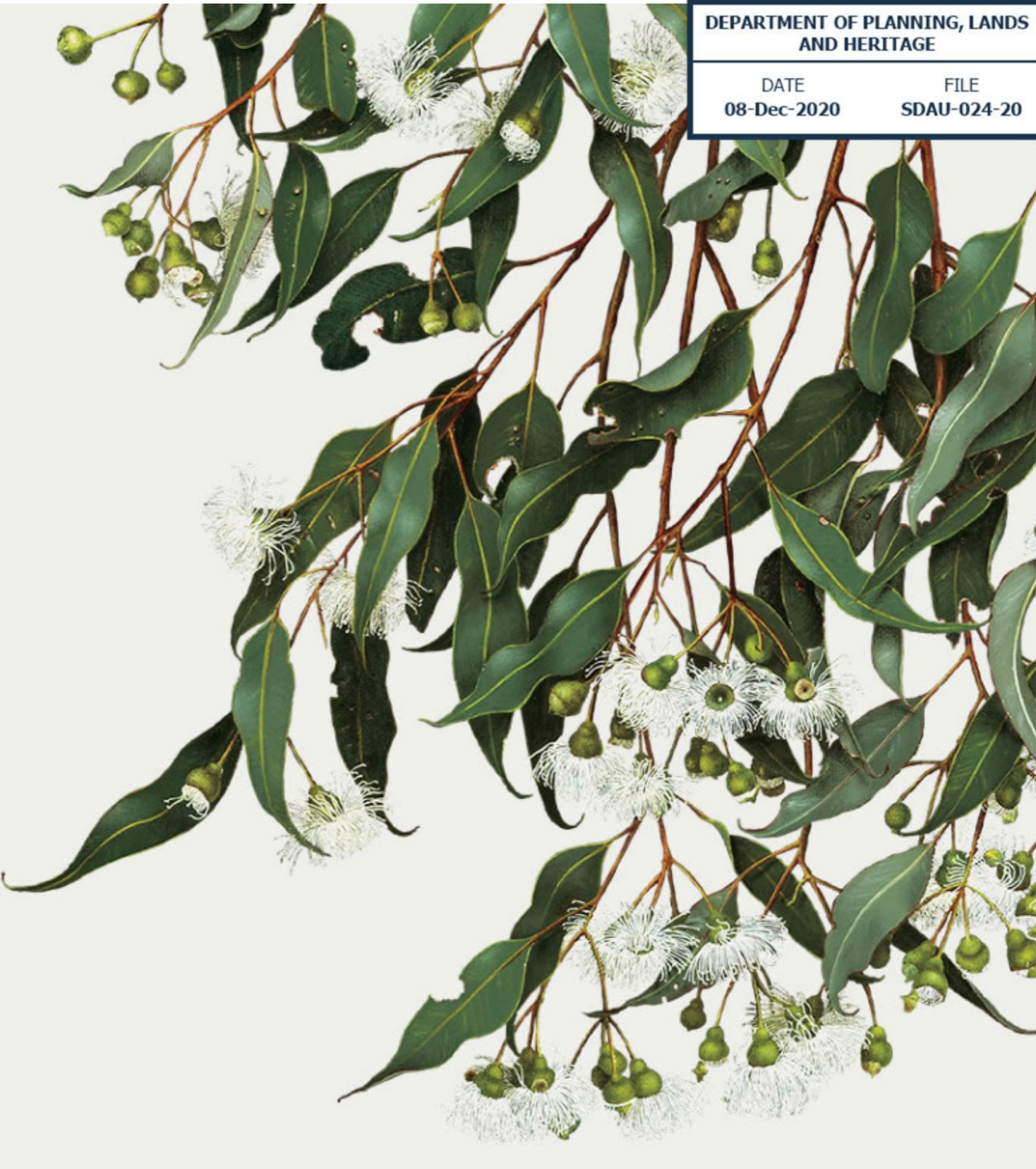


PROPOSED NURSING HOME

LOTS 177-179 DUNCAN STREET,
VICTORIA PARK



DESIGN REPORT FOR WAPC

Prepared by Maarch*
Issue Date 28/08/2020

maarch*

*Mark Aronson Architecture | RESIDENTIAL
COMMERCIAL
SPECIAL PROJECTS

Level 1, 41 Hampden Road, Nedlands WA6009
P. 1300 MAARCH E. info@maarch.net.au

SITE ANALYSIS



VIEW WEST TO CITY



PROPOSED





ADJACENT PRECINCTS AND AVAILABLE HEIGHTS:

WOOLWORTHS VICTORIA PARK SITE:

1.3ha in size

Located directly west on the opposite side of Shepperton Road

Current TPS 1 framework:

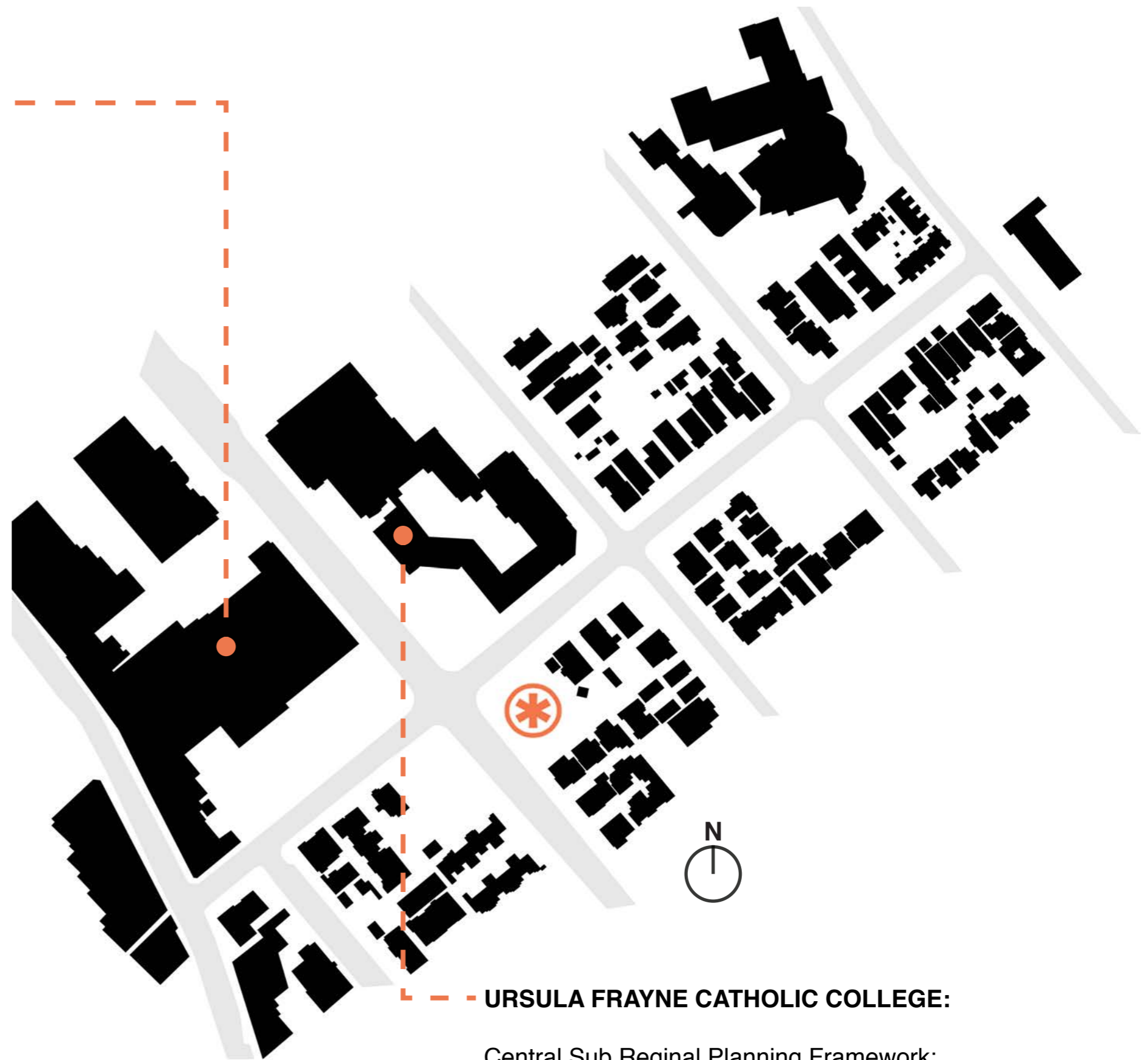
Zoned District Centre

8 storeys allowed with 60 recession plane.

Central Sub Regional Planning Framework:

Within Activity Centre

Possibility for development over 10 storeys.



URSULA FRAYNE CATHOLIC COLLEGE:

Central Sub Regional Planning Framework:

Within Train Station Precinct

Future development possible at the corner of Duncan Street and Shepperton Road.

BUILT FORM AND SCALE

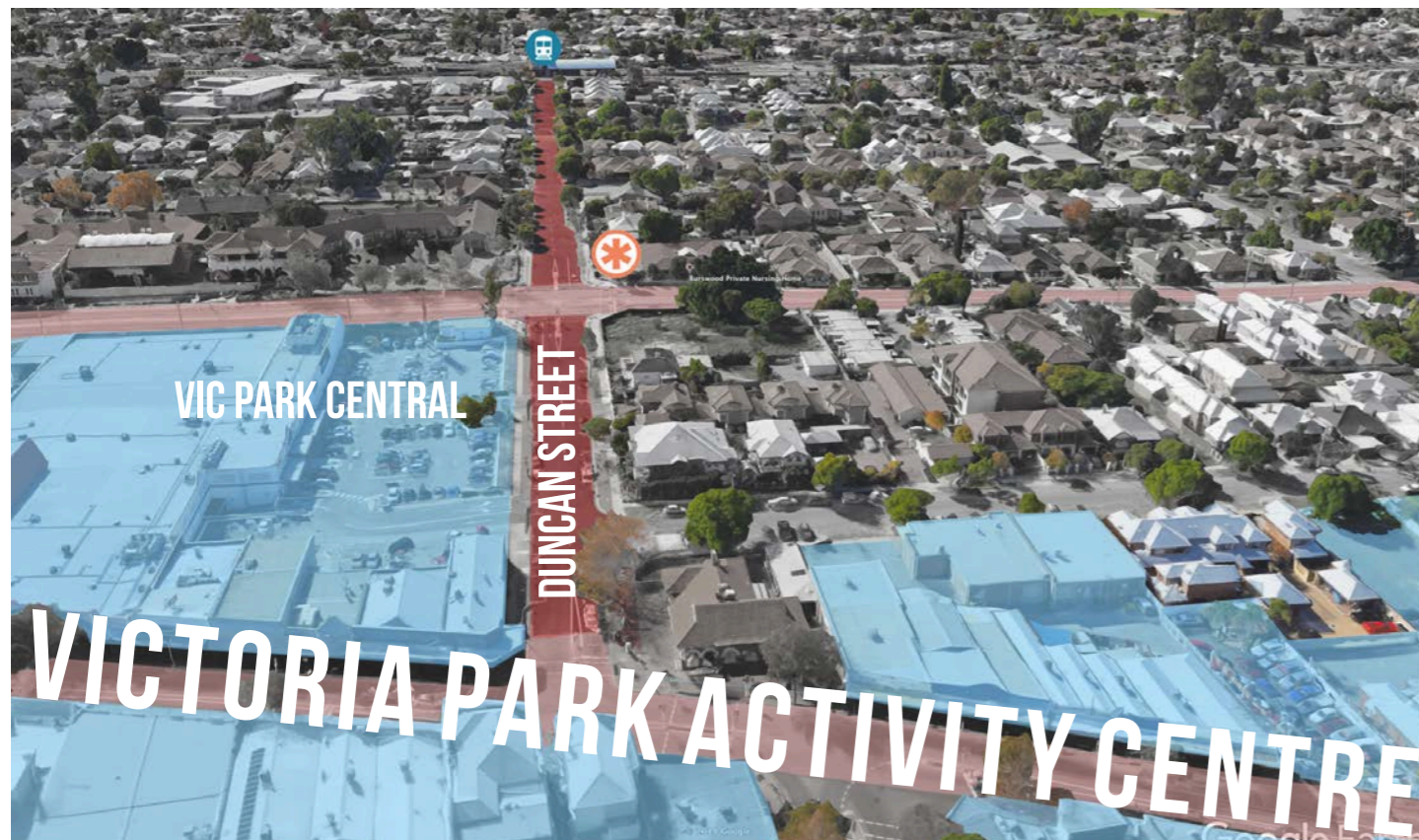
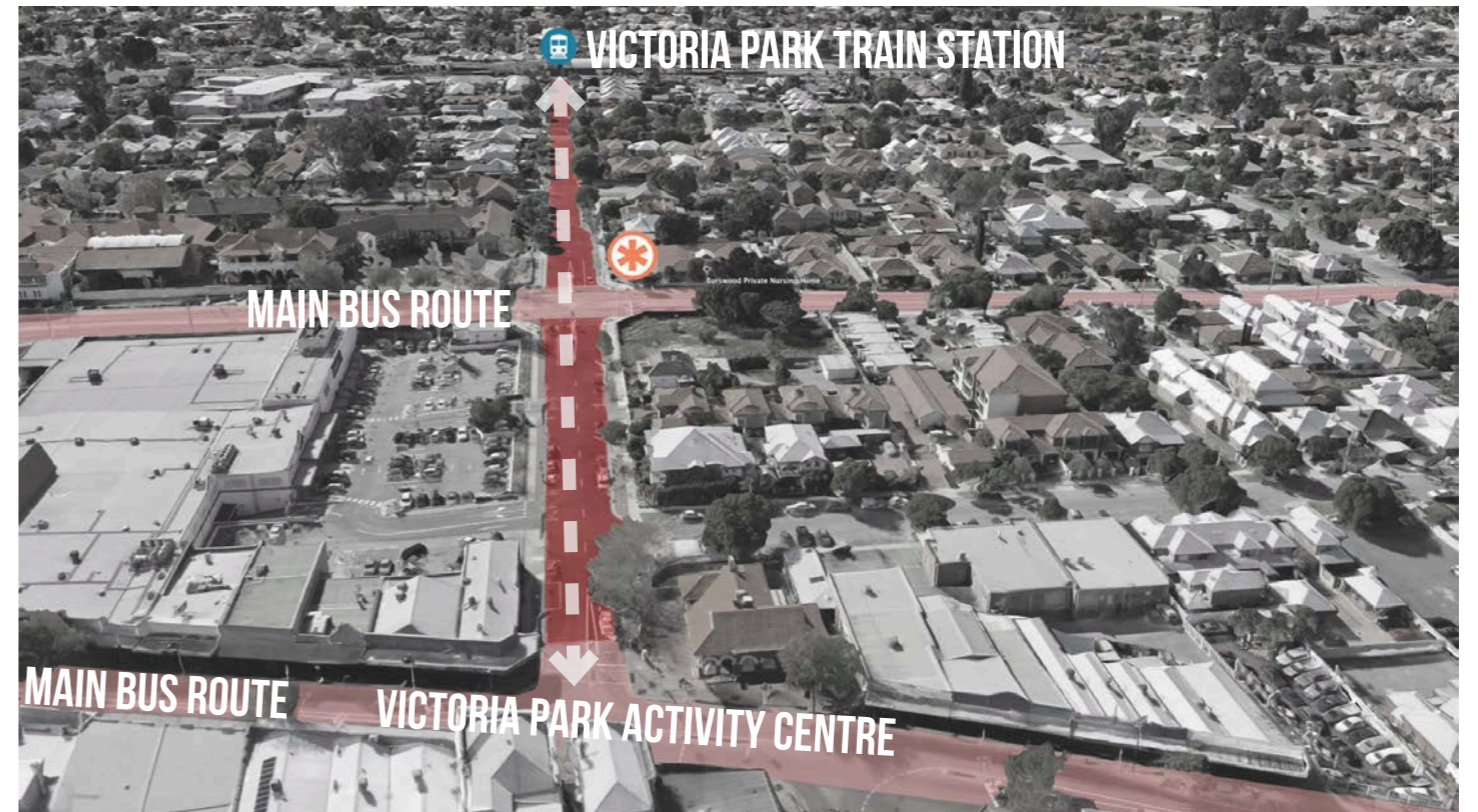




