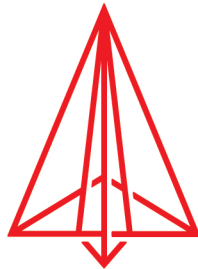


ARCHITECTS DESIGN STATEMENT

PROPOSED SENIORS HOUSING & HOUSING FOR
PEOPLE WITH A DISABILITY & STRATA
SUBDIVISION

103-109 LAYCOCK STREET,
CRANEBROOK 2749

Issued: 18/12/2020



ALVARO



ALVARO

Design Parameters & Objectives

The following is a list of objectives and planning parameters that form the basis of the design approach. Each objective was carefully considered to achieve a solution that reflects the site context and surrounding areas.

Zone R2 Low Density Residential Objectives:

- *To provide for the housing needs of the community within a low-density residential environment.*

The proposal aims to provide housing for seniors and people with a disability within a location that is primarily a Low-Density Residential Zone. The site provides amenities and views that will enrich the lives of the proposed residents. This proposal allows for the intended residents a site and location with large spans of managed parklands and views of man-made lakes and the mountain ranges of the Blue Mountains.



Fig. 1 – Aerial View of the proposed Site within its context.



ALVARO



Fig. 2 –View from the proposed Site of the Blue Mountain Ranges.

- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

Seniors Housing is permissible within the R2 Zone. This type of development provides additional amenities that provide the frail and people with a disability to actively utilize the spaces provided that may not have been previously accessible.

- *To promote the desired future character by ensuring that development reflects features or qualities of traditional detached dwelling houses that are surrounded by private gardens.*

In order to maintain the look and feel of the surrounding area many of the controls for Townhouse development were considered extremely important. These controls provide the closest resemblance to low density residential design as they in themselves promote the importance of design that relates back to its context.

- *To enhance the essential character and identity of established residential areas.*

The design is comprised of new and innovative materials that reflect the original materials found throughout the neighbouring areas. Through the choice of materials and the concept provides a distinct link back to the neighbouring dwellings while providing a contemporary



ALVARO

look and feel. A thoroughly considered landscape plan was designed in order to maintain the green streets specifically that of Laycock Street.



Fig. 3 –Green “Corridor” of Laycock Street.



Fig. 4 –Proposed Green Frontage of the Design. Artists impression.

What is notable in the image above is the use of greenery to establish the setback of the design. The intention was to provide a landscape strip to distinguish the front setback of the design. The size of the vegetation and groundcover provides the right amount of screening that replicates the views as demonstrated in Fig. 3.

ABN 71 604 570 309 NSW Architects Registration No. 9221

M 0402 529 840 A Unit 24, 2-8 Daniel Street, Wetherill Park, NSW 2164 E info@alvaroarchitects.com.au

ALVAROARCHITECTS.COM.AU



ALVARO

- *To ensure a high level of residential amenity is achieved and maintained.*

This development proposes additional amenity to the site itself and to the surrounding suburb. The primary use of the site is to encourage proposed residents to live within an area that was previously not suitable.

The development also provides access to a bus stop on either side of Laycock Street where the current Bus Stops are located.

As per the requirements of sites suitability for seniors housing the development requires to be close to bus services. Fortunately, this site was provided with a bus stop centered to the front boundary.

Below are the existing images of the Bus Stops that services the site.



Fig. 5 –Existing Bus Stop North Side of Laycock Street.



ALVARO



Fig. 6 –Existing Bus Stop South Side of Laycock Street.

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

- 1) *This Policy aims to encourage the provision of housing (including residential care facilities) that will—*
 - a) *increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and*

This proposal is intended only to increase the supply for diverse living within the Penrith City Council Area. The design will provide 16 Dwellings with accessible ground floor areas and vehicular parking spaces. Beyond the site residents can enjoy the surrounding amenities provided.

- b) *make efficient use of existing infrastructure and services, and*

The proposal is well located within reach of the surrounding infrastructure. Sewer, Water, Gas and transportation are all available to the site.

- c) *be of good design.*

ABN 71 604 570 309 NSW Architects Registration No. 9221

M 0402 529 840 A Unit 24, 2-8 Daniel Street, Wetherill Park, NSW 2164 E info@alvaroarchitects.com.au

ALVAROARCHITECTS.COM.AU



ALVARO

Good design must take into consideration the constraints and controls of the site. The development considers the design guidelines of Penrith City DCP to maintain a harmonious and compatible streetscape. The design is based on the surrounding areas where design features are recognisable throughout the neighbouring development.

2) *These aims will be achieved by—*

- a) *setting aside local planning controls that would prevent the development of housing for seniors or people with a disability that meets the development criteria and standards specified in this Policy, and*

This aim should veer the development away from the controls of the local authority. However, the intended design solution considered the local provisions and objectives.

