

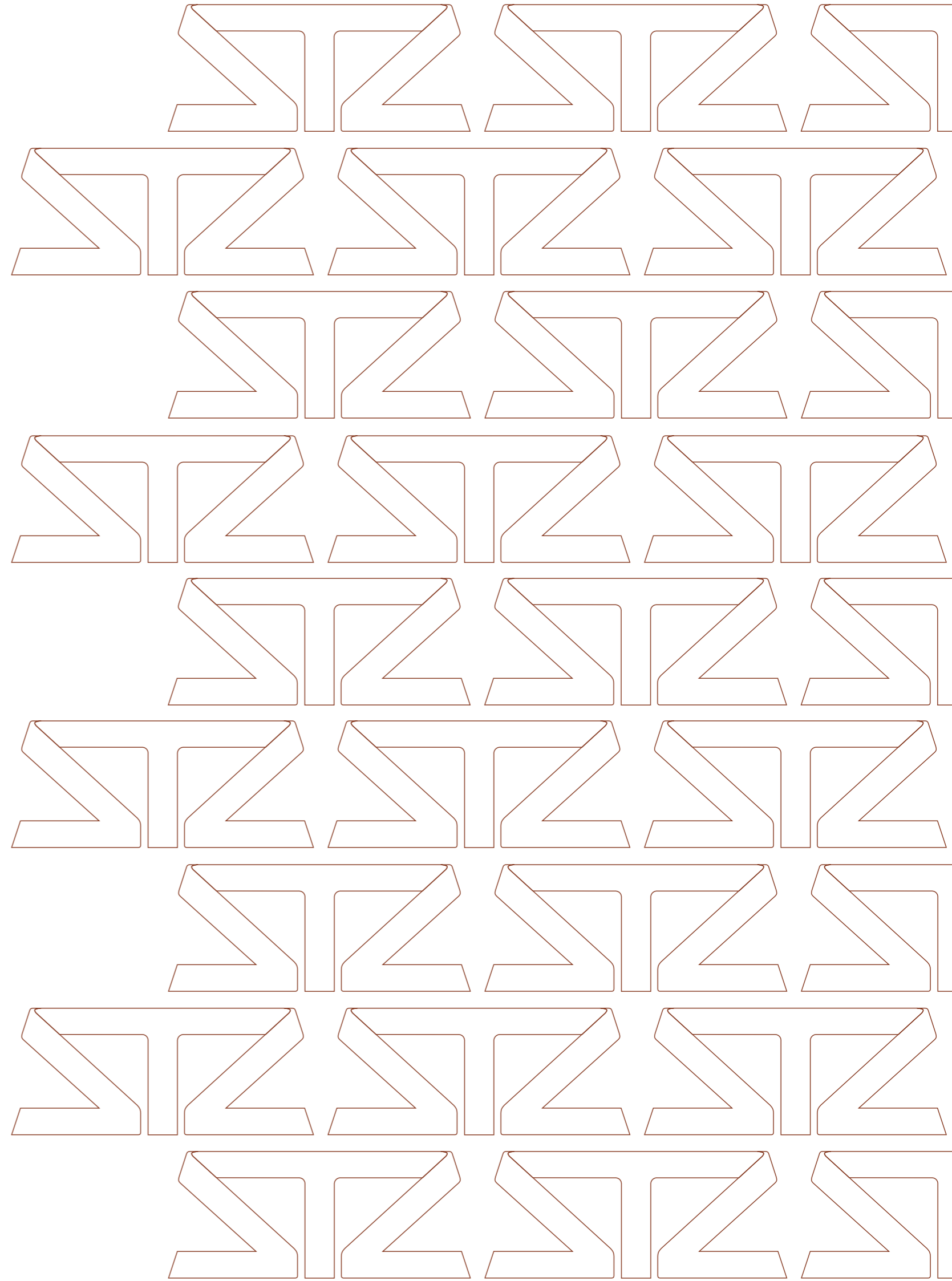
DESIGN REPORT

CHAPTER 4 OF SEPP HOUSING 2021

SENIORS HOUSING 12-14 GLADYS AVENUE

AUGUST 2024

SMITH & TZANNES



ARCHITECTURE URBAN STRATEGY

T + 61 2 9516 2022
E email@smithtzannes.com.au

M1, 147 McEvoy Street
Alexandria NSW 2015

smithtzannes.com.au

Directors:
PETER SMITH 7024
ANDREW TZANNES

ABN 96 142 020 693

CONTENTS

INTRODUCTION	03
PURPOSE	03
BACKGROUND	03
DESIGN VERIFICATION	03
CONTEXT AND SITE	04
LOCAL CONTEXT	04
NEIGHBOURHOOD AND BUILT FORM CHARACTER	05
EXISTING SITE CONDITIONS	07
SITE ANALYSIS	09
PROJECT DESCRIPTION	10
DESIGN STRATEGY	10
DEVELOPMENT SUMMARY	10
DESIGN QUALITY	11
PRINCIPLE 1: CONTEXT AND NEIGHBOURHOOD CHARACTER	11
PRINCIPLE 2: BUILT FORM AND SCALE	12
PRINCIPLE 3: DENSITY	14
PRINCIPLE 4: SUSTAINABILITY	15
PRINCIPLE 5: LANDSCAPE	16
PRINCIPLE 6: AMENITY	17
PRINCIPLE 7: SAFETY	20
PRINCIPLE 8: HOUSING DIVERSITY AND SOCIAL INTERACTION	21
PRINCIPLE 9: AESTHETICS	22

TITLE	DESIGN REPORT - CHAPTER 4 SEPP (HOUSING) 2021
PROJECT	GLADYS AVE SENIORS HOUSING
PROJECT NO	24_041
CLIENT	88 REPUBLIC OF GLADYS
PRINCIPAL AUTHOR	Peter Smith [Reg. No 7024] Andrew Tzannes psmith@smithtzannes.com.au atzannes@smithtzannes.com.au
REVISION & DATE	REV A 01-10-2024
STATUS	FOR APPROVAL

© 2022 SMITH AND TZANNES PTY LTD

Smith & Tzannes acknowledges that we are on the land of the Garigal, people within the Kurin-gai Nation, the traditional custodians of the land. We recognise and respect their continuing connection to land, waters and community. We pay our respects to Elders past, present and emerging.

DISCLAIMER

While every reasonable effort has been made to ensure that this document is correct at the time of publication, Smith and Tzannes Pty Ltd, and its employees, disclaim any and all liability to any person in respect of anything or the consequences of anything done or omitted to be done in reliance up on the whole or any part of this document.

INTRODUCTION

PURPOSE

This report has been prepared by Smith & Tzannes on behalf of the applicant 88 Republic of Gladys to support a Development Application for the demolition of existing structures and construction of a 5 storey residential flat building with an affordable housing component.

This report is provided to describe the existing and future context of the site and an explanation of the design intent. It includes:

- A description of the existing context and site analysis.
- An explanation of the design in terms of the design quality principles set out in Schedule 1 of the State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development.
- An explanation about how the proposed development responds to the existing context and contributes to desired future character of the area.
- A description of how the proposed development achieves the relevant objectives and design criteria of Parts 3 & 4 in Apartment Design Guide.

This report is structured around the SEPP 65 Design Quality Principles. The relevant objectives of the Apartment Design Guide are discussed under the related design principle. Design criteria and design guidance in the Apartment Design Guide is used to demonstrate achievement of the objectives.

BACKGROUND

The proposed development site was the subject of an approved DA dated 22 September 2023 for subdivision of the two lots into 4. Our client has noted that a more efficient and effective use of the space would be to allow seniors housing giving the sites proximity to the Northern Beaches Hospital and the future Frenchs Forest town centre.