The proposal creates a **visual counterpart to Ursula Frayne College** which is an icon on Shepperton Road and activates this main junction intercepting Shepperton road and Duncan street.



The proposed site is in close proximity to Vic Park train station. Duncan street connects the train station to the main activity centre. **The proposal provides ... public realm.. pedestrian experience....**

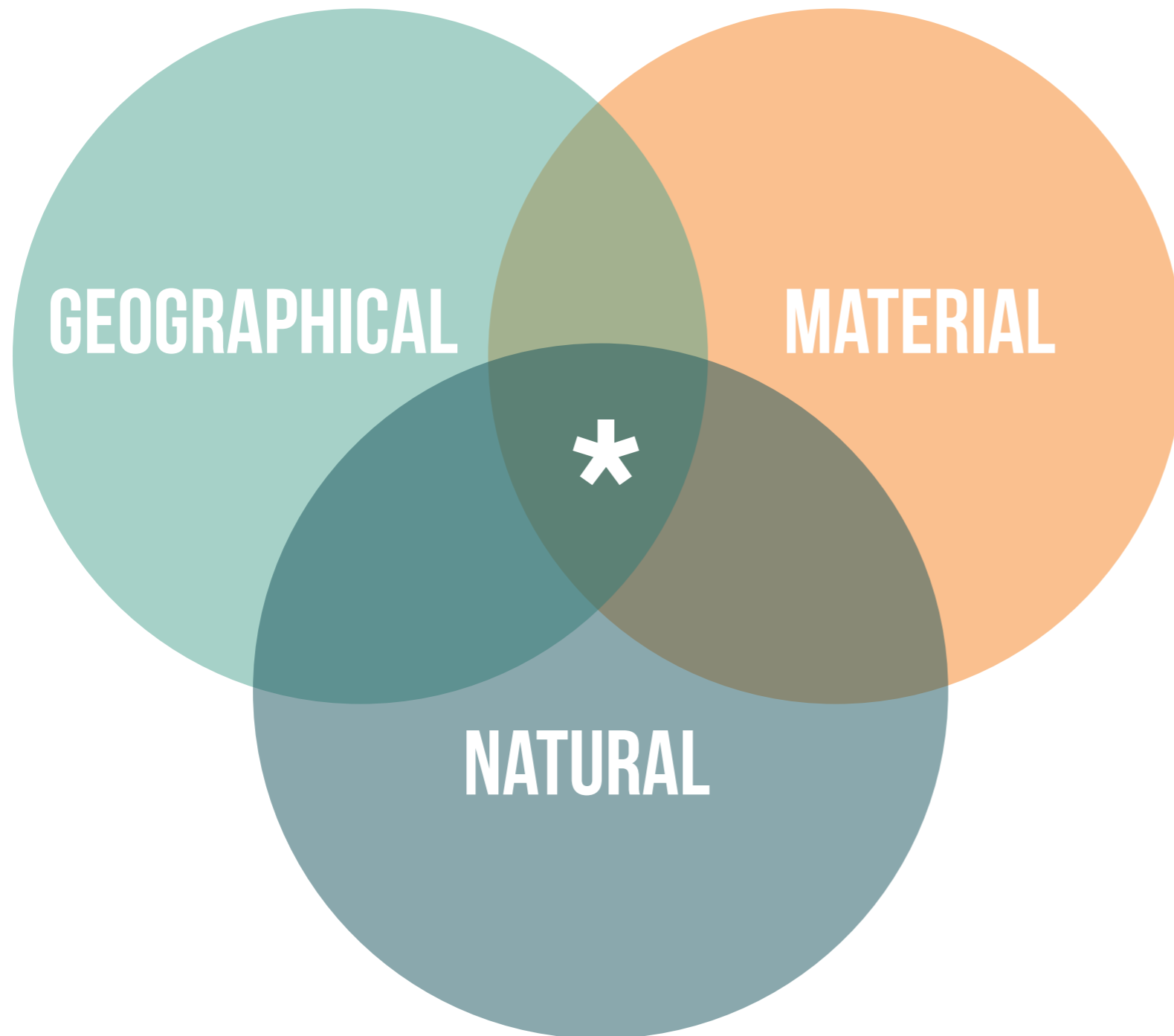


Although the site is currently zoned as R40 the site sits within a train station precinct and in close proximity to Victoria Park activity centre.