- b) *setting out design principles that should be followed to achieve built form that responds to the characteristics of its site and form, and*

The design principles that are defined within the SEPP provide a minimum design requirement for the proposal. This along with the Development Controls informed the design of the proposal and the suitability of a Seniors Housing Development within the Residential Zone.

- c) *ensuring that applicants provide support services for seniors or people with a disability for developments on land adjoining land zoned primarily for urban purposes.*

The location of the site and the suitability of the site took into consideration the locations and vicinity to the support services that may be required by the residents.

The Proposal

The proposal is to provide residential housing for Seniors and People with a Disability. A total of 16 town house style units will be proposed on the site with 100% accessibility to the lower ground floor of each. The Proposal maintains a single storey height to conform to the surrounding area. This allows for additional accessibility throughout each dwelling.



ALVARO

Each townhouse has two car spaces except. The requirement for parking has been intentionally exceeded to minimise the impact on the surrounding streets. Visitor parking has been made available to accommodate for additional parking requirements.

Large setbacks have been provided throughout the site. Each dwelling is presented with a large front setback providing for additional outdoor recreational activities such as gardening.

Landscaping is essential to development in Penrith. This design uses landscaping to screen the development from neighbouring properties and to enhance the look and feel of the proposal to and from the site.



Fig. 7 – Overview of the Proposal.

Within the development is the proposed street circuit, pedestrian walkway and visitor parking spaces. These zones provide the circulation routes throughout the site. These have been designed to provide a safe and efficient path throughout the development.



ALVARO

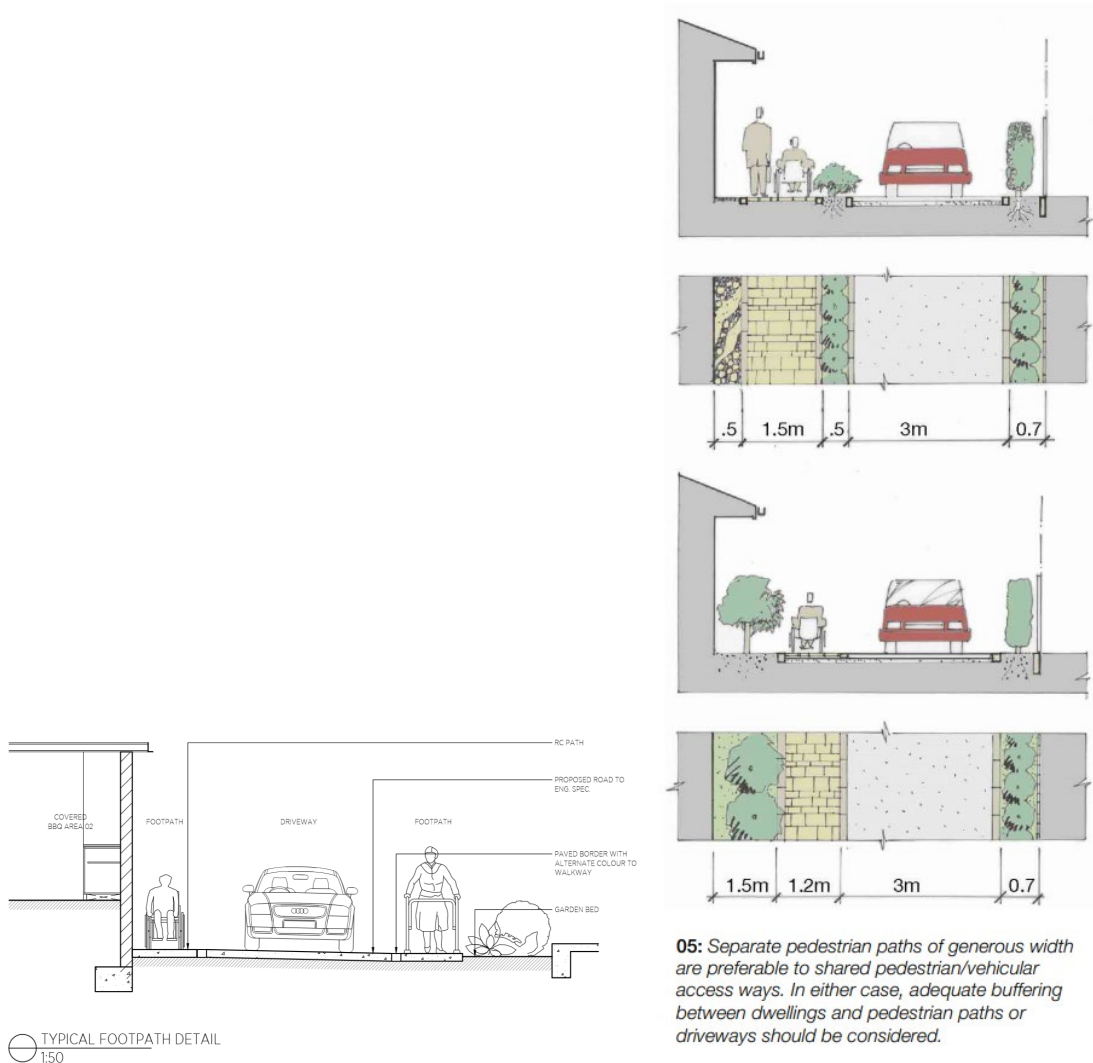


Fig. 8, 9 & 10 – (Left) Detailed Sectional View of the Driveway Detail, (Right) and recommended driveway section as proposed in the “Seniors Living Policy Urban Design Guidelines for Infill Development”



ALVARO



Fig. 10. – Image of the proposed Driveway & Path Design.

