

3 concept master plan

This section describes the Concept Master Plan proposed for Claydon Park Seniors Living Community.

3.1 Vision

Within the context of the Council’s principles for sustainable development, the overall vision for the development of Claydon Park is to create a comfortable, interesting and great place to live with space to move. The design and construction of the seniors living community will be based on worlds best ecological and sustainability practices and will function as part of the wider Milton community.

To achieve this, the development will be functionally and visually linked to Milton forming a cohesive expansion of the town which emphasises its character and casual country feel. The development will be integrated into its environment with sustainable principles emphasised in both the built form and natural environment.

3.2 Concept Master Plan Objectives

The objectives of Claydon Park Concept Master Plan are set out below:

- to provide high quality housing choices of several distinct architectural designs for seniors over 55 years living at Claydon park to enable aging in place as well as scope for higher level care
- to maintain a rural character and setting for the new seniors living community consistent with the broad historical setting of the site and Milton
- to provide much needed energy and water efficient residential development
- to enhance the environmental quality of the area through water sensitive urban design
- to encourage high quality design that enhances the streetscape and amenity for adjacent residents
- to allow flexibility in development controls so that dwellings relate to the particular characteristics of the site

3.3 Design Principles

The development will be based on the following principles:

- Sustainable development - The Concept Master Plan for Claydon Park is intended to promote and reinforce the principles of high quality sustainable development. The project once developed will act as a model for the community in planning for and maintaining a sustainable and healthy economy, community and environment. Sustainability is strongly emphasised in both the built form and natural environment. Water sensitive urban design is integrated throughout the development.
- There is a diversity of housing types and building materials creating a variety of residential environments which will be attractive to different groups of people.
- The development is visually and functionally linked to Milton providing convenient access to Milton’s town services and reinforcing the character and casual country feel of the town, including the existing grid-street pattern.
- The development is integrated into its environment and the landscaping emphasises the natural environment. The riparian corridors are enhanced.

Having regard to the site assessment and the above principles, the major urban design concepts being applied to this site are:

- a central tree-lined dual access main entrance from Croobyar Road to the Claydon community centre, based on the existing farmhouse and associated buildings
- create several distinct residential precincts to provide diversity and character
- a network of local access roads within the site to reinforce the existing Milton street grid pattern and interconnect residential precincts
- creation of “green fingers” of common land within the development that provide intermittent grazing, pedestrian and visual access to the riparian zones surrounding the development
- creation of an integrated and user-friendly network of walking and buggy tracks throughout the property including along the riparian zones
- use of housing typologies and built form that follow the natural contours – passive solar
- use of several silo structures that provide alternative housing choices and reinforce the agricultural setting of the development and the Shoalhaven region. These structures are two-story with mezzanines and have been sited at low points in the development to add localised visual attraction but not impair longer distance views across the site
- retention of agricultural activities on site including a large number of communal gardens as well as a working boutique dairy and network of cattle trails. It is proposed to continue to operate the existing dairy equipment to produce milk and ice cream as a business venture on site with “dairy door” sales. This concept together with potential for local fruit and vegetable sales will add interest, variety and opportunities for local employment to the lifestyle benefits of the development.

3.4 Water Sensitive Urban Design

The development of the Claydon Park Seniors Living Community in Milton provides the opportunity to implement the relatively new approach of Water Sensitive Urban Design (WSUD) to water management in the area.

The objective of WSUD is to maintain or replicate the pre-development water cycle through the use of design techniques to create a functionally equivalent hydrological landscape.

The NSW Department of Energy and Climate Change (DECC) guide “Managing Urban Stormwater: Source Control” recommends the control of stormwater pollution at the source, rather than more traditional “end of line” systems that are unsightly and require high levels of ongoing maintenance. WSUD is described as “minimising the impacts of development on the total water cycle and maximising the multiple benefits of a stormwater system”.

The main objectives of WSUD are the:

- preservation of existing topographic and natural features;
- protection of surface water and groundwater sources;
- integration of public open space with stormwater drainage corridors, maximising public access; and
- passive recreational activities and visual amenity.

