



ANGLICARE

Sandon Point
Village Bulli

s.75W Re-Submission 30.05.19

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PRELIMINARY

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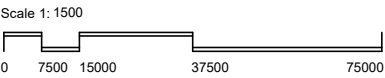


----- Indicative Building Footprint

Individual building footprints are provided here to illustrate a potential outcome on the site. Approval will be sought for the design of individual building forms in a future Project Application.

A description of the components for which approval is sought is outlined in the accompanying report by Ethos Urban.

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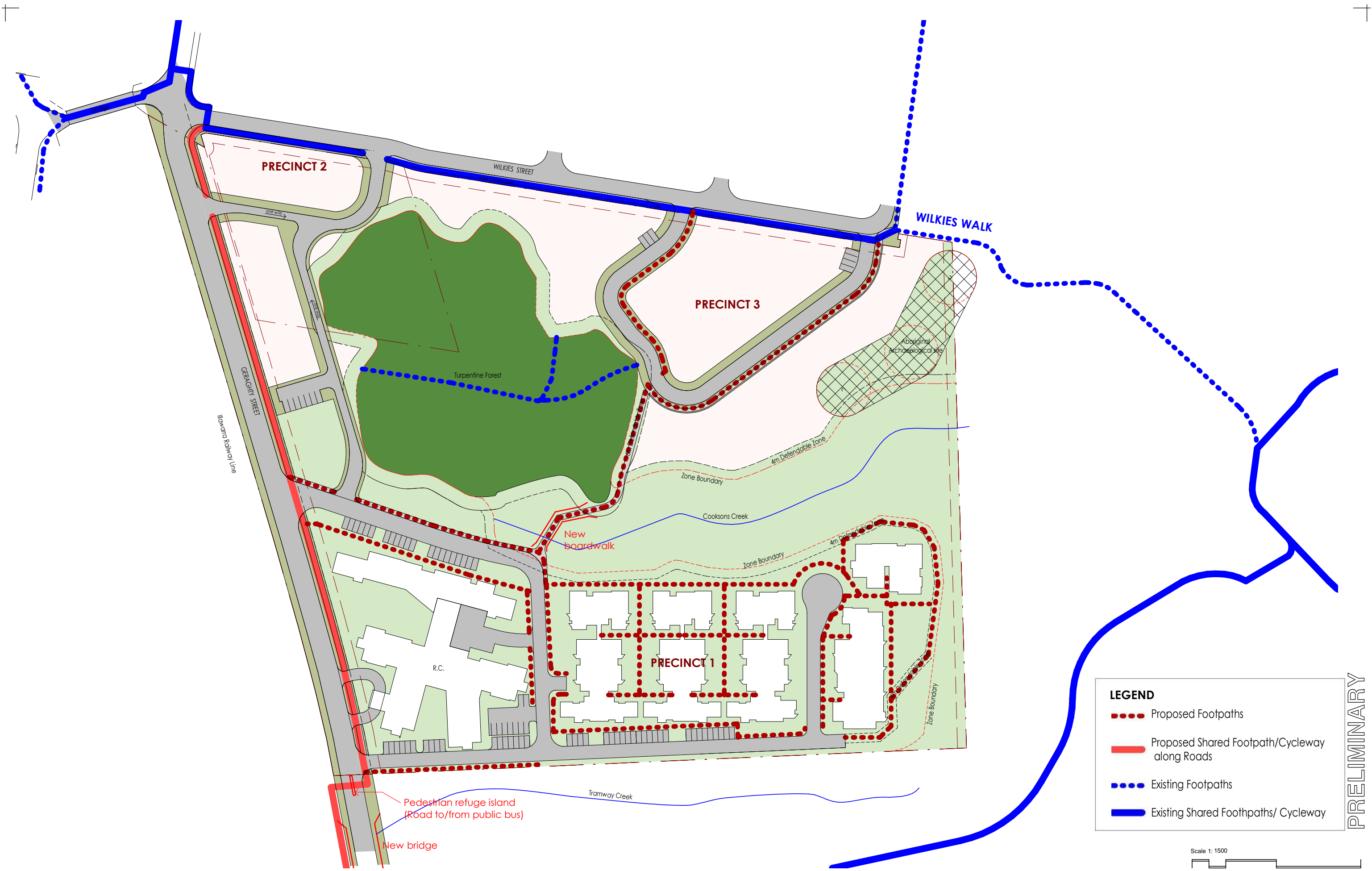


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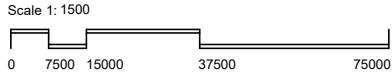
Title
Indicative Subdivision Plan

Scales 1 : 1500 @ A3	Drawn JSA
Project No. 171101	Checked JH
Drawing No. SK1.08	Approved KJ 6460
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LEGEND

- Proposed Footpaths
- Proposed Shared Footpath/Cycleway along Roads
- Existing Footpaths
- Existing Shared Footpaths/ Cycleway



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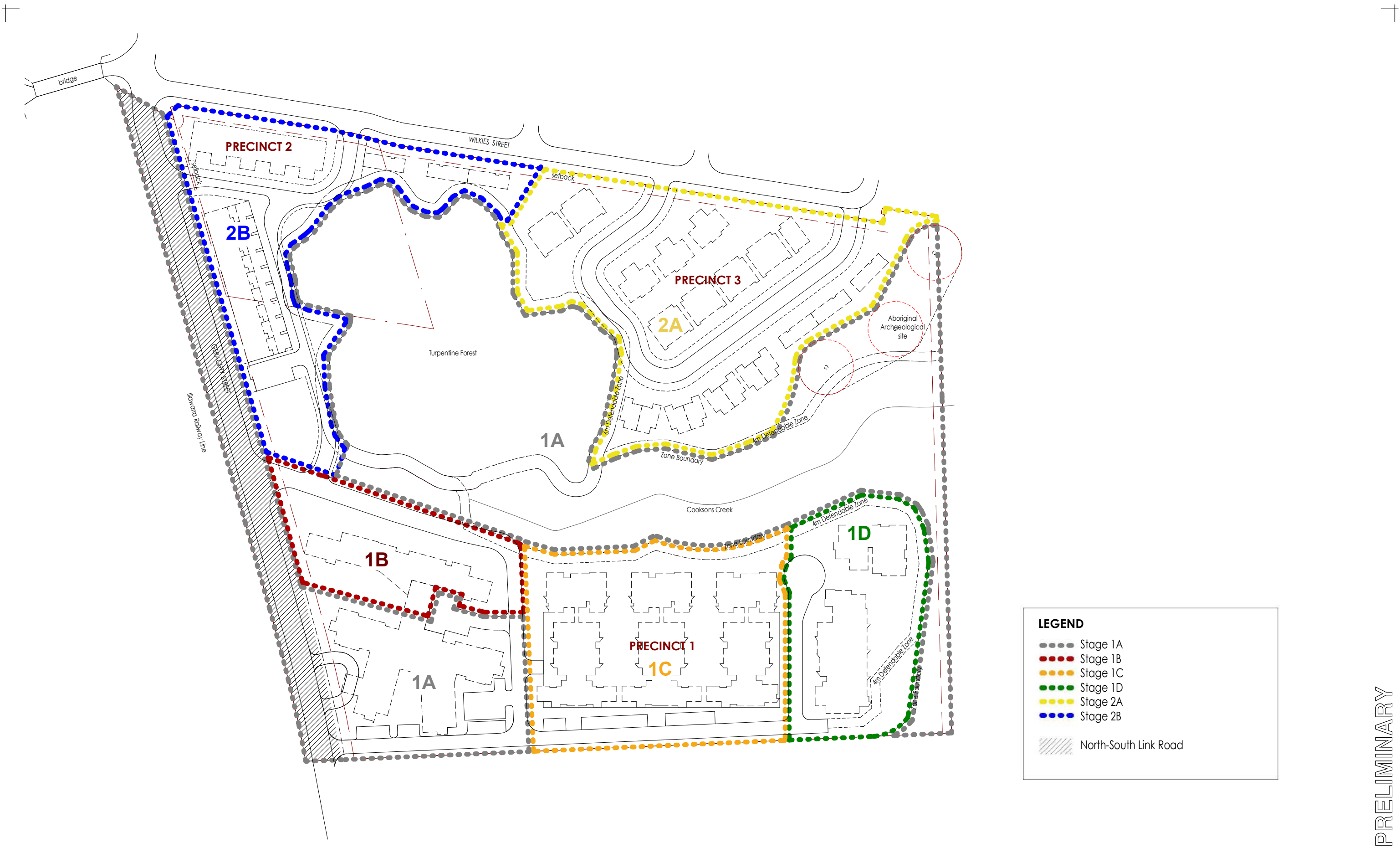
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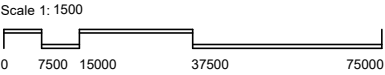
Title
Concept Plan - Linkages
Linkages

Scales 1 : 1500 @ A3	Drawn JSA
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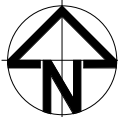
Staging Plan



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Title
Staging Plan

Scales 1 : 1500 @ A3	Drawn JSA
Project No. 171101	Checked JH
Drawing No. SK1.07	Approved KJ 6460
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PRELIMINARY

Code Compliance

The objective with the design of the Anglicare development, Bulli is to enhance the sense of community. The site is situated adjacent to a remnant turpentine forest and wetland which requires minimal disturbance. Three distinct habitable precincts have been identified: Precincts 1, 2 and 3. Precinct 1 is to be developed as a Retirement Village with approximately 140 ILUs and a Residential Care Facility. Precincts 2 and 3 are to be subdivided for up to 60 Townhouses.

The site generally has been designed in accordance with:

- Coastal Design Guidelines for NSW
- Crime Prevention Through Environmental Design

Precinct 1 specifically has been designed in accordance with:

- SEPP (Housing for Seniors or People with a Disability)
- SEPP 65 & Apartment Design Guide (ADG)

Coastal Design Guidelines for NSW

New Coastal Settlements: Villages and Hamlets best describes the type of development.

The proposed development takes into account the following design principles:

2.1 Defining the Footprint & Boundary

The site is constrained by the natural environment in the form of the riparian corridor which bisects the site from east to west, the remnant turpentine forest and the aboriginal archaeological zone near the eastern boundary. Appropriate buffers are provided between the natural and built environments resulting in distinct boundary edges and clear compact settlement footprints. This has resulted in the creation of 3 distinct precincts - Precincts 1, 2 and 3.

The design takes into account the natural topography and concentrates small apartment buildings on the flat land in Precinct 1 and smaller semi-detached houses on the sloping land in Precincts 2 and 3.

2.2 Connecting Open Spaces

The natural features of the site - the riparian corridor and the existing remnant vegetation within the turpentine forest are linked and provide a continuous ecological corridor through the site linking to the riparian land and coastal edge to the east.

A pedestrian/cycle pathway will be continued along the infill section of the collector road on the western boundary. A pedestrian/cycle network will be established through the site linking to the western collector road and to Wilkies Walk and the beach access to the north east. The pedestrian/cycle paths will connect the three precincts of the site passing through the natural areas of the site with the aim of creating as minimal disturbance as possible.

Pedestrian pathways around the development define the edge between urban and natural and provide access for bushfire control and open up the land adjoining the natural areas to the public.

The Aboriginal archaeological zone will not be accessible. It will be preserved and maintained as a place of cultural heritage within the open-space network.

2.3 Protecting the Natural Edges

All development on the site will be setback from the natural areas in order to protect the ecosystem and provide for bushfire protection.

The setbacks will also protect visual amenity of the riparian corridor.

Public access will be encouraged to the natural edges with public open spaces located adjoining the setback which are linked via a path network.

2.4 Reinforcing the Street Pattern

A major collector road, Geraghty Street is proposed along the railway line on the western boundary linking the existing sections of the road to the north with the road to the south via a new bridge across Tramway Creek. This road links the site to the highway as well as the surrounding settlements.

On the site, the 3 precincts are separated by the natural features and will be accessed independently. In Precinct 3 on the sloping land to the north, the street pattern responds to the topography with roads accessed off Wilkies Street.

Precinct 2 will be accessed via a single lane internal road accessed from Geraghty Street. However, public open spaces will be provided between the developed areas so that the Turpentine Forest is accessible to the public.

Precinct 1 is on the flat land currently occupied by industrial buildings. A main street will run off Geraghty Street along the southern edge of the riparian corridor. Street-edge commercial and community facilities will located at ground level to the south.

Views of the important natural features of the site are possible from the street network

Wayfinding and legibility will be promoted

High quality landscaping will be incorporated into the road reserves.

2.5 Appropriate Buildings for a Coastal Context

New buildings will be located to protect views and vistas throughout the site and the surrounding areas from public places.

Small apartment buildings will be located on the lower flat section of the site in Precinct 1. These buildings will be screened by the existing riparian vegetation. Smaller 2 storey semi-detached residential buildings will be located on the sloping land to the north in Precincts 2 and 3 resulting in less visual impact and creating less overshadowing.

Two storey dwellings will align Wilkies Street creating a consistent height, bulk and scale with the street and the existing dwellings immediately to the north of the site.

Building materials will be carefully selected to blend with the existing coastal setting.

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Title
Compliance with Codes
Coastal Design Guidelines

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	Approved KJ 6460
Drawing No. SK0.02	Revision 3
Plot Date: 30-05-19 3:26:51 PM	

PRELIMINARY



View from within typical courtyard in Precinct 1

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Title
3D View - Precinct 1

Scales @ A3	Drawn JSA
Project No. 171101	Checked JH
Drawing No. SK7.37	Approved KJ 6460
Plot Date: 30-05-19 4:37:10 PM	Revision 3

Crime Prevention through Environmental Design

The design of the Site will satisfy the following 4 principles:

Surveillance

The courtyard style arrangement of buildings in Precinct 1 promotes passive surveillance with clear sightlines from windows in the ILUs over the common courtyard spaces as well as the periphery of the development. Houses in Precincts 2 and 3 will overlook the surrounding natural features - the riparian corridor and turpentine forest allowing for passive surveillance. The landscaping will not provide concealment opportunities. Lighting will be provided to further enhance passive surveillance.

Access Control

In Precinct 1 the common courtyards will be attractive public spaces where people can meet and interact. Restricted access will be provided to the Lobbies and Carpark of the apartments.

Territorial Reinforcement

The buildings in the Precinct 1 are arranged around common courtyards to create a sense of community. The surrounding landscapes will incorporate paths to encourage use and thereby passive surveillance. Links to the different precincts occur around the periphery of Precinct 1. Similarly the houses in Precincts 2 and 3 will be grouped to create small community enclaves.

Space Management

The Public spaces surrounding the buildings will be managed by an on-site manager in Precinct 1 to ensure that the spaces are maintained.



