

URBAN DESIGN REPORT

ADDENDUM 220525

FORESTVILLE RSL

22 MELWOOD AVENUE, FORESTVILLE

WOLSKI ■ COPPIN

A R C H I T E C T U R E

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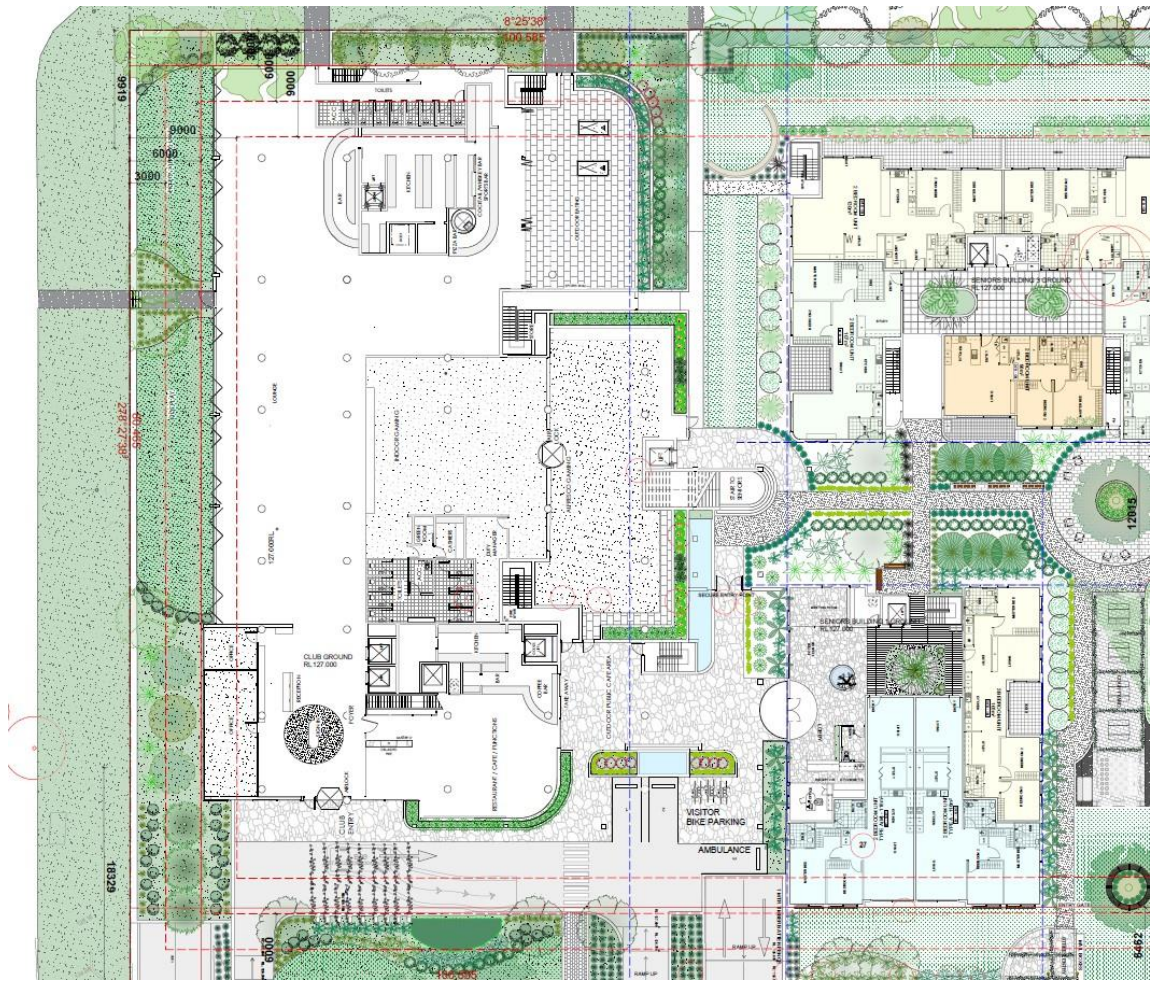
NSW ARB No. 5297

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1.0 Introduction

This report has been prepared in response to the NSW Govt Planning Panel meeting dated the 26th March 2025. The specific item number is PPSSNH-549-Northern Beaches-DA2024/1303- 20-24 Melwood Avenue Forestville which seeks approval for the demolition of an existing RSL and construction of a new RSL building including 'Seniors Housing' in the form of residential flat buildings.

