



20th June 2018

SEPP SENIORS DESIGN PRINCIPLES STATEMENT

THELEM CONSULTING – 3 QUARRY ROAD, DURAL

Marchese Partners have been involved in the age care sector for 10 years. In that time we have designed numerous award winning seniors living projects which include 'Life Care Strategic master plan for 5 sites "Adelaide SA., 'Waterbrook' - Greenwich NSW, Mark Moran Aged Care Senior Living Facility - Vaucluse NSW, 'Watermark', Castle Cove NSW, "Oceangrove" - Dee Why NSW and" The Links" - Wollongong NSW.

The context is paramount, and the intent of the design is to respond to the existing queues provided by the environment and natural features available on the site. The built form will step down the site and follow the contours of the land. Natural stone, colours and timber features are intended to blend into the existing surroundings and local character. The built form is to be perceived as recessive in the context.

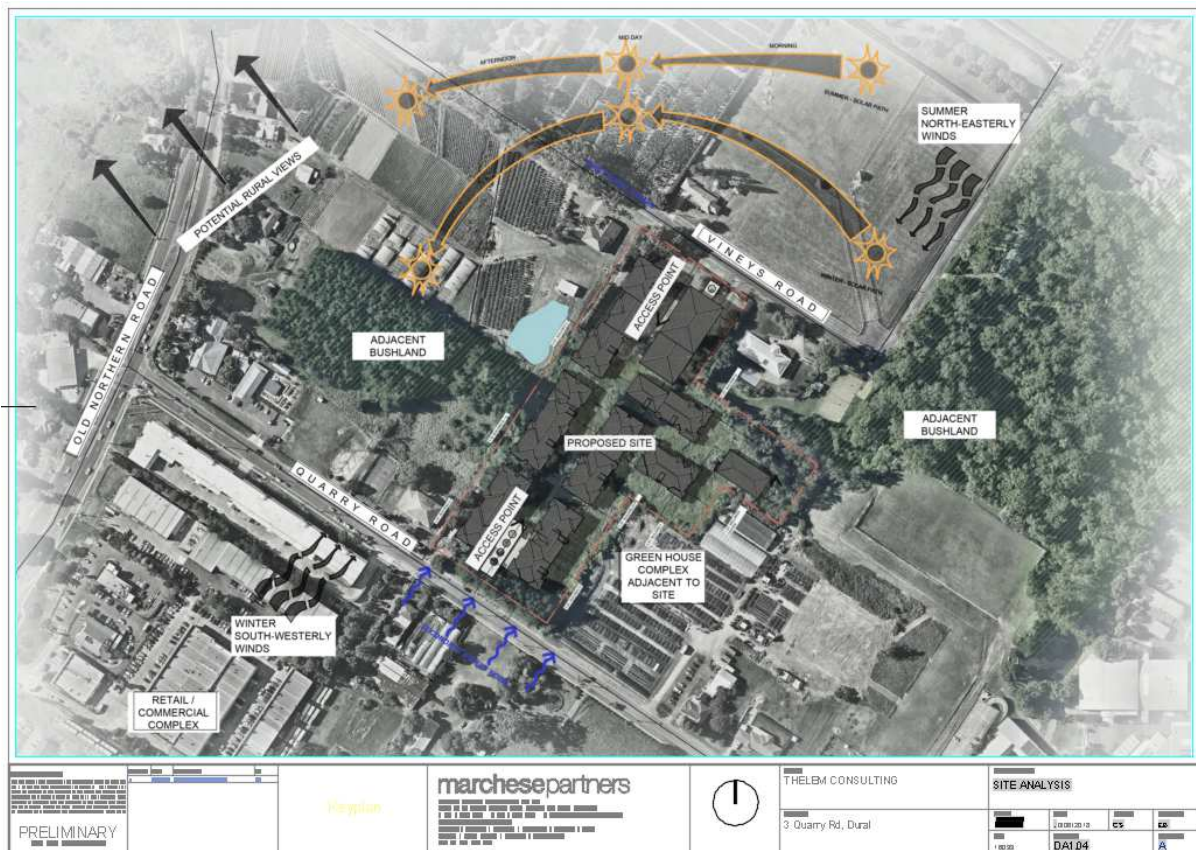
SITE ANALYSIS.