DESIGN VERIFICATION

This project is deemed to be a residential flat building to which State Environmental Planning Policy No.65 - Design Quality of Residential Apartments applies. This design verification statement is provided to satisfy cl.29 of Environmental Planning Regulation 2021.

This report confirms that I, Peter Smith, being a registered architect in accordance with the Architects Act 2003, registration no. 7024:

- directed the design of the development,
- that the design quality principles set out in Schedule 1 of the State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development are achieved for the development, and
- that the objectives of Parts 3 and 4 of the Apartment Design Guide have been achieved.



PETER SMITH
Director
Smith & Tzannes

CONTEXT AND SITE

LOCAL CONTEXT

LOCATION

The site is located within the suburb of Frenchs Forest a nor-eastern suburb of Sydney in the local government area of Northern Beaches Council. Frenchs Forest is located 13km north of the Sydney CBD and is bordered by Middle harbour creek (west), Oxford falls & Belrose (north), Allambie Heights (south) and Narrabeena (east). It is located 350m west of the interchange between Wakehurst Parkway and Frenchs Forest Road..

The site is located less than 4km north west of Warringah Mall and 200m north of Northern Beaches Hospital and 250m North-east of the future Frenchs Forest town centre. The majority of the surrounding area comprises of a mix of single dwelling houses with an industrial park to the East.

LOCATION HISTORY

Frenchs Forest is located on Kuring-gai land occupied by the Gayamaygal and Garigal people.

European exploration into the area happened with in the first weeks of settlement into Sydney Cove. With Governor Phillip making several journeys through the area. In 1853 Simeon Henry Pearce and his brother James acquired 300 acres in the area. The property was later now as Rodborough when it was acquired by James French, the areas namesake. The area remained relatively undeveloped until post World War II.

The suburb started to be developed in the 1950's with the single dwelling on a leafy plot of land. By the 1970's the area was fully developed and the character of the area hasn't changed much until the recent development of the Northern Beaches Hospital which opened in 2018.

TRANSPORT AND ACCESS TO SITE

The site is within 800m of the developing Frenchs Forest Precinct with grades less than 5%.

As the local precinct is still developing there is not yet a footpath from the site to Frenchs Forest Road West. However a DA has been



approved at 8 Gladys Avenue for seniors housing which includes a feasible footpath design by Ecodesign. Please refer to DA 2109 0087, Mod 2019/0498 & Mod 2020/0104.

On Frenchs Forest Road there is a bus stop servicing the Northern Beaches hospital with in 220m of the site, and private transport is made simple with two major road arteries with in 300m of the site.

The North/South roadway is the Wakehurst Parkway, connecting the site between the southern suburbs of Seaforth and Manly with the Spit Bridge connecting to Sydney City beyond. To the North Wakehurst Parkway connects to Narrabeen & Monavale. The East West roadway of Warrenghah Road connects Brookvale with the Roseville bridge, and the North Sydney suburbs beyond.

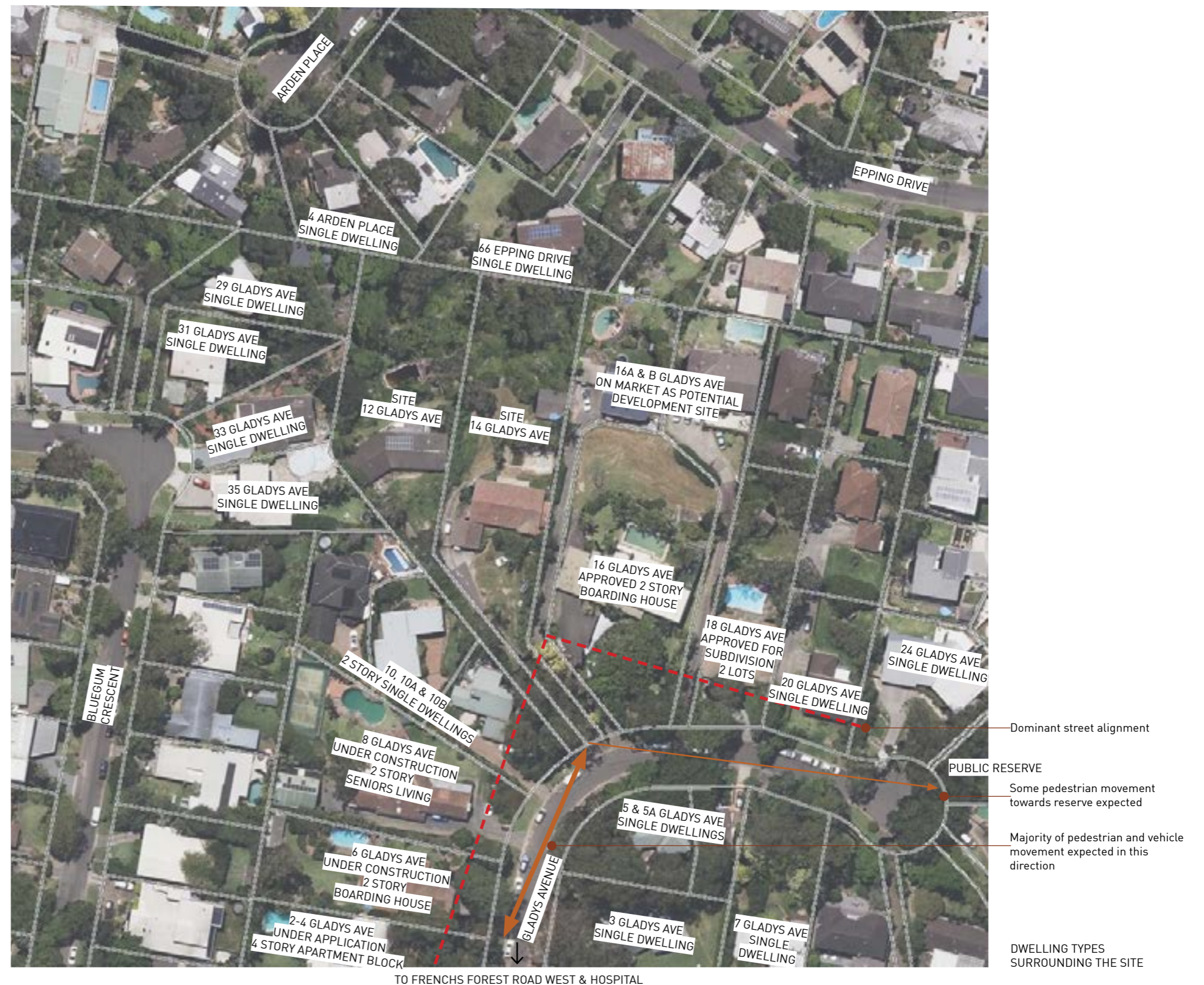
The site meets the definition of an accessible area as defined in the Housing SEPP at the date of this report.

NEIGHBOURHOOD AND BUILT FORM CHARACTER

The local urban form is characterised by a leafy suburb comprising of 1-2 story residential homes with a mix of designs developed post 1950. A majority of the architecture come under the broad umbrella of late 20th century style. The area is in a state of change due to the vicinity of the Northern Beaches Hospital. Sites closer to the hospital have been recently re-zoned to allow denser development, which falls in the Frenchs Forest Town Centre precinct.

The re-zoning has dense residential/mixed use along Frenchs Forest Road West, to the south of our site. Further south is proposed the new town centre on the site of the existing High School. Our site is located North of the Frenchs Forest Road West Neighbourhood and the desired future character is to provide a contextually appropriate interface to surrounding low density residential areas, whilst increasing housing diversity and activating Frenchs Forest Road West with a range of office, health and medical uses to support the town centre and Hospital.

To the West, East and North of our site are larger suburban sites that have been subdivided over the years. There is an approved proposals for 16 Gladys avenue to have a boarding house built. We have allowed for the future use in our analysis as there is a higher potential for impact than the existing dwelling on the site.