The proposed RSL building is located along the southern boundary of the site and comprises a new 3-storey building with basement parking beneath. The residential buildings to the north will include 3 + 3-storey apartment buildings, containing in-fill self-care housing units for seniors and people with a disability, along with basement car parks.

2.0 Strategic Context, Urban Context: Key Matters Panel Discussion

2.1 Existing Context

The site is located on 22 Melwood Avenue, Forestville. The site was zoned R2, low density residential but has now been zoned under Low and Medium Rise Housing. On its western and southern boundaries has a shared boundary with public RE1 zoned land in the form of an open carpark to the south and public parkland to the west seen in Figure 2.



Figure 1: Context Map of the Site



Figure 2: Zoning Map

Adjacent to the west of the site is a youth centre and community hall and to the south of the site is Forestville Rugby club and the Forestville War Memorial Playing Fields. Directly adjacent to the north of the site at 17 Forestville Avenue are 14, 2-storey townhouses built within approximately 2m of their southern shared boundary with the site. The general locality is comprised of a mix of retail, commercial and residential housing, with the residential

component primarily consisting of low-density housing surrounded by bushland.

2.2 Permissibility changes

Residential flat buildings are permitted with consent in R2 and R3 zones within Low and Mid-Rise Housing areas.

New non-discretionary development standards

The following new standards for residential flat buildings apply in Low and Mid-Rise Housing areas in R1 and R2 zones (where permitted):

- Lot size: min 500 m² complies
- Lot width: min 12 m complies
- Floor space ratio: max 0.8:1
 - Proposed FSR is 1:1. This however includes various rooms located throughout the basement levels including the club admin, branch office, club multi-purpose function spaces and recreational areas such as the gym and theatres. These rooms provide for a significant portion of the total GFA and as they are located underground, they do not add to the bulk and scale of the building and as such the small breach in FSR will not be reflected in an increase in the building size and scale.
- Height of building: max 9.5 m
 - The exceedance in the building height for the seniors living buildings is limited to the top of their pitched roofs in the centre of each building, thus not increasing their perceived bulk as viewed from the street level. The club is surrounded to the south-east and west by public open space and the northern face is obscured by the proposed residential portion when viewed from the north east so the minor height breach is inconsequential.
- Car parking: 0.5 space per dwelling refer discussion

2.3 Panel Key Matters Discussed

The major considerations highlighted by the panel were:

- The interface to the north and the *predominantly single storey dwelling area* whilst acknowledging that *the site is within the Low Mid rise area*
- The front and side setbacks
- The landscape interface with the parkland and driveway locations
- Staging
- Plan of Management
- Carparking numbers
- Council involvement
- Acoustics in Club Building

3.0 Response to Panel Discussion

3.1 Interface to the North

The northern boundary of the site interfaces with existing two-storey townhouses directly to the north of the Seniors Living Building 3 while to the north of Seniors Living Building 2 lie existing single storey dwellings. The design and layout of the seniors living component of the development is sympathetic towards its neighbouring locality and looks to align itself with the low mid-rise area that it is located within. The 3-storey height of the buildings complies with the NSW Seniors Housing State Environmental Planning Policy (SEPP) and in addition to the site layout and setbacks helps to ensure that the buildings do not overpower the landscape or adjacent homes.

The northern boundary has a 9m setback to ground and first floor and 10m to the second floor, far in excess of the ADG (Apartment Design Guide) requirements. The 9m setback helps to reduce the perceived bulk and scale as viewed from the north and the tiered building design helps to further reduce the impact on the neighbouring residences and provide a more sympathetic interface. The townhouses to the north are built in close proximity to their southern boundary but the considerable northern setback provides excellent opportunity for extensive screen planting in widened deep soil zone.



