

ARCHITECTURAL DESIGN AMENDMENT REPORT

For

ESTIA HEALTH

ST IVES AGED CARE

Yarrabung Rd & Killeaton St St Ives NSW 2075

Lots 4, 5, 6, 7, 29 & 30 DP 230508

QUALITY CONTROL

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Project Address:	144-146 Killeaton St, 1 Yarrabung Rd, 1-5 College Cres St Ives NSW 2075
Site Details:	Lots 4, 5, 6, 7, 29 & 30 DP11230508
Site Owner:	Estia Health
Applicant	Estia Health
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TABLE OF CONTENTS

QUALITY CONTROL	2
1. INTRODUCTION	4
2. ARCHITECTURAL DESIGN STATEMENT	5
2.1. Streetscape – College Crescent	5
2.2. Streetscape - Yarrabung Road.....	10
3. CONCLUSION.....	15

1. INTRODUCTION

This Architectural Design Amendment report is to supplement the original Architectural Design report submitted to council with the original DA submission.

MDP and the design team have worked with Council to determine the specific design issues that required resolution and this report is to outline the philosophy of the proposed amendments and to further add support and design justification to the proposed streetscape strategy of the facility regarding College Crescent and Yarrabung Road which we believe is a satisfactory outcome for both the client and Council and the neighbouring residents.

2. ARCHITECTURAL DESIGN STATEMENT

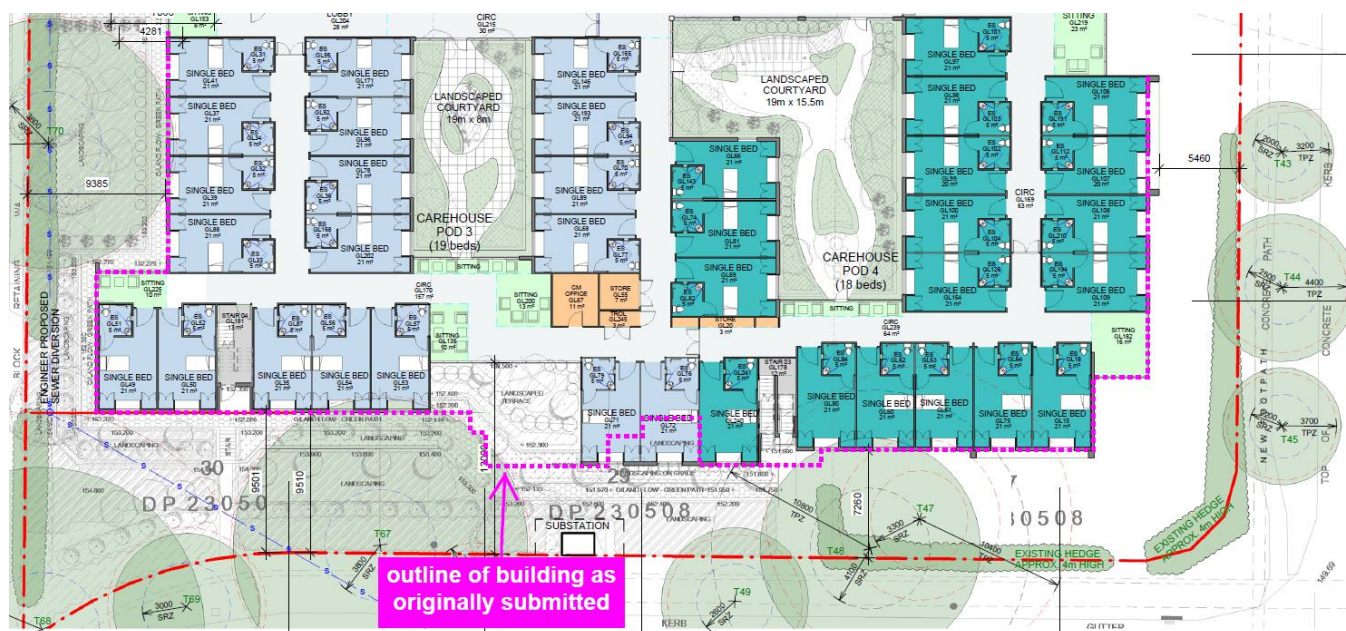
2.1. Streetscape – College Crescent

Throughout the assessment process the streetscape and setbacks to College Crescent was identified by Council as requiring further softening to the submitted scheme to better reflect the primary low residential character of the neighboring properties to the South. Whilst the original scheme as submitted presents as a predominately 1.5 storey presentation to College Crescent, the overall presentation length of the building was considered by Council to be too extensive and Council requested that consideration be given to improve setbacks and reduce lengths of building frontages.

The original DA plan with the setbacks can be seen on the image below.



The revised and proposed plans as amended is shown below which indicated a comparison to the original outline.

