

22 December 2020

Tony Owen Architects Pty Ltd
L2/ 12 Queen Street
Chippendale NSW 2008
T 612 96982900
F 612 83990243
E info@tondm.com.au

ARCHITECTS
PLANNERS
INTERIORS

Design Statement:

Seniors Living Development, 24 Coronation Road, Congarini, NSW

Introduction

Tony Owen Partners have been engaged by XXX to prepare a Development Application for a Senior's Living development at the above address. This development consists of 276 independent living homes as well as a 75 bed seniors living facility, sports centre and emergency evacuation heliport. This application outlines the major constraints and includes all of the requisite reports which demonstrate how they are addressed.

The Site

The 57 Hectare site is located approximately 1km from the Macksville town centre and is accessed off Coronation Road and is near the Taylors Arm of the Nambucca River. The site is rectangular, and roughly 1250m x 450m. The site is currently open pasture with several dams and sheds. The site is undulating with low hills. The northern portion of the site contains wetlands which are to be retained. The site adjoins rural pasture land to the south and west with the river to the east. The site is accessed from Coronation Road via an internal road.

Site Constraints

Flora and Fauna

The development will occupy approximately 13.5Ha of the site which will require little to no clearing of existing flora. The surrounding bushland consists of Warm Temperate Rain Forest, Swamp Forest and Mangroves. A detailed report by Trevor Hawkeswood Consulting outlines the flora and Fauna constraints and impacts and includes a BADR report. The development has been designed to ensure it does not intrude into or impact the areas of native vegetation.

Bushfire

The site contains and has in its surrounds, areas of bushland. A report has been prepared by Building Code and Bushfire Hazard Solutions which establishes suitable Asset Protection Zones. The development has been designed such that it does not contravene these APZs. The report concludes that the proposal exceeds the APZs and is suitable for development.

Flood Impacts

Portions of the site are subject to flooding. A flood Impact report has been prepared by Meinhardt. This report concludes that the 1 in 100 year AEP event establishes a minimum development level of 4.2m. The development has been designed such that the developable area is above this level. This line establishes the extent of the development.

Flood Evacuation

Due to the flood impacts on the site and the proposed use as a seniors facility, a flood evacuation strategy is necessary. A flood Evacuation report has been prepared by Meinhardt. This report outlines the measures taken to achieve a suitable outcome and includes a heliport on site for medical emergencies.

Land Use Conflict Risk Assessment

The site adjoins land to the south Zoned RU1 which is principally grazing land. Under the DCP and LUCRA system a risk assessment is required. A Land Use Conflict Risk Assessment Report has been prepared by RMCG. This report outlines the impacts and measures required to ameliorate such impacts. This includes establishing suitable boundary setbacks. The development has been designed in accordance with these set-backs.

Master Plan

The proposal consists of 276 2 bed and 3 bed independent living dwellings as well as a seniors facility containing 75 beds. This facility includes lounge areas, dining, gardens, amenities and services. A sports centre is included which contains a swimming pool, bowls green as well as gym areas, change facilities, café and gardens as an amenity for the entire facility. A previous concept design report was prepared by Meinhardt in 2014. This report established the

general arrangement on site based on the developable area as determined by the flood levels. This arrangement has been maintained in the current design. As such the houses are arranged in fingers based on the topography of the ridges of the hills. The houses are arranged along the contours and accessed via a road network. The roads are based on a hierarchy with a collector road on the southern boundary which accesses Coronation Road. A series of smaller north south roads connect to the local roads which are generally east west. This includes a pedestrian network for the residents. The main facilities including aged care centre, sports centre and helipad are located centrally near the entry. A series of pocket parks are distributed around the site. The houses are located along the access roads. Visitor parking is provided at key points such as the aged care, sports centre and helipad as well as distributed throughout the site particularly near pocket parks. A number of houses are located on the perimeter and which address the surrounding landscape. This configuration affords fine rural views for many of the houses. The remainder of the site consists of green space for the benefit of the residents. This contains a network of walking and cycling tracks which connect to the internal pedestrian circulation. Some of these pathways have been sized suitably to act as a fire trail. There are also several retained existing ponds.