The ideal for our site would be a high quality seniors apartment building with environmentally sensitive design that takes advantage of the sites locality to the hospital, new town centre and surrounding health infrastructure.

- To the East: 3 storey town house development proposed, yet to be built.
- To the South: yet undeveloped existing single story home
- To the West: yet undeveloped 1-2 story residences

To the North: 2 story boarding house in construction

HERITAGE

There are no heritage items within the immediate vicinity.



STREET ENTRY



HOSPITAL

GLADYS AVE & FRENCHS FOREST WEST INTERSECTION
IMAGE CREDIT GOOGLE MAY 2024

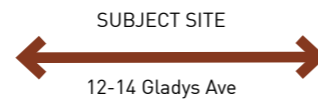


VIEW TOWARDS SITE FROM EPPING.
EXISTING DWELLING STRUCTURE OF 12 GLADYS AVE HIGHLIGHTED IN RED

BLUEGUM FRONTAGE
IMAGE CREDIT GOOGLE MAY 2024



10 Gladys Ave



16a Gladys Ave

16 Gladys Ave

16b Gladys Ave

GLADYS AVE FRONTAGE
IMAGE CREDIT GOOGLE MAY 2024

EXISTING SITE CONDITIONS

SITE DESCRIPTION

LOT/DP/STRATA PLAN NO.	Lot A & B, DP 393276
STREET ADDRESS	12-14 Gladys Ave
SUBURB	Frenchs Forest
LOCAL GOVERNMENT AREA	Northern Beaches Council
SITE AREA	4704 m ²
STREET FRONTAGE	Approx. 9.4m
HERITAGE	Not a heritage item, nor any in the vicinity of the proposed development.

CURRENT LAND USE AND EXISTING STRUCTURES

The current land use is residential, zoned R2 low density. The current buildings on the site consist of 3 dwelling houses, 2 pools and outbuildings ancillary to the use of the dwellings.

The two lots are a 'battleaxe' with a shared - right-of-way driveway. The battle axe handle length is approximately 30m in length. The combined lot width is approx. 58m, with the rest of the site forming a trapezoid shape, with the shorter length being 52m and the longer being over 102m.

The dwellings occur in the top 1/3 of their respective lots, before the topography drops off significantly.

TOPOGRAPHY

The site falls about 26m from the street to the rear opposite corner with the highest part of the site at the South-Eastern corner. The distance between corners is 138m, meaning there is approximately a 1 in 5 fall across the site.

However this is inaccurate as there is main natural cliff line running from east to west through the middle of the site, with a slight curve to the south as it goes West and flattens out. The height of the drop varies between 5-6m through most of the site, tapering off to 2m towards the Western boundary. North of the cliff face the site is steep with a 1:3 fall (approximately). There is a secondary drop off that occurs higher up the site, just behind the residence of 14 Gladys and in front of 12 Gladys. This is limited to approx 1m at time, and potentially

not a natural feature, but the effect of terracing and landscaping to accommodate the dwellings.

The site is flagged as being landscape risk zone A, B & C. A geotech report will investigate this further.

VEGETATION

The arborist report has identified 65 trees in their report, 61 occur on the site, and 4 are neighbouring trees with potential impact. Of these 61 trees, 18 are identified as being of significance. Of these 18 we are proposing to remove 3 significant trees and replace them. They comprise of:

- Eucalyptus eugenioides 10m height, 5m spread
- Melaleuca quinquenervia 12m height, 12m spread
- Ficus rubiginosa 7m height, 7m spread

All other 41 trees proposed for removal are considered to have a low significance rating, or a short useful life expectancy.

The site contains limited vegetation at the top (South) of the site, and is generally limited to ornamental trees or trees down the boundary line/fence. Three trees are located on adjacent land that is in close proximity to the proposed development. North of the cliff face the site is relatively inaccessible due to dense scrub with some mature trees. A majority of what would be considered more significant trees occur within that area of the site.

The exception is a mature gum currently located along the current driveway. We have deemed it necessary to protect to maintain the continuity of the street context and so have designed our driveway and pedestrian walk ways around it.

FAUNA

There are no known endangered or threatened species on the site.

FLOODING

There are no known flooding issues on the site.

MICROCLIMATE

The site is on the northern side of a ridge, away from the crest, and where the ridge slightly curves to the west. This shelters it from two of the three principle wind directions affect the development south-east and westerly breezes. The site will be exposed to north-westerlies, however this is typically a summer wind, where the breeze assists with natural ventilation and cooling. The site being on the northern



14 GLADYS AVENUE



TREE 7 - ANGOPHORA COSTATA

beaches cooling breezes are also expected from the east. The site is more exposed to the East with future development. Again we are using this to our advantage for natural cooling.

CONTAMINATION

Previous recorded history is for residential uses. This suggests that there is no ground contamination on the site.

Due to the time when the area was developed, the dwellings are likely to contain asbestos.

ACID SULFATE SOILS

Acid sulfate soils have not been identified on the site by Council mapping.

ACCESS

Vehicle access is currently from Gladys Ave adjacent the south-eastern boundary via a right-of way drive. Pedestrian access is located via the same location. There are no restrictions to access on the site.

SOLAR ACCESS

North is to the rear of the site, in the general direction the topography slopes. If pavilions are terraced down the site facing north there should be no solar access issues.

The site is unlikely to be overshadowed by future development

PRIVACY

The adjacent properties contain residential single dwellings, with the exception of a approved boarding house located at 16 Gladys ave. The approved building is separated from our site by another battle-axe driveway.

Two dwellings directly to the south west corner of the site (33 & 35 Bluegum Cres.) are close to the boundary, and have private open space at a higher level adjacent to the site boundary. Having a larger setback in this corner would be beneficial to both neighbours and residents.

The three dwellings located at 10 Gladys ave, are higher than our site, but also have views to the North. Providing enough of a setback to avoid overlooking, while maintaining view corridors will be important.

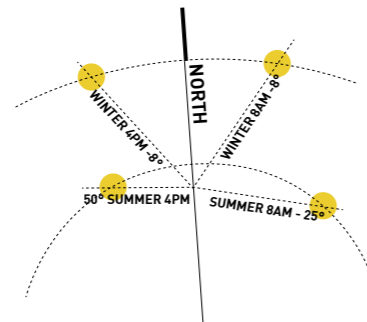
NOISE

The dwellings are within a residential setting and noise impacts from the surrounding traffic and buildings are minimal. The site is isolated from Wakehurst Parkway, and Warringah Road.