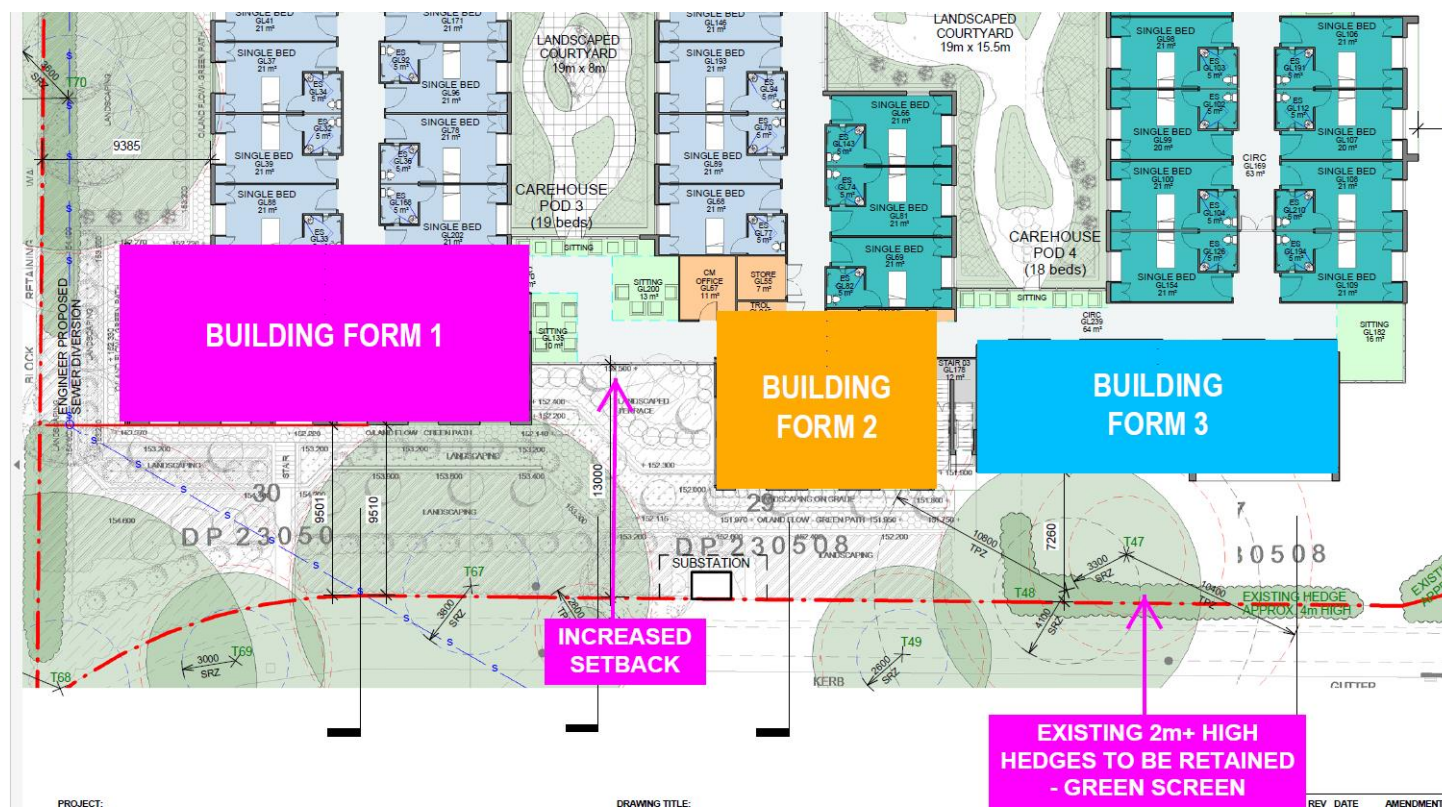


The proposed amendment is a superior scheme that improves the streetscape by providing a significant break in the building form and a greater setback from the street of up to 13m to the building façade. The area of the building which is setback is also treated with a softer glazed façade which will relieve the heavier building frontage bulk forms. The break in the façade is strategically located to make use of the opportunity presented by the natural green screen of the existing latent green hedges which are over 2m in height and is being retained as part of the proposed scheme.

The frontage to Collage crescent will be a combination of:

- articulating the façade through the architectural 'boxes' (as shown on elevations and the perspectives),
- integration of the new setback to separate dominant building forms
- Internal re-planning of the area of the setback to provide a softer façade treatment,
- Use of the existing green screen of the latent green hedges.

The plan below provides a diagram of how the building massing is and will be interpreted from the streetscape. The diagram shows that building form 3 will largely be screen by the retained hedge and that the major presentations



This revised arrangement of building forms is presented as being consistent with the Residential streetscape when considering setbacks, building frontage lengths and the overall massing.

