

# H&E ARCHITECTS

DOCUMENT	Design Statement
DATE	September 2024
PROJECT	Terrey Hills
CLIENT	Gardoxi P/L (Norwest)
ADDRESS	40 Myoora Road, Terrey Hills, NSW
REVISION	V1.0

PART 1

# SITE OVERVIEW




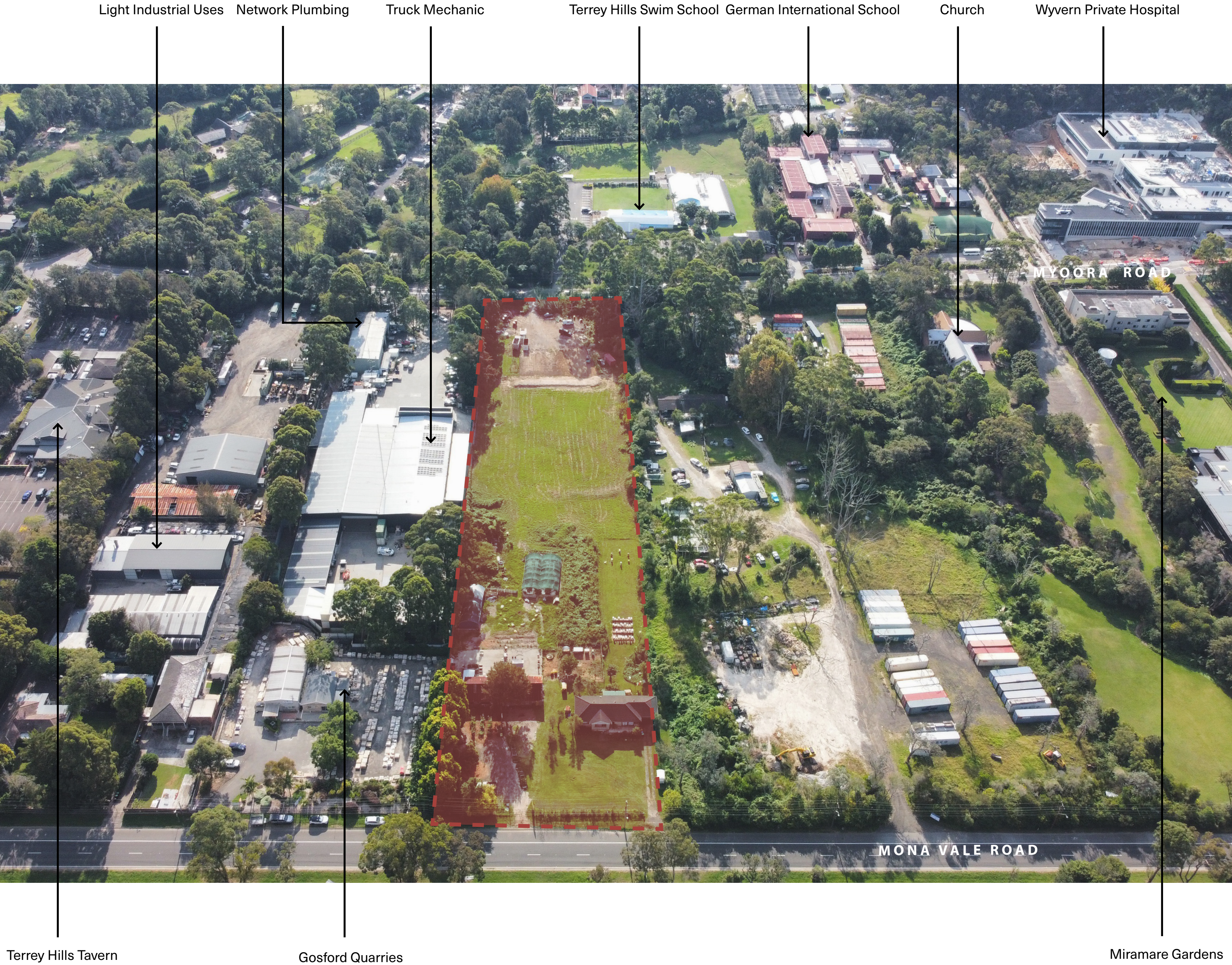
# LOCATION

Legal Description: Lot 180 in DP752017

Site Area (approx.): 15,960sqm (1.596ha)

Existing Development: Residential dwelling and ancillary shed

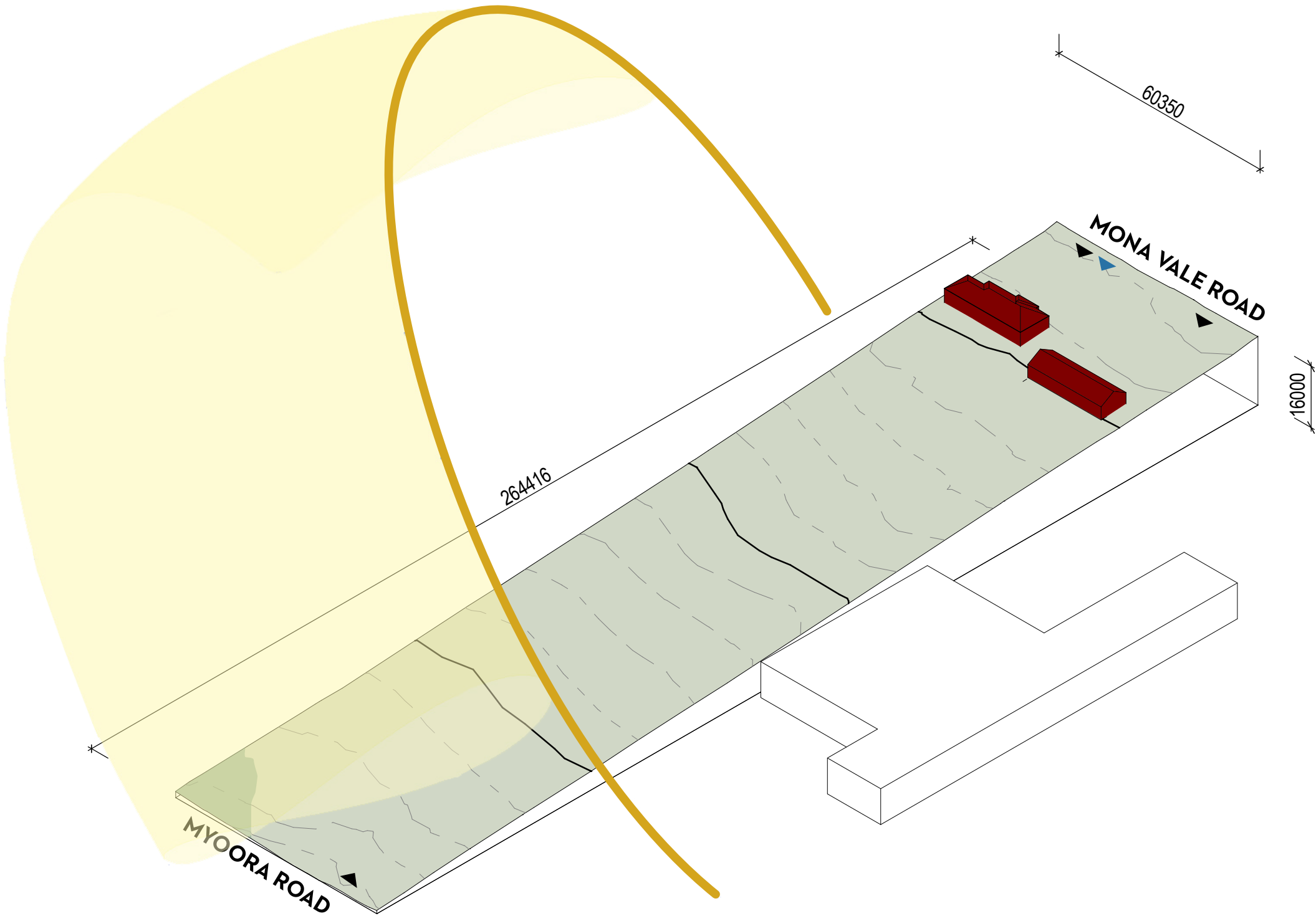
 SITE LOCATION - 40 Myoora Road, Terrey Hills





# EXISTING CONDITIONS

ARCHITECTURAL RESPONSE



Site Entrance from Myoora Road



Existing Building on Site



Existing Building Interiors



Existing Building on Site



Existing Building on Site



Neighbouring Building Viewed from Site

## 01. Existing Conditions

- Site | 1.596ha
- Neighbouring Buildings
- Ground-Truthed Vegetation  
PCT 3176  
Sydney Enriched Sandstone Moist Forest
- Sun Path Diagram
- Vehicular Entry
- Pedestrian Entry
- Existing Buildings



