



Catholic Healthcare Ltd – Casula

Statement of Architecture Development Application

Group GSA Pty Ltd
ABN 76 002 113 779
Level 7, 80 William St
East Sydney NSW
2011 Australia

T + 612 9361 4144
F + 612 9332 3458

www.groupgsa.com

architecture
interior design
urban design
landscape

ARN# 3990

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The site planning strategy responds to the current site features and constraints including addressing the busy, prominent Hume Highway to one boundary while integrating subtly and sensitively with the existing residential streets and boundaries to the remainder of the site. The layout introduces a single, consolidated entry point to the lower portion of the site for visitor, staff and service access as well as pedestrian entry.

Generally, the minimum required setback distances are either met or exceeded reducing the impact on Hume Highway and any adjoining properties. A series of landscaped courtyards provide an inward, private focus to habitable spaces, amenity for residents and a residential character. The arrangement of the courtyards provides good solar access to all rooms. The use of window screening will eliminate any potential overlooking issues to more sensitive boundaries and across care clusters. Well planned tree planting to the boundaries assists in softening the appearance to the residential streets and provides natural screening to and from neighboring properties.

Manipulation of existing ground levels allows the building to sit down within the site boundary so it is typically lower than the surrounding areas. This reduces the impact of the building massing on the surrounding streets and properties while allowing for concealed functional accommodation, servicing and parking to occur within a basement.

The massing of the building form is broken down into an appropriate residential scale, with modern contemporary architecture underpinned by traditional pitched roof forms. The main communal areas are glazed to provide elegant, light-filled links between the stronger built forms of the bedroom wings, which in turn have their own strong, articulated identities.

The façade design gives sense of identity to the building and a strong yet refined presence to the street. The building addresses the main corners of the site to Hume Highway and the entry/chapel façade that blends into the porte cochere awning offers an elegant and well-integrated character to the main entry of the building. The opposite corner to Lange Road utilizes a large communal space to create a strong architectural statement that addresses the street while creating an important feature to the end of the built form.

The façade detailing is simple yet varied with material finishes that provide a modern Australian residential aesthetic with a focus on using a combination of masonry, metal and natural materials that offer a clean and contemporary appearance, with low-maintenance requirements. The window and façade details will directly address the noise generated by the busy Hume Highway, ensuring comfort for residents. The inclusion of clerestory roof forms allows natural light to penetrate the internal corridor and communal spaces.

Through a carefully considered response the development will provide a positive addition to the neighborhood, offering a well-integrated and thoughtfully planned development that benefits both residents and the public.