Figure 3: Existing Relationship to North

Visual screening in the form of a variety of vegetation is provided along the entirety of the northern boundary as seen in Figure 4. The chosen flora generating this visual screening is predominantly a mix of slim callistemons,

blueberry ash and lemon-scented tea-trees which vary in height between 3-8m. The use of this natural screening along the northern boundary aids to soften the transition along the northern boundary interface whilst generating additional visual privacy along this shared boundary.

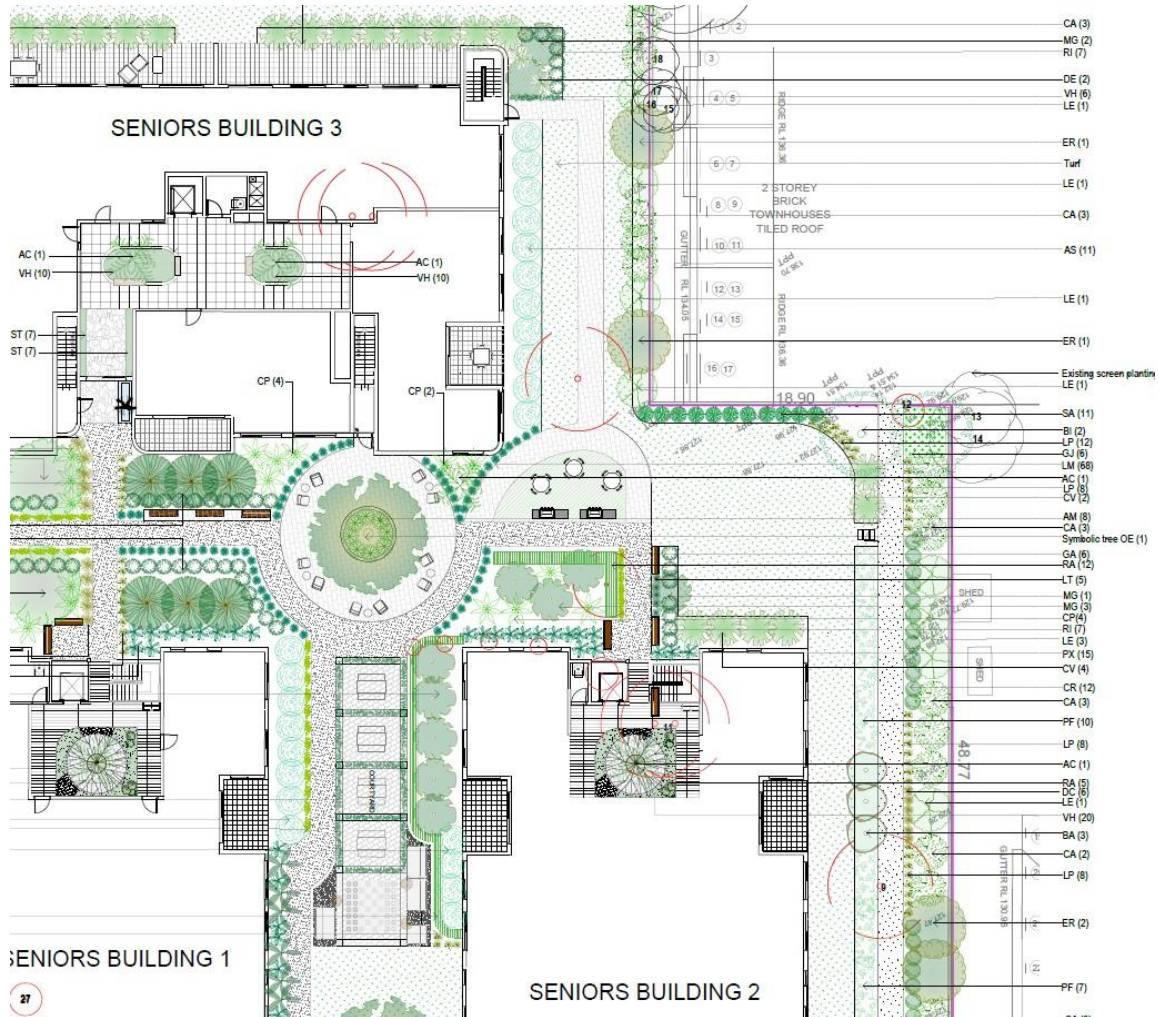


Figure 4: Landscape Plan Along Northern Boundary Interface



Figure 5: Adjacent Townhouses to the North

3.2 Front and side setbacks

The site is part of the State Govt Low- and Mid-Rise Housing rezoned land with a height limit of 9.5m and FSR of .8:1. The desired future character is therefore of a higher denser built environment than exists at present and will contain low rise dual occupancies, multi dwellings both attached or detached.

3.2.1 Front Setbacks

From the street, the first two stories are setback 6 .5m and the uppermost third level is 9m. A person on the footpath would only see the uppermost part of the top floor wall and the eaves. Given the change in the desired future character this expression of the third floor is very modest and the separation between the buildings will further help to minimise the impact on the streetscape and surrounding locality. Furthermore, planting along the street boundary will not only enable a respectful transition into the leafy and green neighbouring public domain but will also generate screening and visual privacy along the street front.



Figure 6: 3D Photomontage of the Streetscape/Eastern Elevations