The broad principles of WSUD are listed as:

- minimising impervious area;
- minimising use of formal drainage systems (e.g. pipes).

Throughout the Claydon Park Seniors Living project, a number of strategies will be implemented in accordance with the principles of WSUD. These may include:

- Vegetated Swales - used for the conveyance of stormwater runoff from impervious areas. They provide a number of functions including removing sediments by filtration through the vegetated surface, reducing runoff volumes (by promoting some infiltration to the sub-soils) and delaying runoff peaks by reducing flow velocities.
- Bio-retention Swales - a surface and sub-surface water filtration system. They provide a number of functions including removing sediments and attached pollutants by filtering through surface vegetation and ground cover and through an underlying filter media layer and delaying runoff peaks by providing retention capacity and reducing flow velocities.
- Gross Pollutant Traps (GPTs) – trap coarse pollutants in stormwater, most notably litter and coarse sediments.
- Rain Gardens - collect stormwater and drain through a filter medium to the outlet.
- Water Reuse – Rainwater tanks will collect roof water within the development with the plan to reduce potable water demand by using stormwater as a resource through capture and reuse for non-potable purposes.
- Grey water reuse – dwellings will be fitted with plumbing to permit greywater reuse for irrigation and toilet flushing.



Wooden bridges and walkways will add to residential amenity.

3.5 Concept Master Plan

A Concept Master Plan has been prepared for the overall site including Lots 2 and 3.

Figure 6 shows an indicative settlement pattern for the site including the proposed road layout as part of the Claydon Park Concept Master Plan.

Details of how the streetscape design of the Concept Master Plan works at a local street scale in precincts are shown in Figure 7 (Claydon Precinct) and Figure 8 (Woods Precinct/Croobyar Road).

North-south sections through the site (Woods and Claydon Precincts) demonstrate how the proposed built form sits in the landscape. Figure 9, Figure 10, and Figure 11 refer.

The basic concept in the 2009 master plan for the site was presented as part of the original DA (2005) for development of Stage 1 on Lot 3, and as further presented in the submission to NSW Department of Planning in 2008.

Claydon Park will contain a range of housing types and built forms designed to have a strong rural typology to give the project a distinctive and attractive appeal. Building types will include a mix of 1 to 3 bedroom dwellings mainly in single level format but as semi-detached courtyard and small block housing. There will also be some apartments in two-storey “silo” structures and barn houses to reinforce the rural theme and add variety to the housing mix. Accommodation for higher level of health and medical care is also proposed on-site.

Perspective: Looking North Towards Site.



The proposed development will place strong emphasis on high levels of residential amenity including:

- promoting active healthy living with abundant walking trails throughout
- historic rural character
- attractive landscape setting & mountain views
- close to ocean and mountains
- easy walking and driving access to all Milton facilities & services
- availability of site services
- create common interest groups – education; culture; social; sports; recreation
- leading the way with clean, green, grown on-site principles.

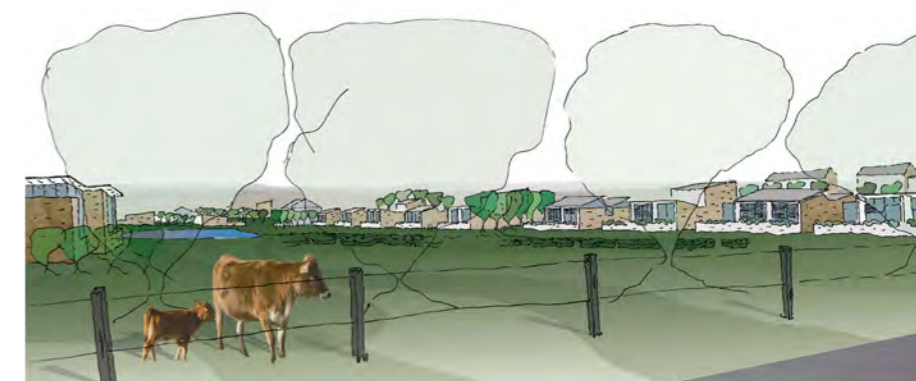
A basic requirement of the project in terms of development approval will be management of the overall community, including the ability to provide a range of residential services to Claydon Park residents. Negotiations are well advanced with an aged care services provider who will be responsible for provision of health care services to individual residents as and when required, as well as property and grounds maintenance.

