

## DESIGN VERIFICATION STATEMENT

FORESTVILLE RSL REDEVELOPMENT

DEVELOPMENT APPLICATION

LOT 2589 & LOT 31 DP752038 & DP 366454 20  
MELWOOD AVE, FORESTVILLE NSW 2087



Quattro Architecture  
ACN 150 198 842

DA PACKAGE:

1. MASTERPLAN SET – SITE ANALYSIS
2. CLUB AND SENIORS LIVING
3. SENIORS LIVING – 3 X BUILDINGS
4. ADG SOLAR STUDY
5. SENIORS LIVING APARTMENT LAYOUTS



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We confirm that Mr Peter Hosking of Quattro Architecture directed the design of the development application, which is represented by drawings listed below, and that Mr Hosking is a registered architect in NSW (registration No.6854) in accordance with the Architects Act 1921. Registered Design Practitioner (class 2) DEP0001335

Date: 2/07/2024

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## 1.0 INTRODUCTION – Annexure A

Annexed and marked “A” is a document which I prepared that provides an explanation that verifies how the development addresses how the design quality principles for residential apartment development in Schedule 9 of the Housing SEPP have been achieved.

Annexed and marked “B” is a document which I have prepared that provides an explanation that verifies how the development demonstrates, in terms of the Apartment Design Guide, how the objectives in Parts 3 and 4 of that guides have been achieved.

We confirm that the documentation – Development Application proposal for the redevelopment of the site located at 20 Melwood Ave, Forestville NSW 2087, comprising of 1 x multi storey RSL CLUB and seniors living and 3 x seniors living flat buildings and associated services, has been designed to comply with the design principles as set out by the Seniors Housing Design Guide (November 2023) and also to the Apartment Design Guide (ADG) publication.

Provisions under the NSW Housing SEPP permit the development of seniors living units up to three storeys in height.

### 1.1 PROJECT OVERVIEW

The project is Forestville RSL Redevelopment located at LOT 2589 DP752038 and LOT31 DP366454, 20 Melwood Ave, Forestville NSW 2087.

Key features include three seniors living buildings over a basement carpark and new club building – 2 levels of seniors living above with a basement carpark.

The development will provide 55 seniors living apartment units through a combination of 3-bedroom units (27) and 2-bedroom units (28)

Majority of the units will receive cross ventilation, as well as natural ventilation to the kitchen. Most units will receive direct solar access and sunlight access to living rooms and private open space. Thoughtful design ensures that each unit meets the Apartment Design Guidelines requirements for storage, ceiling height, private open space, open plan living, and terrace depth and accessibility and circulation spaces as outline in the Seniors housing design guide.

As a response to the characteristics of the site, the development utilises a central landscape space connecting the CLUB and seniors living precinct. This allows for dual pedestrian site access into the development, providing excellent solar access deep into the site.



**Fig 1.1.A** Front street elevation - Left club to right seniors living - Qarch



## 1.2 PURPOSE OF THE DOCUMENT

The purpose of this document is to provide a comprehensive design verification statement for the Forestville RSL Redevelopment project, located at 20 Melwood Ave, Forestville NSW 2087. This statement aims to demonstrate compliance with relevant regulations, including the SEPP (Housing) 2021 and the Seniors Housing Design Guide (November 2023), and to articulate the design principles and strategies employed.

It details the project's adherence to standards, site analysis, sustainable practices, and specific design elements tailored to meet the needs of senior residents. The document serves to validate the design through a thorough analysis and ensure that all regulatory requirements are met, facilitating clear communication with stakeholders and ensuring a high-quality, sustainable, and community-focused development.

