



SUPPLEMENTARY

DESIGN REPORT

5 SKYLINE PLACE, FRENCHS FOREST

**AMENDED DESIGN PROPOSAL TO SUPPORT
SECTION 8.2 REVIEW**

PREPARED BY

**PA STUDIO ARCHITECTS
+
MATTHEW PULLINGER ARCHITECT**

PREPARED FOR



**PLATINO
PROPERTIES**

NOVEMBER 2021





RECENTLY APPROVED

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SITE AREA :

7811m²

SITE ADDRESS :

5 SKYLINE
PLACE,
FRENCHS
FOREST

ARCHITECT :

PA STUDIO
ARCHITECTS

EXECUTIVE SUMMARY

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

The amended proposal has been prepared to accompany a Section 8.2 Review currently being sought by Platino Properties. The design amendments address the fundamental reasons for refusal of the development application as set out by the Sydney North Planning Panel in its determination of 18 August 2021.

The key amendments relate to a significant reduction in the proposed height, bulk and scale of the proposal. Whilst remaining substantially the same as the original application, the maximum height of the proposal has been reduced from 12 stories and RL 196.70m to a maximum of 8 stories and RL 184.30meters.

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 amended 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 amended 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 amended 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 supplementary design report is to support a Section 8.2 Review of the Sydney North Planning Panel's refusal of the original development application and to demonstrate the amended proposal, in significantly reducing its height, bulk and scale, addresses the key reasons for refusal.

The amended 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 supplementary report describes how the amended development proposal is consistent with the Seniors SEPP and the ADG, and also delivers with 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 supplementary report demonstrates that the amended 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 amended proposal will contribute to the realisation of a safer and more attractive local public realm and the provision of 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 (Original application) (Amended proposal S8.2 review)

COMMERCIAL.....	941 sqm	.....	973 sqm
SENIORS COMMON AREA.....	1,229 sqm	.....	1,119 sqm
INDEPENDENT LIVING UNITS (INCLUDING AFFORDABLE UNITS).....	16,080 sqm	.....	12,333 sqm
PROJECT INDEPENDENCE.....	572 sqm	.....	572 sqm
TOTAL ABOVE.....	18,822 sqm	.....	14,997 sqm

DCP LANDSCAPE CALCULATIONS (Original application) (Amended proposal S8.2 review)

LANDSCAPE AREA.....	2,647 sqm, 33.8%	.....	2,830 sqm, 36.2%
DEEP SOIL AREA (>6M & <6M).....	2,265 sqm, 29%	.....	2,519 sqm, 32.3%

COMMUNAL OPEN SPACE (Original application) (Amended proposal S8.2 review)

COMMUNAL OPEN SPACE.....	2,188 sqm, 28%	.....	2,169 sqm, 28%
ROOFTOP COMMUNAL OPEN SPACE.....	155 sqm	.....	160 sqm
TOTAL COMMUNAL OPEN SPACE.....	2,343 sqm	.....	2,329 sqm

FLOOR AREA CALCULATIONS (Original application) (Amended proposal S8.2 review)

GFA AS PER DRAWING NO DA1001.....	18,822 sqm	.....	14,997 sqm
FSR.....	2.42	.....	1.91

SENIORS ILU'S & AFFORDABLE APARTMENTS

	(Original application)		(Amended proposal S8.2 review)	
	NO. OF UNITS	% OF TOTAL	NO. OF UNITS	% OF TOTAL
PROJECT INDEPENDENCE.....	10	8%	.....10	9%
STUDIO.....	4	3%	.....4	4%
1 BED.....	5	4%	.....5	5%
2 BED.....	23	17%	.....26	24%
2 BED + STUDY.....	18	14%	.....22	20%
3 BED.....	73	55%	.....41	38%
TOTAL.....	133	100%	.....108	100%

AFFORDABLE HOUSING (Original application) (Amended proposal S8.2 review)

	(Original application)		(Amended proposal S8.2 review)	
	NO. OF UNITS	% OF TOTAL	NO. OF UNITS	% OF TOTAL
PROJECT INDEPENDENCE				
COMMON AREAS.....	10		.....10	
SENIORS AFFORDABLE DWELLINGS				
STUDIO.....	4		.....2	
1 BED.....	4		.....3	
2 BED.....	4		.....0	
TOTAL SENIORS AFFORDABLE DWELLINGS.....	12		.....5	
TOTAL AFFORDABLE DWELLINGS.....	22	17%	.....15	14%

3.0.1 NORTH DISTRICT PLAN










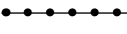




The subject site is located within the suburb of Frenchs Forest within the Northern Beaches Council Local Government Area, approximately 15km from the Sydney CBD.

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



3.0.2 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.

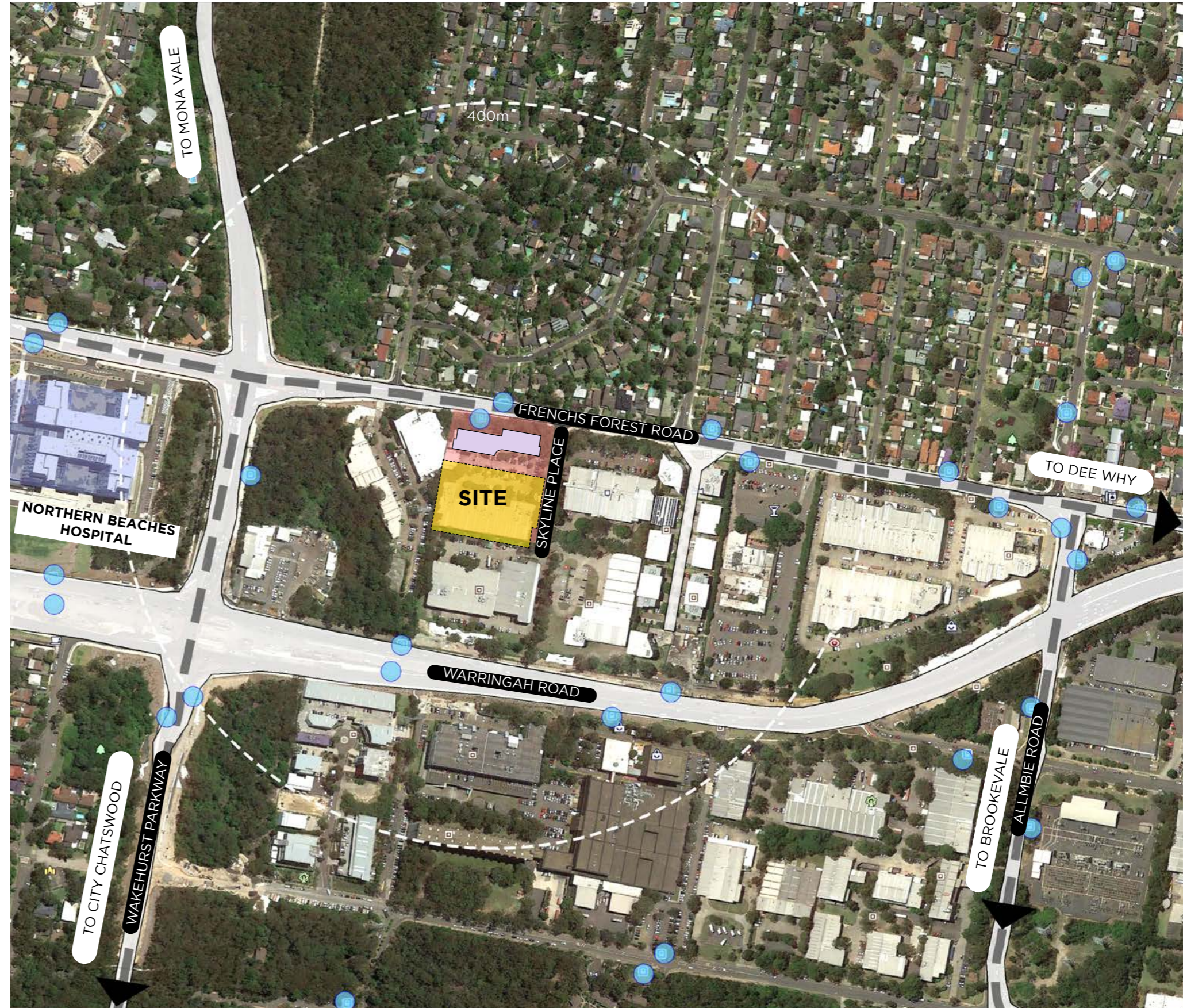
_South of Frenchs Forest Road - a mixed use 'business park', comprising a range of buildings, characterised by larger floor plates and typically comprising two and three stories in height.

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

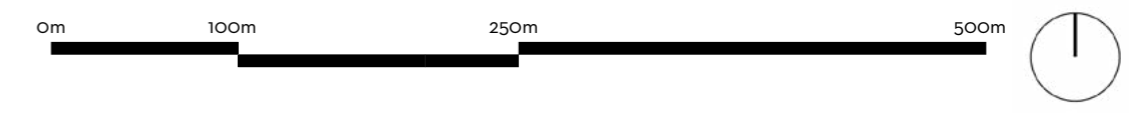
_More generally - mature vegetation and urban tree canopy exists across the immediate vicinity, particularly within the residential area to the north, and as a strong feature of the site perimeters and internal street network within the 'business park' south of Frenchs Forest Road.

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



3.0.3 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



3.0.4 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.