Site & Adjacent Properties  
View from Mona Vale Road



Site & Adjacent Properties  
Aerial View



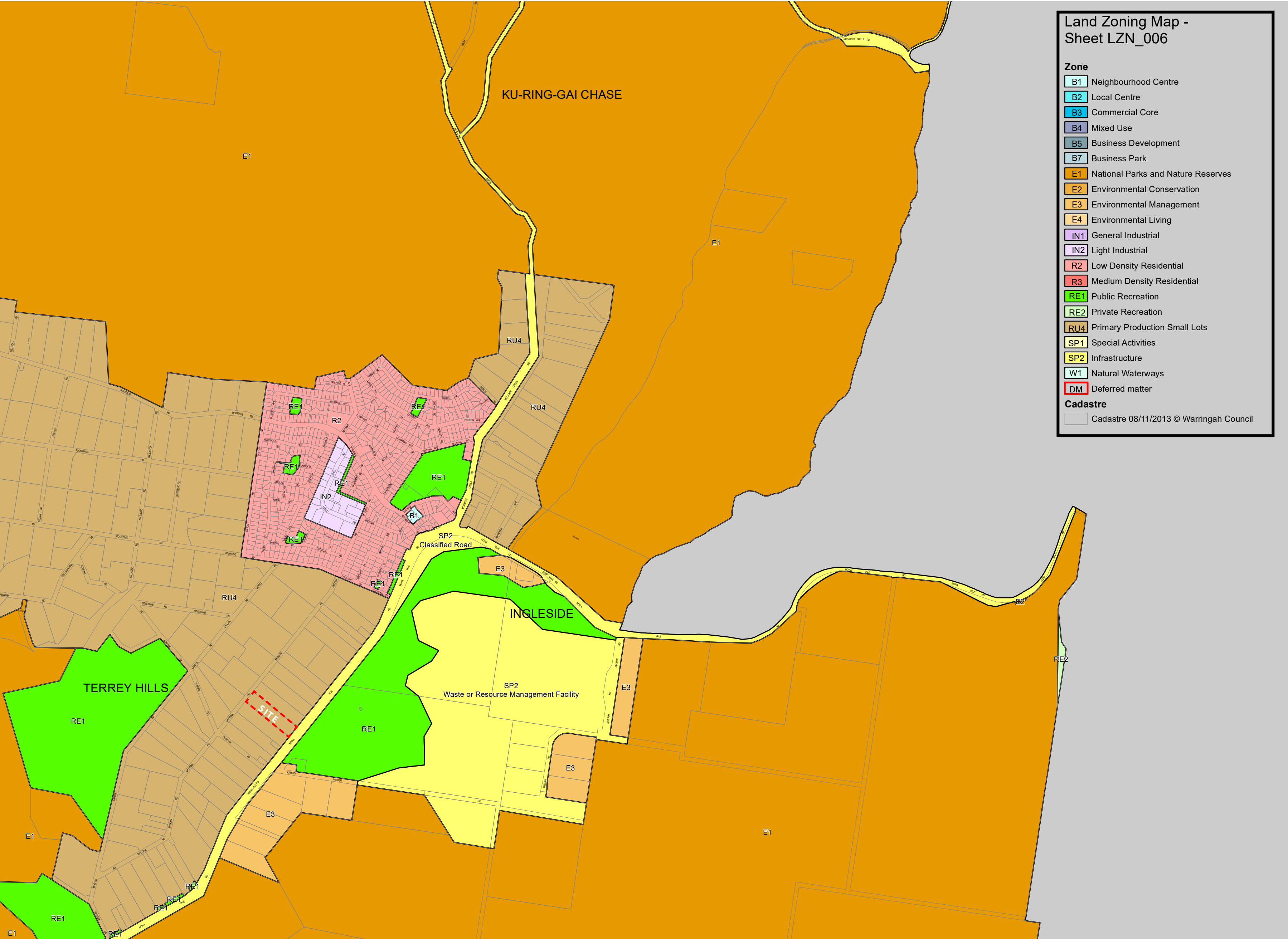
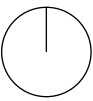
# LAND USE

## SITE OVERVIEW

Zoning - RU4 Primary Production Small Lots

Objectives in accordance with the Warringah LEP 2011:

1. To enable sustainable primary industry and other compatible land uses.
2. To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
3. To minimise conflict between land uses within this zone and land uses within adjoining zones.
4. To minimise the impact of development on long distance views of the area and on views to and from adjacent national parks and bushland.
5. To maintain and enhance the natural landscape including landform and vegetation.
6. To ensure low intensity of land use other than land uses that are primary industry enterprises.
7. To maintain the rural and scenic character of the land.



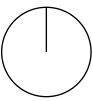


# LAND USE

SITE OVERVIEW

## 01. Existing Neighbouring Land Use Mapping

- Neighbouring Light Industrial Buildings
- Neighbouring Residential Buildings
- Neighbouring Public Buildings
- Neighbouring Recreation, Commercial & Hospitality Buildings
- RU4 Land Zoning





PART 2

# ARCHITECTURAL RESPONSE



# KEY DESIGN RESPONSE

## ARCHITECTURAL RESPONSE

### 01. Terraced Site

The Warringah DCP/2011 states the total building footprint must not cover more than 20% of the site area.

The building mass has been designed to work within the sites existing topography. There is an approximate 16m fall across the length of the site.

Deep landscaping buffers both visually and acoustically screen the property.



### 03. Contemporary Rural Vernacular

The architectural expression reflects a series of pavilions, complimentary to the quintessential Australian country house. A light palette of tonal timber, steel and recycled brickwork encourages an almost domestic quality.

The low-rise built form will sit neatly within the existing site, encouraging a fluidity between the landscape and the architecture.



### 02. 'Built in' Landscape

The Warringah DCP/2011 states a minimum of 70% of the site coverage be provided as landscape open space.

The design incorporates a series of deep landscaped zones and open lawns to achieve a 60.8% site coverage



### 04. Natural Material Palette

For our site, the use of materials that have texture is paramount. It is the key to connecting the building to its place.

The design response, encourages the voyeur to explore the topography of the site, the change in each zone is paramount in this leading narrative.





# SUSTAINABILITY

## ARCHITECTURAL RESPONSE

### 01. Water

Water conservation and management is of great importance to our site.

Our initiatives include:

- Rain water harvesting & re-use
- Stormwater on site detention & reuse
- Integrated drainage solutions
- Use of on site detention tanks
- Water efficient, low flow fixtures
- Permeable paving to reduce surface run off
- Water treatment prior to release into stormwater system



### 03. Energy

The exposed site presents the opportunity to harness the several energy efficient strategies to optimise the buildings capability and future-proof the site.

Our initiatives include:

- Use of energy efficient glazing where practical
- Use of EV charging stations
- Use of low-carbon concrete (such as Envisia) where practical
- Integration of solar panels on relevant roof forms
- Use of light-coloured materials to lower our overall heat sink



### 02. Material

The materials and construction systems chosen for each building embodies the principals of re-use & recycled integration.

Our initiatives include:

- Use of locally sourced materials
- Use of recycled materials
- Selection of low VOC finishes
- Integration of passive design principals
- Selection of light & medium coloured finishes



### 04. Place

The integrated landscape design seeks to foster biodiversity amongst the site, contributing to an overall reduction of the urban heat.

Our initiatives include:

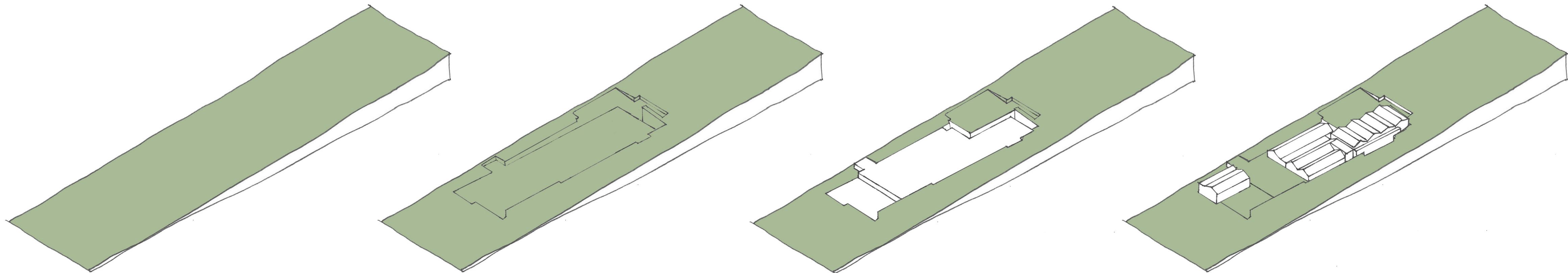
- Use of native vegetation
- Integration of high density, deep soil planted zones and canopy trees
- Biophilic design
- An aim to connect patrons to the site via the native landscape connection





