

53A – 59A GLOUCESTER ROAD – URBAN DESIGN PRINCIPLES

1.0 INTRODUCTION

This section prescribes Urban Design Principles to guide the future redevelopment of the site at 53A – 59A Gloucester Road, Hurstville for a residential aged care facility. The Urban Design Principles will govern the built form to ensure a suitable design outcome.

1.1 Land to Which These Principles Apply

The site is located to the north west of the Hurstville Strategic Centre and lies in close proximity to Hurstville Private Hospital. The site has historically accommodated an aged care facility operated by Regis Aged Care.

The Urban Design Principles set out below apply to land at 53A – 59A Gloucester Road, Hurstville, being Lot 10 DP1077198 and Lot Y DP411930.

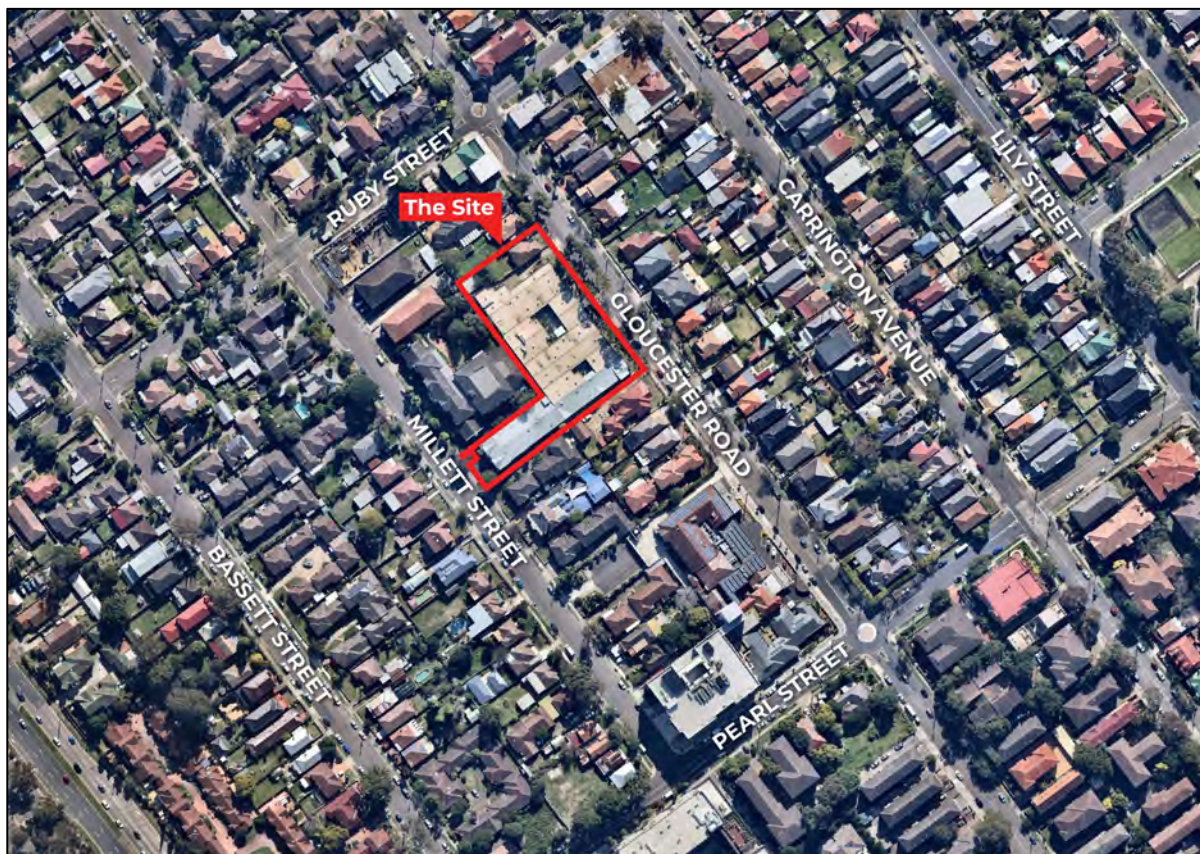


Figure D-1.1: Site Location

53A – 59A – Gloucester Road, Hurstville
Urban Design Principles

1.2 Relationships to Other Documents and Planning Policies

Where relevant, these urban design principles should be read in conjunction with the following:

- (a) *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (Seniors SEPP);
- (b) *Hurstville Local Environmental Plan 2012* (HLEP 2012); and
- (c) Hurstville Development Control Plan No. 1 (DCP 1).

1.3 Purpose and Objective

The purpose of the Urban Design Principles is to provide a detailed guide for seniors housing development at the site at 53A – 59A Gloucester Road, Hurstville.

2.0 URBAN DESIGN PRINCIPLES

Provisions:

- a) Create a high quality seniors residential care facility catering for the needs of the local community.
- b) Develop a high quality built form that responds to the existing and future context.
- c) Development is to ensure the built form outcomes provide a transition to the adjoining sites.
- d) Articulate the building façade to enhance the streetscape character.
- e) Overshadowing of adjoining properties or publicly accessible spaces is minimised.
- f) Ensure sufficient sun access to communal open space in winter and provide appropriate shading in summer.