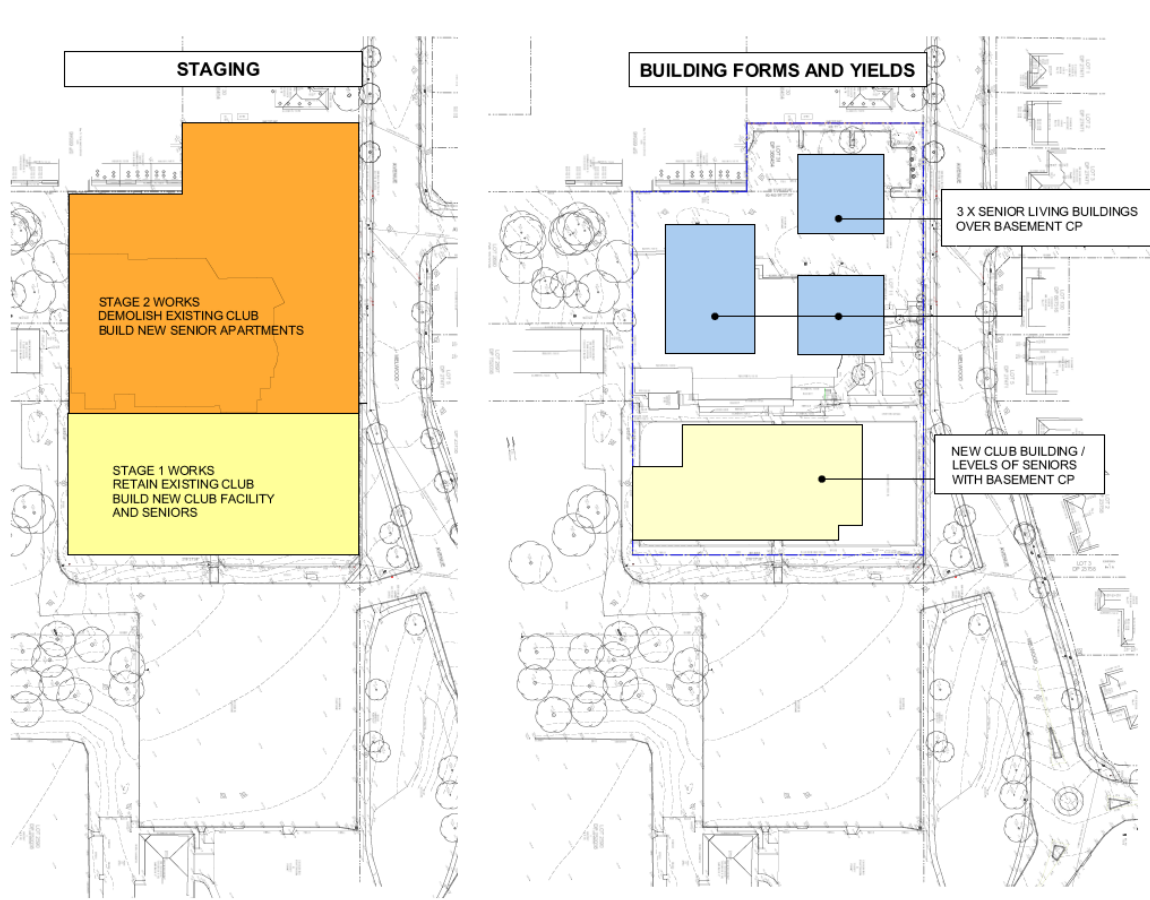




### 1.3 STAGING

**Stage 1:** Retain existing club and build new club facility and seniors living.

**Stage 2:** Demolish existing club and build new seniors' living apartments.



**Fig 1.3.A** Staging, built form and yields diagram



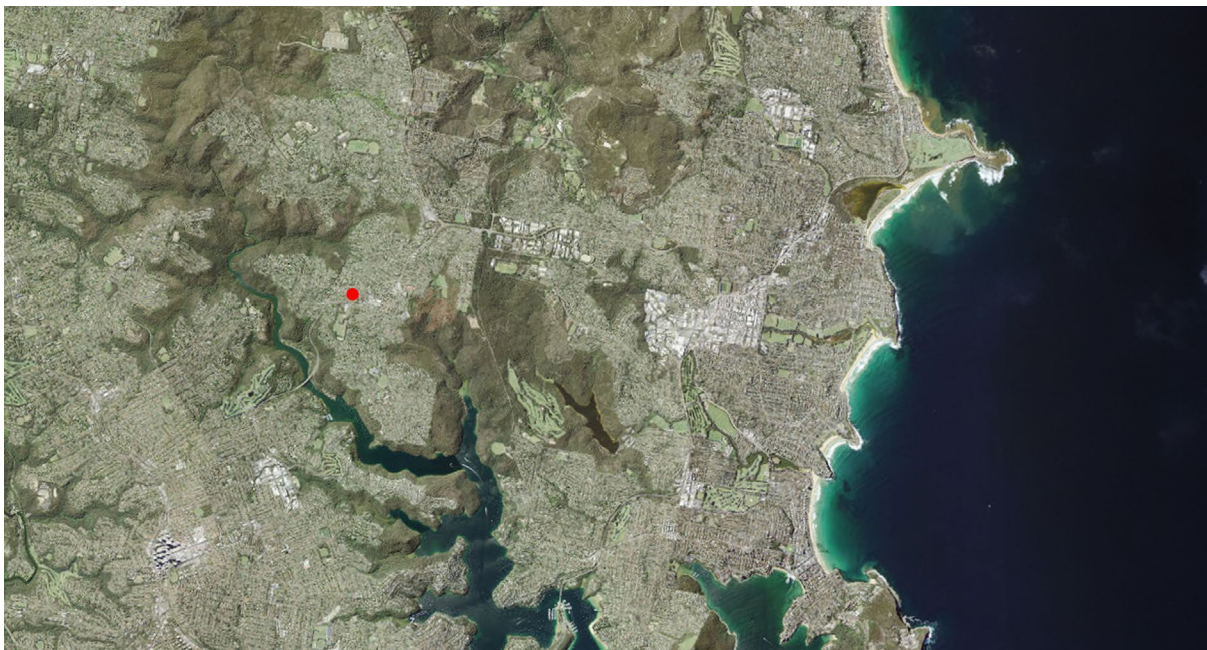
## 2.0 CONTEXT AND SITE ANALYSIS

### 2.1 SITE LOCATION AND CONTEXT

The site is located at LOT 2589 DP752038 and LOT31 DP366454, 20 Melwood Ave, Forestville NSW 2087. It is situated near the Forestville town centre and is surrounded by a mix of commercial, retail, single residential, and multi-residential properties. The area is characterized by low-density housing, predominantly family homes with medium-sized backyards, and is almost completely surrounded by beautiful bushland with abundant native flora and fauna

The site is conveniently located near Forestville Village Shops on Darley and Starkey Streets, which includes a Coles supermarket and various specialty shops. Public transport is readily accessible, with bus routes connecting Forestville to Sydney CBD, Chatswood, and Dee Why, enhancing connectivity for residents

#### REGIONAL VIEW



**Fig 2.1.A** Regional site context with red dot showing site location





## NEIGHBOURHOOD VIEW

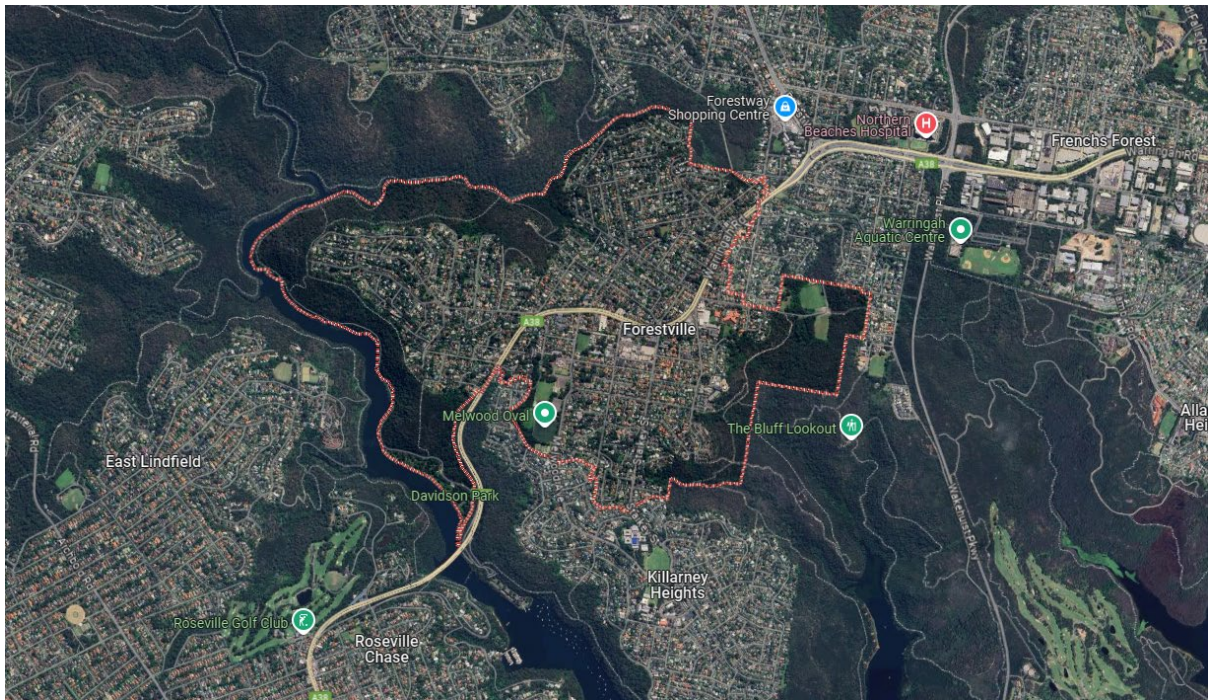


Fig 2.1.B Neighbourhood context with site boundary indicated

## SITE VIEW



Fig 2.1.B Neighbourhood context with site boundary indicated





## 2.2 FORESTVILLE

### 2.2.1 Location and Surrounding Suburbs

Forestville is a quiet, family-friendly suburb located in the Northern Beaches region of Sydney, NSW. It is known for its leafy streets and proximity to natural bushland. Forestville is surrounded by several key suburbs including Roseville, Frenchs Forest, and Killarney Heights, each of which adds to the character and amenity of the area.

### 2.2.2 Natural Environment and Bushland

Forestville is notable for its proximity to expansive bushland, including **Garigal National Park**, and the presence of **Carroll Creek** further emphasizes its natural appeal. The creek and the surrounding waterways offer opportunities for recreation, such as walking trails and nature observation. These natural assets are a key feature of the suburb, supporting biodiversity and providing a scenic backdrop to the local community Amenities and Services

Forestville offers a variety of local amenities, including small shopping hubs with essential services, cafes, a RSL and restaurants. Its proximity to Frenchs Forest allows easy access to larger commercial centres such as Forestway Shopping Centre. A key feature in the area is the Northern Beaches Hospital, located just a short drive away, providing critical medical services to the community.

### 2.2.3 Community and Lifestyle

The combination of access to nature, essential services, and a strong sense of community makes Forestville an appealing place for families and retirees alike. The suburb offers a balanced lifestyle with peaceful surroundings while still being conveniently connected to major transport links leading to Sydney CBD and the Northern Beaches.



Fig 2.2.A-D Neighbourhood character





## 4.0 BUILT FORM

### 4.1 BUILDING RATIONALE

The site is located at LOT 2589 DP752038 and LOT31 DP366454, 20 Melwood Ave, Forestville NSW 2087. It is situated near the Forestville town centre and is surrounded by a mix of commercial, retail, single residential, and multi-residential properties. The area is characterized by low-density housing, predominantly family homes with medium-sized backyards, and is surrounded by beautiful bushland with abundant native flora and fauna.

The project includes well-designed pedestrian pathways that connect the new development with the existing urban network, promoting walkability and easy access to nearby amenities. The development is strategically located to provide residents with convenient access to public transport options, ensuring mobility and reducing reliance on private vehicles

Public and semi-public spaces are incorporated into the design to encourage social interaction and community engagement. This includes plazas, courtyards, and community gardens that serve as gathering spots for residents and the broader community. The development features active frontages with retail cafe and communal facilities at street level, creating vibrant and lively streetscapes



**Fig 4.1.A** Neighbourhood context with site boundary indicated



## 4.2 BUILDING TYPOLOGY

### 4.2.1 Medium-Density Seniors Housing

The seniors living component of the development includes a mix of 2- and 3-bedroom apartments, spread across multiple low-rise buildings. These buildings are designed to align with the **R2 Low-Density Residential zoning** applicable to much of the area, which allows for a respectful integration into the surrounding suburban fabric. The height of the buildings, up to **three storeys**, complies with the NSW **Seniors Housing State Environmental Planning Policy (SEPP)**, ensuring they do not overpower the landscape or neighboring homes. The architectural design prioritizes natural light, ventilation, and privacy, with each unit offering private open spaces such as balconies or terraces.

### 4.2.2 Seniors Housing Design Standards

In accordance with the **Seniors Housing SEPP**, the buildings are designed with accessibility as a key priority. This includes wide corridors, step-free entries, and lifts to ensure that the development can cater to residents with mobility impairments. The design also incorporates passive solar design principles, cross ventilation, and energy-efficient fixtures to ensure comfort and sustainability. Communal open spaces, gardens, and recreational areas within the development are designed to promote well-being and foster a strong community atmosphere.

