JACKSON TEECE

SEPP 65, RESIDENTIAL FLAT DESIGN CODE DESIGN STATEMENT
PREPARED TO ACCOMPANY THE PREFERRED PROJECT REPORT
PART 3A APPLICATION
SUBMITTED TO THE NSW DEPARTMENT OF PLANNING

For:
The Proposed Expansion of the Existing Aged Care Facility at Sir Moses Montefiore Jewish Home
100 -120 King Street and 30-36 Dangar Street, Randwick – MP09_0188 & MP10_0044

Prepared by:

Jackson Teece
Architecture

Level 3 101 Sussex Street
Sydney New South Wales 2000 Australia
Telephone +61 2 9290 2722
Facsimile +61 2 9290 1150
Email sydney@jacksonteece.com
www.jacksonteece.com

Jackson Teece Chesterman Willis Pty Ltd trading as Jackson Teece
ABN 15 083 837 290
Nominated Architect Ian Brodie (4275)

JACKSON TEECE

TABLE OF CONTENTS

1. SUMMARY

This SEPP 65 Design Statement has been prepared in support of a Part 3A Application to the NSW Department of Planning seeking the Department's approval of the proposal to redevelop the site at 100 -120 King Street and 30-36 Dangar Street, Randwick.

The Preferred Project Report provides a detailed description of the development.

This Statement is intended to be read in conjunction with the architectural plans prepared by Jackson Teece Architects as well as the Preferred Project Report..

This statement is in response to the following clarification issue listed in Attachment 1 of the letter from the Director of Planning, dated 15 December 2010, Ref MP09-0188 & MP10_0044.

'Issues to be addressed in the Preferred project Report
...Other:
Indicative floor plans and internal layouts of the proposed self-care apartments contained in Building F shall be provided in order to demonstrate that these units will be capable of complying with the requirements of SEPP 65 and the Residential Flat Design Code.'

We confirm that the enclosed documentation achieves the design principles set out in *State Environmental Planning Policy 65 - Design Quality of Residential Flat Development* and has been designed with regard to the publication *Residential Flat Building Code.*

2. SEPP 65 DESIGN QUALITY PRINCIPLES

SEPP 65 - 10 ARCHITECTURAL DESIGN PRINCIPLES

PRINCIPLE 1: CONTEXT

Good design responds and contributes to its context.
Context can be defined as the key natural and built features of an area.
In the case of precincts undergoing a transition, good design responds to the character as stated in planning and design policies.

The site is located in a suburban area of Randwick Approximately 5km south-east of Sydney CBD. The surrounding site context consists of residential housing of varying densities.

The Overall surrounding context consists of mainly low density residential buildings.
The site is located at the east end of a large street block which consists of the State Transit Authority Bus Depot, the University Press Building and the University of New South Wales (UNSW) and Sydney Institute of Technology Randwick (Randwick TAFE) campuses. There is an existing Aged Care Facility currently on the site.

The proposed master plan to extend the existing aged care facility takes into account the variety of adjacent built features of the area. The proposed building form maintains the character of the residential developments along Dangar and King Street. The character of Govett Lane remains unchanged. The provision of a public plaza at the corner of King and Dangar streets is designed to address the existing retail premises at the corner of Church and King Street whilst respecting the residential nature of Dangar Street.

The proposal is consistent with the approved development on the adjoining site to the west and acts as a transition to the more industrial / educational / institutional scaled buildings to the west and the medium density housing forms to the east.

PRINCIPLE 2: SCALE

Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.

The proposal complements the varying scale of the adjacent sites as follows:
The Govett Lane streetscape is maintained as per the existing site conditions.
The Dangar Street precinct responds to the larger residential forms on the street at the southern end of the street and links with the existing scale of the Aged Care Facility.

The King Street precinct has been addressed by stepping the form of the building to reduce the scale of the southern façade in sympathy with the residences to the south whilst transitioning from the built form of the more developed western properties.

PRINCIPLE 3: BUILT FORM

Good design achieves an appropriate built form for a site and the buildings purpose, in terms of building alignments, proportions, building type and the manipulation of building elements.
Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

The subject site is a part of a street block that consists of industrial and educational buildings with large footprints. The majority of buildings in the area are single detached dwellings typically one to

two storeys high. South-west of the site are multi-unit residential buildings that have varying heights. Recent residential developments immediately adjacent the site are generally 3 to 5 storeys high.
The multi-unit housing development of the adjoining property on the western boundary, fronting King Street, consists of buildings with heights ranging between 3 to 5 storeys high. The buildings are also set back from the adjoining boundary.