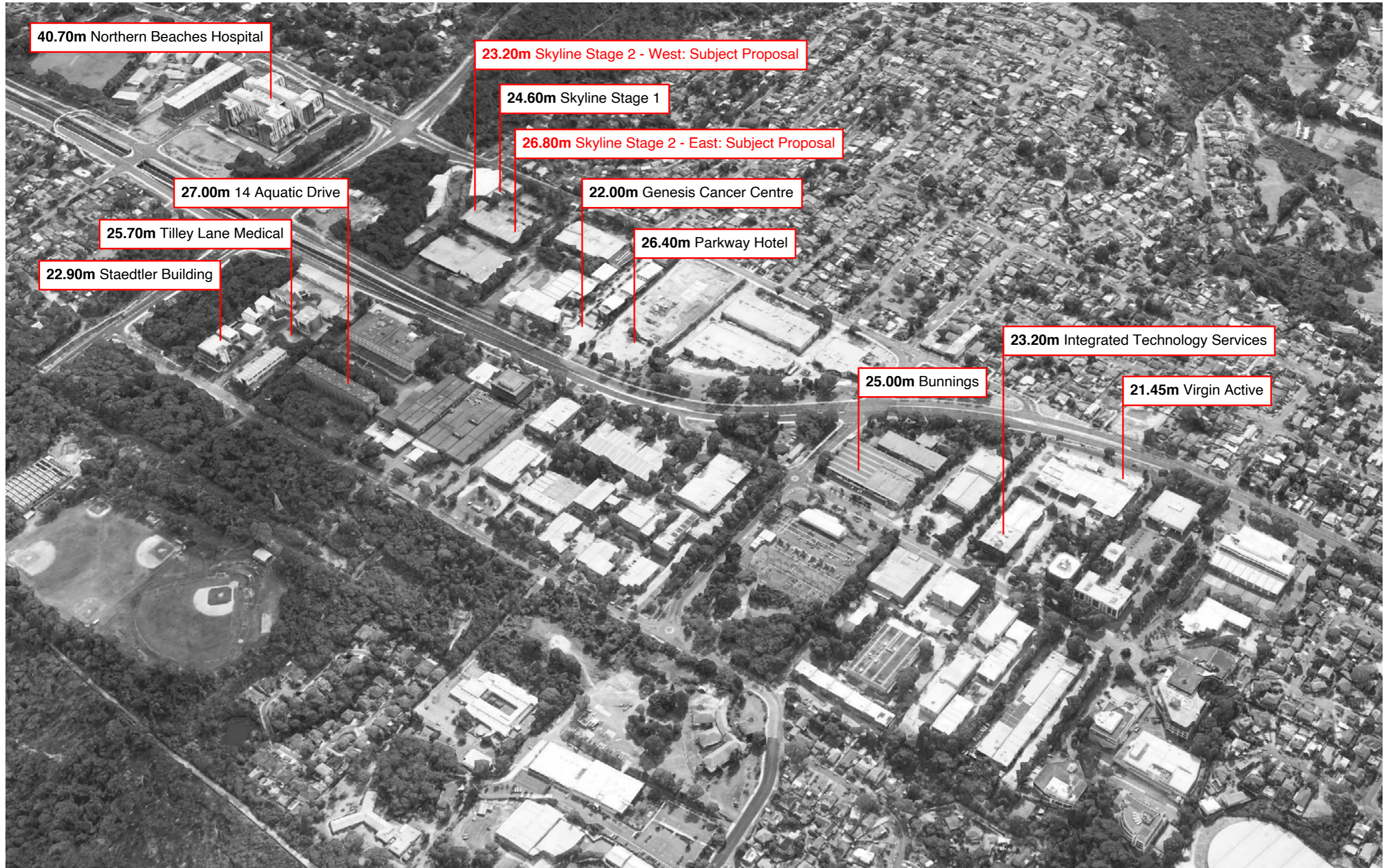
Of particular note are the recently constructed Northern Beaches Hospital and recently approved Parkway Hotel, which reveal and emerging pattern of renewal projects which occupy elevated topography and are comprised of taller building forms -40.7m and 26.4m respectively.

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

- | | |
|--|---|
|  NORTHERN BEACHES HOSPITAL |  ONCOLOGY CENTRE Recent Approval |
|  JARDIN Recent Approval |  PARKWAY HOTEL Recent Approval |
|  18 AQUATIC DRIVE |  BUNNINGS Recent Approval |
|  11 TILLEY LANE Recent Approval |  8 RODBOROUGH RD |
|  SILO STRUCTURE |  12 RODBOROUGH RD |
|  431 WARRINGAH RD, PART 2 |  9A RODBOROUGH RD |
|  431 WARRINGAH RD, PART 1 | |



3.0.5 EXISTING AND APPROVED BUILDING HEIGHTS IN IMMEDIATE CONTEXT


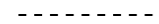









3.0.6 SITE FEATURES

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



3.0.8 SITE & CONTEXT - PHOTOGRAPHS



1



2



3



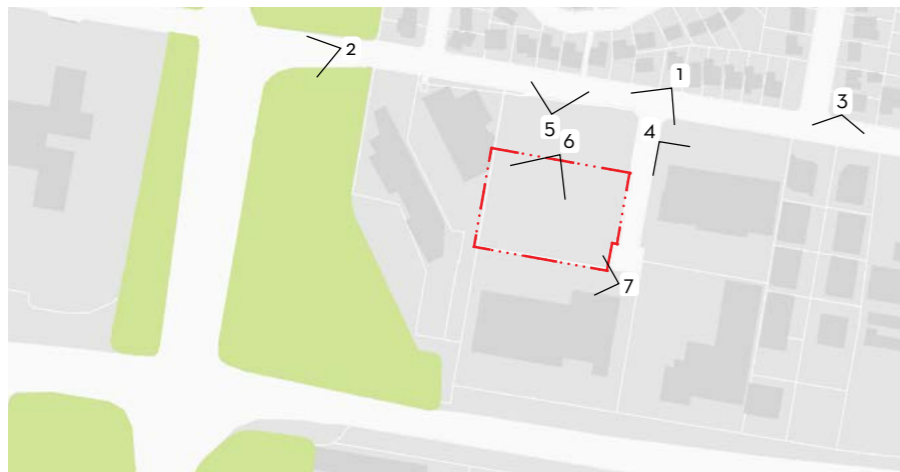
4



5



6



7



8

3.0.9 SITE & CONTEXT - AERIAL PHOTOGRAPHS



SUBJECT SITE

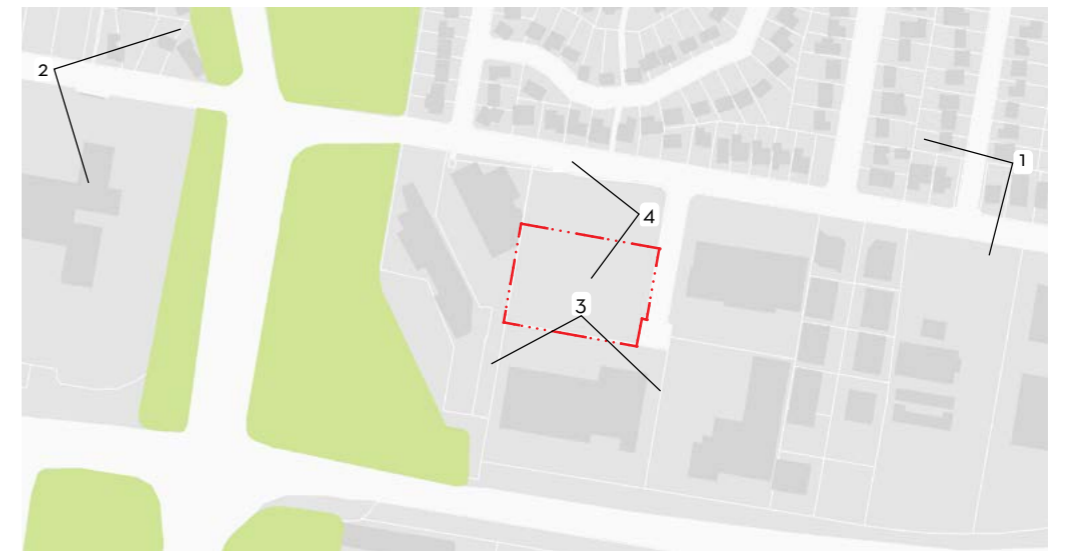
SUBJECT SITE



3



4



2

4.0.1 URBAN DESIGN PRINCIPLES

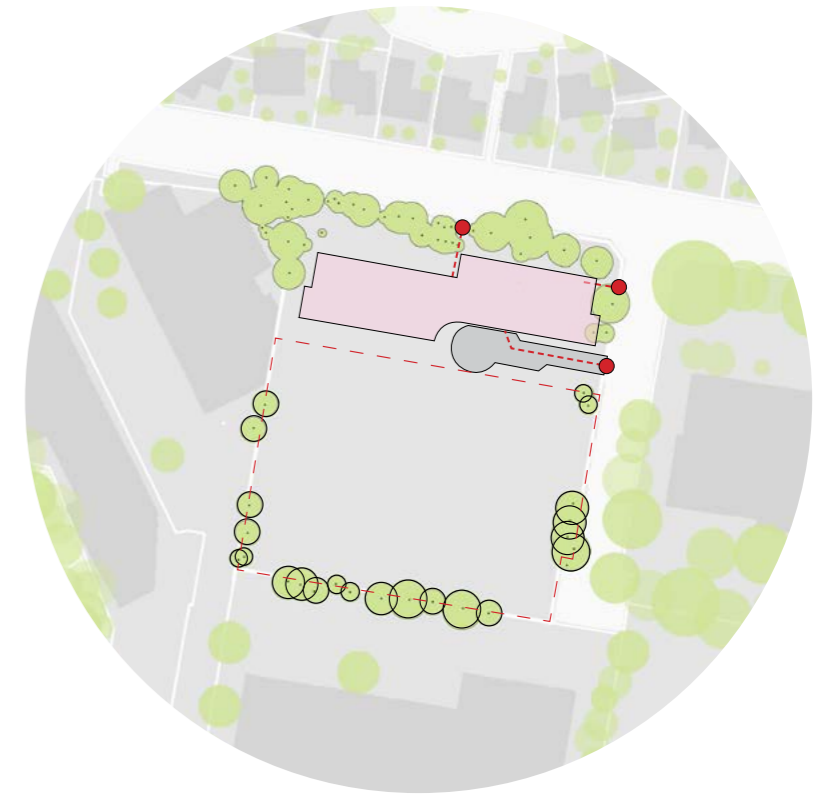
The design principles described on these pages emerge from careful site analysis and in response to feedback received from Council's Design and Sustainability Advisory Panel.