CNR. LANG RD AND HUME HIGHWAY CASULA NSW

FOR CATHOLIC HEALTHCARE PTY LTD

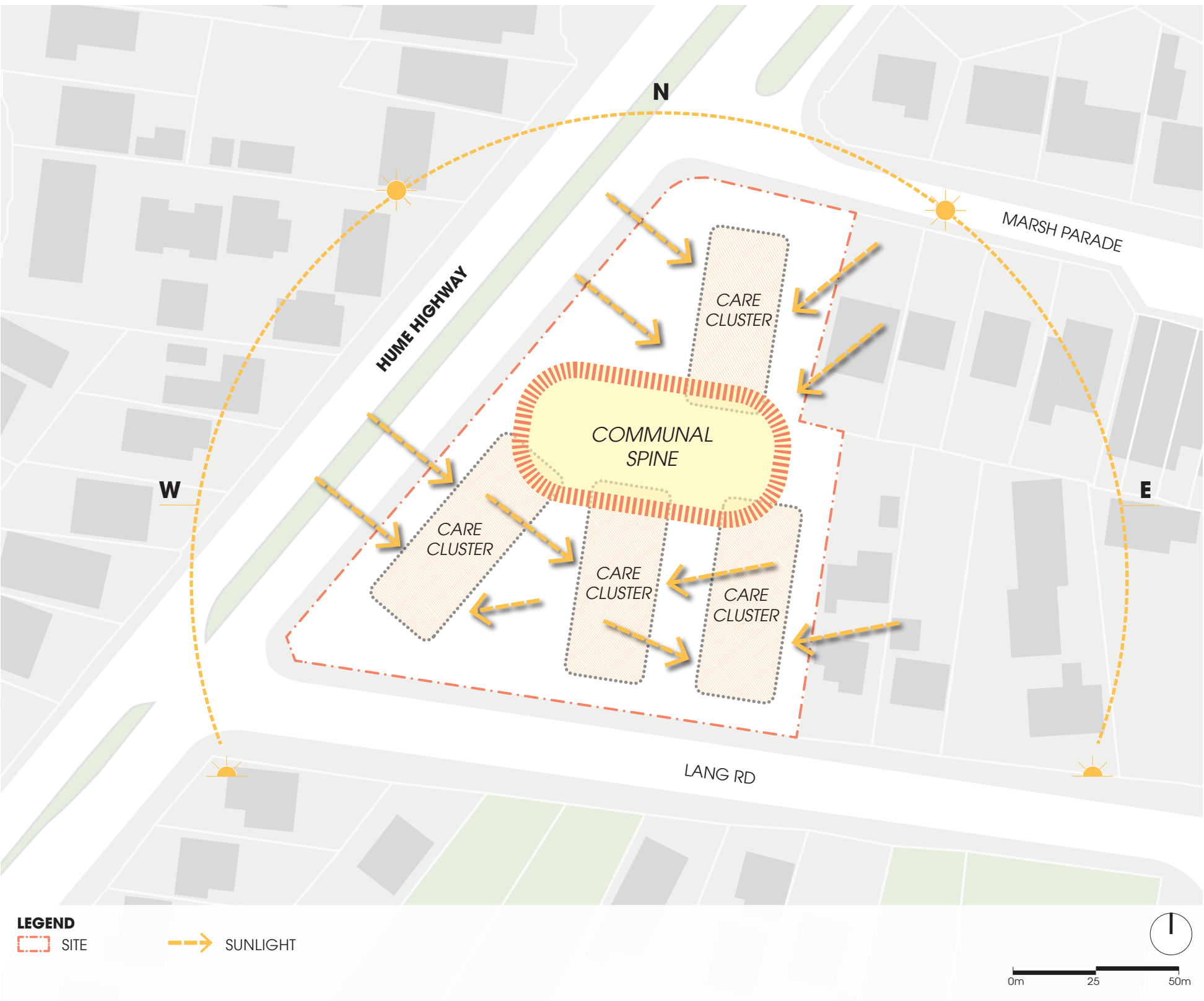
DEVELOPMENT APPLICATION
ARCHITECTURAL DESIGN

MARCH 2017

DESIGN PRINCIPLES

(1) EAST-WEST ORIENTATION = MAXIMISE SOLAR ACCESS.