The perspectives below indicate the low height impact of the building and the prominent expressions of the perceivable building bulk. For benefit of ease of viewing we have shown both the proposed development in the full landscape setting and a comparative naked image with major landscape omitted so that the building form can be observed more clearly.



View of the proposed RACF from College crescent with Landscape



View of the proposed RACF from College crescent without major landscape shown.

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View of the proposed RACF from College crescent with Landscape



View of the proposed RACF from College crescent without major landscape shown.

2.2. Streetscape - Yarrabung Road

Throughout the assessment process the length of Building frontage and setbacks to Yarrabung Road was identified by Council as requiring further softening to the submitted scheme to better reflect the primary low residential character of the neighboring properties to the East.

The design philosophy of MDP (similar to college Crescent) was to provide an identifiable series of building forms which in combination with the retention of the natural green setting of the existing Latent Green Hedges on the corner of Yarrabung Road and College Crescent, and also the retained landscape to the corner of Killeaton St and Yarrabung Road would provide a well articulated presentation to the street.

The proposed streetscape is seen in the images as below.



Proposed Streetscape as viewed from the corner of Killeaton and Yarrabung Rd.

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Proposed Streetscape as viewed from Yarrabung Rd within the existing Landscape.

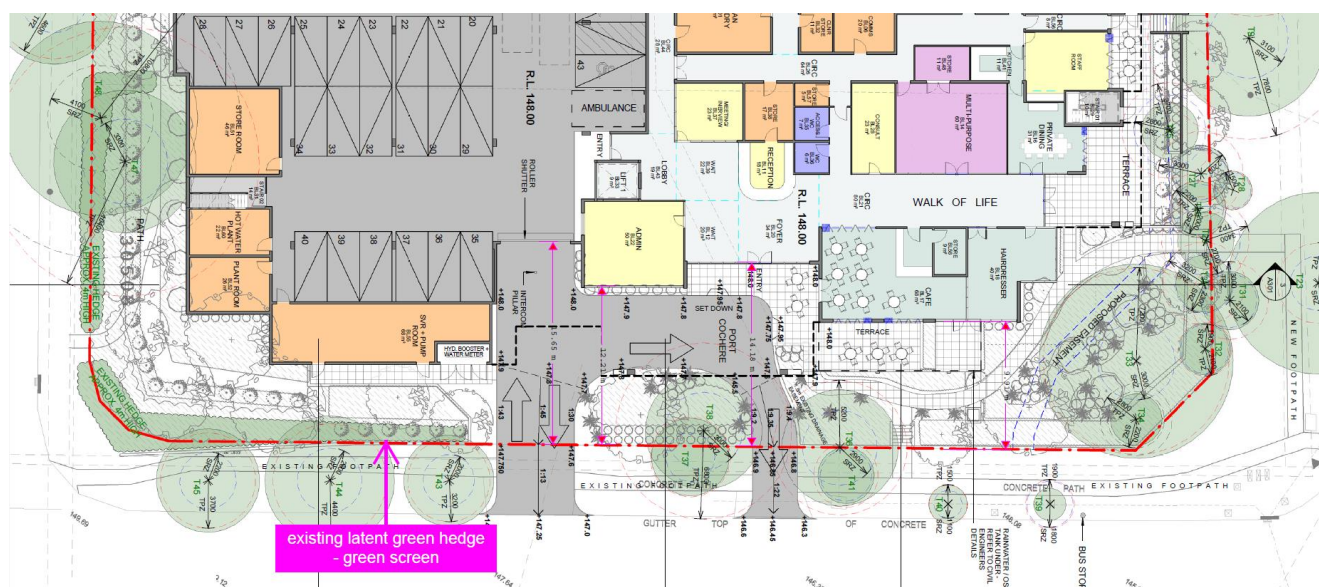
The design deliberately seeks a reduced setback where the main entry is to establish a hierarchy of building forms of which the main entry is readily identifiable as the main entry. This can be seen in the image above where the timber clad suspended box presents as a strong positional and visually dominating element with respect to the other building forms.

The images above also demonstrate that the building forms are significantly softened by the retention of the existing landscape elements and the streetscape identity which is paramount to any development in the area to successfully integrate into the existing neighbourhood.