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



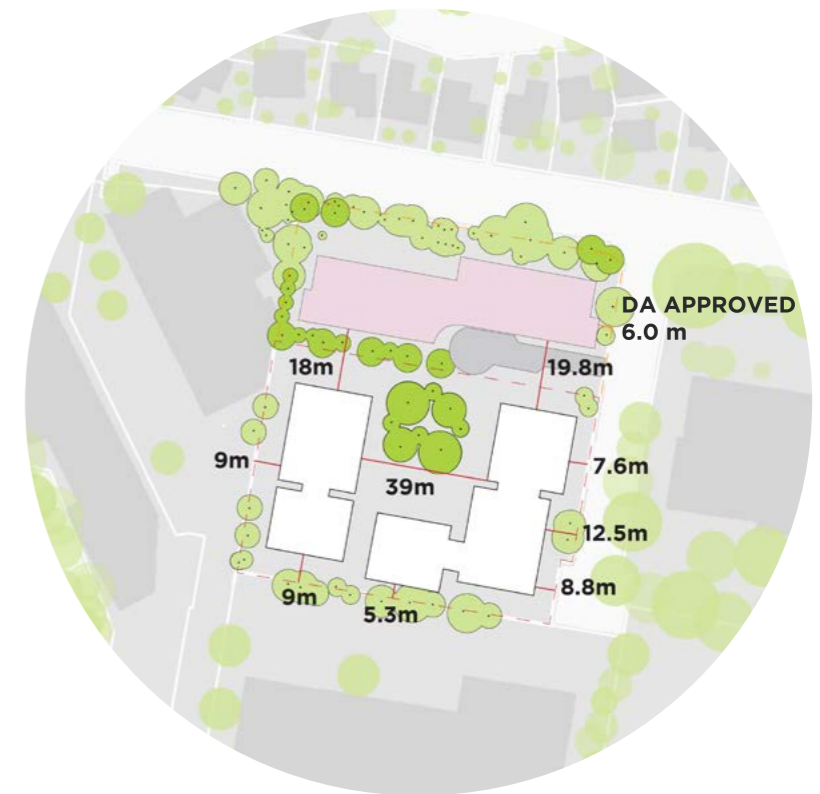
01 ACKNOWLEDGE AND RESPOND TO EXISTING APPROVAL ON ADJOINING LOT, CREATING ENHANCED AND SHARED AMENITY



02 RETAIN EXISTING VEGETATION BOUNDARY

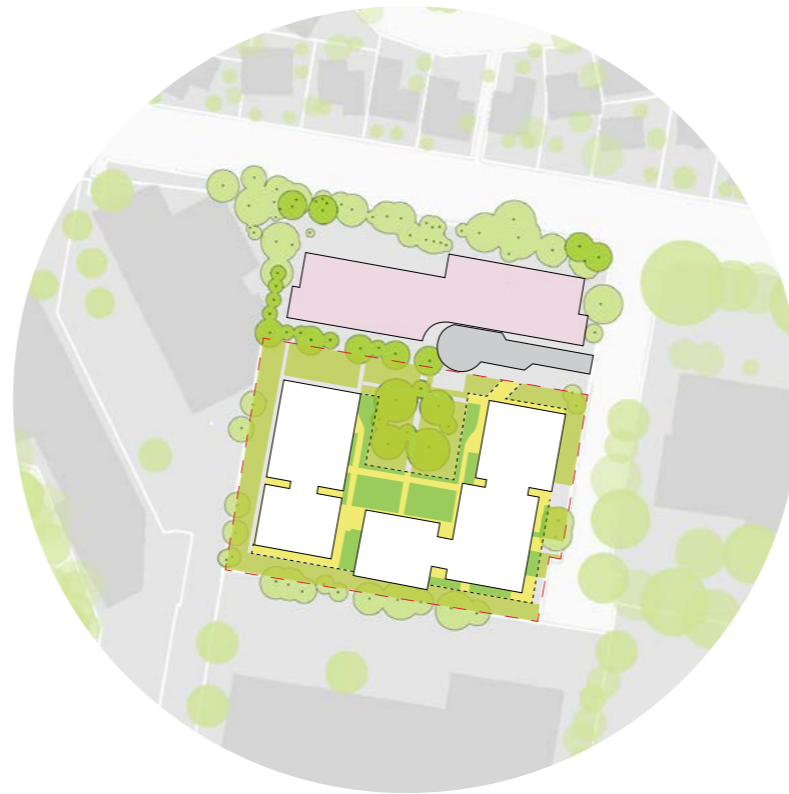


03 PERIMETER BLOCK FORM WITH GENEROUS CENTRAL LANDSCAPED OPEN SPACE



04 PROVIDE GENEROUS SETBACKS + BUILDING SEPARATION

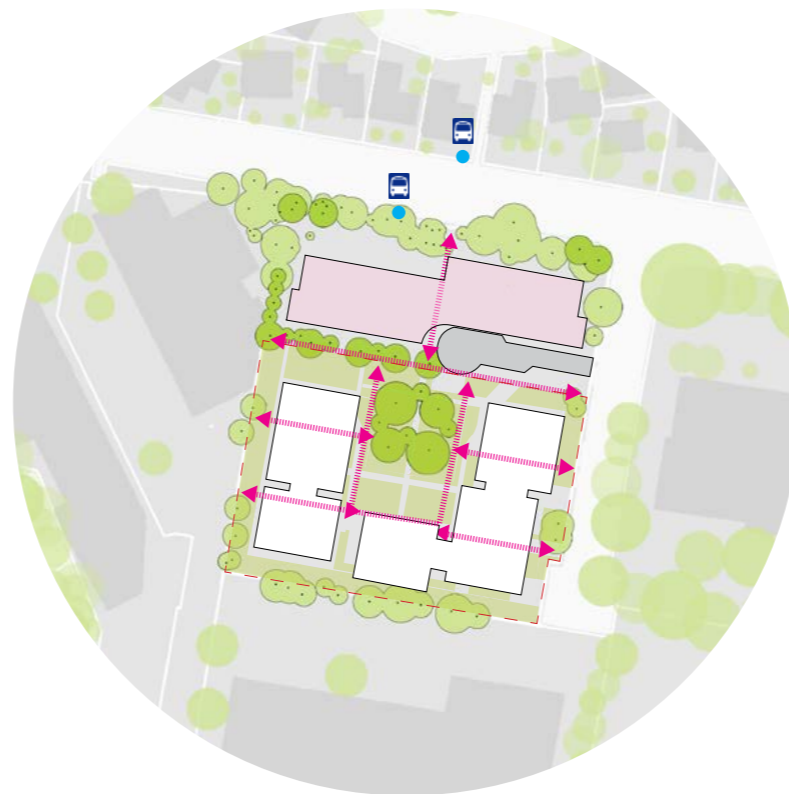
4.0.1 URBAN DESIGN PRINCIPLES



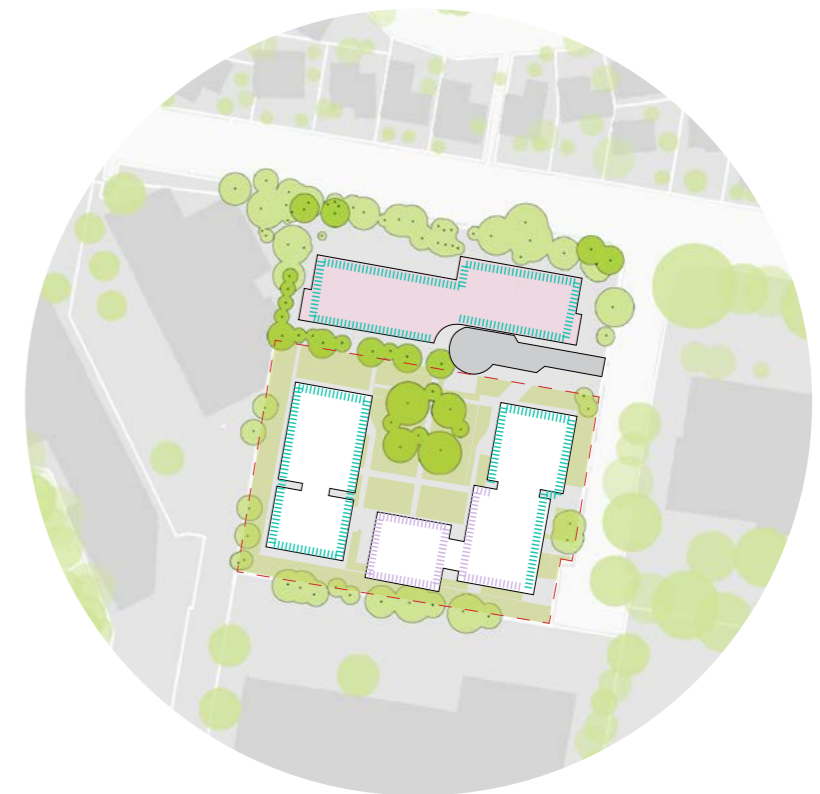
05 MAXIMISE LANDSCAPED AREA + DEEP SOIL
 BASEMENT EXTENT
 DEEP SOIL
 LANDSCAPE ABOVE BASEMENT



06 ADOPT BUILDING HEIGHTS THAT STRONGLY REFLECT THE HEIGHTS OF THE ADJOINING RECENT APPROVAL AND THE SCALE OF THE EMERGING FUTURE URBAN CHARACTER