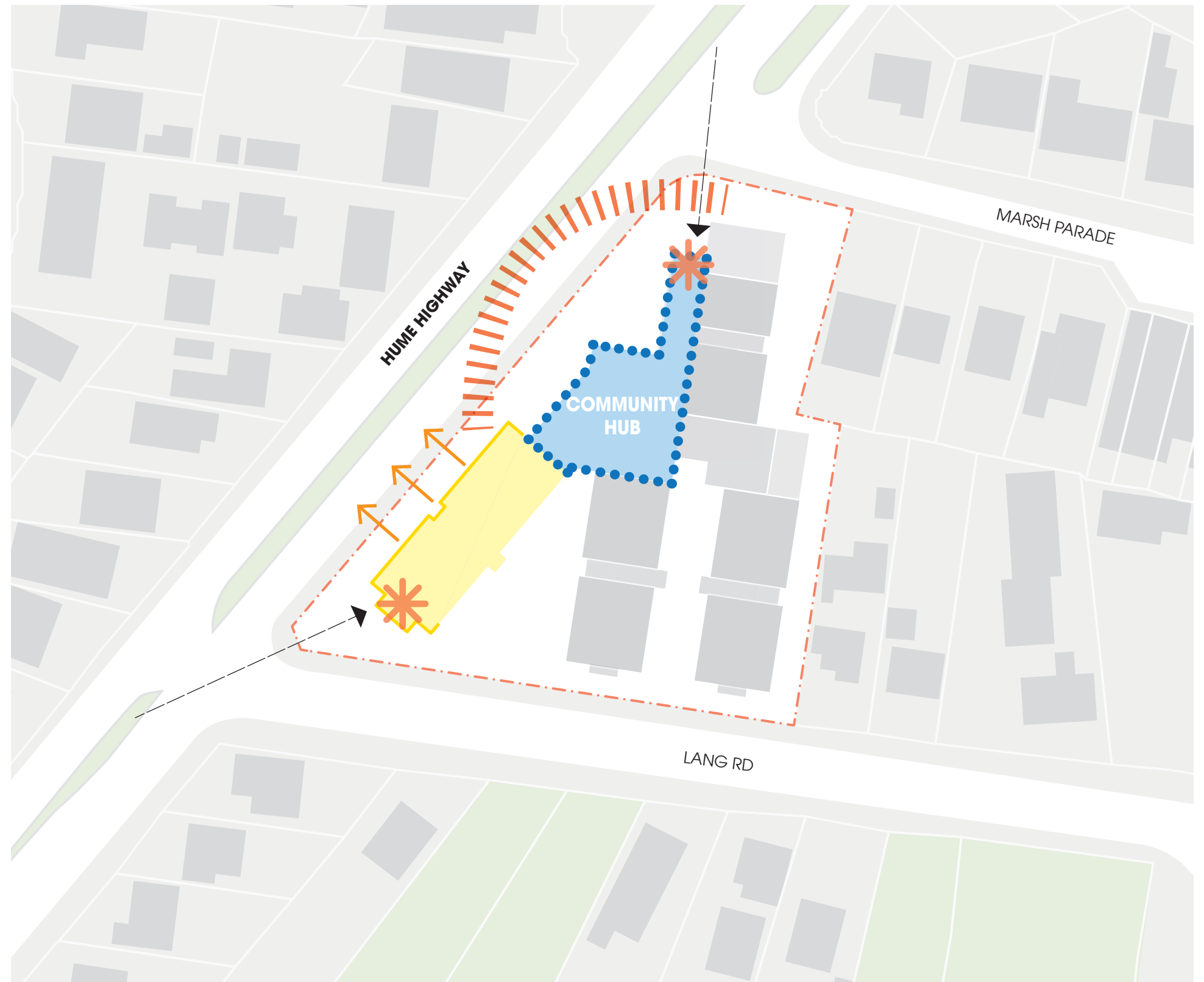
- > The built form is organised into 4 easily manageable care clusters arranged to achieve good solar access to all rooms.
- > The clusters are anchored by a spine of communal uses. This arrangement forms the foundations for the architectural response to the site.



DESIGN PRINCIPLES

(2) A COMMUNITY ADDRESS TO THE HUME HIGHWAY.

- > Uses that provide services to the community address the Hume Highway to announce the development as a community-oriented facility.
- > The care cluster wing interfacing with the Hume Highway is aligned with the road to establish an urban edge to the road. This also creates a larger courtyard between the care cluster wings.
- > Articulation of the Hume Highway corners of the site as architectural features that contribute to the streetscape and provides visual interest for motorists and pedestrians. The proposed chapel has accordingly been located at the northern corner, while the southern corner is articulated by a sitting area.



DESIGN PRINCIPLES

(3) ACCESS = EMPHASISE THE SENSE OF ARRIVAL.

- > The site is entered off a local road, away from the Hume Highway, to minimise disruption to traffic flow on the highway. The entry is located close enough to the highway to ensure convenient access to/from this major road.
- > The drop-off area at the building entrance is articulated by a porte cochere that provides shelter from the elements and presents a legible entrance statement to the Hume Highway.
- > The Ground Floor planning provides dedicated and separate access to staff and visitor parking and provides direct pedestrian entry from the parking area into the building.
- > Delivery and waste collection activities as well as back of house facilities are screened from view from the public domain.
- > The existing driveways off the Hume Highway are removed.