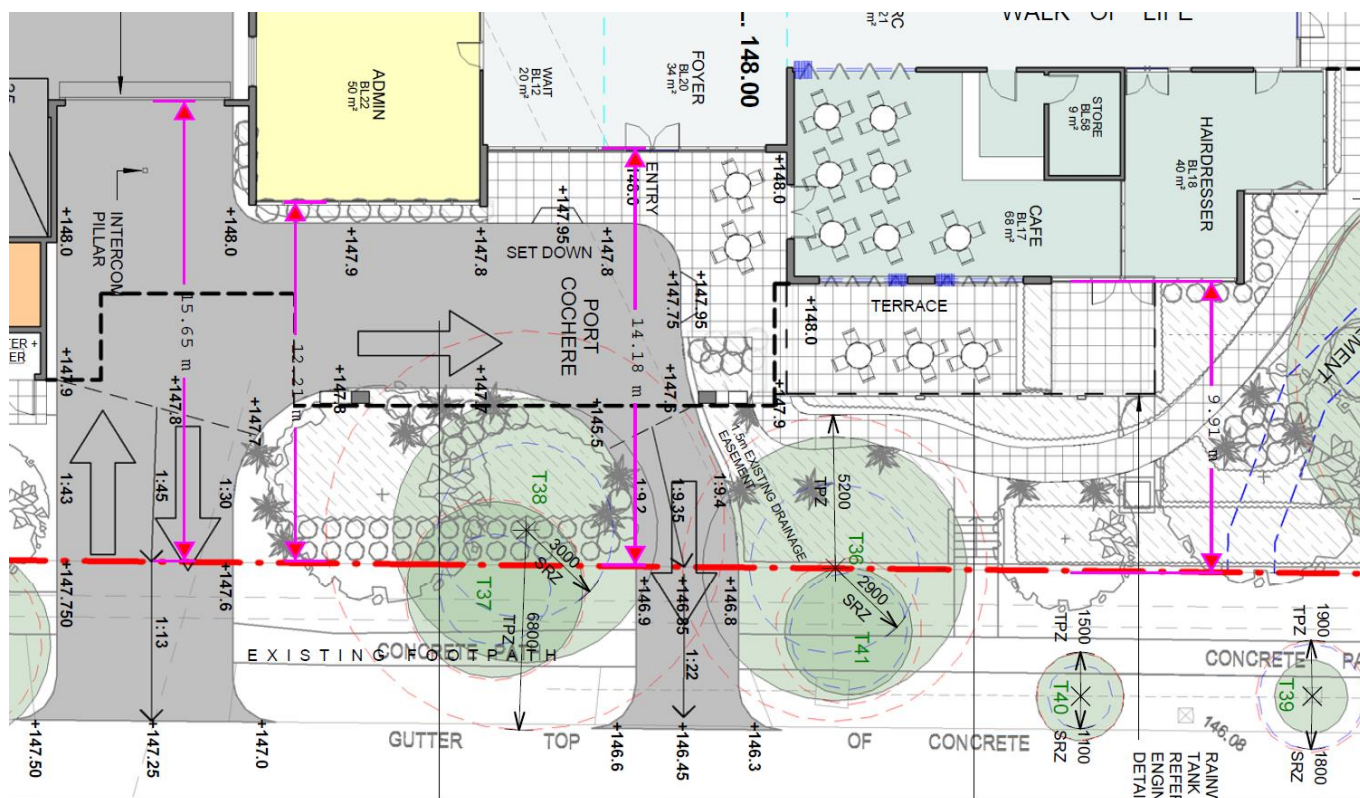
Proposed Streetscape with revealed view from Yarrabung Rd.

MDP carefully examined the options to increase setbacks and reduce building frontages. The plan below demonstrates what the identifiable building masses and frontages are as per the DA submission. Plans are shown for both the basement (ground floor at Yarrabung) and Ground floor plan (level 1 to Yarrabung).



Plan of the basement level

The setbacks of the basement level range from 9.9m to 14.2m as can be seen on the larger image below.



The high level of setback and articulation is strategically considered to create a permeable streetscape for the public forum at the ground level. This higher level of setback allows the building form over to be obviated by this negative building space and further enhance the presentation of these elements as the building entry.



Plan of Ground Floor (level 1 to Yarrabung) showing articulation and setbacks.



Plan showing the major building forms as read from the street and also the showing the existing landscape and hedges to be retained.

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3. CONCLUSION

College Crescent



The design successfully incorporates the proposed amendments whilst maintaining the original design philosophy of emulating a low-density unit development. The increased setbacks and reduced building frontage widths are consistent with streetscape character when considering all elements in terms of building type, height, materiality and overall presentation integrated with the landscape.

Yarrabung Road



When considering the proposed design as submitted and any benefits of increasing setbacks, building separation and building frontages specially in relation to Yarrabung Road, there is no improved benefit to the streetscape by including any such design amendments due to the retention of the existing landscape which will screen any changes in the design. Essentially any changes would not be perceivable from any point, and as such would not be an improved environmental outcome for the streetscape or neighbourhood.

As there is no perceivable or environmental benefit of any proposed amendments to this frontage, the design as submitted is an appropriate response to the SEPP requirements for maintaining streetscape character with respect to the proposed building.