07 ENHANCE PEDESTRIAN MOVEMENT, ADDRESS & ACCESS

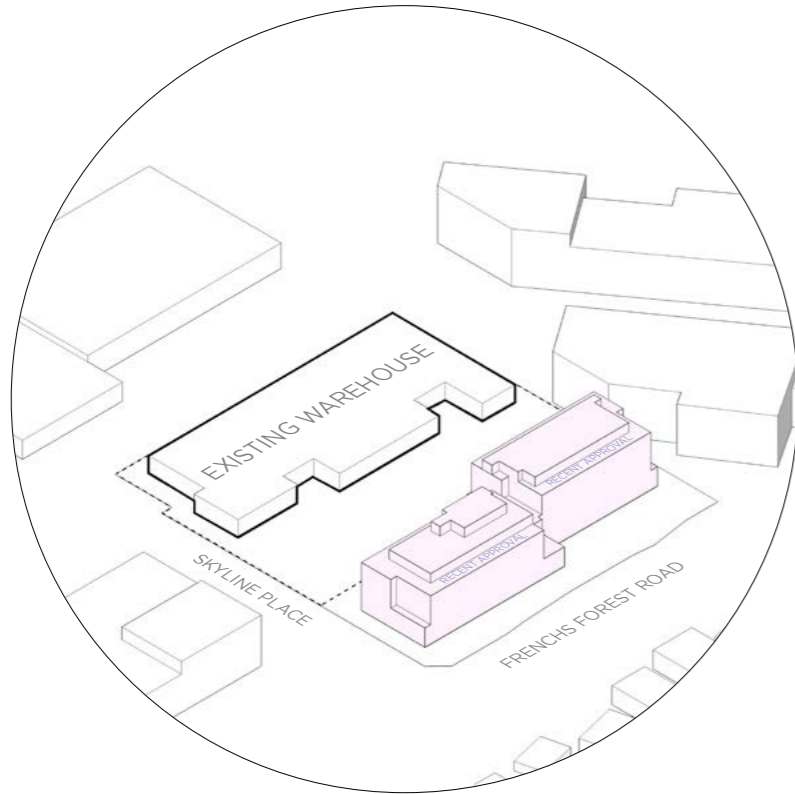


08 GROUND LEVEL USES TO ENHANCE ACTIVATION
 COMMERCIAL
 COMMUNAL

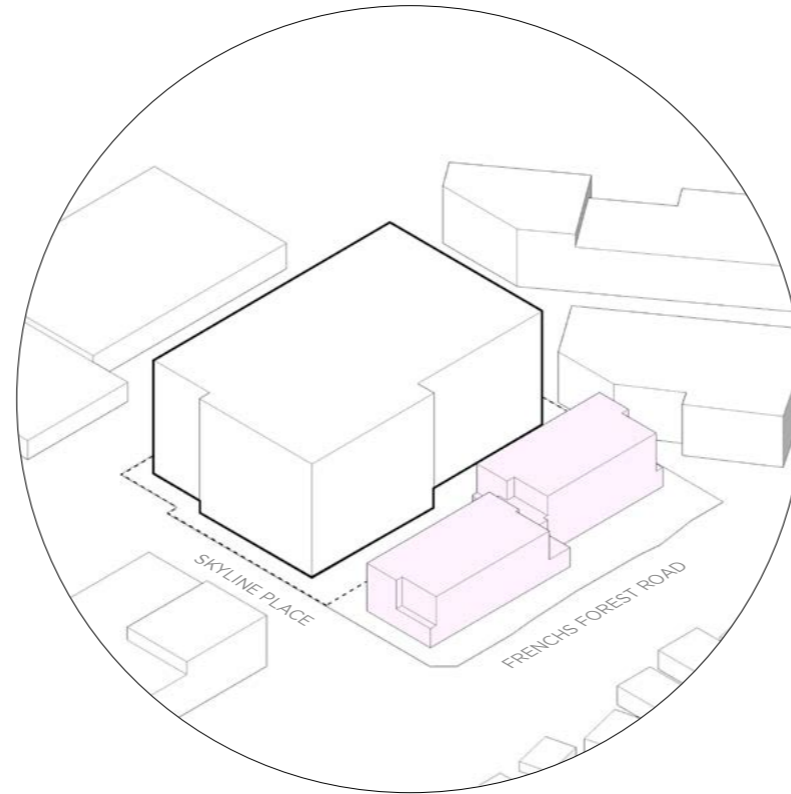
4.0.2 REDUCED HEIGHT, BULK & SCALE



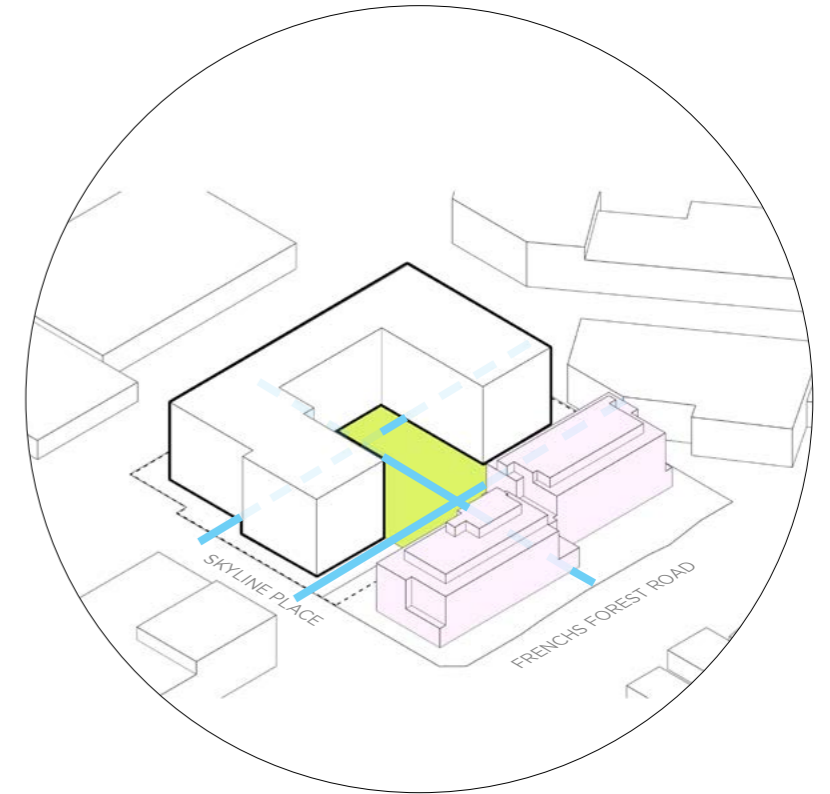
4.0.3 DESIGN MASSING STRATEGIES (S8.2 REVIEW)



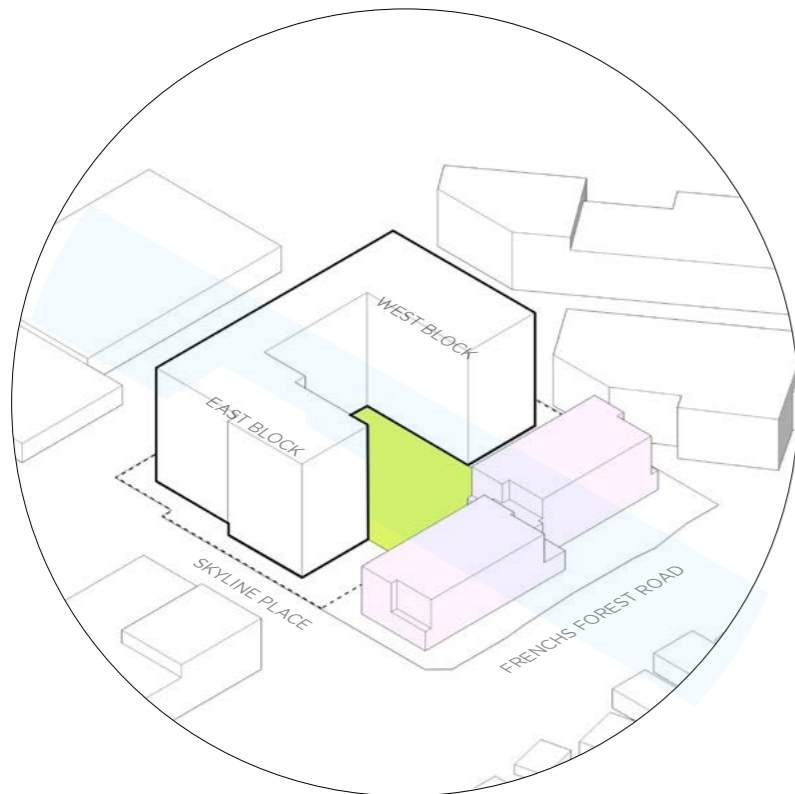
01 ACKNOWLEDGE RECENT APPROVAL OF 6 STOREY BUILDING ON ADJOINING LOT



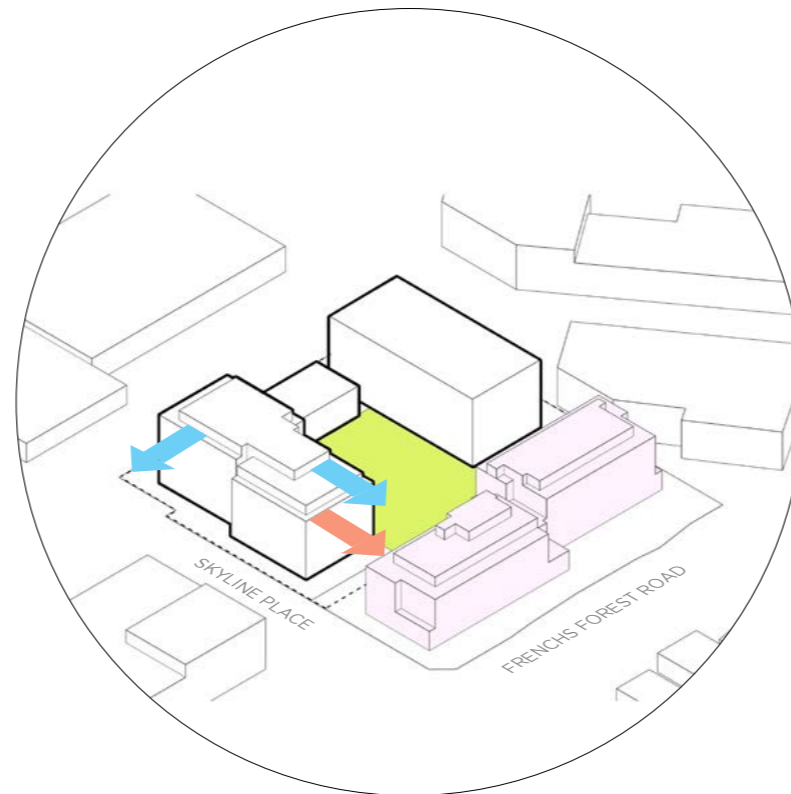
02 MAXIMUM DEVELOPABLE ENVELOPE INCLUDING MINIMUM SETBACKS



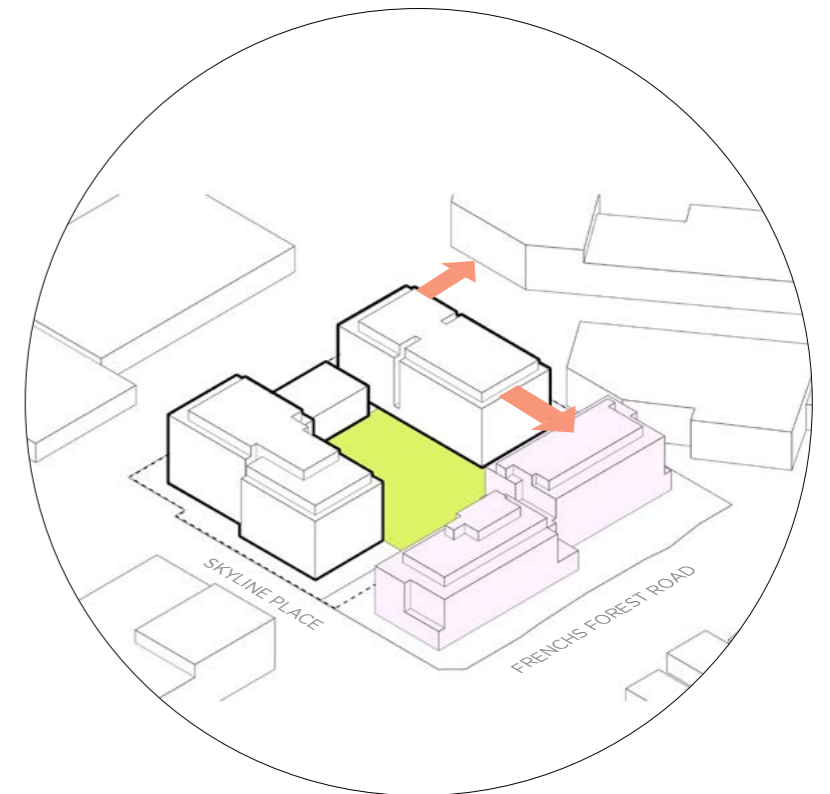
03 DESIGN STRATEGY - CREATE CENTRAL OPEN SPACE TO CONNECT PROPOSED BUILDING & APPROVED BUILDING



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



05 EAST BLOCK STRATEGY - REDUCED BY APPROXIMATELY 4 STOREYS TO STRONGLY RELATE TO EXISTING APPROVAL



06 WEST BLOCK STRATEGY - REDUCED BY APPROXIMATELY 4 STOREYS TO STRONGLY RELATE TO EXISTING APPROVAL

4.0.4 BUILDING FORM & HEIGHT JUSTIFICATION

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

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

The proposal is for 98 seniors housing units and 973sqm 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 5 affordable housing units (14% 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 94 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.