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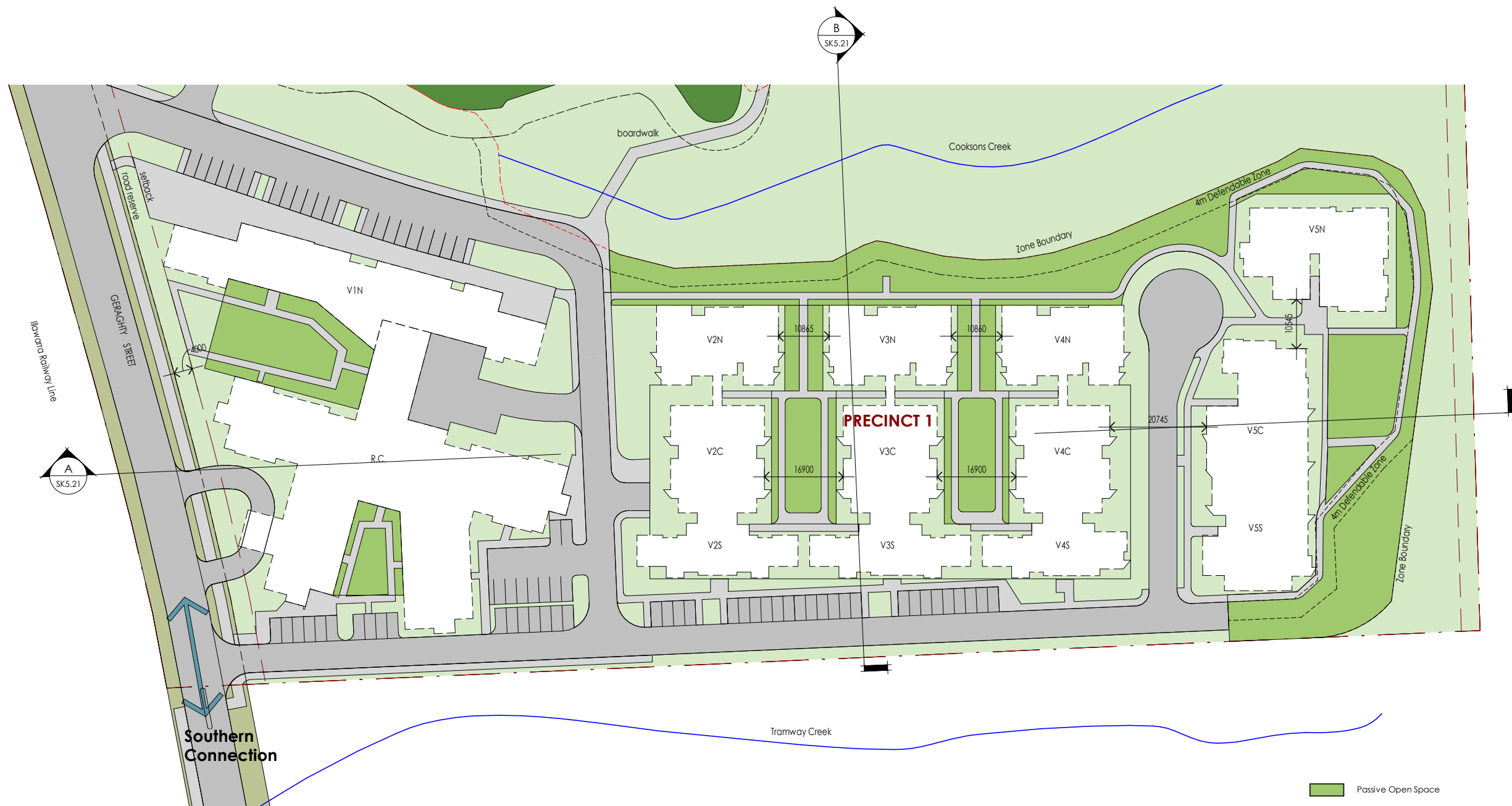


Title
Compliance with Codes
Crime Prevention through Environmental
Design

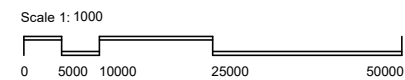
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Project No. 171101	Checked JH
Drawing No. SK0.03	Approved KJ 6460
Plot Date: 30-05-19 3:39:47 PM	Revision 3

Following are indicative layouts for Precinct 1.

- The indicative plans:
- demonstrate that the development can be contained within the approved footprint with no encroachment into the E2 zone.
 - include an indicative footprint for buildings in Precinct 1 responsive to the site conditions and constraints.
 - demonstrate along with the Views from the Sun shown on SK0.07 and SK0.08 that the future development can be oriented to maximise solar access to the dwellings.
 - show that perimeter roads are maintained and appropriate buffers are provided to the riparian corridors
 - show adjustments to the road network to accommodate the revised built form
 - indicate that sufficient passive and active open space is provided for the expected additional population and demographic.
 - show that permeability is maintained through the site with links to the beach.
 - show that there will be minimal potential for vehicle, bicycle and pedestrian conflicts.
 - demonstrate that the proposed building envelopes would facilitate appropriate design within the site's setting
 - together with SK2.11 demonstrate that the proposed building envelopes would achieve compliance with the approved maximum height , site coverage and FSR controls



1 Precinct 1
Indicative layout only



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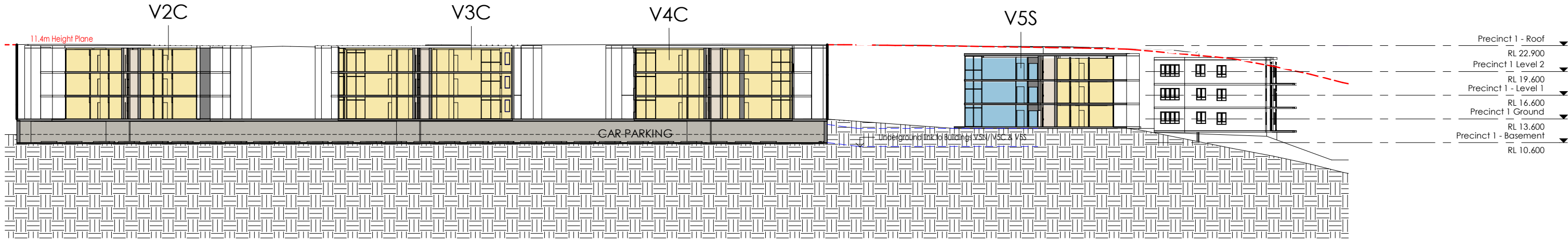
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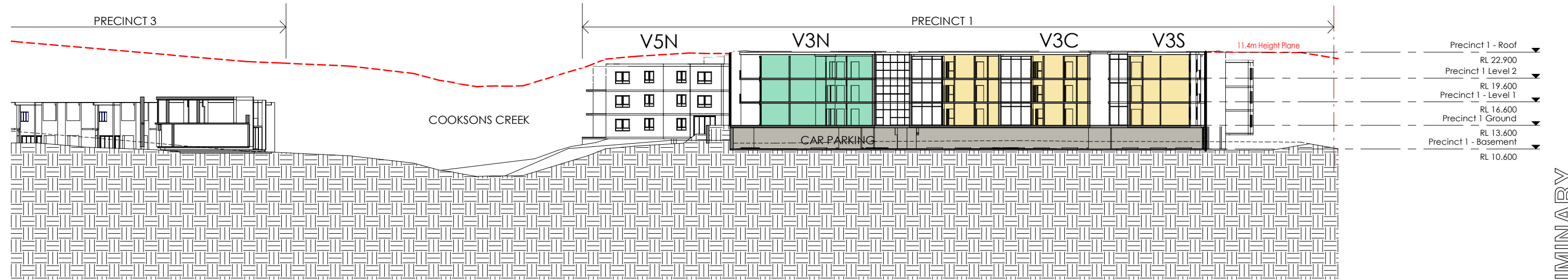
Title
Precinct 1 Plan
Indicative Layout

Scales As indicated @ A3	Drawn JSA
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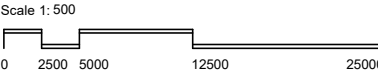


Section A - Section through Precinct 1



Section B

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Title
Precinct 1 - Sections

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View looking north over typical courtyard in Precinct 1

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Title
3D View - Precinct 1

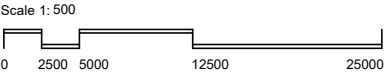
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CARPARKING - I.L.U.s

BLOCKS	NUMBER OF BEDS	QTY	TOTAL NO. OF BEDS	CARSPACES REQUIRED* (0.5 SPACES/BED)	CARSPACES PROVIDED
V1N	1 bed	3	13	6.5	7
	2 bed	3			
	2 bed	2			
V2N	2 bed	3	63	31.5	32
	3 bed	6			
	2 bed	2			
V2C	2 bed	12	63	31.5	32
V2S	1 bed	3			
	2 bed	6			
V3N	2 bed	3	63	31.5	32
	3 bed	6			
	2 bed	12			
V3C	2 bed	12	60	30	32
	1 bed	3			
	2 bed	6			
V4N	2 bed	3	60	30	32
	3 bed	6			
	2 bed	12			
V4C	1 bed	3	51	25.5	26
	1 bed	3			
	2 bed	3			
V5N	1 bed	3	39	19.5	20
	3 bed	3			
	3 bed	3			
V5C	1 bed	9	51	25.5	26
	2 bed	9			
	3 bed	3			
V5S	2 bed	3			
	3 bed	3			
TOTAL		140	289	144.5	149
VISITORS**		1/5 units		28	28

*SEPP (Seniors Living) requirement
** 24 visitor spaces are provided along the south road and a further 4 visitor spaces are provided directly to the north of block V1N. Refer SK3.42.
5% ie 8 spaces are capable of being increased to 3.8 metres



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D	RC Cluster added/ Re-issued for Information		08.05.18
E	Issued for Information		13.07.18
F	Issued for Information		16.07.18
G	Draft - s75W Re-Submission		21.05.19
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Project	Chk.	Date
Village Bulli		11.04.18
Sandon Point		04.05.18
For		08.05.18
ANGLICARE		13.07.18

Village Bulli
Sandon Point
For
ANGLICARE



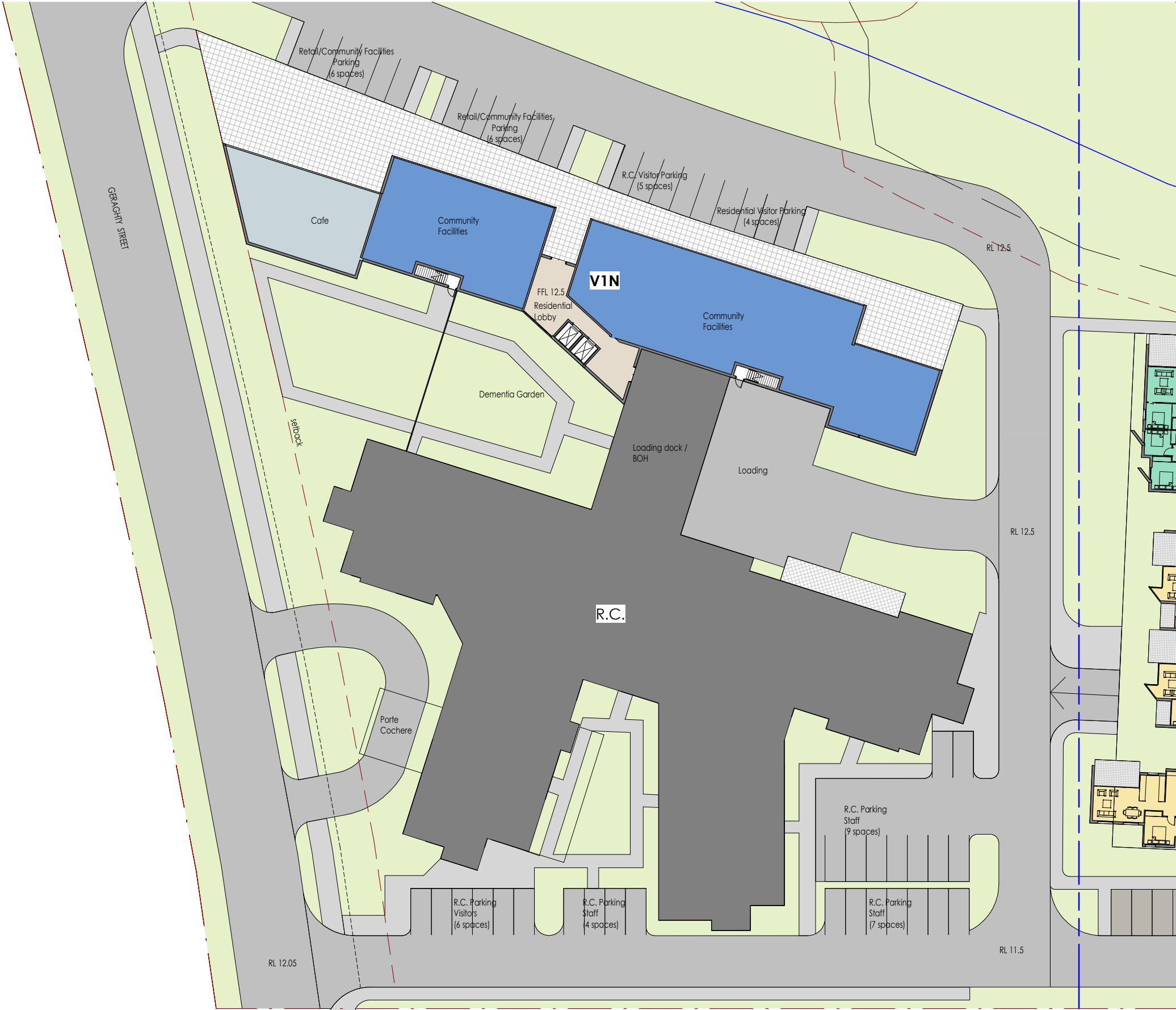
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Title
Basement Floor Plan
Precinct 1 - Indicative Parking Layout

Scales As indicated @ A3	Drawn JSA
Project No. 171101	Checked JH
Drawing No. SK3.40	Approved KJ 6460
Plot Date: 30-05-19 4:34:06 PM	Revision 2

PRELIMINARY



LEGEND

- UNIT TYPE
- 1 Bed Unit
 - 2 Bed Unit
 - 3 Bed Unit
 - Community Facilities
 - Retail - ie cafe
 - Respite Centre - Medical / Consulting Rooms

PARKING - R.C.			
	SPACES	REQUIRED	PROVIDED
R.C. (60 std beds)	Residents/Visitors	1/10 beds 6	9
(20 dementia beds)		1/15 beds 2	2
	Staff (40 max.)	1/2 staff 20	20
TOTAL		28	31

PARKING - Cafe/ Community Facilities

12 spaces are provided for the Cafe/Community Facilities. The community facilities are to be mainly used by the residents of the site who will not require parking. The 12 spaces will be available for visitors from the broader community.

