



BaptistCare Carlingford

Independent Planning Commission meeting

5th August 2024





Agenda

- BaptistCare Introduction
- Project History
- Constraints
- Proposal
- Post-Exhibition Amendments
- Clause 4.6 Variations
- Residential Amenity
- Parking Provisions
- Sprinkler System
- Structural Integrity
- Building Sustainability
- City of Parramatta Council
- Trees, Ecological Zone and Landscaping

BaptistCare Introduction



- As a leading not-for-profit Christian-based care organisation, we've been delivering exceptional, person-focused care to older Australians and people living with disadvantage since 1944.
- We strive to deliver care as it should be – with people right at the centre. As a leading not-for-profit Christian-based care organisation, our passion and our priority are the customers we serve. From older Australians and their families to people facing significant disadvantage, we believe in creating strong and caring communities, and today support over 24,000 people across more than 100 locations in NSW, ACT and WA.
- Our dedicated team of over 6,000 employees and 600 volunteers are committed to transforming lives, seeing every individual live well through our wide range of services, including residential aged care, BaptistCare at home, retirement living, and community services and housing. People First is more than just an approach; it's our heartbeat, our DNA; it's been who we are since 1944.



Gracewood Community, Kellyville, NSW



Kitty Doyle Apartment, Five Dock, NSW

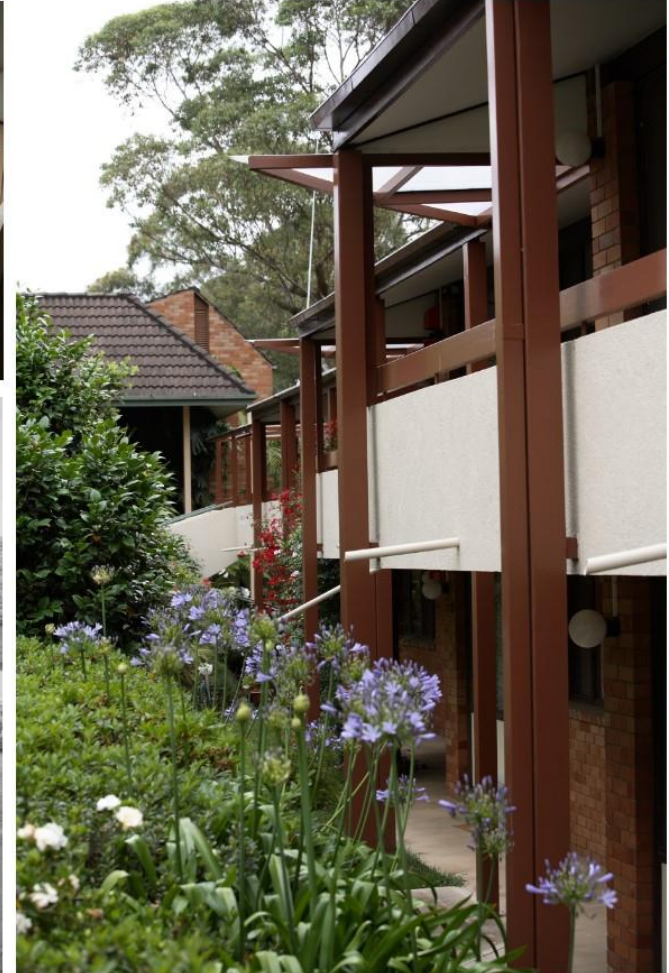


Carlingford Site A, Carlingford, NSW

BaptistCare Carlingford Site History

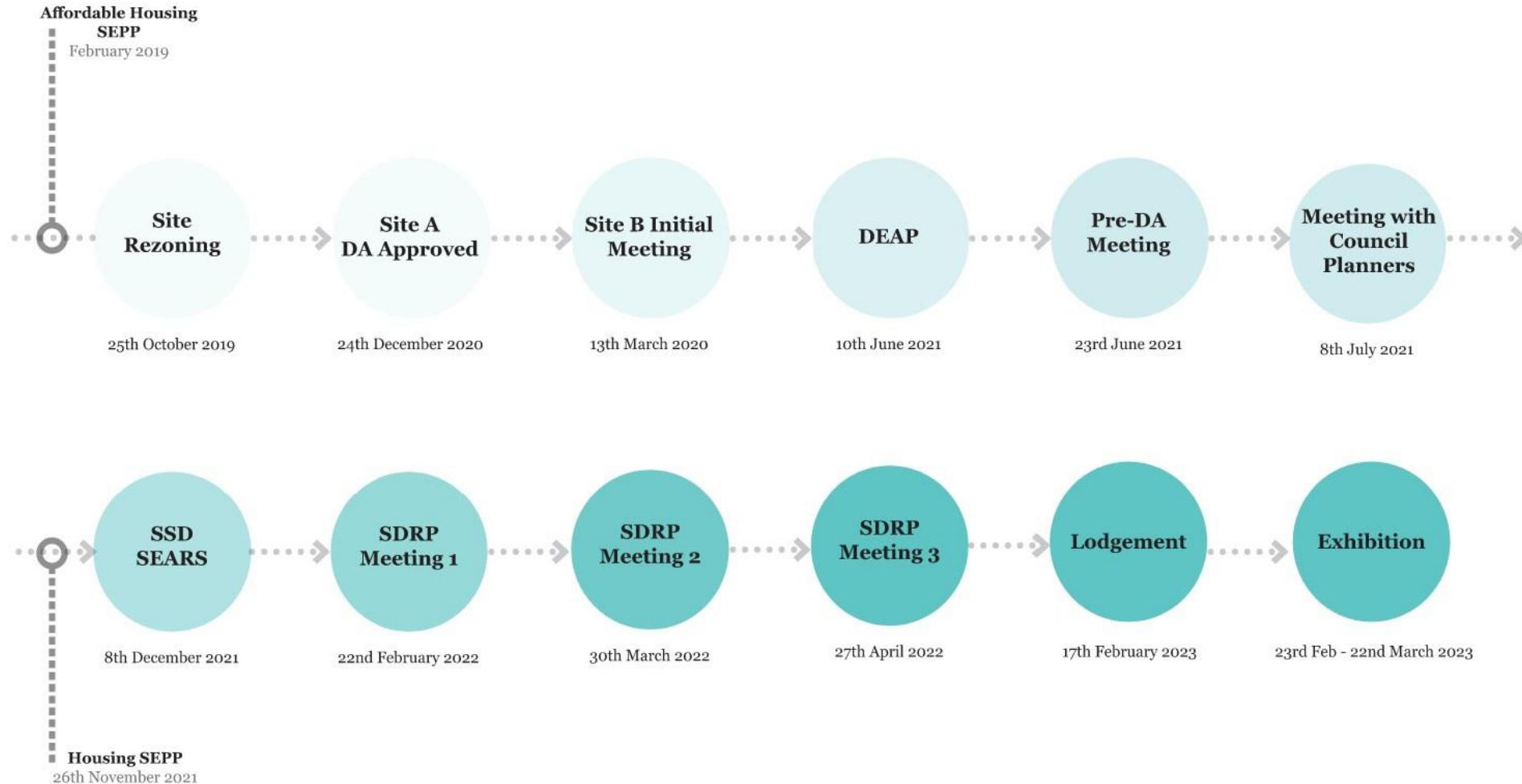
Previous site use - photos of BaptistCare's first aged care facility in Australia on site.

BaptistCare's Carlingford site has a significant place in the history of BaptistCare. It was the first land owned by the organisation, and the birthplace of the first BaptistCare aged care centre, Yallambi Elderly Ladies Home, which was founded in 1952.



Project History

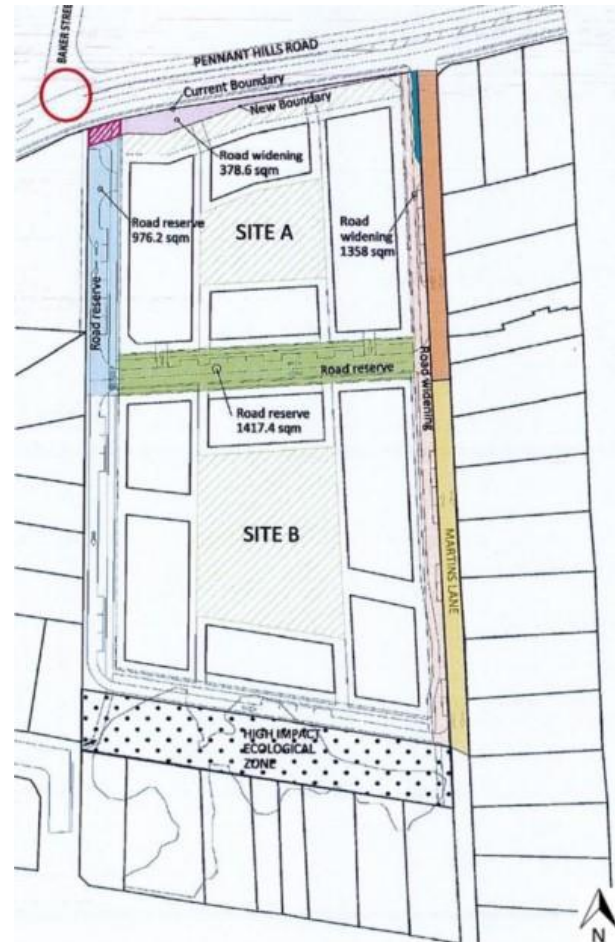
Project Timeline



VPA agreement

BaptistCare and Parramatta Council Voluntary Planning Agreement executed in 2019.