The site divides neatly into several precincts that have different visual character and which provide the basis for development of the concept master plan.

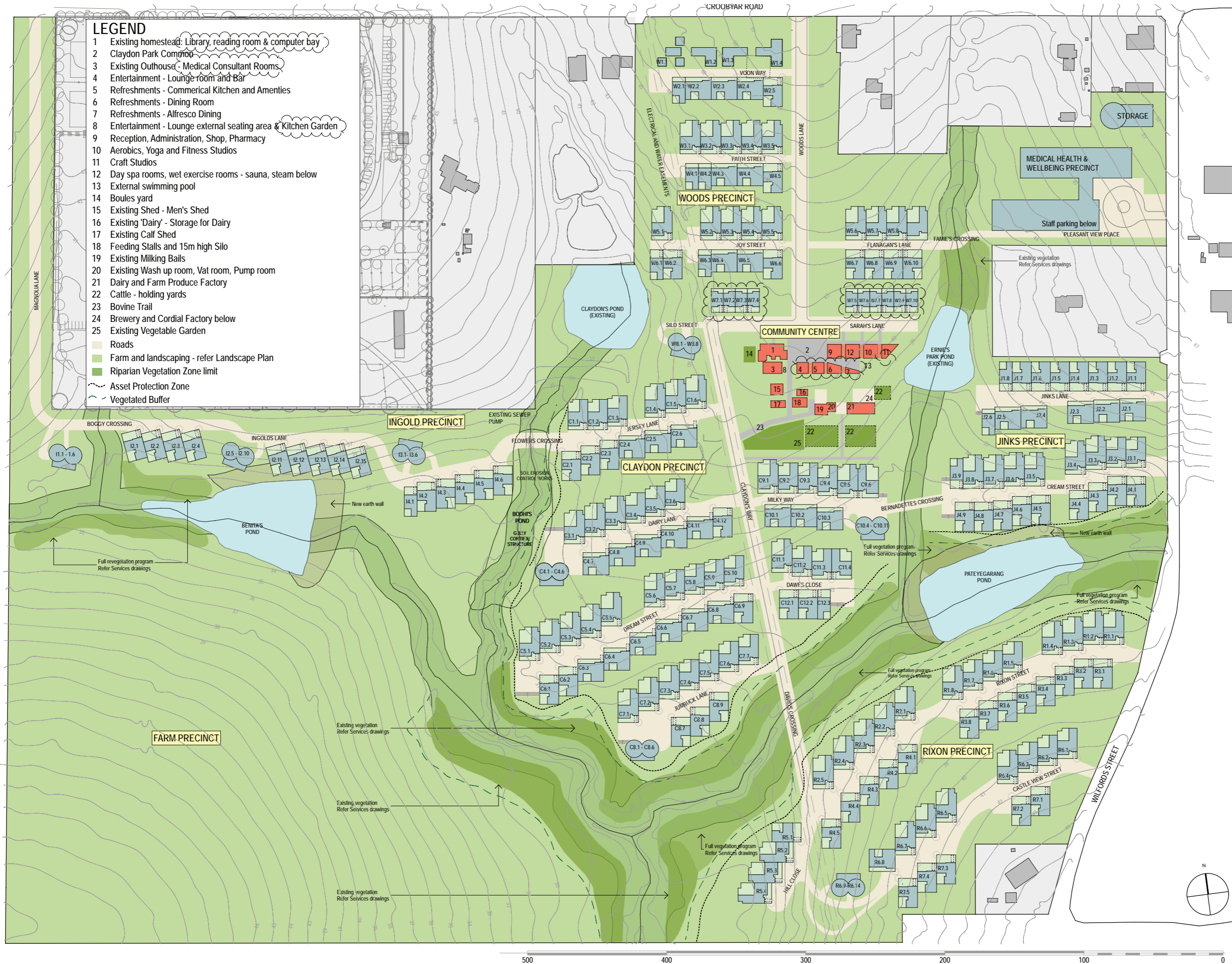
These precincts have been given the names of previous Claydon Park families to retain a sense of local identity, and will facilitate easily identifiable staged development of the site. Each precinct will be designed to reflect a different character but with underlying unifying themes.



