

3.5.3 Community Centre

It is intended that the community centre and surrounds will contain a large range of uses for residents and visitors including some or all of the following uses (Table 2 and Figure 12). Some of the activities proposed for the new community centre will be housed in existing structure:

- reception area
- boutique project dairy factory
- cooking school
- library, community post officer
- gymnasium
- health/wellbeing centre
- several lap and relaxation pools
- tennis, croquet and bocce courts
- arts and crafts workshops/gallery
- men's shed
- personal services including beauty salon, hairdresser, manicure and spa
- café/restaurant and Inn (with entertainment and conference facilities)
- small brewery and cordial factory.

This community centre layout is indicative only but identifies a number of key planning and design principles:

- Make provision for a range of community facilities including some facilities from inception of the development
- Retain the landscaped character of the precinct
- Respect the heritage values embedded in the current buildings
- Make provision for on-site parking
- Use the community centre as the focal point or social hub of Claydon Park
- Ensure access for the public
- Undertake a range of commercial activities based on “farm-door” sales of locally produced products including dairy (ice cream), gelato, sorbets, yoghurt, boutique brewery, fruits, nuts, vegetables and craft products.

Table 2: Community Centre Concept

Description	Approx Area (m2)
Inn	475
Health and Fitness Centre	320
Medical Centre	125
Craft Centre	200
Administration/Library	80
Farm and Commercial Operations	300
Total GFA	1500
Other (external spaces)	2400



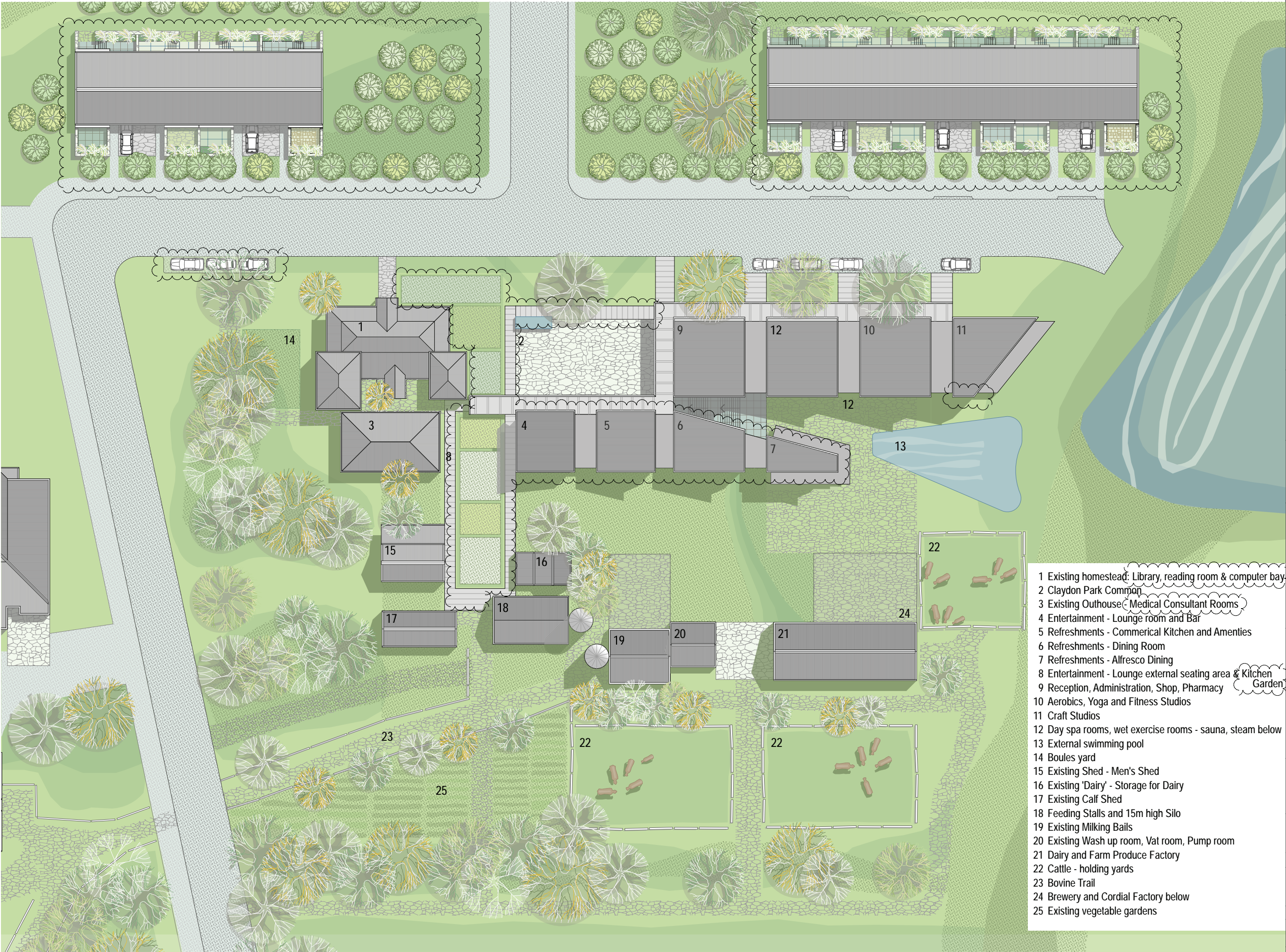
Perspective: Community Centre Buildings.