PRELIMINARY

Scale 1: 500

0250050001250025000

Scales	As indicated @ A3	Drawn	JSA
Project No.	171101	Checked	JH
		Approved	KJ 6460
Drawing No.	SK3.42	Revision	2
Plot Date: 30-05-19 4:34:59 PM			

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Project
Village Bulli
Sandon Point
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ANGLICARE

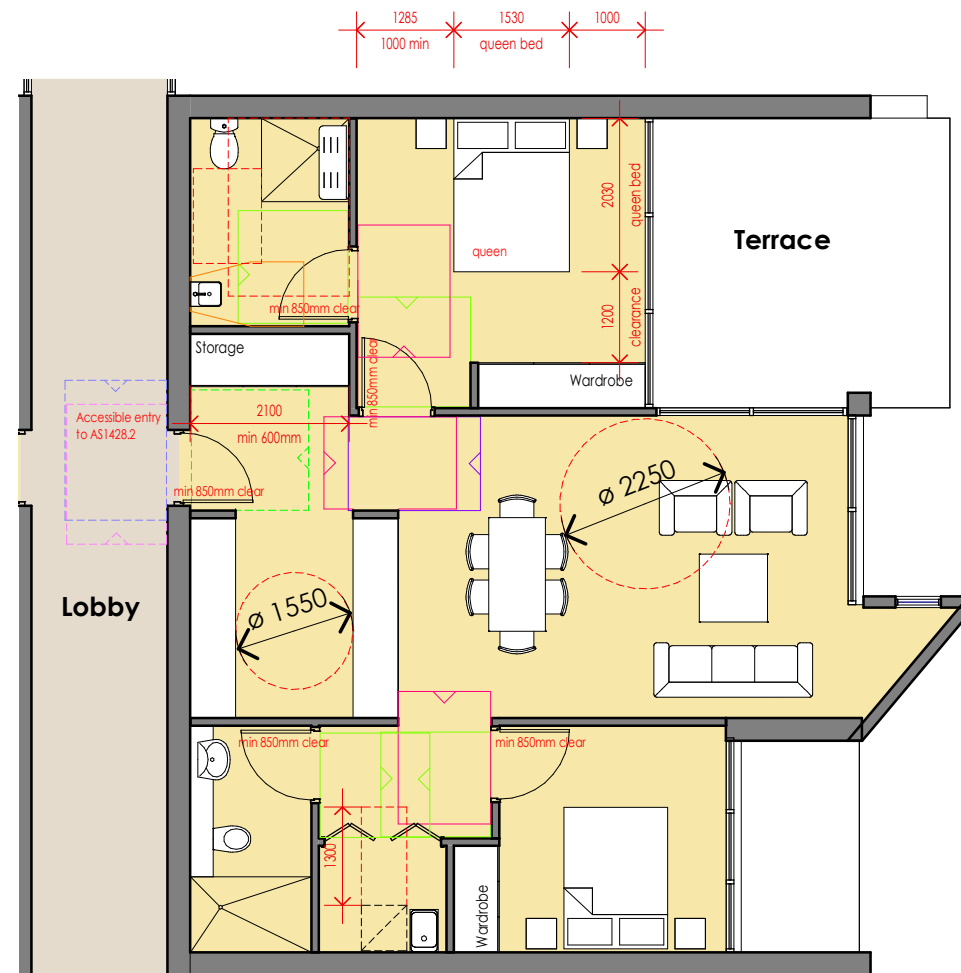


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ARCHITECTS


Title
Ground Floor Plan - Part
Precinct 1 - Indicative Parking Layout

Refer following layout for a typical unit showing compliance with SEPP (Housing for Seniors or People with a Disability).



1 Typical Precinct 1 Apartment Plan - SEPP (HSPD) Compliant
Indicative Layout only

SEPP (HSPD) requirements shown in red
Circulation spaces to entry door to AS1428.2
Circulation spaces to internal doors to AS1428.1

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PRELIMINARY

The design of the apartment buildings in the Precinct 1 has been prepared by the firm JSA Studio under the direction of Kim Charles Jones being a Registered Architect in the State of NSW. The design acknowledges the Design Quality Principles set out in SEPP 65 and in accordance with the design criteria outlined in the Apartment Design Guide (ADG).

APARTMENT DESIGN GUIDE Design Criteria	COMMENT	COMPLIES												
3D Communal & Public Open Space Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping Design criteria 1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3) 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)	Precinct 1 site area: 27,699 m ² Precinct 1 Communal Open Space : 7,902.5m ² (28%)	✓ ✓												
3E Deep Soil Zones Objective 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality Design criteria 1. Deep soil zones are to meet the following minimum requirements: <table border="1"> <thead> <tr> <th>Site area</th><th>Minimum dimensions</th><th>Deep soil zone (% of site area)</th></tr> </thead> <tbody> <tr> <td>less than 650m²</td><td>-</td><td rowspan="4">7%</td></tr> <tr> <td>650m² - 1,500m²</td><td>3m</td></tr> <tr> <td>greater than 1,500m²</td><td>6m</td></tr> <tr> <td>greater than 1,500m² with significant existing tree cover</td><td>6m</td></tr> </tbody> </table>	Site area	Minimum dimensions	Deep soil zone (% of site area)	less than 650m ²	-	7%	650m ² - 1,500m ²	3m	greater than 1,500m ²	6m	greater than 1,500m ² with significant existing tree cover	6m	Precinct 1 site area : 27,699 m ² Precinct 1 deep soil area : 8,922m ² (32%)	✓
Site area	Minimum dimensions	Deep soil zone (% of site area)												
less than 650m ²	-	7%												
650m ² - 1,500m ²	3m													
greater than 1,500m ²	6m													
greater than 1,500m ² with significant existing tree cover	6m													
3F Visual Privacy Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy Design criteria 1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: <table border="1"> <thead> <tr> <th>Building height</th><th>Habitable rooms and balconies</th><th>Non-habitable rooms</th></tr> </thead> <tbody> <tr> <td>up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr> <tr> <td>up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr> <tr> <td>over 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr> </tbody> </table> <p>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2)</p> <p>Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties</p>	Building height	Habitable rooms and balconies	Non-habitable rooms	up to 12m (4 storeys)	6m	3m	up to 25m (5-8 storeys)	9m	4.5m	over 25m (9+ storeys)	12m	6m	All buildings are three storey and under 12m The minimum separation distance between buildings is 10.8m but blank walls and screens have been used to maximise privacy.	✓
Building height	Habitable rooms and balconies	Non-habitable rooms												
up to 12m (4 storeys)	6m	3m												
up to 25m (5-8 storeys)	9m	4.5m												
over 25m (9+ storeys)	12m	6m												

APARTMENT DESIGN GUIDE Design Criteria	COMMENT	COMPLIES
3J Bicycle & Car Parking Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas Design criteria 1. For development in the following locations: <ul style="list-style-type: none"> on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less The car parking needs for a development must be provided off street		
	Site is NOT within 400m of land zoned B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre	N/A
		N/A
4A Solar & Daylight Access Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space Design criteria 1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas 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 3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	Refer Views from the Sun following	
		N/A
	77% of units receive the minimum 3 hours of direct sunlight between 9am and 3pm at mid winter	✓
	12 out of 140 units (8.5%) receive no direct sunlight between 9am and 3pm at mid winter	✓
4B Natural Ventilation Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents Design criteria 1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed 2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line		
	70% of apartments are dual aspect, corner or cross-through apartments.	✓
	Cross-through apartments are maximum 8m deep.	✓

APARTMENT DESIGN GUIDE		COMMENT	COMPLIES												
Design Criteria															
4C Ceiling Heights															
Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access															
Design criteria															
1.	Measured from finished floor level to finished ceiling level, minimum ceiling heights are: <table><tr><th colspan="2">Minimum ceiling height for apartment and mixed use buildings</th></tr><tr><td>Habitable rooms</td><td>2.7m</td></tr><tr><td>Non-habitable</td><td>2.4m</td></tr><tr><td>For 2 storey apartments</td><td>2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area</td></tr><tr><td>Attic spaces</td><td>1.8m at edge of room with a 30 degree minimum ceiling slope</td></tr><tr><td>If located in mixed used areas</td><td>3.3m for ground and first floor to promote future flexibility of use</td></tr></table> These minimums do not preclude higher ceilings if desired	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 used areas	3.3m for ground and first floor to promote future flexibility of use	3.0m floor to floor has been provided to allow for required ceiling heights	✓
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 used areas	3.3m for ground and first floor to promote future flexibility of use														
4D Apartment Size & Layout															
Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity															
Design criteria															
1.	Apartments are required to have the following minimum internal areas: <table><tr><th>Apartment type</th><th>Minimum internal area</th></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>70m²</td></tr><tr><td>3 bedroom</td><td>90m²</td></tr></table> The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m ² each A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m ² each	Apartment type	Minimum internal area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	70m ²	3 bedroom	90m ²		✓		
Apartment type	Minimum internal area														
Studio	35m ²														
1 bedroom	50m ²														
2 bedroom	70m ²														
3 bedroom	90m ²														
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															
Design criteria															
1.	Habitable room depths are limited to a maximum of 2.5 x the ceiling height		✓												
2.	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window		✓												

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Title
Compliance with Codes
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Scales 1 : 100 @ A3	Drawn JSA
Project No. 171101	Checked JH
	Approved KJ 6460
Drawing No. SK0.05	Revision 3
Plot Date: 30-05-19 3:41:42 PM	

APARTMENT DESIGN GUIDE Design Criteria	COMMENT	COMPLIES															
4D (cont'd)																	
Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs																	
Design criteria																	
1. Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)		✓															
2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)		✓															
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		✓															
4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts		✓															
4E Private Open Space & Balconies																	
Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity																	
Design criteria																	
1. All apartments are required to have primary balconies as follows: <table><tr><th>Dwelling type</th><th>Minimum area</th><th>Minimum depth</th></tr><tr><td>Studio apartments</td><td>4m²</td><td>-</td></tr><tr><td>1 bedroom apartments</td><td>8m²</td><td>2m</td></tr><tr><td>2 bedroom apartments</td><td>10m²</td><td>2m</td></tr><tr><td>3+ bedroom apartments</td><td>12m²</td><td>2.4m</td></tr></table> The minimum balcony depth to be counted as contributing to the balcony area is 1m	Dwelling type	Minimum area	Minimum depth	Studio apartments	4m²	-	1 bedroom apartments	8m²	2m	2 bedroom apartments	10m²	2m	3+ bedroom apartments	12m²	2.4m		✓
Dwelling type	Minimum area	Minimum depth															
Studio apartments	4m²	-															
1 bedroom apartments	8m²	2m															
2 bedroom apartments	10m²	2m															
3+ bedroom apartments	12m²	2.4m															
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 minimum area of 15m² and a minimum depth of 3m		✓															
4F Common Circulation & Spaces																	
Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments																	
Design criteria																	
1. The maximum number of apartments off a circulation core on a single level is eight	Apartment blocks have more than 8 apartments off a circulation core but the blocks are made up of essentially 2 linked cores.	✓															
2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40		N/A															

APARTMENT DESIGN GUIDE Design Criteria		COMMENT	COMPLIES										
4G Storage													
Objective 4G-1 Adequate, well designed storage is provided in each apartment													
Design criteria													
1.	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <table><tr><th>Dwelling type</th><th>Storage size volume</th></tr><tr><td>Studio apartments</td><td>4m³</td></tr><tr><td>1 bedroom apartments</td><td>6m³</td></tr><tr><td>2 bedroom apartments</td><td>8m³</td></tr><tr><td>3+ bedroom apartments</td><td>10m³</td></tr></table> At least 50% of the required storage is to be located within the apartment	Dwelling type	Storage size volume	Studio apartments	4m³	1 bedroom apartments	6m³	2 bedroom apartments	8m³	3+ bedroom apartments	10m³	50% of the storage will be located in the carpark.	✓
Dwelling type	Storage size volume												
Studio apartments	4m³												
1 bedroom apartments	6m³												
2 bedroom apartments	8m³												
3+ bedroom apartments	10m³												

PRELIMINARY

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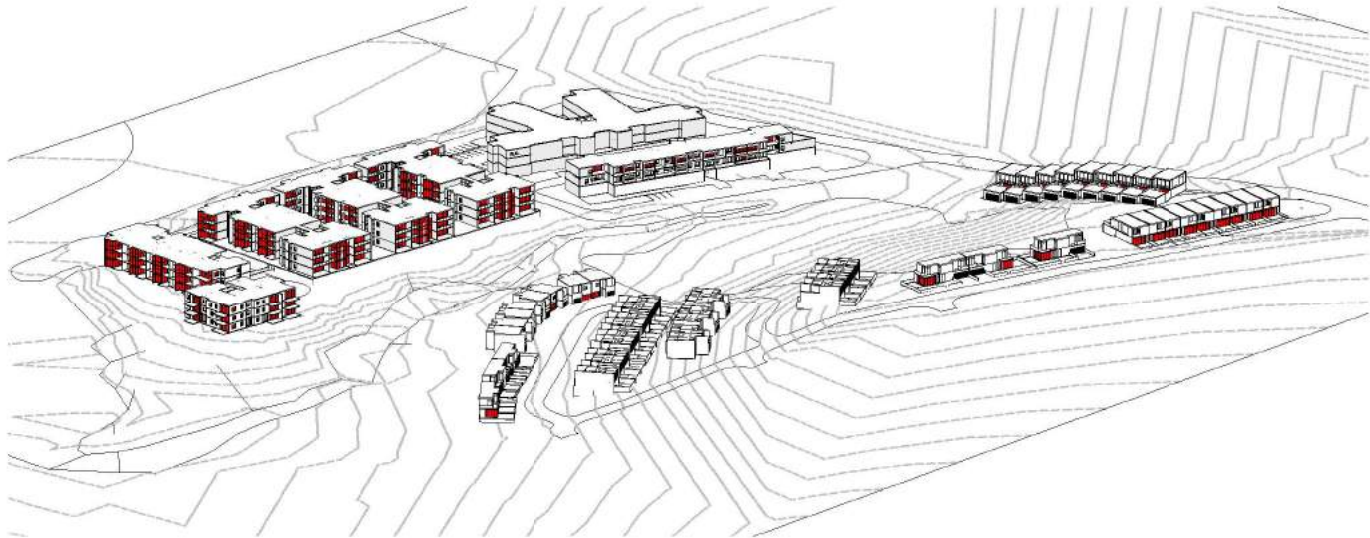
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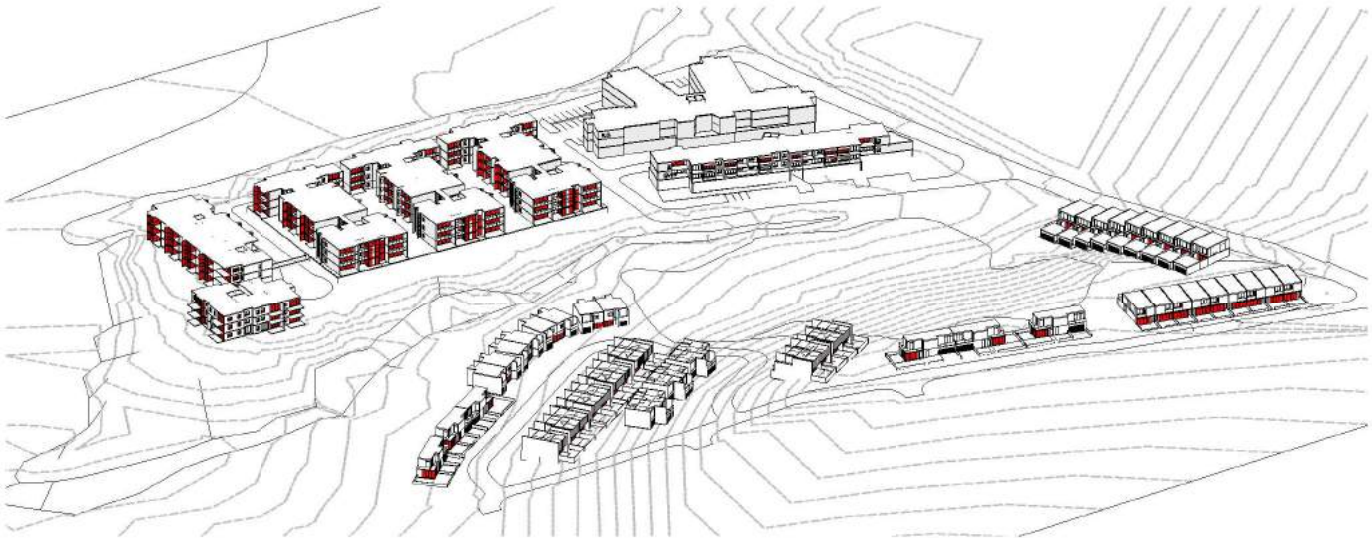