Perspective: Church and Croobyar Road and Wason Street Intersection.



Perspective: From Wilfords Lane.



LEGEND

- Existing homestead: Library, reading room & computer bay
 - Claydon Park Common
 - Existing Outhouse - Medical Consultant Rooms
 - Entertainment - Lounge room and Bar
 - Refreshments - Commerical Kitchen and Amenties
 - Refreshments - Dining Room
 - Refreshments - Alfresco Dining
 - Entertainment - Lounge external seating area & Kitchen Garden
 - Reception, Administration, Shop, Pharmacy
 - Aerobics, Yoga and Fitness Studios
 - Craft Studios
 - Day spa rooms, wet exercise rooms - sauna, steam below
 - External swimming pool
 - Boules yard
 - Existing Shed - Men's Shed
 - Existing 'Dairy' - Storage for Dairy
 - Existing Calf Shed
 - Feeding Stalls and 15m high Silo
 - Existing Milking Bails
 - Existing Wash up room, Vat room, Pump room
 - Dairy and Farm Produce Factory
 - Cattle - holding yards
 - Bovine Trail
 - Brewery and Cordial Factory below
 - Existing Vegetable Garden
- Roads
- Farm and landscaping - refer Landscape Plan
- Riparian Vegetation Zone limit
- Asset Protection Zone
- Vegetated Buffer

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REV	NOTES :	DATE

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PROJECT:
CLAYDON PARK SENIORS
LIVING COMMUNITY
MILTON, NSW
Project No 0909

DRAWING TITLE
SITE PLAN

DATE		28/09/10	
SCALES 1:2500 @ A3		DRAWN BY:	LM, JC, T
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3.5.1 Landscape Design and Open Space Network

An internal open space landscape is to be provided at Claydon Park consisting of extensive riparian zones ponds and waterways, as well the “green fingers” between housing, a large area reserved for grazing/pasture, and the open spaces associated with the entrance lane and curtilage around the community centre.

Figure 22 shows a Concept landscape Plan for Claydon Park.

The implementation of these areas will provide opportunities to incorporate water sensitive urban design into the community.

The total area on site covered by roads, houses and other buildings is less than 30% of the overall site, ensuring adequate deep-rooted planting areas and water recharge on site.

The open spaces will enable informal recreation opportunities and establish a strong landscape character for Claydon Park.

Existing trees situated in the open space network will be retained, except if there is a high safety hazard risk.

The open space landscaped network will incorporate a range of functions including passive and active recreation, retention and regeneration of riparian zones, provision for drainage lines and swales and development of a strong legible corridor. Agricultural and horticultural land plots throughout the community will be used for vegetable, fruit and nut gardens will also add to the open space network.

The landscape treatment for Claydon Park seeks to build upon the existing landscape character by introducing a number of overlays that both reflect prior land use configurations and accommodate new and exciting agricultural, horticultural and recreation opportunities.

Over the past hundred and fifty years, the landscape of rolling grassed paddocks and the land use pattern resulting from the day-to-day activities of a dairy farm have come to define the site’s character. It is this particular character that forms the basis of the proposed landscape design.