View from Earnies Park Pond to the Claydon Park homestead precinct (community centre) looking east.



The existing historic homestead and out buildings will be a centerpiece of the overall community facilities at Claydon Park.



- 1 Existing homestead: Library, reading room & computer bay
- 2 Claydon Park Common
- 3 Existing Outhouse - Medical Consultant Rooms
- 4 Entertainment - Lounge room and Bar
- 5 Refreshments - Commerical Kitchen and Amenties
- 6 Refreshments - Dining Room
- 7 Refreshments - Alfresco Dining
- 8 Entertainment - Lounge external seating area & Kitchen Garden
- 9 Reception, Administration, Shop, Pharmacy
- 10 Aerobics, Yoga and Fitness Studios
- 11 Craft Studios
- 12 Day spa rooms, wet exercise rooms - sauna, steam below
- 13 External swimming pool
- 14 Boules yard
- 15 Existing Shed - Men's Shed
- 16 Existing 'Dairy' - Storage for Dairy
- 17 Existing Calf Shed
- 18 Feeding Stalls and 15m high Silo
- 19 Existing Milking Bails
- 20 Existing Wash up room, Vat room, Pump room
- 21 Dairy and Farm Produce Factory
- 22 Cattle - holding yards
- 23 Bovine Trail
- 24 Brewery and Cordial Factory below
- 25 Existing vegetable gardens

A	HERITAGE COORDINATION AMENDMENT CLAYDON PARK DA	28.09.10 18.03.10	
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SCALES		DRAWN BY: LM, JC, TT	
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3.5.4 Residential Precincts and Block Yield

Development capacity of each precinct is shown in Figure 6, but would be subject to detailed urban design as part of the staged DA process for the site.

The Concept Master Plan identifies five separate residential precincts at Claydon Park, in addition to the riparian zone and agricultural precinct in the south-west corner of the site.

A total of approx 260 residential dwellings are proposed, in addition to a large area set aside as a precinct for medical, health, wellbeing and care.

Table 3 and Table 4 summarise the indicative type, distribution and size (number of bedrooms) of dwellings by precinct, but the actual provision over time will be determined by market demand.



Claydon Park nestles under the main ridgeline at Milton.

Table 3: Housing type by precinct

Precinct	Total Area (ha)	Courtyard House	Double House	Silo Apartment	Verandah House	Barn House	Total Units
Woods	2.0	10	12	8	16	10	56
Claydon	8.3	12	18	20	39	0	89
Jinks	2.0	16	8	0	8	0	32
Rixon	4.6	19	1	6	23	0	49
Ingold	3.1	14	1	18	0	0	33
Medical & well being	1.2	0	0	0	0	0	
Riparian	9.0	0	0	0	0	0	
Agricultural	9.48	0	0	0	0	0	
Total House		71	40	52	86	10	259
Total House Type		28%	15%	20%	33%	4%	
Total Ha	39.68						