_The FSR on the revised proposal is 1.93% and the approved LOT 2 FSR is 1.92%



4.0.4 BUILDING FORM & HEIGHT JUSTIFICATION

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

The design team presented two earlier versions 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, each of which maintains the proposed floor area yield - but examining the relative strengths and weaknesses of alternative massing strategies.

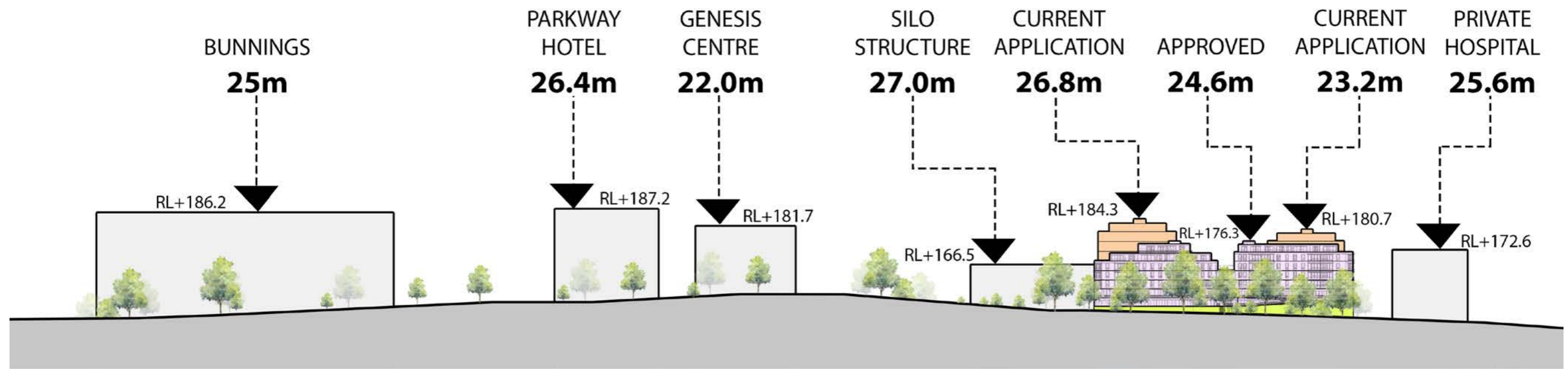
The project brief and its objectives, when review alongside the DSAP’s suggestions, create a tension between site planning and building height characteristic of urban renewal projects across metropolitan Sydney.

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).

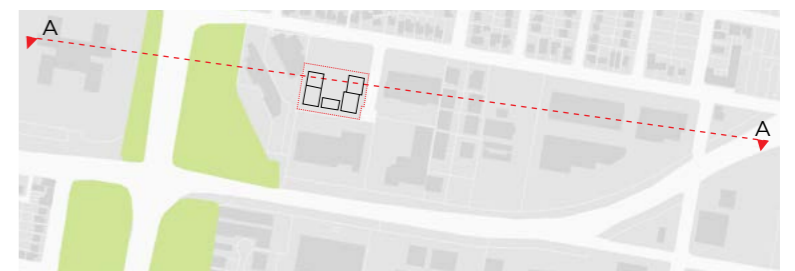
The amended proposal, the subject of the S8.2 Review, has been developed in response to the central reason for refusal cited by the Sydney North Planning Panel in its determination dated 18 August 2021. The key reason for refusal related to building height.

As a consequence, the amended proposal has been reduced in height by approximately 4 storeys, and the revised massing is guided by the following siting strategies:

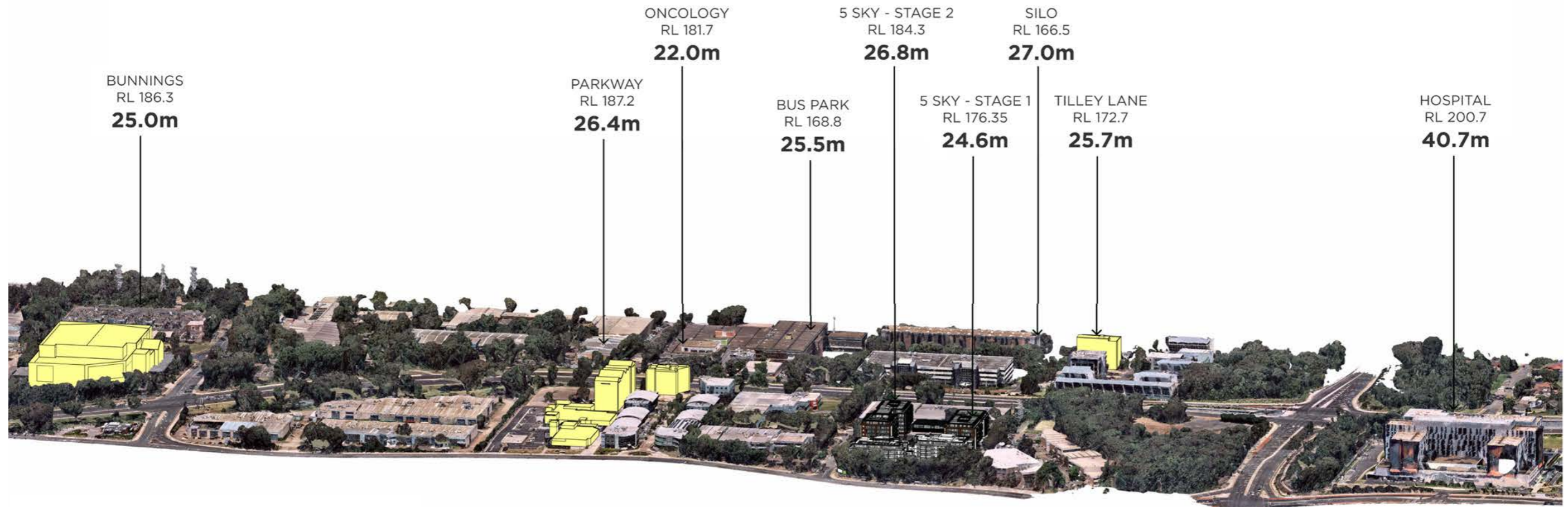
- _Increased setbacks to the south and west (retaining perimeter vegetation)
- _A generally perimeter block form to resolve the relationship and integrate with the approved first stage
- _Significant, generously dimensioned and publicly accessible, central courtyard space (over deep soil), with strong visibility from Skyline Place - this space also receives excellent solar access during the worst case, winter solstice at June 21 - refer to **page 24** for a summary of solar access to communal open space.



CONCEPTUAL SECTION AA - NOT TO SCALE



4.0.4 BUILDING FORM & HEIGHT JUSTIFICATION



3D SITE LOCATION PLAN SHOWING APPROVED BUILDING HEIGHTS

Prepared by
NORTON SURVEY PARTNERS
SURVEYORS & LAND TITLE CONSULTANTS



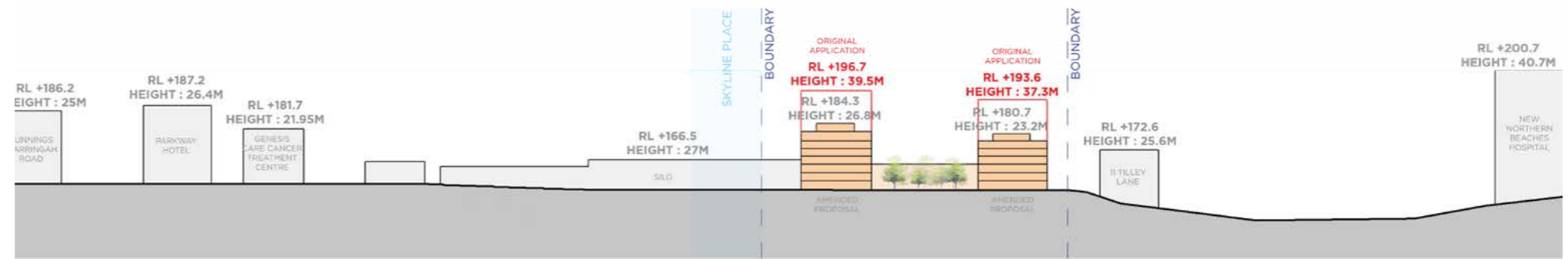
4.0.4 BUILDING FORM & HEIGHT JUSTIFICATION

_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 built form elements - an eastern and western block - with maximum heights of 7/8 storeys and 6/7 storeys respectively, arranged 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

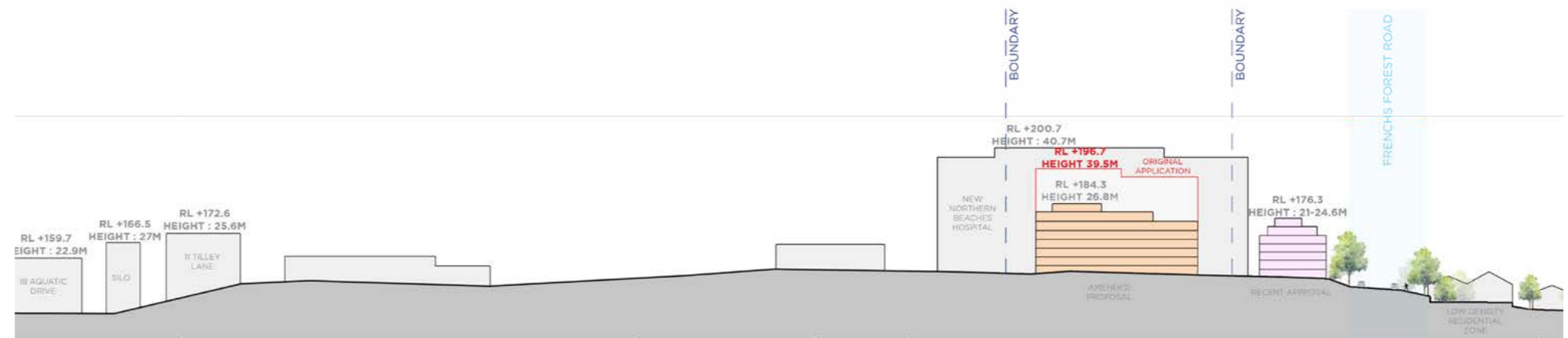
The resulting visual impacts of the amended proposal within the local area when assessed from key vantage points are relatively minor and much reduced from those generated by the original proposal - particularly from the sensitive low density residential uses immediately to the north of the site. Representative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

The amended building heights, reduced by 4 storeys - to a maximum of 8 stories - are entirely consistent with the nature of a number of recent approvals in the B7 zone, including the new hospital and the approved development on the adjoining lot.