### 4.2.3 RSL Club

Adjacent to the residential buildings is a new **multi-storey RSL club**, which serves as a social and recreational hub for both the seniors living residents and the broader community. The club building integrates well into the urban landscape, featuring active frontages, outdoor seating areas, and direct connections to surrounding public spaces.

All patrons / members must enter through reception and sign in as a registered club. The design of the RSL club emphasizes accessibility, with clear sightlines, well-lit areas, and easy access to public transport routes. The club offers a variety of social, dining, and entertainment facilities that promote community engagement and provide valuable services to the area's residents.

The club consists of café, lounge dining spaces, family and sports bar, entertainment, indoor outdoor dining, RSL administration, amenities and function spaces catering for all ages building on the foundation of the existing club.



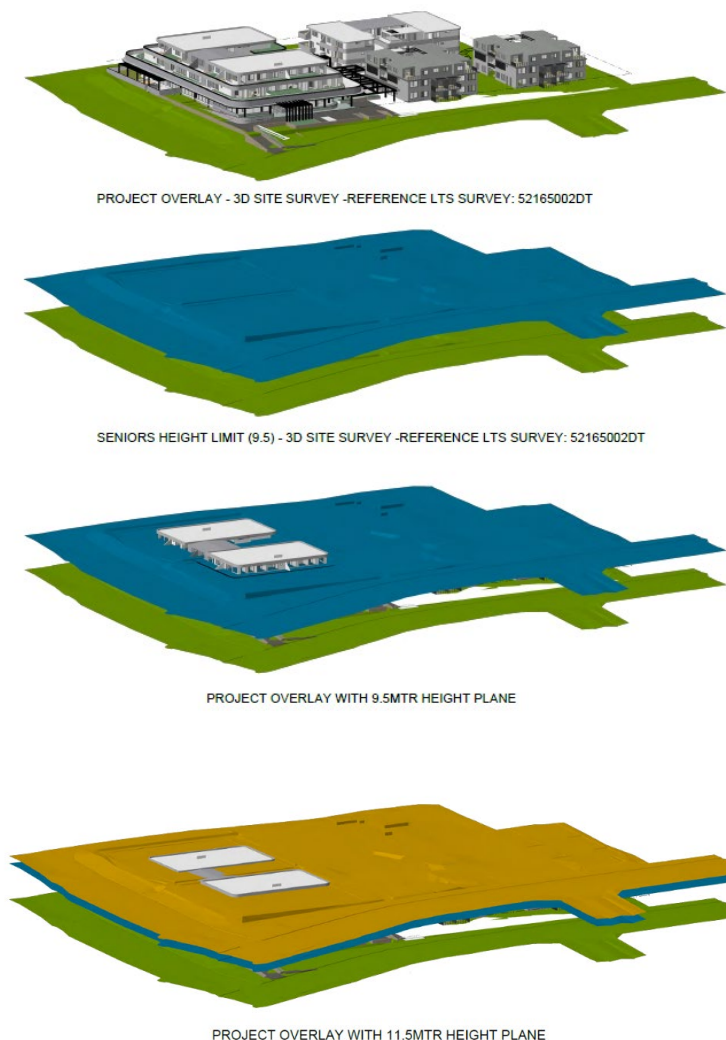


### 4.3 HEIGHT

The Forestville RSL Redevelopment site is located within an R2 Low Density Residential zone, as per the local environmental planning instrument. This zoning is intended to provide for the housing needs of the community within a low-density residential environment.

The total site area is approximately 9,014 square meters. According to the Seniors Housing State Environmental Planning Policy (SEPP), the maximum building height allowed for seniors housing in an R2 zone is 9.5 meters. However, the policy allows for an increased height limit of up to 11.5 meters to accommodate servicing and equipment needs. Our proposed RSL building sits at an RL of 138.7m which is 852mm above the 11.5m limit. The seniors living development does not breach the 9.5m limit.

The development includes a range of 2, and 3-bedroom units, providing diverse housing options that cater to different needs and preferences. This mix of unit types ensures that the project can accommodate a variety of Senior residents and their needs, particularly local older residents wishing to downsize from their family home.



**Fig 4.3.A** 3D survey overlay showing height limit planes



#### 4.4 CULTURAL ENGAGEMENT AND CONNECTION TO COUNTRY

The Forestville RSL Redevelopment has established a meaningful partnership with the **Gaimaragal Group Pty Ltd**, an Indigenous-led organization dedicated to fostering cultural sustainability and respect for Country. This collaboration ensures that the redevelopment acknowledges and integrates the deep cultural connections Indigenous communities hold with the land, promoting an inclusive and respectful approach to the development.

In a letter of support, **Susan Moylan-Coombs**, Director of the Gaimaragal Group, shared their endorsement of the project:

*“By aligning your development project with these principles, Forestville RSL is demonstrating a strong commitment to fostering an inclusive and respectful approach to both community development and cultural sustainability.”*

The Gaimaragal Group will actively contribute by offering cultural immersion opportunities for the project team, RSL staff, and the broader community. As highlighted in the letter:

*“Engaging with practical, on-the-ground experiences such as cultural immersion workshops, guided site visits with Indigenous elders, and educational sessions on land management practices rooted in Indigenous knowledge will not only deepen understanding but also foster lasting relationships between all involved.”*

This partnership reflects the project’s commitment to respecting cultural heritage and ensuring the development benefits both Indigenous and non-Indigenous members of the community. The Forestville RSL project aims to serve as an example of how development can meaningfully engage with and honor Indigenous culture, fostering a shared future built on mutual respect and understanding.



Fig 4.4.A Connecting with country framework excerpt



#### 4.5 URBAN IDENTITY

The Forestville RSL Redevelopment project is designed to integrate seamlessly with the urban fabric of Forestville, enhancing the character and functionality of the area. The architectural design complements the surrounding nature and buildings, ensuring harmony in height, scale, and style. The development promotes connectivity with well-designed pedestrian pathways that link to the existing urban network and easy access to public transport, enhancing mobility for residents.

Public and semi-public spaces are incorporated into the design to encourage social interaction and community engagement. This includes plazas, courtyards, and community gardens that serve as gathering spots for residents and the broader community. The development features active frontages with retail and communal facilities at street level, creating vibrant and lively streetscapes



**Fig 4.5.A** 3D visualisation of street frontage

#### 4.6 DENSITY AND SEPARATION

The proposed development FSR translates to increased density without over developing the site or immediate area. The combined total GFA provides an FSR of 1:1. A high level of amenity is provided for all residents and each apartment by offering secure on-site car parking spaces, on-site bike storage, and vibrant communal spaces. The proposed design ensures all car parking is on-site, removing the need for kerbside parking and ultimately reducing potential roadside congestion.

Separation between the four building elements divide the mass of the development providing significant solar access and ventilation. As a result, the design intent of the overall form also reduces the appearance of the density of the new proposal and breaks up the development into four main blocks reducing the visual bulk of the proposal.



## 3.0 SENIORS LIVING DESIGN

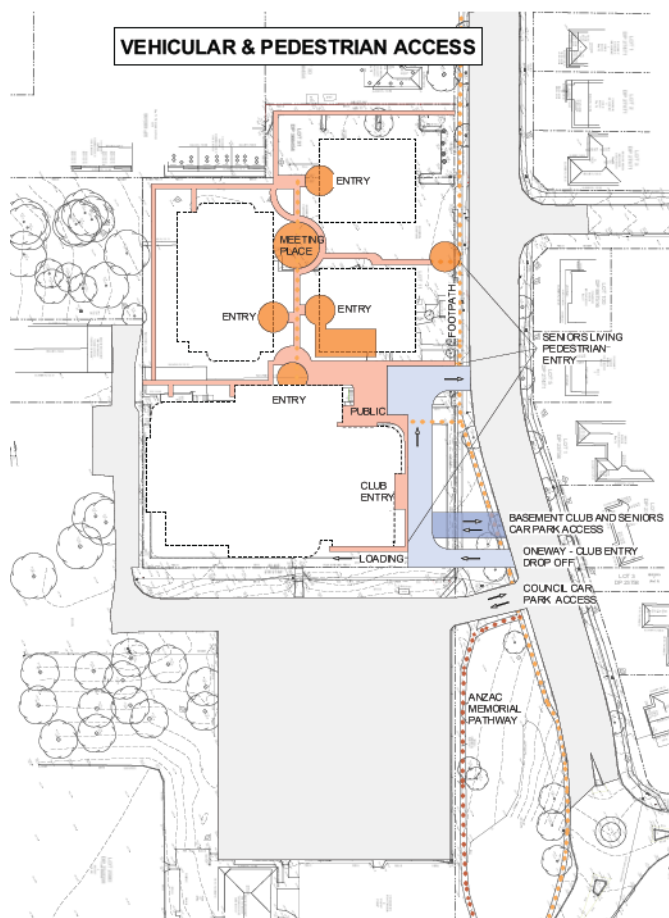
### 3.1 SITE ACCESSIBILITY

The Forestville RSL Redevelopment project is designed with accessibility as a key priority, ensuring that all residents, particularly those with mobility issues or cognitive impairments, can navigate the site easily and safely.

