the Apartment Design Guide have been achieved.

7.0.2 SEPP65 - DESIGN QUALITY PRINCIPLES

PRINCIPLE 1 : CONTEXT AND NEIGHBOURHOOD CHARACTER

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

Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.

Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.'

The proposed development is located at Skyline Place in Frenchs Forest, within walking distance of local shops on Frenchs Forest Road, and the recently completed Northern Beaches Hospital to the west. An existing bus stop lies on Frenchs Forest Road, approximately 50m to the north of the site providing good access to public transport links.

Frenchs Forest in this vicinity can be characterised as follows:

- _North of Frenchs Forest Road - predominantly single detached, one and two storey homes, a number of which (numbers 25 to 31) present their primary address to Bimbadeen Crescent, and turn away from Frenchs Forest Road revealing rear fences to the main road
- _South of Frenchs Forest Road - a light industrial and mixed use 'business park', comprising a range of buildings, characterised by larger floor plates and typically comprising two and three stories in height
- _East along Wakehurst Parkway - a strong bushland landscape buffer to the main road
- _More generally - mature vegetation and urban tree canopy exists across the immediate vicinity, particularly within the residential area to the north, and as a strong feature of the site perimeters and internal street network within the 'business park' south of Frenchs Forest Road

The scale of these mature trees establishes a strong landscape character for the various disparate building types, which are generally diminutive to the scale of the mature tree canopy.

The strength of this landscape setting, its mature trees - predominantly eucalypts - is critical to the resulting urban character of the area, particularly given the clear distinction between building types and scales north and south of Frenchs Forest Road.

The proposal, made permissible by virtue of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, seeks to introduce a new building form typology, which relates strongly to the recent approval immediately to the north of the subject site and comprising stage 1 of the proposed development.

Set further away from Frenchs Forest Road, the proposal benefits from reduced prominence and visibility from more sensitive locations within the existing low density residential area to the north of Frenchs Forest Road.

The proposal effectively completes a perimeter block form 'making sense' of the recent adjoining LOT 2 approval. Additionally, the proposal adopts the following siting strategies:

- _Increased setbacks to the south and west (retaining all significant mature perimeter vegetation)
- _Integrates with the approved first stage
- _Creates a significant, publicly accessible, central courtyard space (over deep soil), with strong visibility and address from Skyline Place
- _Includes generally non-residential commercial or communal uses at ground level to animate the central courtyard and Skyline Place
- _Situates two taller built form elements diagonally opposed in order to maximise building separation, provide views and outlook, and to minimise off-site impacts



1



2



3



4

7.0.2 SEPP65 - DESIGN QUALITY PRINCIPLES

PRINCIPLE 2 : BUILT FORM AND SCALE

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

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.'

The site has no relevant development standard to control building height or density. In the absence of a Maximum Height of Building control or Floor Space Ratio, the proposal has been designed to optimise amenity and minimise its impacts.

The site is situated at a distinct boundary between a traditional lower density residential suburb and an existing business park separated by a major arterial road. The recent stage 1 approval (at a maximum of 6 storeys) mediates between the proposed scale of the subject application and the lower scale of the residential neighbourhood to the north.

The proposal responds to the immediate context and this change of scale with a built form that:

- _ Completes a perimeter block with central courtyard by integrating with the recent stage 1 approval
- _ Adopts a building form comprising three datums - a two storey base with commercial and communal uses, a six storey scale that relates to the stage 1 approval, two 12 storey tower forms diagonally opposed to reduce tower crowding and increase building separations
- _ Composes the proposed building form as a 'family' of related buildings, each with a related but distinct form and clear variety in building height
- _ Consolidates vehicular basement access into a single point to minimise its visual impacts
- _ Arranges the buildings to frame a central landscaped space that provides public access to commercial and communal facilities, and a landscaped outlook for residents
- _ Provides a building form that visually recedes from key vantage points within the local street network
- _ Provides a building form that offers future residents good amenity and outlook

PRINCIPLE 3 : DENSITY

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

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

The site has no relevant development standard to control density. In the absence of a Floor Space Ratio the proposal has been designed to optimise amenity and minimise its impacts.