The building mass and scale of the proposal relates to the surrounding context. Building heights at the periphery of the site vary and are stepped in plan and elevation to provide a transition to surrounding building heights.

The built form, in conjunction with the landscape, relates to the residential and retail zones of the precinct. In particular the vistas down King, Dangar and Govett Lane have been addressed with stepping of the form and landscape buffers to address the residential nature of the streets. The vista down Church Street has been considered as a more retail / public place character and the built form steps back and provide a public plaza associated with a retail precinct that reflects the existing retail to the south.
Within the site the built form creates landscaped internal courtyards, providing natural light and suitable outlook for the residential accommodation and a variety of 'places' for the resident's use.

PRINCIPLE 4: DENSITY
Good design has a density that is appropriate for the site and its context, in terms of floor space yields (or numbers of units or residents).

The density of the development is of a suitable scale for the site location and its context. Refer also to the planning report for detail.

PRINCIPLE 5: RESOURCE, ENERGY AND WATER EFFICIENCY
Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.

The design of the site, landscape and buildings will be guided by Best Practice standards in Ecologically Sustainable Design. As the development is owner operated by a not for profit organisation the minimisation of energy usage is integral to the design intent of the buildings. This will ensure that use of energy and resources will be minimised throughout the construction and use of the buildings. Rainwater is currently being re used on the site and will be augmented by the new proposal.

PRINCIPLE 6: LANDSCAPE
Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.

The different landscape zones will have differing characters depending on their size, orientation, location and relationship to building uses and streets.
Setbacks to the streets are in keeping with the existing facility and provide a generous landscape buffer to the facility. Refer also to the Landscape design statement.

PRINCIPLE 7: AMENITY
Good design provides amenity through the physical, spatial and environmental quality of a development. These include appropriate room dimensions and shapes, solar access, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts, outlooks and accessible paths of travel.

The principles of the existing Aged Care Facility have been maintained in the proposed development with the corners of the buildings utilized for group functions with outlook to the surrounding environment. Solar access is provided to all areas by the use of narrow floor plates and natural ventilation opportunities exist to all rooms. Outdoor space for residents is provided at all levels of the building with emphasis on providing variety and high quality amenity accessible by a wide range of elderly residents. Internal room quality and acoustic privacy again will be developed on the high standards of the existing facility.

Accessibility is a prime focus of the buildings and will be provided to all areas of the development.

PRINCIPLE 8: SAFETY AND SECURITY

Good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximising overlooking of public and communal spaces, providing safe access points and lighting appropriate to the location and desired activities.

The principles of the existing Aged Care Facility again will ensure that the safety and security of the resident areas and public spaces will be achieved

PRINCIPLE 9: SOCIAL DIMENSIONS

Good design responds to the social context + needs of the local community in terms of lifestyles, affordability, and access to social facilities.
New developments should optimise the provision of housing to suit the social mix and needs in the neighborhood, and to provide for the desired future community.

The proposal responds to the social context and needs of the local and larger community by identifying and providing needed additional accommodation and care for the elderly.

Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development.

Aesthetics should respond to the environment and context as well as contribute to the desired future character of the area.

1. BUILDING FORM

The building forms have been designed to respond to the immediate context. The stepped building form addressing King Street reduces the bulk and scale of the building into two distinct elements. These elements are further articulated by a modulated facade comprising of a clearly defined base, a mid section and a recessed upper floor capped by a clearly defined roof form. The layout encourages natural lighting to internal spaces and courtyards.

2. FACADES

The treatment of building facades will respond to its orientation to optimise natural lighting and ventilation. North facing facades will consist of deep balconies and horizontal shading devices to maximise solar access during winter and minimise solar access during summer. East and west facing facades will consist of deep balconies and/or shading devices to minimise direct afternoon sun light while maximising natural lighting during other times of the day. South facing façades will consist of balconies with minimal or no shading devices to maximise natural lighting and views.

3. BALCONIES

Balconies will be provided as communal areas to each new floor level and lounge spaces as they will not only add value to internal spaces and accentuate the façade treatment of buildings, but can also

assist in controlling solar access into buildings. The provision of balconies encourages the use of natural ventilation.

4. ROOF FORM

The roof form plays a significant role in defining the character of the buildings while providing protection and shade to the internal spaces. The intent is for the roof to be visually expressed as an eave that surrounds the building providing a distinctive yet appropriate top to the form of the structure. Penetrations through the roof, such as lift overruns and plant and equipment, will be located to reduce impact and/or appropriately screened to reduce visual impact.