Pedestrian pathways throughout the site are wide, well-lit, and constructed with smooth, non-slip surfaces to facilitate easy movement for residents using walkers, wheelchairs, or other mobility aids. These pathways connect all key areas of the development, including residential buildings, communal spaces, and the club facilities, ensuring seamless mobility across the site.

Accessible parking spaces are provided in the basement carpark, with direct lift access to all residential and communal areas. These parking spaces are conveniently located near the building entrances to minimize the distance residents need to travel.

The communal open spaces, such as the landscaped gardens and seating areas, are designed to be fully accessible, with level pathways and strategically placed seating to allow residents to rest and socialize comfortably. Raised garden beds in the sensory gardens are designed at an appropriate height for wheelchair users, enabling all residents to engage in gardening activities.



**Fig 3.1.A** Vehicular and pedestrian access diagram overlay





### 3.2 DESIGNING FOR PHYSICAL AGEING AND DEMENTIA

The design of the Forestville RSL Redevelopment project incorporates thoughtful principles to support the physical, cognitive, and emotional well-being of older adults, especially those with dementia. The aim is to create a safe, navigable, and comfortable environment for residents. The following strategies have been implemented:

- **High-Contrast Colour Schemes:** Contrasting colours on doors, handrails, and key areas to help residents easily identify different spaces.
- **Clear, Legible Signage:** Strategically placed signage with clear fonts and visual aids to enhance navigation throughout the facility.
- **Non-Slip Flooring:** Flooring materials are selected to prevent falls, with non-reflective surfaces and no confusing patterns.
- **Minimal Steps and Level Changes:** The building is designed with minimal elevation changes to ensure smooth movement for residents, with ramps and handrails where necessary.
- **Accessible Pathways:** Wide, well-lit pathways that accommodate residents with mobility aids like walkers and wheelchairs.

These design elements ensure that the development is not only functional and safe but also promotes independence and confidence for senior residents in their daily lives.

### 3.3 UNIT TYPOLOGY

The typical units in the Forestville RSL Redevelopment are carefully designed to meet the needs of senior residents while ensuring comfort, accessibility, and functionality. Each unit offers a range of thoughtful features that enhance daily living:

- **Ensuites to master bedroom:** Providing privacy and convenience, the master bedrooms are paired with their own ensuite bathrooms for easy access.
- **Dedicated study spaces:** These spaces are ideal for work, study, or hobbies, offering a quiet, focused environment within each unit.
- **Generous circulation spaces:** Wide hallways and open areas allow for easy movement throughout the unit, promoting accessibility and comfort.
- **Clearly defined entries:** Each unit has a distinct entryway, creating a welcoming atmosphere and enhancing privacy.
- **Access to private outdoor space:** Residents can enjoy private outdoor areas that seamlessly connect to their living spaces, offering a peaceful retreat.
- **Built-in laundry:** The inclusion of a built-in laundry space adds convenience, ensuring that daily chores are easily managed.
- **Accessible large bathroom:** Designed to accommodate all residents, the bathrooms are spacious and accessible, supporting ease of use for people of varying mobility levels.
- **Level access to common outdoor gardens and communal spaces:** With step-free transitions, residents have easy access to the beautifully landscaped gardens and shared communal areas.

These design elements ensure that each unit provides a comfortable, functional, and accessible living environment that promotes well-being and connection with the surrounding community.

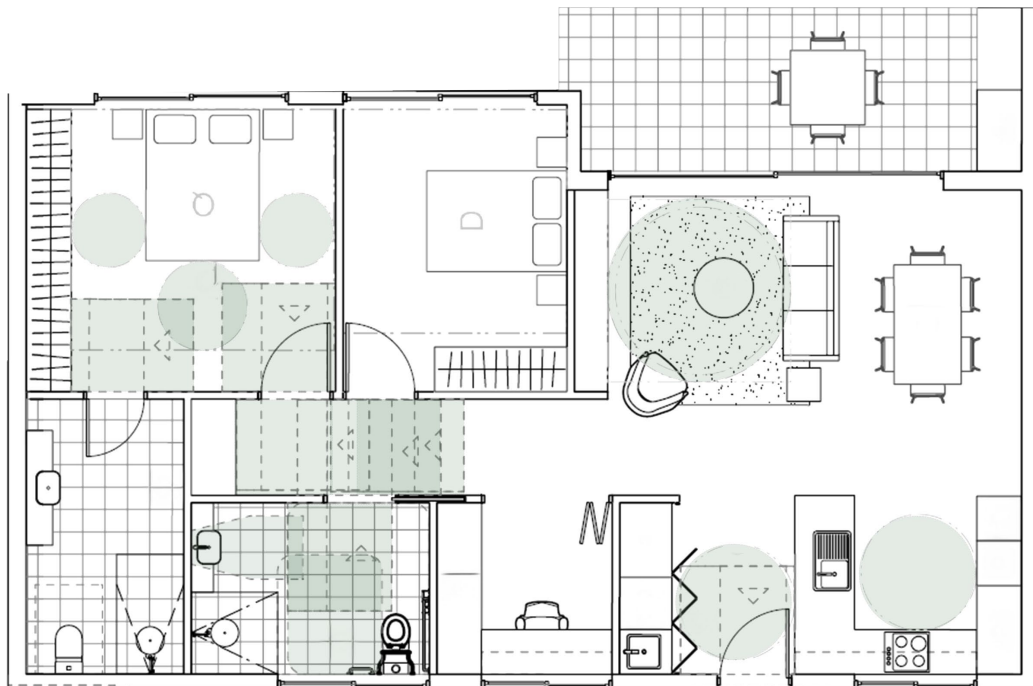


### 3.4 UNIT ACCESSIBILITY

The design of the Forestville RSL Redevelopment prioritizes accessibility within the seniors housing units to ensure that residents of all mobility levels can navigate the spaces safely and comfortably. The following key accessibility features have been implemented, in line with Australian accessibility standards:

- **Large Corridors:** Each unit includes wide corridors with a minimum width of 1,000mm, allowing for easy passage of mobility aids like wheelchairs or walkers.
- **Accessible Doorways:** All internal doorways provide a clear opening of at least 850mm, ensuring accessibility and ease of use, even for those with mobility aids.
- **Circulation Space:** Generous circulation spaces are provided around key areas such as kitchens, bathrooms, and bedrooms, adhering to the **AS 1428.1** accessibility standards.
- **Code Compliance:** The design adheres to relevant accessibility codes, as indicated in the floorplan for units **B3-G.02** and **B3-L1.02**. The highlighted areas on the selected floorplan demonstrate compliance with the **Building Code of Australia (BCA) 2022** standards, as well as the **Disability (Access to Premises – Building) Standards 2010**, verified by the access consultant.

These elements, along with the incorporation of ramps and non-slip surfaces, ensure that the development provides a safe, accessible living environment for seniors.



**Fig 3.4.A** Access threshold diagram from unit B3-G.02 and B3-L1.02



## 5.0 SUSTAINABILITY

### 5.1 SUSTAINABLE DESIGN AND CONSTRUCTION PRACTICES

The design aims to utilise renewable energy and provide an environmentally friendly development. Ranging from the installation of high performing insulation, energy efficient light fittings, and 4-star water fixtures in each apartment. The development may also implement a solar photovoltaic system with the benefits shared among residents, rainwater harvesting collection and re-use for irrigation, and install indigenous and low water planting.

Thermal comfort will be achieved through passive solar design and a highly insulated thermal envelope. The design allows for all units to have sufficient cross ventilation and will result in a reduction of reliance on air conditioning during winter and summer months. A BASIX certificate and NatHERS thermal assessment for all units will ensure best practice will be achieved.

