

JACKSON TEECE

2017032 D02 013 Revised Design Statement

26 September 2019

Kegan Lacey
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Newcastle West
NSW 2302

Dear Kegan

AVEO NORTH SHORE RETIREMENT VILLAGES PTY LTD V NORTHERN BEACHES COUNCIL

PENINSULA GARDENS – REVISED DESIGN STATEMENT

We write in relation to the Land & Environment Court Proceedings No.2018/295642 Aveo North Shore Retirement Villages Pty Ltd v Northern Beaches Council.

Further to the Conciliation Conference held at Council on 8 May 2019, we have taken note of a number of issues raised by Council and have modified the proposed design to address these concerns. The revised design provides improved amenity in many respects and also provides an improved outcome in relation to the ecological impact of the development.

The new design is illustrated on the following drawings which should be read in conjunction with this letter.

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The key refinements of the latest version of the design are as follows:

1. Relocation of Units to the East

We have aimed to consolidate the development onto a smaller overall footprint by shifting the development to the east. We have deleted the five westernmost units from the design and replaced them with four new units which sit below units at the eastern end of the site. This has led to a reduction in units for 25 as previously proposed to 24 in the current design. A comparison of the previous and current design is shown on our drawing DA-010. This shows a reduction in the amount of vegetation to be cleaned of 4,325m² which is a very significant reduction of the ecological impact of the development. This also allows the extent of the loop road to be substantially reduced- as shown on the drawing. There is a reduction in road area of 196m².

2. Improved Spacing between Units

In addition to moving the overall development to the east, we have increased the building separation to over 10m between all adjoining units. This results in improved amenity for the residents by providing greater areas of landscaping, improved privacy and greater solar access. This refinement of the design addresses Contention Items 7(a), 7(b), 7(c) and 7(d).

3. Addition of Communal Open Space

In the redesign of the site layout, we have added an area of communal open space at the western end of the development between the upper and lower parts of the loop road. This area will be appropriately landscaped to provide a pleasant outdoor area for the enjoyment of all residents.

4. Reconfiguration of the Pedestrian Ramp

We have taken note of Council's comments regarding the imposing form of the previous 'switchback' ramp arrangement. As discussed in the Conciliation Conference we have replaced that with a meandering ramp which follows the contours of the hillside and has a more natural appearance. It also passes under Unit 15 and in doing so provides a sheltered resting space for residents to sit and enjoy the view over the mini-golf course. This also provides a purpose for the

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undercroft and assists in softening the visual impact of the undercroft. The redesign of the ramp and the undercroft area addresses Contention Items 5(f), 6(a) and 6(b).

5. Reduced Impact on the Creek

By deleting the five units closest to the Creek. The ecological of the development is significantly reduced. The new arrangement addresses the 30m VRZ Offset.

6. Additional Units at Lower Level

Four new units are now proposed to sit below Units 17/18 and Units 19/20. These are respectively Units 21/ 22 and Units 23/ 24. These units soften the visual impact of the previous undercroft arrangement and provide a better presentation to the golf course. This refinement of the design addresses Contention Item 5(f).

7. Building Height

The introduction of the four new units at the lower level has been implemented without any changes to the slab levels of the upper units. Therefore the overall height of the development remains the same as that previously proposed. We have provided an updated version of our colour-coded three dimensional Drawing Number SK-214. Therefore our previous comments in regards to Contention Items 5(a) and 5(b) in our letters dated 12 April 2019 and 17 April 2019 continue to apply.

8. Proximity to the Eastern Boundary

In the redesign of the new units at the lower level, specifically Units 23/ 24, we have maintained the 7.5m setback to the eastern boundary. Therefore, Contention Items 7(e) and 7(f) are satisfied.

9. Solar Impact

Following the relocation of the units on the site, the improved gaps between the buildings and the introduction of the new unit types at the lower level we have generated updated shadow diagrams at hourly intervals for the shortest day of the year, 21 June at midwinter. The updated Sun Study shows that 18 of the units achieve a minimum of 3 hours of direct sunlight between the hours of 9am and 3pm. Therefore the percentage of units which comply with the Solar Access requirements is $18/24 = 75\%$. This addresses Contention Item 7(a).

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10. Provision of Parking for Persons with a Disability

In the redesign of the units we have taken account of Council's comments in relation to the provisions of enlarged garages to satisfy Council's advised interpretation of Australian Standard AS 2890 as discussed at the Conciliation Conference. The layout now has 12 of the 24 units with enlarged single accessible garages resulting in 50% of the units complying and satisfying the requirements of AS 2890. In addition to that there are also three on-grade visitor parking spaces provided. These measures address Contention Item 6(c).

11. Garbage Bin Store Areas

To achieve good access for residents to the Garbage Bin Store Areas and Mailboxes, they have now been relocated. One is located between Units 1A and 1B and the second is located in the area of landscape to the west of Unit 3A. This addresses Contention Item 6(e).

12. Accessibility: Lift

We have taken note of Council's comments regarding the pedestrian access to the central road. The pedestrian access located between Unit 1AA and 5A, which was previously two flights of external steps, has been replaced by an accessible lift. Due to this the accessible ramp located at the western end of the site has been deleted, reducing the visual impact of the development on that part of the site.

Yours sincerely

A handwritten signature in black ink, appearing to read 'John Gow', with a horizontal line underneath.

John Gow
Director
Jackson Teece

NSW Board of Architects Registration Number 6790