Massing and Scale

We have sought to design a development with minimal impact to the surrounding scenic area. To that end we have designed all the dwellings as 1 storey and only the aged care centre is 2 storey. We have sought to retain the existing contours where possible. We have prepared a massing and view analysis which demonstrates that the development sits comfortably within the landscape and does not negatively impact the scenic nature of the surroundings. In many instances the development is not visible at all.

Cut and Fill

As the site modestly hilly we have sought to retain the natural contours wherever possible. However, by the nature of an aged care development it is necessary to ensure level access for the disabled and aged persons and pedestrians. This is particularly true of public facilities. The design represents a balance between a desire to minimize the impact on the site and maximise accessibility to the facilities.

On the one hand, some battering is required to ensure the dwellings are located above the flood levels and the southern road is located according to the risk assessment report. On the other hand, the aged care and sports centre are best located in the centre of the site on the ridges of hills. In order to facilitate the operation of these facilities, some of the land is to be altered in these areas. As a result the cut and fill diagram demonstrates that there is a general balance between the cut and fill thus minimising the requirement for excavation and truck movements from the site during construction. As a general rule, where possible to road levels retain the existing contours.

Green Space

As stated above the centre is well served by green space. All of the undeveloped area on site is available as green space which provides amenity and outlook for the units. This includes large areas of retained temperate wetlands and rain forest. These spaces are well served by pathways and cycle ways. In addition, there are pocket parks distributed throughout the site. The aged care centre contains expansive gardens for the residents and there are also gardens associated with the sports centre.

Dwellings

The development consists of 2 and 3 bed single storey houses. These houses are oriented both east west and north south. Different configurations ensure all dwellings enjoy solar amenity to living areas and yards. The houses are of a modular type. They contain central open plan living and dining areas with associated bedrooms. Each house has on-site parking in a car port for 1 or 2 cars depending on the type. They have direct street access and generous front and rear yards and verandahs.

Aged Care Centre

The aged care centre is located centrally in the development. It contains some 75 bedrooms. The plan is a 'U shaped' layout. This maximises the outlook for residents towards the landscape and the north. The loading and parking facilities are located in the centre of the U to minimize impacts and the gardens are located on the outside. Given the topography, the centre is located on sloping land and is falling from south to north. As such the upper level is on ground to the south and the lower level to the north. The gardens are located at ground level. As such they are higher than the street to the north requiring a retaining wall.

The centre has been designed according to best practice along a central circulation corridor. Each floor is divided into 4 clusters of rooms around a central lounge/dining area which serves 2 clusters each. Each dining area has a remote food service area supplied by a central ground floor kitchen. Each node also contains a nurses/carers station, clean and dirty storage facilities and disabled toilet.

The entry is located on the ground floor. There are activities rooms, library and hair salon. The building is surrounded by gardens and outdoor areas associated with the lounge/dining areas. All rooms have balconies or terraces. The centre is served by 2 loading areas.

The centre is constructed of masonry with painted rendered walls. The glazing is shaded by balconies for residential areas and louvre screening for the public areas. The skillion roofs are consistent with the design of the housing.

Sports Centre

The sports centre provides amenity for all the residents of the site. The central club house contains a reception lounge, changing rooms, café, gym and aerobics room. It also contains bike storage and physio room. It addresses the large pool area. The pool is surrounded by sun terraces with shade pergolas and seating. Below is the bowls green with associated pergolas and gardens. The facility is surrounded by gardens and trees. It has ample visitor parking and loading. The centre has a similar construction and aesthetic to the aged care centre.

Conclusion

The result is a development that sits comfortably within the landscape and does not negatively impact its surroundings. It provides a pleasant and attractive community with a consistency of design. It is well served by amenities and has a picturesque outlook with large expanses of communal gardens and pathways. This facility will be a positive addition to the locale and provide much needed aged care facilities for the area.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Tony Owen', with a long horizontal line extending to the left.

Tony Owen

Director

Tony Owen Partners Architects