Table 4: Housing type by precinct

Precinct	Total Site Area (ha)	Dwelling by Bedroom Number					Total Units	Precinct Density (Units per ha)
		3 beds	2 ½ beds	2 beds	1 ½ beds	1 bed		
Woods	2.0	17	14	2	23	0	56	28
Claydon	8.3	43	19	10	0	17	89	11
Jinks	2.0	15	6	8	0	3	32	16
Rixon	4.6	15	17	13	0	4	49	11
Ingold	3.1	9	0	11	0	13	33	11
Medical & well being	1.2	0	0	0	0	0	0	0
Riparian	9.0	0	0	0	0	0	0	0
Agricultural	9.48	0	0	0	0	0	0	0
Total	39.68	99	56	44	23	37	259	
Percentage Total		38%	22%	17%	9%	14%	100%	
Average Density								7

3.5.5 Building Form and Housing Typologies

Indicative housing typologies are shown in Figure 15 to Figure 21. These typologies have been developed at this stage to indicate the range of house types and sizes that could be located at Claydon Park and to show how they fit into the landscape.

A number of distinctive architect designed housing typologies have been identified to address housing needs as well as reinforce the rural lifestyle appeal of the development. These are summarised as follows:

- Courtyard house
- Verandah house
- Silo apartments
- Barn house
- Double house
- Garden house.

Most housing typologies are represented in each precinct and stage of development at Claydon Park, as shown in Table 4.

All house types and locations would be subject to detailed design at each stage of the operational DA process.

In addition, the medical, health, well being care Precinct will house a separate purpose built facility at a later stage in the development as the demand and type of uses are identified.

3.5.6 Building Materials and Colour Palettes

Figure 14 summarises the range of materials and colour palettes proposed for Claydon Park.

The materials and colour selection for Claydon Park have been chosen as reflective of the local character and history of the landscape and built form.

The selection will help create a unified and diverse range of products understated by high quality built form that will set new standards of design and construction outcomes in the district.