- Public
- Commercial
- Multi Residential
- ✱ Site

CHANGE*

Notions of 'Change' have been explored as this gateway site undergoes a significant transformation.

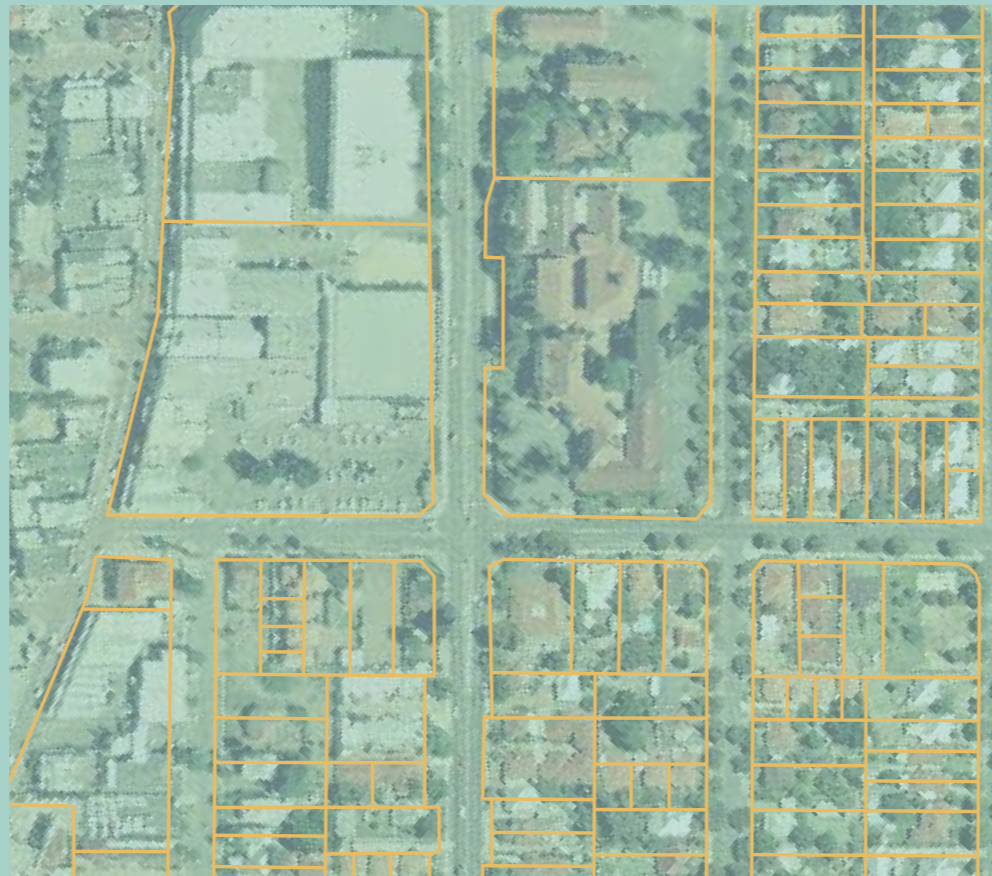


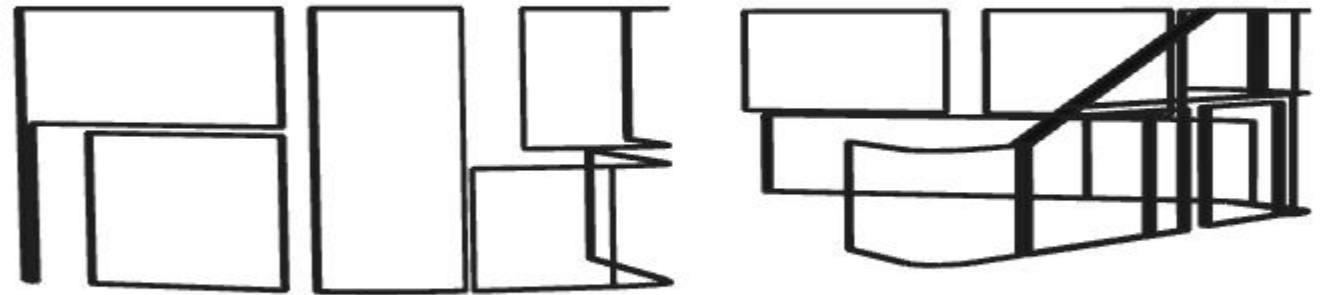
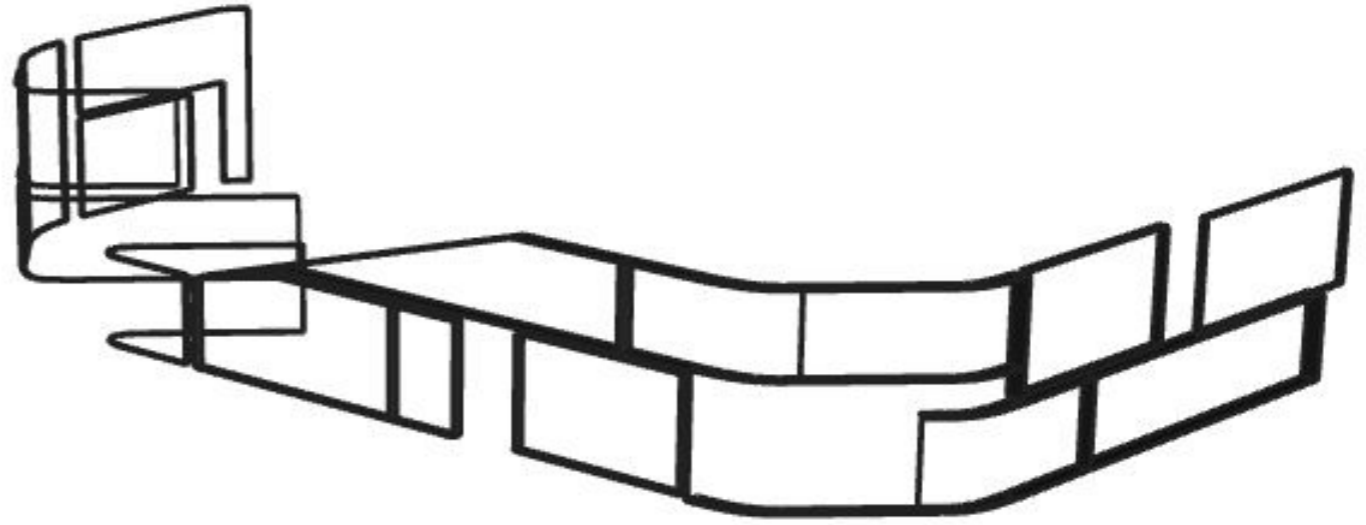
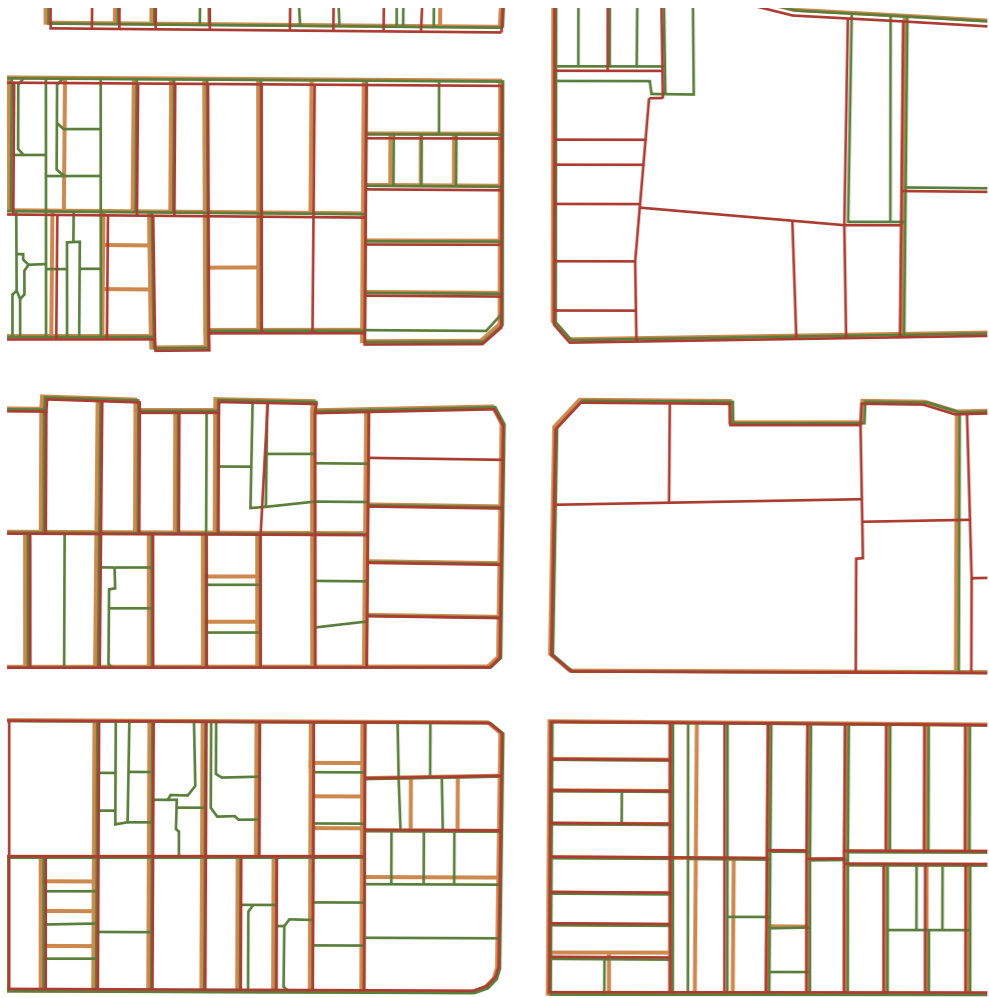