Figure 7: 3D Photomontage Image from North-East

3.2.2 Side Setbacks

The 9m minimum side setbacks along the western boundary is far in excess of the ADG requirements of 6m for a four-storey building. Similar to the northern boundaries, the side setback region along the western side boundary will also incorporate a variety of deep soil planting and vegetation at the boundary interface helping to ensure a smooth and empathetic transition into the neighbouring public domain.



Figure 8: Existing Lane interface View towards the North

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Figure 9: Photomontage of RSL Building from Street front



Figure 10: Neighbouring Street front Examples

3.3 Landscape interface with Parkland and Driveway Locations

The site interfaces with the RE1 Zoned (Public Recreation) parkland along its western and southern boundaries. Similar to the northern boundary, significant deep soil planting will be present along the western boundary with a majority of this deep soil planting consisting of significant trees, ranging between 6-15m in height. These trees will not only generate natural screening from the laneway but their large size is harmonic with natural flora located in the parkland on the western side of the laneway. This choice of flora will as such aid to integrate the site into the surrounding natural environment and maintain the existing natural corridors.

Furthermore, beyond the natural screening at the western boundary lies a 9m setback to the edge of the ground floor. Within this setback for the region of the site spanning the seniors living, only natural turf and vegetation is provided helping to further soften the transition to the neighbouring parkland.