REAR SITE PLANTING & VIEW BEYOND

SITE ANALYSIS



RETAIN EXISTING TREES TO MAINTAIN PRIVACY TO 66 EPPING AVE

INCREASE SETBACK ALONG WESTERN BOUNDARY TO ALLOW FOR PRIVACY

SPLIT PROPOSED BUILDING ALONG CLIFF LINE

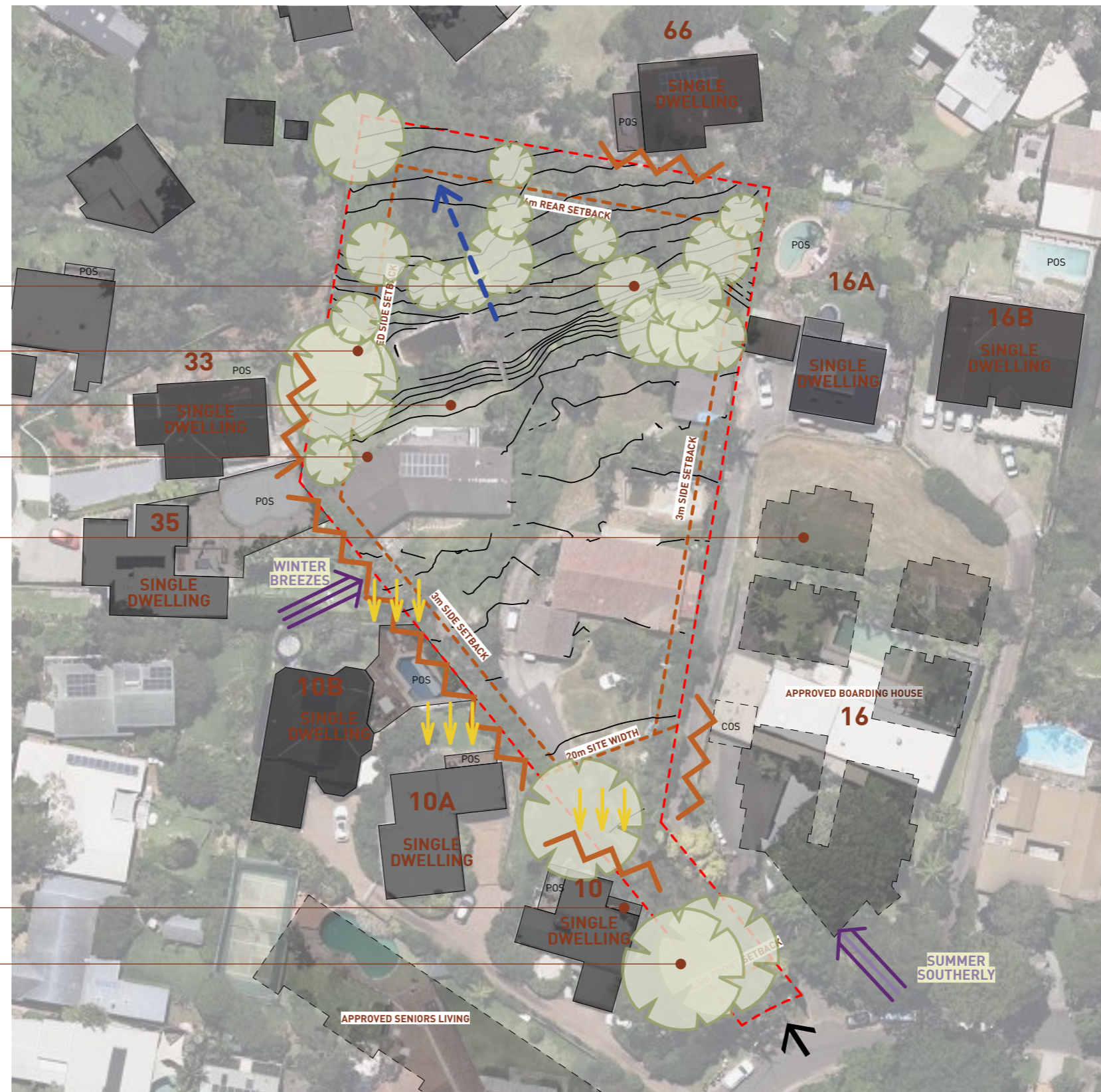
BUILDING FORM WILL BE VISIBLE FROM BLUE GUM TERRACE HERE

ORIENTATE UNITS IN NORTH SOUTH ORIENTATION TO MAINTAIN PRIVACY TO EXISTING SURROUNDING DWELLINGS



10 GLADYS AVE BALCONY BY MAINTAINING 3M SETBACK, VIEW CORRIDOR WILL BE MAINTAINED & OVERLOOKING AVOIDED. DWELLING IS ALSO MUCH HIGHER THAN DRIVEWAY LEVEL

PROTECT EXISTING DRIVEWAY TREES



SITE ANALYSIS LEGEND

EXISTING STRUCTURES

FUTURE STRUCTURES

1M CONTOURS

SITE BOUNDARY

TREES AND VEGETATION

DRAINAGE

SETBACK LINES

SITE ENTRY

PRIVACY CONCERNS

MAINTAIN SOLAR ACCESS

PREVAILING WINDS

PROJECT DESCRIPTION

The proposed development is for the demolition of the existing dwellings and structures on the site and construction of a residential flat building over three pavilions that are dedicated seniors housing - independent living.

DESIGN STRATEGY

The following design principles relate to the response to the site conditions, and how amenity has been achieved for the proposal.

The proposed new dwellings have been designed to provide contemporary architecturally designed single level apartments which improves comfort and amenity whilst being sympathetic to the existing streetscape & views from across the valley. Another major consideration was the design strategy concerning the cliff faces across the site, and how residents will access different parts of the site.

Gladys ave is a curving narrow cul-de-sac with mature trees, and hedges lining it. There are large setbacks to existing dwellings with intense plantings. This planting provides privacy to the dwellings from the street. We are proposing to maintain this by having the gate and entry pavilion well set back from the street, while providing planting, and retaining the gum tree that is currently on the driveway. We have ensured that the upper pavilion mass and features will be perceived as a single dwelling from the street.

In terms of topography, it seemed prudent to have a small 2 storey pavilion at the higher end of the site, and take advantage of the first site fall away and have the lower pavilions curve around the site in line with the cliff-face. The facade materiality, texture and articulations are a direct response to the cliff-face represented on the site.

By breaking the buildings up, we were able to create view corridors for the residents and maintain them for the surrounding neighbours. It also provides an advantage by maintaining the texture of a low density residential area on the hillside, as viewed from across the valley.

RELATIONSHIP TO CONTEXT

At its simplest, we approached the project with an aim to have cascading pavilions down the site, following the curves of the contours; with openings between the buildings providing and maintaining vista across to Garigal National park.

Due to the site occurring on the convex side of the curve of Gladys ave, street context/street views has been a lower priority. Our and the neighbouring site to the east occur on battle-axe lots, and dense mature planting is a feature of the street and surrounding suburb. However every effort has been made to keep key mature trees viewable from the street, and even though the driveway takes up over 60% of the street frontage; every effort has been made to create a positive contribution to the street scape through planting and materiality.

DEVELOPMENT SUMMARY

The development includes:

- Residential flat building
- Seniors independent living
- Basement containing storage, car and bicycle parking

KEY DEVELOPMENT METRICS

SITE AREA	4,704 m ²
GROSS FLOOR AREA - RESIDENTIAL	2661 m ²
FSR	1.56:1
LANDSCAPED AREA (DEEP SOIL)	1,906 m ²
PLANTING AREA	2,207 m ²
COMMUNAL & PUBLIC OPEN SPACE	1,888 m ²
HEIGHT OF BUILDING	2 storey
NO. APARTMENTS	19
2 Bed	2 (10%)
3 Bed	17 (90%)
NO. CAR SPACES	28
RESIDENTIAL PARKING	28
VISITOR PARKING	0
RESIDENTIAL BICYCLE	21

DESIGN QUALITY

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.

RELEVANT APARTMENT DESIGN GUIDELINE OBJECTIVES	
3A	SITE ANALYSIS
3A-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.
3B	ORIENTATION
3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development.

A site analysis is provided on the preceding pages that identifies key character elements, opportunities, constraints and the relationship with the surrounding context.

Existing character

The site is located in an area characterised by existing single residential dwellings. Most of the dwellings were built between the 1950-1970 with the majority of the architect being late 20th century style. Some subdivisions have occurred more recently, breaking up the original lot layout. The residential area is mostly characterised by the mature trees and dense planting of the area, particularly with in the front setback.

The suburb, particularly to the south of the site is in a state of transition. The street is currently developing with recent planning changes, both state and local. The site is across the road from the Frenchs Forest Precinct.