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SEPP 65 & ADG

Scales 1 : 100 @ A3	Drawn JSA
Project No. 171101	Checked JH
Drawing No. SK0.06	Approved KJ 6460
	Revision 3
Plot Date: 30-05-19 3:42:14 PM	



9am



10am



11am



12 noon

Living room windows

PRELIMINARY

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KIM JONES Registration No. 6460

Rev.	Revision Description	Chk.	Date
C	Issued for Information		27.03.18
D	Re-issued for Information		04.05.18
	Drawing Renumbered		20.07.18
E	Issued for Information		23.07.18
F	Final Draft		31.07.18
1	s75W Submission		03.08.18
2	Draft - s75W Re-Submission		21.05.19
3	s.75W Re-Submission		30.05.19

Project
Village Bulli
Sandon Point
For
ANGLICARE

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PO Box 483
Rozelle NSW 2039
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Title
Compliance with Codes
Views from the Sun 9am -12pm

Scales 1 : 100 @ A3	Drawn JSA
Project No. 171101	Checked JH
Drawing No. SK0.07	Approved KJ 6460
Plot Date: 30-05-19 5:07:50 PM	Revision 3



1pm



2pm



3pm

PRECINCT 2 SOLAR ACCESS

Refer SK0.09 - SK0.10

PRECINCT 3 SOLAR ACCESS

Refer SK0.11 - SK0.12

Living room windows

PRECINCT 1 APARTMENT SOLAR ACCESS

APARTMENT BLOCKS	Achieves 3hr sunlight	Total Units
V1N	8	8
V2N	9	9
V2C	9	12
V2S	6	9
V3N	9	9
V3C	9	12
V3S	6	9
V4N	9	9
V4C	9	12
V4S	6	9
V5N	9	15
V5C	15	21
V5S	4	6

TOTAL: 108 UNITS 140 UNITS
77% achieves min 3hr Solar Access

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Title
Compliance with Codes
Views from the Sun 1pm - 3 pm

Scales 1 : 100 @ A3	Drawn JSA
Project No. 171101	Checked JH
Drawing No. SK0.08	Approved KJ 6460
Plot Date: 30-05-19 4:47:36 PM	Revision 3

PRELIMINARY

Following are indicative layouts for Precincts 2 & 3.

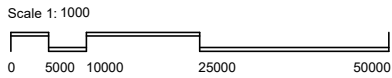
The indicative plans:

- demonstrate that the development can be contained within the approved footprint with no encroachment into the Turpentine forest.
- include an indicative subdivision pattern responsive to the site conditions and constraints.
- demonstrate along with the Views from the Sun shown on SK0.09 - SK0.12 that the future development lots can be oriented to maximise solar access to the dwellings.
- show that perimeter roads are maintained and appropriate buffers are provided to the riparian corridors
- show adjustments to the road network to accommodate the revised built form
- indicate that sufficient passive and active open space is provided for the expected additional population and demographic.
- show that permeability is maintained through the site with links to the beach.
- show that there will be minimal potential for vehicle, bicycle and pedestrian conflicts.
- demonstrate that the proposed building envelopes would facilitate appropriate design within the site's setting
- together with SK2.11 demonstrate that the proposed building envelopes would achieve compliance with the approved maximum height , site coverage and FSR controls



1 Precincts 2 & 3
Indicative layout only - 51 Townhouses shown

PRELIMINARY



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Rev.	Revision Description	Chk.	Date
1	Final Draft		31.07.18
1	s75W Submission		03.08.18
2	s75W Re-Submission		10.10.18
J	Issued for Information		10.04.19
3	Draft - s75W Re-Submission		21.05.19
K	Issued for Information		09.05.19
L	Issued for Information		10.05.19
4	s.75W Re-Submission		30.05.19

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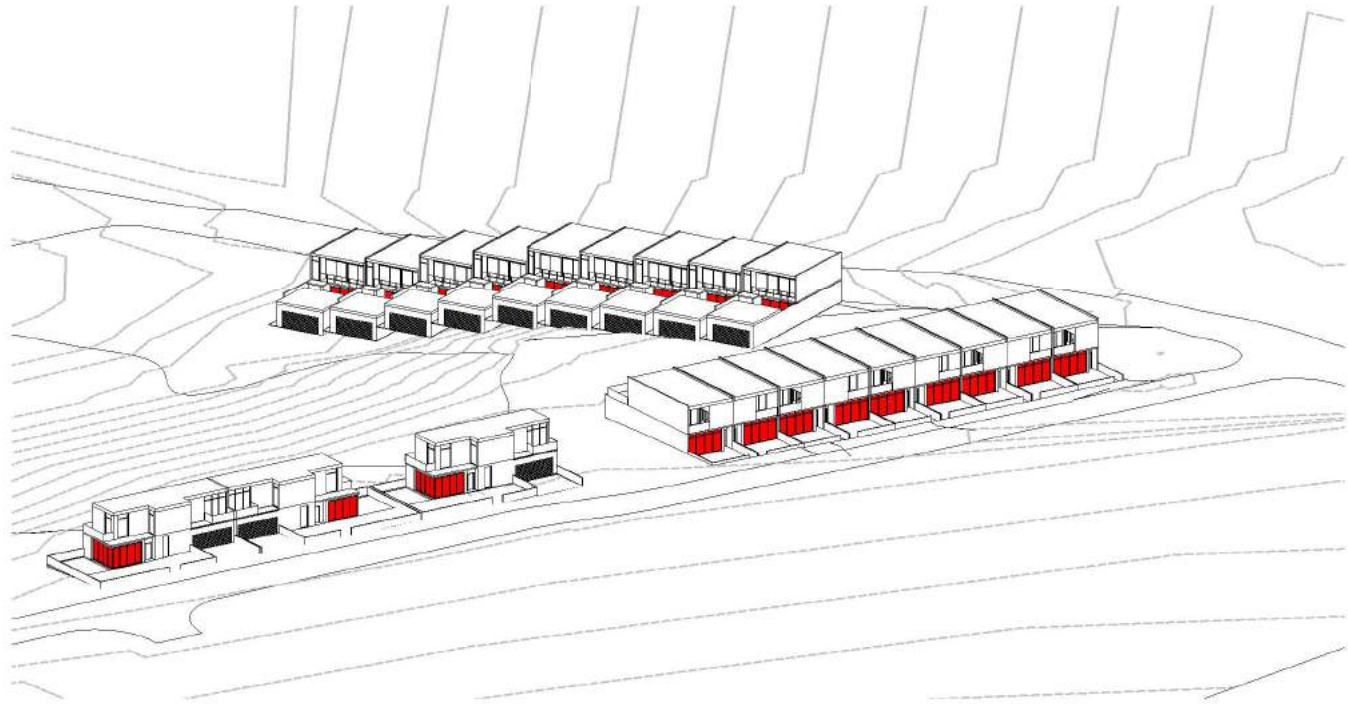


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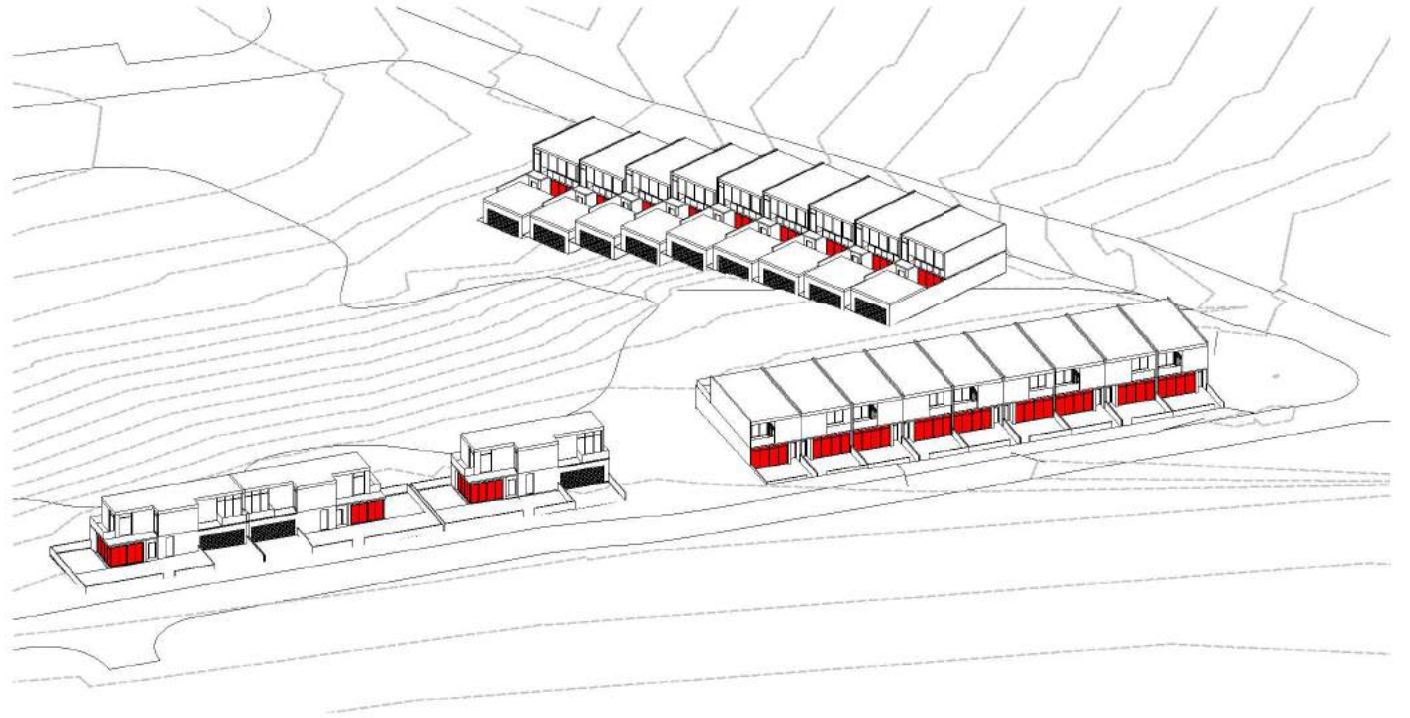


Title
Precincts 2 & 3 Plan
Indicative Lot Plan

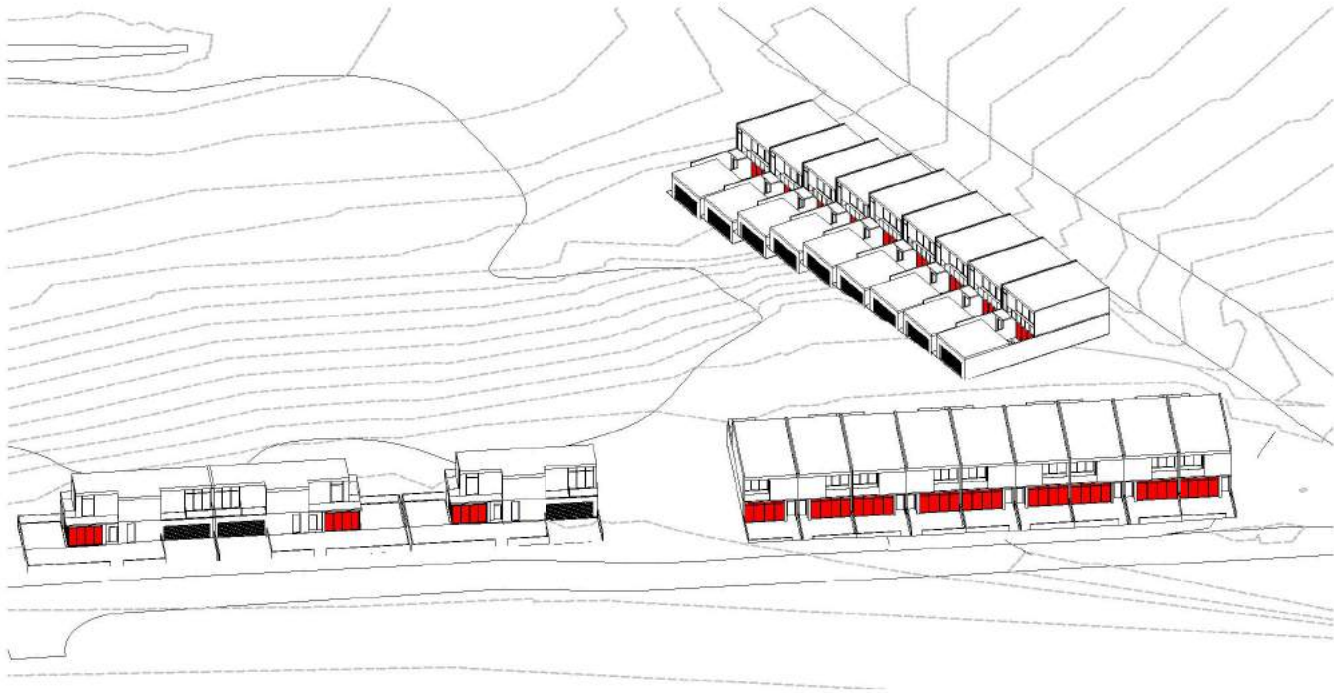
Scales As indicated @ A3	Drawn JSA
Project No. 171101	Checked JH
Drawing No. SK2.01	Approved KJ 6460
Plot Date: 30-05-19 4:21:08 PM	Revision 4