Figure 14: Architectural Typology & Materials Palette



Figure 15: Verandah Houses

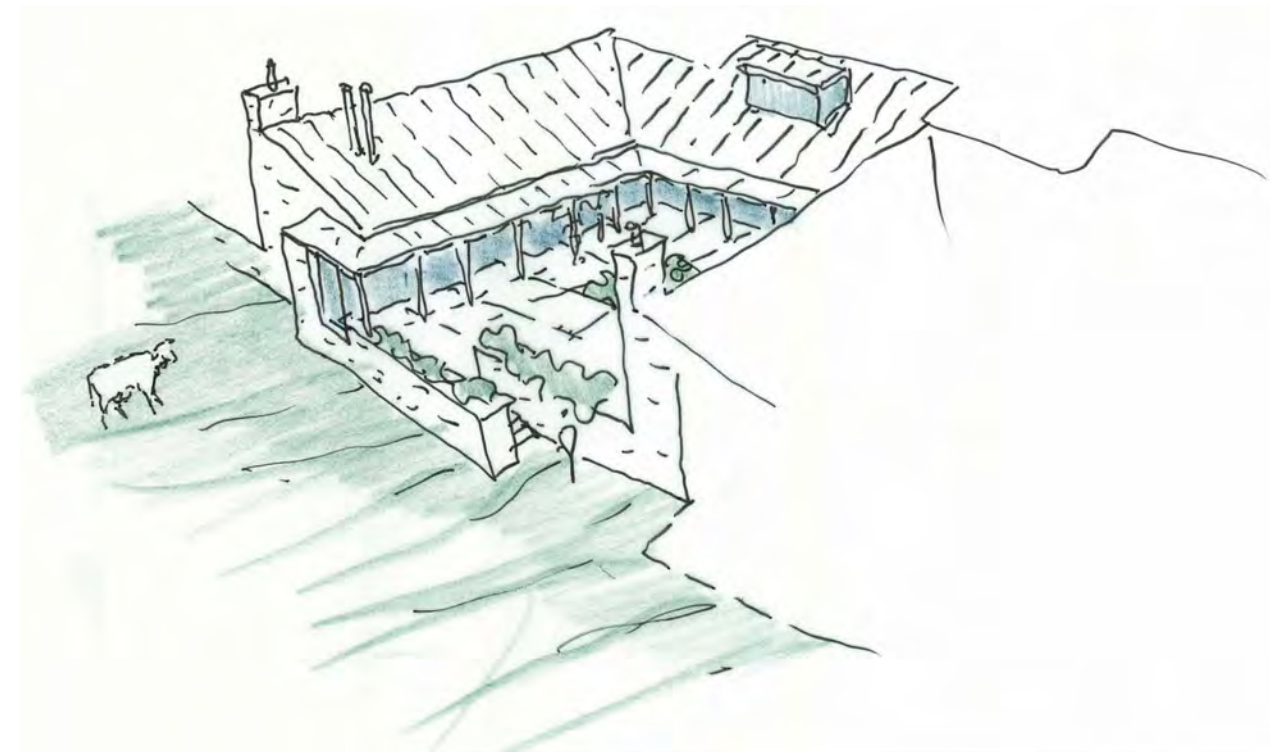


Figure 16: Barn House 1