- Signalisation of Baker Street and Pennant Hills Road.
- Martins Lane widening and upgrading.
- Construction and dedication of land for new roadways, a north-south and east-west road.
- Provision of 162 affordable housing units.
- Creation of 20m wide high-ecological/BGHF constraint area at the southern part of the site, including maintenance and easement for public access, which will be provided.



Scope of Works as per Schedule 1:			
	Item 1 - Public domain improvement works along the western side of Martins Lane. Shaded land to be dedicated to Council.		Item 6 - Provision of a new east-west road through the site linking the north-south road (Item 5) to Martins Lane. Shaded land to be dedicated to Council.
	Item 2A - Martins Lane upgrade between Pennant Hills & Southern boundary of new east-west road (Item 6)		Land Reserved for Road Widening (not forming part of this VPA).
	Item 2B - Martins Lane upgrade adjacent to Site B.		Easement for public access (for pedestrians and cyclists) required by clause 6.3(d) and Item 5
	Item 3 - Signalisation of the intersection of Pennant Hills Road and Baker Street		Public access and maintenance of the high ecological constraint area and associated Blue Gum High Forest vegetation at the southern portion of the site
	Item 4 - Provision of a left turn lane from Martins Lane into Pennant Hills Road. Shaded land to be dedicated to Council.		Indicative Communal Open Space
	Item 5 - Provision of new north-south road to link with the new east-west road (Item 6). Shaded land to be dedicated to Council.		

Site and Seniors Housing Bonus

BaptistCare site: 27,905sqm

Site A: 8,000sqm

Site B: 19,112sqm

- Roads: 3,672sqm
- ESL: 1,561sqm
- SEPP site: 13,879sqm

3A Homelands: 793sqm



Housing SEPP

87 Additional floor space ratios

- (1) This section applies to development for the purposes of seniors housing on land to which this Part applies if—
 - (a) development for the purposes of a residential flat building or shop top housing is permitted on the land under another environmental planning instrument, or
 - (b) the development is carried out on land in Zone B3 Commercial Core.
- (2) Development consent may be granted for development to which this section applies if—
 - (a) the site area of the development is at least 1,500m², and
 - (b) the development will result in a building with the maximum permissible floor space ratio plus—
 - (i) for development involving independent living units—an additional 15% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of independent living units, or
 - (ii) for development involving a residential care facility—an additional 20% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of the residential care facility, or
 - (iii) for development involving independent living units and residential care facilities—an additional 25% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of independent living units or a residential care facility, or both, and
 - (c) the development will result in a building with a height of not more than 3.8m above the maximum permissible building height.

PLEP 2011 FSR: 1:1

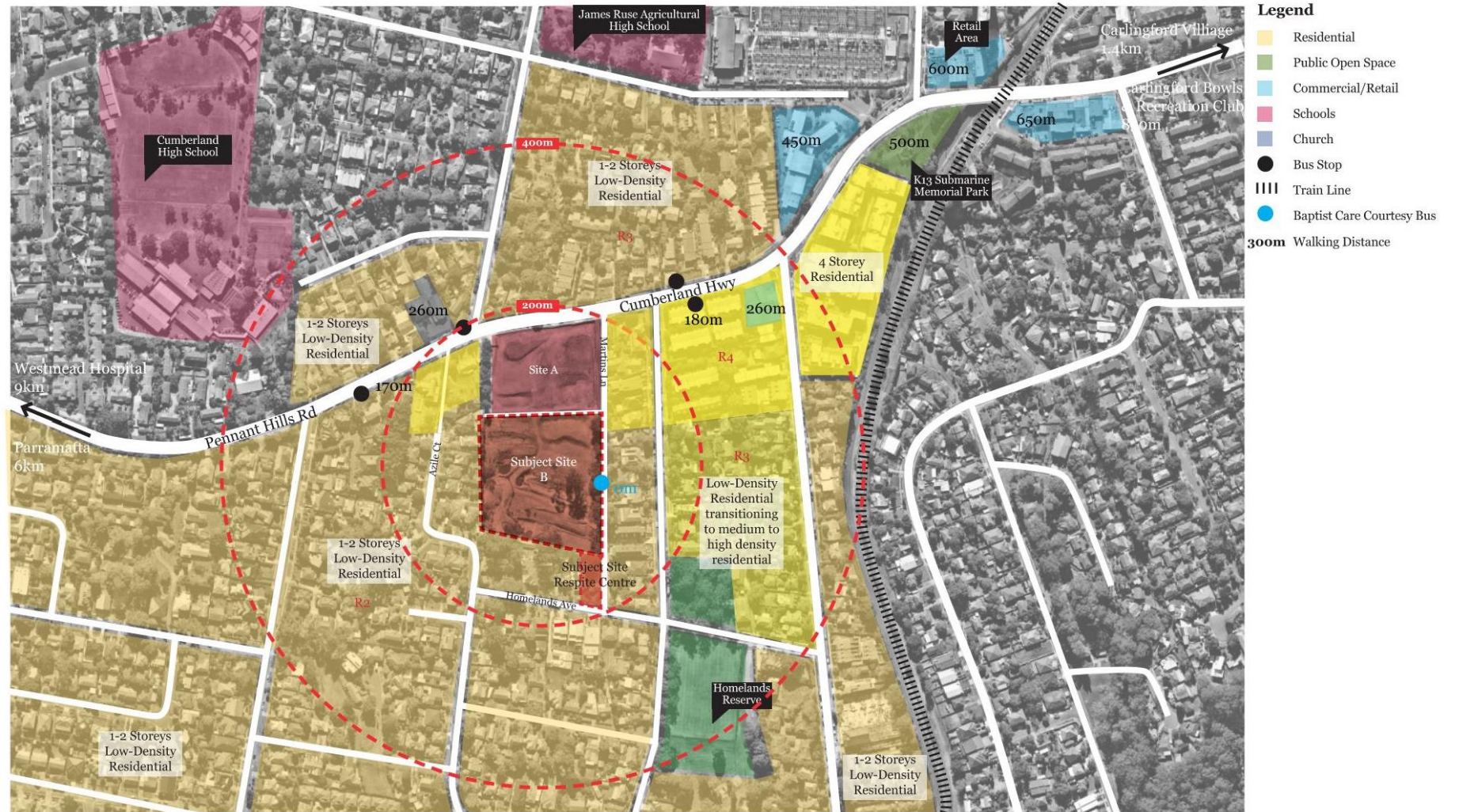
PLEP 2011 Height: 14m

Housing SEPP bonus FSR: 1.25:1

Housing SEPP bonus height: 17.8m

The Proposal

Surrounding context



The Proposal

Surrounding context



The Proposal

- The Seniors Living Village will provide industry-leading care and accommodation for older Australians, including:
- 130 independent living units for retirees, offering the best in lifestyle and care..
- 96 residential aged care rooms for people who need additional care
- A respite facility for local families caring for loved ones at home.
- A diverse range of facilities, services and outdoor spaces for residents to enjoy.



View of the ILU Buildings from within the internal courtyard.



The Proposal






-What is ILU (Independent Living Units):

Independent Living Units are typically what most people understand as traditional retirement villages, providing limited care for residents to live independently. BaptistCare retirement living options provide diversity of choice, where the 'seniors housing' comes with optional care and support services to help people stay living independently. Retirement villages are not 'institutions' or nursing homes.

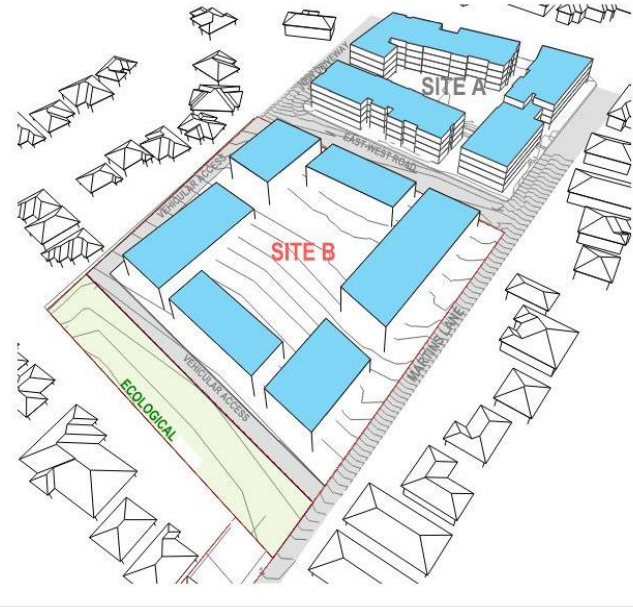
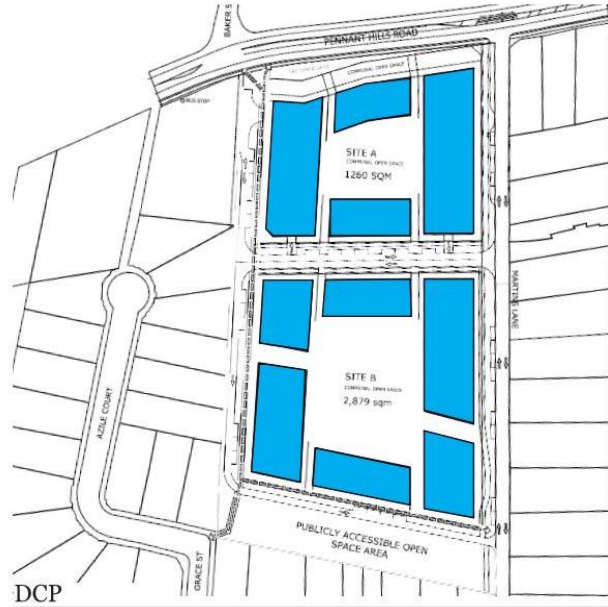
-What is RAC (Residential Aged Care Facility):

A Residential Aged Care Facility (RAC) provides both accommodation and 24 hour care for people who are unable to obtain the type of care and other assistance they need at home. RAC's are sometimes described as Aged Care homes or nursing homes.