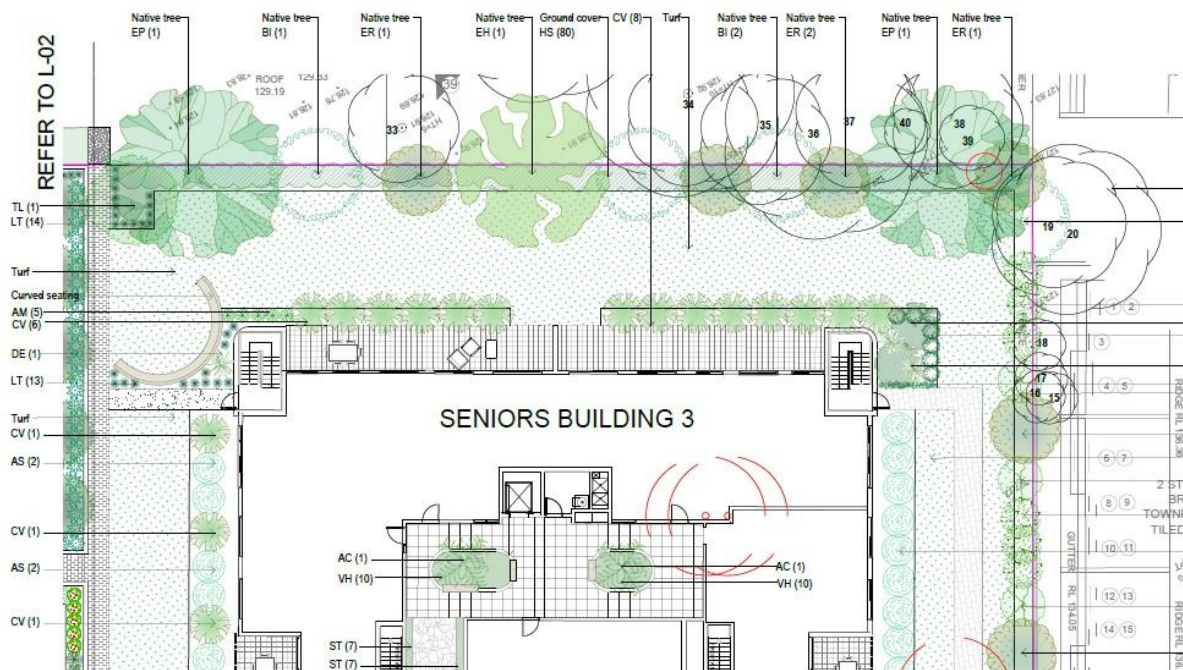


Figure 11: Western Interface with Parkland

The loading bay driveway is now disconnected from the main vehicular entry. Subsequently it enters the site at a lower level than originally proposed, this enables a soil zone over the driveway, 1500 deep. As this soil is soil only and not clay and soft sandstone found in deep soil zones it will support extensive vegetation to screen the southern face of the club.

3.4 Plan of Management

3.4.1 Wayfinding

The site layout has been designed to accommodate for ease of access throughout both the seniors living and club, with particular focus on the seniors living buildings and inter-building access.

The basement carpark entry points are independent and isolated from the main drop-off points, thus minimising pedestrian and vehicular interaction. The club and seniors living areas both utilise the same drop-off location and this drop-off area uses a large open space to provide ease of access to both reception areas. The reception areas for the both the club and seniors living are on the ground floor directly adjacent to the drop-off locations thus ensuring that visitors and residents will be able to locate the respective reception areas with ease.