Figure 17: Courtyard Houses

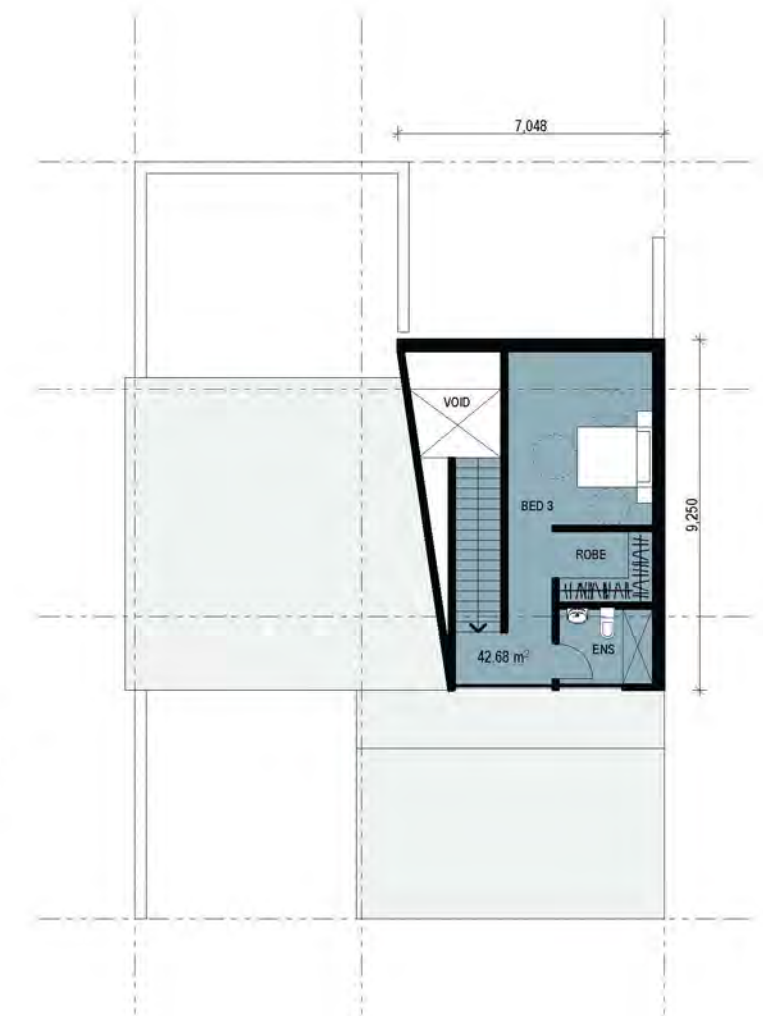
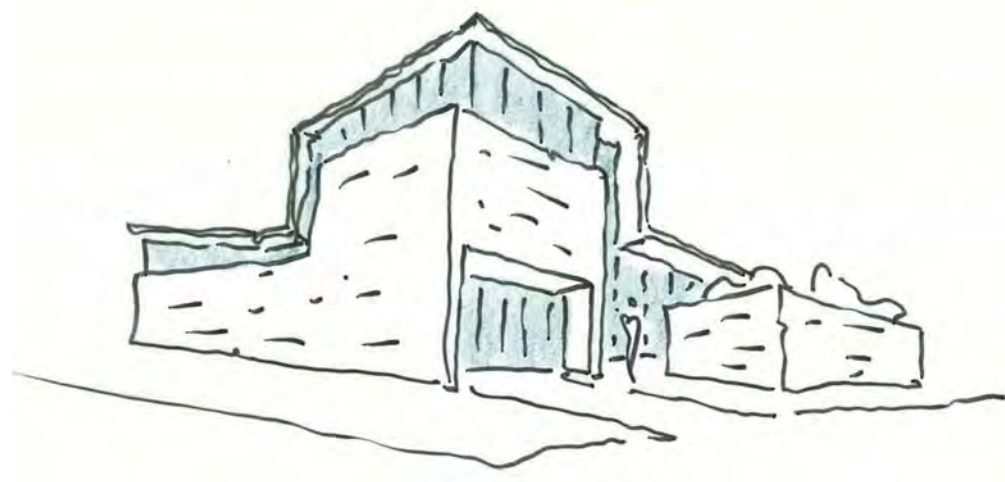
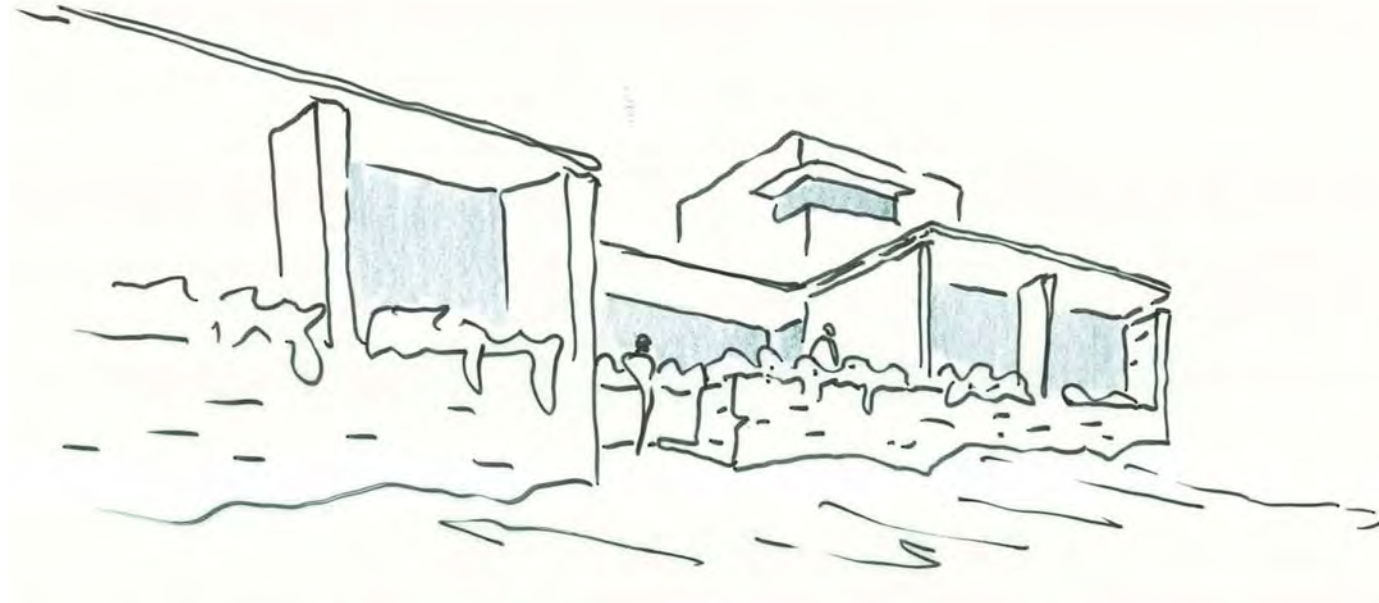