Lighting Bollards and coloured Paving will provide safe guidance for both vehicle and resident to circulate the development. Zebra crossings have also been to be provided to safely move between dwellings or to access common open spaces.

The material selection, please refer to the attached Material Schedule, was selected to provide a seemingly endless selection of material choices that provides individual facades to each dwelling. Throughout the area multiple material schemes complement each other through the mix of the recurring colours and textures. The selection was based on the surrounding developments with a contemporary spin on existing materials seen throughout the surrounding context.



ALVARO



Fig. 12. – Image of the proposed entry & driveway.

ABN 71 604 570 309 NSW Architects Registration No. 9221

M 0402 529 840 A Unit 24, 2-8 Daniel Street, Wetherill Park, NSW 2164 E info@alvaroarchitects.com.au

ALVAROARCHITECTS.COM.AU



ALVARO

Design Principles

CONTEXT AND NEIGHBOURHOOD CHARACTER

The design considers the natural features of the area and the built environment. The proposal responds to the sloping site with a design that takes on the form of the contours. In doing so the development was designed with levels that would not limit the accessibility of the site from front to rear. A minimal amount of ramping was required to access the site. Residents can rely of pedestrian access throughout the site without limitation.

The design also incorporated the landscaping features throughout the site and attempted to retain the significant trees where possible.

The site has a distinctive frontage which faces an open park across the road. The dwellings are also provided with views to the blue mountain. Achievable through the natural slope of the site.

The surrounding built form is similar to this proposal, specifically to the North East Boundary. The dwellings along this boundary are all battle axe developments. Where this development bears similarity is the relationship between neighbouring properties and their vicinity to each other.

Pushing the side setback further than required provides a rear/side boundary that imitates the side boundaries of surrounding sites.

BUILT FORM AND SCALE

The development provides an appropriate building form that is like the surrounding built forms and is burdened with an 8m height limit. This height limit is not shared by the surrounding properties as they may adopt an 8.5m limit. The proposal also adopts a similar floor plate to the properties north east of the site. There are no two storey elements proposed for within this application. This was intentional as it minimises the chance overshadowing and privacy issues to the battle-axe lots. This development will have no impact on those neighbouring private open spaces.

A maximum of two dwellings attached promote green corridors throughout the development. The neighbouring properties benefit from these spaces through solar access and prevailing winds.



ALVARO

DENSITY

The available FSR of the site is 0.5:1. The proposal requires only 0.26:1 FSR allowing for more landscaped area and communal spaces.

SUSTAINABILITY

The bus stop located at the entry of the proposal minimises the reliance on individual vehicles for transport to and from local facilities in turn minimising carbon emissions. The common open spaces within the site provide a space for recreation without the need for vehicular travel.

The park and facilities within 1km of the site provide additional recreational facilities within walking distance.

An analysis of the development has been undertaken and is detailed within the BASIX report provided.

LANDSCAPE

A landscape plan has been provided within this application. The provisions for the landscape area have been determined through the Penrith DCP. The controls relating to Townhouse development seemed to benefit the site providing green corridors and screening to the surrounding neighbouring properties.

AMENITY

The proposal provides several single storey dwellings with an accessible ground floor and an accessible pedestrian path throughout the site. The development also provides a direct and accessible route to two bus stops for the residents and visitors.

SAFETY

Safety and security are provided for residents and visitors through the following design measures:

- Coloured delineation of pedestrian travel routes and vehicular driveways.
- Fenced common open spaces from driveways
- Glazing windows and doors facing the common driveway and the street for active surveillance.



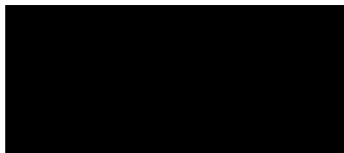
ALVARO

- Active surveillance of the common open spaces.
- Bollard Lighting to provide well-lit paths for pedestrians and as a safety measure against vehicles.

AESTHETICS

The design of the materials palette and the form of the dwelling facades provide a varying and contemporary aesthetic for the development. Landscaping has the biggest impact on the aesthetic of the proposal. This is incorporated into every potential pocket of the development.

The development has been composed to provide a simple and elegant aesthetic that represents a contemporary version of the site's context.



Architect
NSW Reg. 9221



Member
Australian Institute
of Architects
2020