Desired future character

The desired future character is not outlined for this site, however the site occurs across the road from the Frenchs Forest Road West Neighbourhood. The character statement for this area is

The Frenchs Forest Road West Neighbourhood will provide a contextually appropriate interface to surrounding low density residential areas, whilst increasing housing diversity and activating Frenchs Forest Road West with a range of office, health and medical uses to support the town centre and Hospital. The precinct will be characterised by:

- *High quality medium rise apartment buildings, up to 6 storeys to create a new urban residential character to the north of Frenchs Forest Road West.*
- *Mixed use buildings with a range of ground floor uses, located directly opposite the town centre on Frenchs Forest Road West to create an active and engaging streetscape.*
- *Non-residential ground floor uses along Frenchs Forest Road West, including medical and health related uses, supporting the Northern Beaches Hospital.*
- *A pedestrian focused street at Frenchs Forest Road West to deliver a high quality streetscape on Frenchs Forest Road West.*

The approach is to design a development with in the NSW housing SEPP controls that bridge the density between R3 & R2 zones, while maintaining the character of the hill side as viewed from across the valley.

How proposal is compatible within existing and desired character

The proposal is compatible both with the existing and desired

character because of the following

- Solar access to adjoining properties is protected to a reasonable degree and the built form is shaped to maximise the solar access & maintain view corridors
- The building is located in the centre of the site. Landscaped setbacks are provided to the rear to allow deep soil planting - in a similar way to adjacent development
- A two storey datum is set and the proposal is of similar scale to recently approved development under the same controls
- The proposal is sensitive to the existing street scape by retaining mature trees, as well as improving the quality of the street presence.
- The architectural language is that of large residential homes keeping with in the local context and character.

The physical impacts are acceptable and the proposal is in harmony with the street scape

ORIENTATION

The proposed built form provides an orientation that is focused towards the North, away from the street and in-line with the fall of the site, to avoid any overlooking issues. The surrounding dwellings/developments are orientated in the same direction to take advantage of the views and sunlight to the North.

The building engages with the street with the location of the upper pavilion and building entrance. The only south facing units have their habitable room windows and private open space that orientates to the street.

The rear orientation also enables the proposed development to maximise solar access - with only 2 of the 19 units receiving less than 2 hours sunlight during Winter solstice.

The proposal is more sensitive to the side boundary to preserve privacy of the neighbours and the residents. We are relying on retaining mature planting, and having larger setbacks where the existing neighbouring dwelling is close to the boundary.



BUILDING ORIENTATION
12PM WINTER SOLSTICE SUN-EYE VIEW

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.

RELEVANT APARTMENT DESIGN GUIDELINE OBJECTIVES

3B ORIENTATION

3B-2 Overshadowing of neighbouring properties is minimised during mid winter.

3C PUBLIC DOMAIN INTERFACE

3C-1 Transition between private and public domain is achieved without compromising safety and security.

3G PEDESTRIAN ACCESS AND ENTRIES

3G-1 Building entries and pedestrian access connects to and addresses the public domain.

3G-2 Access, entries and pathways are accessible and easy to identify.

3H VEHICLE ACCESS

3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.

3J BICYCLE AND CAR PARKING

3J-4 Visual and environmental impacts of underground car parking are minimised.

4L GROUND FLOOR APARTMENTS

4L-1 Street frontage activity is maximised where ground floor apartments are located.

4S MIXED USE

4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.

4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.

The scale of the proposed development has considered the desired future character and the prescriptive controls in the LEP and DCP. The scale of the proposed building is consistent with the scale of development in the locality.

The proposal provides setbacks to the street and boundaries that are consistent with the DCP controls - enabling a building located in the centre of the site.

FORM & ORIENTATION

The front setback responds to the street scape with a compatible alignment of the gate, entry house and landscape treatment. As the site is a battle-axe, we have treated the 'front set-back' as a side boundary maintaining a 6m setback to the building mass.

The proposed building is divided into three pavilions with differing but harmonious architectural languages. There is a large material pallet with:

- Natural sandstone cladding, in block, crazy paving, and slimline stack. Natural sandstone also features in the landscape with large blocks quarried from the site being re-used as topsoil stabilisers and planters.
- Bricks, with stretcher, vertical stack bond, and hit and miss creating variations in texture and fine detailing.
- Off-form concrete
- Vertical aluminium weatherboard
- Glass

Typically the 'heavier' materials are used as bases or lower floors of the building, with the lightweight cladding on the upper levels, with often a glass clear story and skillion roof. This adds a lightness to the top of the building, while giving a nod to the late 20th century style that appears in the local context. There is also a large focus on horizontal articulation in a reference to the stratification of the cliff face.

The skillion pop-up roofs are gabled, with the ridge parallel with the shorter side of the roof. This is also a nod to the local architectural context. It also allows a low profile while maintaining view corridors and clear-story windows.

Building separation has considered the spatial qualities of the public domain, and privacy within the site and between future development on adjoining land. Setbacks to the side boundaries are consistent with the DCP minimum setbacks - with larger setbacks to the west to improve privacy and at the rear to protect existing mature trees.



VIEW OF SITE FROM NORTH



Note: due to nature of 'fish-eye' lense, perspective may slightly differ.

PHOTOMONTAGE OF SITE FROM BLUEGUM CRES.

Street facing apartments

Both street facing apartments have private open spaces that allow passive surveillance to the street, site entry and pathway down to the entry. Due to the site fall, the upper unit has the best vantage, with the lower unit providing surveillance over the pedestrian areas entering the complex.

Pedestrian entrances

The pedestrian entrance is at the top of the site, closest to the direction where most foot traffic will be heading. This causes a crossing of the driveway further into the site, where it can be controlled with changes in level. The pathway complies with the accessibility criteria and leads to the entry way from the drive crossing and provides a visitor through the site to the view beyond. The primary building circulation is visible and legible from the street.

Public domain interface

A landscape setback is provided at the interface to the public domain consistent with adjacent development. However this is very limited to the narrowness of the street entry.



PHOTOMONTAGE OF STREET ENTRY

OVERSHADOWING

Shadow impacts have been minimised to adjacent neighbours.

Shadows cast by the proposed development do not impact solar access to any neighbouring building or private open space at winter solstice, with minor impact at 9am and 3pm.

The proposed height and setbacks have considered maximising solar access to the neighbours and maintaining views.

BICYCLE AND CAR PARKING

Vehicle access is provided to the south-eastern corner of the site, just past the pedestrian access to limit paths crossing at the street. The parking is located over two semi-basement floors under pavilion A. Secure bicycle lockers are also provided with-in the basement, with one space per unit.



3PM WINTER SOLSTICE IMPACT ON 16 GLADYS AVE COMMON OPEN SPACE

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.

Each apartment within the proposed development generously achieves the minimum size requirements outlined in the Apartment Design Guide. The smallest unit size for a 2 or 3 bed unit is 115m². Internally the apartments are provided with good amenity and excellent access to daylight and ventilation.

The built form is consistent with the setback required by the DCP and LEP respectively, and the heights set by the NSW Housing SEPP. The proposed floor space ratio of the development is 0.56:1. The development has been designed to provide high quality larger seniors living apartments. The form of the development is consistent with the desired future character of the area. The overall form is appropriate as described earlier for the site and the context.

The site is located within walking distance to the Northern Beaches Hospital & associate bus stop, as well as the future Frenchs Forest Precinct. It is appropriate and consistent with the local strategies to provide residential uses of this density on the site.

The existing infrastructure has capacity to accommodate the future residential populations. It does this with the extent appropriate for the site and the context, with consideration given to the impacts of this additional density on the adjacent properties.



Site contributes to Frenchs Forest Road West ridgeline density and due to the rear setback transitions to the suburban slopes to the North of the site.

PROPOSED DENSITY

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.