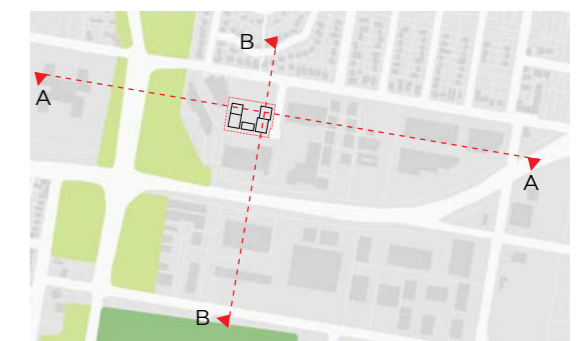
The existing mature large canopy trees retained on the site, in combination with the gently undulating topography and the location of the subject site behind the Stage 1 approval - all serve to minimise the impacts of the proposed building heights.



CONCEPTUAL SECTION AA - NOT TO SCALE

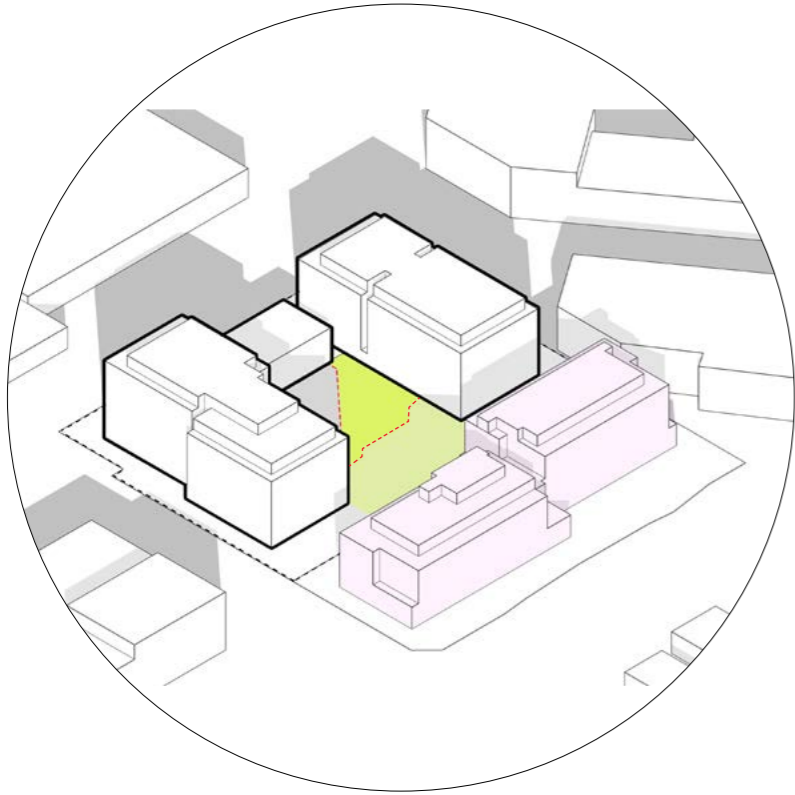


CONCEPTUAL SECTION BB - NOT TO SCALE

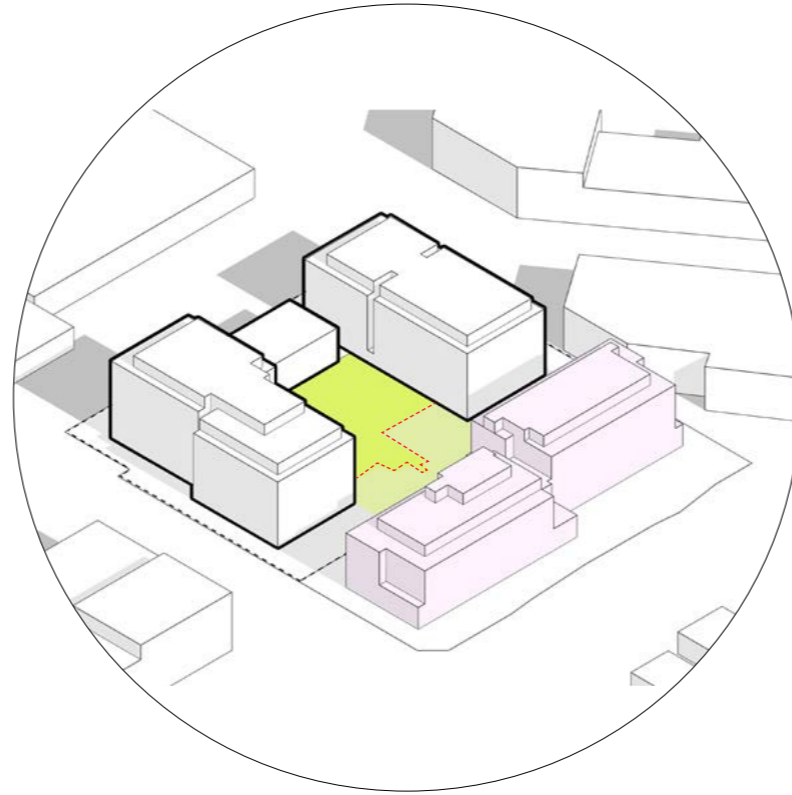


5.0.1 SHADOW STUDY - SUBJECT SITE (CENTRAL OPEN SPACE)

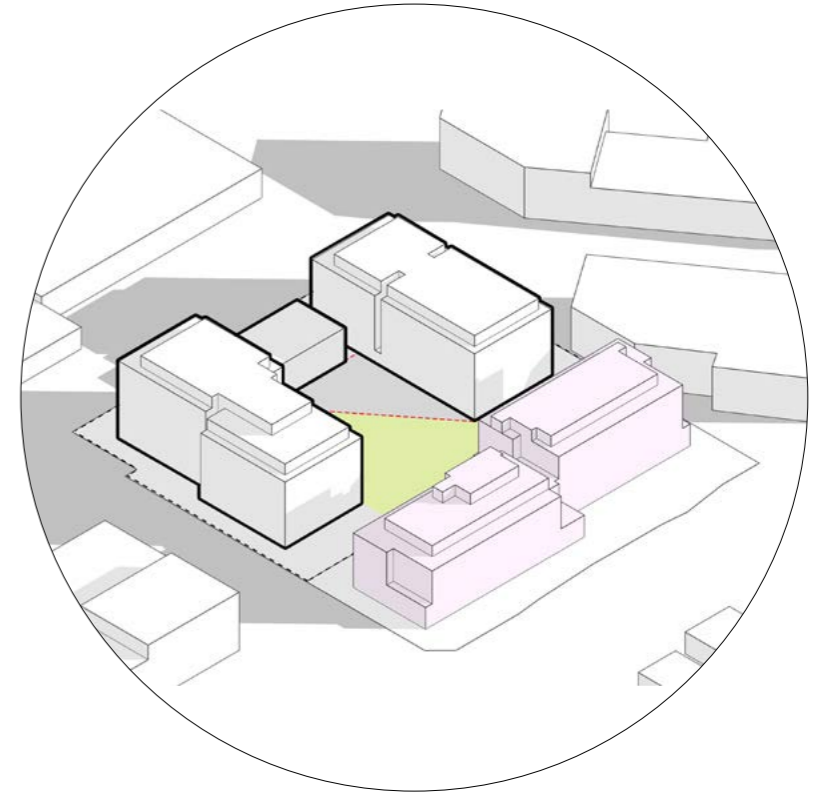
WINTER SOLSTICE



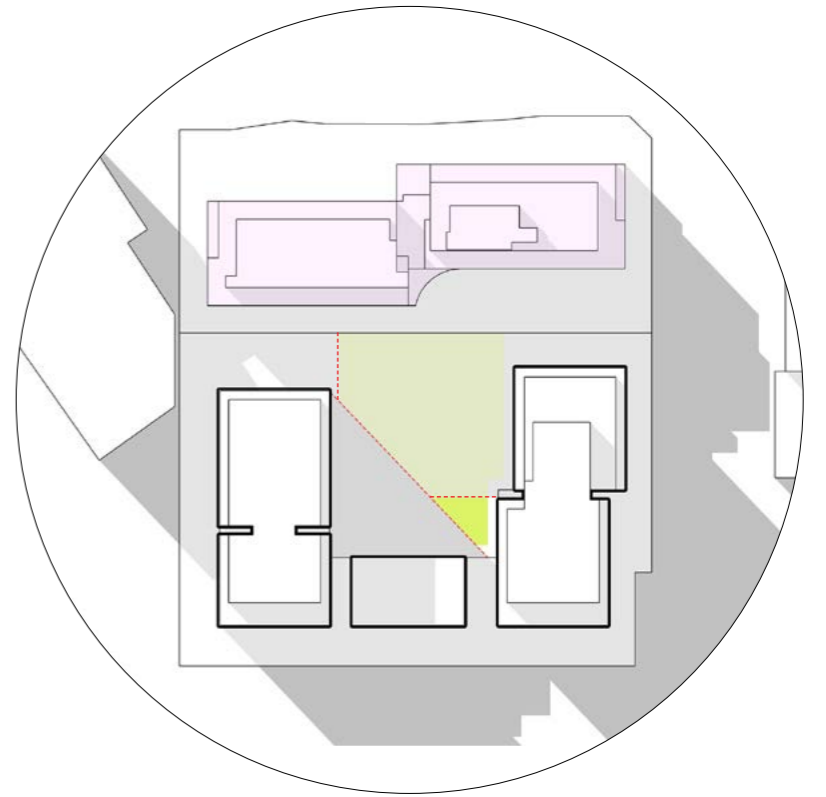
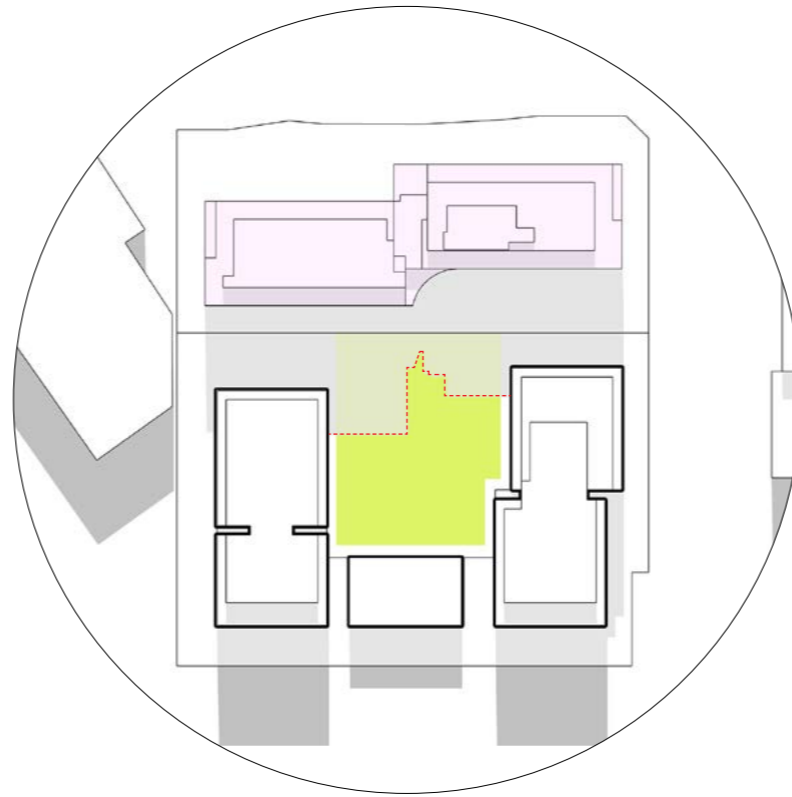
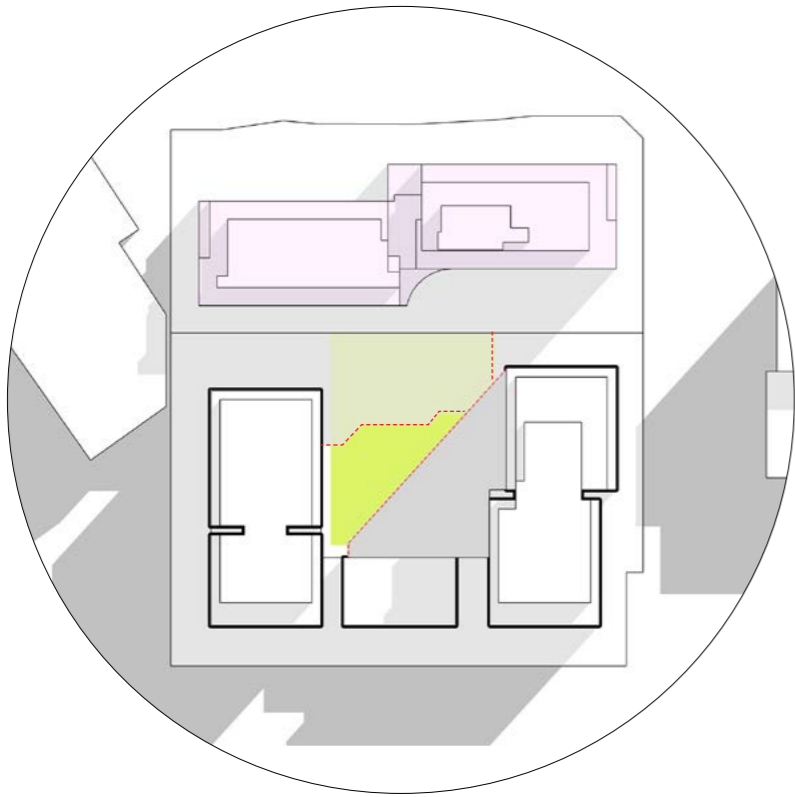
09:00 AM