(a) Site Analysis plan - included in architectural drawings DA1.04

The selected site for “Dural Village” is situated at the south-east side of Dural and west side of Hornsby Council. Located between Quarry Road on the south and Vineys Road on the north. Quarry Road will provide the main entry point to the proposed development.

This is a site that sits alone within the context of a rural area. The nearest residential neighbours to the north is 30 metres away from our building, across Vineys Road. The development in this location of the site is screened by the existing and new trees. The development requires good understanding and manipulation of the site levels to provide a good fit into the environment.

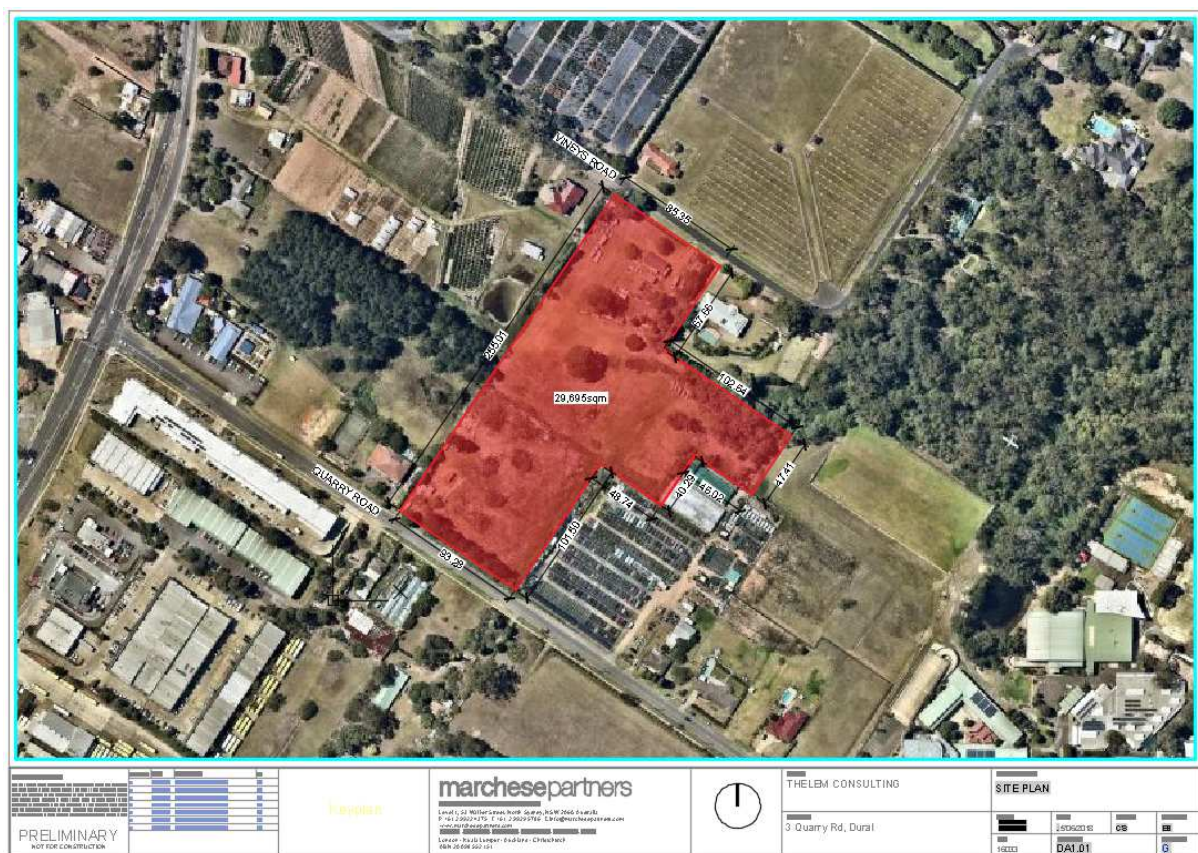
The proposal has been designed to be compatible with its context and surrounding. The proposed development is in harmony with the land surrounding it and will not have any undue physical impacts on surrounding sites.



