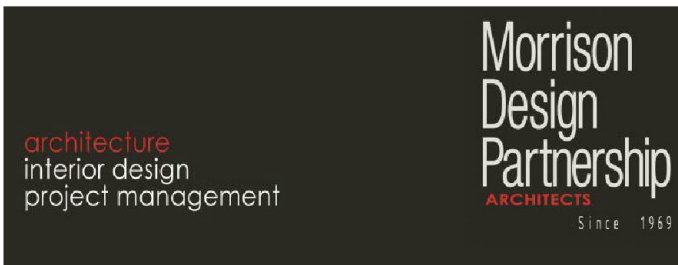




3D VIEW 2 - EMERALD STREET and GREAT WESTERN HWY VIEW



ARCHITECTURAL DESIGN STATEMENT

For

Uniting

Edinglassie – New 100 bed Residential Care Facility

QUALITY CONTROL

Prepared By:	Morrison Design Partnership
Clients:	Uniting
Project Number:	3030
Authorized By:	Glen Ollerton
Project Address:	1-3 Emerald St 5-7 Emerald St 9-11 Emerald st & 6-8 Troy St Emu Plains
Site Details:	Lot 9 DP 230580 Lot1 DP 650543 Lot 3 & 4 DP 759387 Lots 14, 15 & 16 DP 232740
Site Owner:	Uniting
Applicant	Uniting
File:	N:\3030- Uniting-Edinglassie Village- Emu Plains\CORRESPONDENCE\04 AUTHORITIES\4.2 LOCAL COUNCIL\3030-4.2-ARCHITECTUAL DESIGN STATEMENT-REV A-2018-03-26.docx

Document History		Date
DA1	DA ISSUE	2018-03-26

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SITE CONTEXT

The site is currently comprised of a single storey 126 Nursing Home & hostel and 50 1 & 2 storey ILUs. The site is landlocked by 3 streets being the Great Western Highway to the north, Emerald Street to the east and Troy Street to the west. To the south lies the Emu Plains Public School which land extends entirely to Forbes St.



As can be seen in the aerial image above, the site is located between 2 significant items being the Shopping centre to the north and the Emu Plains Public School to the south. These 2 elements essentially provide a backstop context to the subject site at both ends.

The shopping centre has a potential permissible height development of 15m and the school, under the SEPP, has a potential height development of up to 22m of 4 storeys of height. The Section below, which can be seen on Architectural drawing DA062 shows the interface with the subject site to the shopping centre and the school and also indicates the natural landscape character of native trees which are established up to 23m in height.



The new Residential care building works as a transitioning elements in terms of height, bulk form. The unique 'K' shape is an advantage in terms of creating a variable depth façade to mitigate the height of the development and works so as not to present long unbroken forms to the streetscape. This proposed 'K' shape allows the residential care building to reach out to the adjoining context with sympathetic residential forms which are easily interpretable with residential scale balconies juxtaposed with a strong architectural box from to finish each end of the arm springing out from the core.



Design Principles

The design of the site plan is the result of a series of site planning principles which are considered to be central to the success of the scheme as a whole which includes:

- The idea of creating a community with a sense of place.
- The treatment of the site as an “integrated village.”
- The communal nature of the north facing garden.
- The strategic positioning of the new residential care building on the site with respect to staging and infrastructure works.
- The carefully considered landscaping design and integration into the existing landscape.
- The impacts of the theoretical 1:100 year modelled flooding on the site and associated drainage easement.
- Staging requirements to maintain the existing buildings and infrastructure whilst the new RACF is constructed.
- The traffic movements to the new southern carpark, the loading dock and the new Northern carpark.

The development site area has a number of physical site constraints including:

- Existing ILU's to be retained to the North and West
- Site Boundary to the south
- Flooding impacts
- Internal access road to the North and West
- Existing heritage Chapel to Emerald St frontage

RACF DESIGN PHILOSOPHY

Site planning

The design of the residential care building (RACF) has carefully considered all of the urban, site, environmental, external and other site conditions in developing a building which appropriately responds to all of the site conditions.