RELEVANT APARTMENT DESIGN GUIDELINE OBJECTIVES	
4U	ENERGY EFFICIENCY
4U-1	Development incorporates passive environmental design.
4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.
4U-3	Adequate natural ventilation minimises the need for mechanical ventilation.
4V	WATER MANAGEMENT AND CONSERVATION
4V-1	Potable water use is minimised.
4V-2	Urban stormwater is treated on site before being discharged to receiving waters.
4V-3	Flood management systems are integrated into site design.
4W	WASTE MANAGEMENT
4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.
4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling.
4X	BUILDING MAINTENANCE
4X-1	Building design detail provides protection from weathering.
4X-2	Systems and access enable ease of maintenance.
4X-3	Material selection reduces ongoing maintenance costs.

ENERGY EFFICIENCY AND GENERATION

A comprehensive environmental assessment undertaken as part of the development application details the building's performance and compliance in regards to BASIX requirements. In addition, passive environmental design initiatives include:

- Floor plates that embrace cross-through apartments to obtain cross ventilation
- Preferential orientation towards the north, to maximise winter heating and reduce summer heat-loads
- Use of overhangs to windows (with building projections and awnings) to provide shade in summer
- Appropriate landscape selections with low water demand and shade to the and west
- Maximising the perimeter of the facade and minimizing the depth to enhance daylight.
- Horizontal sun shading to north facing façades
- Storage for bicycle parking for residents, and pedestrian links to future local shopping infrastructure
- Exceeding minimum cross ventilation requirements
- Providing circulation spaces with access to natural light and ventilation.
- The lower pavilion roof top is covered with solar photovoltaic for energy generation over a green roof to enhance efficiency.
- LED lighting is provided throughout private and common areas.
- Where appropriate, lighting is controlled by daylight sensors or movement sensors to reduce energy consumption.

WATER EFFICIENCY AND REUSE

The proposal considers how potable water use can be minimised, rainwater collected for reuse and storm water retained in the landscape to maximise environmental benefits. This has been achieved by:

- Maximising the energy efficiency of fittings and fixtures listed in the BASIX schedule
- Exceeding minimum BASIX targets
- Collecting rainwater from roof surfaces for reuse in the landscape.
- Collecting storm water in a tank for treatment and discharge at a steady rate to reduce the impacts of down stream flooding.
- The landscape as been designed to retain water within the landscape to minimise water use.

WASTE MANAGEMENT

Waste management facilities are provided for residential waste. Including facilities for recycling. Collection is available on site in the at the street. The waste facilities are hidden from view from the public domain with in two car-parks, giving easy access to residents due to the distance to the street collection area and premium on space at the site entry.

Space is provided for different streams of recycling available within the local government area.

FLOOD MANAGEMENT

Stormwater control and rainwater collection is integrated into the proposed landscape design

MATERIALITY & BUILDING MAINTENANCE

External materials have been selected to minimise maintenance and provide lasting durability. Off form concrete, anodised aluminium and face brick. Painted materials are kept to a minimum.

The selected external finishes include, face brick, glass, stone, powder-coated aluminium, and pre-finished meta sheet. These finishes have been selected for their durability and ease of maintenance.

These elements are appropriate for both their hard-wearing properties and as a response to materials found in properties of the immediate locality or local environment.



CENTRAL COURTYARD AND BUILDING MATERIALITY

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, coordinating 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.

RELEVANT APARTMENT DESIGN GUIDELINE OBJECTIVES	
3C	PUBLIC DOMAIN INTERFACE
3C-1	Transition between private and public domain is achieved without compromising safety and security.
3C-2	Amenity of the public domain is retained and enhanced.
3D	COMMUNAL AND PUBLIC OPEN SPACE
3D-1	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.
3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.
3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.
3E	DEEP SOIL ZONES
3E-1	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.
40	LANDSCAPE DESIGN
40-1	Landscape design is viable and sustainable
40-2	Landscape design contributes to the streetscape and amenity.
4P	PLANTING ON STRUCTURES
4P-1	Appropriate soil profiles are provided.
4P-2	Plant growth is optimised with appropriate selection and maintenance.
4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces.

LANDSCAPE DESIGN & DEEP SOIL

The proposed built form is set within a landscape setting and enhances the character of the area defined by the extensive tree canopies in the front and rear setbacks.

Natural features such as the rock outcrops are retained, where possible or represented in the landscape. The perimeter landscape consists of predominantly indigenous under storey planting and increased canopy cover.

Green roofs will help maintain green outlooks from neighbouring properties while contributing to a 'garden corridor' from dwelling at 10 Gladys Ave. The green roofs contribute to enhancing the local ecology, micro climate and habitat values.

The proposal substantially improves on the existing extent of landscaped area on the site enhancing the site ecology and reducing summer heating.

46.8% of the site contains planting

15.% of the site comprises deep soil zones with a minimum dimension of 3m. (Refer to drawing 10 of the Landscape plans for calculations)

COMMUNAL OPEN SPACE

Communal open space is provided at level 2 courtyard between the pavilions in the middle of the site. It provides a sheltered space that receives sunlight in the winter. There is a separate communal open space further down the site however this provides no additional facilities and would be difficult to access for less mobile residents due to the natural topography. This is considered sufficient to meet the needs of the residents in the small development.

The space allows for active and passive use and provides a beautiful landscape for pavilions B & C to look over.

DESIGN CRITERIA

3D-1 COMMUNAL OPEN SPACE Complies.

1. 1. Communal open space has a minimum area equal to 25% of the site. 25.5%

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).

3E-1 DEEP SOIL

1. Deep soil zones are to meet the following minimum requirements: Complies. 15.1%

Site Area	Min dimensions	Deep soil zone (% of site area)
Greater than 1,500m ² with significant existing tree cover	6m	7%



LANDSCAPE PLANS

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.

RELEVANT APARTMENT DESIGN GUIDELINE OBJECTIVES

3J BICYCLE AND CAR PARKING

- 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.
- 3J-2 Parking and facilities are provided for other modes of transport.

3F VISUAL PRIVACY

- 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.
- 3F-2 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.

4A SOLAR AND DAYLIGHT ACCESS

- 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.
- 4A-2 Daylight access is maximised where sunlight is limited.
- 4A-3 Design incorporates shading and glare control, particularly for warmer months.

4B NATURAL VENTILATION

- 4B-1 All habitable rooms are naturally ventilated.
- 4B-2 The layout and design of single aspect apartments maximises natural ventilation.
- 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.

4C CEILING HEIGHTS

- 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access.
- 4C-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms.
- 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building.

VISUAL PRIVACY

Visual privacy is provided between the proposed development and the adjoining existing development through adequate separation, and location of windows

The proposed development is setback from the internal boundaries to provide equitable privacy on adjoining land.

The apartments are orientated towards the north, where they are significantly higher than the rear bounding property. However their are two south facing units that face the dwelling at 10 Gladys Ave. 10A, is the closest to the proposed building, with 10m between balconies, however privacy has been increased by the two buildings being slightly orientated away from each other by 17.5 °.

Although windows are provided to habitable rooms that do not comply with the setback distances below - these windows are tall and narrow (reducing opportunities for outlook) are secondary windows within the room and will not create a privacy impact on the adjacent property. It is considered that reasonable levels of internal and external privacy have been achieved in the development.

DESIGN CRITERIA

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	HABITABLE ROOMS AND BALCONIES	NON-HABITABLE ROOMS
Up to 12m (4 storeys)	6m	3m
Up to 25m (5-8 storeys)	9m	4.5m
Over 25m (9+ storeys)	12m	6m

3m setback with minor vertical windows to habitable rooms.

SOLAR & DAYLIGHT ACCESS

The level of solar access achieved is considered exceptional due to the site being on a North facing slope. Apartments are generally as a through style, with 3 units maximum to maximise solar access & ventilation.