(3) Site analysis

3.(a) Site Dimensions

The proposed site form is irregular and runs perpendicularly between Vineys Road and Quarry road, where the main entry to the development is located. The southern boundary parallel to Quarry Road comprises a total dimension of 188.04m approx. (93.28m along Quarry Rd, plus 48.74m plus 46.02m internally). The boundary to the west comprises 255.01 m, the north boundary comprises a total of 187.99m (85.35m along Vineys Rd plus 102.64 m internally). Finally, the east boundary comprises different segments in an irregular form for a total of 256.86 m (101.50 m plus 40.29 m plus 47.41 m plus 67.66 m). Total site area 29,695 sqm. Please see below extract of Site Boundary, DA1.01.

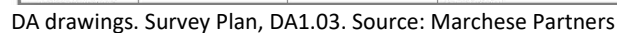


Source: Marchese Partners. DA drawings. Site Plan, DA1.01

3.(b) Topography

The site is located in undulating topography which slopes down to the north-east at between 2° to 3°, towards Tunks Creek. The site is cut by a broad gully, with the southern portion of the site sloping down at between 3° to 4° to the north-east and the northern portion sloping down at between 4° to 6° to the south. Near the centre of the site are the headwaters of a meandering creek, which flows towards the north-east. The site is bound by Vineys Road and Quarry Road to the north and south, respectively. Various outcrops of sandstone bedrock are exposed around the site. Based on the Geotech 's inspection, the sandstone was assessed to be slightly weathered and of high strength.

Please see below extract of Survey Plan, DA1.03.



3.(d)Existing Vegetation:

From an architectural perspective, there are significant indigenous species that will be retained and has being seen as an opportunity to integrate the development according to the character of the area. Please see below the Ecology Extent of impact plan.