-  Social & Affordable Housing
-  ILU (Independent Living Units)
-  RAC (Residential Aged Care Facility)

The Proposal

Siting



1. Site specific DCP massing based on residential development

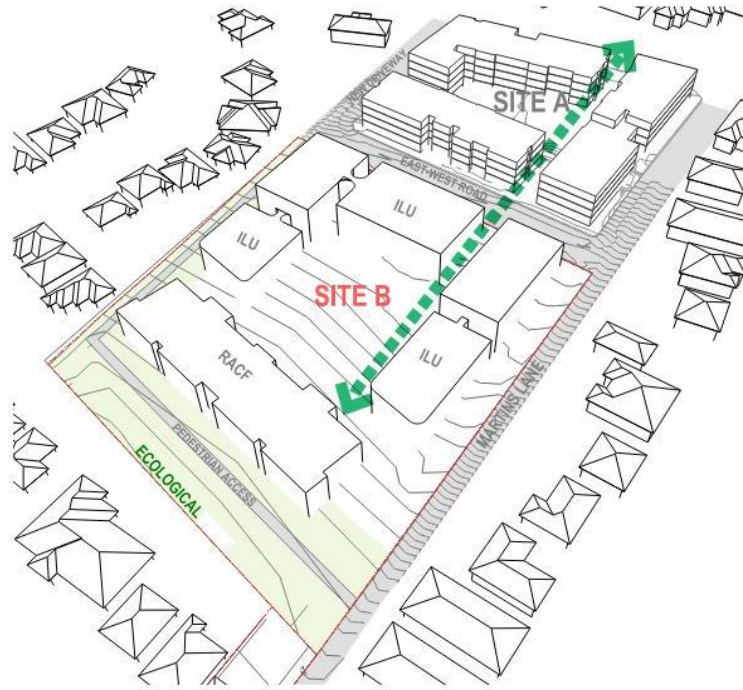


2. Proposed change of use to diverse housing for seniors and people with a disability. RAC functional operational requirements influence the RAC building footprint and maximises it's frontage to ecological area.

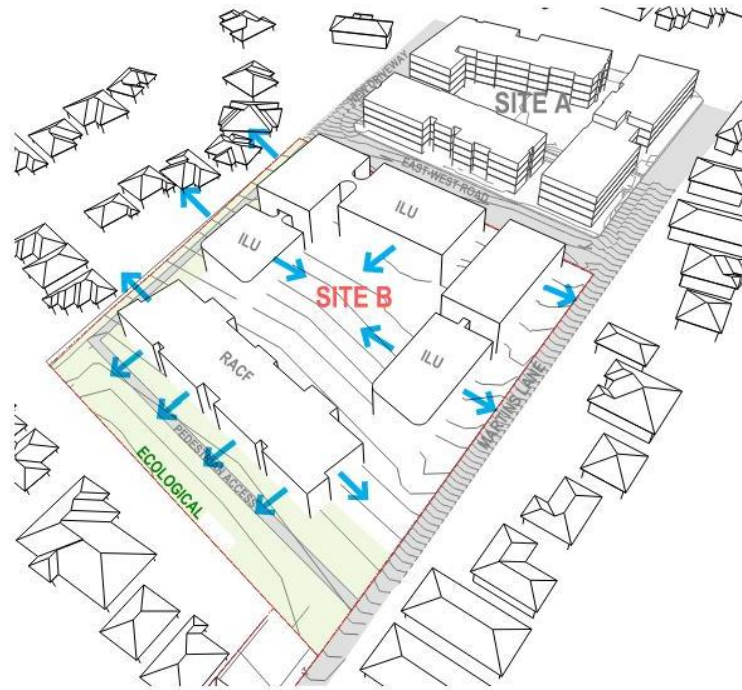
- Residential
- Social & Affordable Housing
- ILU (Independent Living Units)
- RAC (Residential Aged Care Facility)

The Proposal

Massing Approach



4. Pedestrian link is extended from Site A through terraced gardens



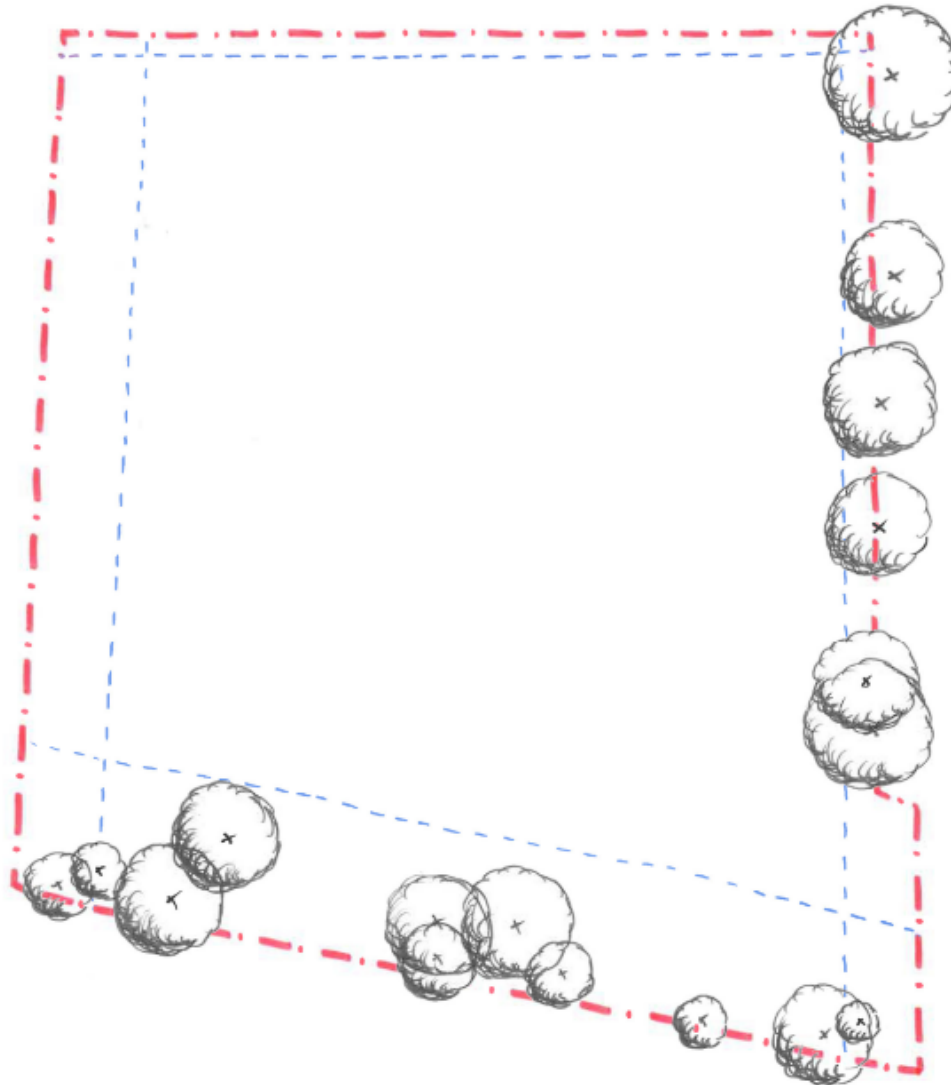
5. RAC units outlook into publicly accessible open space while ILUs are oriented E-W towards the central garden



