

June 2017

## ARCHITECTURAL DESIGN STATEMENT

Prepared to accompany a Site Compatibility Certificate application to the  
NSW Department of Planning and Environment

PROPOSED SENIORS LIVING DEVELOPMENT AT CHATSWOOD GOLF CLUB,  
128 BEACONSFIELD ROAD, CHATSWOOD 2067

### MAJOR DESIGN PARAMETERS AND GOALS

In conceptualising the Development, the following issues have been identified as important design parameters and goals, and have been carefully considered for the proposal;

1. Respect the site by working with the existing topography; the buildings have been sited so to follow and tuck into the existing escarpment to form a flowing and linear building form that reflects the natural topography of the site. This approach minimises the perceived height of the proposed buildings and thereby maintains existing views over the proposed buildings for the adjoining properties. The building steps down at the northern end following the natural fall in the land. The proposal retains existing trees along the sandstone outcrop and embankment to the east of the site; maintaining significant screening and providing a generous separation from the development to the adjoining eastern boundary properties
2. Design an attractive and modern Independent Living Unit development that provides a mix of apartment types and sizes with excellent natural light and amenity
3. Take advantage of the existing use of the site. The proposal enhances the amenity of the existing Chatswood Golf Club by providing a new purpose built Clubhouse facility for use of Residents, Members and the Community
4. Provide appropriate on site services for the use of the ILU residents and integrate services with the local community
5. Health, wellbeing and opportunity for social interaction are an integral part of designing for Seniors Living. The new Club will incorporate the following:
  - Wellness Centre with a lap pool, specialist consulting rooms and a gym
  - Restaurant and Café/Bistro
  - Games and cards room, billiards room and art and craft room
  - Library
  - Resident workshop which can also be accessed by the local community
  - Cinema
  - Resident notice board
  - Conference room for resident meetings and local community use
6. Provide pedestrian connection for Residents from the ILU entry points to the local bus stop situated on Beaconsfield Road
7. Quality landscape that connects with the building, provides quality buffer to adjoining properties and encourages Resident interaction. An accessible pathway meanders from the street entry to the ILU's. The form of the pathway creates small pocket parks and zones of interest along the way; providing an opportunity for activity and encourages interaction between residents
8. Basement car parking incorporates clear separation between the ILU's and Club, with direct access to each area including the Wellbeing Centre.

## **THE PROPOSAL**

The site at Chatswood Golf Club represents a unique opportunity to deliver a well designed Independent Living Unit development of 106 ILU apartments and associated facilities. All units will be high quality with excellent amenity and will have direct access to and be associated with the new Clubhouse and its facilities.

The design has been informed by fundamental design principles which have been incorporated into the current proposal. These include design principles of familiarity, legibility, distinctiveness, accessibility, connectivity, safety & individual choice. These principles translate to the following elements that are incorporated into the current design:

- An formal and clearly defined point of arrival
- A public interface with the Club and community facilities, and the landscape zone to the east and golf course to the west
- Community interaction
- Passive and active outdoor spaces incorporating landscape pockets
- Well planned modern accommodation with excellent amenity.

## **AESTHETICS**

A concise palette of materials has been carefully selected to create a warm tactile contemporary building sympathetic to the site and the broader local area.

The footprint follows existing contours as the podium rises up from the golf course resembling a sandstone escarpment. Above the podium the building is light and articulated and is finished with a floating roof form.

The overall design of the ILU's and the Club, it's facilities and garden areas will deliver a project that has far reaching health, wellbeing and social benefits for the future residents of the development and to the wider Chatswood community.

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