The RACF is situated on the north east corner of the site which is formed by:

- The Great Western Highway
- Emerald Street
- Existing mature dense tree growth along the northern and eastern street frontages
- The existing ILU buildings to the West and the South
- The existing heritage Chapel building located on the eastern Emerald Street frontage
- The internal existing internal road on the South side of the site from Troy Street
- Existing street access points to the site from Emerald Street.

These site constraints provide an opportune area to locate the RACF building which is able to utilise the available area and appropriately respond to its built form context and also the neighbouring built form of the Lennox Village shopping centre to the north. The topography of the site has the existing aged care building elevated from the street frontages in the north east corner to mitigate impacts of possible local flooding. This approach provides an ideal location for the proposed new development on the site, with this elevated area proposed to be extended to include the proposed building and new carpark areas, with overland flow to be diverted around the proposed building site as further flood mitigation measures. The full flood measures are contained in the flood report by TTW.

The RACF building comprises four separate building forms radiating out from a central core with the main built form set well back from the street frontage to Greta Western Highway. Street presence to both the Great Western Highway and Emerald Street are significantly reduced by narrow built forms presenting directly to the streetscape, deep recessed building forms between, significant dense tree growth to both street frontages in front of these building forms and substantial setbacks from both street frontages and the road intersection.

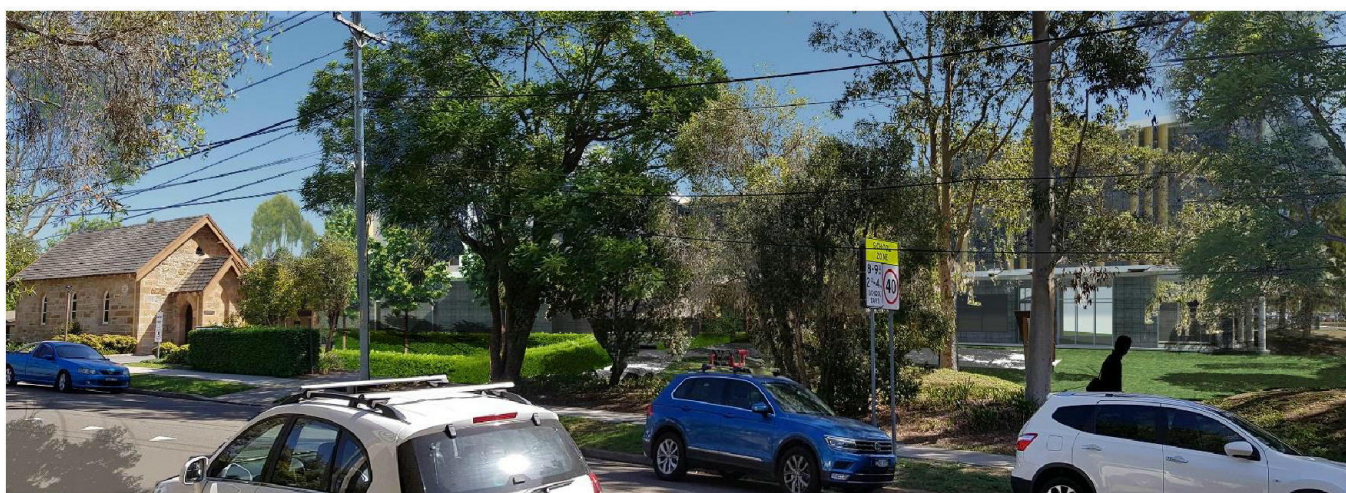
The Chapel

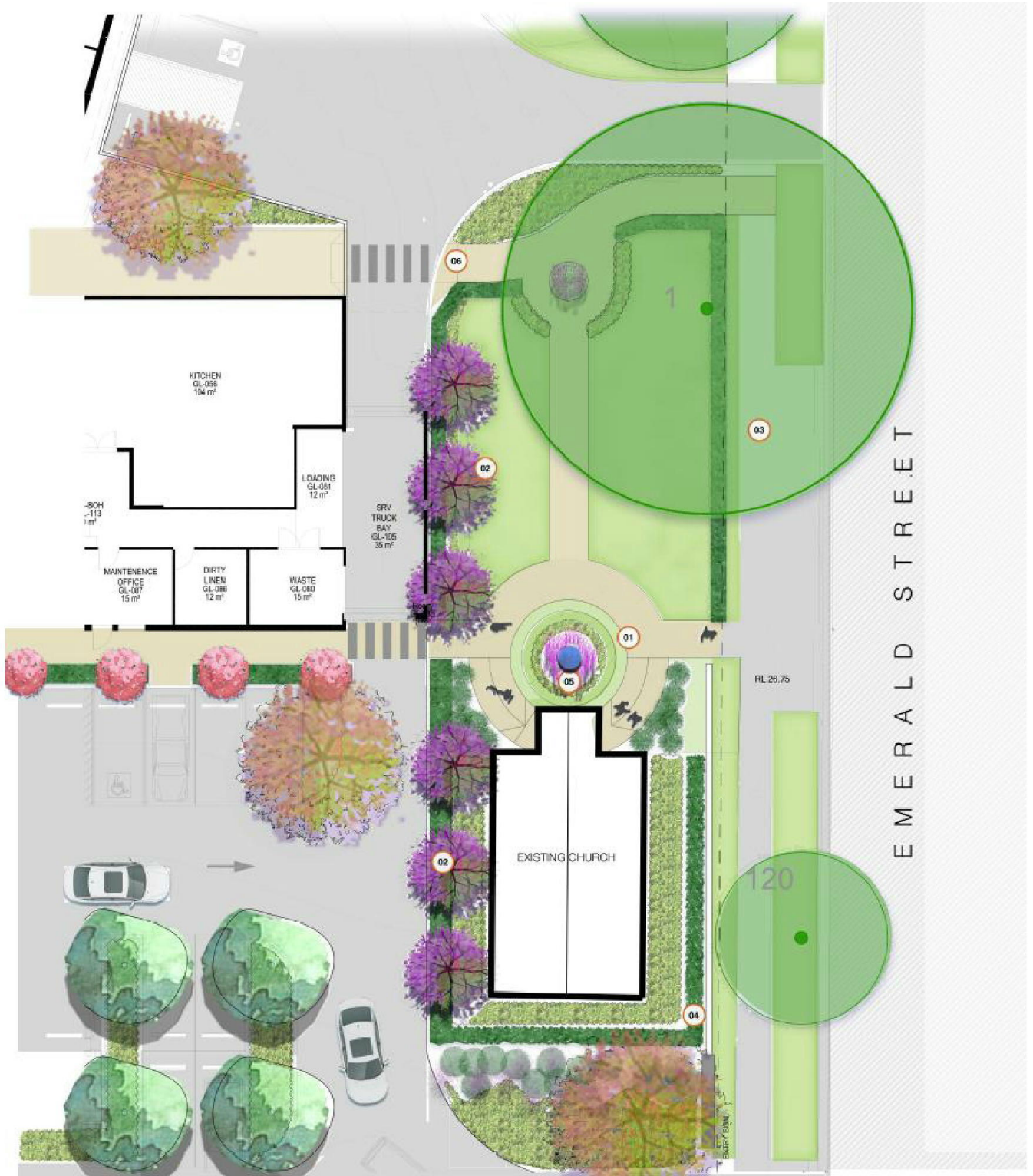
The existing heritage Chapel located on the Emerald Street frontage is retained in its present form and setting. Site driveway access to the South of the Chapel is retained in its current position and will form the new main entrance to the RACF site.

The existing chapel is currently consumed by the existing Nursing home buildings on the North and West sides. The new proposed building and site planning will relax the built forms around the chapel so that it can establish a firm identity and presence to the street which is unencumbered by the new development.

The project provides an increased landscape curtilage either side of the Chapel to screen the carpark and driveway located behind the Chapel building. The existing carparks to the south of the chapel are converted to Landscape to provide additional curtilage to the chapel. The existing driveway entry to the north of the Chapel is now proposed to be moved further away from the building in order to provide an increased landscaping separation around the heritage building.

The montage below shows that the proposed new building will be largely unobtrusive to the chapel with respect to the retention of the established natural landscape character and additionally the proposed new landscape treatment to the Chapel.