FACADE; ART + ARCHITECTURE

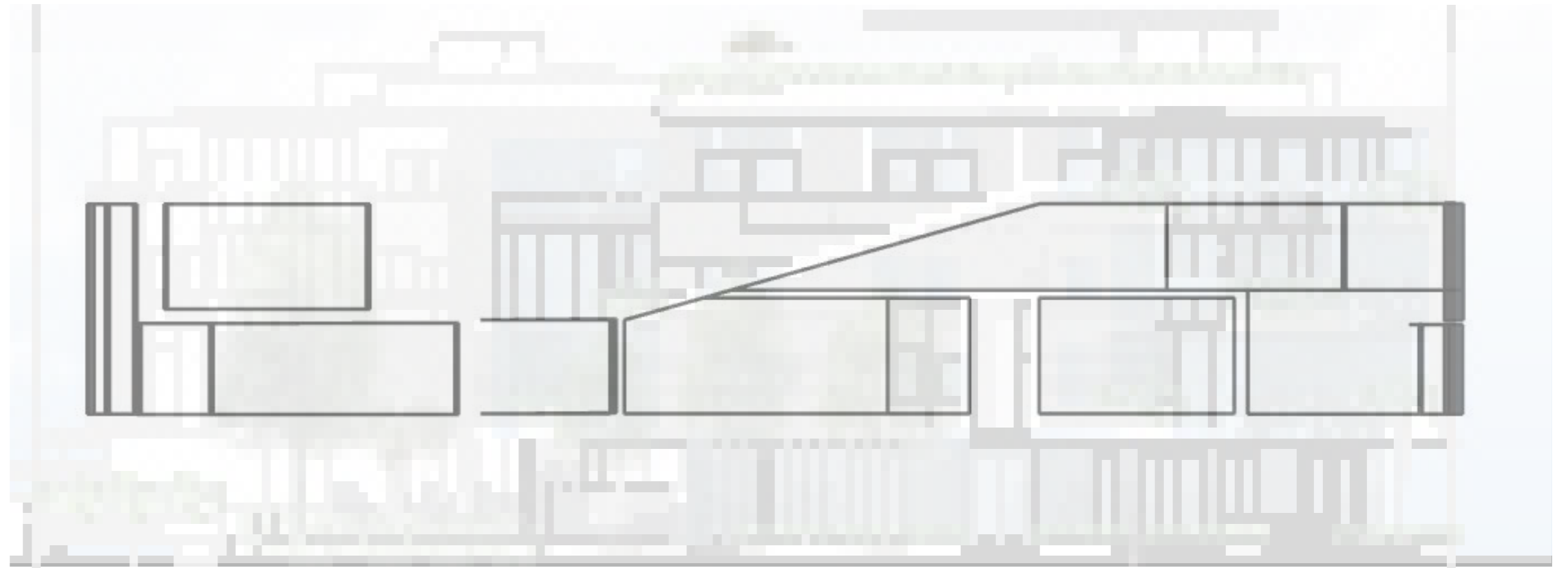
maarch*

GEOGRAPHICAL





SCREEN GENERATOR - CONCEPT DESIGN



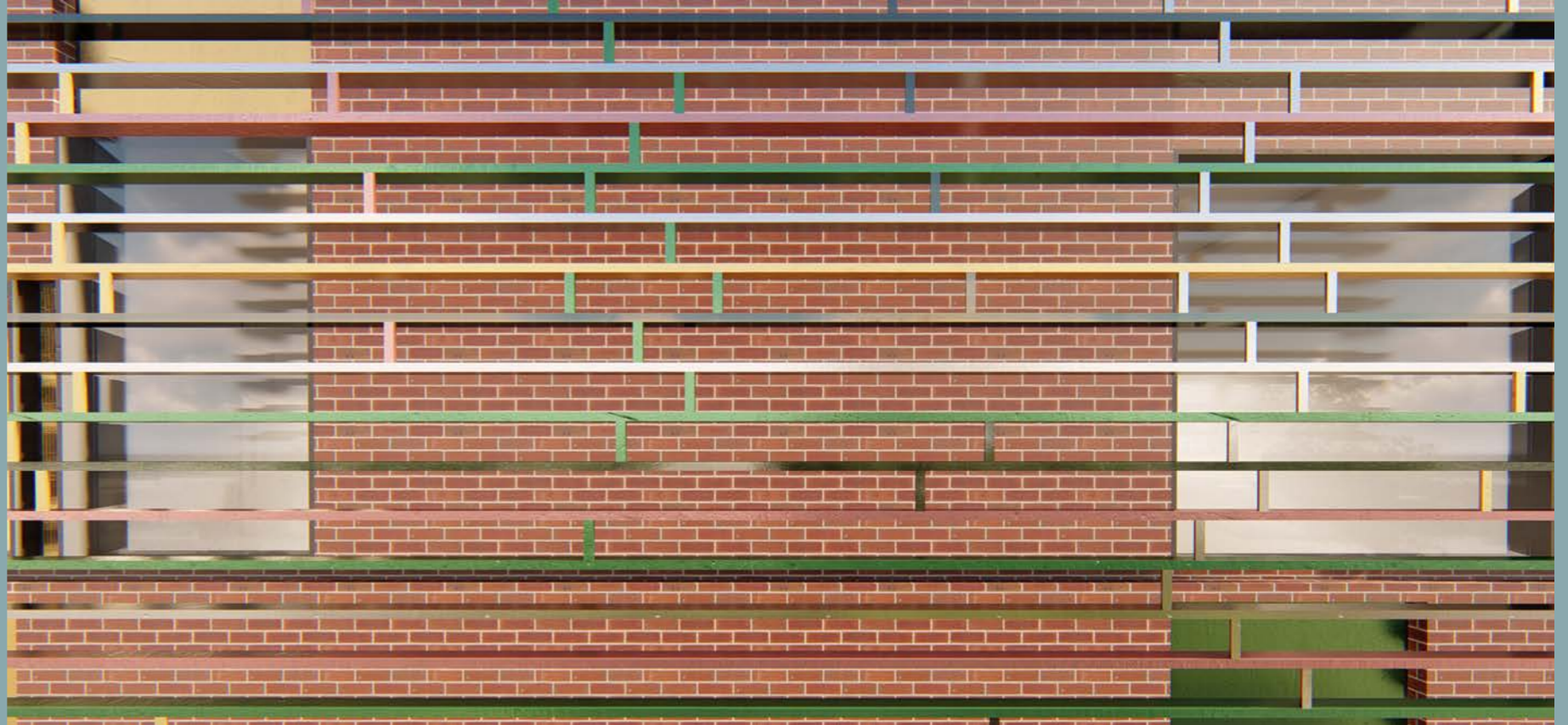
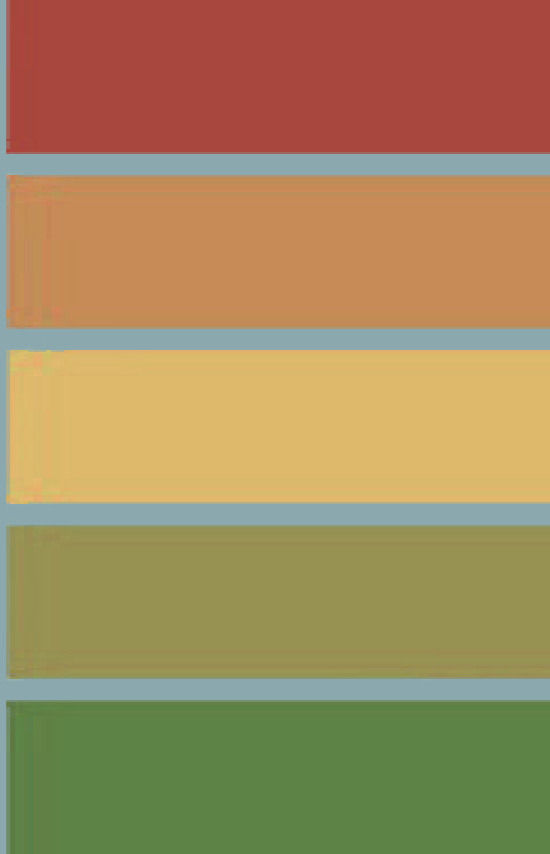
MATERIAL

VICTORIA PARK VERNACULAR





NATURAL





PRECEDENT STUDY

ARTIST: LIAM GILLICK



Relations of equivalence, 2007
powder-coated aluminium, Plexiglas
240cm x 100cm x 5cm



Revised solution, 2009
powder-coated aluminium
10 elements each 200cm x 15cm x 3cm



Benched discussion, 2009
powder-coated aluminium, Plexiglas
Platform 200cm x 50cm x 5cm
Bench 200cm x 50cm x 50cm