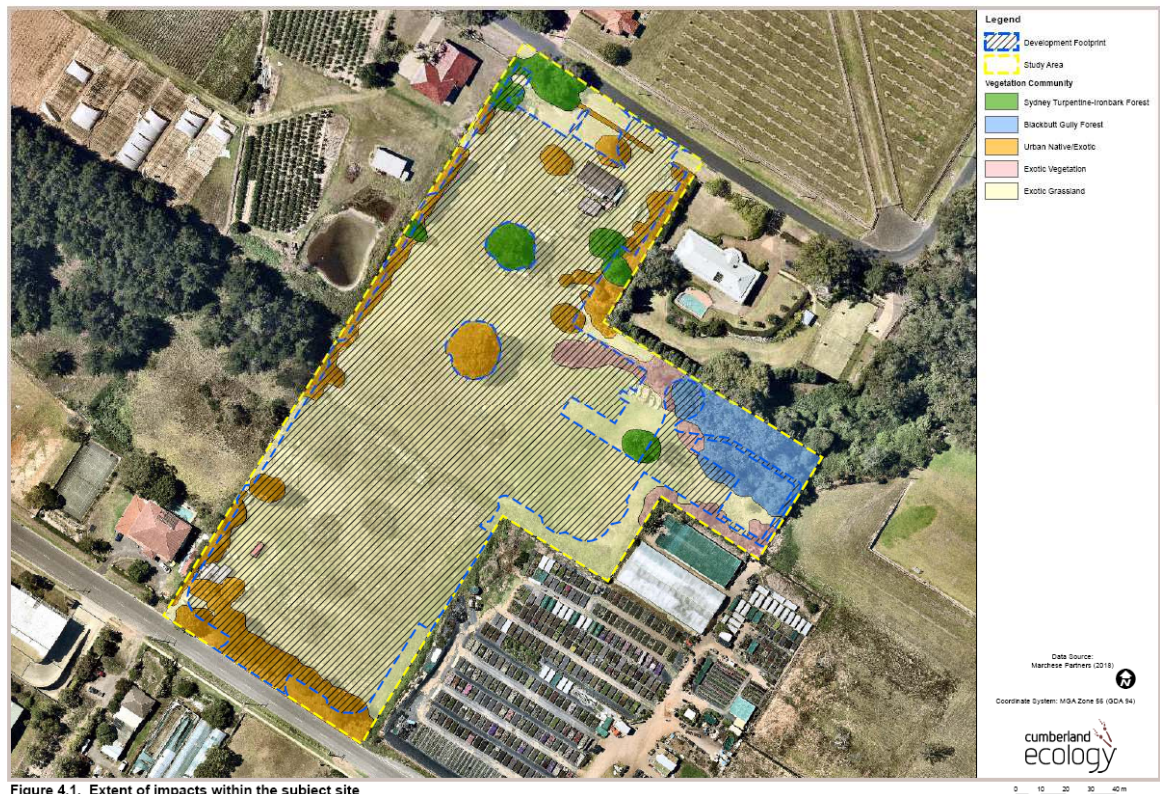


Figure 4.1. Extent of impacts within the subject site

3.(e) Microclimates.

All the residential buildings have been oriented to maximise the solar access to the living spaces and the communal areas. All entry lobbies and services are facing south-east and most living spaces facing north-east and north-west. The general arrangement of the buildings is designed around a central space in the middle providing shelter from the gusty cool winds in winter from the south and west.

4.SURROUNDINGS

Neighbouring the site to the south-west and south-east, along its frontage with Quarry Road, are No 1 and No 5 Quarry Road, respectively. No 1 contains a 2 level brick house with an inground pool to its rear; the house appears in good external condition and is set back 9.5m from the common boundary. No 5 is currently occupied by The Green Gallery Nursery which contains several greenhouses and above-ground water tanks, plus a single storey brick house approximately 100m from the common boundary. Neighbouring the site, to the north-west and north-east, along its frontage with Vineys Road, are No 2 and No 6 Vineys Road, respectively. No 2 contains a 2 level brick house located 12.9m away from the common boundary, with a dam in its rear (southern) yard. The dam is located near the central portion of the subject site. No 6 Vineys Road contains a single level brick homestead, located approximately 9m from the boundary with an in-ground pool to its rear. The houses at No 2 and No 6 both appear in good external condition.

(h) Built form and character of adjacent developments:

The essential elements that make up the character of the surrounding rural environment are the relationship of built form to the surrounding space, a relationship that is created by building height, setbacks and landscaping.

In terms of building height, the typical number of storeys is 2 in the near vicinity, this may present the buildings to a smaller or bulkier scale depending on the slope of the ground and the relative position of the observer. In our development, the buildings closer to the street front, despite of the great setback introduced, from the roads present a building height of 2 ½-3 storeys, but that height decreases gradually, following the slope down towards the centre of the site. Please see below some existing houses and street scape conforming the local character.

In terms of architectural style, the proposed development incorporate the local elements to respond to the architectural context with similar roof form, fenestration and materials using pitch roofs with long eaves, large windows opened to the views and large verandas and local materials like sandstone and timber.



View of #1 Quarry Road



View of #5 Quarry Road



View of #2 Vineys Road



View of #6 Vineys Road

(i)Heritage items. No heritage items affect the development

DIVISION 2 Design Principles

33(a) Neighbourhood amenity and Streetscape

The design, siting, scale, and materiality result in an overall development with an appearance which will exist together in harmony with its immediate and wider environment, being the adjacent areas of natural environment, residential existing in the surrounding area. This is particularly the case because the design has sought to emphasise the desired elements of the character of Dural and emphasise those through the development (significant landscaping, a generally human scale of development and minimised site coverage).

Harmony is achieved between the proposed development and surrounding land uses, as well as the character of the locality through the identification of 4 characters areas identified by Willow Tree Planning:

Character 1 refers to the land to the north of the Site, fronting Vineys Road. Depicted by the large-lot rural residential, the development to the north is low scale rural residential. Built form is generally single storey development with large footprints, integrated with agricultural land use.

The proposed development establishes two buildings facing Vineys Road. The buildings are clearly separated by large boundary setbacks, providing increased vistas through and around the site, access and landscaping strategies on both boundary sides and through the centre of the site. The setback to Vineys Road aligns with the southern neighbouring property but is setback considerably further than the northern adjacent residential building. Each building block sits sympathetically in the site by establishing building depths consistent with that of neighbouring residential buildings. The proposed development has carefully incorporated pitched roof, long eaves, large windows and large covered outdoor terraces, consistent with the local character. Local materials like sandstone, earthy colours and timber have also been adopted.