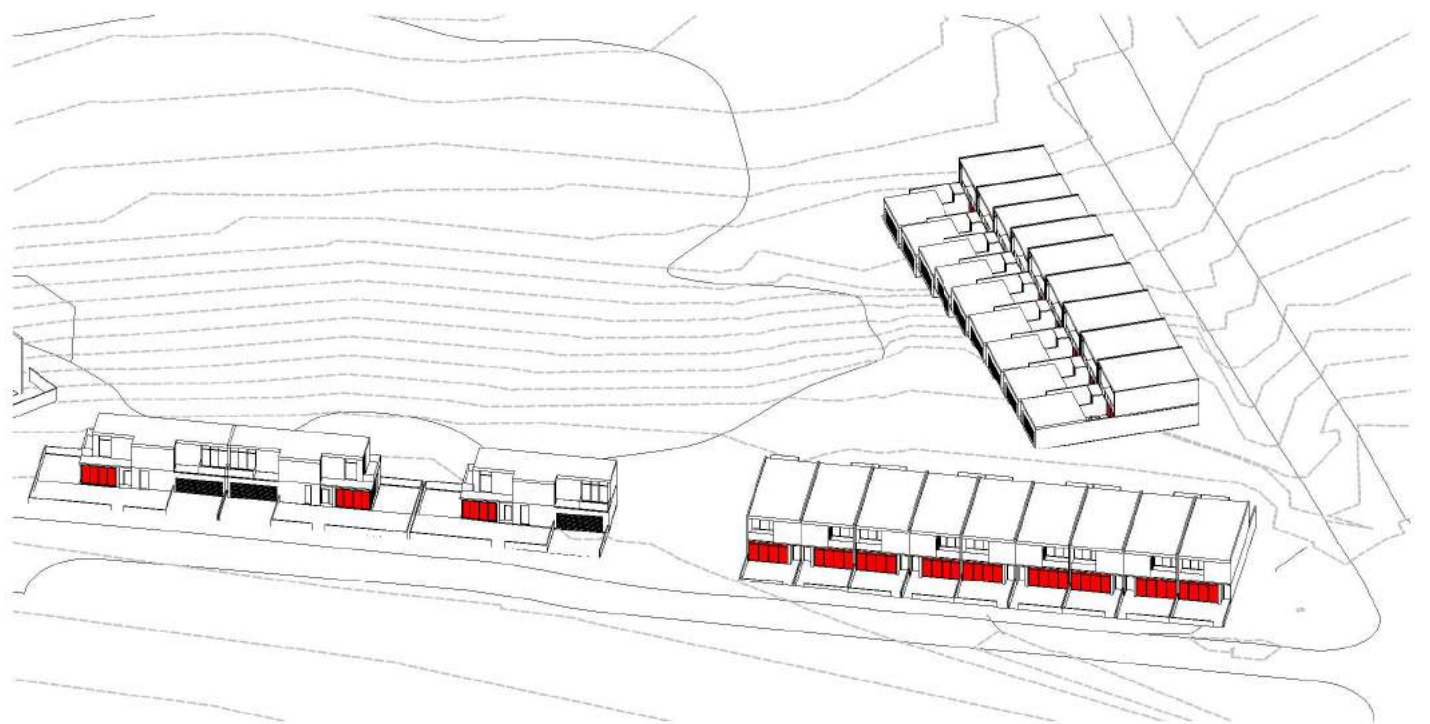
9am



10am



11am



12 noon

Living room windows

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1	Draft - s75W Re-Submission		21.05.19
2	s.75W Re-Submission		30.05.19

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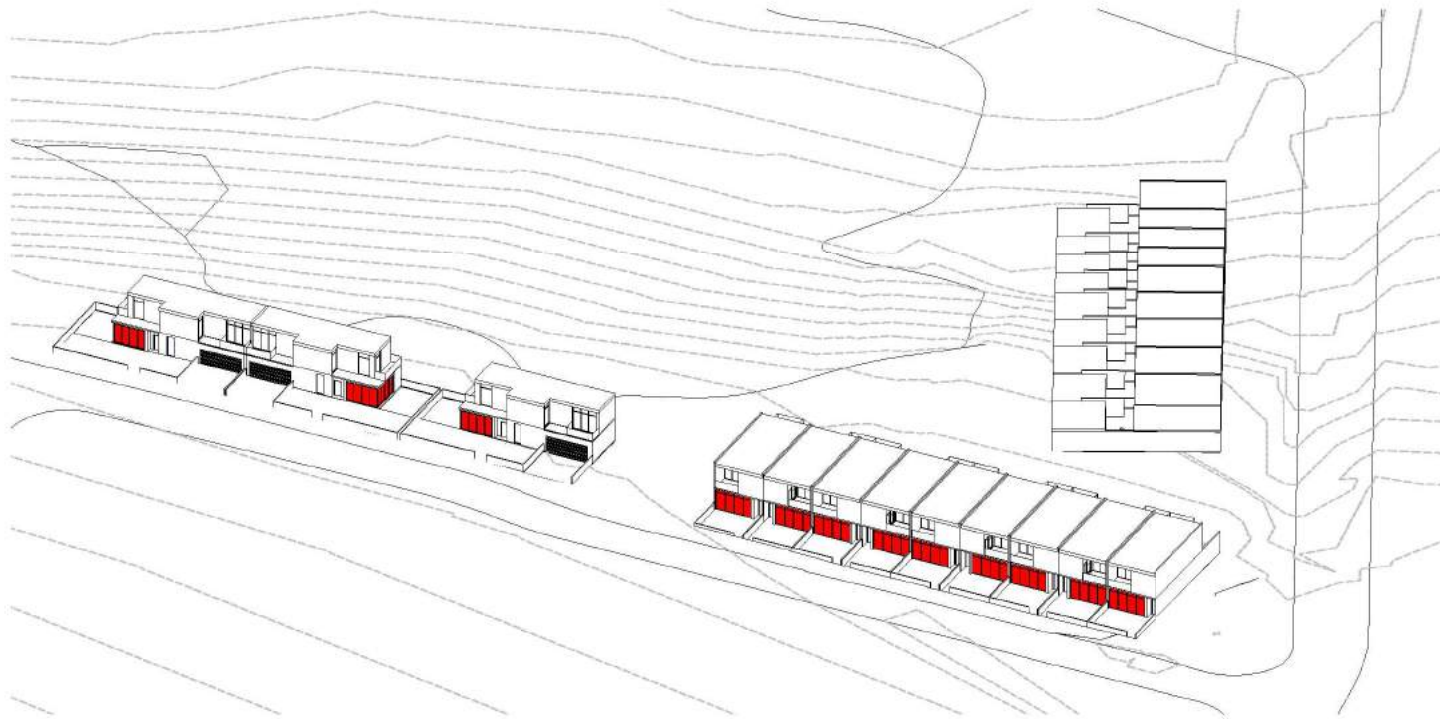
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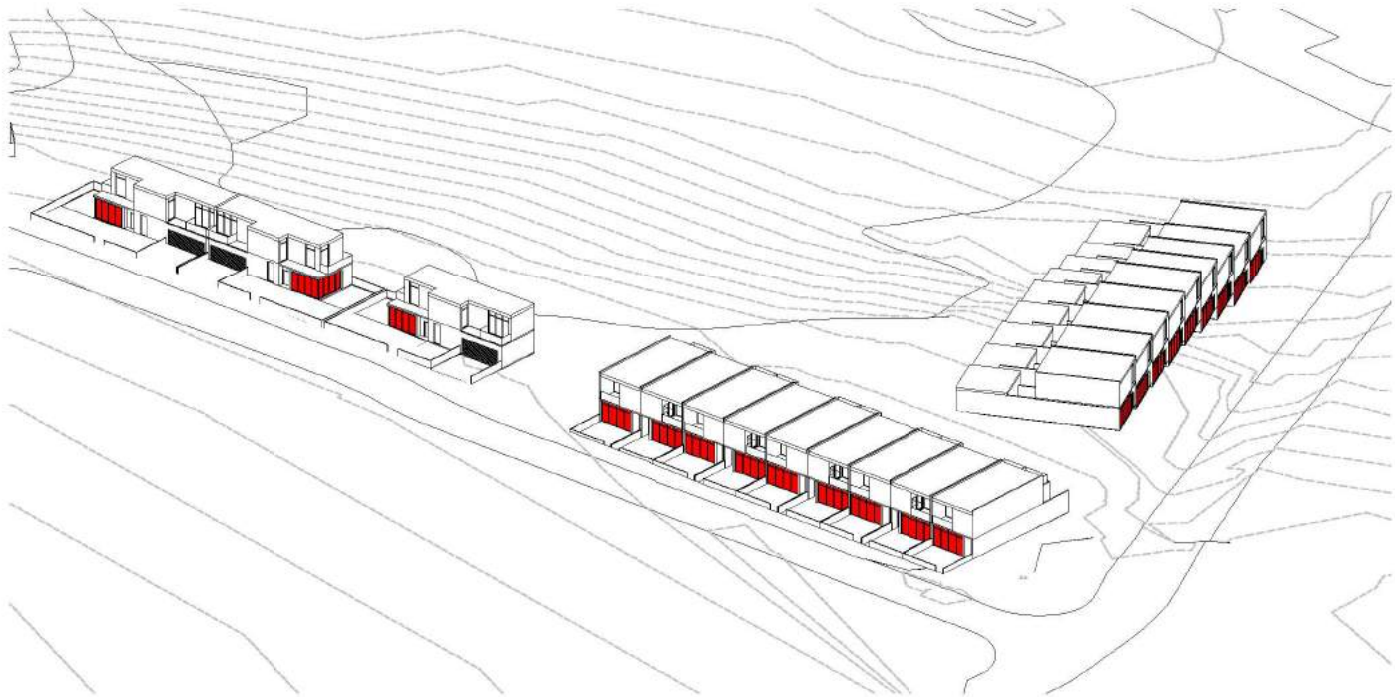
Title
Compliance with Codes
Views from the Sun 9am -12pm
Precinct 2

Scales 1 : 100 @ A3	Drawn JSA
Project No. 171101	Checked JH
Drawing No. SK0.09	Approved KJ 6460
Plot Date: 30-05-19 4:43:54 PM	Revision 2

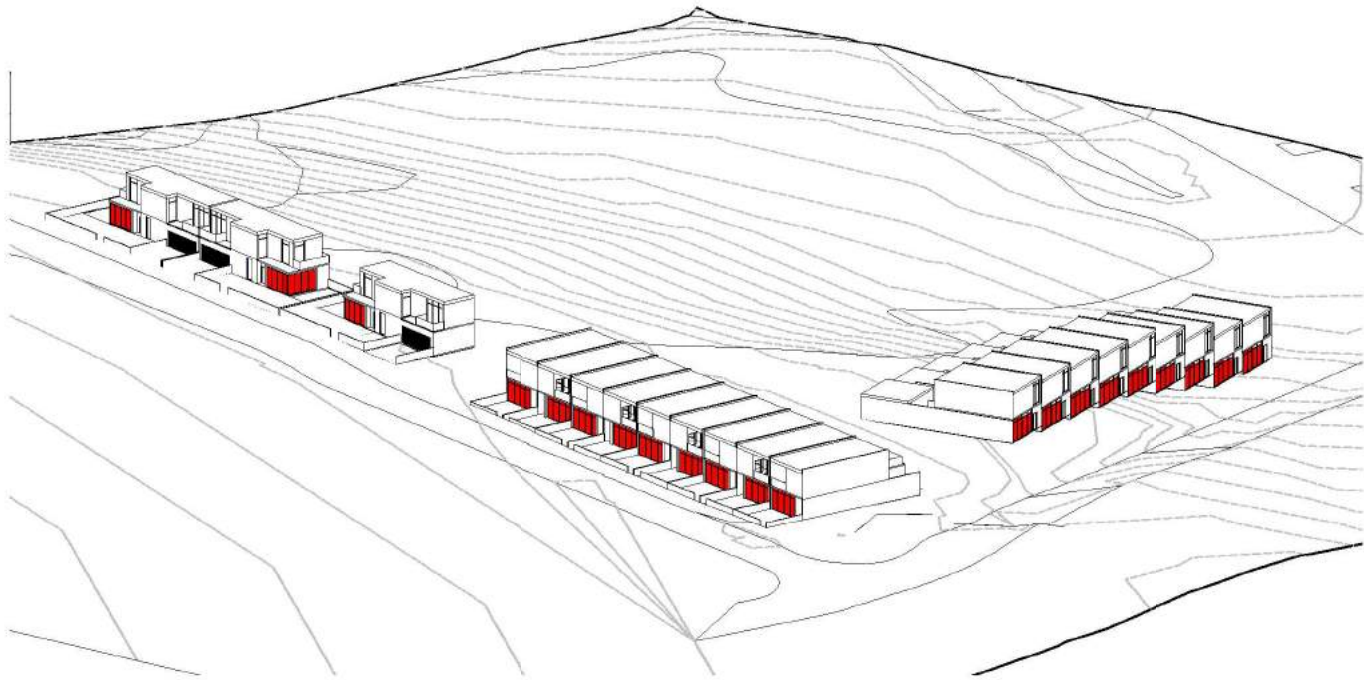
PRELIMINARY



1pm



2pm

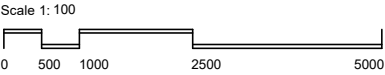


3pm

Living room windows

PRECINCT 2 SOLAR ACCESS

PRECINCT 2
100% of the 21 Townhouses receive 3+ hours of direct sunlight mid-winter between 9am and 3pm



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1	Draft - s75W Re-Submission		21.05.19
2	s.75W Re-Submission		30.05.19