Building Planning

The RACF building comprises 100 high care residential beds with the ability for all of the care beds on the ground floor to be Dementia Care specific beds. The RACF was conceptualised as a 'K' style plan footprint comprised of a series of 4 residential care wings notionally of 8 & 12 beds within each wing forming a household of 20 beds. Each household has been designed to maximize operational care efficiencies and to minimise circulation for both residents and staff. This has resulted in each wing being developed as a skewed 'L' shaped wing mirrored around a central operational core area. The result of this concept is that the building, due to the number of the rooms, orientation of the wings and also the physical area has varied presentations to each facade. Additionally this results in frontages to both the Great Western Highway and also Emerald St which are narrow in width, have significant depth and significant articulation so as to address street compatibility requirements. This coupled with the existing landscape to the Great Western Highway and Emerald which is up to 23 m in height provides for a new building in a very natural landscaped setting.

The Floor plates are designed with the living areas located to the North side of the floor plate so that the residents have maximum opportunity for solar access and additionally cross ventilation provided by the various operable windows throughout the building.

The corridors are design to be short in length which provide the benefit of minimal circulation distances for both residents with poor or no mobility and additional staff to support the residents in their rooms. At the end of each corridor is a sitting room which provides a visual destination to the corridor and also provides natural light and amenity to each and every corridor for the residents.

The central area of the building is divided into a residential front of house area containing the living rooms, dining rooms and resident's kitchen which is then supported by a discrete BOH staff support zone which is located on the south side of the central area. This support zone provides a concealed corridor which connects to both Households to provide an unseen operational and service zone which accommodates clean utility, dirty utility, garbage and linen vertical transport, storage and other miscellaneous services. Food, linen and garbage

can all be transported in and out of the floors through this zone discreetly which maintains the residential feel and amenity of the building internally.

The accommodation of the floor plates of the building are broken up as follows:

Ground Floor

- An undercover port cochere for pick up and drop off to the Main Entry.
- Community Facilities including:
 - o A Fellowship Centre to service residents and the Congregation, which also serves as a broader multi-function space
 - o A Café
 - o Wellness precinct including a hairdresser, beautician room and consult room
 - o A chapel
- Dementia Household (20 Beds)
- Administration Hub
- BOH Support zone
- operational support zone including:
 - o kitchen
 - o loading dock
 - o storage areas
 - o receiving areas
 - o waste room
 - o plant areas
 - o Maintenance office
 - o Staff Room and Amenities
 - o Operational support rooms

Level 1

- 20 bed Household x 2
- BOH Support zone

Level 2

- 20 bed Household x 2
- BOH Support zone

The proposed RACF building is a 3 storey built form. Whilst this exceeds the current planning control height constraints for the site, it is nevertheless considered an appropriate built form response to both the immediate site and the neighbouring site context and streetscape. Existing commercial sites opposite the Great Western Highway frontage with the Lennox Village Shopping Centre and Anytime Fitness building under current LEP planning controls will accommodate a 15m building height limit. The RACF building in its proposed 12m high form will present as a transition scale between the increased height and density of those commercial sites to the north, and neighbouring residential sites to the south. The proposed RACF building is set well back from both street frontages behind existing established tree growth in order to reduce the visual impact of the building from the streetscape. In addition the proposed RACF building form with significantly articulated and modulated facades and narrow built form presented to the streetscape serve to limit the visual impact of the building on the surrounding context.

The RACF has made very deliberate attempt to step away from the historical stereotype nursing home and to celebrate the true nature of the Residential care building which is first and foremost a residence - it is a home for a senior. Accordingly, the design philosophy has responded in kind and drawn on the established archetypal treatments used on familiar residential archetypes and material treatments that are common to residential buildings. These materials primarily include face brickwork and weatherboards drawing on local influences of the surrounding treatments found in the local area.

The primary approach of the RACF is to understand what is a significantly large building, and to break down the mass and bulk as a series of identifiable residential forms. This is seen in the use of a range of facade treatments which are then juxtaposed with the inclusion of strategically located balconies and recessed forms. The balconies are used to articulate the building form into a composition of positive and negative spaces that are not usually provided this this building typology. Balconies are provided at each level in the centre of the building and also at the ends of the residential arms of the buildings to terminate the bulk form of the wings.