The buildings facing Vineys road, on the northern property, have been purposely lowered from the road level (average 1 meter), to ensure a sympathetic response to local character and allow landscaping to be incorporated.

Character 2, immediately adjoining the Site to the west is primarily characterised by large rural-residential lots. Two residential dwellings are adjacent to the property boundaries. The two (2) properties front Quarry Road and Vineys Road. Consideration will be given to the interface with the proposed development and adjoining rural residential land use through building articulation, separation and appropriate setbacks.

The proposed development is setback considerably from the western boundary and interface with existing buildings located on adjacent sites. The setbacks provide emergency vehicle access and dense landscape screening. The proposed buildings along the western edge provide clear separation, articulation and materials sympathetic to the local character of the area. Each building block varies in height and form which reduces any visual impact by clearly following the existing natural terrain.

The use of earthy colours like Sienna Render (paint) mimics the use of brick used widely in the area.

The use of existing and new landscape is provided both between buildings elements, on the site, and along the boundary providing dense screening. The buildings have been orientated away from direct overlooking to neighbouring properties whilst still providing amenity to the apartments.

- **Character 3** addresses the property immediately adjoining the Site to the east, characterised by 'intensive' agricultural land uses. As a consequence of the adjoining land use significant setbacks will be adopted along the eastern boundary to provide adequate separation between the proposed built form and existing agricultural land uses. The built form would be designed to minimise the bulk and scale to ensure there are no undue impact at the interface with the pre-existing character. Further west of the Site is the Pacific Hill Christian School and New Hope School.

Large 20m setbacks have been provided to majority of the eastern boundary interface, pushing the proposed buildings away from the boundary edge allowing creative landscape options for both screening, community gardens and resident access areas. As per previously comments clear building separation and articulation has been adopted to provide sympathetic building blocks across the site. Each building block varies in height and form which reduces any visual impact by clearly following the existing natural terrain.

- **Character 4:** To the south of the Site is a transitional development. Across Quarry Road is land zoned B2 Local Centre, and contains large footprint commercial development. Characterised by retail and commercial land uses, the development sits on the fringe of the local commercial precinct, and provides a transition in land use from rural residential to more dense, large building foot print developments.

The proposed development reinforces the adjacent retail and commercial uses with the location of the main facilities building, including restaurant, café, cinema, consulting rooms, etc which will be accessible by the community. The facilities building is setback to align with the western neighbouring property allowing for a port cochere / drop off area adjacent the street. Landscaping and materials from the local area are included in the design of the building to reflect the character of the area. The main facility building has been designed with increased eave sizes to reflect the proposed buildings across the site. A uniform design approach has been adopted to ensure all elements of the development fit together and provide a uniform response to the site and local character.



Figure ground plan comparison

Source: Google Maps

- Sympathetic heights, bulk and scale, which is not substantially greater than the heights, bulk and scale of development in the locality,
- The siting and relationship of the proposed built form to surrounding space being of a similar footprint compared to other developments in the locality, particularly a nearby commercial development and school as demonstrated in the figure ground plans in the figure below;