# INITIAL CONCEPT

ARCHITECTURAL RESPONSE



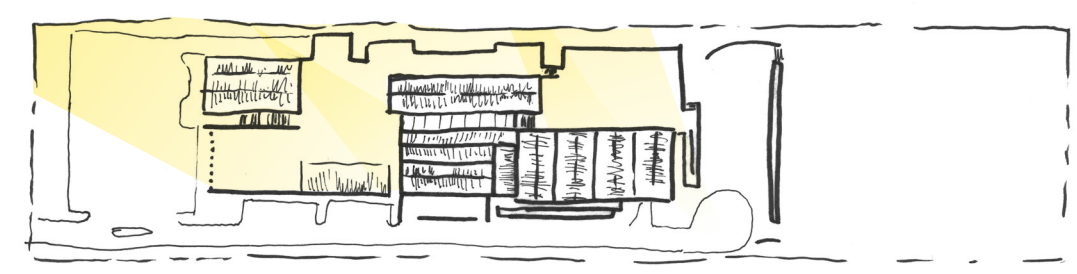
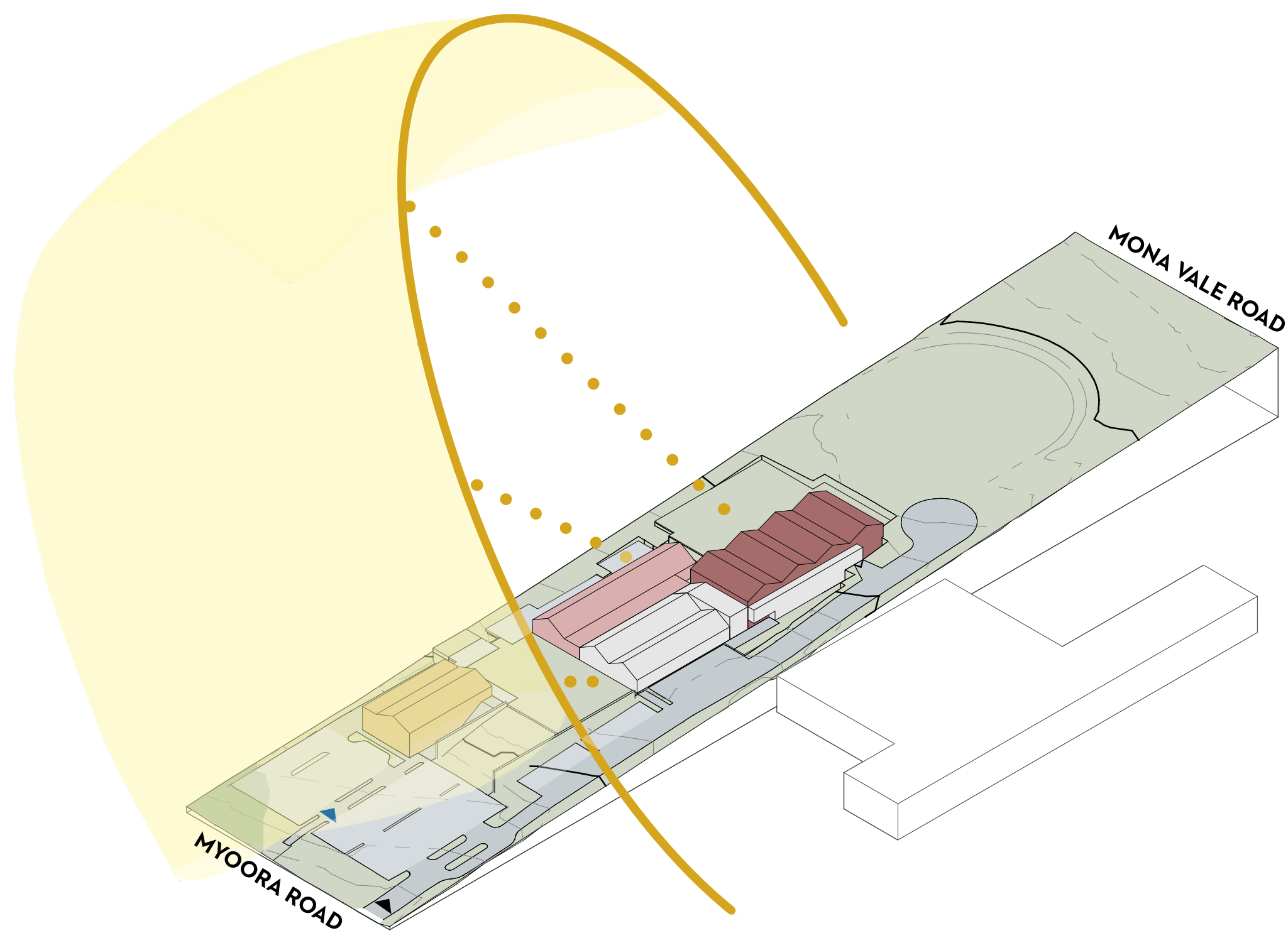
## 01. Initial Concept

The core concept of the proposal stems from the desire to integrate with the natural condition of the site. The proposed development cascades the natural gradient of the property. In turn, the density of the building presence remains minimal and the views across the site and landscapes beyond are retained. This spatial configuration minimising the building footprint on ground and reduces visual impact whilst also providing an undercroft for necessary building services.

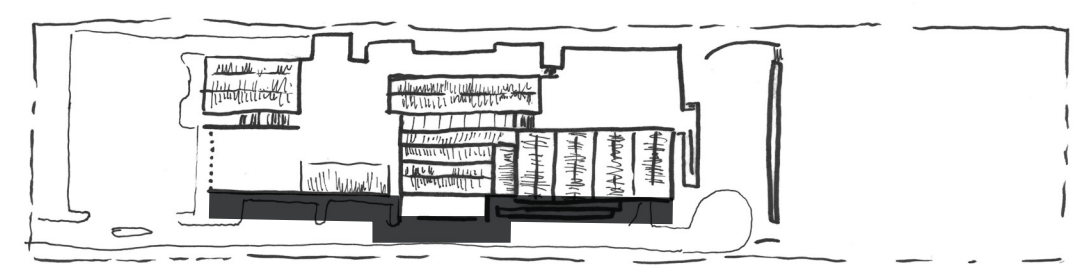


# DESIGN INTERVENTION

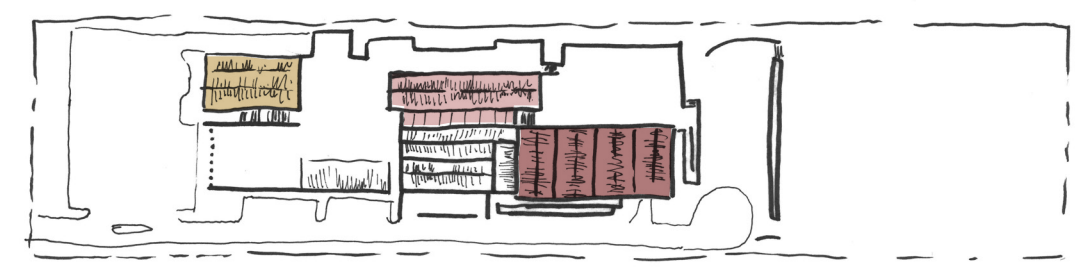
ARCHITECTURAL RESPONSE



Utilising Sun Paths
















Built Buffer to Neighbouring Building



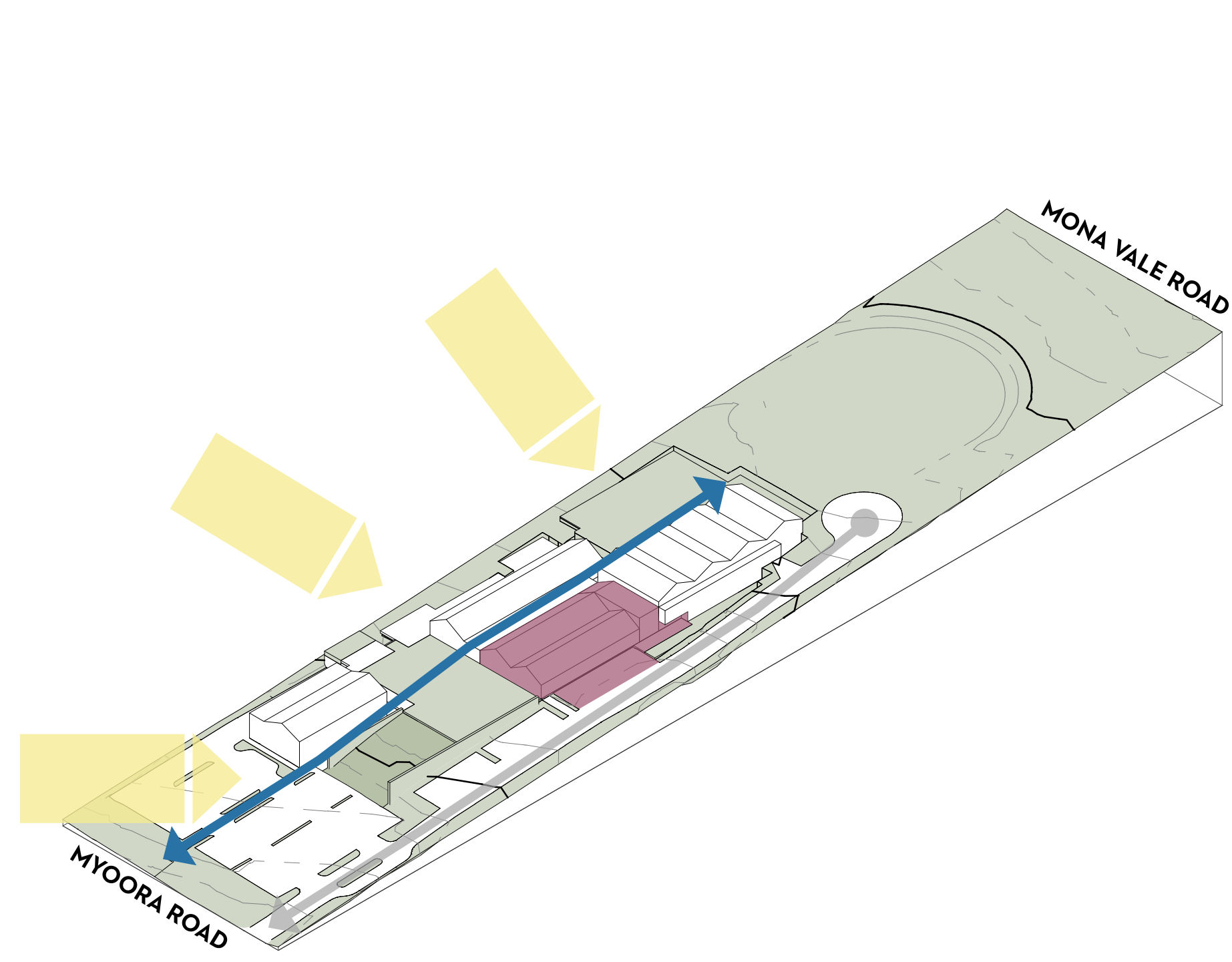
Diversified Offers

## 01. Initial Siting Principals

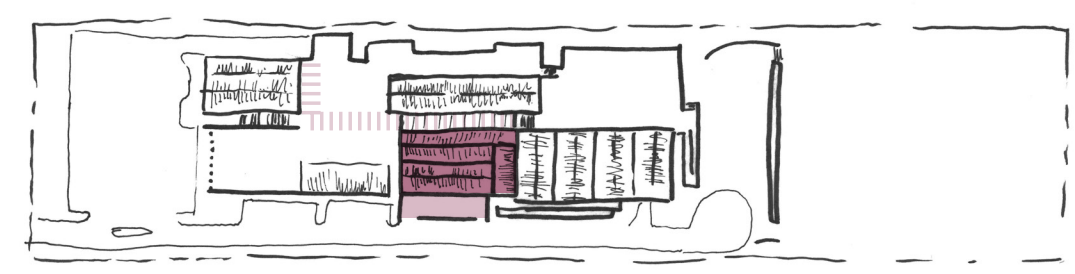
- |  |  |  |
|--|--|--|
|  Site   1.596ha  |  Sun Path Diagram   |  Restaurant One     |
|  Neighbouring Buildings  |  Vehicular Entry    |  Restaurant Two     |
|  Ground-Truthed Vegetation<br>PCT 3176<br>Sydney Enriched Sandstone Moist Forest |  Pedestrian Entry   |  Restaurant Three   |
|  |  Existing Buildings |  BOH                |
|  |  |  Impermeable Paving |
|  |  |  Permeable Paving   |

# DESIGN INTERVENTION

## ARCHITECTURAL RESPONSE



Optimised Aspect



Minimised Services Footprint



Maximised Open Landscaped Areas



Independent Pedestrian Link and Vehicle Path

## 02. Planning Principals



Optimised Aspect

The placement and orientation of each building is set to maximise solar access to the public zones at prime times of the day. This increases the longevity of the sites activation and usage throughout each day. The placement of the structures in combination with the application of glazing maximises vistas that emphasis views of the setting sun. Structures are designed for self-shading, supplemented by shading devices, to efficiently manage heat.