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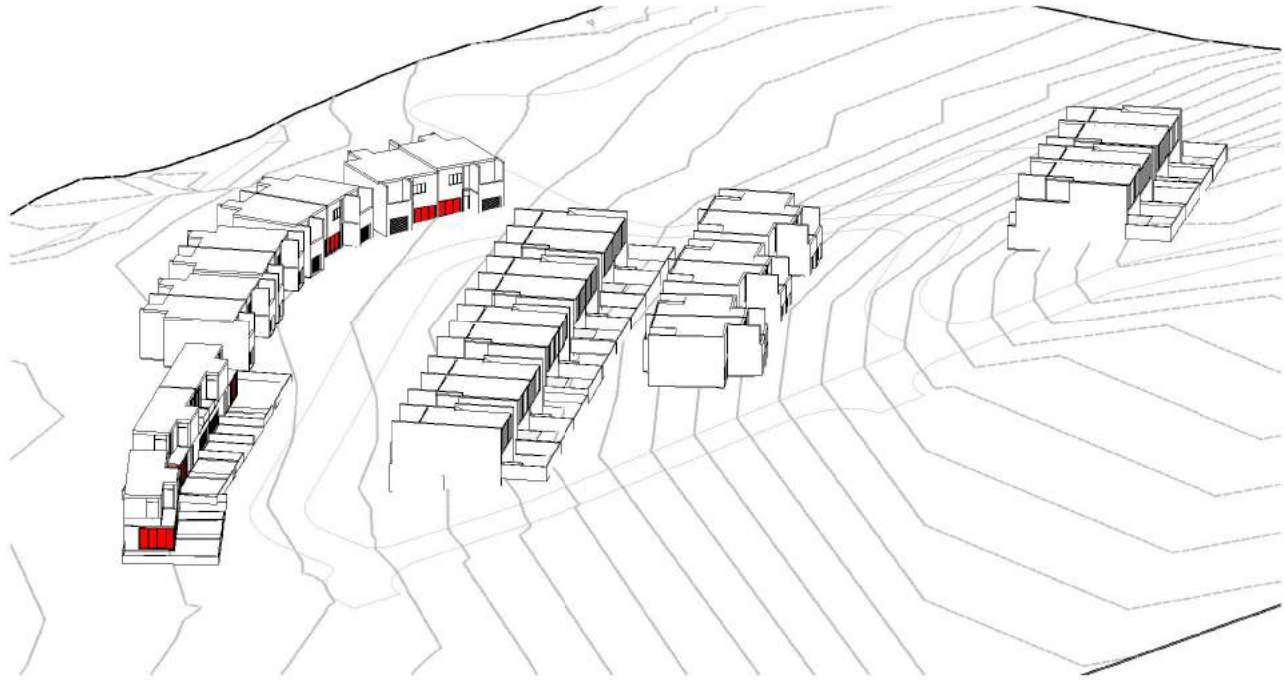
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Title
Compliance with Codes
Views from the Sun 1pm - 3 pm
Precinct 2

Scales 1 : 100 @ A3	Drawn JSA
Project No. 171101	Checked JH
Drawing No. SK0.10	Approved KJ 6460
Plot Date: 30-05-19 4:42:21 PM	Revision 2

PRELIMINARY



9am



10am



11am



12 noon

 Living room windows

PRELIMINARY

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1	Draft - s75W Re-Submission		21.05.19
2	s.75W Re-Submission		30.05.19

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Title
Compliance with Codes
Views from the Sun 9am -12pm
Precinct 3

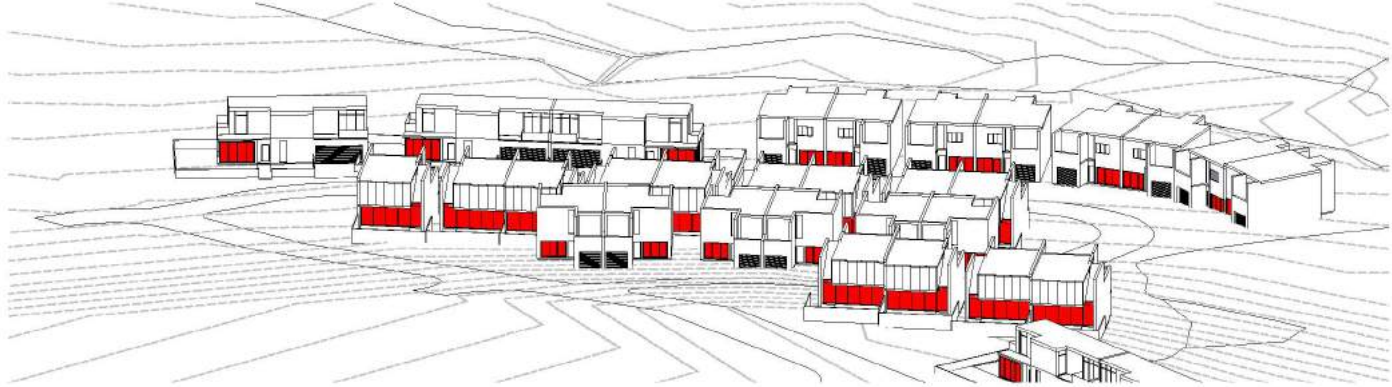
Scales 1 : 100 @ A3	Drawn Author
Project No. 171101	Checked Checker
Drawing No. SK0.11	Approved Approver
Plot Date: 30-05-19 4:41:06 PM	Revision 2



1pm



2pm



3pm

Living room windows

PRECINCT 3 SOLAR ACCESS

PRECINCT 3
100% of the 30 Townhouses receive 3+ hours of direct sunlight mid-winter between 9am and 3pm

Note one townhouse receives the 3 hours of direct sunlight from 9: 30am - 12:30pm

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Rev.	Revision Description	Chk.	Date
1	Draft - s75W Re-Submission		21.05.19
2	s.75W Re-Submission		30.05.19

Project
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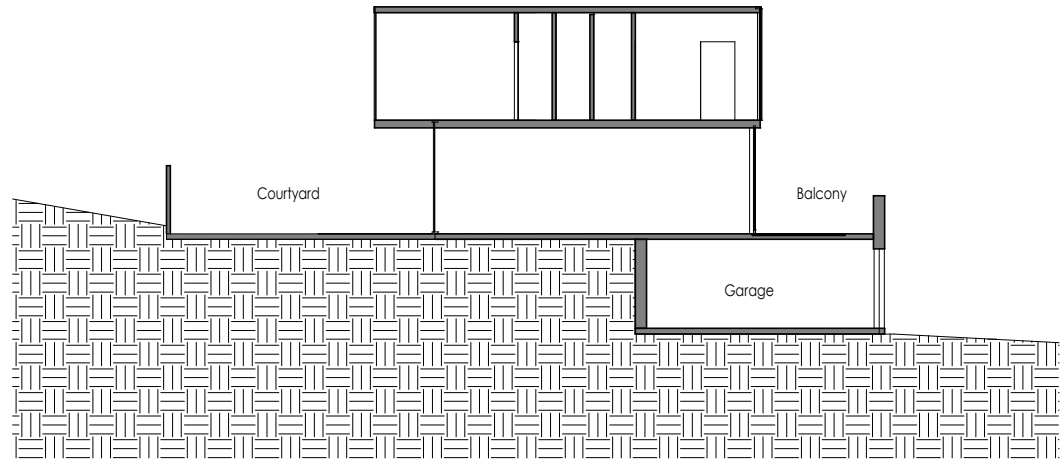


Title
Compliance with Codes
Views from the Sun 1pm - 3 pm
Precinct 3

Scales 1 : 100 @ A3	Drawn Author
Project No. 171101	Checked Checker
Drawing No. SK0.12	Approved Approver
Plot Date: 30-05-19 4:39:50 PM	Revision 2

Typical North-South Lot
3 Bed/ 2.5Bath /2 Onsite Parking

Lot Size varies 220m² - 295m²
Internal Area 120m²
External Courtyard area varies min. 137m²



4 Section F
1 : 200

Solar Access

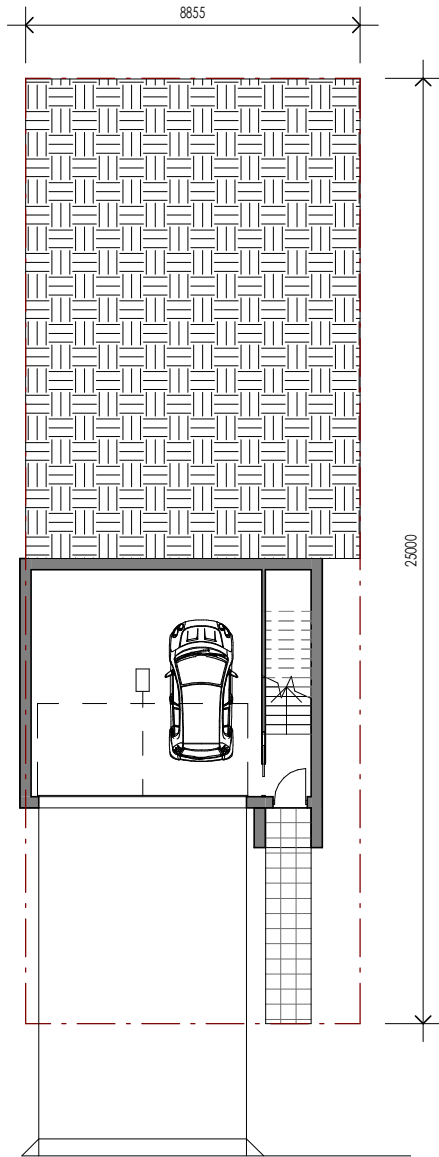
13 of the 13 townhouses of this type receive a min. of 4 hours of direct sunlight at the winter solstice

Privacy

The arrangement of the townhouses together with the positioning of windows, use of screens and blade walls will minimise overlooking of neighbouring private open space and windows.

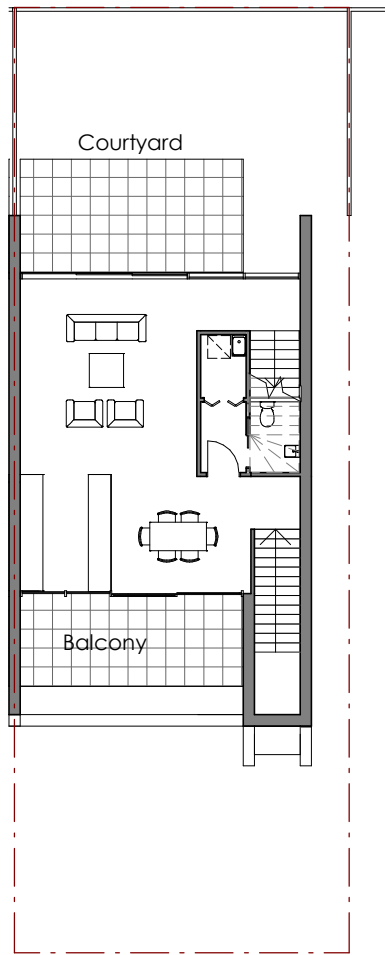
Open Space

Private open space varies with a minimum of 62 sqm. A courtyard area is located at the rear of the dwelling (approx. 6x6m min.)

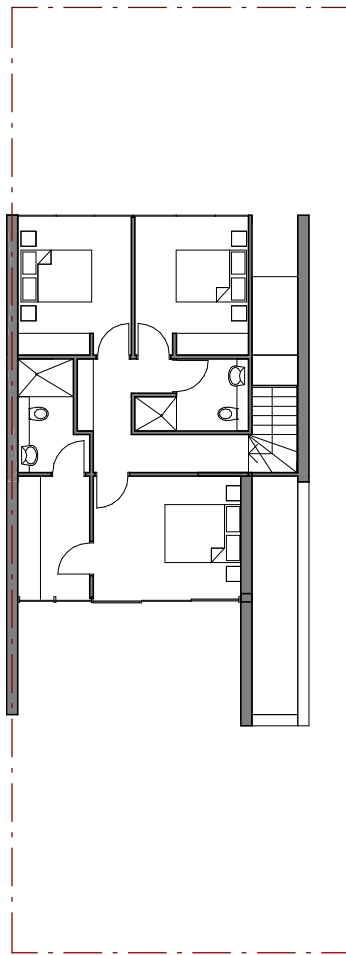


1 Ground Floor Plan
1 : 200

Indicative Layout only



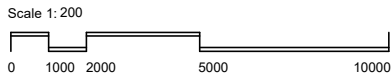
2 Level 1 Plan
1 : 200



3 Level 2 Plan
1 : 200



Key Plan
Indicative Locations



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Rev.	Revision Description	Chk.	Date
B	Issued for Information		02.02.18
C	Issued for Information		23.03.18
D	Issued for Information		13.07.18
E	Issued for Information		23.07.18
F	Final Draft		31.07.18
1	s75W Submission		03.08.18
2	Draft - s75W Re-Submission		21.05.19
3	s.75W Re-Submission		30.05.19

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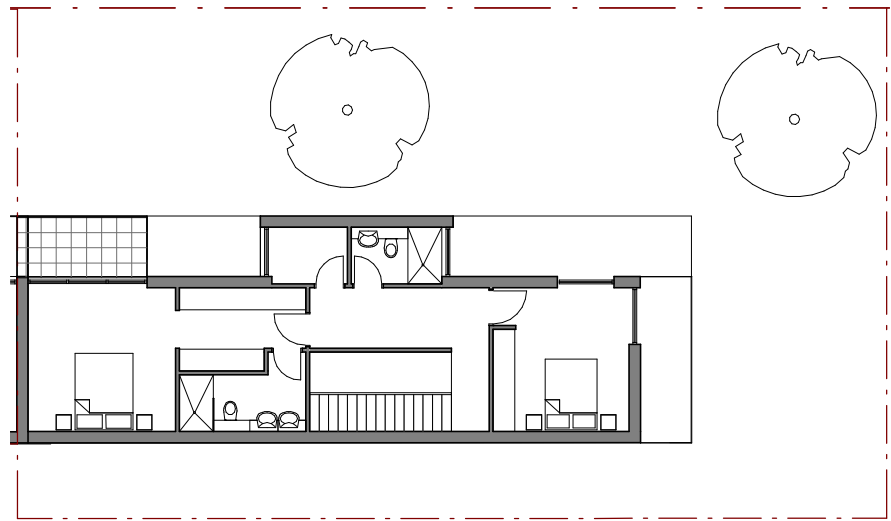