Cubed revision screen, 2006
powder-coated aluminium
200cm x 200cm x 70cm



Retired in place, 2008
powder-coated aluminium, Plexiglas
100cm x 100cm x 20cm



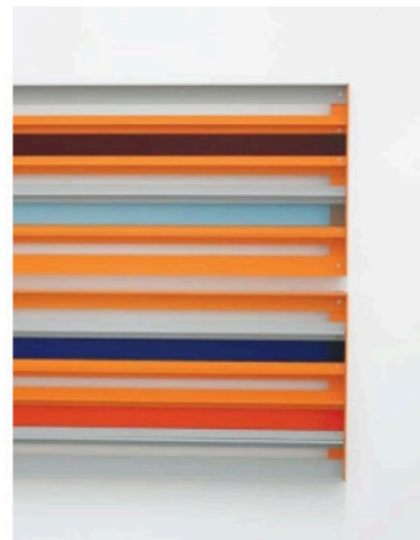
Racked projection, 2007
powder-coated aluminium, Plexiglas
100cm x 100cm x 20cm



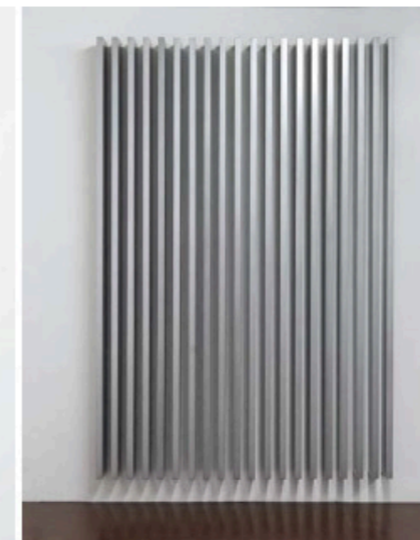
Related faction, 2008
anodised aluminium, Plexiglas
each element 120cm x 50cm x 10cm



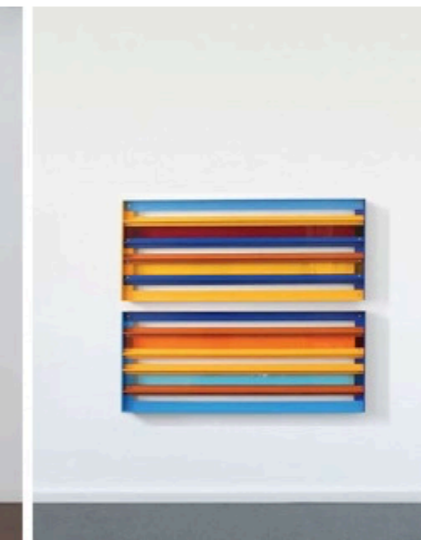
Revision structure, 2005
powder-coated aluminium
20 elements each 200cm x 15cm x 3cm



Revised projection, 2006
anodised aluminium, Plexiglas
each element 120cm x 50cm x 10cm



Projected relapse, 2008
powder-coated aluminium
20 elements each 200cm x 15cm x 3cm



Stacked restricted, 2006
anodised aluminium, Plexiglas
each element 120cm x 50cm x 10cm



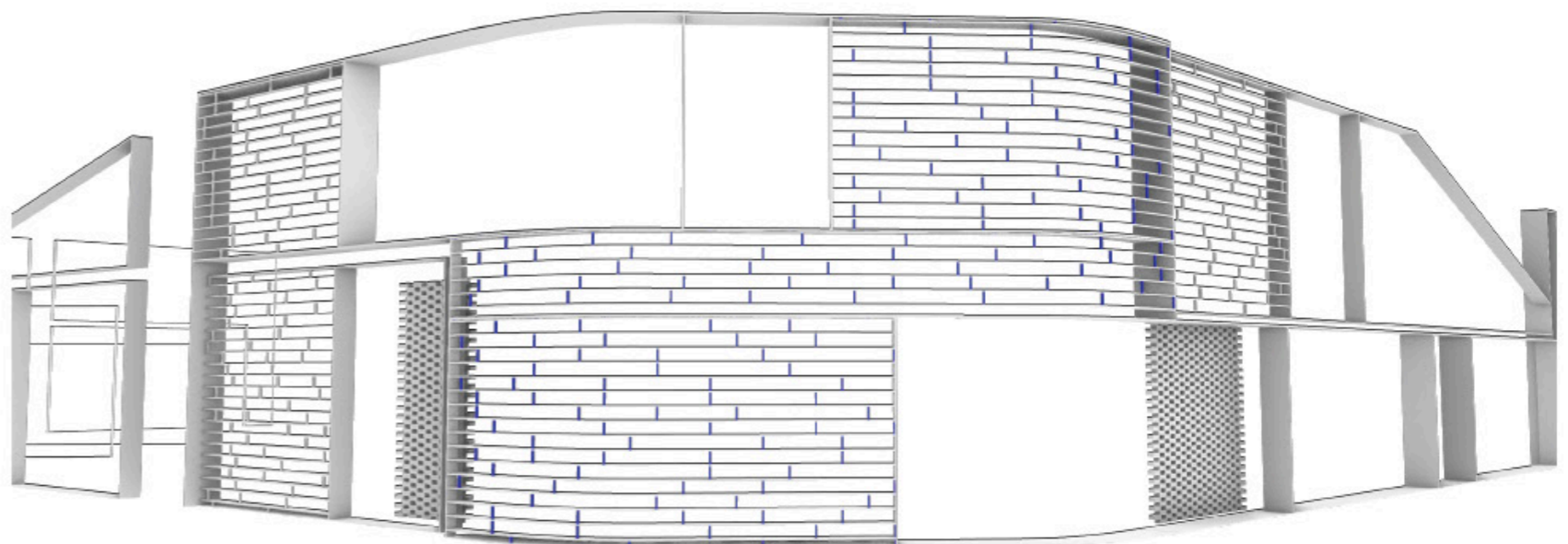
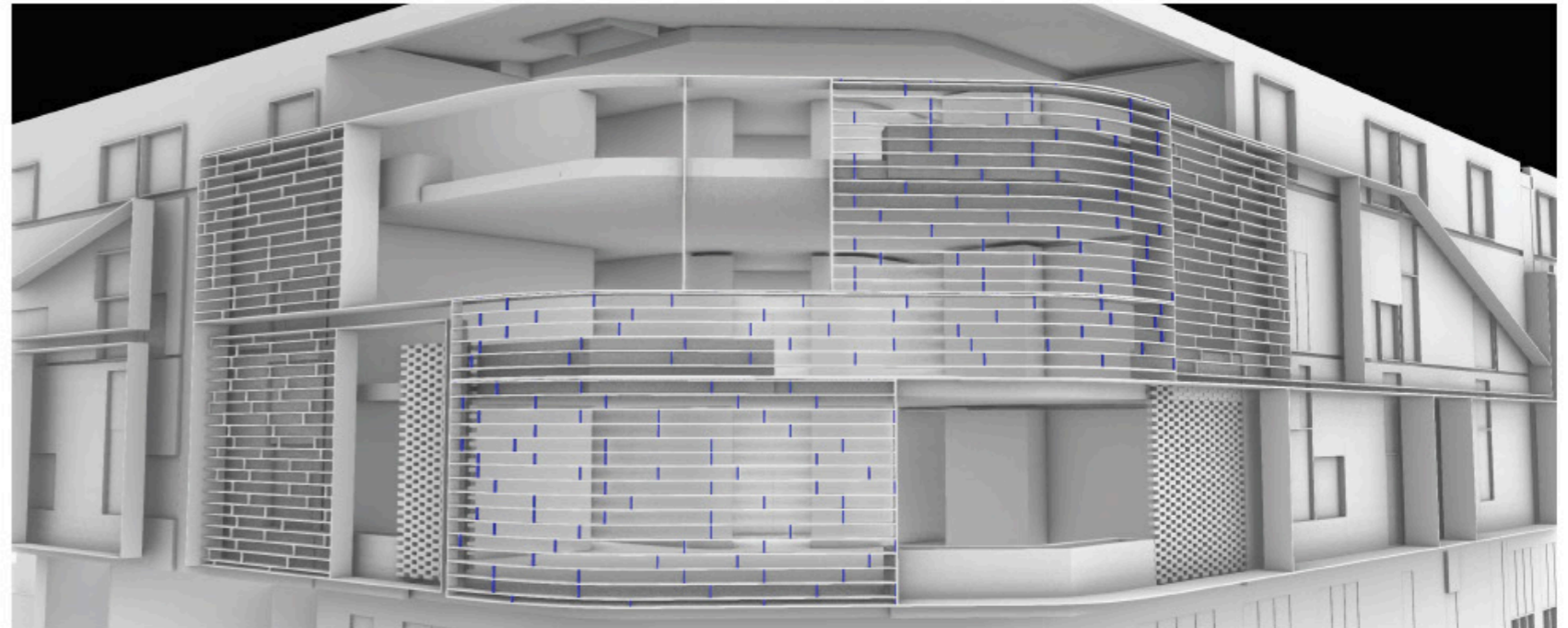
Strange reduction, 2007
powder-coated aluminium, Plexiglas
100cm x 100cm x 20cm