The proposed development accommodates the commercial brief in a manner that provides excellent amenity for residents and employees whilst minimising off-site visual and overshadowing impacts. The commercial brief comprises:

- _ 111 seniors apartments
- _ 12 affordable apartments for women over 55
- _ 10 units for people living with a disability and associated communal facilities
- _ 949sqm of commercial uses providing supporting services and employment

This commercial brief has been situated within a family of three carefully scaled buildings sited around a generous new publicly accessible central courtyard with extensive communal open space, communal roof terraces and other shared facilities.

This approach provides an appropriate density necessary to deliver the diverse mix of housing types in a location that benefits from good proximity to transport, amenity and services, and which provides significant resident amenity, outlook and views.

The associated impacts - particularly overshadowing and visual impacts - created by this proposed density have been assessed and justified elsewhere within this Design Report.



7.0.2 SEPP65 - DESIGN QUALITY PRINCIPLES

PRINCIPLE 4 : SUSTAINABILITY

'Good design combines positive environmental, social and economic outcomes.'

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

The proposal adopts the broadest possible approach to sustainability, including measures to minimise water, energy and waste during construction and operation. Additionally, the proposal contributes to social sustainability through the proposed mix of housing types, which caters for seniors, people living with a disability, and by providing affordable housing for vulnerable older women. Associated supporting commercial uses strengthen social benefits and offer local employment.

The site planning strategies ensure that existing trees are retained and that additional trees and landscaping are provided including in areas which provide extensive deep soil.

In terms of its environmental performance, the proposal exceeds key targets established in the NSW Apartment Design Guide including:

- _Providing a minimum of 2 hours of direct sunlight between 9am and 3pm in mid-winter for 92% of residential apartments.
- _The publicly accessible central courtyard and communal spaces receive excellent levels of solar access around the year
- _Providing 85% of the apartment with natural cross ventilation
- _The proposal exceeds minimum BASIX requirements including photovoltaic collectors and rainwater harvesting

The site planning strategy includes generous setback to site boundaries in order to retain existing mature vegetation, and the basement car park has been configured to ensure ample deep soil is provided along each site boundary and also within the central courtyard.

The proposed material palette includes robust, integral and self-finishing materials such as brick, which have lower embodied energy and require little to no maintenance to ensure longevity.

PRINCIPLE 5 : LANDSCAPE

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

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks.

Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.'

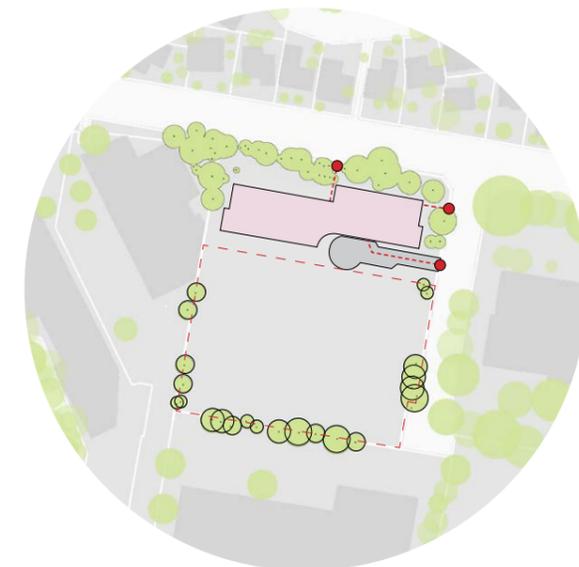
A key design strategy of the proposal is to respond to the strong landscape character and green network evident on the site and in the local neighbourhood, and to extend this landscape character into and through the site particularly in to publicly accessible central courtyard.

This has been achieved in a number of ways by:

- _Providing generous setbacks to site boundaries (9m to the west and south boundaries, and 6m to Skyline Place)
- _Retaining existing large canopy trees along the site boundaries and incorporating these trees into planting schemes for the proposed new landscape design
- _Minimising the basement extent to sit primarily under the proposed building footprints and providing deep soil to the central courtyard.

This landscape-led siting strategy helps tie the proposed development into the existing local streetscape and urban character, provides significant amenity and helps to mitigate against some of the perceived visual impacts of the proposal from key public vantage points.