Low maintenance materials and finishes have been selected for this development to help reduce the requirement for regular cleaning and up-keep. The reduced need for maintenance will decrease the use of potentially environmentally damaging cleaning detergents and solutions.

### 5.2 LIFE-CYCLE AND MAINTENANCE

The landscape design features indigenous planting and the introduction of mature trees where possible on ground levels of the development. Plant types selected will be low water species and capable of withstanding a lack of moisture during dry periods minimising the need for watering. The rain harvesting system, and areas of deep soil coverage will help in detaining stormwater on the site and reduce runoff into natural waterways. Adequate soil coverage and deep soil areas will allow the use of large canopy trees and vivid vegetation that will also bring additional natural environment into proposal. The podium level landscape will provide new habitats for birds and local fauna.

### 2.2 ENVIRONMENTAL RESPONSE

The buildings are oriented to maximize natural light and solar access, utilizing shading devices and strategic planting to maintain comfort during summer. Advanced stormwater management systems and rainwater harvesting are implemented to manage water efficiently. Energy efficiency is achieved through the installation of solar panels, high-performance insulation, and energy-efficient windows.

Native and drought-tolerant plants are used to enhance local biodiversity and minimize water usage, while green roofs and walls improve air quality and provide thermal insulation. Sustainable materials with low environmental impact are selected, and robust waste management practices are employed to minimize construction and operational waste. The project is designed to be resilient to climate risks, with measures to mitigate flood risks and reduce the urban heat island effect. Natural cross-ventilation and low-emission materials ensure a healthy indoor environment for residents.





## 6.0 LANDSCAPE AND OUTDOOR SPACES

### 6.1 INTEGRATION WITH NATURAL ENVIRONMENT

The main objective of the landscape is to ensure the bushland character of the area is protected while integrating the site into the local context. The vision is to create a development that enhances the tree canopies and maintains landscape corridors around the development site.

The landscape design concept is to bring vibrant terraces of indigenous planting, shrubs and trees as well as extensive passive recreational areas. The proposed development delivers the green amenity by provision of a large landscaped areas, canopy trees and a significant area of communal open space.

Reference Space Landscapes:

#### GUIDING PRINCIPLES

- Ensuring the proposed landscaping contributes to the bushland character of the area
- Providing high quality open spaces that are functional and responsive to the local environment
- Providing planting and open space that is appropriate to the scale and context of the development
- Retain significant trees where possible

Plant species selection has been carefully considered and based on environmental and design criteria. The planting has been selected on the basis of biodiversity being a mix of native and few hardy exotic plants that require minimal water as well as good aesthetic appearance. The selection adheres to the principle of minimising water by the use of low-water plant species.



**Fig 6.1.A** RSL street view within landscaping



## 6.2 COMMUNAL AND PRIVATE OPEN SPACES

The Forestville RSL Redevelopment project thoughtfully incorporates both communal and private open spaces to enhance the living experience for residents. These spaces are designed to promote relaxation, social interaction, and physical well-being, aligning with the overall vision of creating a supportive and engaging environment for seniors.

### 6.2.1 COMMUNAL OPEN SPACES

The development features a variety of communal open spaces that cater to different activities and preferences. A winding path connects the buildings, providing a scenic route for residents to enjoy leisurely walks amidst beautifully landscaped gardens. The path leads to several key communal areas, including a garden fountain with ample seating around it, creating a serene spot for relaxation and social gatherings.

A designated area for outdoor yoga offers residents the opportunity to engage in physical exercise and mindfulness practices in a tranquil outdoor setting. Additionally, the basement gym provides a more comprehensive fitness facility, ensuring that residents have access to both indoor and outdoor exercise options. These communal spaces are designed to foster a sense of community and encourage active, healthy lifestyles.

### 6.2.2 PRIVATE OPEN SPACES

Each apartment in the development includes private outdoor spaces such as balconies or patios. These areas offer residents a personal retreat where they can enjoy fresh air and the surrounding views in privacy. The design of these private spaces ensures that they are easily accessible and comfortable, with features like adequate shading and seating to enhance usability.

Overall, the combination of communal and private open spaces in the Forestville RSL Redevelopment project ensures that residents have a variety of environments to enjoy, whether they seek social interaction, physical activity, or peaceful solitude. This thoughtful integration of open spaces contributes to the well-being and quality of life of all residents.

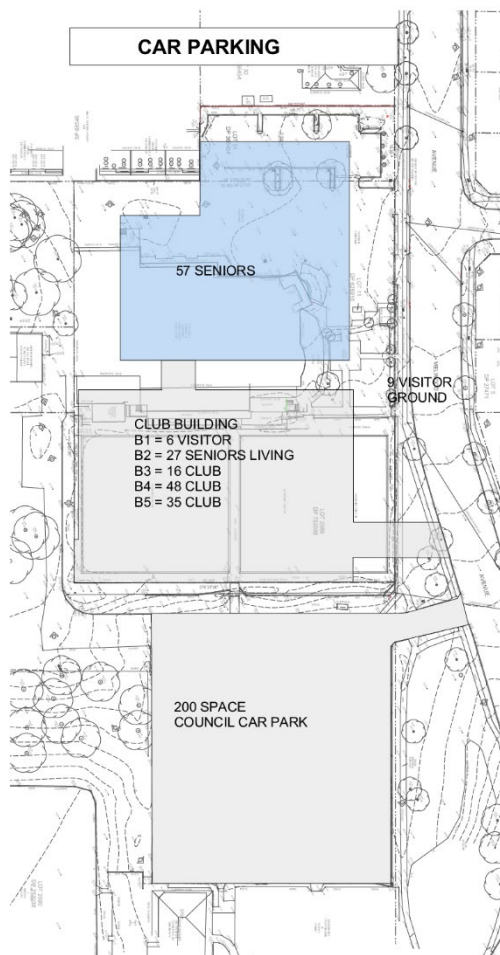


## 7.0 AMENITY

### 7.1 CAR PARKING

The Forestville RSL Redevelopment project includes a comprehensive carpark design to accommodate the needs of residents, visitors, and staff. The development features a basement carpark with a total yield of 189 parking spaces. 84 residential car spaces distributed under the three residential buildings and club, ensuring convenient and secure parking for residents. Additionally, there are 105 club car parking spaces located in a four-level basement structure, designed to serve the new club facilities and accommodate visitors.

The carpark is easily accessible via ramps and elevators, providing seamless access to all areas of the development. Special provisions are made for accessible parking spaces, located near building entrances to minimize travel distance for those with mobility impairments. The carpark design also includes dedicated areas for bicycle parking, promoting alternative transportation options. Overall, the carpark yield is carefully planned to meet the requirements of the development, providing ample and convenient parking while maintaining the aesthetic and functional integrity of the site.



**Fig 7.1.A** Car park yield diagram





## 7.2 INTERNAL AND EXTERNAL AMENITY

The Forestville RSL Redevelopment project provides a wide array of amenities designed to enhance the quality of life for residents and foster a vibrant, active community. Key features include a **state-of-the-art basement gym**, offering residents convenient access to fitness facilities that encourage a healthy and active lifestyle.

A notable addition to the redevelopment is a **pickleball court**, providing residents with a fun and engaging activity that promotes both physical fitness and social interaction. The project also includes a **bowling green**, which offers a space for leisurely outdoor activities.

The site is connected by **winding garden paths** that weave between the buildings, allowing residents to enjoy the natural beauty of the landscaped surroundings. These paths are designed to encourage leisurely walks and create a peaceful environment for relaxation.

Upon completion, the redevelopment will not only benefit residents but also serve as a valuable community resource, with the **Forestville RSL Club** acting as a central hub for social gatherings and activities.

## 7.3 SOLAR CONSIDERATION

The unit design layout provides generous room size, access to sunlight, natural and cross ventilation, privacy, storage, private open space, adaptability and accessibility. These designs reinforce the desired outcomes as detailed in the ADG.

Solar access, natural ventilation and natural day lighting, meet and outperform the minimum criteria significantly improving the amenity of the development with reduced dependence on mechanical equipment. The proposed development captures views of Merimbula Lake to the south and the surrounding hinterland of Bournda National Park towards the north.

The walls, floors and ceilings between apartments shall meet the Building Code of Australia requirements and specific BASIX, section J, and acoustic detail requirements.

## 7.3 SAFETY AND SECURITY MEASURES

Passive surveillance of public areas is ensured through **upper-level balconies** overlooking the common podium landscape and **open stairways**, offering clear sightlines. These design features encourage social interaction between residents while minimizing concealed areas. **Hallways** are designed with unobstructed sightlines to enhance both security and opportunities for casual encounters. **Lift access** will be restricted to residents only, ensuring privacy and safety.