Within each wing are external stair cases which are semi clad in horizontal louvres. Elemental building forms within the upper two levels incorporate vertical blades with a timber

appearance finish. These timber blades soften the building form and draw the observer's eye to the timber. The inclusion of the balconies and vertical treatments work to soften what is otherwise a common institutional archetype for this type of residential accommodation.

Façade expression is enhanced through the composition of the materiality of the building which supports the visual expression and breakdown of the building. Dominant materials (face brickwork) are used to highlight expressed elements and also express the Ground Floor base of the building. Softer materials, colours and elemental expression are used to further breakdown the overall appearance of the building by adding what is expressed as a two storey building above a separate ground floor base, using outlined rectilinear forms, changes in material incorporating weatherboard, Bearstone, glass and solid colour forms as well as horizontal and vertical elements.

The roof is presented as a single roof line with a low level pitched roof which is not visible when viewed from ground level. This is to provide the lowest presentable built form and to keep the building as low as possible.

Landscape will be provided in 3 scales being, low level ground covers, medium height shrubs, hedges and other plantings, and large scale trees which will provide a context for the scale of the building. Screen walls and hedge barriers are also included to assist with visual and acoustic screening of external courtyard areas for privacy and amenity. Landscaping is designed to reinforce the existing vegetation along the street frontages to the site, which serves as a visual to screen the building forms from the adjacent street frontages.

The ground level is presented as a community facility from the street corner which is open and inviting providing a variety of communal uses for the village. The community area faces out onto external garden areas facing North to provide maximum solar access and opportunity for an activated outdoor space.

The operational areas and staff zones are located in a back of house support zone which interconnects the 2 households on each upper level with minimal interruption to the residents. The RACF building also includes operational service support facilities, staff room and an external grade carpark, which are accessed from a separate service entrance and driveway from Emerald Street.

The design for the RACF building embodies the greater design concept discussed above. The signature archetypal forms, varied material palette, and building articulation are applied to the RACF building to visually break-up the large building into forms with a residential-related scale.

Material Treatments

The material treatment of the RACF is congruous with the village buildings and local area character which consists of a combination of:

- Face brickwork
- Weatherboards
- Panelised Barestone cladding
- Face blockwork
- Paint finishes.
- Louvre privacy screens.
- Timber vertical blade screens