6. Terrace landscape and add extra height under the new Housing SEPP 2021

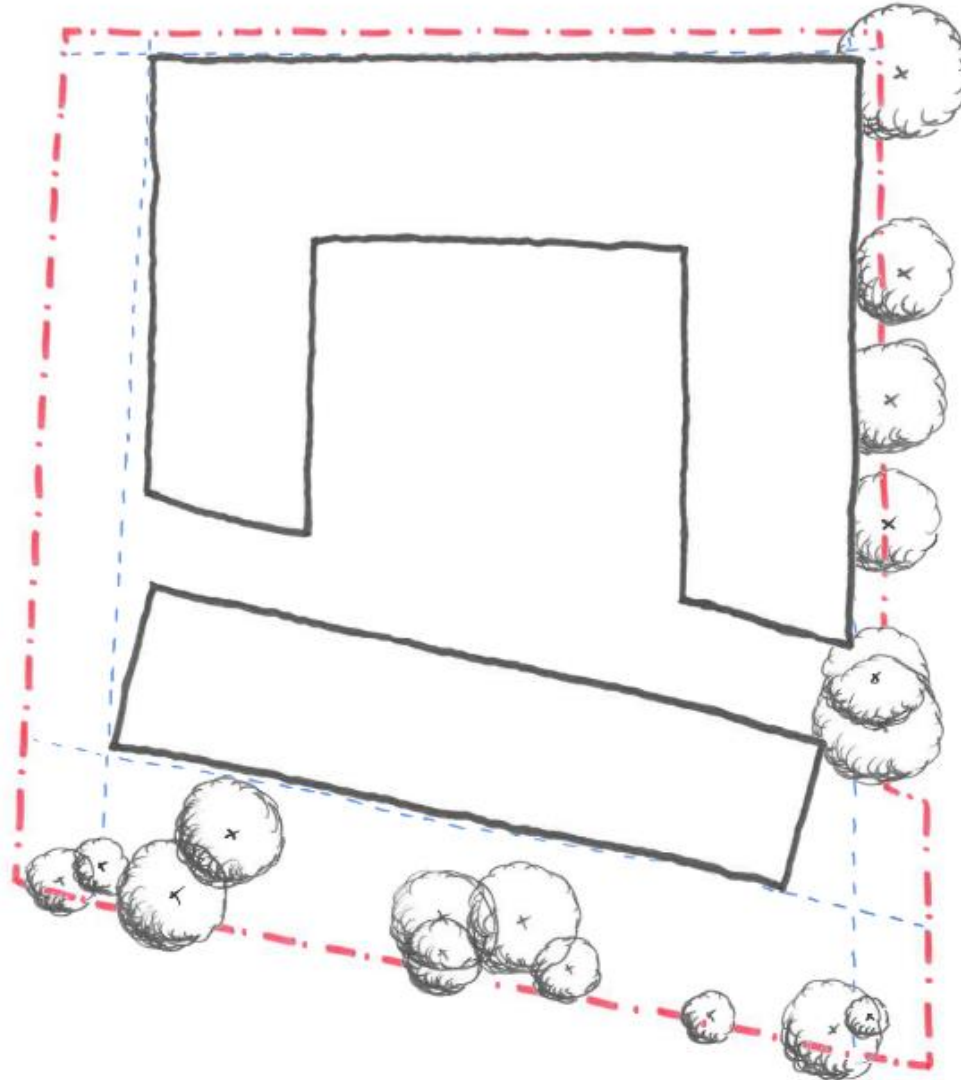
The Proposal

Massing Approach



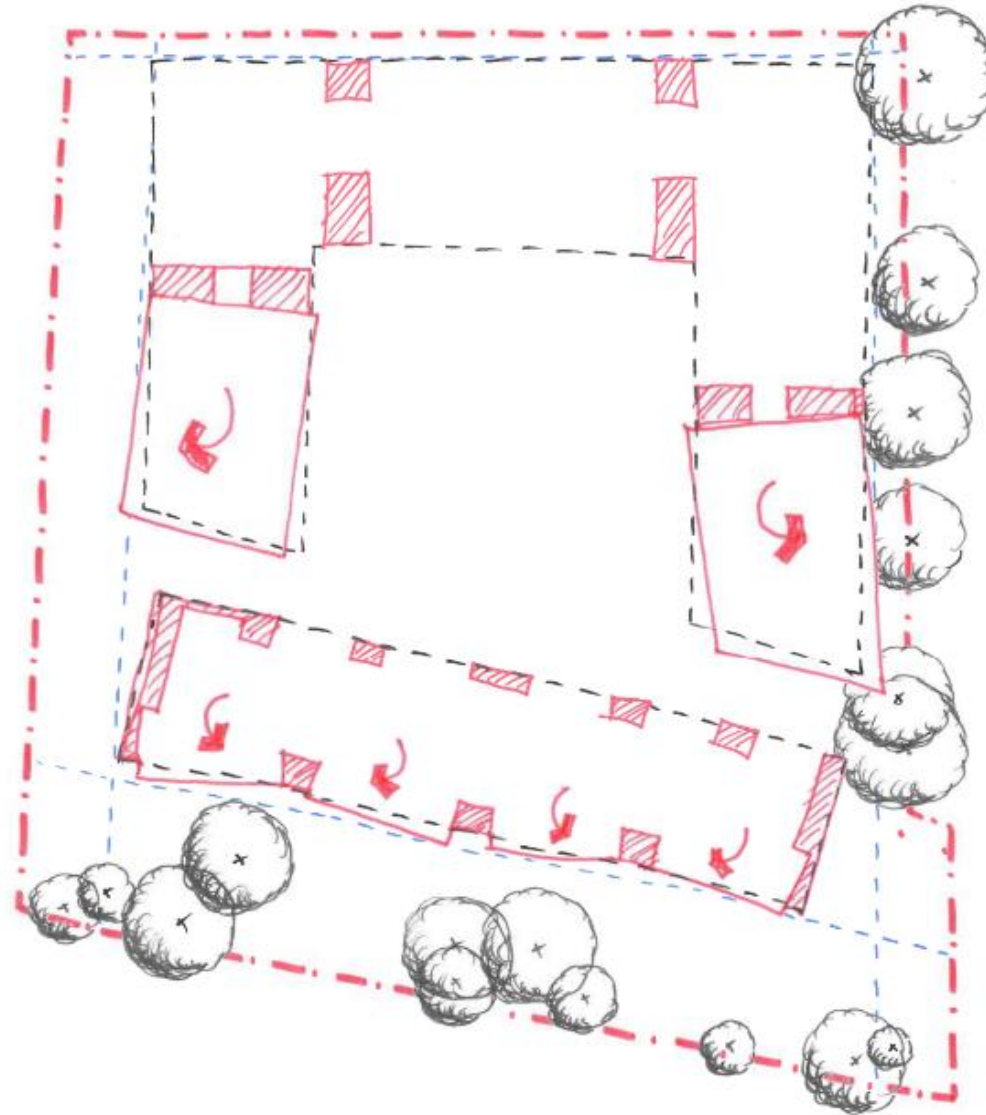
The Proposal

Massing Approach



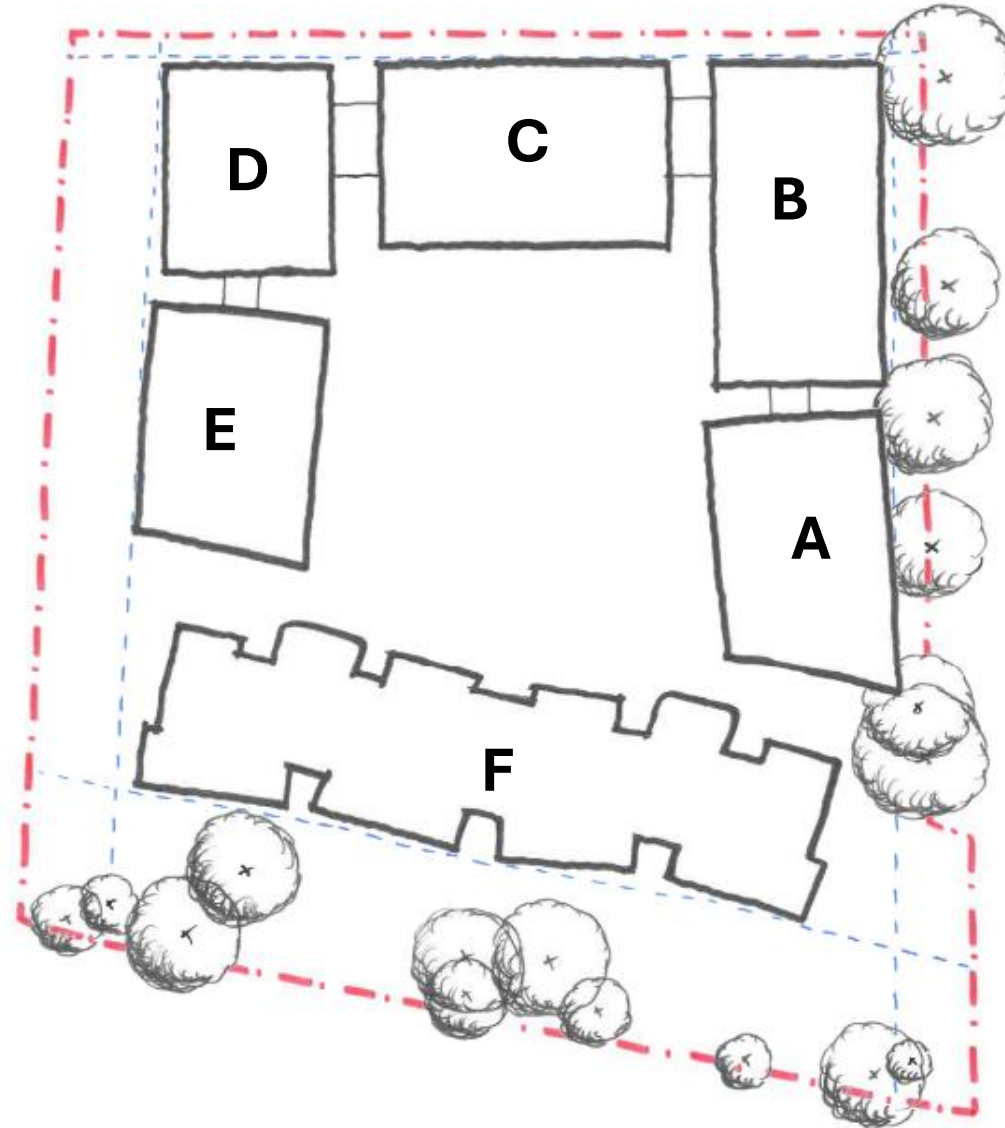
The Proposal

Massing Approach



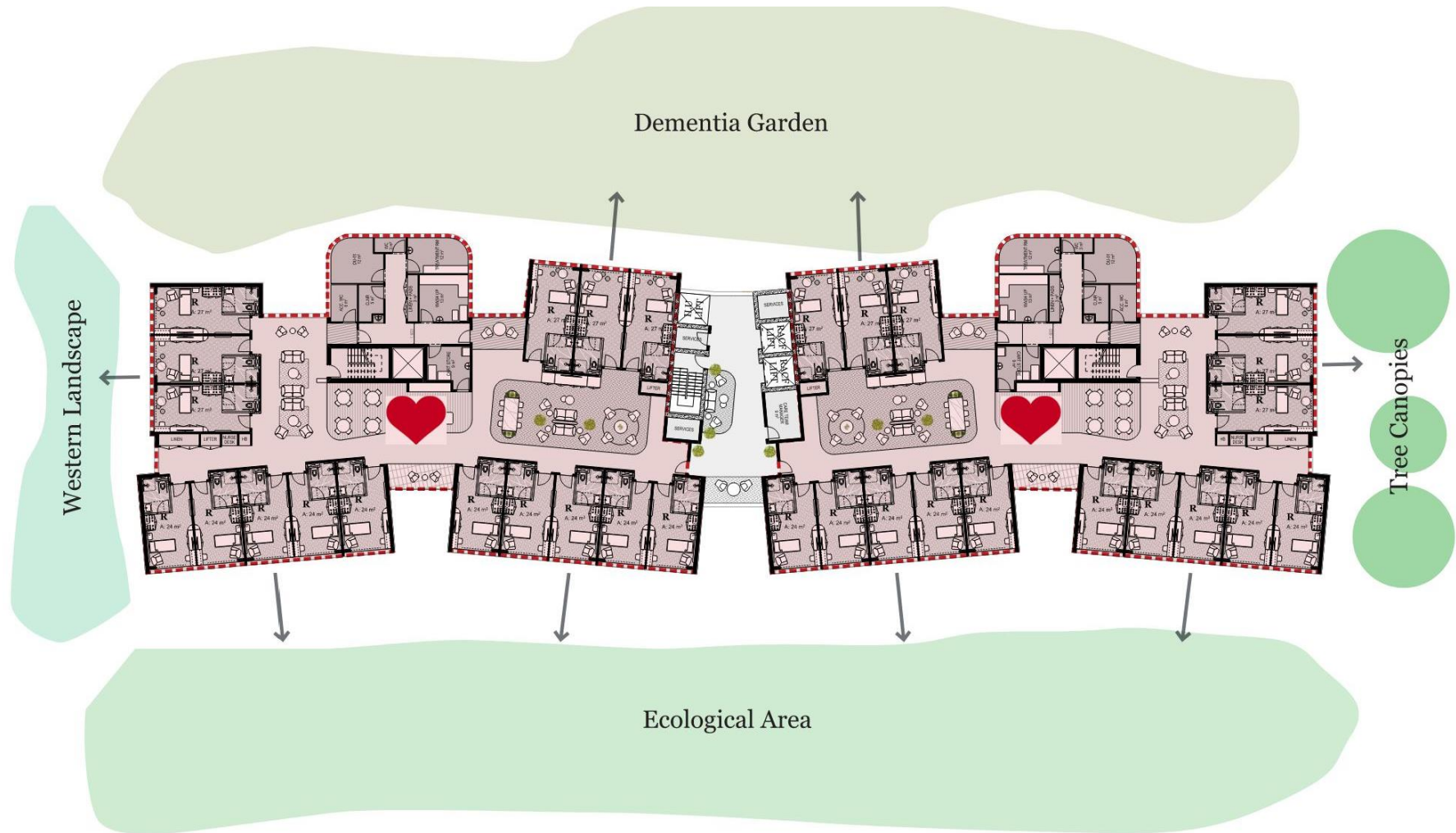
The Proposal

Massing Approach



The Proposal

Typical RAC floorplate



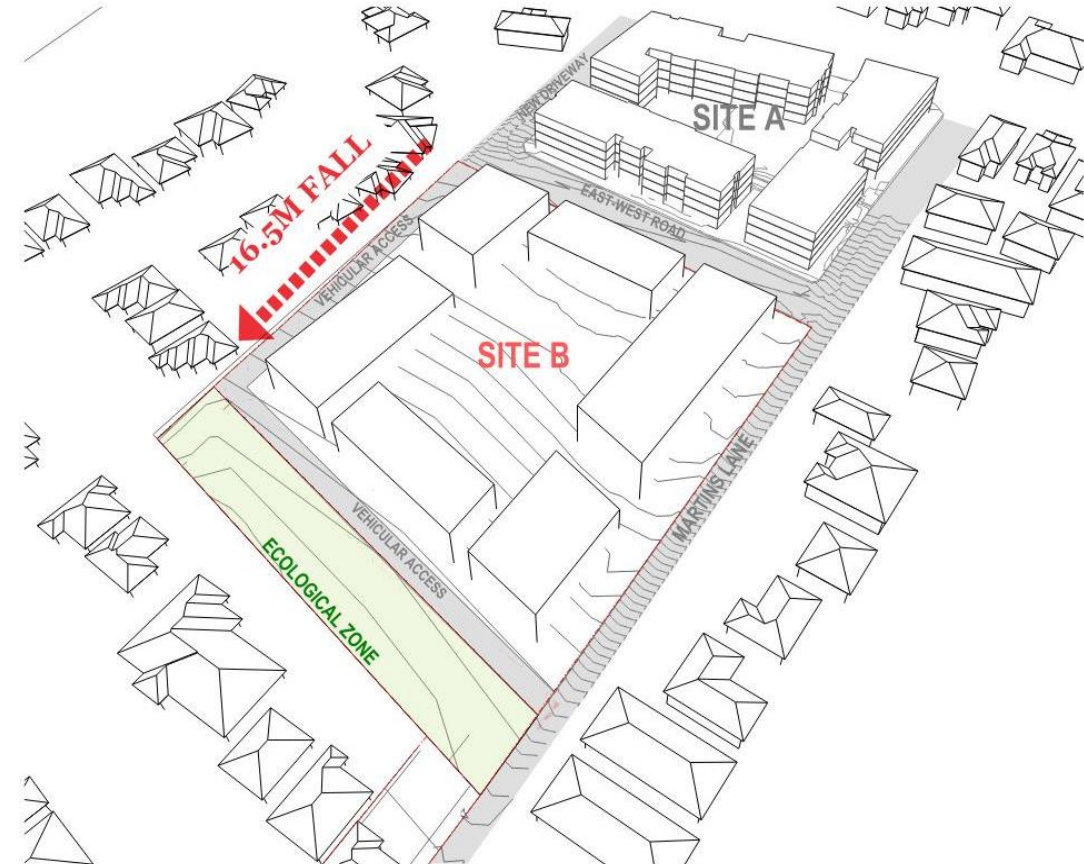
The Proposal

Western and Southern Boundary roads

- Parramatta Council's preference for a road along the Western Boundary is premised in part upon residential flat development use, to enable individual direct entry facing each street.
- However, this is not relevant to the proposed Seniors Living development which has single points of lobby access for each ILU and RCF building.



DCP Plan



DCP configuration with 16.5m site fall

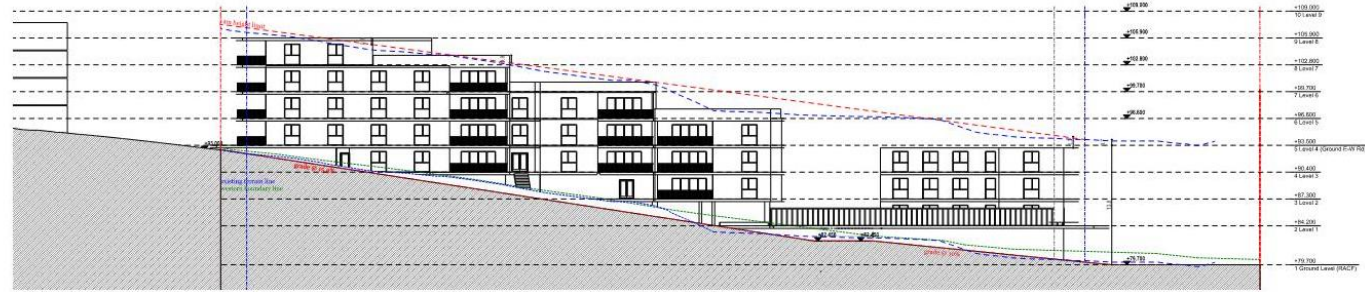
Western Boundary road

- The gradient of this road would be in the order of 15.4% which the Traffic Engineer for the project advised is not desirable for general traffic use.
- The Traffic Engineer confirmed the road is not required on capacity grounds, with the existing and additional traffic able to be accommodated by the existing network.



Remove Western Road Outlined in the Parramatta Council Site Specific DCP

A detailed investigation was conducted throughout the design process to attempt to achieve vehicular access and loading to the Western Road as shown in the Parramatta Council Site Specific DCP however the results were such that access, in particular for a HRV, which is required for loading, cannot access the western edge of the site due to the steep non-compliant gradient. This was presented to the SDRP and the decision to remove the western road in lieu of a public pedestrian pathway was accepted and supported.