Minimised Services Footprint

Providing a unified back of house facility that services multiple offers both streamlines operations and minimised the necessity for excess infrastructure. This is achieved by providing a shared kitchen, storage, office, staff amenities, waste collection and loading zone that connects Restaurant 02 and Restaurant 03, and is easily accessible to Restaurant 01 via the Basement. This results in a reduced building footprint overall.



Maximised Open Landscaped Areas

The grouping and layering of the building footprints was intended to optimise the amount of uninterrupted Open Landscaped Area. The intensive landscaped area to the Mona Vale Road frontage surpasses the DCP setback requirement whilst also providing optimal visual and acoustic buffering between the main road and patron areas. Where possible, deep soil infills and permeable surfaces have been implemented to supplement the natural footprint across the site.

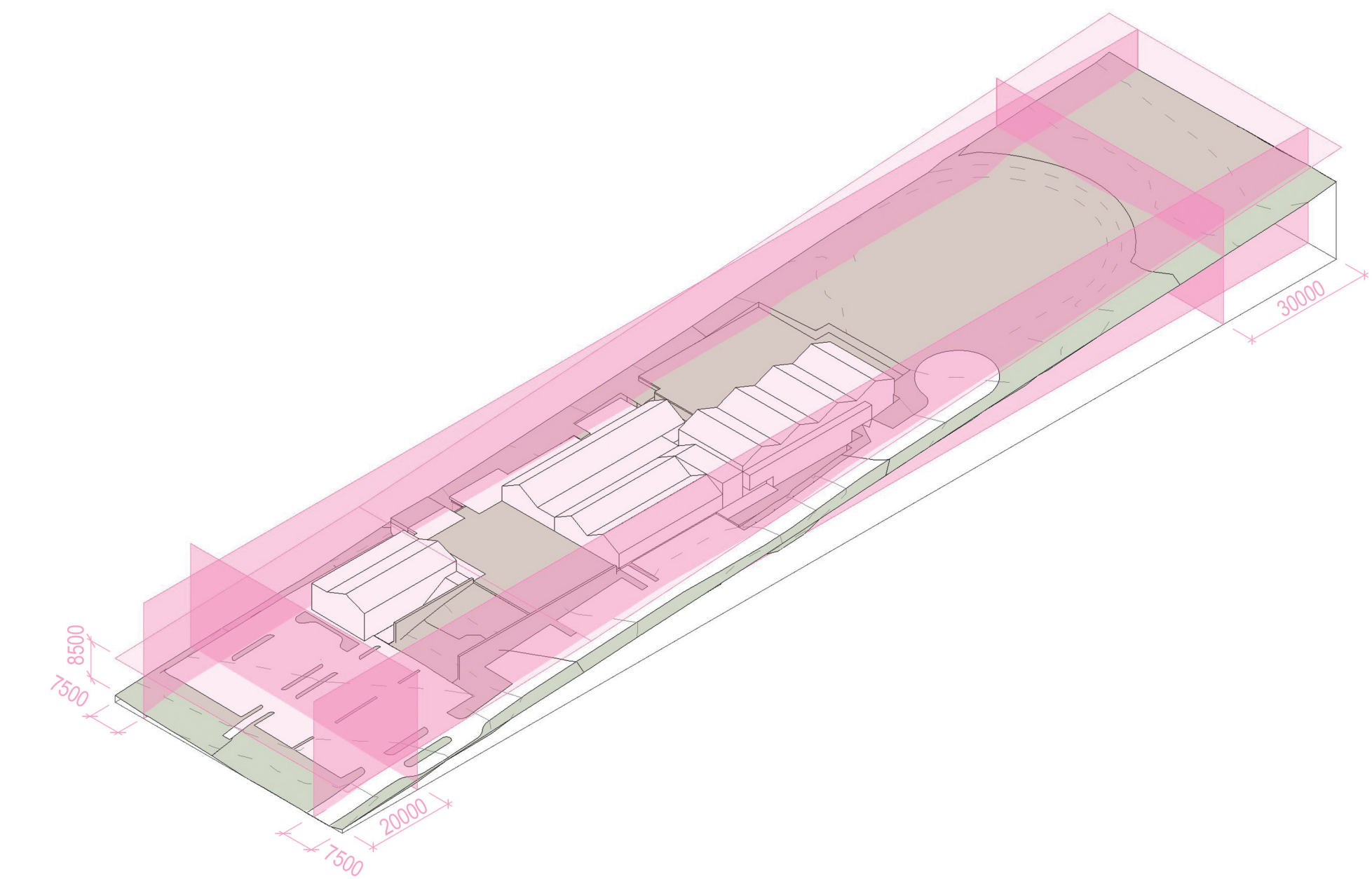


Independent Pedestrian Link and Vehicle Path

The central pedestrian link provides a singular accessible path of travel across the site. This allows patrons to traverse the site, seamlessly transitioning from one offer to the next, with minimal travel distances and limits excess use of stairs, ramps or lifts. The journey along this link through the different offers, which extend from either side, is expressed through an evolving material palette and floor finish. This forms a subtle wayfinding narrative. Buffered between the existing neighbouring industrial complex and proposed back of house, the vehicle path remains isolated from the pedestrian link. The intent is minimise physical overlap and visual connection between these two modes of travel.

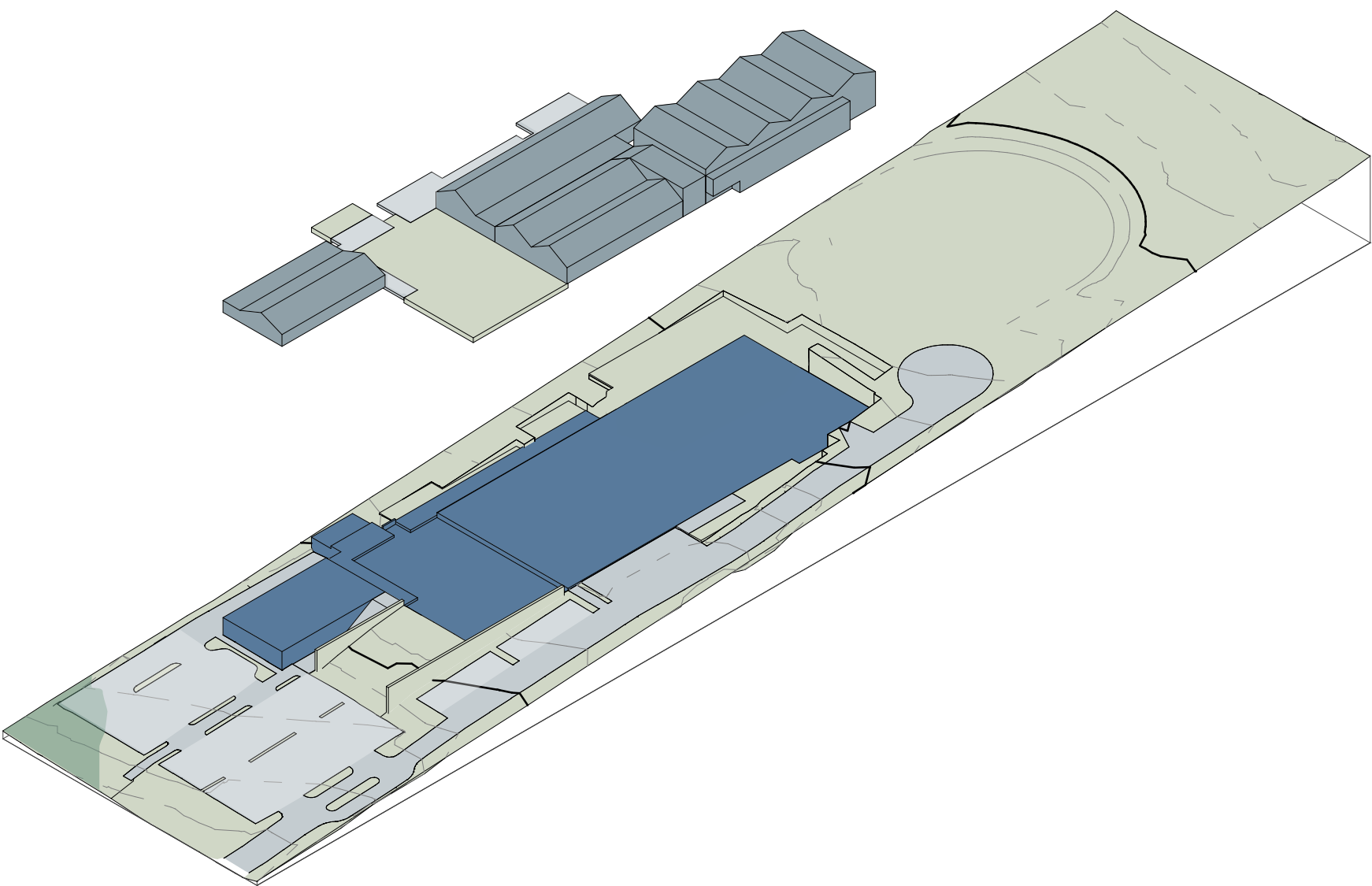
# CONTROL COMPLIANCE

ARCHITECTURAL RESPONSE



01. Building Envelope

Height Blanket & Site Setbacks



02. Site Coverage

- |  |   |
|--|---|
| Open Landscape Area   9710m <sup>2</sup>   60.8%                         | Impermeable Area   2455m <sup>2</sup>   15.3%                                   |
| Total Building Footprint   4907m <sup>2</sup>   30.7%                    | Permeable Area   1731m <sup>2</sup>   10.9%                                     |
| Building Footprint at Finished Ground Level   2060m <sup>2</sup>   12.9% | Ground-Truthed Vegetation<br>PCT 3176<br>Sydney Enriched Sandstone Moist Forest |