Apartments on the **lower and upper ground levels** are elevated above street level, with **visually permeable courtyard fencing** providing passive street surveillance. This design helps create a secure environment while maintaining visual connection to the surrounding streetscape.

The **lighting design** ensures communal spaces are well-lit, and entry points are highly visible, with **motion-sensing lights** installed throughout the development. The **car parking area** has been thoughtfully designed to minimize the visual impact of services, enhancing both safety and aesthetics. Additionally, provisions for **automated gates and security systems** are included if needed.



## 7.3 CARPARK AND UNIT YIELD

### 7.3.1 SENIORS LIVING

#### STAGE 1 - CLUB BUILDING - SENIORS LIVING

	CLUB BUILDING -( C )		
LEVEL 1	C-L1.01	3B/S	145
	C-L1.02	3B/S	127
	C-L1.03	3B	103
	C-L1.04	3B	103
	C-L1.05	3B/S	127
	C-L1.06	3B/S	145
	C-L1.07	3B/S	134
	C-L1.08	3B/S	134
	C-L1.09	2B	91
	C-L1.10	2B	91

10

LEVEL 2	C-L2.01	2B/S	96
	C-L2.02	3B/S	109
	C-L2.03	3B/S	109
	C-L2.04	2B/S	96
	C-L2.05	3B/S	163
	C-L2.06	3B/S	163

6

2B	2
2B/S	2
3B/S	10
3B	2

1936

m2

16

total units



STAGE 2 - 3 X BUILDINGS - SENIORS LIVING

	BUILDING 1(B1)		
		TYPE	AREA
GROUND	B1 - G.01	2B/S	101
	B1 - G.02	2B/S	101
	B1 - G.03	3B/S	102
LEVEL 1	B1 - L1.01	2B/S	101
	B1 - L1.02	2B/S	101
	B1 - L1.03	3B/S	102
	B1 - L1.04	3B/S	102
LEVEL2	B1 - L2.01	2B/S	100
	B1 - L2.02	2B/S	100
	B1 - L2.03	2B/S	88
	B1 - L2.04	2B/S	88
			1086

BUILDING 2(B2)		
	TYPE	AREA
B2 - G.01	2B/S	101
B2 - G.02	2B/S	101
B2 - G.03	3B/S	102
B2 - G.04	3B/S	102
B2 - L1.01	2B/S	101
B2 - L1.02	2B/S	101
B2 - L1.03	3B/S	102
B2 - L1.04	3B/S	102
B2 - L2.01	2B/S	100
B2 - L2.02	2B/S	100
B2 - L2.03	2B/S	88
B2 - L2.04	2B/S	88
		1188

BUILDING 3(B3)		
	TYPE	AREA
B3 - G.01	3B/S	113
B3 - G.02	2B/S	95
B3 - G.03	3B/S	120
B3 - G.04	3B/S	147
B3 - G.05	3B/S	147
B3 - L1.01	2B/S	87
B3 - L1.02	2B/S	89
B3 - L1.03	2B/S	87
B3 - L1.04	2B/S	104
B3 - L1.05	2B/S	82
B3 - L1.06	2B/S	82
B3 - L1.07	3B/S	104
B3 - L2.01	3B/S	111
B3 - L2.02	3B/S	111
B3 - L2.03	3B/S	127
B3 - L2.04	3B/S	127
		1733

MIX	TOTAL
2B/S	8
3B/S	3
	<b>11</b>

MIX	TOTAL
2B/S	8
3B/S	4
	<b>12</b>

MIX	TOTAL
2B/S	8
3B/S	8
	<b>16</b>

TOTAL  
39 UNITS



7.3.2 Club building

STAGE 1		STAGE 2				
CLUB		3 X BUILDINGS				
		B1	B2	B3	TOTAL	
2B	2				2	4%
2B/S	2	8	8	8	26	47%
3B/S	10	3	4	6	23	42%
3B-P	2			2	4	7%

100m2 - 140m2  
140m2-155m2

55	100%
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	Stage 1	Stage 2	
GRAND TOTAL	16	39	55

## 7.0 AESTHETICS

We believe that the proposed built form is a suitable response to the current context and more so for the desired future character of the area.

The architectural design of the Forestville RSL Redevelopment project presents a **modern** and **harmonious** aesthetic that integrates well with the surrounding environment. The buildings feature clean, contemporary lines with a balanced mix of materials such as brick, metal, and glass, enhancing visual appeal and ensuring durability. Large windows allow ample natural light, creating bright and airy interiors while providing views of the **landscaped** surroundings. The material palette combines traditional brickwork with sleek metal accents and glass elements, offering a modern yet warm feel.

Façade articulation with varying depths and projections adds visual interest and **reduces the perceived building mass**. Gentle slopes and flat sections in the roof design provide a contemporary silhouette, with rooftop areas housing essential services screened to maintain clean lines. The buildings are seamlessly integrated into the landscaped environment, with pathways, gardens, and communal spaces enhancing aesthetic appeal and creating a cohesive, inviting atmosphere.

A neutral colour scheme of greys, beiges, and whites, accented with natural wood tones and greenery, ensures the buildings harmonize with the natural **landscape**. Overall, the design aims to provide a visually pleasing, comfortable, and welcoming environment for senior residents, enhancing their quality of life while respecting the character of the surrounding area.



## 8. Annexure B - TABLE 1 – Apartment Design Guide – Design Objectives and Design Criteria

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
<b>Part 3 Siting the Development</b>				
<b>Site Analysis</b>	<b>Objective 3A-1</b> Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context		The site survey and site analysis included in the DA Submission addresses the potential opportunities and constraints of the site. The Statement of Environmental Effects (SEE) also documents the site location and local context in relation to surrounding development.	
<b>Orientation</b>	<b>Objective 3B-1</b> Building types and layouts respond to the streetscape site while optimising solar access within the development		<p>The Forestville RSL Redevelopment project is designed to integrate seamlessly with the urban fabric of Forestville, enhancing the character and functionality of the area. The architectural design complements the surrounding nature and buildings, ensuring harmony in height, scale, and style. The development promotes connectivity with well-designed pedestrian pathways that link to the existing urban network and easy access to public transport, enhancing mobility for residents.</p> <p>Public and semi-public spaces are incorporated into the design to encourage social interaction and community engagement. This includes plazas, courtyards, and community gardens that serve as gathering spots for residents and the broader community. The development features active frontages with retail and communal facilities at street level, creating vibrant and lively streetscapes</p>	



	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
	<b>Objective 3B-2</b> Overshadowing of neighbouring properties is minimised during mid-winter		In mid-winter between 10 am and 1pm, no shadow fall onto adjoining properties	
<b>Public Domain Interface</b>	<b>Objective 3C-1</b> Transition between private and public domain is achieved without compromising safety and security		Security gates + fencing set well back from street to provide an open landscape transition from the footpath. A covered walkways and pergolas identify the building entry points and assists in transitioning scale.	
	<b>Objective 3C-2</b> Amenity of the public domain is retained and enhanced			
<b>Communal and Public Open Space</b>	<b>Objective 3D-1</b> An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	<ol style="list-style-type: none"> <li>1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3)</li> <li>2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)</li> </ol>	<p>The ground floor dwellings have private courtyards with the balance of the ground floor being communal open space in the form of both a courtyard area and a majority of the deep soil zone</p> <p>The site that faces east along the eastern boundary of the site and receives 3 hours of direct sunlight between 9am and 12pm on 21 June.</p>	
	<b>Objective 3D-2</b> Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		<p>The scheme provides ground level communal and public open space areas.</p> <p>It incorporates a designated principal covered useable area with a tiled courtyard and also includes a significant amount of adjacent deep soil landscape area.</p>	



	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
			The communal space is readily visible and accessible from the ground floor open entry corridor.	
	<b>Objective 3D-3</b> Communal open space is designed to maximise safety		The 1.8m boundary fence along residents provides security and safety to the residents. External lighting is provided to the communal open space areas.	
	<b>Objective 3D-4</b> Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood		NA.	
<b>Deep Soil Zones</b>	<b>Objective 3E-1</b> Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	Deep soil zones are to meet the following minimum requirements:		<p>The scheme incorporates a total of approx. 2600m<sup>2</sup> of deep soil space which equates to approx. 29% of the site area. Of this deep soil zone, the majority has a minimum dimension of 6m in all directions which is well over 7% required and thus complies with the ADG requirements.</p> <p>The deep soil zone circulates the entire site, providing residential amenity and promoting the management of water and air quality about the entire site.</p>
		Site Area	Min. Dimensions	
		Less than 650m <sup>2</sup>	-	
		650m <sup>2</sup> – 1500m <sup>2</sup>	3m	
		Greater than 1500m <sup>2</sup>	6m	
		Greater than 1500m <sup>2</sup> with significant tree cover	6m	
<b>Visual Privacy</b>	<b>Objective 3F-1</b> Adequate building separation distances are shared equitably between	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:		The proposed development FSR translates to increased density without over developing the site