AS 2890.2

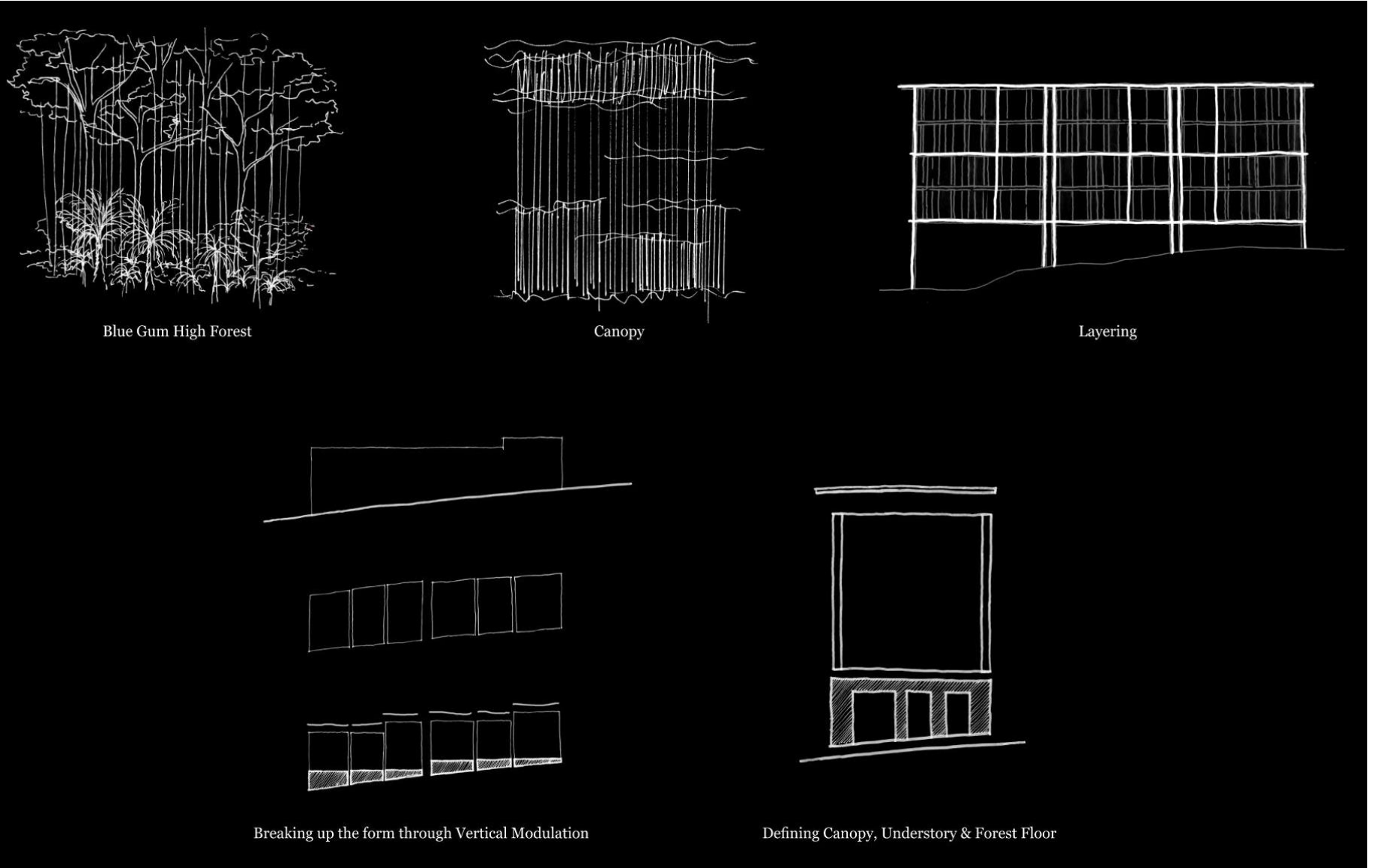
TABLE 3.2 - Maximum Roadway and Ramp Grades, and Rates of Change of Grade:

Roadway/ramp grade (max.) HRV - 1:6 (15.4%)
 Rate of Change of Grade: 1:16 (6.25%) in 7.0m of travel

Require an absolute maximum allowable road and ramp grade of 15.4% to suit HRV, and likely not comply with AS2890.2. This also limits the location of a proposed vehicle entry ramp.

The Proposal

Facades & Materiality



The Proposal

Facades & Materiality

- Façade materiality is taken from the surrounding site condition to integrate with the canopy of the surrounding Blue Gum trees.
- The facades of each building are clearly articulated into a base, middle and top to help increase legibility and relatability to human scale.

Base



The Proposal

Facades & Materiality

Middle



Selected plans

Ground Floor plan



Selected plans

Level 2 plan



Selected plans

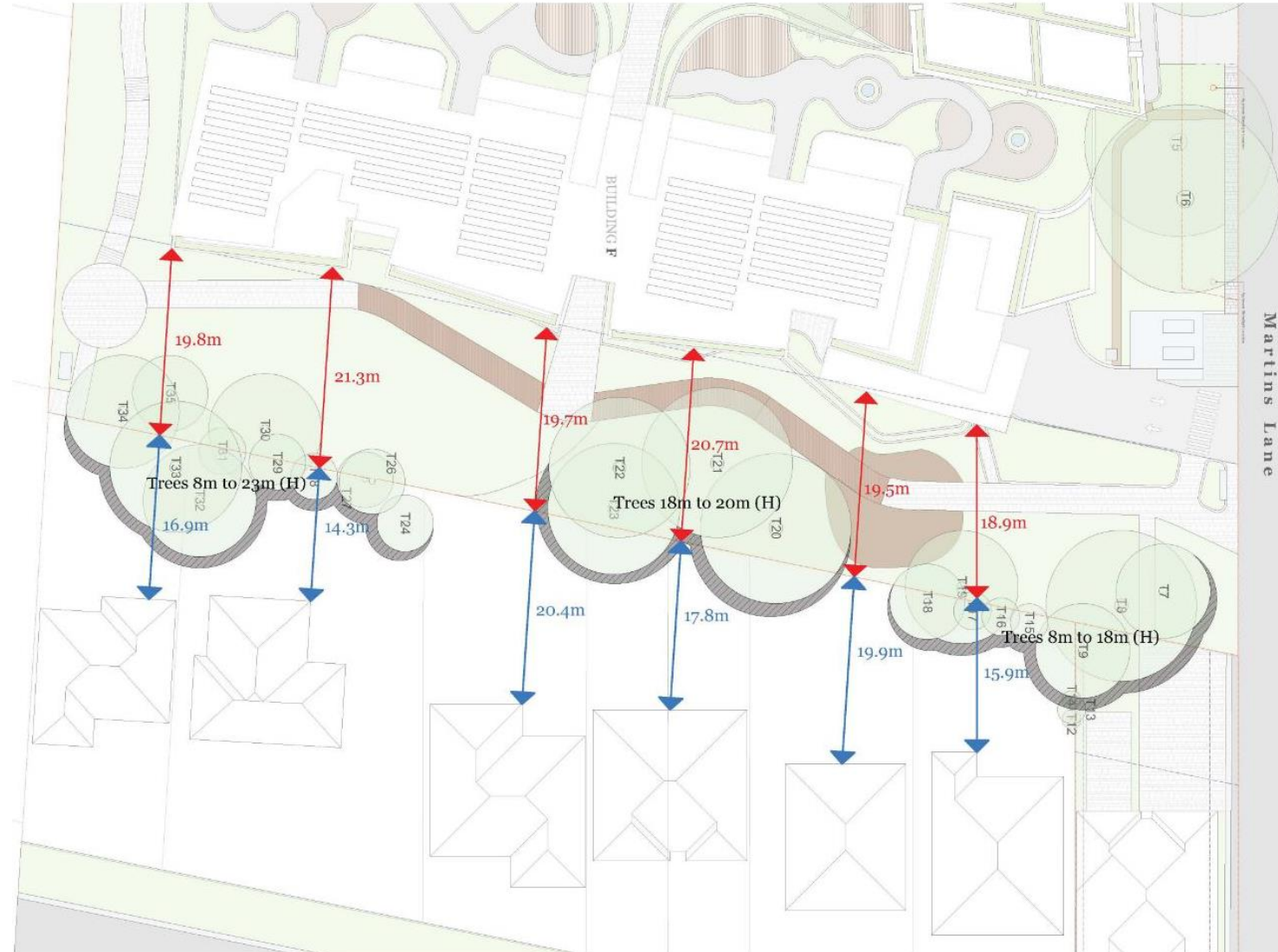
Level 4 plan



The Proposal

Southern Interface

- Southern boundary interface.
- Minimum 20m setback from the Southern boundary, with separation distances to existing neighbouring buildings ranging from 34.8m - 40.1m.



Post-exhibition amendments to scheme

RtS 6 October 2023:

- Revised GFA & FSR calculations based on Housing SEPP definition.
- Adjusted privacy screening to ILUs in Buildings A & B.
- Realignment of public pathway within Southern Ecological Zone to minimise TPZ impacts & removal of children's play area.
- Amendments to the RAC ambulance bay and entry.

