

ARCHITECTURAL DESIGN STATEMENT

TO ACCOMPANY SITE COMPATIBILITY CERTIFICATE APPLICATION

PROPOSED SENIORS LIVING

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1.0 INTRODUCTION

This Architectural Design Statement has been prepared to accompany a site compatibility application and has been undertaken at the request of the Blake Organisation. The site is at 47 Cairnes Road Glenorie in the Hornsby Local Government Area. The site is a small acreage rural block which immediately adjoins a long established residential area.

Careful consideration has been given to the masterplan and conceptual design as well as the potential villa unit and landscaping designs of the proposal to ensure that the needs of future residents will be met and that the development will provide a high standard of housing which is compatible with surrounding development. Importantly the development itself is in its infancy in relation to design and hence this report will only assess whether the concept presented is capable of compliance with relevant development standards.

2.0 DEVELOPMENT DESCRIPTION

The proposal is a mix of 2 and 3 bedroom villas, some freestanding but most in duplexed pairs set around an internal road system on the existing 2 hectare site. As well as independent living villa accommodation, there is included a number of community facilities for those living in the development which include a community building for social interaction, a tennis court and a swimming pool.

2.1 CONTEXT

Located approximately 35km northwest of the Sydney CBD and just over 20km north of Parramatta, Glenorie is a small largely rural community along the Old Northern Road between Castle Hill and Wiseman's Ferry.

Similar to nearby villages of Galston and Round Corner (Dural), Glenorie was first settled for the purpose of farming and food production, but has seen progressive introduction of residential subdivisions centred around the commercial hub of the village. The setting of Glenorie is still mostly rural and peaceful, lending itself to relaxed accommodation and amenity.

At the start of the 19th century, Glenorie was purely rural. The commencement of a town centre coincided with the construction of the Great North Road in the early to mid 1800s. The residential subdivision adjacent to the site dates approximately to the 1970s and is typical of the more densely settled portions of Glenorie.



Figure 1. Broad Context. SIX Maps

The greater metropolis of Sydney is dotted with Aged Care facilities of many and varied sizes, though is still required to provide more to cater for the Baby Boomer generation who is entering their retirement years. This proposal presents an attractive offering for a lifestyle driven ageing population in a relaxing semi-rural location which is well resources with existing amenities.