12:00 PM



03:00 PM



5.0.2 VISUAL IMPACT



Original application



Amended proposal (S8.2 review)



01 AERIAL VIEW

5.0.2 VISUAL IMPACT



Original application



Amended proposal (S8.2 review)



02 NORTH - EAST CORNER

RECENT APPROVAL

AMENDED SCHEME

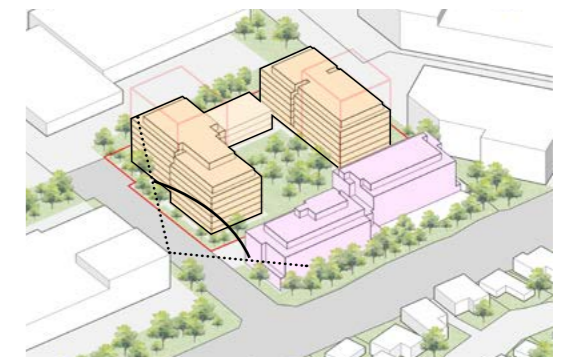
5.0.2 VISUAL IMPACT



Original application



Amended proposal (S8.2 review)



03 NORTH - EAST ENTRY

RECENT APPROVAL

AMENDED SCHEME

5.0.2 VISUAL IMPACT



Original application



Amended proposal (S8.2 review)

AMENDMENTS:

- Decrease in building height results in reduced visual impact.
- Proposed building mass is not visible from the other side of houses across Frenchs Forest Road.
- The proposed building has lesser visual impact compared to 5 Skyline Place - Stage 01 (DA approved)



04 FROM BIMBADEEN CRESCENT

5.0.2 VISUAL IMPACT



Original application



Amended proposal (S8.2 review)

5.0.3 LANDSCAPE DESIGN - MINIMIZING VISUAL IMPACT

The landscape Urban design is centred around the following principles:

- Improved access for all residents through clearly defined, legible circulation and entry points to the precinct and buildings.
- Equitable access provided through all external landscape pathways.
- A clear Way-finding strategy.
- A public domain design that incorporates a mixture of uses to cater for residents, visitors and users of the commercial tenancies in addition to the surrounding neighbourhood.
- A planting design reflective of the site context and proximity to surrounding bushland setting.
- Additional significant existing canopy trees within buffer zones have been retained.
- To ensure that all planting within buffer zones utilises a 100% endemic planting mix.
- Buffering and screening of the built-form within the site

The landscape design, based on this principles, includes the retention of 12 significant native trees within the site. An additional 142 native and exotic trees and palms have been proposed, of which 74% are native. The proposed landscape design includes generous deep soil planting areas located along the external boundaries of the site. These areas include the retention of existing native canopy trees that range in height to up to 26m. Additional plantings of large native canopy trees are proposed within these buffer zones to provide appropriate scale to the new built form. The Landscape Area Plan that adheres to the requirements as per the DCP. A total landscape area of 36.2% is provided, exceeding the required 33.3% outlined within the DCP.

The bushland character extends through to the central courtyard with large native canopy trees, clusters of native palms and understorey planting, grounding the development within its bushland setting. The mixture of tall native palm groves and groupings of large canopy trees located within deep soil areas will 'green' the central courtyard and provide scale and separation between the new apartment buildings. The proposed species mix includes large canopy trees that will achieve mature heights up to 25m. The site retains existing significant vegetation along the western, southern and eastern boundaries that has been incorporated into a generous width vegetated buffer. The design includes the retention of 12 significant native trees within the site. An additional 42 native trees have been proposed within the buffer zone, in addition to new native understorey planting.

A large communal rooftop garden will be provided within the eastern building to complement the adjacent internal communal facilities. The roof terrace will provide residents a large multi-use space to gather and enjoy the commanding views to the north, all within a lush landscape setting. The terrace will include a mixture of fixed and movable seating in addition to raised planters of small trees and lush gardens. Accessible raised planters will allow residents to grow a mixture of productive plants, complementing the similar facilities provided within the Stage 1 roof terrace.

The existing tree canopy coverage is approximately 20.7%, as obtained from the tree survey and arborist report. The proposed design includes approximately 30% tree canopy coverage, as derived from the mature size of proposed species.

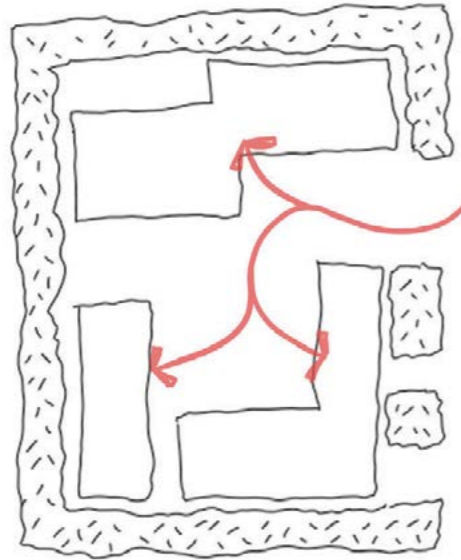
The main changes, to address the SNRP determination, as part of the 82A review are;

- Increase in deep soil areas through the reduction of pathway widths to create more softscape areas (garden and lawn areas) throughout the entirety of the site.
- The communal roof terrace has been relocated from level 6 to level 7 with the size of the communal terrace increasing.
- Additional three elevations of the existing and proposed tree plantings are included to demonstrate the coverage/screening of the existing trees to be retained and the proposed native tree plantings, demonstrating the landscape solution to minimise bulk / scale appearance
- Additional nine native tree and palm plantings within the central courtyard area.
- Additional diagrams to demonstrate the existing and proposed tree canopy coverage are included.

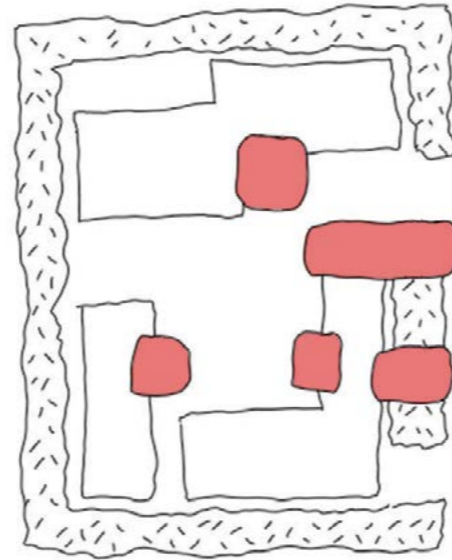


5.0.3 LANDSCAPE DESIGN - MINIMIZING VISUAL IMPACT

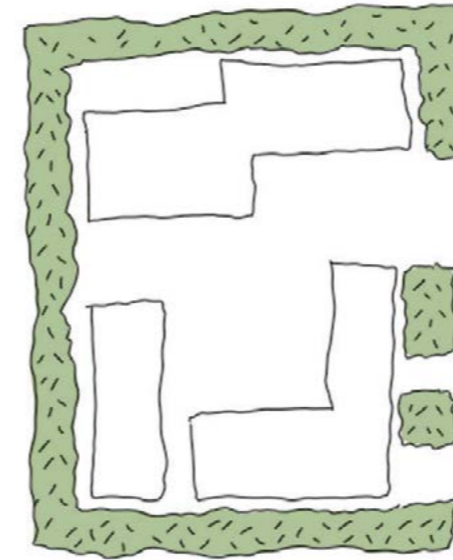
LANDSCAPE DESIGN PRINCIPLES

**Provide legible access:**

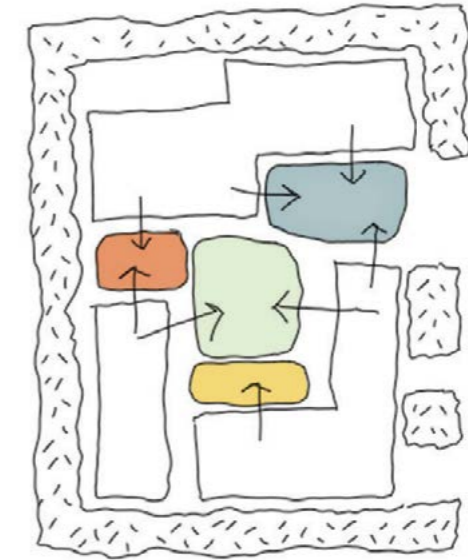
- + Provide a centralised shared use 'street address' for the precinct within a high-quality public realm.
- + Establish a legible pedestrian circulation network that connects the laneway/entry plaza to the broader public realm and building lobbies.