DESIGN PRINCIPLES

(4) DRAW LANDSCAPE INTO THE BUILDING.

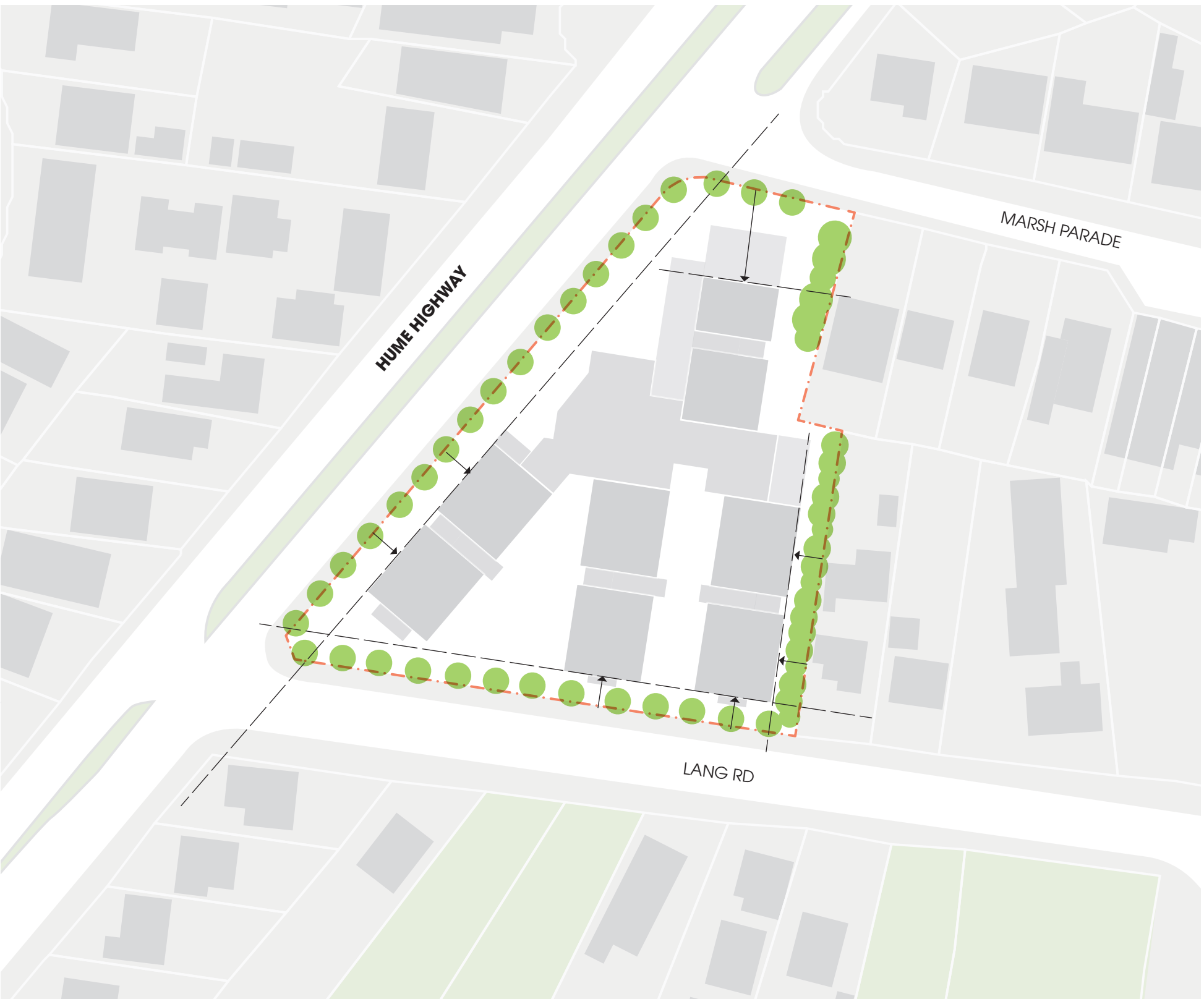
- > The care cluster wings define generous courtyards that provide outdoor amenity space for residents.
- > The courtyards are elongated in the north-south direction to draw the gardens into the heart of the building and maximise the number of rooms that have a garden outlook.
- > Sitting areas and communal spaces are located to take advantage of outlooks into the courtyards to create a sense of living within a lushly landscaped garden setting.
- > The courtyards open up to Lang Road, breaking down the built form presented to the street to a scale that is in keeping with the surrounding dwellings.
- > The courtyards improves the character of Lang Road by establishing a landscaped streetscape characterised by a sequence of gardens.