5. MATERIALS

The materials used will be predominantly natural materials and will draw reference from the neighbouring residences and more recent multi-unit complexes. The existing facility is predominately brick on a stone base. While this proposal will draw reference in part from this building, the new articulated facade, incorporating more balconies, will be 'lighter' and more domestic in character. They will allow a wider range of materials to be selected, including timber and steelwork elements.

6. COLOUR & TEXTURE

The colour and texture of materials will be mainly neutral and earthy tones that are subtle and complement the existing surrounding buildings, including the existing facility. Colour will be used sparingly to provide definition where required. It is intended that the selected finishes and materials also relate positively with the significant landscape areas surrounding the proposal.

3. RESIDENTIAL FLAT DESIGN CODE - BUILDING DESIGN

This table set outs the Residential Flat Code Design (RFCD) and SEPP 65 Building Design guidelines endorsed by the Masterplan for the Concept Design of the Self-Care Apartments in the Preferred Project Plan.

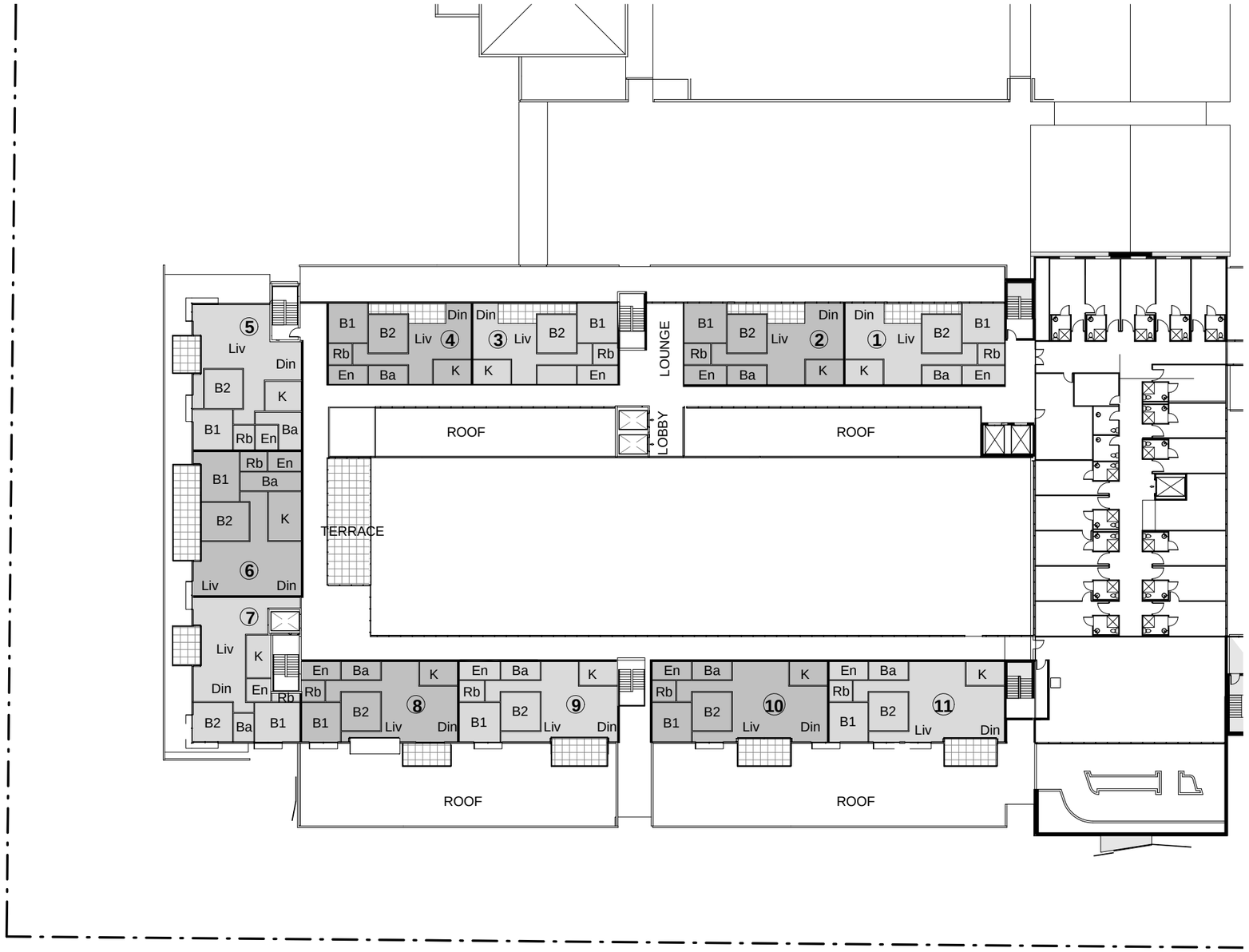
Refer to the included drawings showing concept indicative floor plans and internal layouts for the three self care floors.
Future detailed design for approval will address those areas where full compliance with the Better Design Practice intent and Rules of Thumb are not fully achieved.
The drawing titles are:

Level 2 - Indicative Floor Plans Self Care Apartments
Level 5 - Indicative Floor Plans Self Care Apartments
Level 6 - Indicative Floor Plans Self Care Apartments

ITEM No.	ITEM	PART / PAGE	COMPLIANT	PROPOSAL NOTES
	BUILDING CONFIGURATION			
1	APARTMENT LAYOUT	3_67	✓	The apartment sizes and types have been determined on a needs basis and are one type of aged care accommodation provided by the Sir Moses Montefiore Jewish Home Aged Care Facility. The Spatial arrangements are functional and well organised with all living rooms and the majority of bedrooms provided with access to recessed external balconies for private open space. Layouts are designed to achieve a high standard of residential amenity including: – Allowing for a variety of furniture configurations – Efficient internal circulation planning – Maximizing habitable rooms with windows to facilitate natural ventilation and daylight access – In the majority of apartments both living, dining and bed rooms have access to balconies /open space – Kitchens have been located to comply – All apartments will have access to generous corridors and banks of lifts which access car park, service and entry levels. – Complying storage rates will be provided. – The majority of single aspect apartments are limited to depth less than 8m. – The apartments are positioned to maximize the environmental performance and views. Providing a variety of aspects with plan proportions wider on external walls and minimising the depth away from windows. – All apartments greater than the RFCD nominated minimum areas
2	APARTMENT MIX	3/70	✓	The Self-care apartments are one type of aged care accommodation provided by the Sir Moses Montefiore Jewish Home Aged Care Facility. A mix of one and two bedroom apartments is provided. All apartments will comply with the Australian standards for accessibility.
3	BALCONIES	3/71	✓	Balconies are functional, spacious, well proportioned, designed to promote outdoor use. They will include privacy and climate control screens as necessary. All are or are linked to balconies with a depth greater than 2m.

3	CEILING HEIGHTS	3/72	✓	On grade level access is critical between the adjoining buildings. The proposed floor levels and resulting ceiling levels are products the existing buildings. The ceiling heights are: Corridors 2500mm to 2400mm in places Habitable Rooms 2700mm Non habitable minimum 2400mm Lounges 2700mm
5	FLEXIBILITY	3/75	✓	Concept Apartments designed to accommodate changing uses, eg bedrooms can function as studies Apartment accommodation provides a variety of internal and external household activities all to comply with the Australian Standards for accessibility
6	GROUND FLOOR APARTMENTS	3/77	-	Space for ground floor Self Care Apartments is limited. Those apartments on level 2 have large external courtyards on the green roof of the Childcare.
7	INTERNAL CIRCULATION	3/79	✓	The Self Care apartments proposed will have servicing provided by the Aged Care Centre. Clusters of apartments around individual stairs and lifts are not practical for operational and functional requirements. A generous central loaded corridor with lounge and common breakout spaces are provided.
8	MIXED USE	3/80		Not applicable to the serviced apartment levels
9	STORAGE	3/82	✓	Complying storage rates will be provided.
	BUILDING AMENITY			
10	ACOUSTIC PRIVACY	3/83	✓	Acoustic privacy will be provided
11	DAYLIGHT ACCESS	3/84	✓	Apartments are within the maximum depth away from the building exterior to promote daylight access. – 77% of the apartments receive at least 3hours of winter sunlight between 9am and 3pm. – 55% receive 6 hours of winter sunlight between 9am and 3pm. Note : These figures are indicative and not reflective of a future detailed design. The daylight access for the future development outcome will be resolved prior to future applications being lodged.
12	NATURAL VENTILATION	3/86	✓	Full across the building cross ventilation is not achievable due to the required central circulation and service corridor. Habitable rooms with corner windows or large open able walls to the balconies have been provided to all apartments for cross ventilation.