The concept landscape plan proposes the following key elements:

- maintains open paddocks in the south-western corner of the site
- fingers of gently undulating grassed paddock weave their way through the development a paddock fronting onto Croobyar Road is retained to give the neighbouring church a rural curtilage that reinforces the sites heritage.
- existing paddock boundaries are used to demarcate circulation and to define areas of riparian restoration.
- Significant avenues are retained, such as that which borders the path from the paddocks to the bail, and those along the entry drive.
- Three new farm dams are proposed to further reinforce the rural character of the site whilst enhancing long views and the sense of space within the landscape.
- Woven into the rural character is a restoration of riparian corridors, endemic species are reintroduced to provide habitat and erosion control whilst allowing the management and polishing of stormwater that comes from higher in the catchment in the township of Milton.
- Discreet tree plantings are interspersed among the residential buildings to provide a counterpoint to the architecture.
- The paddock fingers that slide between the residential strips are kept as simple pastures planted with the occasional feature tree, thereby allowing space for informal recreation and unstructured circulation between the spine road and the paths fringing the riparian corridors.
- The path network allows for a great variety of circuit walks, some short and relatively flat others taking the pedestrian to the higher south western corner of the site where a small shade shelter a rest spot and a view back towards Milton.
- Walled gardens throughout the development provide residents with easy access to a space in which they can simply contemplate the garden, partake in gardening activities, such as growing flowers, vegetables and fruit. These flexible spaces are designed to accommodate more intense horticultural activities that meet the demands of residents in desirable microclimatic conditions within close reach of all residents. Three of the walled gardens also accommodate a resident’s pool.

- The entry avenue from Croobyar Road runs along a tree-lined paddock and through an extensive orchard. These serve to introduce the more intense agricultural character associated with the communal facilities at the heart of the development where existing buildings and plantings have been retained, including several Hoop pines, Fig trees and the vegetable garden.
- The existing Fig and Magnolia plantings along the eastern, southern and western boundaries of the site are supplemented where necessary to create a continuous avenue that demarcates a publicly accessible path from Wilfords Lane to Croobyar Road.

In summary, the landscape design offers an evocative layering that allows the site’s natural and cultural heritage to co-exist with the environmental imperatives of the site and the programmatic requirements of the proposed development.

Extensive advanced boundary and internal plantings have created an impressive established landscape character throughout Claydon Park. (Claydon Park was devoid of trees and gardens in 1984)





LEGEND

- Existing Fig / Magnolia Trees
- Existing Coral Trees
- Existing Trees
- New Tree Grove
- New Orchard
- Community Garden
- Riparian Vegetation Zone
- Existing Vegetation
- Pasture
- Weir
- Creekline
- Pathway

- ① Cattle Pasture
- ② Swimming Pools
- ③ Existing Garden
- ④ Future Access to FARM PRECINCT
- ⑤ Tennis Court

MILTON SHOWGROUND

- ⑥ Proposed BBQ, Playground & Pathway
- ⑦ Existing Cattle & Horse Arena
- ⑧ Existing Horse Stable
- ⑨ Existing Horse Pens
- ⑩ Equestrian Arena
- ⑪ Existing Poultry Pavillion
- ⑫ Dog Training Area
- ⑬ Proposed Show Society Pavillions & Stadiums Upgrade
- ⑭ Existing Croquet Club
- ⑮ Existing Croquet Court
- ⑯ Proposed Second Croquet Court
- ⑰ Proposed Croquet Court / Horse & Cattle Viewing Shelter
- ⑱ Proposed Cattle & Horse Event Area + Overflow Parking at Showtime

3.5.2 Main Elements

The Concept Master Plan comprises the following elements:

- a totally planned seniors living community, with themed heritage and environmental character, and managed by one or more experienced operators
- a total community of approximately 260 dwellings plus medical health wellbeing and care precinct on a total site area of approximately 40 ha representing a relatively low residential density overall and small development footprint
- concentration of proposed residential development, including medical health wellbeing and care precinct in an area of about 13ha, with over two thirds of the site being retained for riparian zones and agricultural uses and horticulture protection
- landscaping and walking tracks throughout Claydon Park, including safe footpaths along the riparian zones
- several community garden beds and orchards for local Claydon Park and community food production
- an internal road network comprising a road hierarchy to ensure safe traffic and pedestrian movement
- local streetscapes with trees, lighting, underground services, and footpaths
- retention of the original historic farm house and building group and mature vegetation as a community centre for the project, and visitors from Milton and beyond. This collection of buildings will be centrally located to all parts of Claydon Park by both vehicle and pedestrian access
- continued use of a large protection area in the south-west corner of the property for use as an agricultural and horticultural area within Claydon Park.