DESIGN PRINCIPLES

(5) RESPECT THE CONTEXT.

- > Setbacks respect the context and create opportunities for deep soil zones to establish screening vegetation at adjoining boundaries.
- > Setback from the Hume Highway improves acoustic separation from traffic noise.
- > The setback zone creates the opportunity for new vegetation and trees that can improve the Hume Highway streetscape.
- > The 3rd storey element facing Marsh Parade is setback significantly to disguise the massing of the building.



DESIGN PRINCIPLES

(7) A PLAN THAT FOSTERS COMMUNITY BONDS.

- > Communal spine visually linked to the outdoors and care clusters.
- > Light-filled sitting rooms break up the care clusters to provide informal spaces for residents to socialise.
- > Facilities such as the chapel provide a social gathering space for the wider community beyond the aged care development.



DESIGN PRINCIPLES

(8) A MULTITUDE OF OUTDOOR SPACES.

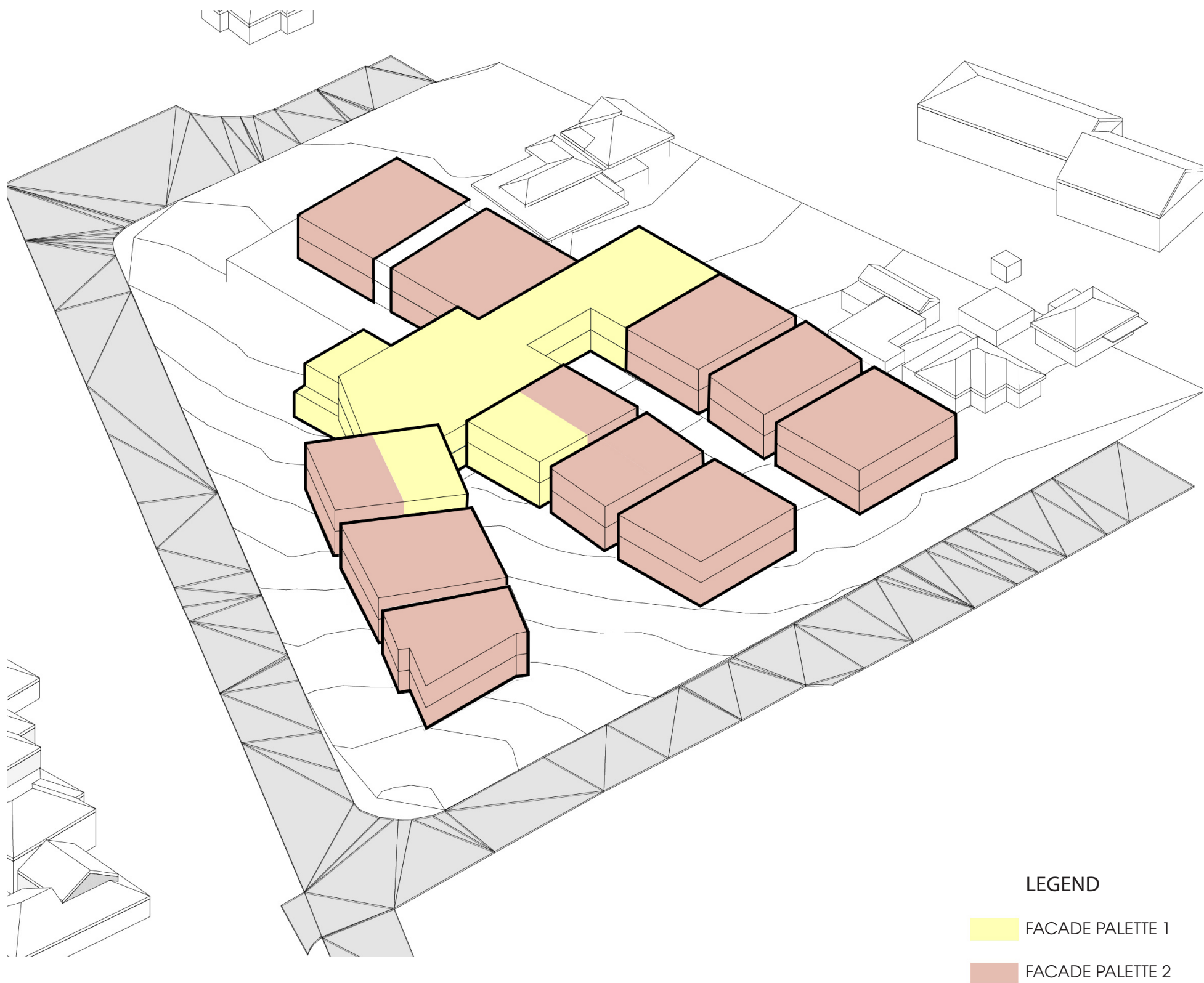
- > A multitude of outdoor spaces are provided throughout: Terraces, courtyards and gardens.
- > The spaces create a variety of experiences and outlook to establish a highly liveable environment.