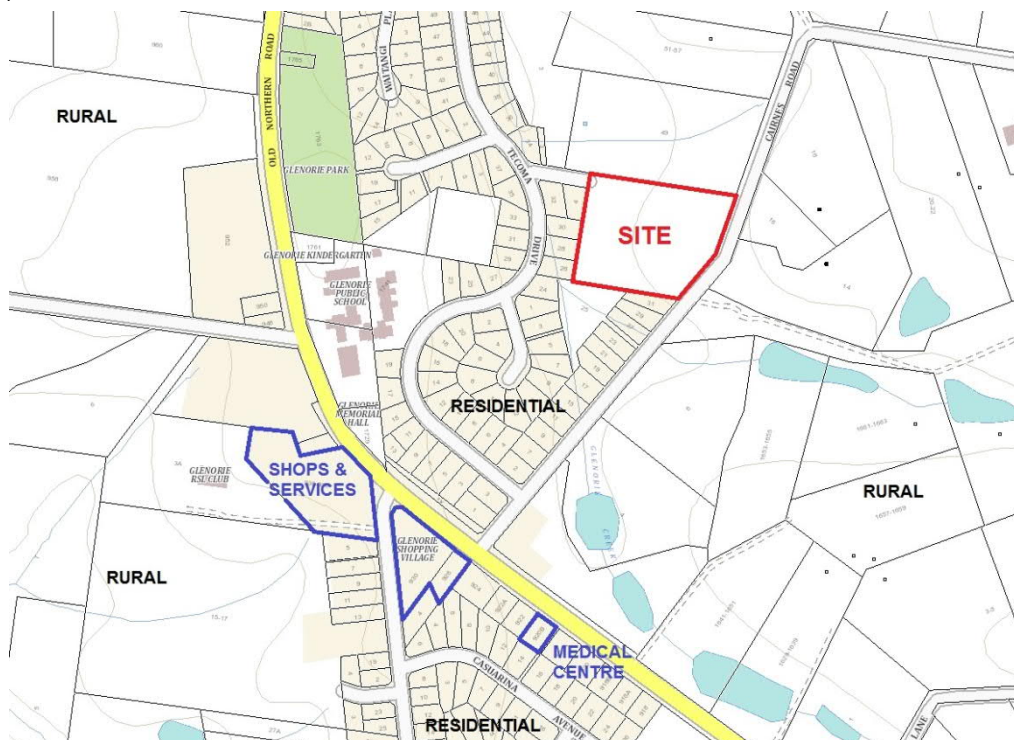


Figure 2. Local context. SIX Maps



Figure 3. Site context – Aerial Photo. SIX Maps

The site is well suited to provide Aged Care accommodation under the State Environmental Planning Policy 65: Housing for seniors and people with a Disability legislation as it is adjacent to existing established residential development and close to existing shops and services. The large size of the site provides an excellent opportunity to provide more than just a handful of independent living villas, and the topography of the area is ideal for easy access throughout.

2.2 DEVELOPMENT TYPE

The proposed development consists of a series of villa dwellings, all single storey and all following the contours of the site to minimise the need for level changes between inside and outside assisting access for less mobile residents. The villas are predominantly oriented with living areas facing to the north where solar access is ideal. Those villas which must face south have views onto wide open landscaped areas gaining access to daylight instead. All villas are designed to suit cross ventilation also.

Community facilities for the residents are also provided including a community building for social gatherings and residents' meetings. Common landscaped areas with paths for walking, a tennis court and a swimming pool are also proposed.

3.0 ANALYSIS AGAINST SEPP SENIORS LIVING

3.1 DEVELOPMENT FOR SENIORS HOUSING

3.1.1 Development on Land adjoining land zoned primarily for urban purposes

The subject site of the proposal is contained within an RU4 (Rural) Primary Production Small Lots. The Western and Southern Boundaries of the subject lot adjoin R2 Low Density Residential zoned land and therefore the proposed use of self care housing for seniors is permissible under the SEPP

3.1.1 Restriction on occupation of seniors housing

The proposed works are intended for seniors and the titling of the development will restrict the occupation of the site to those who will be permissible under the SEPP.

3.1.2 Site Compatibility Certificates

This report is written for the purpose of applying for a Site Compatibility Certificate from the Director-General for the purposes of clause 24 of the SEPP.

3.2 SITE RELATED REQUIREMENTS

3.2.1 Location and Access to Facilities

The subject site is positioned approximately 450m from the Glenorie Shopping Village, a local centre containing a Post Office, Newsagent, Bakery, Deli, Cafe and Fast Food options as well as a Dentist and Chiropractor. A Pharmacy is located immediately south of the Glenorie Shopping Village, a Family Medical Centre is located 150m south and a Woolworths Supermarket is found 100m north of the Glenorie Shopping Village.

The subject site is located approximately 408 metres from the nearest bus stop on Old Northern Road. The 637 bus from this stop conveys passengers to Castle Hill.

3.2.2 Bush Fire Prone Land

Bushfire prone land is located to the north of the site where bushland and a watercourse drops to the north to join the Hawkesbury River. The Northwest corner of the subject site is already identified as an asset protection zone where occupiable structures will not be permissible.

3.2.3 Water and Sewer

The site contains an existing dwelling which connects to electrical supply as well as water supply and sewer services. The developer will provide the necessary infrastructure to service the proposed development in line with the legislated requirements.

3.3 DESIGN PRINCIPLES

3.3.1 Neighbourhood Amenity and Streetscape

The existing residential area adjacent to the site and to which the proposal will directly relate dates to the mid 1970s with a streetscape of predominantly single or double storey detached dwellings of face brick walls and tile roofs, though painted lightweight wall cladding and colorbond sheet roofs are also represented. The central thoroughfare to the subdivision, Tecoma Drive is a sinuous street which curves its way between the arc of Old Northern Road and the topography of the watercourse. A regular arrangement of curving cul-de-sacs comes off Tecoma to the other allotments. The streets are regularly punctuated by well established and tall tree planting as are the rear yards all of which contribute to the comfortable green amenity of the neighbourhood. There are no adjacent heritage items or any Heritage Conservation Areas in the vicinity of the subject site.