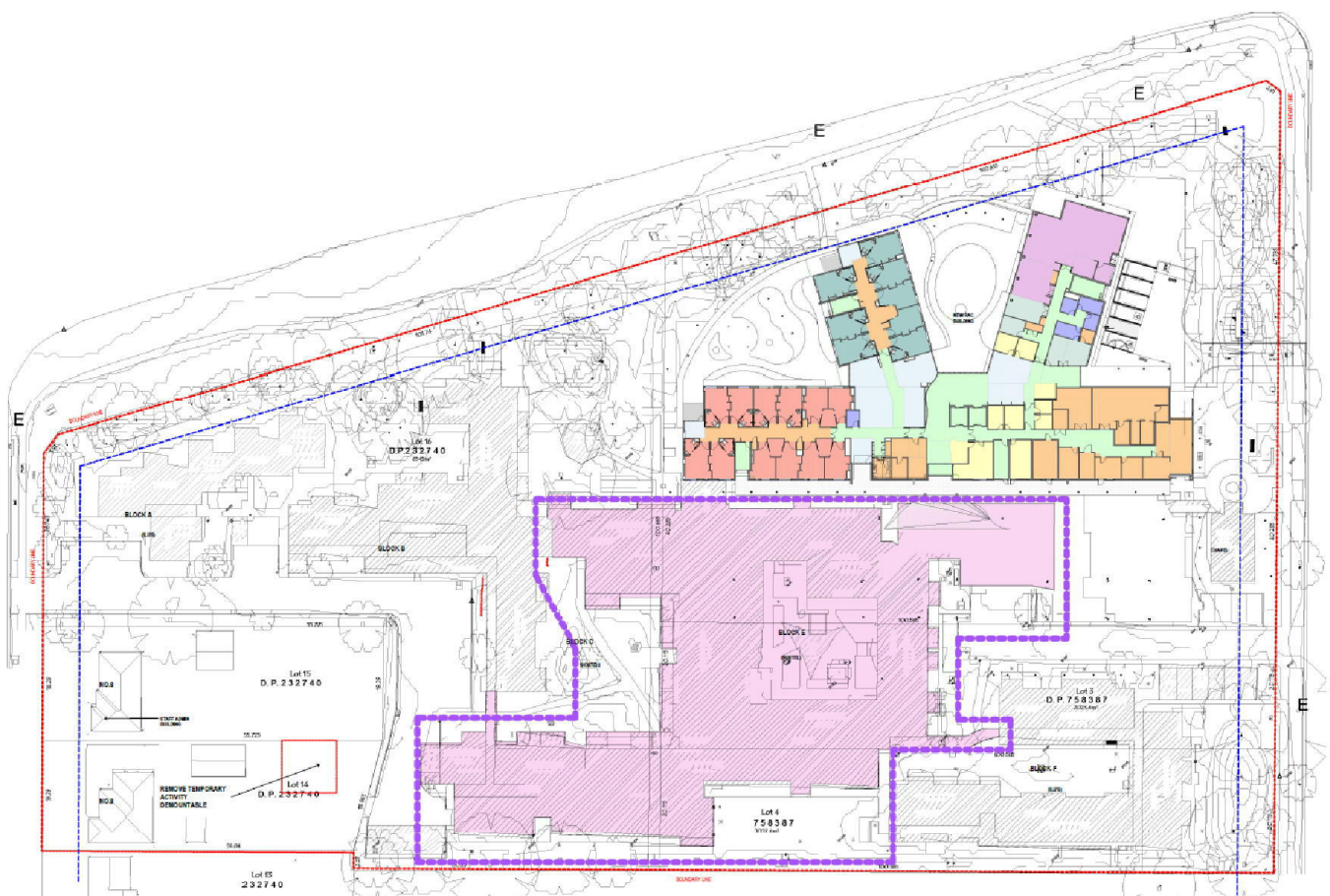
The RACF has embodied significant sustainable principles such as:

- Residence rooms have access to natural sunlight during the year
- The RACF roof has been designed to accommodate a large solar array to produce clean renewable energy on site.
- Heat recovery systems from the A/C units
- Compliance with Section J requirements of the national Construction Code to assist in energy efficiency.

Staging

The redevelopment of the site has been conceived so as to retain 50 operation residential care beds whilst the new residential care facility is being constructed and also to retain all 50 ILUs during construction and on upon completion.

The retained nursing home beds during construction are shown in the staging diagram below.



SEPP (Housing for Seniors or People with a Disability)

Division 2 - Design Principles Assessment

33 Neighbourhood amenity and streetscape	
The proposed development should:	
(a) recognise the desirable elements of the location's current character (or, in the case of precincts undergoing a transition, where described in local planning controls, the desired future character) so that new buildings contribute to the quality and identity of the area, and	Complies. The architectural statement earlier describes the character approach in relation to the form and materials relevant from the local character area.
(b) retain, complement and sensitively harmonise with any heritage conservation areas in the vicinity and any relevant heritage items that are identified in a local environmental plan, and	Complies. The development retains the existing heritage Chapel building and provides additional curtilage and setback around the building to provide a more sensitive immediate setting around the existing building.
(c) maintain reasonable neighbourhood amenity and appropriate residential character by:	
(i) providing building setbacks to reduce bulk and overshadowing, and	Complies. The development is well setback from all boundaries as seen on the Architectural site plans. The proposed development will not overshadow adjacent properties.
(ii) using building form and siting that relates to the site's land form, and	Complies
(iii) adopting building heights at the street frontage that are compatible in scale with adjacent development, and	Proposed building height is seen as a transition between increased heights opposite Great Western Highway from the existing shopping centre which has a potential maximum height of 15m and additionally the school to the south which has a maximum permissible height of 22m under the SEPP.
(iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and	N/A