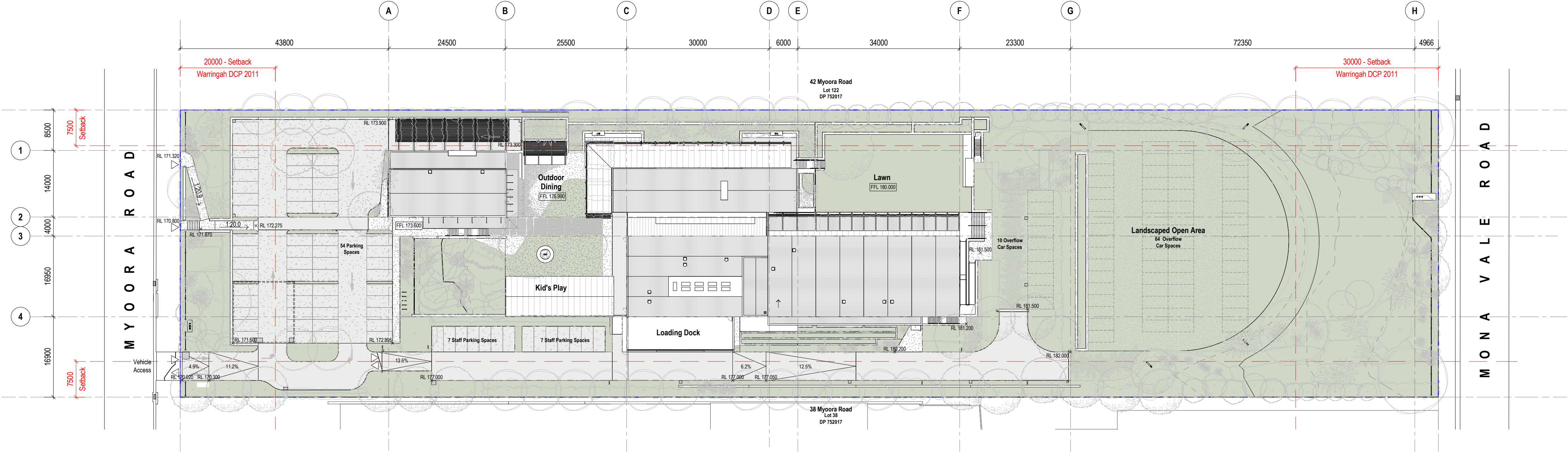
PART 3

# DESIGN OUTCOME



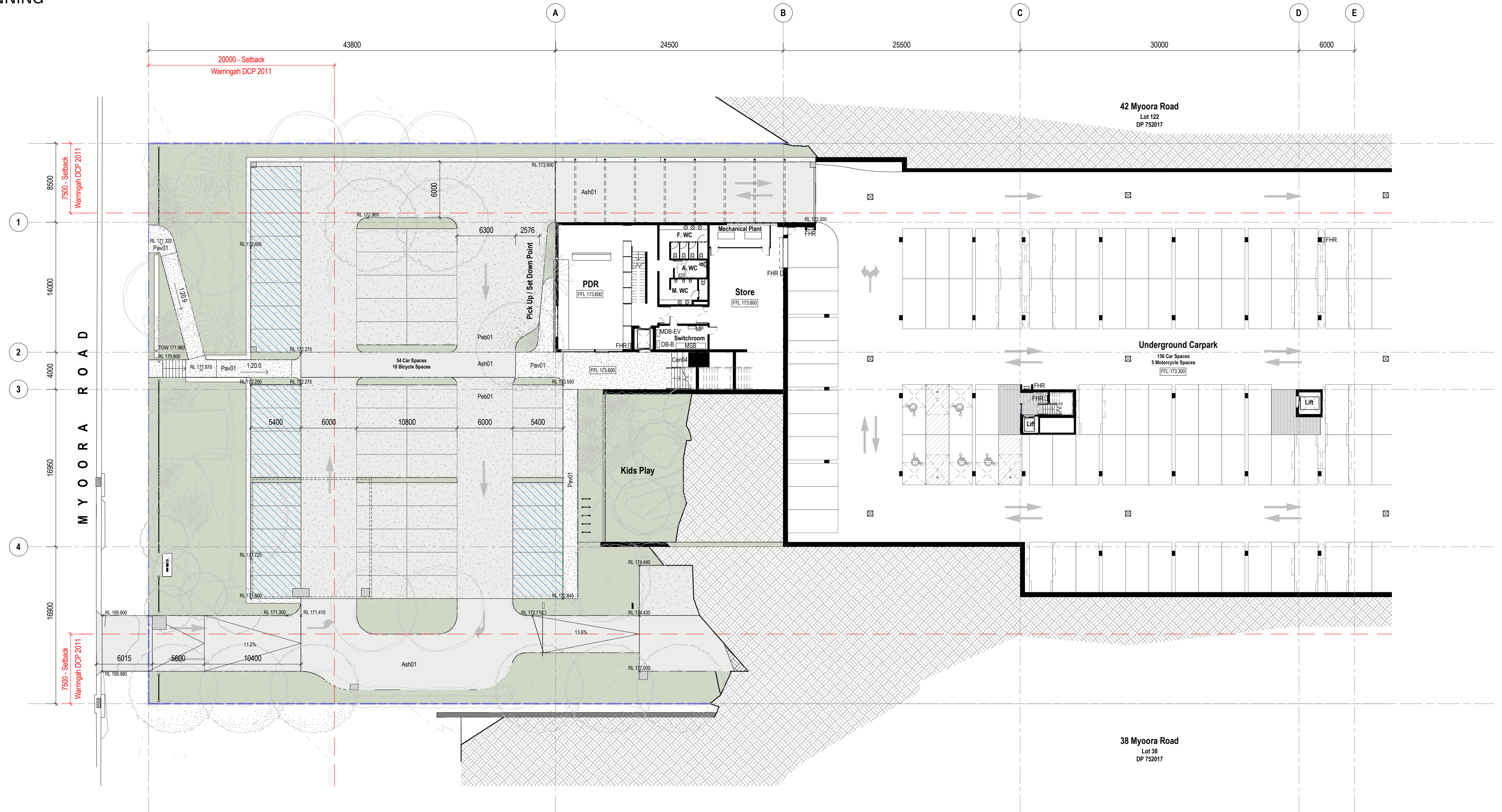
# SITE PLAN

PLANNING





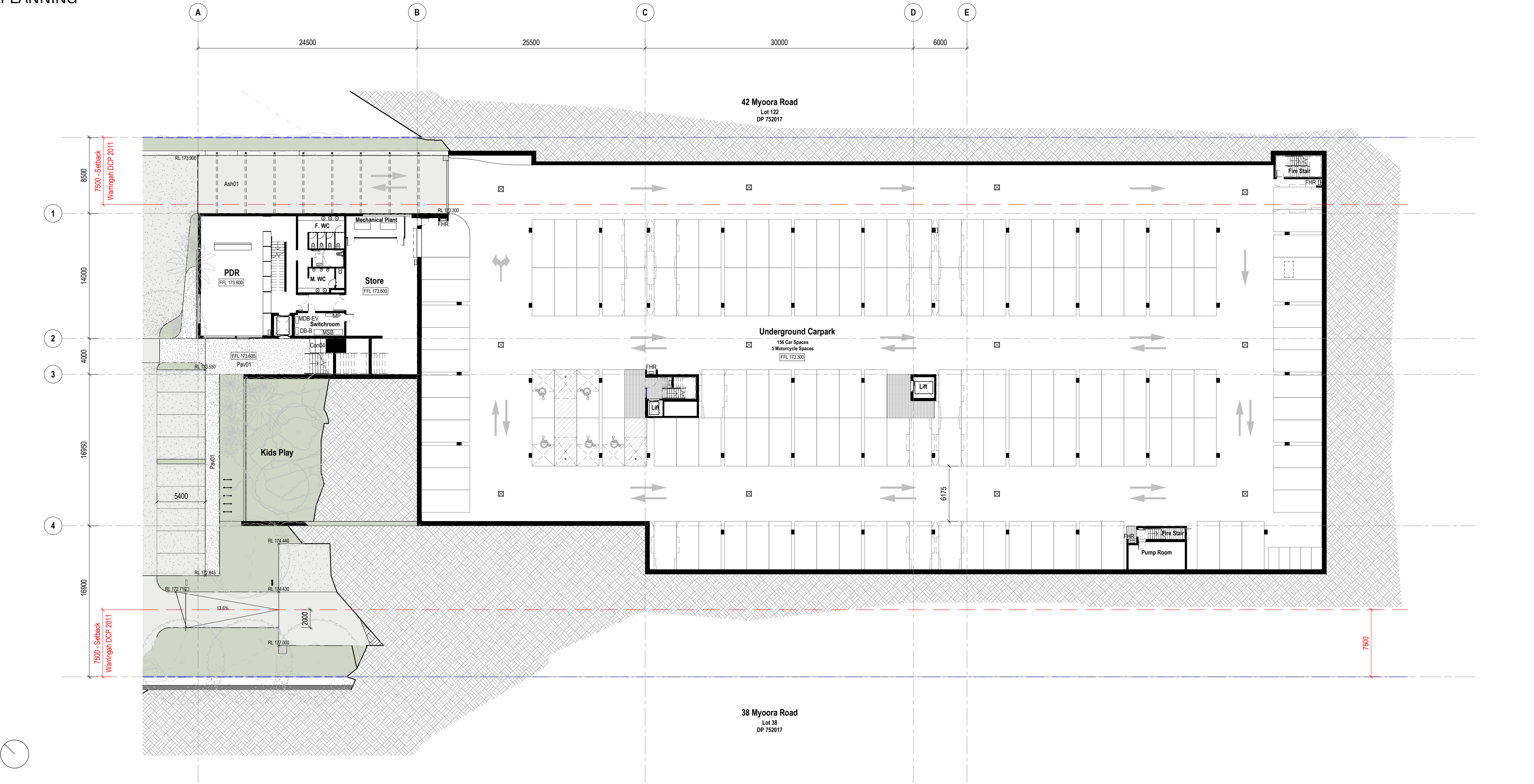
## PLANNING





# BASEMENT & RESTAURANT 01

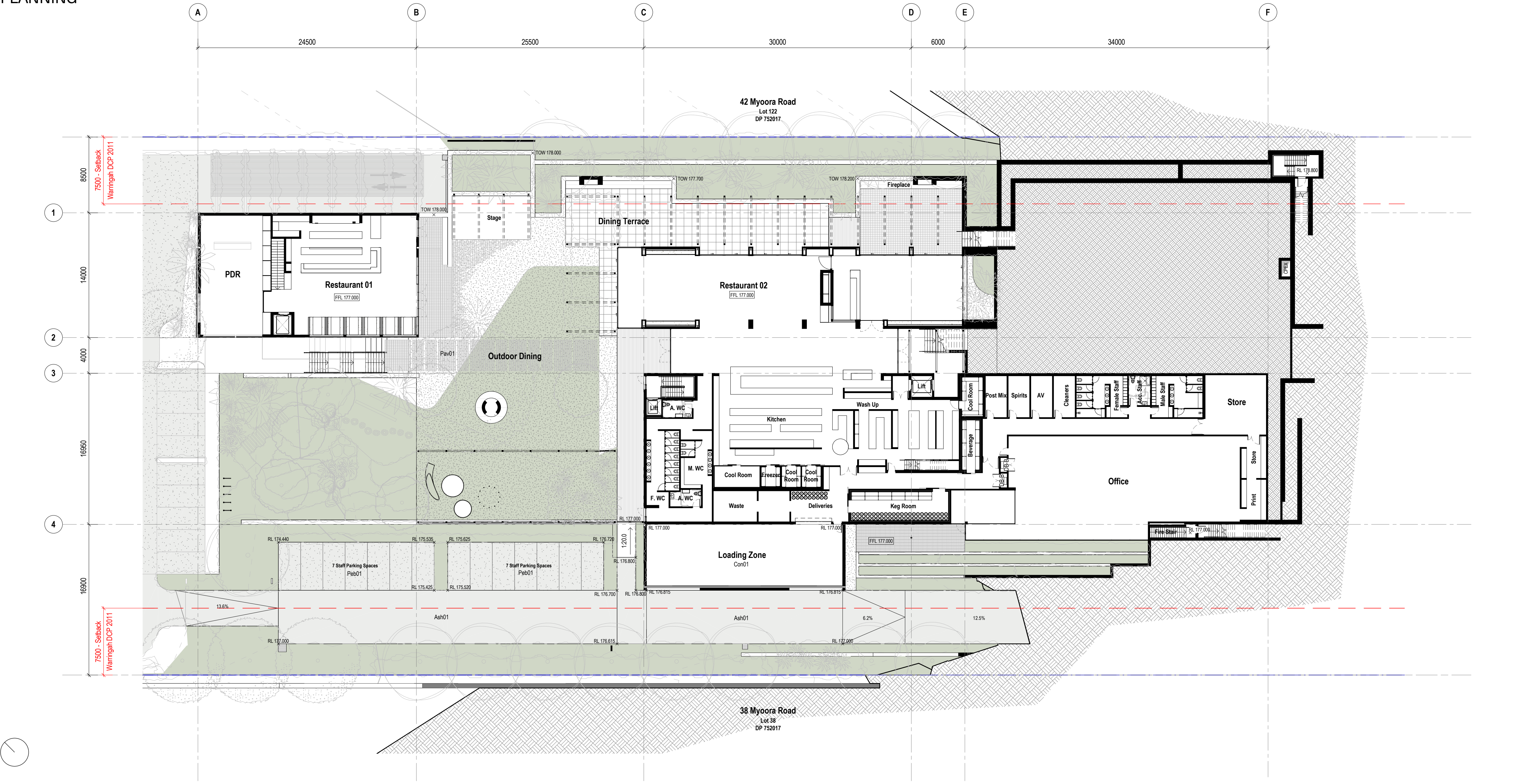
PLANNING





# RESTAURANT 01 & 02

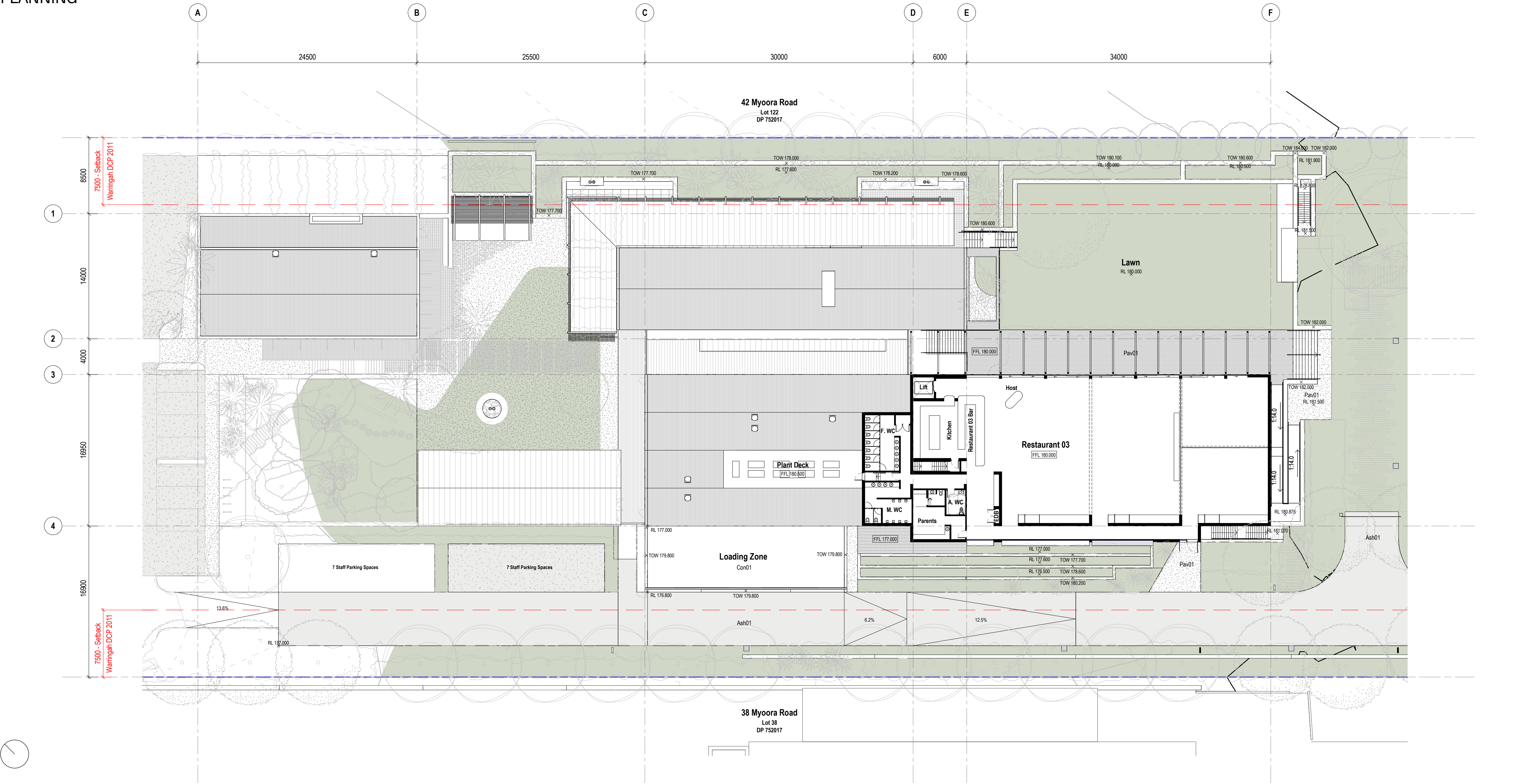
## PLANNING





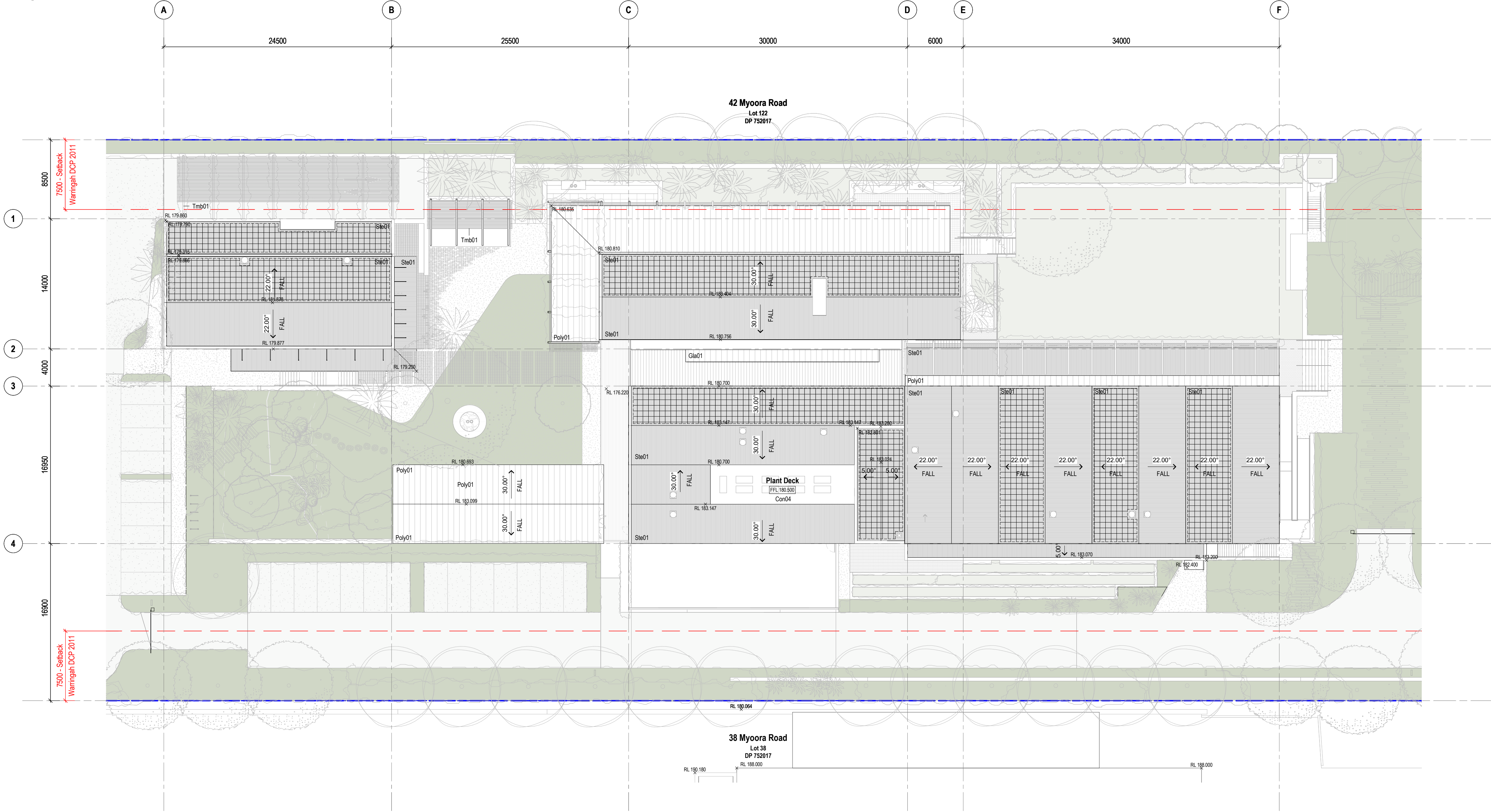
# RESTAURANT 03

## PLANNING





ROOF  
PLANNING





## PLANNING



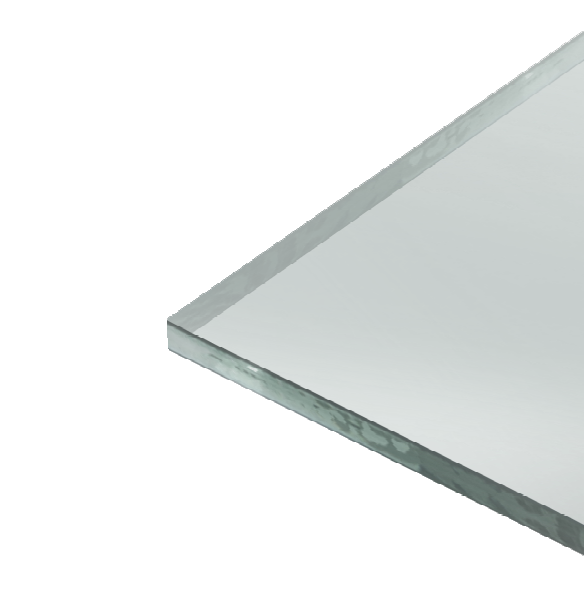