Summer sun is controlled by providing horizontal overhangs to north facing windows and private open spaces, while the west facing glazing is minimised or shaded by existing mature planting.

The view from the sun plans demonstrate compliance with the design criteria. Calculations are provided with in the architectural set, drawings 854 & 855.

DESIGN CRITERIA

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 3pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas 95%
3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter. 0%

NATURAL VENTILATION

Designed around a central courtyard most apartments are corner or cross through ventilated.

All upper floor corridors are provided natural ventilation.

Calculations and flow paths are provided on drawing 803

DESIGN CRITERIA

1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilate 90%

CEILING HEIGHTS

A 3.2m floor to floor height for residential uses allows for a 2.7m ceiling height and sufficient space for services.

DESIGN CRITERIA

1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are: 2.7m ceilings achieved

MINIMUM CEILING HEIGHT FOR APARTMENT AND MIXED USE BUILDINGS

Habitable rooms	2.7m
Non-habitable	2.4m

APARTMENT SIZE AND LAYOUT & STORAGE & PRIVATE

RELEVANT APARTMENT DESIGN GUIDELINE OBJECTIVES

4D	APARTMENT SIZE AND LAYOUT
4D-1	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.
4D-2	Environmental performance of the apartment is maximised.
4D-3	Apartment layouts are designed to accommodate a variety of household activities and needs.
4E	PRIVATE OPEN SPACE AND BALCONIES
4E-1	Apartments provide appropriately sized private open space and balconies to enhance residential amenity.
4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents.
4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.

OPEN SPACE

The proposal demonstrates good design and high amenity. This is achieved by:

- Room sizes that are of a good size with a good outlook
- Rational layouts that minimise circulation spaces.
- Private open space areas meet minimum sizes of the ADG and are configured to be functional and conducive to recreational use. All are accessed from living areas.
- Privacy between private open space is considered by means of privacy screening where required.
- Storage is provided within the unit and in basement cages

DESIGN CRITERIA

4D-1 Apartment layouts Complies

1. Apartments are required to have the following minimum internal areas: Refer to calculations on plan 800

APARTMENT TYPE	MIN INTERNAL AREA
Studio	35m ²
1 bedroom	50m ²
2 bedroom	70m ²
3 bedroom	90m ²

The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each.

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.

4D-2 Apartment layouts Complies

- Habitable room depths are limited to a maximum of 2.5 x the ceiling height Refer to plans
- In open plan layouts (where living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window)

DESIGN CRITERIA

4D-3 Apartment layouts Complies refer to plans

- Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space).
- Bedrooms have a minimum dimension of 3m (excluding wardrobe space).
- 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
- The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.

4E-1 Private open space and balconies Complies refer to plans

1. All apartments are required to have a primary balconies as follows:

DWELLING TYPE	MIN AREA	MIN DEPTH
Studio apartments	4m ²	
1 bedroom apartments	8m ²	2m
2 bedroom apartments	10m ³	2m
3+ bedroom apartments	12m ³	2.4m

2. For apartments at ground level or on a podium a private open space is provided instead of a balcony. It must have a min area of 15m² and minimum depth of 3m.

STORAGE

Storage within the units are generous, with either additional basement or corridor storage, depending on unit location.

DESIGN CRITERIA

4G Storage Complies

1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: Refer to calculations on the floor plan 804

DWELLING TYPE	STORAGE SIZE VOLUME
Studio apartments	4m ³
1 bedroom apartments	6m ³
2 bedroom apartments	8m ³
3+ bedroom apartments	10m ³

At least 50% of the required storage is to be located within the apartment.

RELEVANT APARTMENT DESIGN GUIDELINE OBJECTIVES	
4E-4	Private open space and balcony design maximises safety.
4G	STORAGE
4G-1	Adequate, well designed storage is provided in each apartment.
4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments.
4H	ACOUSTIC PRIVACY
4H-1	Noise transfer is minimised through the siting of buildings and building layout.
4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments.
4J	NOISE AND POLLUTION
4J-1	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.
4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.

ACOUSTIC PRIVACY

Noise transfer between apartments is controlled by building construction which will exceed minimum standards in the NCC.

Rooms are orientated to minimise acoustic impacts on adjacent properties. Balconies are not orientated towards habitable rooms on adjacent properties.

NOISE AND POLLUTION

The site is not subject to significant noise from external sources

The facade will have glazing nominated by an acoustic engineer to ensure internal noise levels are appropriate for the location.

CAR AND BICYCLE PARKING

Car and bicycle is provided over two basement levels along with bicycle parking and storage areas.

This space is intended to be direct and clearly visible and well lit with natural light and good access from the common open space areas.

The car park is efficiently designed to minimise the footprint with a logical grid and structure.

DESIGN CRITERIA	
3J BICYCLE AND CAR PARKING	Complies.
1. For development in the following locations:	Car parking rates are provided in accordance with the NSW Housing SEPP Guidelines.
<ul style="list-style-type: none"> On sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or On land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre 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. 	No Bicycle parking is required in accordance with council DCP.
The car parking needs for a development must be provided off street.	

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.

PUBLIC DOMAIN INTERFACE

The development has limited casual surveillance of the entry due to the battle-axe nature of the site, and falling levels of the topography; however one unit will have passive surveillance of the property entry. Care has been added to the security of the complex by having the entry gated, and mailbox/parcel collection behind a secure door.

Additional security will be added by providing lighting to the pedestrian walkway between the street and pavilion entrances.

COMMUNAL OPEN SPACE

The communal open space is readily visible from habitable rooms and private open space. The low palisade fence and planting provides visual privacy.

The communal space is well lit

The communal facilities provides adequate space for a variety of activities that will provide a safe and secure environment suited to the cultural needs of the future residents.

PEDESTRIAN ACCESS, ENTRIES AND COMMON CIRCULATION SPACES

The main residential entry is in the same orientation of the street and is visible as pedestrians walk through the site. Way-finding signage will be around the site to lead to the different pavilions. Letterboxes are located within a sheltered entry for enhanced security.

The ramped entrance is integrated in to the landscape design with suitable rest and passing spaces. A portion is lifted above the ground level as to not disturb existing tree roots.

RELEVANT APARTMENT DESIGN GUIDELINE OBJECTIVES

3C PUBLIC DOMAIN INTERFACE

3C-1 Transition between private and public domain is achieved without compromising safety and security.

3C-2 Amenity of the public domain is retained and enhanced.

3D COMMUNAL AND PUBLIC OPEN SPACE

3D-3 Communal open space is designed to maximise safety.

3G PEDESTRIAN ACCESS AND ENTRIES

3G-1 Building entries and pedestrian access connects to and addresses the public domain.

3G-2 Access, entries and pathways are accessible and easy to identify.

3G-3 Large sites provide pedestrian links for access to streets and connection to destinations.

3J BICYCLE AND CAR PARKING

3J-3 Car park design and access is safe and secure.

4F COMMON CIRCULATION AND SPACES

4F-2 Common circulation spaces promote safety and provide for social interaction between residents.

4S MIXED USE

4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.



PASSIVE SURVEILLANCE TO THE STREET AND CLEAR ENTRIES

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.

RELEVANT APARTMENT DESIGN GUIDELINE OBJECTIVES	
3D	COMMUNAL AND PUBLIC OPEN SPACE
3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.
4F	COMMON CIRCULATION AND SPACES
4F-1	Common circulation spaces achieve good amenity and properly service the number of apartments.
4F-2	Common circulation spaces promote safety and provide for social interaction between residents.
4K	APARTMENT MIX
4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future.
4K-2	The apartment mix is distributed to suitable locations within the building.
4Q	UNIVERSAL DESIGN
4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members.
4Q-2	A variety of apartments with adaptable designs are provided.
4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs.