	OBJECTIVE	DESIGN CRITERIA			PROPOSED	COMMENT
	neighbouring sites, to achieve reasonable levels of external and internal visual privacy  Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room	Building height	Habitable rooms and balconies	Non-habitable rooms	or immediate area. The combined total GFA provides an FSR of 1:1. A high level of amenity is provided for all residents and each apartment by offering secure on-site car parking spaces, on-site bike storage, and vibrant communal spaces. The proposed design ensures all car parking is on-site, removing the need for kerbside parking and ultimately reducing potential roadside congestion.  Separation between the four building elements (12mtrs) divide the mass of the development providing significant solar access and ventilation. As a result, the design intent of the overall form also reduces the appearance of the density of the new proposal and breaks up the development into four main blocks reducing the visual bulk of the proposal.	
		Up to 12m (4 storeys)	6m	3m		
		Up to 25m (5-8 storeys)	9m	4.5m		
		Over 25m (9+ storeys)	12m	6m		
	<b>Objective 3F-2</b> Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space				Privacy screens have been provided to prevent overlooking onto the neighbouring buildings.	
<b>Pedestrian Access and Entries</b>	<b>Objective 3G-1</b> Building entries and pedestrian access connects to and addresses the public domain				The residential building entry and pedestrian access is provided from Melwood Ave.	
	<b>Objective 3G-2</b> Access, entries and pathways are accessible and easy to identify				Building access is direct to the Street and utilises a pergola and masonry walls to envelope and easily identify the access/entry point to the building.	



	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
	<b>Objective 3G-3</b> Large sites provide pedestrian links for access to streets and connection to destinations		NA	
<b>Vehicle Access</b>	<b>Objective 3H-1</b> Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes		Vehicle access point is from Melwood Ave, good landscape setbacks have been established to minimise conflicts between vehicles entering the site and pedestrians crossing the access driveway and in accordance with Road and Marine services standards. The driveway entry has significant view triangles either side of the driveway, ensuring for maximum visibility for pedestrians and vehicles, minimising conflicts and ensuring the safety of passing pedestrians.	
<b>Bicycle and Car Parking</b>	<b>Objective 3J-1</b> Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	<p>For development in the following locations:</p> <ul style="list-style-type: none"> <li>on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or</li> <li>on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre</li> </ul> <p>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</p> <p>The car parking needs for a development must be provided off street.</p>	<p>Bus stop is located directly in front of the site on Melwood Avenue</p> <p>Car parking provided in accordance with council's policy, refer to transport strategies traffic and parking assessment report.</p>	





	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
	<b>Objective 3J-2</b> Parking and facilities are provided for other modes of transport		Undercover bicycle and motorcycle parking has been provided on site.	
	<b>Objective 3J-3</b> Car park design and access is safe and secure		The carpark design is in accordance with RMS standards and a security roller shutter is incorporated to ensure safe and secure access. Access to storage for the adaptable apartments has been considered and provided in a level area away from the aisle of traffic / adjacent to a 'shared area'.	
	<b>Objective 3J-4</b> Visual and environmental impacts of underground car parking are minimised		NA	
	<b>Objective 3J-5</b> Visual and environmental impacts of on-grade car parking are minimised		NA	
	<b>Objective 3J-6</b> Visual and environmental impacts of above ground enclosed car parking are minimised		NA	
<b>Part 4 – Designing the Building</b>				
<b>Solar and Daylight Access</b>	<b>Objective 4A-1</b> To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	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 and in the Newcastle and Wollongong local government areas	Seniors Units Over the club  13/16 (81.25%) of the apartments are projected to achieve 2 hours or more sunlight to glazing and pos 9 am – 3 pm June 21. 0/16 (0%) of the apartments are projected to achieve no sun 9 am – 3 pm June 21. This represents full compliance with design criterion 3 of the ADG Objective 4A-1. Overall compliance for solar access is therefore fully satisfied.	



	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
			<p>3 x Seniors Buildings</p> <p>29/39 (74.35%) of the apartments are projected to achieve 2 hours or more sunlight to glazing and pos 9 am – 3 pm June 21. 5/39 (12.82%) of the apartments are projected to achieve no sun 9 am – 3 pm June 21. This represents full compliance with design criterion 3 of the ADG Objective 4A-1. Overall compliance for solar access is therefore fully satisfied.</p>	
		2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter	NA	
		3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	All apartments receive sunlight.	
	<b>Objective 4A-2</b> Daylight access is maximised where sunlight is limited		The site and main living area orientation allows for maximum solar access	
	<b>Objective 4A-3</b> Design incorporates shading and glare control, particularly for warmer months		The design incorporates screens to west balconies and utilises deep recessed balconies and adjustable pergola roofs over the upper floor.	
Natural Ventilation	<b>Objective 4B-1</b> All habitable rooms are naturally ventilated		All habitable rooms are naturally ventilated.	
	<b>Objective 4B-2</b> The layout and design of single aspect apartments maximises natural ventilation		There a limited single aspect apartments, they have been minimised through the use of dual lift cores and flow through units.	



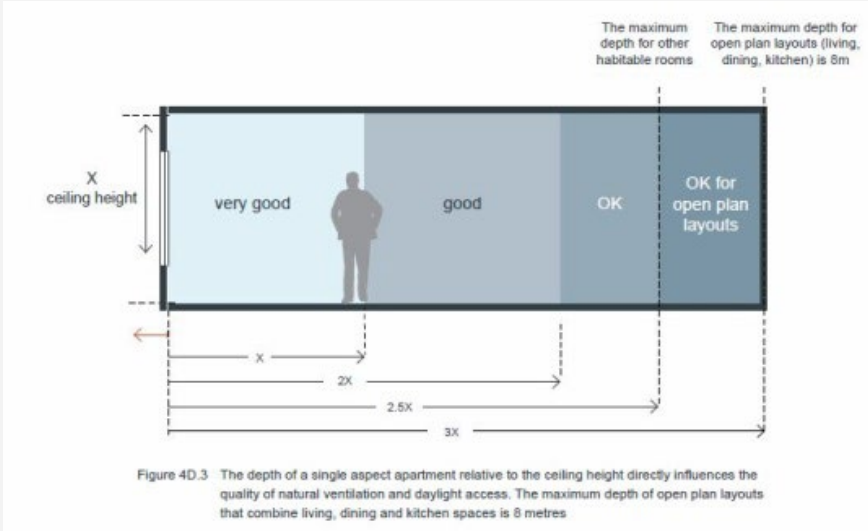
	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
	<b>Objective 4B-3</b> The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.  Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	Out of the apartments proposed, 90% are naturally cross-ventilated which meets and achieves the objective outlined.	
		2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	No cross-over apartments in scheme. Cross-through apartments do not exceed 16m when measured glass line to glass line.	
Ceiling Heights	<b>Objective 4C-1</b> Ceiling height achieves sufficient natural ventilation and daylight access	Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	Measured from finished floor level to finished ceiling level, all apartments will have a ceiling height of 2.7m in their habitable rooms and bathrooms and other non-habitable rooms will all have a ceiling height of 2.4m.	
		Minimum ceiling height for apartment and mixed use buildings		
		Habitable Rooms	2.7m	
		Non-Habitable	2.4m	
		For 2 Storey Apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area	
		Attic Spaces	1.8m at edge of room with a 30 degree minimum ceiling slope	
		If located in mixed use areas	3.3m for ground and first floor to promote future flexibility of use	
	<b>Objective 4C-2</b> Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms		All dwellings have a minimum ceiling height of 2.7m in habitable rooms and the layouts have been	



	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT	
			designed to provide spacious, well-proportioned rooms.		
	Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building		NA		
Apartment Size and Layout	Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	1. Apartments are required to have the following minimum internal areas:	All dwellings comply with the minimum internal areas.		
		Apartment Types			Minimum Internal Area
		Studio			35m²
		1 bedroom			50m²
		2 bedroom			70m²
		3 bedroom			90m²
		The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each.  A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.			
2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms					
Objective 4D-2 Environmental performance of the apartment is maximised	1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height	Based on the ceiling heights of 2.7m, habitable room depths are required to be limited to 7m –			





	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
			7.1m. All habitable rooms which are not open plan layouts comply.	
				