Title
Townhouses - Typical North-South Lots

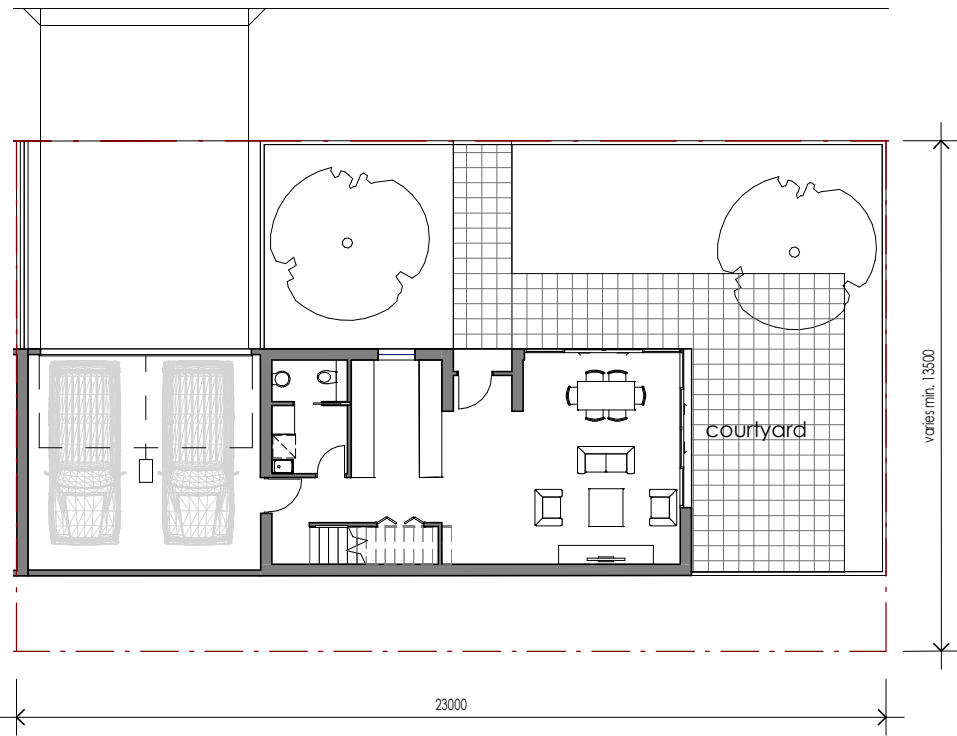
Scales	As indicated @ A3	Drawn	JSA
Project No.	171101	Checked	JH
Drawing No.	SK3.02	Approved	KJ 6460
Plot Date:	30-05-19 4:20:16 PM	Revision	3

Typical East-West Lot
2 Bed /2.5Bath / 2 Onsite Parking

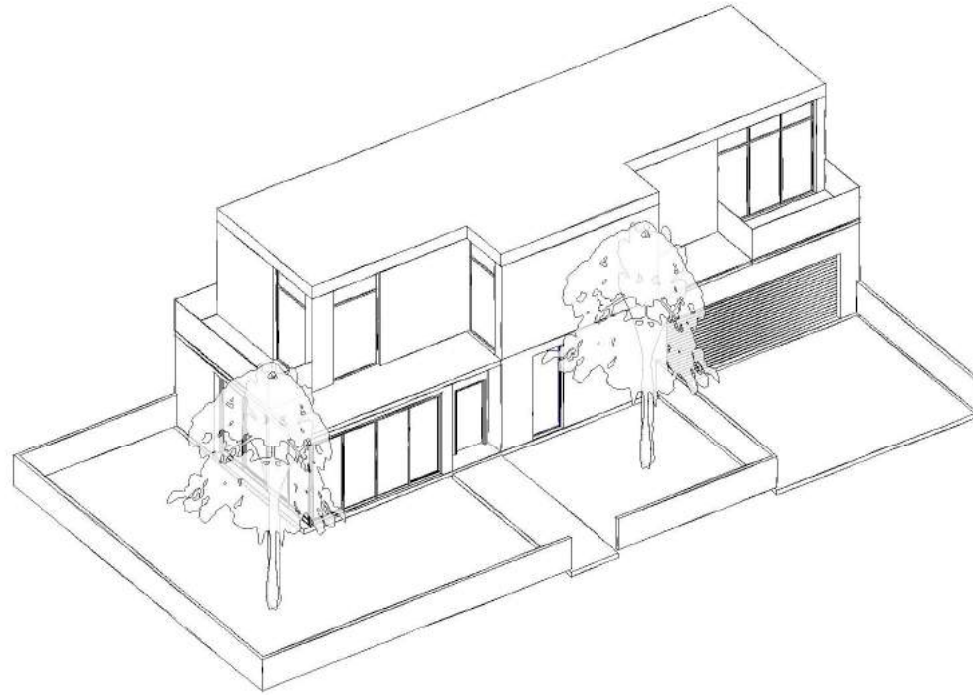
Lot Size varies 330m² - 447m²
Internal Area 118m²
External Courtyard area varies min.167m²



2 Level 1 Plan
1 : 200



1 Ground Floor Plan
1 : 200
Indicative Layout only



Solar Access

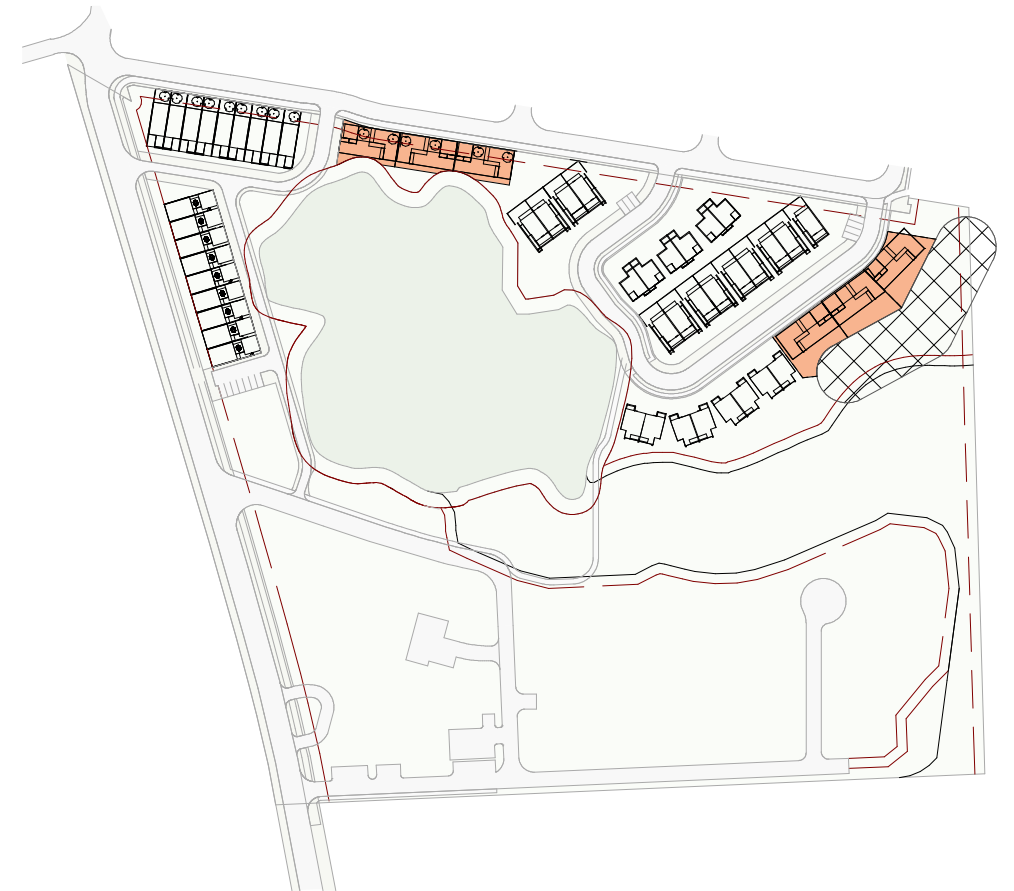
6 of the 6 townhouses of this type receive a min. of 7 hours of direct sunlight at the winter solstice

Privacy

The arrangement of the townhouses together with the positioning of windows, use of screens and blade walls will minimise overlooking of neighbouring private open space and windows.

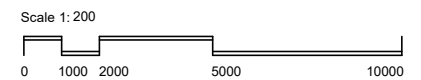
Open Space

Private open space varies with a minimum of 40 sqm. A 4 x 4 m courtyard area is located to the side of the dwelling.



Key Plan

Indicative Locations



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2	Draft - s75W Re-Submission		21.05.19
3	s.75W Re-Submission		30.05.19

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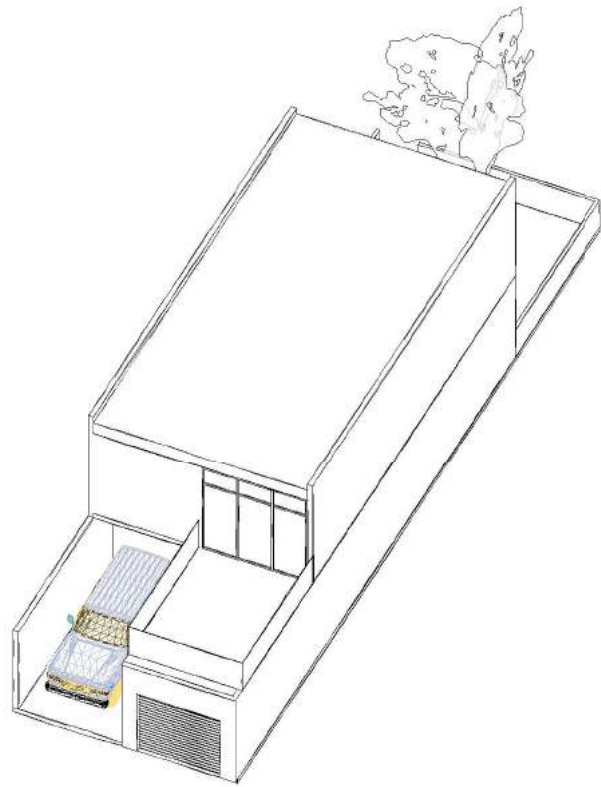


Title
Townhouses - Typical East-West Lots

Scales As indicated @ A3	Drawn JSA
Project No. 171101	Checked JH
Drawing No. SK3.03	Approved KJ 6460
Plot Date: 30-05-19 4:22:56 PM	Revision 3

North South Lot - Alternate Layout
3 Bed/ 2.5Bath /2 Onsite Parking

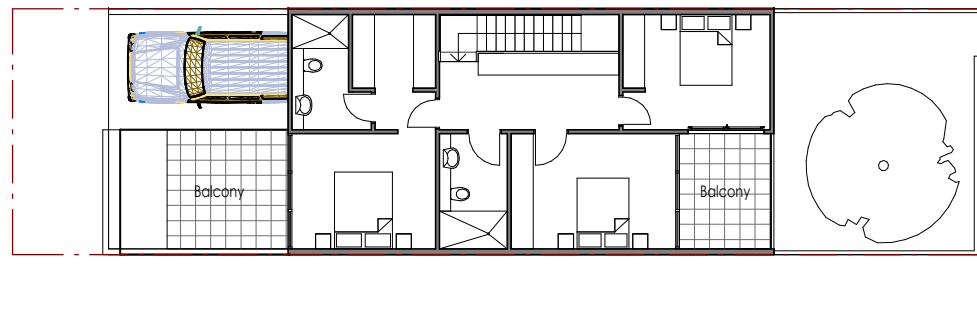
Lot Size 166m²
Internal Area 132m²
External Courtyard area 29m²



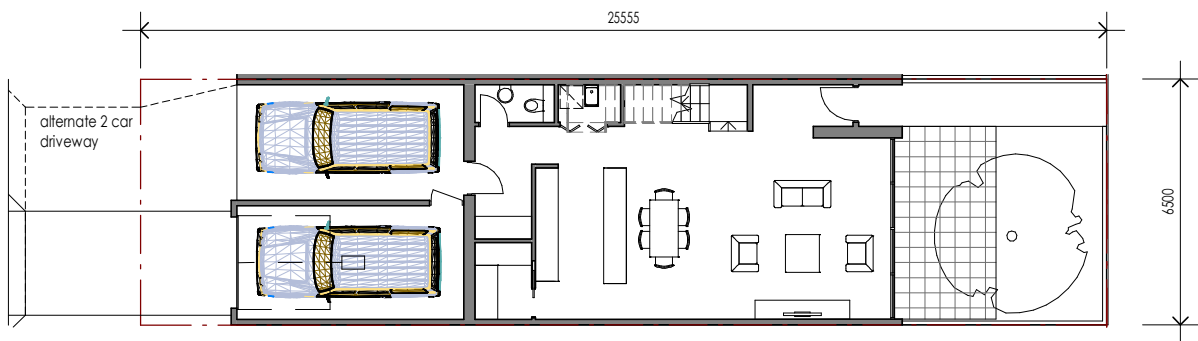
Solar Access
9 of the 9 townhouses of this type receive a min. of 7 hours of direct sunlight at the winter solstice

Privacy
The arrangement of the townhouses together with the positioning of windows, use of screens and blade walls will minimise overlooking of neighbouring private open space and windows.

Open Space
Private open space of every lot of this type is 29 sqm. A 4 x 4 m courtyard area is located in the front of the dwelling.