DESIGN PRINCIPLES

(6) CONTEXTUAL FIT THROUGH AN ASSEMBLY OF FORMS.

- > The built form is proposed to be articulated into a grouping of smaller massing elements that relate to the scale of existing built form around the site.
- > Along the eastern boundary, the proposed built form increases the building separation from the neighbours.
- > Along Lang Road, the proposed built form reduces the length of building edge presenting to the streetscape.
- > The built form is essentially contained within the footprint of the existing buildings within the site.





CONTACT US

SYDNEY

Level 7, 80 William Street
East Sydney NSW 2011 Australia
T +612 9361 4144
F +612 9332 3458
E sydney@groupgsa.com

BRISBANE

Level 2
101 Edward Street
Brisbane QLD 4000 Australia
T +617 3210 2592
F +617 3229 8580
E brisbane@groupgsa.com

MELBOURNE

15 Easey Street
Collingwood VIC 3066 Australia
T +613 9416 5088
F +613 9416 5099
E melbourne@groupgsa.com

PERTH

Level 1, 191 St. Georges Terrace
Perth WA 6000 Australia
T +61 8 6313 2125
E GSAPerth@groupgsa.com

GOLD COAST

Level 4, Suite 45
194 Varsity Parade
Varsity Lakes QLD 4227 Australia
T +617 3036 4200
E goldcoast@groupgsa.com

SHANGHAI

Room 407, No. 71,
West Suzhou Road
Jingan District, Shanghai, PRC
T +86 21 5213 6309
E shanghai@groupgsa.com

BEIJING

F2-S01-R09, Soho 3Q Guanghualu SOHO2
N.9 Guanghualu
Chaoyang District, Beijing, China
T +86 (0)10 5327 4697
E beijing@groupgsa.com

HO CHI MINH

1st Floor, 39 Hai Bà Trưng
Bến Nghé, District 1
Ho Chi Minh City, Vietnam
T +84 8 3827 5385
F +84 8 3827 5386
E HCMC@groupgsa.com

HANOI

2nd Floor, 5A/111 Xuan Dieu Street, Quang Tay
Ward, Tay Ho District
Ha Noi, Vietnam
T +84 8 3827 5385
F +84 8 3827 5386
E HCMC@groupgsa.com

WWW.GROUPGSA.COM

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