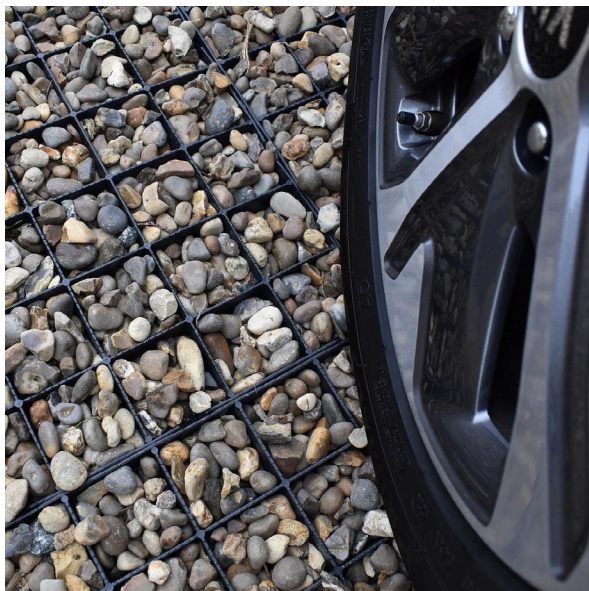


# MATERIAL PALETTE

## DESIGN RESPONSE

The palette draws upon the traditional construction methodologies of the rural farming typology. Focusing on sustainable, locally sourced and durable materials, the proposal retains the site's harmonious relationship with its natural surroundings from the onset and throughout it's lifespan. These palette includes materials such as:

- Australian hardwood timber and cladding
- Reclaimed sandstock brickwork
