

marchesepartners

22th June 2018

SEPP 65 DESIGN VERIFICATION STATEMENT

Prepared to accompany a Development Application submitted to Hornsby Council

PROPOSED SENIORS LIVING/RESIDENTIAL AGED CARE and FACILITIES

3 QUARRY ROAD, DURAL

Issue C 22/06/2018

This ADG Design Verification statement has been prepared on behalf of Thelem Consulting (Applicant) in support of a Development Application submitted to Hornsby Council.

This report is intended to be read in conjunction with the Architectural plans prepared by Marchese Partners Architects and the associated reports.

We confirm that Steve Zappia of Marchese Partners Architects directed the design of the enclosed development application and that the enclosed documentation achieves the principles set out in State Environmental Planning Policy 65 - Design Quality of Residential Flat Developments and has been designed with reference to the Apartment Design Guide.

Mr Steve Zappia is registered as an architect in NSW (reg. No. 6535) in accordance with the Architects Act 1921.

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DESIGN QUALITY PRINCIPLES

PRINCIPLE 1 – CONTEXT AND NEIGHBORHOOD CHARACTER

The site for this development is located between Quarry Road and Vineys Road, Dural.

The proposal sits within the context of a rural area. Quarry Road will provide the main entry point to the proposed development. The site is located in undulating topography which slopes down to the north-east, towards Tunks Creek. The site is cut by a broad gully, with the southern portion of the site sloping down to the north-east and the northern portion sloping down to the south. Near the centre of the site are the headwaters of a meandering creek, which flows toward the north-east. The site is bound by Vineys Road and Quarry Road to the north and south, respectively.

The nearest residential neighbouring building to the north-west is at least 13 metres away. The neighbouring residential dwelling to the North-East is 9 meters away and the one to the South-West is 10 meters away from the boundary. Any development in these locations of the site will be screened by the existing trees and proposed architectural screening. New planting to complement the existing vegetation is proposed to be planted to the entire perimeter of the site. The development to the south requires a good understanding and manipulation of the site levels to provide a good fit with the environment.

The proposed development is for seniors housing comprising 7 x 3-storey residential buildings with one single storey building for facilities, a Residential Age Care building with sleeved car parking on levels 1 and 2. The village has been designed to create a very clear sense of entry into the site and into each building. The drop off area creates an impressive arrival point that defines a very familiar sense of public gathering at the lobby and the reception area where all residents and visitors can be guided to their destination. Paths are clear and easily managed, with clear delineation between public, semi-private and private areas.

Each Independent Living Unit lobby accesses a maximum of four units which provides intimacy for the residents, and the individual personalisation of each entry will reflect the culture and character of their resident's life history through personal pieces, colour, texture, forms and materials.

The communal areas and the garden have 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 number of on-site services have been incorporated to accommodate the needs of residents, family and friends and the greater community. This will ensure that the residents will remain connected to the outside world and the development will encourage this interaction between ins residents and the community beyond the development.

The proposed use for the site is consistent with the approved Site Compatibility Certificate (SCC) issued by the Department of Planning and Environment (DPE), and is compatible with the sites' local character. The proposed buildings have been designed to be compatible with the local character of the neighbourhood. The proposed development will harmonise well with the desired future context and provide suitable seniors accommodation which is much needed in the area.

Contextually, the proposed development is appropriate for its location and will contribute positively to the desired future character of the precinct.

PRINCIPLE 2 – BUILT FORM AND SCALE

The built form, height and the scale of the development have been carefully considered and designed to harmonise and enhance the desired future character of the area. The proposed building forms of the Independent Living Units and Residential Aged Care Facilities have been strongly defined by the desire to reinforce the architectural style in the area with large verandas, pitched roofs and local materials like sandstone and timber.

The design incorporates a consistent height of 3 storeys to all buildings, and allows for the modulation of the buildings allowing each of them to adjust to the natural ground level, hence breaking down the total length of each building into smaller segments. The proposal provides significant communal open space and much needed amenity at the ground plane between each of the buildings.

A line of vegetation and new screen planting complements the existing vegetation along the boundaries and will help screen the development to the neighbouring properties.

The residential buildings have been articulated with a deep recess along their lengths, providing legibility to the building entries and interest and variation to the common areas. The separation between buildings will break up the bulk of the development and will help the buildings sit well with the existing landform. The proposed development will be significantly landscaped around its edge and will be consistent with the urban character of the area. The completed development will sit comfortably within the site and will form an appropriate scale to suit the local character of the catchment area.

PRINCIPLE 3 – DENSITY

There is no prescribed density control for the site. The proposed development density is consistent with the approved Site Compatibility Certificate (SCC) issued by the Department of Planning and Environment (DPE). The design and configuration of the buildings on the site provides an appropriate response for the site and ensures the proposed dwellings have adequate light ventilation, privacy and amenity. This being the case, it can be said, that the proposal is appropriate in terms of density, achieving a scale, bulk and height appropriate to the existing and desired future character of the area and surrounding buildings.