RtS 15 February 2024:

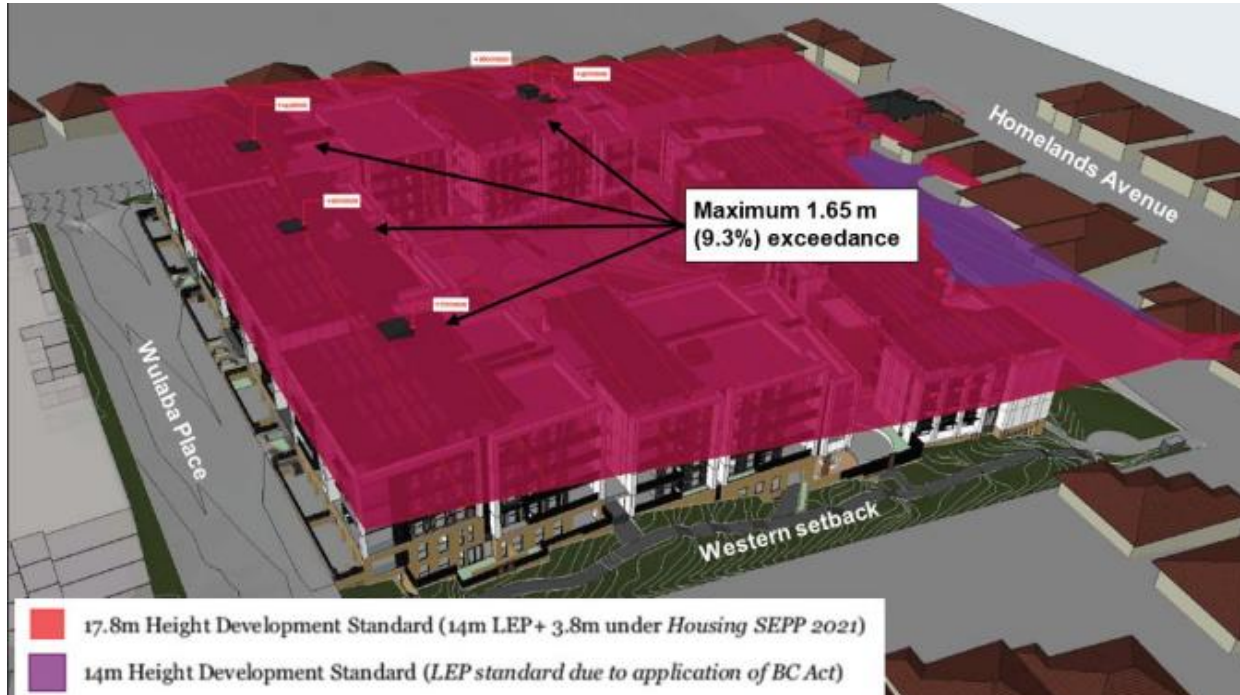
- Amendments to the eastern part of the development & its relationship to trees.
- Amendments to interventions into the ecological zone at the southern portion of the site.
- Amendments to apartment D103.
- Additional information regarding ILU cross-ventilation, groundwater, flooding, tree root mapping & southern ecological zone.

RRFI 21 May 2024:

- Further information supplied regarding ILU internal layout & design, ADG compliance, earthworks, tree root mapping, swale design, TPZ & SRZ impacts & mitigation measures, tree planting, wind mitigation, ambulance access operation noise.
- Reduction of incursions into TPZs & SRZs of trees T1 & T6.

Clause 4.6 Variation

Building Height



- 17.8m height standard (with bonus) + minor 14m LEP height applies to biodiversity land.
- Site has a 16.5m fall (or 12%) from north to south, yet no height exceedance proposed for the buildings proper.
- Building F provides a maximum of 14m in height and transitions down to low density residential to the south.
- Height exceedances are minor and relate only to four lift overruns (0.14m to 1.65m).
- Exceedances are located centrally within the roof form and do not give rise to adverse amenity impacts on adjoining properties or internally.

Clause 4.6 Variation

Floor Space Ratio



Component	Area (m ²)	Additional 25% FSR (m ²)	Total GFA Available (m ²)	Proposed GFA (m ²)	FSR
Housing SEPP site	13,879	3,469	17,348	23,120	1.67:1
ESL land	1,561	N/A	1,561	335	0.21:1
Roads	3,672	918	4,590	0	0:1
Total Site B	19,112	4,387	23,499	23,455	1.23:1

- The FSR exceedance is purely the result of the calculation of site area that is unique to this site and seniors housing under Housing SEPP. The ESL land does not apply to any other development type.
- The planning intent for the site (in Planning Proposal and DCP) is to not exclude the roads from the site area. The roads were dedicated last week to Council.
- When not excluding roads or biodiversity from the site area, the FSR equates to 1.23:1. Less than the 1.25:1 FSR available on the site with the bonus.
- No double dipping of FSR which is reflected in the built form with buildings complying (and substantially below) with the 17.8m height standard (except for 4 lift overruns).
- Built form steps down the site and transitions to southern low density interface. Coupled with this are generous side and rear setbacks (i.e. 20m min. rear, 12m min. west) and compliant landscaped area/deep soil – aligning with appropriate density and scale.

Residential Amenity

ILU Amenity

- Habitable room windows.
- Visual privacy.
- Building separation:
 - to adjoining properties.
 - between ILUs within the development.
- Lower-level apartments B104& D103.
- Building E & F ILU street access.
- Calculation of solar & natural ventilation access, to the ILUs collectively.
- Communal open space, inclusive of southern ecological zone (26.6% of site without > 25%).

Table 11 | Consideration of key ADG design criteria

	Cross Ventilation	Solar Access	Open Space	Building Separation	Habitable Rooms
ADG	Minimum of 60% ILUs	Minimum 70% of ILUs to receive 2hrs mid-winter	Minimum 25% of site as communal open space	12 m up to 4 storeys and 18 m between 5 to 8 storeys	Must each have a window in an external wall
Proposal	60% (78/130)	71% (90/130)	30.9% (5,903.63 m ²)	All consistent, except ILUs E204 and E304	All consistent, except ILUs A501, A502 and D102

Building separation between adjoining properties

The development provides the following building and boundary separation distances to neighbouring properties (noted at the closest point):

- 18 m to Gimbawali across Wulaba Place to the north
- 25.5 m to the rears of dwellings fronting Charles Street across Martins Lane to the east
- 12.9 m to the shared boundary with dwellings fronting Azile Court
- 18.3 m to the shared boundary with dwellings fronting Homelands Avenue.

The proposed building separation exceeds the recommendations of the ADG (between 6 m and 9 m to side boundaries).

Parking Provisions

Provision of car parking

- Parking
 - 277 seniors housing, including:
 - 235 ILU spaces:
 - 209 resident (52 Tandem 24.9%), incorporating 26 accessible
 - 26 visitor, incorporating 2 accessible
 - 42 RCF spaces:
 - 22 visitor, incorporating 2 accessible
 - 20 staff
 - 6 Motorcycle spaces
 - 5 Respite Care spaces
 - 1 x Loading for Van
 - Loading Dock for 2 x HRV trucks
 - 1 x Ambulance Bay (within RCF Porte Cochere)
 - 50 Bicycle spaces, including:
 - 30 for ILU residents
 - 20 for RCF staff with EoT facilities

Type	SEPP min rate	Required (min)	Proposed	Complies
ILU	1 per 5 units	26	235 (209 resident and 26 visitors)	Yes +209
RCF beds	1 per 15 beds	6.4	22	Yes +15.6
RCF Staff	1 per 2 staff	20	20	Yes
Ambulance	1 per RCF	1	1	Yes
Respite centre	-	-	5	Yes +5
Total		52.4	282 (plus ambulance)	Yes

The 1 per 5 units SEPP minimum rate is only applicable as BaptistCare is a registered social housing provider.

- PDCP residential development with 66 x 2 bed units and 64 x 3 bed units would require 179 spaces.
- ILU resident parking would also be used by in home care support as needed. In addition, the site has a steep topography of the site, there is limited on-street parking around the site, and it is located approximately 900m from the future light rail stop.
- The 52 tandem parking spaces are ideal as a second space for ILUs for in-home care visitation as residents age in place.
- SSSA was lodged in February 2023 – the accessible parking provisions of Schedule 4 apply at this date (savings and transitional provisions).

Sprinkler System & Structural Integrity

Sprinkler System

- All buildings in the development shall be sprinkler protected.

91. Fire sprinkler systems in residential care facilities

- (1) A consent authority must not grant consent for development for the purposes of a residential care facility unless the facility will include a fire sprinkler system.
- (2) Development for the purposes of the installation of a fire sprinkler system in a residential care facility may be carried out with development consent.

The Applicant has confirmed a fire sprinkler system would be installed within the RCF.
The Department has recommended conditions requiring the installation of a RCF fire sprinkler system.

Structural Integrity

- Current design has been reviewed by Stantec for structural integrity.
- DA condition: Prior to CC, the applicant must submit structural drawings to the Certifier to demonstrate compliance with relevant NCC.
- All new buildings and structures of the development will be constructed in accordance with the relevant requirements of the NCC.
- A BCA review was undertaken by Blackett McGuire + Goldsmith, with report submitted with the SSDA application.
- NCC (BCA) Classification:

- Fire rating for load-bearing elements:

FRL REQUIRED (LOAD-BEARING ELEMENTS, IE: WALLS, COLUMNS, FLOORS)	
Class 2 (Residential Apartments)	90/90/90
Class 7a (Carpark)	120/120/120
Class 9b (Assembly Building)	120/120/120
Class 9c (Aged Care Building)	120/120/120

+ BCA CLASSIFICATION:	Class 2 (Residential Apartments) Class 7a (Carpark) Class 9b (Assembly Building) Class 9c (Aged Care Building)
+ IMPORTANCE LEVEL (STRUCTURAL):	3
+ STOREYS CONTAINED:	Nine (9)
+ RISE IN STOREYS:	Six (6)
+ TYPE OF CONSTRUCTION:	Type A Construction
+ EFFECTIVE HEIGHT:	Greater than 25m
+ MAX. FIRE COMPARTMENT SIZE:	8,000m ²
+ MAXIMUM VOLUME:	48,000m ³
+ SPRINKLER PROTECTED THROUGHOUT:	Yes
+ CLIMATE ZONE:	Zone 6

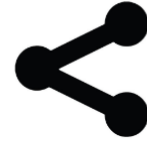
Building Sustainability

- The development will outperform the following regulatory sustainability requirements:
- BASIX .
- 7 Star NatHERS rating. Achieved by harnessing solar heat gain in winter via Passive Solar Design and a highly thermally efficient envelope.
- Outperform the minimum BASIX Energy & Water requirements by 20% .
- NCC 2019 Section J (Energy Efficiency).
- Total Solar PV capacity of 175kW (166kW for Class 2 areas & 10kW for non-Class 2 areas). The expected renewable energy generation is approx. 267.7 MWh per annum.