- Locally sourced sandstone
- Galvanised corrugated steel
- Natural permeable paving and pebbled surfaces
- Use of low-carbon concrete

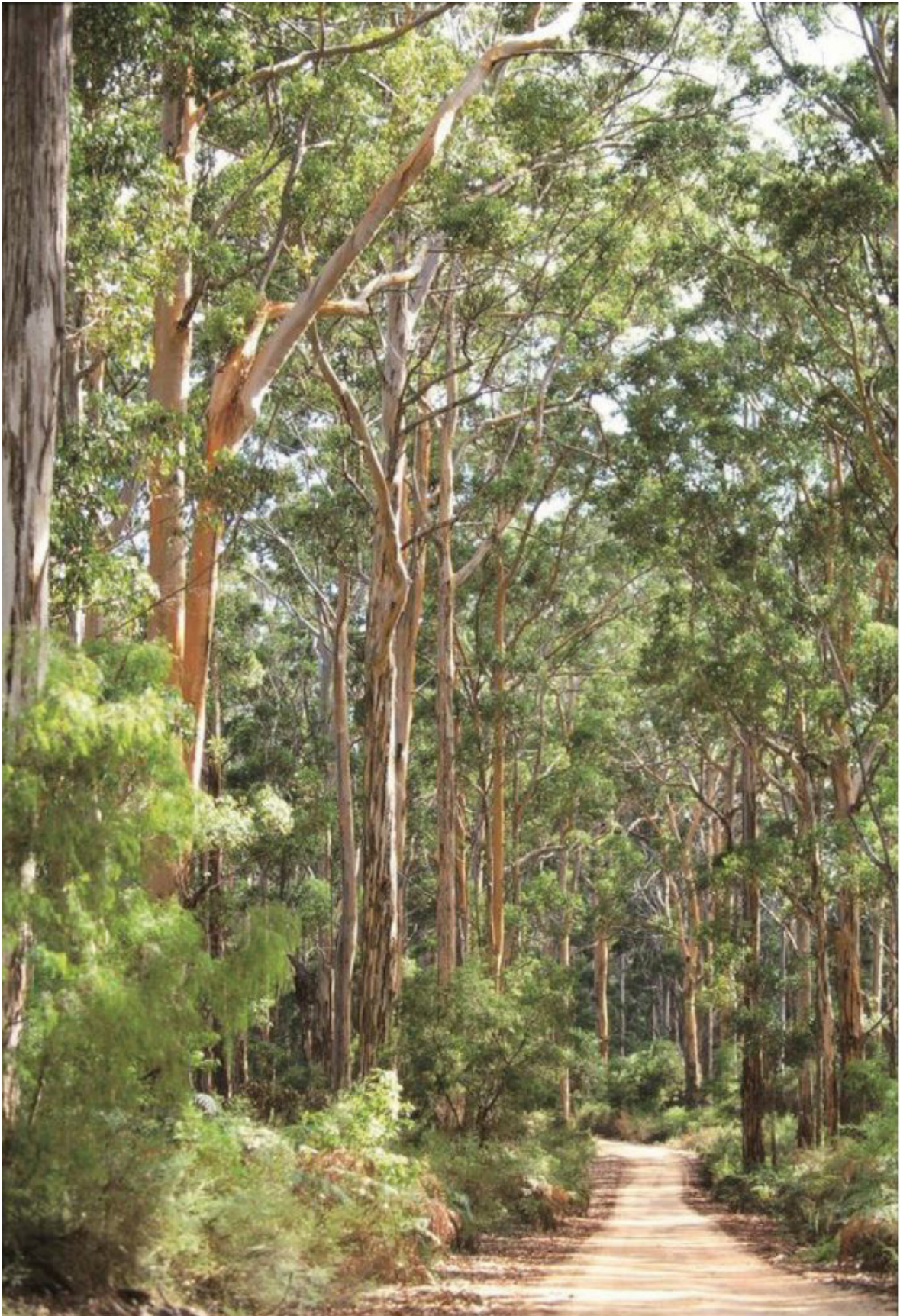




# LANDSCAPING

## DESIGN RESPONSE

The proposal has sought to vastly improve the biodiversity and density of landscaping across the site. Lead by landscape architects Dangar Barin Smith, the scheme draws upon the surrounding native environment creating a textural and layered natural setting.