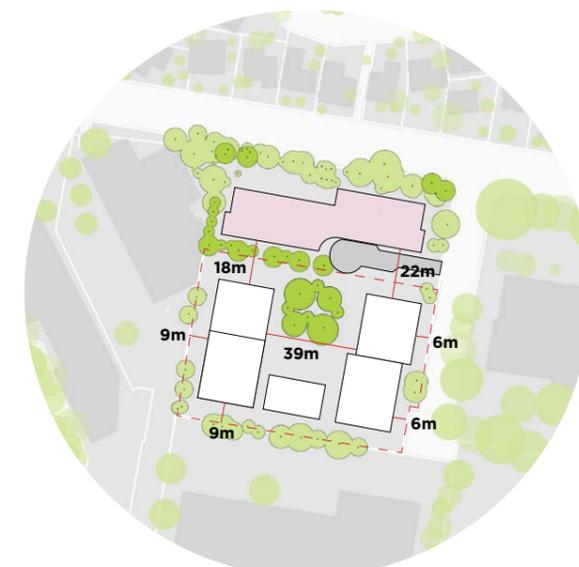
The large central open courtyard space has been sited within the wider landscape setting, giving it a distinct character and adding to its amenity. The courtyard has a primary address point located on Skyline Place, from which public access is provided.



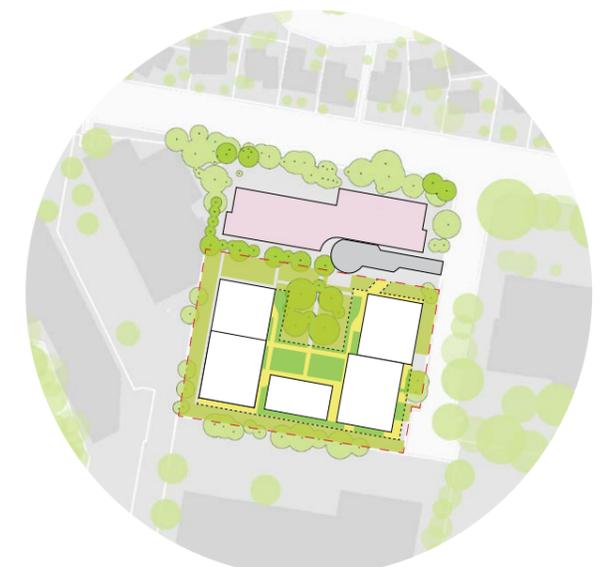
RETAIN EXISTING VEGETATION BOUNDARY



PERIMETER BLOCK FORM WITH GENEROUS CENTRAL LANDSCAPED OPEN SPACE



PROVIDE GENEROUS SETBACKS + BUILDING SEPARATION



MAXIMISE LANDSCAPED AREA + DEEP SOIL

--- BASEMENT EXTENT
 — DEEP SOIL

7.0.2 SEPP65 - DESIGN QUALITY PRINCIPLES

PRINCIPLE 6 : AMENITY

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

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

The proposal has been designed to provide maximum amenity to future residents, visitors and the general public.

The building meets or exceeds the guidance provided by the Apartment Design Guide regarding orientation, visual privacy, natural cross ventilation and solar access.

Apartment and room sizes are generous, acknowledging the expectations and needs of older residents.

All dwellings have been provided with private outdoor space directly accessible from the primary internal living areas. Private open space is configured to allow for a further level of operability to further control solar access and improve privacy.

As noted earlier the proposed apartments perform very well against key targets set out in the NSW Apartment Design Guide by:

_Providing a minimum of 2 hours of direct sunlight between 9am and 3pm in mid-winter for 92% of residential apartments.

_The publicly accessible central courtyard and communal spaces receive excellent levels of solar access around the year

_Providing 85% of the apartment with natural cross ventilation

The central courtyard space is generous and is defined by building separations well in excess of the dimensions provided in the Apartment Design Guide. The courtyard and the site includes extensive landscaped gardens offering outlook and amenity and a sense of connection with the communal and public domain.