PRINCIPLE 4 – SUSTAINABILITY

This development has immediate proximity to transport and incorporates on site facilities for the residents and provides employment opportunities, and minimises the need for reliance on motor vehicle use is in itself an efficient use of resources.

In addition to this, we note the following inclusions as part of the proposal will also contribute to minimising resources and energy;

- Solar access and cross ventilation is achieved to a significant proportion of the apartments, meaning that the internal spaces will not be reliant on air conditioning to maintain thermal comfort.
- 3 hours of solar access in the middle of winter is provided to 72% of the self-contained dwellings. All units will have access to a substantial common open space, with considerable amenity, situated in the centre of the development, to receive maximum solar exposure.
- Natural cross ventilation is provided to 79% of the units, well in excess of the minimum rule of thumb of 60%.
- Recessed balconies will provide shading in summer months but allow lower winter sun to enter internal areas for passive solar heating into all north facing apartments.
- BASIX compliance will be achieved and demonstrated.

PRINCIPLE 5 – LANDSCAPE

The proposed site plan incorporates substantial areas of landscaping in both the private and common areas of the development.

Planted areas have been maximised throughout the site and within the common areas of the development, providing a high level of planting for the development in this precinct. The proposal allows for 11,836m² of landscaped area, being 39.5% of the site, of which 9,014m² or 76% is deep soil area.

Overall the development is proposed to be well landscaped to enhance the overall appearance and amenity of the development.

PRINCIPLE 6 – AMENITY

The proposed residential apartments will all have excellent amenity. The development will meet the cross-flow ventilation SEPP requirements and ADG design criteria. Solar access ADG and Seniors SEPP requirements of 3 hours of solar access to private open spaces and living areas between 9am and 3pm on 21 June will be met as well.

Large areas of glass are provided to living spaces, providing generous natural light and views. All apartments have balconies or courtyards as their private open space. The depth and width of balconies will allow for various sitting arrangements. The apartments open directly onto these large balconies providing natural ventilation and outdoor living opportunities.

A large, central and well landscaped communal open space with various amenities is situated in the centre portion of the development, and will be provided for the enjoyment of residents.

Storage for each apartment has been provided within each apartment as well as additional storage spaces adjacent to car spaces in the basement.

Lift access will be provided to all apartment levels and the basement, linking every floor with street level and basement. The lobbies at ground level will present as clearly articulated entries to the residential buildings, providing a welcoming and secure environment for residents and their guests.

The facilities building will be provided with a lift, linking the basement and the Ground Level.

Overall, it can be said that the development will provide an excellent level of amenity for its residents.

PRINCIPLE 7 – SAFETY AND SECURITY

Safety and security will be provided for both future occupants and the public domain through the following design measures:

- The buildings housing the self-contained dwellings will be a secure environment. Access will be by electronic security devices at the vehicle entry point and the pedestrian entry points and lobbies.
- Basement car parking areas will be accessed via electronic security devices and an intercom for visitors. Car parks will be well lit and lifts will have security control and close circuit television cameras.
- The common areas will be well lit, with clearly defined paths. There is a clear definition between public and private spaces.
- Windows and balconies will provide good natural surveillance to the surrounding common areas and public domain.

PRINCIPLE 8 – HOUSING DIVERSITY AND SOCIAL INTERACTION

The site is located close to public transport and the facilities building will provide an exceptional level of amenity for residents to enjoy and engage with the community. A wellness centre, consultants' rooms, café, a la carte restaurant, lounge areas, library, gym, hair salon, cinema, men shed, arts and crafts are all located in the facilities building and surroundings.

This senior living development and its facilities will be a great generator of employment opportunities which will benefit the local area.

PRINCIPLE 9 – AESTHETICS

The proposed development achieves design excellence through the careful modulation of building forms, the use of a differing palette of materials and through the deliberate architectural articulation of elements.

The design and detailing of the residential buildings is deliberately simple and clean to create a modern and timeless rural aesthetic. As the facilities building sits centrally opposite the landscaped communal open space and can be viewed in the round as well as from above, a detailed, textured facade and decorative privacy screens have been incorporated into this building. This also provides differentiation along the entry point when viewed on approach from the street, breaking down the mass of the scheme.

The buildings play with contrasts as a way of providing articulation to the simple facades. The facades comprise solid earthy coloured balconies which are contrasted with the sandstone wall texture. A sense of drama is achieved by emphasising the depths of the balconies, especially at the corners where they wrap around and break down the corners of the building. The use of different sun shading devices to the various facades has given them a dramatic and varied character.

Floating and cantilevered roof slabs complete the dynamic appearance of the building forms.



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