Figure ground plan comparison

Source: Google Maps



Pacific Hills Christian School

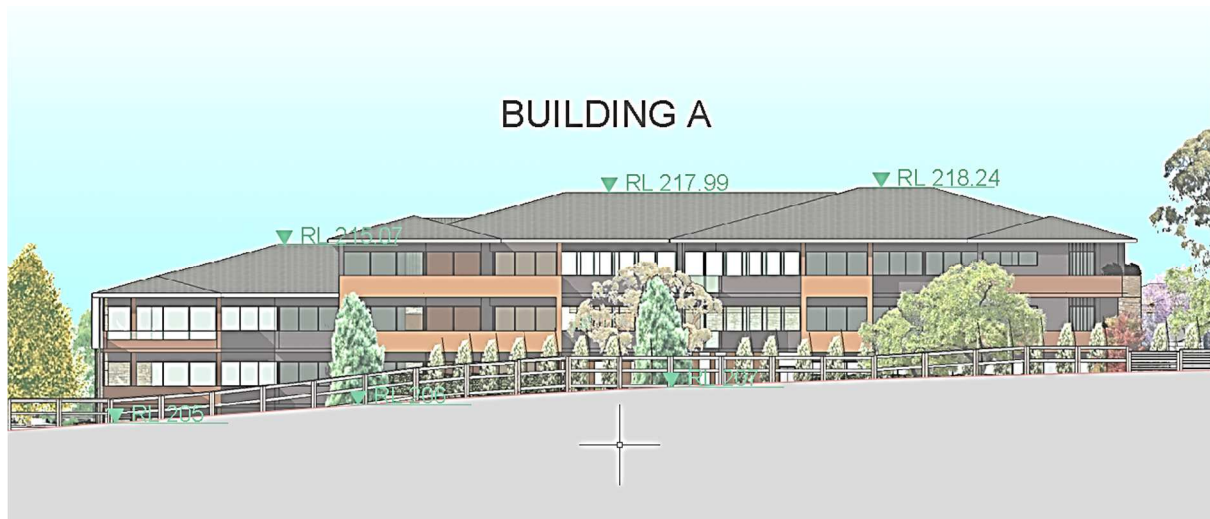
Source: Google Maps Street View



North Q Business Centre

Source: Google Maps Street View

- The substantial landscaping concept, which has been designed to reflect the character of the area, by incorporating significant plantings of native species whilst retaining tall trees surrounding the development, which will screen the development from view;
- The proposed development includes building tones and materials which are harmonious with the surrounding landscape and area;



Building A - North Elevation

Source: Marchese Partners

- The built form proposes a predominant height of 3 storeys. The height of the proposal is considered to be compatible in its context given its footprint is consistent with surrounding developments with heights of 6-12 meters, and the proposed height, whilst taller than the 2 storey heights of surrounding houses and buildings, is still sympathetic.
- The proposed development's 15m (plus 5.4m) setbacks both from Quarry Road and Vineys Road, 20m setbacks on the eastern boundary plus 10m setback from the western boundary are substantial.

- (b) The development is not adjacent or in the vicinity of any heritage conservation area or relevant heritage item. However, the buildings form and materiality of the development embraces the recognisable elements utilised in the Dural's surroundings. Substantial landscaping concept, pitched roofs with deep eaves, sandstone podium and earthy colours, large verandas and timber elements. Plus the sandstone will be extracted from site and will be used on podiums and as landscape elements.



- (c) The proposal has been designed in a way that maintains the neighbourhood amenity and appropriate residential character by:

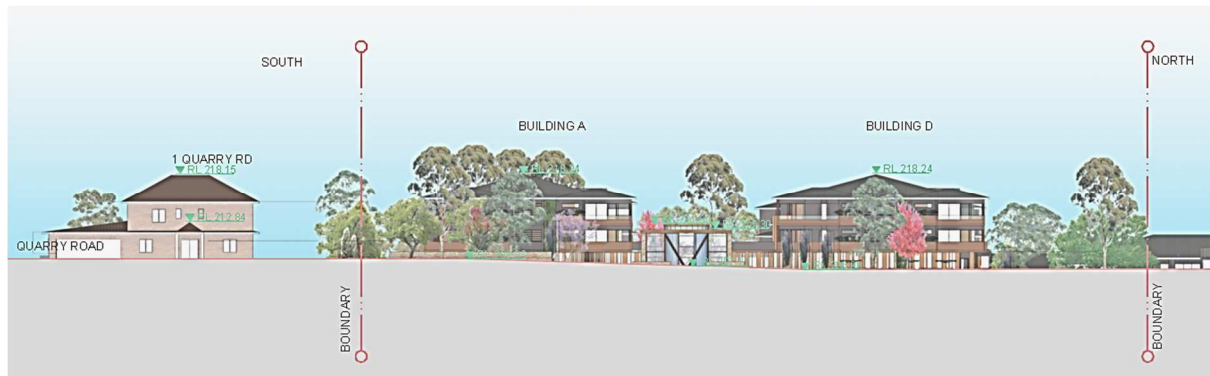
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Source: Marchese Partners

Architectural elevation drawing of the south side of the development. The drawing shows a row of buildings labeled BUILDING D, BUILDING E, BUILDING F, BUILDING G, and RAC. To the left of the buildings is a QUARRY ROAD and a label SOUTH-WEST. To the right of the buildings is a label NORTH-EAST, VINEY'S ROAD, and VINEY'S RIDGE. A QUARRY ROAD is also labeled on the far left. The drawing includes trees, landscaping, and a road in the foreground.