2.1 Building Height

Provisions:

- a) Development is to reinforce the existing or desired future neighbourhood character with an approximate height in storeys.
- b) The maximum building height (including plantrooms and lift overruns) shall be consistent with that shown in the figure D 1 - 2 to minimise visual impacts, building scale and overshadowing issues.
- c) As a senior's residential care facility, the development is to have a minimum floor height of 3.4m

53A – 59A – Gloucester Road, Hurstville Urban Design Principles

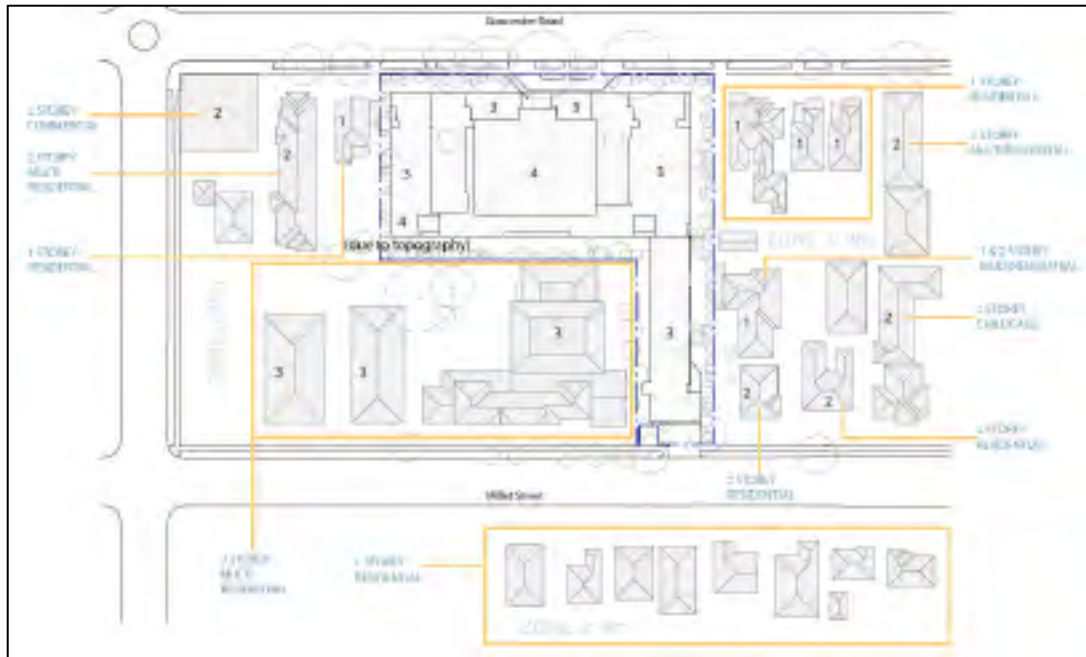


Figure D-1.2: Height in Storeys

2.2 Built Form and Setbacks

Provisions:

- a) Provide setbacks and separation distances in accordance with Figure D-1.3.
- b) A minimum front setback of 4.5m should be provided along Gloucester Road to maintain the streetscape character and site context. All existing street trees at the front of the site shall be maintained on and near the site.
- c) A minimum 3m setback should be provided to the north-west boundary on Millett Street to ensure sufficient separation is provided between habitable rooms. Where this cannot be achieved, alternative design treatments such as screening or vegetation must be provided to maximise privacy.
- d) A minimum 3m setback should be provided to the north-west boundary on Gloucester Road to ensure sufficient separation is provided between habitable rooms. Where this cannot be achieved, alternative design treatments such as screening or vegetation must be provided to maximise privacy.
- e) A minimum 6m setback should be provided to the eastern boundary and southern boundaries to provide sufficient building separation to the adjoining developments.
- f) Upper level setbacks are to be introduced to be consistent with the height in storeys listed in Figure D-1.2 above.
- g) Interface with neighbouring dwellings, particularly the southern neighbour on Millett Street must maximise privacy between dwellings.