# VISUALISATIONS

MYOORA ROAD ENTRY, RESTAURANT 01 & KIDS PLAY





VISUALISATIONS

RESTAURANT 01, RESTAURANT 02 & KIDS PLAY





VISUALISATIONS

RESTAURANT 03





PART 4

# DESIGN EXPERIENCE



# ARRIVAL / CAR PARK

## DESIGN RESPONSE

The parking area and Myoora Rd arrival is bound by deep landscaped area. The integration of green space into the entry experience is paramount. The vision sees dedicated landscaped zones with low-foliage planting & mature trees to reinforce the landscaped area first with 'provision' for parking.

- Integrated Landscape (specify mix of low density planting & mature trees)
- At grade entry from Myoora Road
- Clearly demarcated route provided for pedestrians
- Low density development with no built form at street edge
- Deep landscaping buffers both visually and acoustically screen the property
- Integrated permeable surfaces throughout





# KIDS PLAY

## DESIGN RESPONSE

Patron integration and link with the site is paramount to our design response. Physical touch and interaction with the site is important with forming a connection to place. Our family oriented offers, see thorough consideration of this ideology when provisioning the children's play zones.

With consideration for all age groups, our approach includes:

- Wildplay & Nature play
- Structured and unstructured play zones
- Unintrusive fencing zones
- Integrated weatherproof and open air options





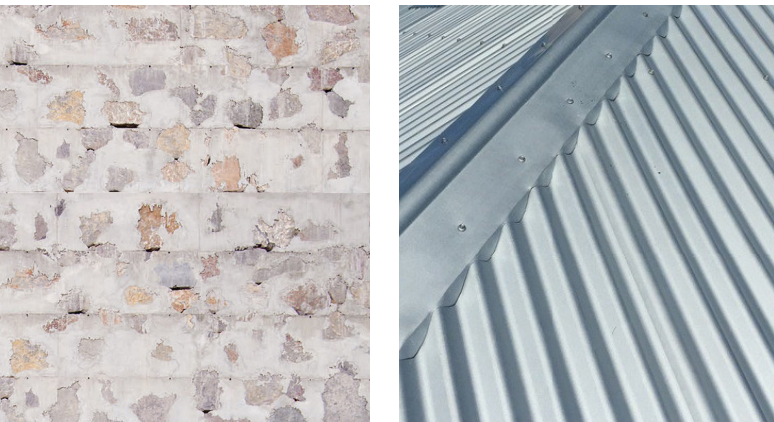
# RESTAURANT 01

## DESIGN RESPONSE

As the first building, Restaurant 01 sets a precedent for the architectural expression that is continued through the site. Revealing a design that is framed with raw, industrial materials and mimics the detail of a rural Australian shed.

The vast integrated windows modernise the building and allow its usage to become illuminated.

- Casual food & beverage offer
- Domestic quality
- Rubbled stone, Galvanised Orb & Steel
- Illuminated through the trees from the street perspective



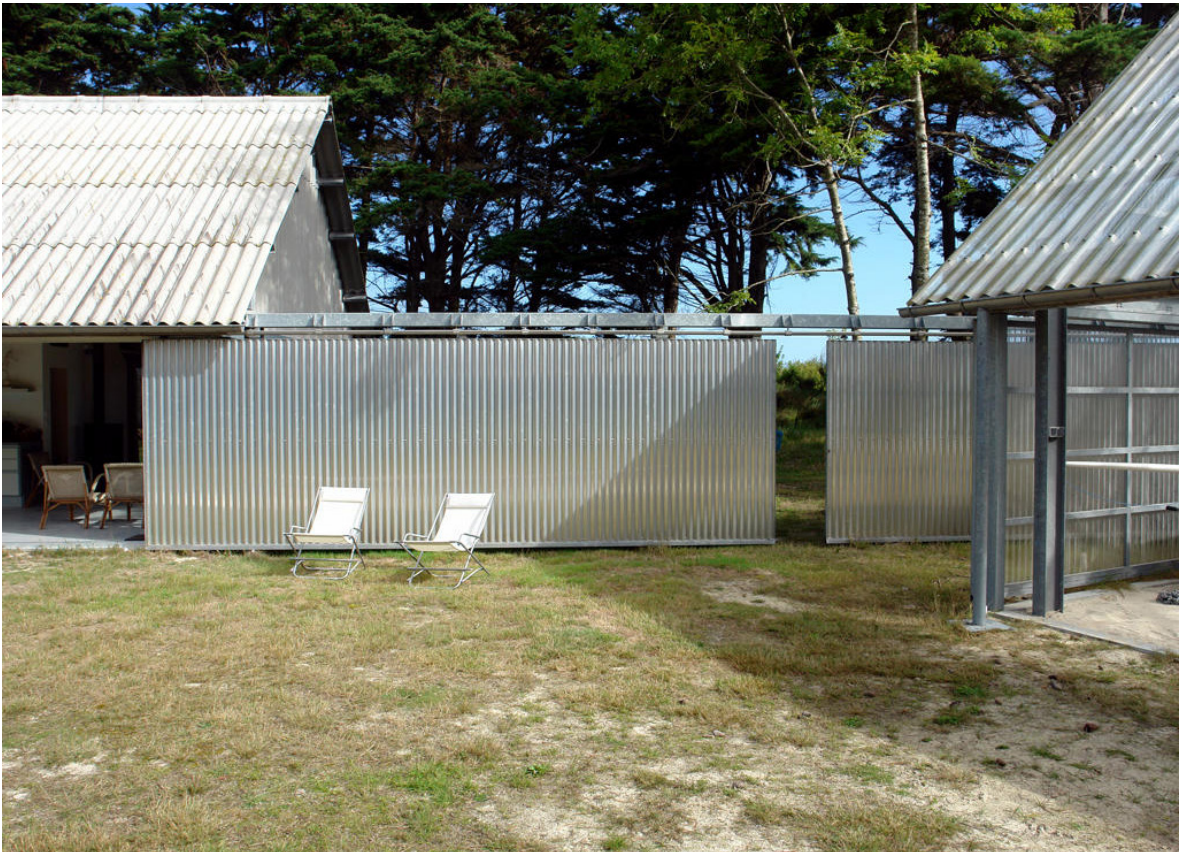
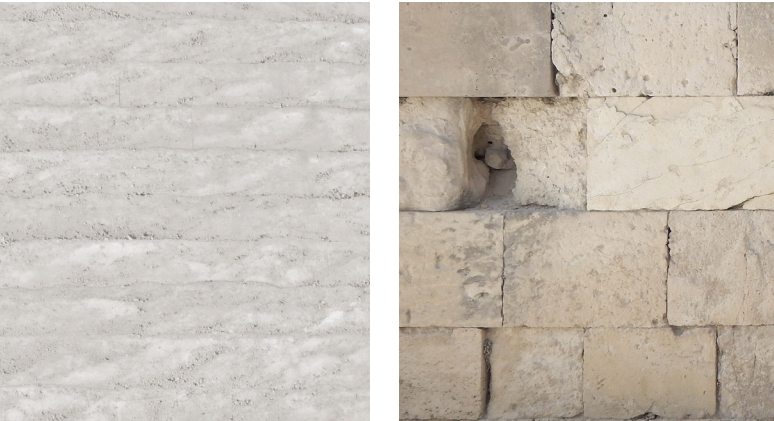


# RESTAURANT 02

## DESIGN RESPONSE

Flowing through the site and into the heart of the property - the all day diner. Both the offer and Architecture become slightly elevated. Likening a traditional homestead, a palette of recycled brickwork and aged native hardwood create sense of texture. The iconic typology of the 'wrap around' verandah, is woven through the floor plate encouraging the internal/ external connection.

- All day diner
- Homestead
- Heart of the property
- Recycled Brickwork / Aged native hardwood
- Indoor outdoor connection & fluidity
- Typology of the iconic Australian 'wrap around' verandah



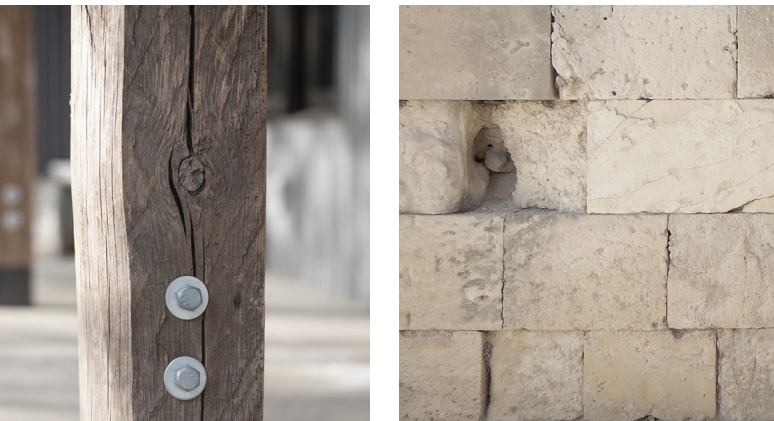


# RESTAURANT 03

## DESIGN RESPONSE

The final pavilion, Restaurant 03, sits deep into the site topography. The pavilions low-rise form humanises the scale of the development and invites the landscape to form part of its context. The rubbed brickwork forms a foundation for the building, while the rough-sawn shingles create a cozy, cabin atmosphere.

- Countryside quaint
- Rubbled brickwork linking to the building below
- Large dining lawn
- Scale of building is recessed into landscape & site topography





THANK YOU

GENERAL ENQUIRIES

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