Source: Marchese Partners

(iii) The design adopts compatible heights in scale with houses and developments along Quarry Road, transitioning from 3 storeys to 1 ½ storey on the facilities building to the road in addition to the significant setback of 20.4 m from this building to the road and new native revegetation landscape buffer.



Source: Marchese Partners

(iv) There is no boundary walls that may impact any residential neighbouring properties. However, the edges of the site have been carefully designed and landscaped in a way that allows regrowth of native plants as part of the development revegetation strategy.



Northern boundary fencing strategy. Source Sym studio.

(d). The closest building to the street is the facilities building and is setback 20.4 m from Quarry Road.

(e) The site its proximities along the boundary will be significantly revegetated (see landscape report, arborist report and architectural plans) as part of a multifaceted strategy. Regrowth of endemic vegetation in lieu of inadequate existing one, screening the development to reduce any potential visual impact (please see visual impact report) and from an architectural perspective harmonise with the local character shaped out of significant landscape, reduced site coverage and human scale building forms.

(f) The general layout has been designed to cohabit with and within the natural existing environment where the majority of the significant trees on the site are retained(see landscape report) as part of the architectural concept of architecture integrated with landscape embracing an sustainable and responsible development, using sustainable passive strategies using shade in summer to refresh common area and building walls and improving the amenity providing shade for the outdoor gathering areas for the residents to enjoy. Where trees need to be removed new ones are planted.

34. Visual and acoustic privacy

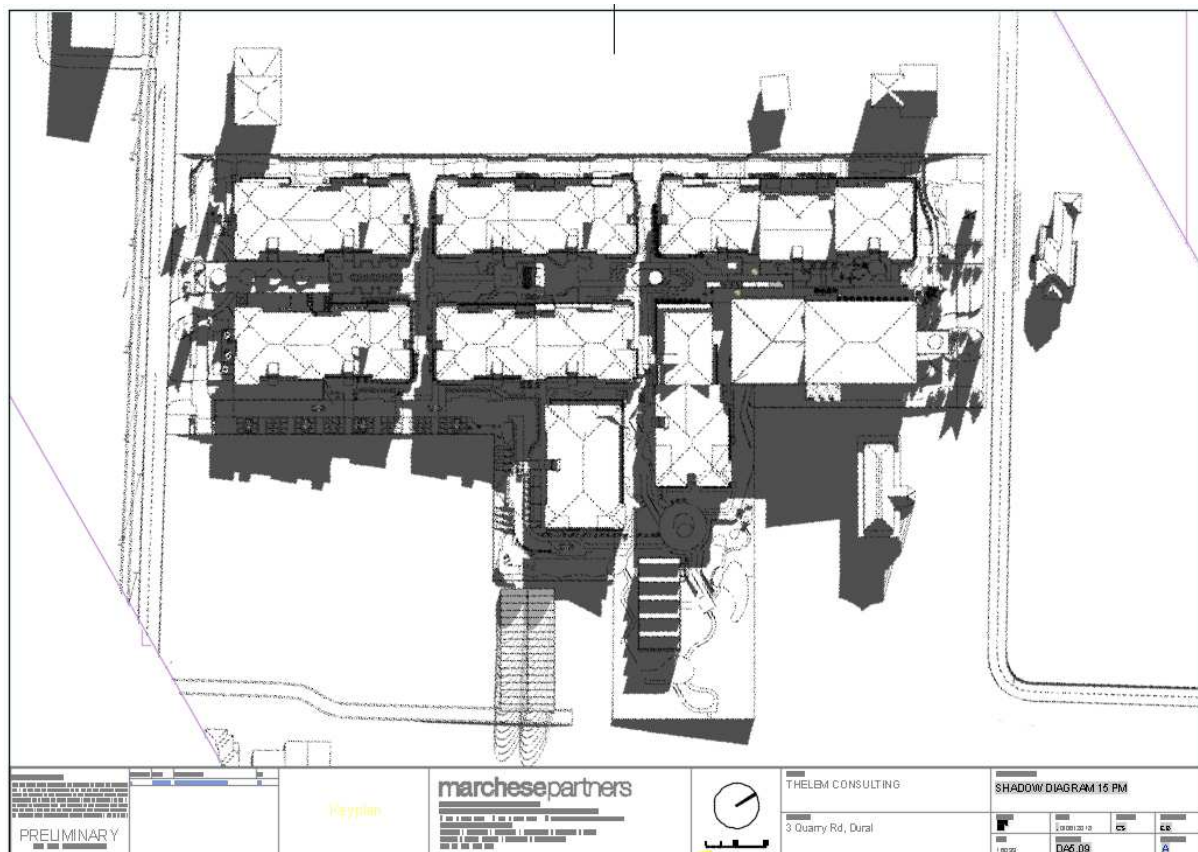
(a) The buildings have been designed in a way that location of windows and balconies ensure the adequate level of visual privacy according to the Apartment design guide(ADG) through distances and screening devices where appropriate.