(d) be designed so that the front building of the development is set back in sympathy with, but not necessarily the same as, the existing building line, and	The proposed building is well setback from both street frontages and is screened by a significant established landscape. Proposed building setbacks are significantly increased from existing building setback to the street corner.
(e) embody planting that is in sympathy with, but not necessarily the same as, other planting in the streetscape, and	Refer to Landscape Documentation.
(f) retain, wherever reasonable, major existing trees, and	The development has retained all perimeter trees where possible, particularly within the building setback area, however some planting within the proposed building footprint will need to be removed.
(g) be designed so that no building is constructed in a riparian zone.	Not applicable.
34 Visual and acoustic privacy	
The proposed development should consider the visual and acoustic privacy of neighbours in the vicinity and residents by:	
(a) appropriate site planning, the location and design of windows and balconies, the use of screening devices and landscaping, and	There are no privacy impacts on adjoining neighbours due to the setbacks and location of the proposed building. Visual and acoustic privacy of RACF residents has been considered within the design response for the building.
(b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.	The development complies. Refer to acoustic report.
Note. The Australian and New Zealand Standard entitled AS/NZS 2107–2000, Acoustics—Recommended design sound levels and reverberation times for building interiors and the Australian Standard entitled AS 3671—1989, Acoustics—Road traffic noise intrusion—Building siting and construction, published by Standards Australia, should be referred to in establishing acceptable noise levels.	Refer to the acoustic report.
35 Solar access and design for climate	
The proposed development should:	

<p>(a) ensure adequate daylight to the main living areas of neighbours in the vicinity and residents and adequate sunlight to substantial areas of private open space, and</p>	<p>The development has no impact on adjoining neighbours access to daylight and solar access. All living areas and adjacent outdoor spaces for residents are oriented north facing to maximise daylight and solar access to residents.</p>
<p>(b) involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation solar heating and lighting by locating the windows of living and dining areas in a northerly direction.</p>	<p>All living rooms are located on the north facade and are design to make best use of ESD and Solar access design principles. All living rooms in addition are design to receive natural cross ventilation.</p>
<p>36 Stormwater</p>	
<p>The proposed development should:</p>	
<p>(a) control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and receiving waters by, for example, finishing driveway surfaces with semi-pervious material, minimising the width of paths and minimising paved areas, and</p>	<p>The proposed development incorporates a stormwater strategy dealing with the proposed developments stormwater, as well as accommodating overland flow around the proposed building site to mitigate any flooding of the site and surrounding area.</p>
<p>(b) include, where practical, on-site stormwater detention or re-use for second quality water uses.</p>	
<p>37 Crime prevention</p>	
<p>The proposed development should provide personal property security for residents and visitors and encourage crime prevention by:</p>	
<p>(a) site planning that allows observation of the approaches to a dwelling entry from inside each dwelling and general observation of public areas, driveways and streets from a dwelling that adjoins any such area, driveway or street, and</p>	<p>There are no self-contained dwellings proposed with the development. However, good observation of all public areas, driveways and other spaces is provided due to the multi angled facade as part of the design.</p>

(b) where shared entries are required, providing shared entries that serve a small number of dwellings and that are able to be locked, and	N/A
(c) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.	N/A
38 Accessibility	
The proposed development should:	
(a) have obvious and safe pedestrian links from the site that provide access to public transport services or local facilities, and	Complies
(b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.	Complies
39 Waste management	
The proposed development should be provided with waste facilities that maximise recycling by the provision of appropriate facilities.	Complies. The new residential care facility has a new garbage room facility and recycling bin arrangement with an incorporated loading dock. Refer to the waste management plan.

Conclusion

The proposed project complies with the requirements of the SEPP (HSPD) 2004 and also with the Local planning requirements as outlined in the planning report. A separate Clause 4.6 Objection to the height constraints applying to the site has been lodged with the Development Application in support of the proposed 3 storey RACF building height.

The proposed design of the Residential Care Facility is contemporary building that is design to meet the current and future needs of the high care ageing population and has been designed to provide the highest level of amenity and quality to each and every bedroom in the facility and also to the living / day areas.

Overall the building is an appropriate proposed development with regard to the objectives of the SEPP (HSPD) 2004, the local character area and the proposed development guidelines of the council and would be a beneficial development to the local area and community.

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