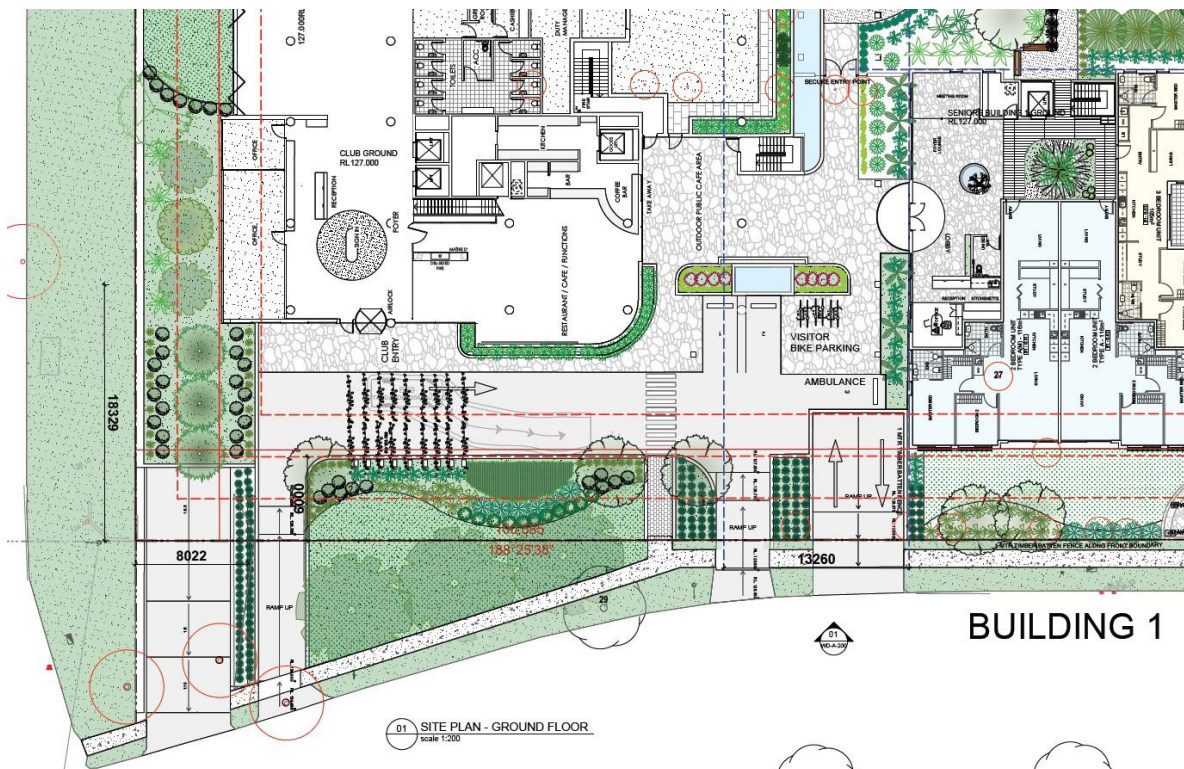


Figure 12

Throughout the site leading from the reception and drop-off areas, pedestrian footpaths are well lit and utilise non-slip surfaces. In the seniors living area of the site, a central communal meeting place is provided which connects to all the key areas of the site including the club building thus generating a significant amount of mobility around the site. The seniors living buildings in particular are also designed with minimal significant elevational changes, with ramps utilised where necessary to allow for ease of access for

people in wheelchairs or those with other forms of mobility aids. This is further aided by the provision of handrails, extra-wide footpaths and well-lit and distinct signage all of which will improve access and wayfinding throughout the site.

3.4.2 Garbage Management

The bin room and garbage rooms are both located on the Basement 2 Level directly underneath the club. Their physical separation from the main club levels will ensure that no odours or other unwanted waste products come into contact with club patrons. The garbage rooms are directly adjacent to the loading bay, ensuring direct ease of access and maintaining their isolation from the patron areas.

3.5 Carparking

Whilst the carpark numbers are in excess of the Council's code, the extra carparks will take pressure off the surrounding street parking. This is particularly prevalent on weekends with high traffic flow to the adjacent sporting fields and an increased number of patrons attending large events and functions likely generating demand for carparking exceeding the street parking capabilities. Both council-managed parking areas and surrounding streets become heavily congested, placing strain on the broader precinct.

The on-site parking, will provide a more efficient, safer, and sustainable solution for managing high-traffic events. This upgrade will ease pressure on local infrastructure and improve overall access and user experience for members and visitors and adjacent residents well into the future.

All the residential car parking is secured on one level to limit interaction and create separation between club patrons and residents.

3.6 Acoustics in Club Building

The overall layout of the club has been synthesised in order to minimise noise impacts on neighbouring residents and residents in the seniors living part of the site. The site neighbours a youth centre to the west and sport fields to the south, both of which will not have any acoustic concerns especially in the evenings. The majority of neighbouring residences, including the seniors living areas are located directly to the north of the club. On the ground level of the club, the lounge and the functions room are located on the southern and eastern sides respectively, with the indoor and outdoor gaming areas located on the northern side of the ground floor as these areas will generate

significantly less sound and thus will help to act as an acoustic barrier between the primary areas of the club and the residents to the north.

Other high noise generation areas such as the theatre, gym and the multi-purpose functions room have been located across both levels of the basement, thus creating separation from the residential areas and helping to maintain acoustic privacy and noise reduction to and from these areas.