Elevated apartments will enjoy distant views to the natural vegetation of Ku Ring Gai National Park and Lane Cove Nation Park, and also towards the coast.

The proposed mix of seniors housing, affordable housing and housing for people living with a disability offers a high degree of amenity for all residents as a result of both the social interaction the proposal provides, and because the proposal has been designed to provide high levels of accessibility appropriate to older people and people living with a disability.

PRINCIPLE 7 : SAFETY

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

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

The proposal integrates a number of strategies to optimise its inherent safety and security.

Principal building entrances are clearly identifiable from the public domain and configured to allow for passive surveillance. Building entries are highlighted through the careful manipulation of building form and materials to denote entry.

The perimeter block courtyard form locates primary building addresses in a logical and legible manner around the perimeter of this publicly accessible open space. High levels of passive surveillance exist in the arrangement. Non-residential uses on the ground floor further improve the sense of public-ness and safety.

The public domain and communal courtyard, and also the basement car park configuration, are well-lit and designed to minimise opportunities for concealment and allow for clear lines of sight.

Concierge services will be provided by the building manager to further enhance passive surveillance and resident security. Building access will be provided in the form of keys, swipe cards or remote control entry.

The proposal will result in greater levels of pedestrian activity in and around the site and will contribute to a stronger sense of animation and activation within the area.



7.0.2 SEPP65 - DESIGN QUALITY PRINCIPLES

PRINCIPLE 8 : HOUSING DIVERSITY AND SOCIAL INTERACTION

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

'Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.'

'Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.'

The proposed development is based on the provision of a diverse mix of housing types, which are not currently well-provided for in the Local Government Area, and for which there is strong demand.

The proposed housing types include seniors accommodation, affordable housing for women over 55 and housing for people living with a disability. These housing types are proposed with a mix of studio, 1, 2 and 3 bedroom apartments.

Within this mix of dwelling types and sizes there is a wide variety of unique unit layouts and configurations, specifically intended to cater to the specific needs of future residents.

Additionally, the large central landscaped courtyard provides opportunities for social interaction between residents, their families and other visitors at the heart of the development. It includes a number of communal and recreational spaces, gymnasium, pool, community gardens and playground.

An elevated communal roof terrace provides additional social space for residents and have been designed for flexibility and accessibility.

The proposed public domain and linkages are lined with trees and include seating and opportunities for social activity across the site.



7.0.2 SEPP65 - DESIGN QUALITY PRINCIPLES

PRINCIPLE 9 : AESTHETIC

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

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

The proposed buildings have been conceived of as a family of related elements, each comprising high quality materials intended to contribute to the character of the local area.

The two larger residential buildings incorporate strong vertical articulation to help reduce their apparent scale, and to help the lower, six storey elements relate to the existing approved project immediately to the north of the site. This strong articulation also assists to emphasise the slender, vertical forms of the two twelve story, diagonally-opposed towers.

The proposed material palette has been selected to include robust, durable and self finishing materials, particularly brick. The brick elements are complemented by metal, glazed and painted finishes.

Careful composition, fenestration and articulation of the facades aims to achieve a sense of order and coherence across the proposal, reflecting the general arrangement of uses located within the proposal.

The communal spaces, pool and gymnasium, along with the non-residential ground floor commercial uses adopt a more civic architectural character appropriate to their use.