		2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	<p>All dwellings comply with this design criterion. The scheme provides a large majority of open plan layouts, a majority comply when measured to the face of the rear kitchen cupboard.</p> <p>The apartments that do not comply with the specific dimension are mostly cross-through apartments whose significant cross-ventilation enables the environmental performance of the apartment to be maintained.</p>	



	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT		
	Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs	1. Master bedrooms have a minimum area of 10m <sup>2</sup> and other bedrooms 9m <sup>2</sup> (excluding wardrobe space)	All dwellings comply with this design criterion.			
		2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	All dwellings comply with this design criterion.			
		3. Living rooms or combined living/dining rooms have a minimum width of:  • 3.6m for studio and 1 bedroom apartments  • 4m for 2 and 3 bedroom apartments	All dwellings comply with this design criterion.			
		4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	All dwellings comply with this design criterion.			
Private Open Space and Balconies	Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity	1. All apartments are required to have primary balconies as follows:	All dwellings comply with this design criterion with a significant number exceeding the criterion.			
		Dwelling type			Minimum Area	Minimum Depth
		Studio			4m <sup>3</sup>	-
		1 bedroom			8m <sup>3</sup>	2m
		2 bedroom			10m <sup>3</sup>	2m
		3+ bedroom			12m <sup>3</sup>	2.4m
		The minimum balcony depth to be counted as contributing to the balcony area is 1m				
		2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a			All dwellings comply with the minimum numeric requirements.	



	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
		minimum area of 15m <sup>2</sup> and a minimum depth of 3m.		
	<b>Objective 4E-2</b> Primary private open space and balconies are appropriately located to enhance liveability for residents		Private open space is directly accessible from the living area of each dwelling.	
	<b>Objective 4E-3</b> Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building		The balconies are integrated into the overall design development and form part of the detail of the building.	
	<b>Objective 4E-4</b> Private open space and balcony design maximises safety		All balconies comprise complying balustrades of 1.0m in height. Ground level units incorporate courtyard fencing to ensure security and privacy.	
Common Circulation and Spaces	<b>Objective 4F-1</b> Common circulation spaces achieve good amenity and properly service the number of apartments	1. The maximum number of apartments off a circulation core on a single level is eight	The dual-core design of the building results in the maximum number of apartments off of a single circulation core on a single level being four.	
		2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	NA	
	<b>Objective 4F-2</b> Common circulation spaces promote safety and provide for social interaction between residents		Common circulations spaces are open toward the east, enabling ventilation and solar access, encouraging social interaction. They incorporate 1m balustrades, vertical screens and planter boxes and are well lit to promote the safety of the residents.	
Storage	<b>Objective 4G-1</b> Adequate, well designed storage is provided in each apartment	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:	The proposal provides for storage within the apartments and the basement levels. In most instances, the storage area exceeds the minimum	
		<div>Dwelling Type</div> <div>Storage size volume</div>		



	OBJECTIVE	DESIGN CRITERIA		PROPOSED	COMMENT
		Studio	4m³	design criteria. Storage is indicated with an ‘S’ on the plans and is a flexible space that can be used as a study area or as a cupboard.	
		1 bedroom	6m³		
		2 bedroom	8m³		
		3+ bedroom	10m³		
		At least 50% of the required storage is to be located within the apartment			
	Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments			Storage is primarily provided within each apartment. Additional storage for some units is provided within the basement.	
Acoustic Privacy	Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout				
	Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments			The adjacent railway line is to the North  In order to meet solar access requirements 10 Apartments have been orientated to the Railway line  Refer acoustic report for measures to mitigate noise impacts	
Noise and Pollution	Objective 4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings			Refer acoustic report for measures to mitigate noise impacts	
	Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission			The proposal will comply with all relevant Australian Standards relating noise transmission and the recommendations in the Acoustic Impact Report.	





	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Apartment Mix	<b>Objective 4K-1</b> A range of apartment types and sizes is provided to cater for different household types now and into the future		The mix is two bedroom and 2 three-bedroom apartments	
	<b>Objective 4K-2</b> The apartment mix is distributed to suitable locations within the building		The apartment types are mixed throughout the building	
Ground Floor Apartments	<b>Objective 4L-1</b> Street frontage activity is maximised where ground floor apartments are located		Street frontage is in accordance with the code	
	<b>Objective 4L-2</b> Design of ground floor apartments delivers amenity and safety for residents		Courtyard fencing and walls provide security to the outdoor courtyard area and paved areas and landscape provide amenity to the residents. Glass sliding doors provide access to the courtyard area, enabling residents a greater sense of space and ventilation when open.	
Facades	<b>Objective 4M-1</b> Building facades provide visual interest along the street while respecting the character of the local area		Visual interest is created by having a ground floor, level1 brick, with upper level metal cladding and stepped in to present a reduced bulk and scale.	
	<b>Objective 4M-2</b> Building functions are expressed by the facade		By recessed balconies that create voids and articulation of the building into sections;	
Roof Design	<b>Objective 4N-1</b> Roof treatments are integrated into the building design and positively respond to the street		Plant areas are set back from the building edges to reduce their visibility from the street and are architecturally screened.	
	<b>Objective 4N-2</b> Opportunities to use roof space for residential accommodation and open space are maximised		N/A	
	<b>Objective 4N-3</b> Roof design incorporates sustainability features		Refer Basix Certificate	



	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Landscape Design	<b>Objective 4O-1</b> Landscape design is viable and sustainable		Landscaping has been designed by Space Landscape Architects.	
Planting on Structures	<b>Objective 4P-1</b> Appropriate soil profiles are provided		The deep soil zone is along the boundaries	
	<b>Objective 4P-2</b> Plant growth is optimised with appropriate selection and maintenance		Refer Landscape Plan	
	<b>Objective 4P-3</b> Planting on structures contributes to the quality and amenity of communal and public open spaces			
Universal Design	<b>Objective 4Q-1</b> Universal design features are included in apartment design to promote flexible housing for all community members		All apartments are design to meet new senior living standards and are all Adaptable	
	<b>Objective 4Q-2</b> A variety of apartments with adaptable designs are provided			
	<b>Objective 4Q-3</b> Apartment layouts are flexible and accommodate a range of lifestyle needs			
Adaptive Reuse	<b>Objective 4R-1</b> New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place		N/A	
	<b>Objective 4R-2</b> Adapted buildings provide residential amenity while not precluding future adaptive reuse			
Mixed Use	<b>Objective 4S-1</b> Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement		N/A	
	<b>Objective 4S-2</b> Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents		N/A	



	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Awnings and Signage	<b>Objective 4T-1</b> Awnings are well located and complement and integrate with the building design		N/A	
	<b>Objective 4T-2</b> Signage responds to the context and desired streetscape character		N/A	
Energy Efficiency	<b>Objective 4U-1</b> Development incorporates passive environmental design		Refer Basix Certificate	
	<b>Objective 4U-2</b> Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer		Over 70% of the dwellings receive 3 hrs sunshine in mid-winter.	
	<b>Objective 4U-3</b> Adequate natural ventilation minimises the need for mechanical ventilation		Over 90% of the dwellings by their nature are inherently cross ventilated.	
Water Management and Conservation	<b>Objective 4V-1</b> Potable water use is minimised		Potable water use will be minimised where possible. Refer to BASIX certificate	
	<b>Objective 4V-2</b> Urban stormwater is treated on site before being discharged to receiving waters		Stormwater Management Plan is provided	
	<b>Objective 4V-3</b> Flood management systems are integrated into site design		Stormwater Management Plan is provided	
Waste Management	<b>Objective 4W-1</b> Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents		Waste management plan is provided.	
	<b>Objective 4W-2</b> Domestic waste is minimised by providing safe and convenient source separation and recycling		Waste management plan is provided.	
Building Maintenance	<b>Objective 4X-1</b> Building design detail provides protection from weathering		Façade material selection is highly resistant to weathering and low maintenance. Balconies are all recessed.	



	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
	<b>Objective 4X-2</b> Systems and access enable ease of maintenance		All plant equipment is accessible, being located at basement or on the ground level. Meters are provided on each level, which are readily accessible via services cupboards.	
	<b>Objective 4X-3</b> Material selection reduces ongoing maintenance costs		Materials selected are robust & long lasting with a preference for an applied external finish and or cladding onto a masonry structure. Windows & screens are powder-coated aluminium	