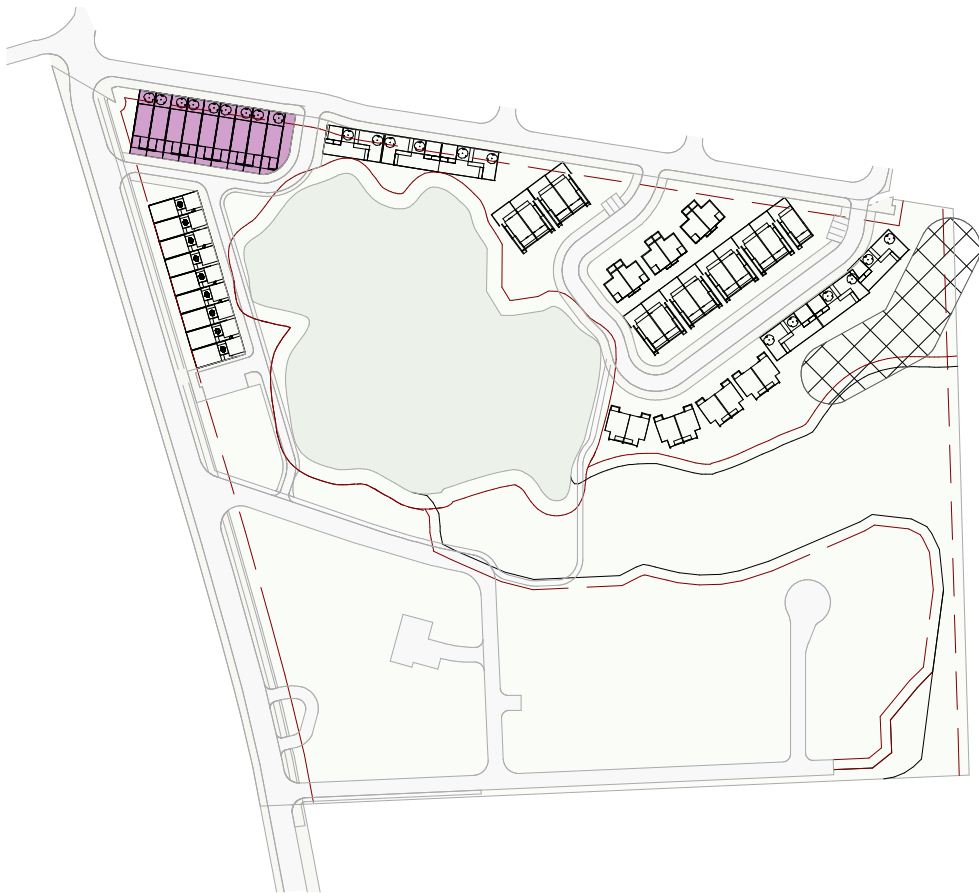


2 Level 1 Plan
1 : 200

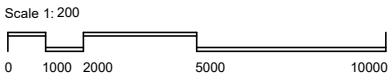


1 Ground Floor Plan
1 : 200

Indicative Layout only



Key Plan
Indicative Locations



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NSW ARCHITECTS REGISTRATION BOARD REGISTERED ARCHITECTS.
KIM JONES Registration No. 6460

Rev.	Revision Description	Chk.	Date
A	Issued for Information		30.11.17
B	Issued for Information		02.02.18
C	Issued for Information		23.03.18
D	Issued for Information		13.07.18
E	Issued for Information		23.07.18
F	Issued for Information		10.04.19
1	Draft - s75W Re-Submission		21.05.19
2	s.75W Re-Submission		30.05.19

Project
Village Bulli
Sandon Point
For
ANGLICARE

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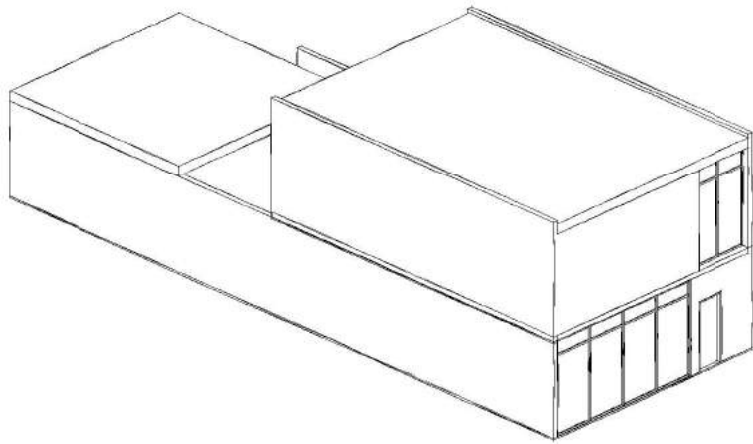


Title
Townhouses North South Lots - Alternate

Scales As indicated @ A3	Drawn JSA
Project No. 171101	Checked JH
Drawing No. SK3.04	Approved KJ 6460
Plot Date: 30-05-19 4:33:28 PM	Revision 2

Typical East-West Lot - Alternate Layout
3 Bed/ 2.5Bath /2 Onsite Parking

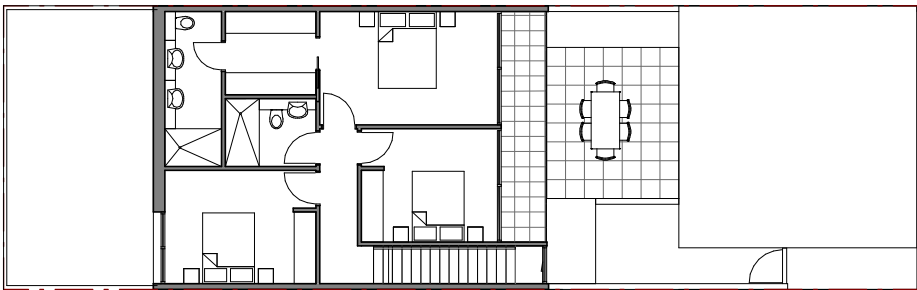
Lot Size 181m²
Internal Area 132m²
External Courtyard area 28m²



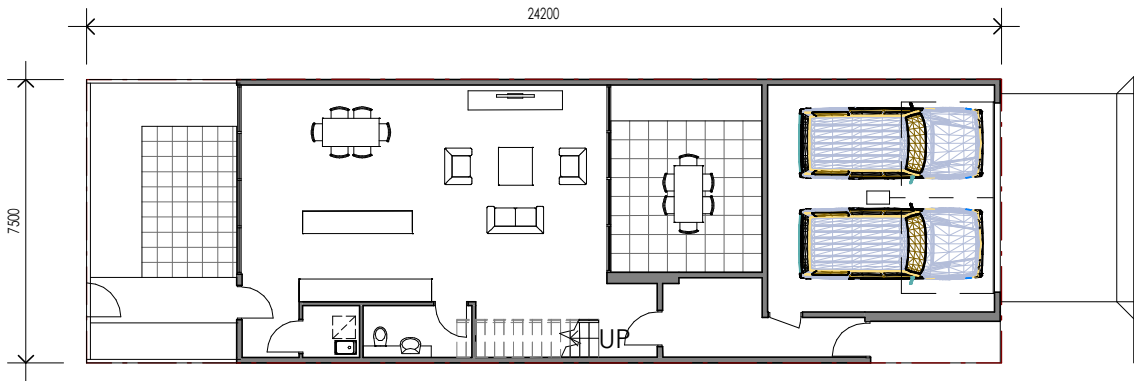
Solar Access
9 of the 9 townhouses of this type receive a min. of 4 hours of direct sunlight at the winter solstice

Privacy
The arrangement of the townhouses together with the positioning of windows, use of screens and blade walls will minimise overlooking of neighbouring private open space and windows.

Open Space
Private open space varies with a minimum of 48 sqm. A 4 x 4 m central courtyard is located in the proposed lots.



2 Level 1 Plan
1 : 200

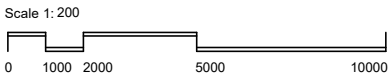


1 Ground Floor Plan
1 : 200

Indicative Layout only



Key Plan
Indicative Locations



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KIM JONES Registration No. 6460

Rev.	Revision Description	Chk.	Date
C	Issued for Information		23.03.18
D	Issued for Information		13.07.18
E	Issued for Information		23.07.18
F	Final Draft		31.07.18
1	s75W Submission		03.08.18
G	Issued for Information		10.04.19
2	Draft - s75W Re-Submission		21.05.19
3	s.75W Re-Submission		30.05.19

Project
Village Bulli
Sandon Point
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Title
Townhouses - Typical East-West Lots - Alternate

Scales As indicated @ A3	Drawn JSA
Project No. 171101	Checked JH
Drawing No. SK3.05	Approved KJ 6460
Plot Date: 30-05-19 4:30:56 PM	Revision 3



architecture
urban design
landscape
master plans
interior design

29 May 2019

NSW Department of Planning and Environment
320 Pitt Street
Sydney
NSW 2000

Att: Anthony Witherdin, Director, Regional Assessments
Re: Sandon Point Residential Redevelopment, Retirement Village Modification MP06_0094 MOD 5
Response to Attachment A – Key Issues identified in letter dated 11 March 2019

▼
Dear Sir,

Please refer to the following responses to the Key Issues, to be read together with the amended plans. Issue numbers are in accordance with the numbering used in the Department's letter.

Item 2: Density

Geraghty and Wilkies Streets Lots

Narrow building envelopes resulting in garages dominating the streetscape

The design of vehicle access to the townhouses has been revised to provide access from a common driveway, so unlike the Stockland estates, there are no longer multiple footpath crossings along the street.

Shallow lots resulting in private open space within the front setback

In relation to the Geraghty Street lots, the building envelope layout has been revised to separate the rear garage from the dwelling massing, providing private open space in the form of a courtyard between the two elements for each townhouse.

In relation to the Wilkies Street lots, the concern regarding private open space in the front setback is unfounded, due to the topography. The lots are elevated above the street as a consequence of Stockland changing the topography by excavating the road and providing retaining walls at the boundary between the Stockland estate and Precinct 2. Therefore, with a low fence along the street boundary, the private open spaces along Wilkies Street, which follow the existing topography at a higher level than the road, will have complete privacy from the public domain, while enjoying an outlook and the advantage of solar amenity throughout the day.

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Item 4: Urban Design

The future RACF building should be redesigned to remove the proposed above ground parking. If it is demonstrated that above ground parking cannot be avoided, please outline the measures that would be implemented to minimise the visual impacts of above ground parking

It is important to note that the vehicle parking and servicing proposed for the RACF is not “above ground parking”, a statement that implies an above ground parking structure. Parking for the RACF is actually ‘at grade’, both under and around the building. Because the vehicles using the RACF parking area also include high service vehicles and ambulances, a basement parking and servicing strategy would have resulted in an exceptionally deep excavation.

As with the ILU parking in the balance of Precinct 1, the excavation, removal and disposal of contaminated soil from the RACF area is considered undesirable from an environmental point of view. A cap and seal strategy is preferred, as it will reduce risks associated with the disturbance and transport of contaminated material, thus offering greater protection to the surrounding waterways.

The visual impact of the ‘at grade’ parking will be mitigated by using landscape and screening devices. Physical screen structures supporting climbing plants will be used along built edges to conceal parking areas under the RACF building, while the external areas of parking will deploy dense landscape to screen the external parking together with canopy planting where appropriate throughout the parking areas.

Regards

A handwritten signature in blue ink, appearing to read 'Kim Jones', with a stylized flourish extending to the right.

Kim Jones
BSc. BArch.(hons1) MUrbDes. RAIA
Principal Architect
JSA Studio

29 May 2019

Wollongong City Council
41 Burelli Street
Wollongong
NSW 2500

Att: Pier Panozzo, City Centre & Major Development Manager
Re: Sandon Point Residential Redevelopment, Retirement Village Modification MP06_0094 MOD 5
Response to Council Letter dated 18 December 2018

▼ Dear Sir,

Please refer to the following responses to Council's concerns identified under Item 4 in Council's letter.

Item 4. Character/scale of the development

Precinct 1 (formerly referred to as South Precinct)

This precinct has the highest density and the overall reduction in total floor area is noted. However, the proposal is not in keeping with the character of the locality. Concerns are raised over the height. The EAR description (up to 3 storeys) is at odds with the concept architectural plans which show above ground basement parking which is not supported and not in keeping with SEPP 65 quality design principles. There is a lack of information regarding the number of visitor parking for this precinct due the potential number of units to be built within the 12 buildings. Lack of adequate visitor and resident parking will put pressure on the local road network and nearby residential roads. There also appears to be insufficient communal open space given the number of buildings/units within the development.

Precinct 1 – Height and Basement Parking

Precinct 1 accommodates a concentration of Independent Living Units (ILU's) in a 3-storey apartment configuration arranged predominantly around communal courtyards. The design of the scheme follows SEPP65 and is consistent with the range of criteria outlined in the Apartment Design Guide (ADG). There has been a key design move to ensure the scale of the development is better suited to the established surrounding development. By maintaining the larger scale uses at the low point of the site and locating multi dwelling housing at the high point, this presents a well scaled built-form transition to the Stockland estate.

Council have commented that the proposal for Precinct 1 is “not in keeping with the character of the locality” although the precinct is separated from surrounding development by extensive open space. It is its 'own

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locality', effectively a sort of miniature peninsula between two creek catchments, with building masses generally lower than the surrounding tree canopy. The original ARV scheme was assessed and approved as part of the broader Sandon Point concept plan. By approving the concept plan, the Minister considered the development in its context and was satisfied that it would facilitate an appropriate future character. Simply, the character of the Stockland lands cannot be considered in isolation.

The scheme for Precinct 1 has, since the original application, adopted the same arrangement as the ARV concept as approved. This is relevant to the present application wherein no change is proposed to the key built form controls, as prescribed by condition A4 of the approved Concept Plan, and furthermore the current proposal represents a reduction in density and site coverage from that previously approved.

The basement parking establishes a platform on which the 3-storey apartment blocks are distributed. A consistent design approach has always shown the level of the platform to be above the existing ground level in Precinct 1, which is why the height control for the precinct is 11.4m. *"Concerns are raised over the height"* – however, the buildings in Precinct 1 are within the height limit, so any concern raised by Council regarding the height is unfounded.

The reason the parking level in Precinct 1 is partially protruding is to minimise the excavation and disposal of contaminated material from the site. A fully excavated parking level would require the removal and disposal of about three times as much contaminated soil. This was regarded as undesirable from an environmental point of view. A strategy of minimising the excavation, and capping and sealing the unexcavated material, is a more responsible approach to the development of the site.

The assertion that having the parking level partially above ground is *"not in keeping with SEPP65 quality design principles"* is not correct and is too general a statement to respond to without having recourse to the specifics of the ADG. Section 3J of the Apartment Design Guide states "On-site parking can be located underground, above ground within a structure or at grade". Nowhere in the ADG is above ground car parking ruled out.

Furthermore, although ADG Objective 3J-4 states that "protrusion of car parks should not exceed 1m above ground level", Objective 3J-6 which seeks to minimise the visual and environmental impacts of above ground car parking goes on to state that "screening, landscaping and other design elements.....should be used to integrate the above ground car parking with the façade".

Clearly, the ADG recognises that there are situations where above ground car parking is appropriate, and therefore provides design guidance as to its treatment. However, in Precinct 1 the intention is to build up the existing ground level along the north, west and east edges of the parking platform, such that its presence is fully integrated into the perimeter landscape grades along these edges. It is evident that such a strategy is the most effective form of screening possible. Unless one is circulating along the southern edge of the precinct, an area already screened by mature vegetation along the northern edge of Tramway Creek, the

presence of a parking level would be completely imperceptible. The landscape levels along the southern edge of the car park are not built up. However, they are concealed by a balance of lobbies and heavy planting in accordance with ADG recommendations for above-ground car parking structure.

Precinct 3 (formerly referred to as Ocean View Precinct)

Council does not support the proposed dwellings in the south eastern section of this precinct abutting the aboriginal archaeological site. Proposed lots to the east appear to have insufficient lot depth of less than 25m as required by Council's controls. There is also expected to be heritage impacts due to insufficient buffer between proposed allotments and the archaeological site.

Precinct 3 – Interface with Archaeological Site

The depth of the lots has been increased in the group abutting the aboriginal archaeological site due to the realignment of the loop road serving Precinct 3. As shown, the new lots do not encroach on recommended buffer zone.

Regards

A handwritten signature in blue ink, appearing to read 'Kim Jones', is positioned above the printed name.

Kim Jones
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Principal Architect
JSA Studio