Views of Claydon Park.

Figure 8: Indicative Streetscape Detail (Claydon Precinct)



Figure 9: Indicative Streetscape Detail (Woods Precinct/Croobyar Rd)



Figure 10: Precinct Cross - Section 1

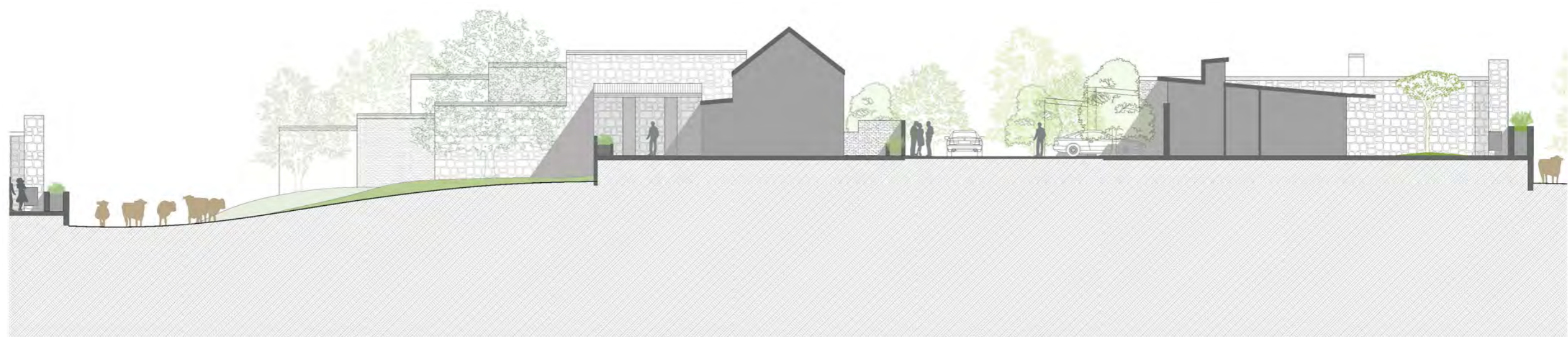


Figure 11: Precinct Cross - Section 2

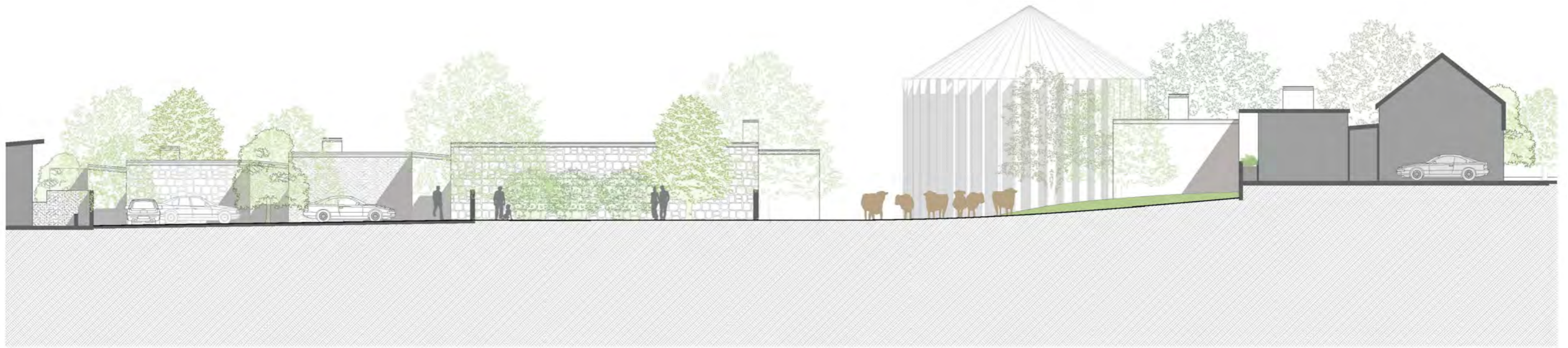


Figure 12: Precinct Cross- Section 3