4. DRAWINGS



Legend:

①	Apartment Numbers
Ba	Bath
B1	Bedroom 1
B2	Bedroom 2
Din	Dining
En	Ensuite
Liv	Living
Rb	Robe

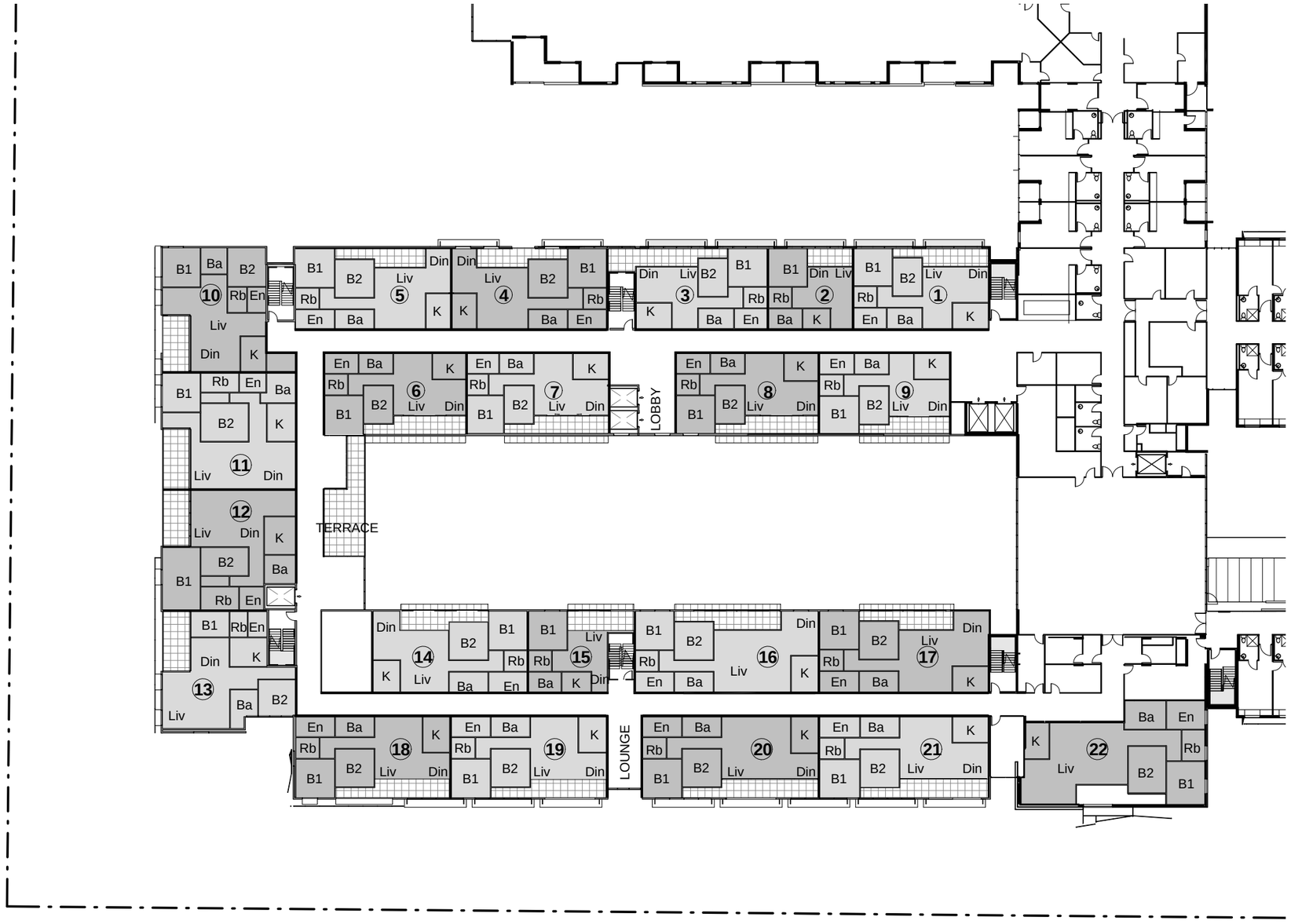
0 10 20 30m

Scale 1:500 @ A3

LEVEL 6 - INDICATIVE FLOOR PLANS OF SELF CARE APARTMENTS

JACKSON TEECE

Nominated Architect Ian Brodie (4275)



Legend:

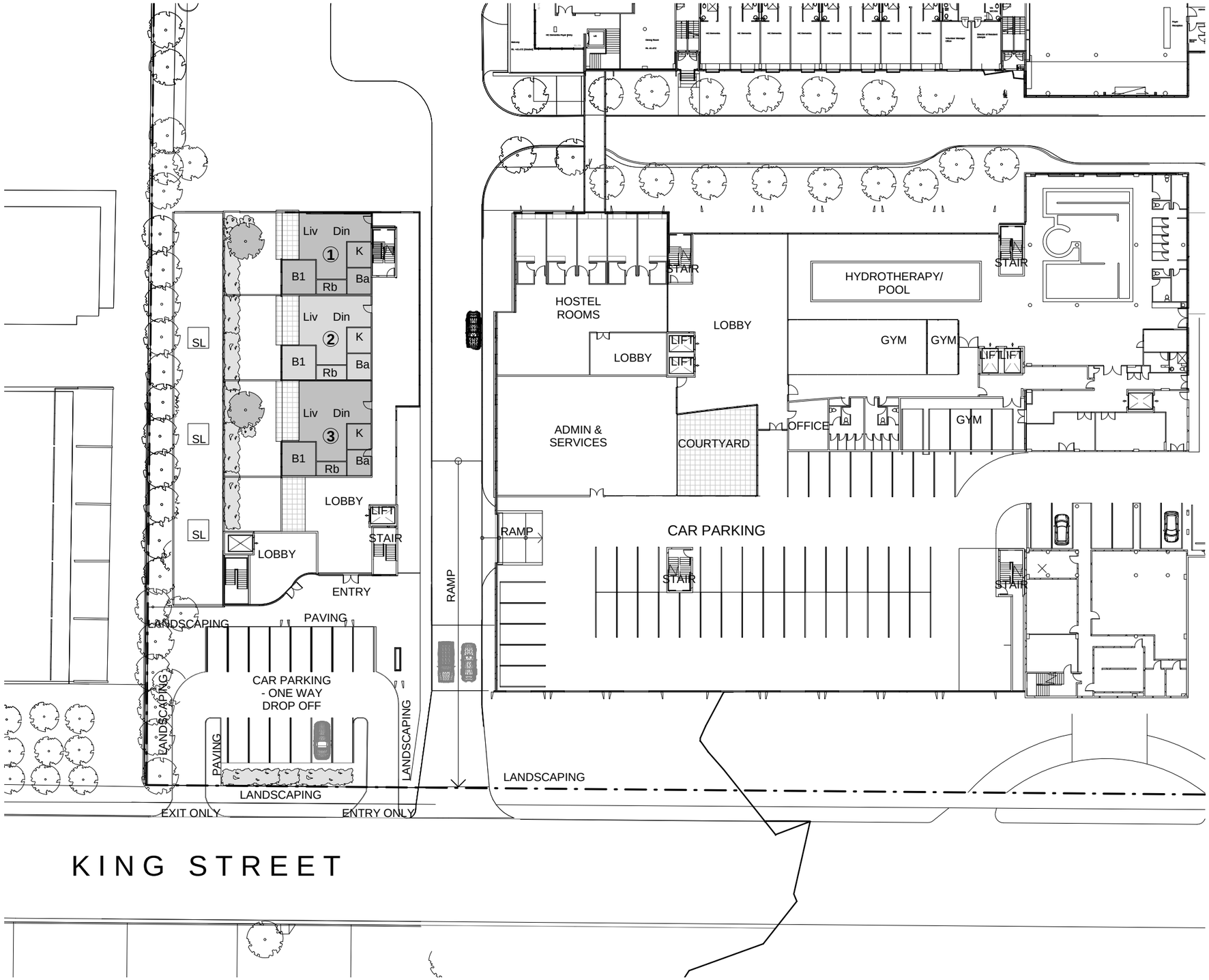
①	Apartment Numbers
Ba	Bath
B1	Bedroom 1
B2	Bedroom 2
Din	Dining
En	Ensuite
Liv	Living
Rb	Robe

0 10 20 30m

Scale 1:500 @ A3

LEVEL 5 - INDICATIVE FLOOR PLANS OF SELF CARE APARTMENTS

JACKSON TEECE
Nominated Architect Ian Brodie (4275)



Legend:

①	Apartment Numbers
Ba	Bath
B1	Bedroom 1
B2	Bedroom 2
Din	Dining
En	Ensuite
Liv	Living
Rb	Robe

0 10 20 30m

Scale 1:500 @ A3

LEVEL 2 - INDICATIVE FLOOR PLANS OF SELF CARE APARTMENTS

JACKSON TEECE

Nominated Architect Ian Brodie (4275)