

DESIGN STATEMENT
247 Jamboree Ave, Denham Court

Dec 2018
For: Bolton Clarke

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Gargett**



Documentation Control

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1.0 Introduction

1.1 Overview

Bolton Clarke's residential aged care development located at 247 Jamboree Ave, Denham Court provides a range of holistic services with a focus on health and wellbeing of the elderly, other considerations including sustainability in the environment, energy and resources, including human resources.

The 144-bed aged care facility is designed to meet the ever-increasing demand in Seniors housing and associated health, wellbeing and care services in Sydney, NSW and aligns with Campbelltown City Council's approach in providing an aged friendly community with a wide range of lifestyle opportunities and a development with a strong community cohesiveness. The design also takes into consideration the planning requirements outlined in the Campbelltown Growth Control Plan 2013, and SEPP (Housing for Seniors or People with a Disability) 2004, State Environmental Planning Policy No.55 – Remediation of Land.

Northern and Eastern aspects of the proposed site face Denham Court Road and Jamboree Ave respectively. Directly across the roads are an environmental conservation area and the Bonds Creek Riparian corridor. Directly adjacent to the South and West of the site, an existing Retirement Village, the Willowdale Retirement Village. The existing retirement village provides a range of two and three bedroom single storey dwelling units.

The proposed aged care development is sympathetic to its surrounding context and the adjacent Willowdale retirement village and can be summarized as follows: -

- A series of landscaped courtyards, forecourt, and northern gardens creates a natural biophilic environment, enhancing and enriching the surrounding natural features and views for the residents, staff, visitors and the public to enjoy.
- With residents having a varying degrees of mobility, the design and the planning of the facility supports accessibility and encourages street engagement through the design of the landscape forecourt, balconies and terraces. These contribute to residents' connections with the existing neighbourhoods.
- The proposed building form is broken down into a series of smaller building cluster of bedroom separated by lounges and sitting areas, creating a series of smaller connected forms to match the scale of the neighbouring buildings. The subtle roof forms ensure an approachable appearance that avoids overshadowing and overlooking to the surroundings and at the same time provides the required shade and shelter for the facility.
- The proposed development takes into consideration the visual and acoustic privacy of neighbours in the immediate vicinity through appropriate site planning, building setbacks and consolidating functional activities in the "heart" of the development away from the property boundaries.
- The integration of the landscape with the interiors also provides a visual link between the indoor and outdoor spaces, supporting wayfinding within the facility. Each courtyard, garden and forecourt is designed to facilitate orientation and to assist residents in identification and orientation.
- Accessible multi-functional spaces within the aged care facility support various functions and events which in turn provide flexibility and versatility in supporting social interaction with the broader community. The design of semi-private spaces around vital functional areas and communal areas are interactive spaces for the residents, the visitors and the staff.



View from Jamboree Ave – Proposed development and existing retirement living



Willowdale Retirement Living – View of existing dwellings

Below illustration highlighting proposed development with active street edge along Jamboree Ave.





View of main entry and Jamboree Ave from residents' balcony.




Eastern courtyard

Western courtyard



View of eastern courtyard from Lounge/Dining area

1.1.1 Design Principles

<p>Neighbourhood amenity and streetscape</p>	<p>The overall approach to siting, orientation, external materials and spatial planning of 247 Jamboree Ave, Denham Court has been design to minimise the impact on the surrounding context and to provide an enhance biophilic environment for the residents and the communities. Design considerations have been achieved through:</p> <ul style="list-style-type: none"> ▪ Sympathetic building form which reduces the building height along the boundary shared with neighbours. Minimises’ overshadowing of neighbouring sites, along with careful design planning of functional spaces which reduce overlooking into adjoining properties; ▪ The activities ‘hub’ and functional activities of the facility are located in the heart of the facility to provide greater accessibility to the residents and orientated away from the neighbours; ▪ Articulating building facades that provides shade and scales that is reflective of is neighbouring context; ▪ Front of house reception, retail spaces such as café, consult and hairdressing salon creates an active street edge that contributes to the liveliness of Jamboree Ave. With on grade access to the public bus stop located at the front of the facility;  <p>Above illustration highlighting proposed development with active street edge along Jamboree Ave.</p>
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**Neighbourhood
amenity and
streetscape**

- Along Jamboree Ave, residents bedroom are at least 10meters setback from street frontage, providing a comfortable and interesting contribution to streetscape and green environment for the community, staff and residents.;



Birds-eye view of project development and its surrounding context – Refer to Drawing DA005, highlighting extensive building setback along Jamboree Ave.