Figure 18: Double Houses

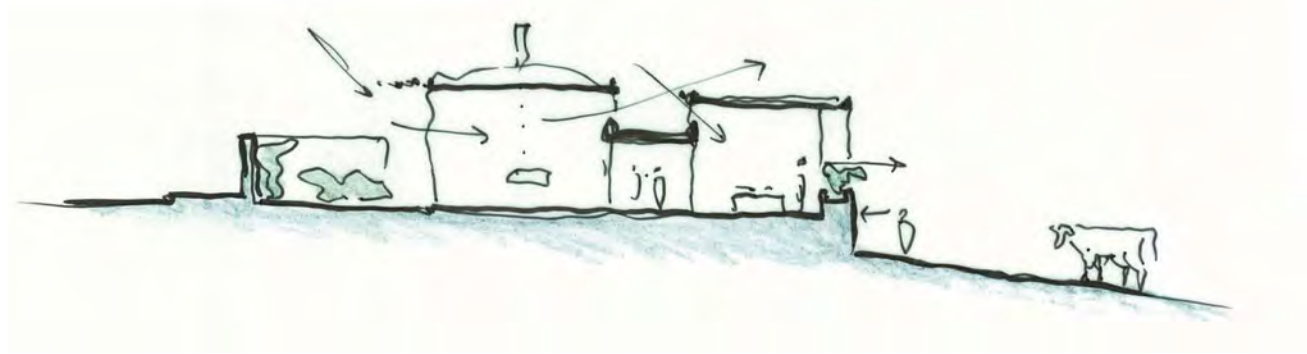
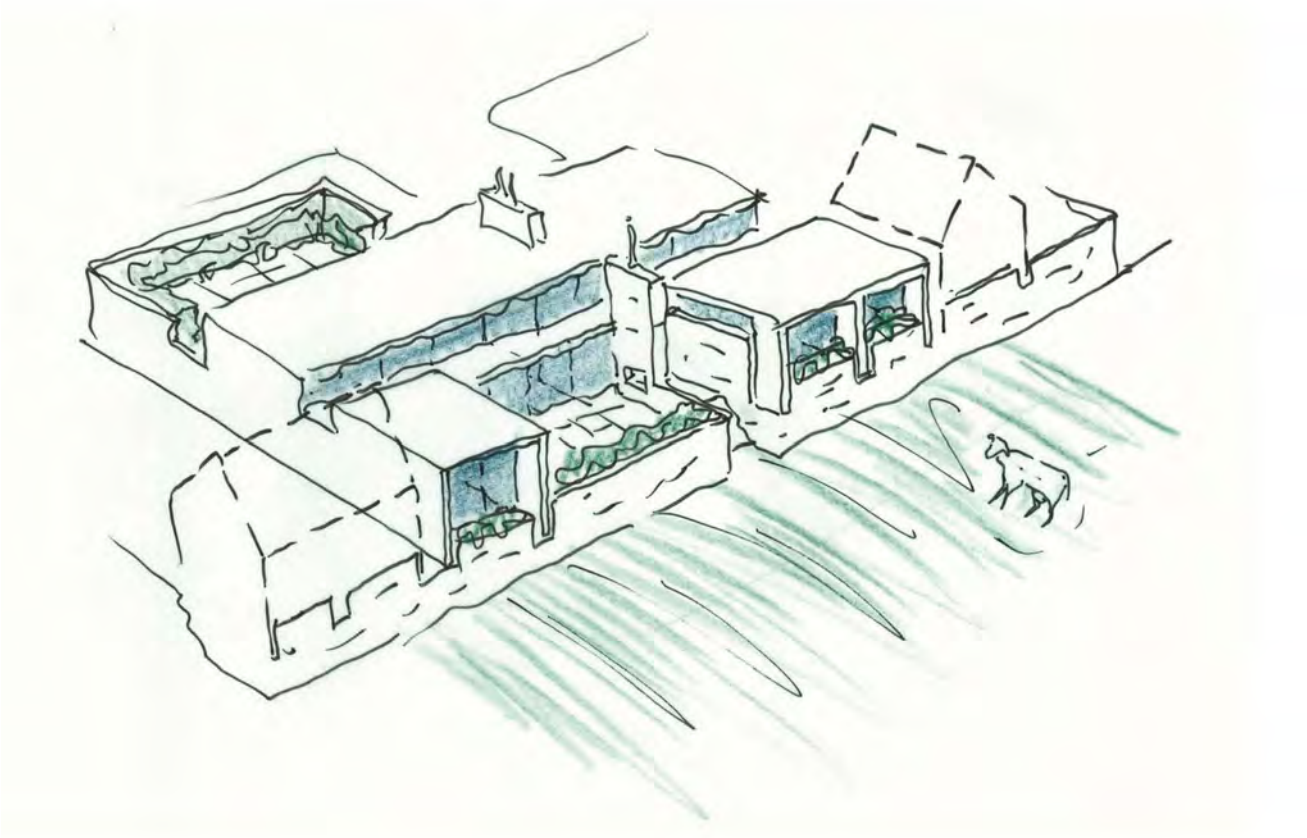