Load Reduction (minimising the need for resource consumption eg: energy, water and material)

- Passive Design
- Maximise use of Natural Lighting
- Maximise use of Natural Ventilation
- Maximise use of native plant species
- Targeting a minimum average 7 Star NatHERS
- Building fabric improvements
- Optimisation of insulation and glazing performance



Optimising resources consumption (energy, water & materials)

- High efficiency heating, ventilation and air conditioning
- High efficiency lighting & hot water systems
- High efficiency appliances
- Building Tuning
- Effective commissioning of the building services
- Aiming to outperform the minimum BASIX requirements by +20%



Indoor Environmental Quality

- Thermal & Acoustic Comfort
- Effective Daylight/Natural Lighting
- Natural Ventilation
- Volatile Organic Compounds (VOC) & Formaldehyde Minimisation



Material

- Encourage separation and recycling of demolition and construction materials
- Minimise use Ozone depleting materials
- Avoid specifying materials with environmentally sensitive content
- Waste minimisation plan to reduce site waste to landfill



Transport Efficiency

- Sustainable Transport
- Group transport provided for residents (mini-bus)
- Charging points for electric vehicles



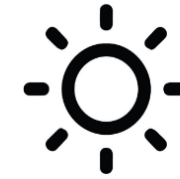
Use of Renewable Resources (renewable energy and rainwater harvesting)

- Application of Solar Energy
- PV panels provided on roof (350kW)
- Rainwater harvesting



Land use and Ecology

- Maintaining and improving the ecological value of the land
- Reinstating the Blue Gum Forest area to the south.



Emissions

- Insulation products with low Ozone depletion potential
- Stormwater Management
- Reduction in Light Pollution

The development will include the following ESD initiative & sustainability measures:

- Install renewable energy generation – solar panels and heat pump technology.
- Optimise mechanical plant for peak efficiency.
- Install high efficiency lighting & air-conditioning equipment to reduce energy consumption.
- Implement variable speed drive controls for pumps, fans, & mechanical plant to limit power use.
- Install a high-performance façade to limit heat gain, air-conditioning system size and annual energy use.
- Emission reductions and material optimisation.
- Maximise use of non-toxic building & recyclable materials.
- Minimise waste in construction & operation.

Key City of Parramatta Council concerns

Urban design matters

- GFA: Clause 4.6 for FSR has been discussed
- DCP setbacks: not applicable to development.
- 20 m setback to the ecological zone is provided + 12m min. To western boundary.
- Individual street access: A single point of entry is provided to RCF and ILUs which will be managed by BaptistCare.
- Building and façade breaks provided.

Amenity

- Remove high-level windows facing internal communal sitting areas.
- Exclude ecological zone from communal open space: It has been excluded.
- Apply ADG/Solar as individual buildings: the standard approach is for a project-based ADG assessment.
- Remove subterranean ILUs: Compliant ADG open space and natural sun/ventilation provided.

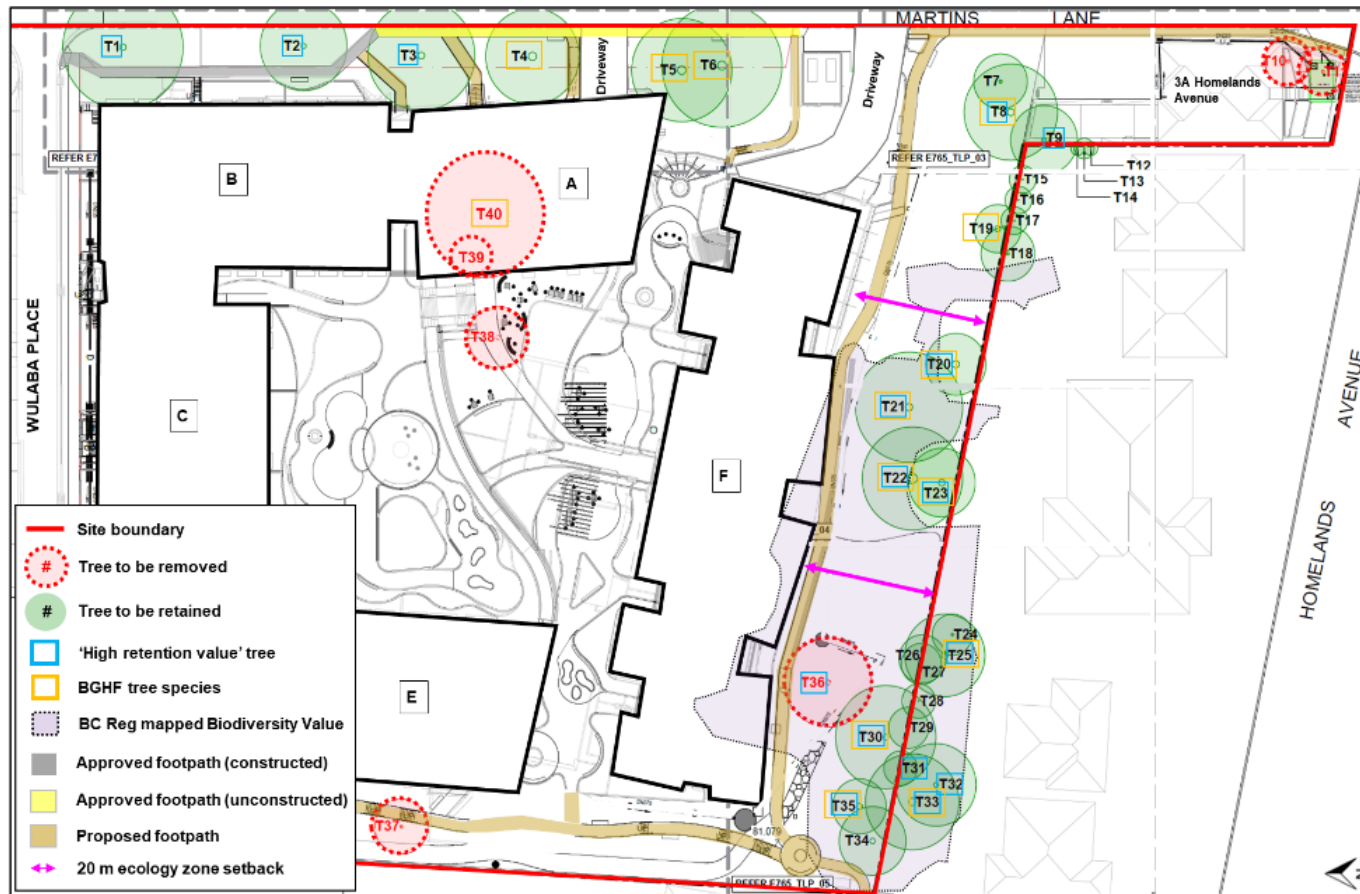
Traffic and Transport

- New road adjacent to ecological zone. Additional 4m setback: PDCP requirement is not applicable. A public 20m setback provided as per the VPA.
- Reduce tandem parking: it has been reduced.
- Proposal aligns with VPA agreement.
- ILU driveways gradient are compliant as noted in DPHI assessment report.
- Ambulance access roller door: DA condition addresses operation.

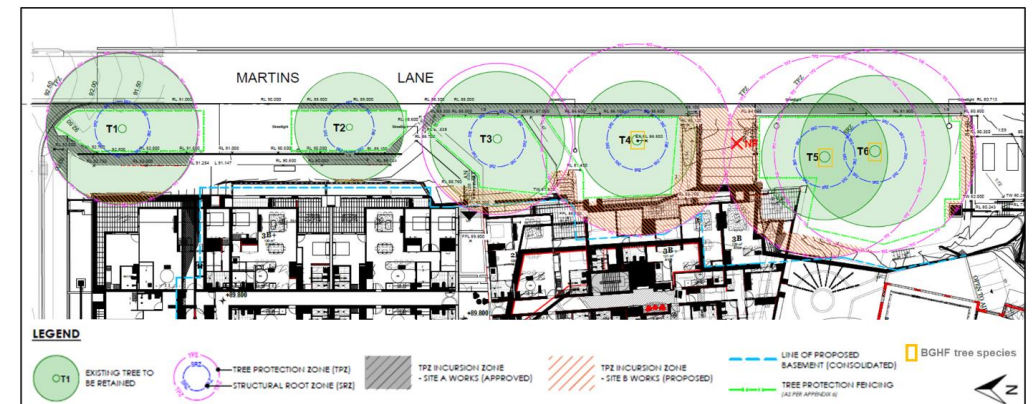
Landscaping, trees and public domain

- Improve design and amenity of public pedestrian connections for publicly accessible 24/7: design was updated and will always be accessible.
- Delineation of private and communal has been provided.
- Root mapping and design changes were made to ensure trees health and TPZ protection.
- Design and works on TPZs have been carefully designed and reviewed.

Trees, ecological zone and landscaping



- Preliminary investigations carried out to determine trees of highest value on site.
- Retention of BGHF + high significance species prioritised.
- Refinement of built form layout to minimise impacts.
- Detailed Arboricultural investigations undertaken to confirm impacts sustainable & trees to remain viable.





BaptistCare Carlingford