OPPORTUNITIES FOR SOCIAL INTERACTION - COMMON CIRCULATION SPACES, COMMON OPEN SPACE AND PUBLIC OPEN SPACE

Typical floors have a maximum of 3 units per core. This is consistent with the design guidance that requires a maximum of 12 per core on a single level. The additional units are a result of Pavilion A which has a superior level of amenity with respect to daylight and cross ventilation.

The above ground circulation spaces are open to aid in ventilation, natural light and passive surveillance.

The main fire stair is external and is also the main entry path into the central corridor. This has been designed by the landscape architect to be a feature that maximised the cliff faces and provides a sense of place. Sitting areas are provided along the main path through the site to take advantage of vistas and create further opportunities for social interaction.

APARTMENT MIX

The proposed development will assist in realising the precinct's growing demand for residential accommodation within good proximity to transport and retail/commercial hubs.

The apartments provided are diverse to with in the local area. There are no other seniors housing apartment units with in the street, however there is an seniors housing town house typology, and two approved locations for short term housing. We feel that given the area is currently large homes on a single lot that providing a large apartment with minimal maintenance needs is a good option for seniors to down-size in the area while not giving up lifestyle amenity and keeping local social ties to the community.

UNIVERSAL DESIGN

The proposed development contains 100% of apartments incorporating silver level universal design features.

The apartments have good access to views and sunlight and can be easily adapted for a person in a wheelchair.



LANDSCAPE PLAN

Plan showing main central courtyard & rear grassed common open spaces



LANDSCAPE SECTION

Section through main common open space courtyard as viewed from the North

PRINCIPLE 9: AESTHETICS

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.

RELEVANT APARTMENT DESIGN GUIDELINE OBJECTIVES	
4M	FAÇADES
4M-1	Building façades provide visual interest along the street while respecting the character of the local area.
4M-2	Building functions are expressed by the facade.
4N	ROOF DESIGN
4N-1	Roof treatments are integrated into the building design and positively respond to the street.
4N-2	Opportunities to use roof space for residential accommodation and open space are maximised.
4N-3	Roof design incorporates sustainability features.
4T	AWNINGS AND SIGNAGE
4T-1	Awnings are well located and complement and integrate with the building design.
4T-2	Signage responds to the context and desired streetscape character.
4X	BUILDING MAINTENANCE
4X-1	Building design detail provides protection from weathering.
4X-2	Systems and access enable ease of maintenance.
4X-3	Material selection reduces ongoing maintenance costs.

FAÇADES

A sandstone coloured brick is proposed that is compatible with the brick tones used on other buildings in the area as well as the stone outcrops.

Dark coloured aluminium cladding for the upper level to provide contrast and distinction between the different building levels. These components respond to the layering of the site as it ascends up the pavilions. Windows are provided with vertical proportions consistent with other windows of buildings in the vicinity.

ROOF DESIGN

Small sections of the roof are 'popped-up' to provide extra amenity to the upper floor units, however with Pavilion A, a larger proportion of the roof is raised to tie in with the local context and reflect housing in the local area. The lower Pavilions B & C have the smaller sections to provide view corridors for the apartments behind.

BUILDING MAINTENANCE

Face brick & stone is proposed as the primary external material - which is known for the low maintenance requirements. Aluminium windows and selected pre-finished cladding elements allow for colour to the facade and are easy to maintain.

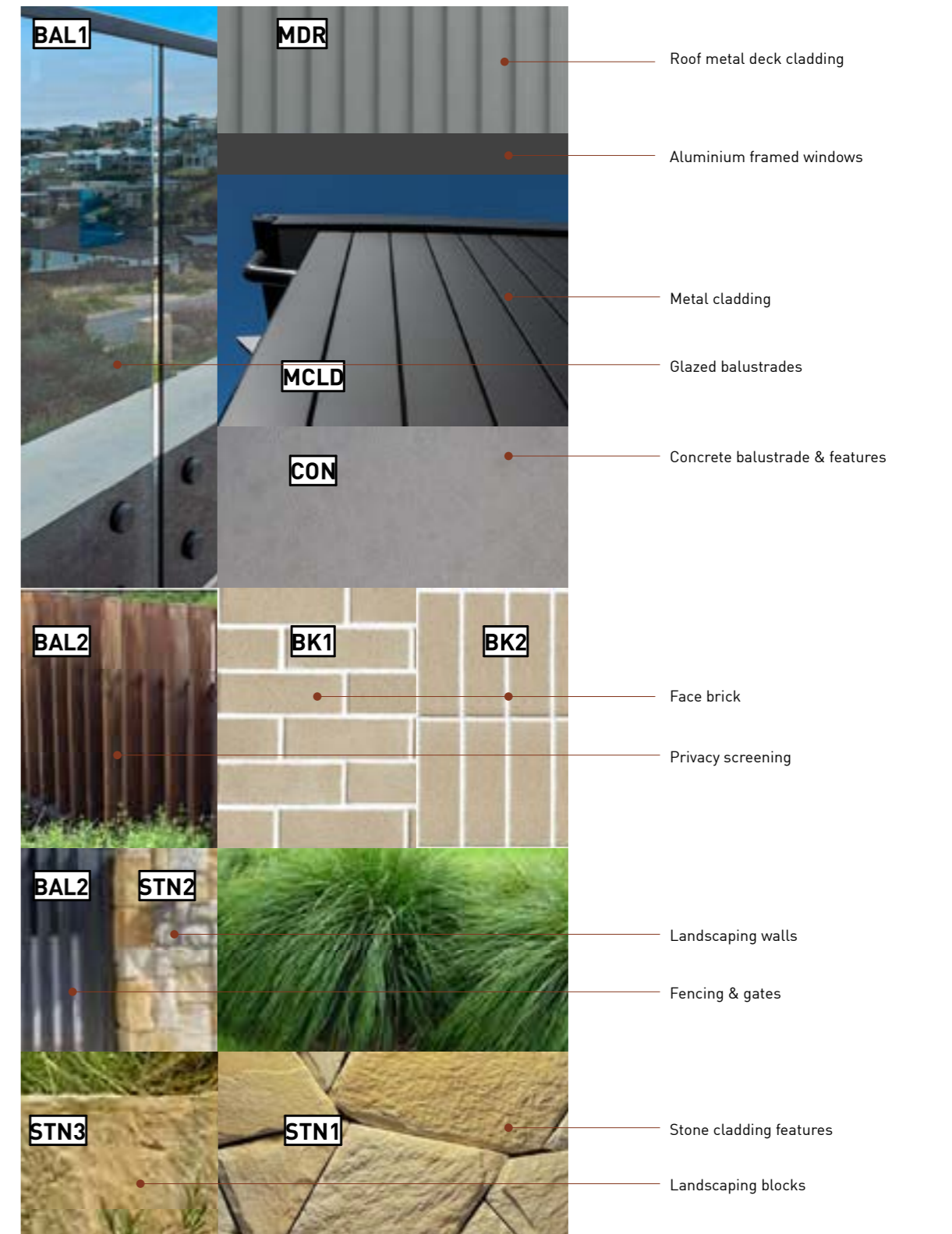
Roof anchors can be provided so that maintenance of the facade can be facilitated by abseiling, and access hatches from the internal corridors for ease of access.

By limiting the material selection and providing a robust structure maintenance will be reduced.

PRECEDENT

Several precedents were used for the design of the pavilions. Bynya House by Peter Muller was a key one in terms of local a mid-century modern home that relates to the context in terms of natural landscape and local built form context well. The light filled pavilion and light ceiling & roof forms with large overhangs was a key form.

A more recent precedent was Tonkin Zulaikha Greer's Pavilions by the bay. It is a large apartment complex that is broken up into several pavilions with the same material pallet but differing details and language between the pavilions.



MATERIALS PALLET

EXTERNAL MATERIALS / AESTHETICS