Figure 19: Garden House 1

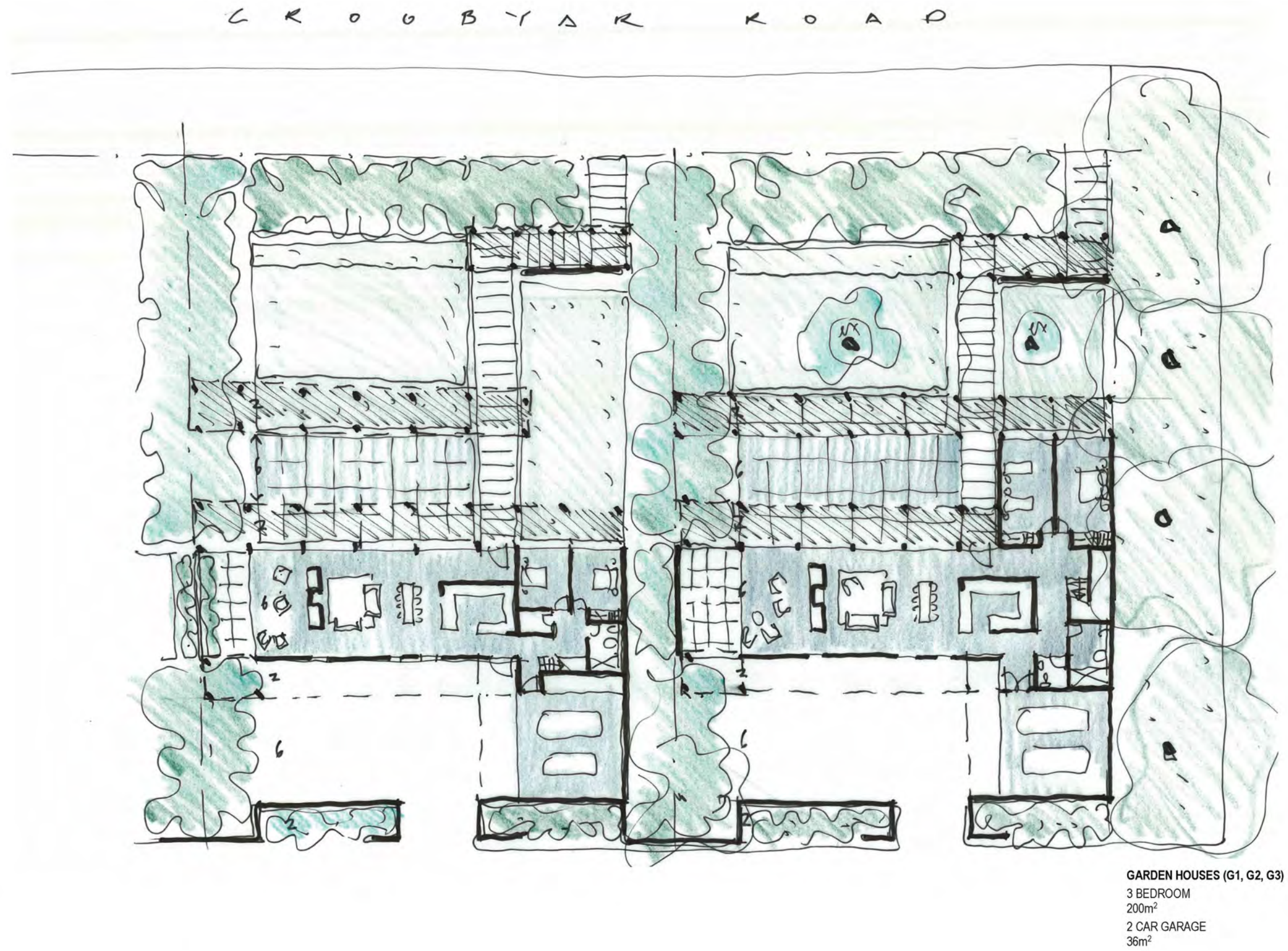


Figure 20: Garden House 3



Figure 21: Silo Apartments 1

