

**JACKSON TEECE**

**Aveo  
Peninsula Gardens**

# Architect's Design Statement



Issue A

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## INTRODUCTION

Aveo's expanding portfolio has been exploring various sites within the Northern Beaches area to develop quality aged care facilities and independent living to meet the huge shortage currently faced.

Peninsula Gardens is located at 79 Cabbage Tree Road, Bayview, and is legally described as Lot 12 of DP1081105, with an area of approximately 7.1 hectares. The Peninsula Gardens site is currently subject to an active development consent (D82/149) for the construction of a seniors housing development on the site. Only stage 1 of the consent has been constructed. The proposed stage 2 of the development, located to the North of the site, North of the Golf Course, Village Centre and Serviced Apartments, will consist of 25 single dwelling (units to the North being 'over' & 'under') senior independent living. The development site contour is generally steep with level differences limited to 1000mm, the existing RL ranging about RL9.00 - RL41.00 - refer to the Detail Survey prepared by a Registered Surveyor as part of the Development Application.



*Site Locality (Red dash line illustrates extents of project site)*

## SITE AND CONTEXT

The project site's street address of Cabbage Tree Road is a typical urban street with kerb and guttering along its North and South verge. The main road is bitumen paved with both sides of Cabbage Tree Road containing grass lawns and concrete driveways. The site access is off Cabbage Tree Road, entering via a concrete paved driveway passing neighbouring houses to the West and East. Some neighbouring houses are screened by trees of varying species and maturities.

For more information, reference should be made to the Architectural Site Analysis Plan and Detail Survey.

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*View of neighbouring houses screened by trees looking East*

## **EXISTING SITE**

The site entrance is connected to the main road, Cabbage Tree Road via a concrete driveway which in part will be connected to the new proposal.

To date, the existing site consists of a village centre, hostel building, serviced apartments, 73 self-care units (now referred to as Independent Living Units), and recreational facilities (including golf course).

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*View of proposed site area looking North/West*



*View of proposed site area looking North/East*

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*View from proposed site area looking at the village centre & serviced apartments, South/West*

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## THE NEW INDEPENDENT LIVING UNITS

The new Independent Living Units (ILU) have been designed having full regard to the site, its context and the existing and desired future character of the area as reflected in Council planning policies and strategies.

The entrance to the site is via the main road, Cabbage Tree Road. The new ILUs will be the first point of vision as residents and visitors come down the main driveway in entering the site. The ILUs are, in part, divided by the main driveway - 21 units to the West and 4 units to the East. A proposed main one-way driveway, running along the contour, Westward, will provide a loop access path to the main driveway to exit the site. Similarly, another loop driveway connecting to the main driveway is provided to the units to the East of the main driveway. Garbage service and postal deliveries will be performed on the main driveway and along the proposed loop driveway, with evenly spread bin and mail box areas distributed along the proposed driveway.

The ILUs are essentially single dwellings, however due to the steepness of the site, they harmoniously step to closely align with the contour. The units on the North of the site are designed as 'over' and 'under' units (refer to Architectural Sections for reference). The units on the South of the site are single storey, suspended over a 4m-5m steep fall, these units are structurally supported by steel piers.

Compositionally, the proposed ILUs have been designed to curve along the contour and step down following the site fall to contextually convey the sloping site rhythm. The proposed design was sensitive to the existing creek to the South of the site, to avoid encroaching within the riparian zone. The units are positioned clear of the Asset Protection Zone of 30m from the North and 60m from the West of the boundary. The roofs of the units are designed to optimise the use of natural daylight with clearstory windows to the North, over living/dining and corridor spaces.

All building facades have been designed to be viewed 'in the round' so as to relate to the surrounding context and create an enjoyable vista for the neighbours to the South side. Carefully designed colour, texture, proportion and articulation on all facades breaks down the overall homogenous regularity of the units and creates interest and delight from all angles, relating to the bulk and scale of the local context whilst promoting the key qualities of architectural design excellence and lending itself well to the future development surrounding the site.

A deliberate effort will be made in the plantings and building screening devices to minimise overlooking to the neighbouring units and properties while providing an attractive backdrop of screening planting. Additionally, there are densely lush existing forests to the North and West of the site that provide an attractive backdrop, while simultaneously enhancing the feeling of health and longevity.

Overall, the design of the units is primarily that of homes connected by landscape spaces and these have been arranged in plan to optimise lifestyle living and create a sense of homeliness for residents and family.

In relation to the external envelope of the proposed building, a palette of materials has been selected to draw a contrasting yet harmonious relationship to the surrounding residential context. The materials to be used are of a recognisable nature and have been selected at an appropriate scale to ensure the building's elderly occupants feel at home. Face brick panels form the majority of the units on the North, while lightweight pre-finished cladding to the 'over' units and units on the South. Glazed openings 'soften' and articulate the solidity of the brick walls. Windows will be manufactured from pre-finished aluminium frames. Roofing, rainwater goods and plant screening will be pre-finished metal for longevity. Superior environmental performance will be available through selection of roofing with low-medium solar absorption to suit the temperate climate of the Northern Beaches.

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*Perspective view of building – facing North/East*

## CONCLUSION

The new Independent Living Units at Aveo's Peninsula Gardens site offers many opportunities to enhance the senior living at this important urban location. Development of new and much needed residential senior living are one of the benefits associated with the development. The design proposal has been carefully considered with respect to neighbourhood amenity, scale of neighbouring buildings as well as desired future characteristics of the adjacent sites.

The site provides Design Excellence through the striking use of colour, form, material palette and building proportion. We also provide Design Quality through responding to the key areas of context by the retention (where possible) of the Coastal Warm Temperate Rainforest and Riparian Zone on the site and appropriate use of scale.

Carefully considered landscaped zones enhance the amenity of visitors, locals and residents alike as well as contributing to the safety and security of the main driveway by both passive and active surveillance; all of which results in an exemplary building design providing a welcoming backdrop for residents and visitors alike to Peninsula Gardens.

Filling the huge shortage for quality Independent Living, under the provisions of the Seniors Housing SEPP, and other issues have been addressed in coordination with relevant stakeholders to create a new development that will benefit the community for many years.