

3 CENTRAL ROAD, AVALON

DESIGN STATEMENT

Context and neighbourhood character:

The proposal by the Avalon Central Pty Ltd (The Developer) contemplates a development comprising of 8 individual, Independent Living Unit (ILU's) responding to a strong market need in the area for housing diversity. The design by Cottee Parker Architects (CPA), who are respected Seniors Living Architects, responds to the natural features of the area and the site and design sits harmoniously within the surrounding built form. Further it complies and delivers on the principles and objectives of the local, LEP and the DCP.

The proposal delivers design excellence by, responding and contributing to its local context, making the most of the following site constraints and opportunities;

1. Planning and development controls,
2. Site boundary, topography and orientation,
3. Existing and proposed neighbouring built forms,
4. Adjacent heritage items,
5. Adjacent public amenities.
6. Major roadway,
7. Development aspiration.

Built Form and Scale:

The design achieves a scale, bulk and height appropriate to the area. The design achieves the appropriate built form and is consistent with the LEP and DCP envelope.

The proposal is for 8 individual, Independent Living Units over two storeys with naturally ventilated semi-basement parking. The building footprint was reduced by creating two buildings with two ILUs per floor per building separated by a landscaped courtyard. Building A was sited to address the street (Central Road) and building B was sited to address the park (Dunbar Park). Similarly, the smaller buildings footprints have taken into consideration the existing topography of the site wherein the fall from the street to the rear is approximately 7M creating a one storey step between buildings. Building A is presented as two storeys from the street. Whilst building B, portion of the basement parking is visible

above ground creating a base with two storey presentation and well hidden behind existing and new trees and vegetations. Both buildings present as a local house typology rather than a large residential flat building, thereby blending with the surrounding context.

Density

The design outcome has achieved a high level of amenities for future residents resulting in a density that is appropriate for the site and its context.

The provision of communal open space between buildings will increase solar access and natural cross ventilation to all ILU's providing high level of amenities for future residents.

The provision of a dedicated footpath along Patterson Lane will provide a safe pedestrian access from the Village centre through the park via Patterson Lane to Central Road and to Barrenjoey High School.

Sustainability

The proposal delivers a high degree of energy efficiency and Environmentally Sustainable Design (ESD) by integrating the following principles into design;

1. Passive efficiency of the building including passive heating and cooling,
2. Natural lighting and natural ventilation and natural cross ventilation that will lead to low maintenance and cost-effective building,
3. Provision of solar arrays, grid connected to be used to power communal spaces,
4. Rain water collection for re-use and water use reduced using high WELS rated fixtures and low water use planting,
5. To reduce embodied energy through the smart selection of building materials and construction.

Principle 5: Landscape

The design recognised that the landscape and building together operate as an integrated and sustainable system. The design response provides landscape communal open space that will enhance the amenities and an opportunity for social interaction of future residents and the

public. Good landscape design enhances the development's environmental performance by retaining natural features such as the retention of existing mature trees within and outside the site.

The landscape response by Place Design Group (PDG) within the three main landscape spaces of the Front Garden, the Central Communal Courtyard and the Rear Garden, creates a different landscape character within the development and still complementing the existing landscape of the street and parkland.

Refer to landscape plan and design statement.

Amenity

The proposed design positively influences the internal and external amenities for residents and neighbours to achieve good amenity and contribute to positive living environments and residents' wellbeing.

Apartments' room sizes are design to be above the minimum requirements by the Apartment Design Guide (ADG), well oriented to capture mid-winter sun and benefit from cross ventilation through apartments.

The communal open space between buildings has been designed as a breathing space that offers high quality setting for different purposes that can be used for social interaction.

Safety

The design optimises safety and security within the development and public domain. The design provides for a clear demarcation of public and private space. The entry lobbies are clearly defined and visible, secured and well lit. Apartment design provides for passive surveillance of public and communal areas to maximise and promote safety.

Housing Diversity and Social Interaction

The proposed SEPP Seniors - Independent Living Units provides for a housing diversity and choice within the Avalon Beach precinct.

The communal open space between buildings has been designed as a breathing space that offers high quality setting for different purposes. In addition, a pedestrian level access and link was created from Central Road main entry through to the rear and Parkland via open walkway between buildings providing opportunity for social interaction between residents.

Aesthetics

The design achieves a built form that is well proportioned and a balanced composition of building elements. The design palette or look and feel, builds from the variety of materials, colours and textures used with an outcome that responds to the local context.

The design in part is a response to the seaside village atmosphere of Avalon and the local Beach. The form has been augmented to create a smaller building footprint by breaking the massing into two pavilion style buildings reflecting the local house typology and scale of the area.

The massing options also provide better amenities through passive design and the creation of internal communal open spaces between buildings for the enjoyment of future residents.

The proposed finishes of off-form concrete, face brick, stone and timber are composed to create the building character that is balanced and appropriate for the area. The external materials selected are appropriate for the coastal environment and are long lasting.