7.0 ASSESSMENT AGAINST SEPP 65

7.0.3 ADG - DESIGN CRITERIA CHECKLIST

PRINCIPAL STANDARDS		
Standard	Proposed	
Primary road setback:	7.6m min - 8.9m max	
Side setback:	9m	
Rear setback:	9m	
Building separation from adjoining recent approval on LOT 2:	18m min - 19.8m max	
Building separation on same site:	34.3m min - 39.2m max	
DESIGN CRITERIA		
Design Criteria	Notes	Complies
3D-1 1. Communal open space has a minimum area equal to 25% of the site	Refer Architectural drawing DA1004 for area calculation Communal open space = 28%	65.70%
3D-2 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	Refer page 26 for confirming more than 50% of direct sunlight access to communal open space.	
3E-1 1. Deep soil zones are to meet the following minimum requirements: > 1500m2 site = 6m min dimensions and 7% of site area	Refer Architectural drawing DA1004 for area calculation Deep soil = 34.7%	34.7%
3F-1 1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: Building height up to, 4 storeys: 6m habitable rooms and 3m non habitable 5-8 storeys: 9m habitable rooms and 4.5m non habitable 9+ storeys: 12m habitable rooms and 6m non habitable	Refer Architectural drawings DA204 through DA214 for compliance	
3J-1 1. 1. For development in the following locations: On sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less. The car parking needs for a development must be provided off street	Refer Architectural drawings DA201 - DA202,	
4A-1 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	Refer Architectural drawings DA901 for compliance Note 78% apartments including both the buildings receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter Note : 104 units out of 133(total units) are getting a minimum of 1m2 of direct sunlight, measured at 1m above floor level, for at least 15 mnts.	78%
4A-1 3. maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	Refer Architectural drawings DA803 to DA809 for compliance Note : All apartments in building receive some amount of sunlight between 9 am and 3 pm at mid winter	2%
4B-3 1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	Refer Architectural drawings DA902 for compliance 85% cross ventilated from 1 to 9 storeys. 100% cross ventilated on 10 & 11 storeys	86%
4B-3 2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	Refer Architectural drawings DA902 for compliance No Cross-over or Cross-through apartments proposed	N/A
4C-1 1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are; - Habitable rooms 2.7m - Non-habitable rooms 2.4m	Refer Architectural drawings DA601-D01 and Sections DA301 & DA302 for compliance	

DESIGN CRITERIA		
Design Criteria	Proposed	Complies
4D-1 1. Apartments are required to have the following minimum internal areas: - Studio 35m2 The minimum internal areas include only - 1 Bedroom 50m2 one bathroom. Additional bathrooms - 2 Bedroom 70m2 increase the minimum internal area by 5m ² - 3 bedroom 90m2	Refer Architectural drawings DA1002 for compliance	
4D-1 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	Refer Architectural Plans drawings DA204 through DA214 and Elevation drawings DA401 & DA402 for compliance	
4D-2 1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height	Ceiling height min 2.7m in habitable rooms. Therefore, max habitable room depth is 6.75m. Refer Architectural drawing DA601 and Sections DA301 & DA302 for compliance	
4D-2 2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	Refer Architectural Unit drawings DA1101 through DA1112 for compliance	
4D-3 1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)	Refer Architectural Unit drawings DA1101 through DA1112 for compliance	
4D-3 2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Refer Architectural Unit drawings DA1101 through DA1112 for compliance	
4D-3 3. Living rooms or combined living/dining rooms have a minimum width of : - 3.6m for studio and 1 bedroom apartment - 4m for 2 and 3 bedroom apartments	Refer Architectural Unit drawings DA1101 through DA1112 for compliance Note : Affordable housing Unit types ST7 & ST7R on level 1 & 2 does not comply.	
4E-1.1 All apartments are required to have primary balconies as follows: 1 Bedroom : 8m2 Studio : 4m2 2 Bedroom : 10m2 3+ Bedroom : 12m2	Refer Architectural Unit drawings DA1101 through DA1112 for compliance	
4F-1.1 The maximum number of apartments off a circulation core on a single level is eight	Refer Architectural Plans DA204 through DA215 for compliance Note : West building - Floor 1&2 has 10 units on each including affordable housing unit types N4, N4R, N6, N6R, ST7 & ST7R According to design guidance on these 2 floors of west building no more than 12 apartments are provided after high level of amenity for common lobbies, corridors and apartments are demonstrated	
4F-1.2 For buildings of 10 storey and over, the maximum number of apartments sharing a single lift is 40	Refer Architectural Plans DA204 through DA215 for compliance. East building-11 floors-2 lifts-61 apartments. West building-10 floors-2 lifts-62 apartments	
4G-1.1 In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided : Studio : 4m3 1 Bedroom : 6m3 2 Bedroom : 8m3 3 Bedroom : 10m3 At least 50% of the required storage is to be located within the apartment	Refer Architectural Unit drawings DA1101 through DA1112 for compliance	