- The integration of landscape and gardens, incorporates local and native flora. A biophilic environment that enhance the site and the affinity for nature and to support the local ecology.
- The design also carefully considered vehicular and pedestrian site access and compliance with access requirements.
- Attractive outdoor amenities for the enjoyment of residents, visitors and staff as well as exterior landscaping that can be enjoyed by the pedestrians.
- An interior and exterior material and form which is responsive to the surrounding context.

Visual and Acoustic Privacy	<p>The proposed development takes into consideration the visual and acoustic privacy of the residents and the neighbours in the vicinity. Through appropriate site planning, design of external open landscape spaces not only provide amenities in the form of landscape design, daylight access and natural ventilation throughout the facility, it also creates a natural screening and visual privacy for the neighbours. Providing an aesthetic quality to the environment and amenities for the residents and the adjoining public and neighbouring domain to enjoy.</p> <p>To reduce any potential noise transfer from the loading and unloading dock, the selection of the proposed building materials and external acoustic wall have been designed into the project in ensuring acoustic level are within code requirements. Please refer to enclose Acoustic Report as part of the DA Submission for further information.</p>
Solar Access and design for climate	<ul style="list-style-type: none"> ▪ The proposed development ensure adequate daylight is achieved throughout the facilities including all functional areas. ▪ Site planning, landscaping and vertical green screening along with appropriate building materials aim to reduce overall energy use and making the best practical use of natural ventilation which supports the health and overall wellbeing of the residents and staff. ▪ The project material selections focus on the long-term impacts of waste and durability. ▪ Services consideration include the proposed installation of solar panels on the northern roof reduces energy consumption for hot water heating. Refer to propose engineers' drawing MD-SK-Spatial 003 for more information. ▪ Landscape design and planting selection support local fauna, and the use of native plan is considerate of the water requirements and utilises water sensitive principles
Stormwater	<p>The site area is 11,323m² and generally falls south-east and north-west through the site away from the adjoining properties.</p> <p>The proposed development is position at RL 91.4 with an existing DN1350 RCP stormwater network adjacent to the southern boundary along Jamboree Ave.</p>  <p>Co-ordination between architecture, civil and landscape control surface runoffs within the proposed site and reduce potential impact of runoff to adjoining properties.</p> <p>Please refer to Civil engineering, site storm water management report and drawings for further information.</p>

Crime Prevention	<p>The proposed development has a clear define public, semi-public and private space. The careful design of the active street zone contributes to the liveliness of the development ensuring comfort and safety of the staff, residents and the public.</p> <p>Residents room facing Jamboree Ave and Denham Court Road supports active watching of street life from the facility at the same time minimise opportunities for crime through casual surveillance, reinforces territory, controls access. This natural surveillance is based on Crime Prevention through Environmental Design (CPTED); safe and DDA compliant pedestrian access are included throughout the development.</p> <p>At night the closing of the front entry reception, and front lobby minimise the opportunities for crime.</p>
Accessibility	<p>The front entry of the facility is an important point for activities, not only does it provide access to the building, it is the street entry to the residents dwelling. Open, safe and inviting on grade drop off and access are provided to support a welcoming environment.</p> <p>Equitable pedestrian access provide a barrier-free environment where all people who live in and visit the aged care facility can enjoy the public domain, and can access the café, hair salon and the communal use areas.</p> <p>Pedestrian access is particularly important for the elderly given the potential frail nature of many older persons.</p> <p>Ground level of the facility also provides on grade access for all the residents delivering high quality, safe and pleasant walking environments support residents' independence.</p>
Waste Management	<p>The proposed development provides waste facilities that maximize recycling by the provision of appropriate recycling and bin store.</p> <p>Refer to Waste management report for further information.</p>



Typical resident's bedroom



Dining Area



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