**Ensure legible entries:**

- + Ensure all building entries are clearly defined and adjoin a public open space.
- + Ensure clear sightlines are maintained between the precinct entry, 'entry plaza' and the building entries.

**Enhance the bushland setting:**

- + Enhance the bushland setting provided by the Garigal National Park, the Wakehurst Parkway wildlife corridor and the Frenchs Forest landscaped road setbacks by providing endemic planting in deep soil setbacks at boundaries.
- + Provide a mix of internal garden areas at the residential scale, including productive gardens.

**Provide a mixture of activity:**

- + The central courtyard and garden spaces are essential to the liveability and amenity of the precinct and should provide a mixture of uses that cater for the residents and visitors.
- + Provide a variety of passive and active use destinations that will contribute to a finer grain public domain.

5.0.3 LANDSCAPE DESIGN - MINIMIZING VISUAL IMPACT

ENHANCE THE BUSHLAND SETTING



Eastern Elevation - Skyline Place



Western Elevation

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
- _Situating two built form elements - an eastern and western block - with maximum heights of 7/8 storeys and 6/7 storeys respectively, arranged to maximise building separation, 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 two datums - a two storey base with commercial and communal uses, and a maximum 7/8 storey scale that relates to the stage 1 approval, sited to 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:

- _94 seniors apartments
- _5 affordable apartments for women over 55
- _10 units for people living with a disability and associated communal facilities
- _973sqm 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 76% of residential apartments.
- _The publicly accessible central courtyard and communal spaces receive excellent levels of solar access around the year
- _Providing 81% 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

October 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
- _Situating two built form elements - an eastern and western block - with maximum heights of 7/8 storeys and 6/7 storeys respectively, arranged to maximise building separation, views and outlook, and to minimise off-site impacts



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 two datums - a two storey base with commercial and communal uses, and a maximum 7/8 storey scale that relates to the stage 1 approval, sited to 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:

- _ 94 seniors apartments
- _ 5 affordable apartments for women over 55
- _ 10 units for people living with a disability and associated communal facilities
- _ 973sqm 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 76% of residential apartments.
- _The publicly accessible central courtyard and communal spaces receive excellent levels of solar access around the year
- _Providing 81% 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.

A comprehension sustainability strategy has been compiled by Northrop that commits the development to a number of initiatives, for example:

- _Green Star Design & As-Built v1.3 to achieve a 5 Star rating
- _Green Star Communities v1.1 to achieve a 5 Star rating as defined by the Green Building Council Australia.
- This will be the first over 55's community in NSW that meets such sustainability standards.**
- _A Basix Score on Energy of 35 against a requirement of 25
- _A NATHers rating of 7 Star + Average
- _Provision of a 65,000L Rainwater tank on site
- _90kw solar system on site
- _Reduction of potable water consumption by 24% through the application of Water Sensitive Urban Design (WSUD) principles

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 7.6m/8.8m 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.



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 76% of residential apartments.

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

_Providing 81% 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.

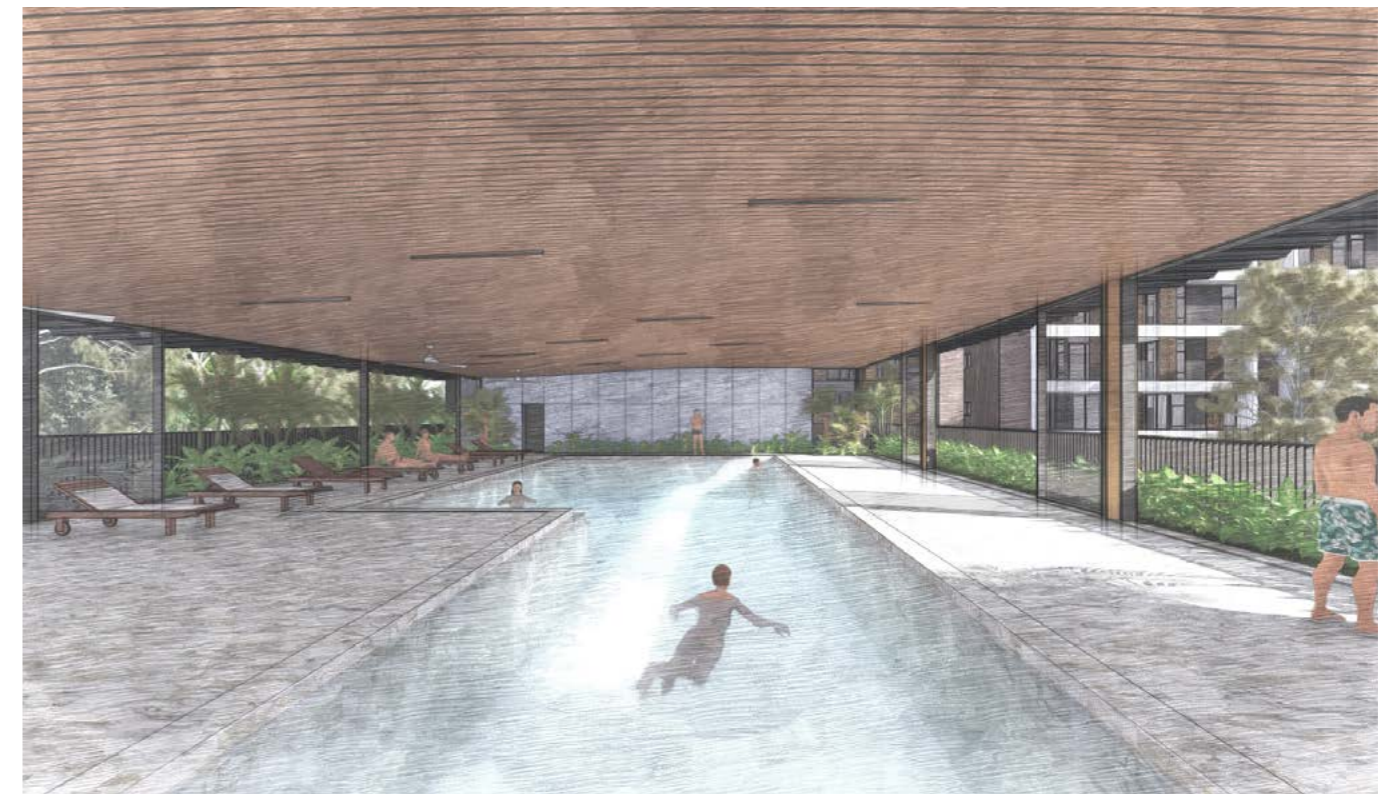
Principal building entrances are clearly identifiable from the public domain and configured to allow for passive surveillance. Building entries are highlighted through the careful manipulation of building form and materials to denote entry.

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. Upper-most levels are setback to further recede from view.

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.



7.0.3 ADG - DESIGN CRITERIA CHECKLIST

PRINCIPAL STANDARDS			
Standard	Original application	S8.2 Review	
Primary road setback:	7.6m min - 8.8m max	7.6m min - 8.8m max	
Side setback:	9m	9m	
Rear setback:	9m	9m	
Building separation from adjoining recent approval on LOT 2:	18m min - 19.8m max	18m min - 19.8m max	
Building separation on same site:	34.3m min - 39.2m max	34.3m min - 39.2m max	
DESIGN CRITERIA			
Design Criteria	Original application	S8.2 Review	Notes
3D-1 1. Communal open space has a minimum area equal to 25% of the site	✓ 28%	✓ 28%	Refer 2046-010 landscape drawing
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 Page24 of this report
3E-1 1. Deep soil zones are to meet the following minimum requirements: > 1500m2 site = 6m min dimensions and 15% min of site area	✓ MORE THAN MIN. 15% 29%	✓ MORE THAN MIN. 15% 32.3%	Refer 2046-010 landscape drawing
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 DA204-DA210 FLOOR PLANS
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 DA201-DA202 CARPARK PLANS
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	✓ 78% MORE THAN MIN. 70%	✓ 78% MORE THAN MIN. 70%	Refer DA901 SOLAR ACCESS DRAWING
4A-1 3. maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	✓	✓	
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	✓ 86% MORE THAN MIN. 60%	✓ 87% MORE THAN MIN. 60%	Refer DA902 CROSS VENTILATION DRAWING
4B-3 2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
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 DA601-D.01 SECTION

DESIGN CRITERIA			
Design Criteria	Original application	S8.2 Review	Notes
4D-1 1. Apartments are required to have the following minimum internal areas: The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m ²	✓	✓	Refer DA1002 DWELLING TYPES & NET FLOOR AREAS - Studio 35m2 - 1 Bedroom 50m2 - 2 Bedroom 70m2 - 3 bedroom 90m2
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 DA1101-DA114 FOR DETAILED UNIT PLANS
4D-2 1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height	✓	✓	Refer DA1101-DA114 FOR DETAILED UNIT PLANS & DA601 FOR CEILING HEIGHT
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 DA1101-DA114 FOR DETAILED UNIT PLANS
4D-3 1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)	✓	✓	Refer DA1101-DA114 FOR DETAILED UNIT PLANS
4D-3 2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	✓	✓	Refer DA1101-DA114 FOR DETAILED UNIT PLANS
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 DA1101-DA114 FOR DETAILED UNIT PLANS
4E-1.1 All apartments are required to have primary balconies as follows: Studio : 4m2 1 Bedroom : 8m2 2 Bedroom : 10m2 3+ Bedroom : 12m2	✓	✓	Refer DA1101-DA114 FOR DETAILED UNIT PLANS
4F-1.1 The maximum number of apartments off a circulation core on a single level is eight	✓	✓	Refer DA204-DA210 FLOOR PLANS NOTE: West building - Floor 1&2 has 10 units including affordable housing unit types N4, N4R, ST7 ST7R, N6, N6R 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 & apartments are demonstrated.
4F-1.2 For buildings of 10 storey and over, the maximum number of apartments sharing a single lift is 40	✓	NOT APPLICABLE	NOT APPLICABLE
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 DA1101-DA114 FOR DETAILED UNIT PLANS