Residential neighbouring properties are located more than 20 m. away from any building of this development granting visual privacy compliance.

(c) All dwellings ensure a high level of amenity far from any potential source of noise like driveways, parking areas and public paths. Internal paths are located in a way that will allow the residents to engage with each other, and no noise motor devices will be allow on these pathways.

35. Solar Access and design for climate.

(a) The development will have only a minor impact to the neighbour on 6 Vineys Road, due to its appropriate bulk and scale and distance to the formers. See Shadow Analysis (architectural package DA.5.07-DA5.09)



36. Stormwater

- (a) Refer to stormwater report
- ((b) Refer to stormwater report

37. Crime prevention

The proposed development provides personal property security for residents and visitors and encourage crime prevention by:

- (a) Through site planning (providing all the entry gates are located around the communal areas) and also through internal layout planning(the majority of the units are crossover units where the living room is dual aspect) our design allows for significant observation and surveillance from any dwelling to the common areas and entry lobbies and entry driveway.
- (b) Shared common lobbies and entries serve to a small number of units in a range of 3-4 dwellings per core that are able to be locked.
- (c) The entry lobby doors materiality will allow the residents to see who approaches their dwellings

In addition to this, the entry building includes the drop-off area and the reception area, which provides a safe and secure entry to the site for the residents and their visitors. Independent Living Units are accessed through controlled access points. The general open space design allows for surveillance and supervision by the staff on site. Which enable Seniors to use, enjoy, socialise and move around the spaces without fear of falling, tripping and becoming disorientated. The provision of care on site, will provide the residents and their families a great deal of comfort knowing that in the event of an incident, the resident will be in the safe hands of the Staff.

38. Accessibility

- (a)The design provides an accessible pedestrian connection surrounded by gardens and communal spaces linking the Independent Living Units to the facilities building and also to the public domain and public transport at Old Northern Road less than 400 m away from the development. These connections enable residents to move easily and comfortably around spaces and places they need or desire to visit regardless of any physical, sensory or cognitive impairment.
- (b) The communal areas and the garden has been carefully designed to provide large accessible outdoor spaces that can be enjoyed throughout the year by the residents and their visiting family and friends. In addition to that a vast selection of on site services have been incorporated to accommodate the needs of ILU residents and family, friends and the greater community. This will ensure that the residents will remain connected to friends family and the greater community. Spacious parking bays for residents(3.2 m wide) are provided in secured basements, and for visitors on ground Level(2.4 m wide) and Basements(3.2 m wide). The residents parking will be conveniently allocated under the residents dwelling for the residents comfort and safety.

39. Waste Management

The proposed design waste strategy comprises one garbage room per core in the basement where the residents will leave the general waste and recycling separately. When convenient and in coordination with the scheduled council waste pick up the on-site, waste manager will move the bins

to the general bin room located next to the general loading bin area in the basement. Commercial waste from the facilities building will be managed in a similar way.

A handwritten signature in black ink, appearing to read 'S. Zappia', with a stylized flourish at the end.

STEVE ZAPPIA

Marchese Partners International

Principal

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