The proposed concept design has a curving internal road system accessing single storey dwellings of a modest size. Existing established tree planting along Cairnes Road is preserved and further landscaping and tree planting is proposed within the site for the amenity of the neighbourhood created. The recognised low point of the site with its drainage point and riparian zone is all avoided by the proposed dwellings thereby retaining all the trees in that area.

Setbacks to the proposed dwellings within the site are proposed to comply with the RU4 zone's required setbacks and will be more than adequate to prevent overshadowing. The individual units will be single storey and will step with the contours of the site to reduce overall height keeping the perceived scale as low as possible.

3.3.2 Visual and acoustic privacy

The dwellings are designed with the focus to the rear of each dwelling so all residents will have their main view directed away from other residents. Side windows are minimised to that strictly necessary for light and ventilation. The villas have been offset in plan so that side windows are predominantly facing walls and not other windows. Despite this measure, in the few cases where windows have the potential to face each other, screening and landscaping will be employed to maintain visual and acoustic privacy.

Bedrooms will be predominantly located away from driveways and paths. Where dwellings are attached, they will be mirrored so as to move the garages away from any neighbouring bedrooms.

3.3.3 Solar Access and Design for Climate

Two thirds of the dwellings in the concept design are oriented with their living areas facing to the north. Those which do face to the south will face an open area into which there will be solar penetration ensuring adequate daylight to the main living spaces.

3.3.4 Stormwater

The proposed concept design is in its early stages at the present time. Initiatives to minimise the disturbance and impacts of stormwater runoff through strategies for detention and retention for reuse will be considered during the documentation of the project.

3.3.5 Crime Prevention

Bedroom windows within each villa allow observation of the approaches to each dwelling and the internal road system. Devices such as peepholes and intercoms are able to be employed to allow residents to identify individuals at their front doors without opening the door.

3.3.6 Accessibility

Internal roads and pathways will be provided that are clearly marked and illuminated to provide obvious and safe links between the villas and the community facilities. Paths will link to Cairnes Road from which there is a level walk to the bus stop and shops beyond.

3.3.7 Waste Management

The proposal will encourage the segregation of waste to maximise recycling and minimise the amount of waste going to landfill. Communal landscaped areas have the potential to use compostable waste in their upkeep and maintenance. Hornsby Shire Council's standard waste collection includes segregated bins and the proposal intends to integrate with this existing provision.

3.4 DEVELOPMENT STANDARDS TO BE COMPLIED WITH

3.4.1 Site Size

Minimum site size for a development under State Environmental Planning Policy 65: Housing for seniors and people with a Disability is 1000 square metres. The site of this proposal is more than double the minimum size requirement.

3.4.2 Site Frontage

Minimum site frontage for a development under State Environmental Planning Policy 65: Housing for seniors and people with a Disability is 20 metres. The site of the proposal has a 128 metre width and a tapered frontage totalling 141 metres therefore is more than adequate.

3.4.3 Height in Zones where residential flat buildings are not permitted

Maximum height for a building within a development under State Environmental Planning Policy 65: Housing for seniors and people with a Disability is 8 metres. The proposed villas are all single storey and will be accommodated within the maximum height envelope.

4.0 ARCHITECTS STATEMENT

The proposal for independent living villas on the Cairnes Road Glenorie site represents a unique and desirable opportunity to provide for the growing demand for Aged Care in greater Sydney. The development will provide an integrated facility which is safe and ethical and frugal in its use of resources such as energy. The development will gather individuals in similar stages of life together promoting community and social opportunity both within the development and within the existing neighbourhood of Glenorie.

The State Environmental Planning Proposal: Housing for Seniors and People with a Disability, makes this an ideal and strategically sound use for the site.