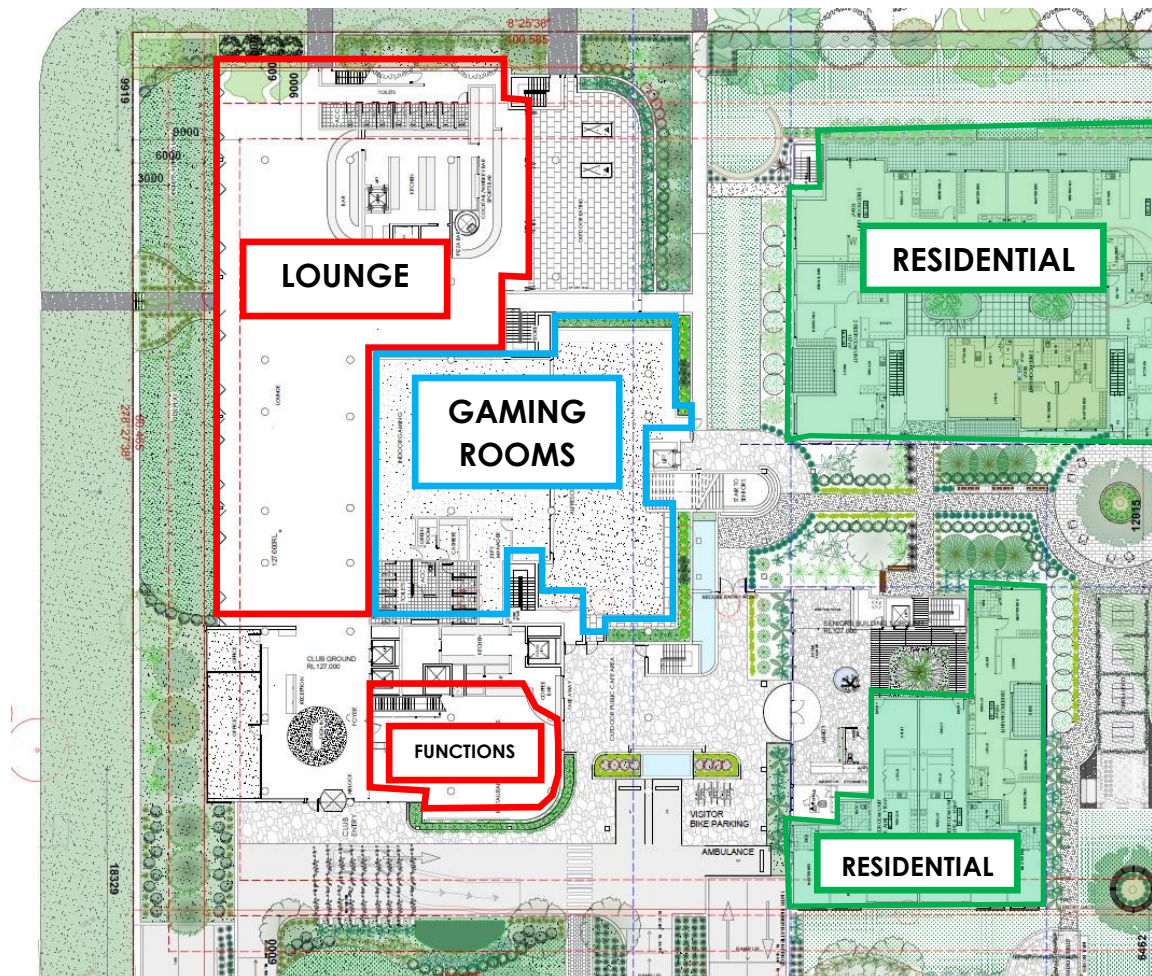


Figure 13: RSL Ground Level Layout

4.0 Conclusion

The development of the RSL and senior living accommodation at 22 Melwood Avenue Forestville has been designed with its interaction with the neighbouring public domain and streetscape at its forefront. It has allowed for considerable setbacks to neighbouring properties and useable public areas, allowing for soft landscaping and deep soil planting to be incorporated within these setbacks, further aiding the transition to public land whilst also providing natural screening to adjoining residences.