53A – 59A – Gloucester Road, Hurstville Urban Design Principles

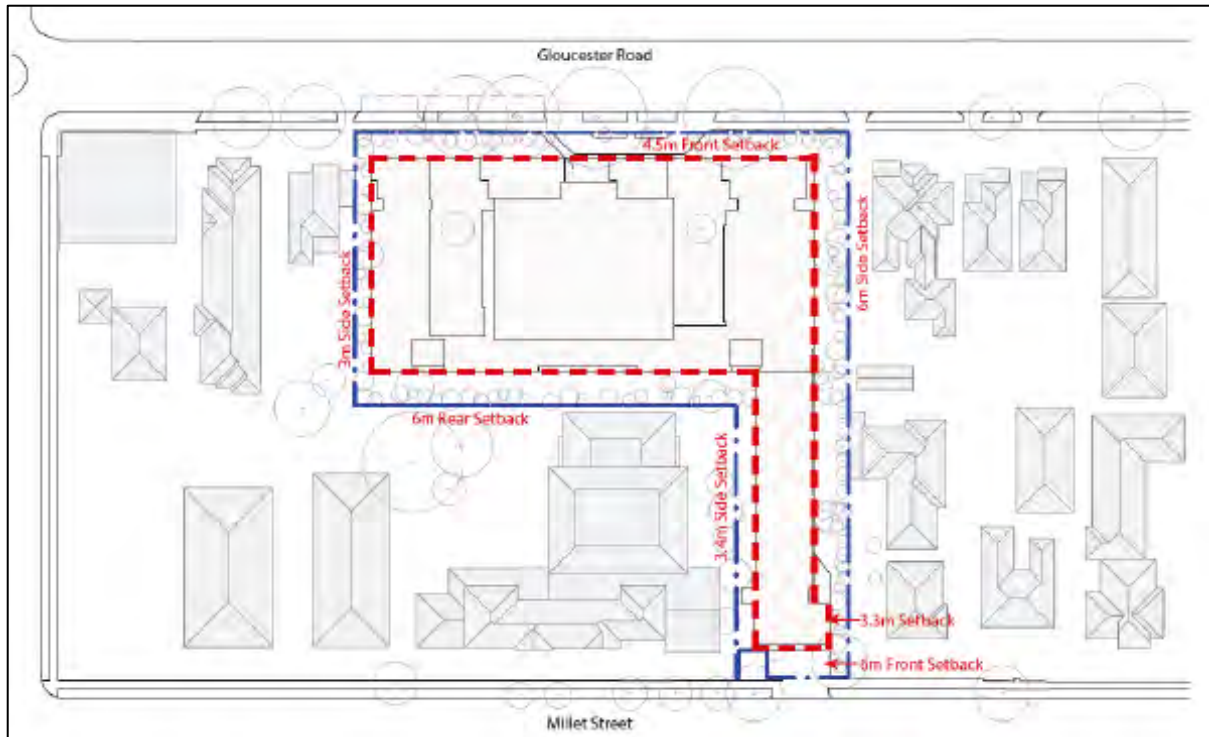


Figure D-1.3: Setback Map

2.3 Privacy

Provisions:

- Adequate setback distances to the common boundaries are to be provided in accordance with the controls in Section 1.5 and Figure D-1.3 to minimise impact to adjacent properties.
- The design of windows and balcony openings should take into account the streetscape, privacy, orientation and outlook.
- Screening devices such as landscaping, fencing, obscure glazing, vertical or horizontal screening should be introduced when appropriate, and are to be permanently fixed and made of durable material.

2.4 Communal Open Space

Provisions:

- A minimum 25% of the site area should be devoted to communal open space.
- Developments should achieve a minimum of 50% direct sunlight to the principal useable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (mid-winter).

2.5 Landscaping and Open Space

Provisions:

- The minimum amount of landscaped open space is 20% of the site area. The minimum dimension of landscaped open space is 2m in any direction.

53A – 59A – Gloucester Road, Hurstville

Urban Design Principles

- b) Minimum of 7% of the site should be a deep soil zone with a minimum dimension of 6m.
- c) Landscaping between the front of buildings and the street boundary should achieve a balance between reducing the visual impact of building when viewed from the street, while also facilitating passive casual surveillance of the street.
- d) Courtyards should be integrated into the design of the building to allow solar access.
- e) Minimise the impact upon street trees and trees on adjoining land. An arborist report is to be provided to support the development application demonstrating compliance with this control.
- f) A landscaped plan prepared by a suitably qualified Landscape Architect is to be submitted with the development application demonstrating compliance with the planning controls.

2.6 Solar Access

Provisions:

- a) Developments should achieve 70% of bedrooms receiving a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter.
- b) New development should not create any additional overshadowing onto surrounding residential properties which prevent living rooms and private open spaces of at least 70% of dwellings in a building receiving a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter.
- c) Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%.
- d) The development application must be supported by detailed shadow diagrams demonstrating compliance with the above controls.

2.7 Vehicle Access

Provisions:

- a) Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create a high quality streetscape.
- b) A Traffic Impact Statement must be provided to support the development application and to justify the proposed parking numbers.

2.8 Architectural Diversity and Articulation

Provisions:

- a) Developments are to include high quality and durable finishes and materials.
- b) Building facades must be articulated and employ materials and finishes that enhance and complement the street character.
- c) Buildings should be appropriately modulated and articulated in all facades in order to provide well-proportioned elevations.

2.9 Ecologically Sustainable Development

Provisions:

- a) Create a development which will have high standards of environmental sustainability, particularly with regard to energy and water use.
- b) Key elements such as a rainwater system, water saving devices, solar power collector and thermal insulation should be implemented where feasible to minimise energy use and ensure the building performs well environmentally.
- c) A BASIX report should be provided to ensure that the development satisfies sustainability targets, such as water and energy efficiency, prescribed by the NSW