“We know it’s a rare thing and it makes us feel special, we think it’s either luck, destiny, a sign that something big is going to happen...”



It is proposed that the vertical elements of the Western Screen facade have integrated lighting. The light show will be preprogrammed to simulate the effects of shootings stars/meteor showers, and rain.





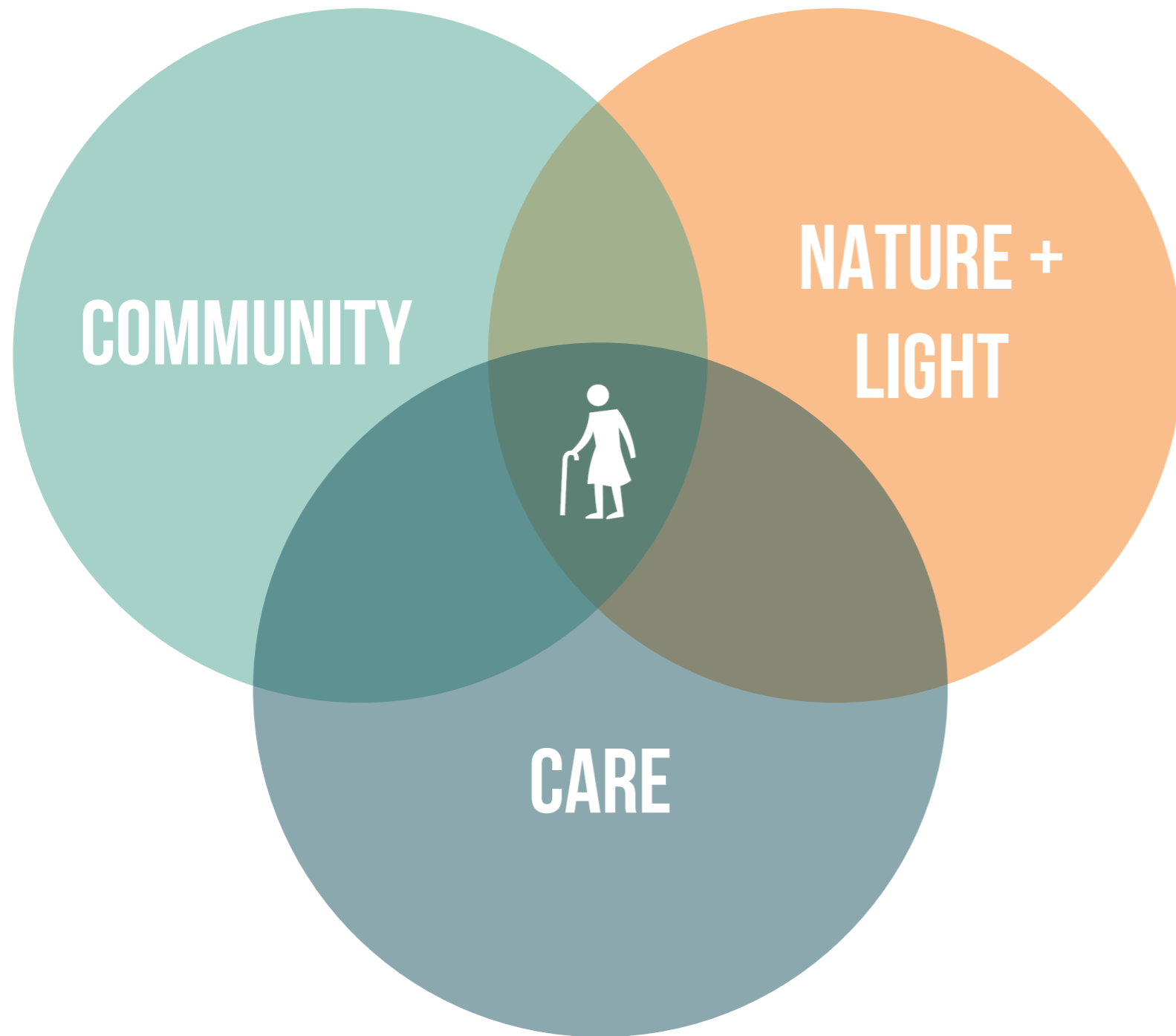
ROSHANA
CARE

ROSHANA



EXISTING | PROPOSED

VISION





**THERE IS LITTLE IN THE ARCHITECTURE
OF A CITY THAT IS MORE BEAUTIFULLY
DESIGNED THAN A TREE**

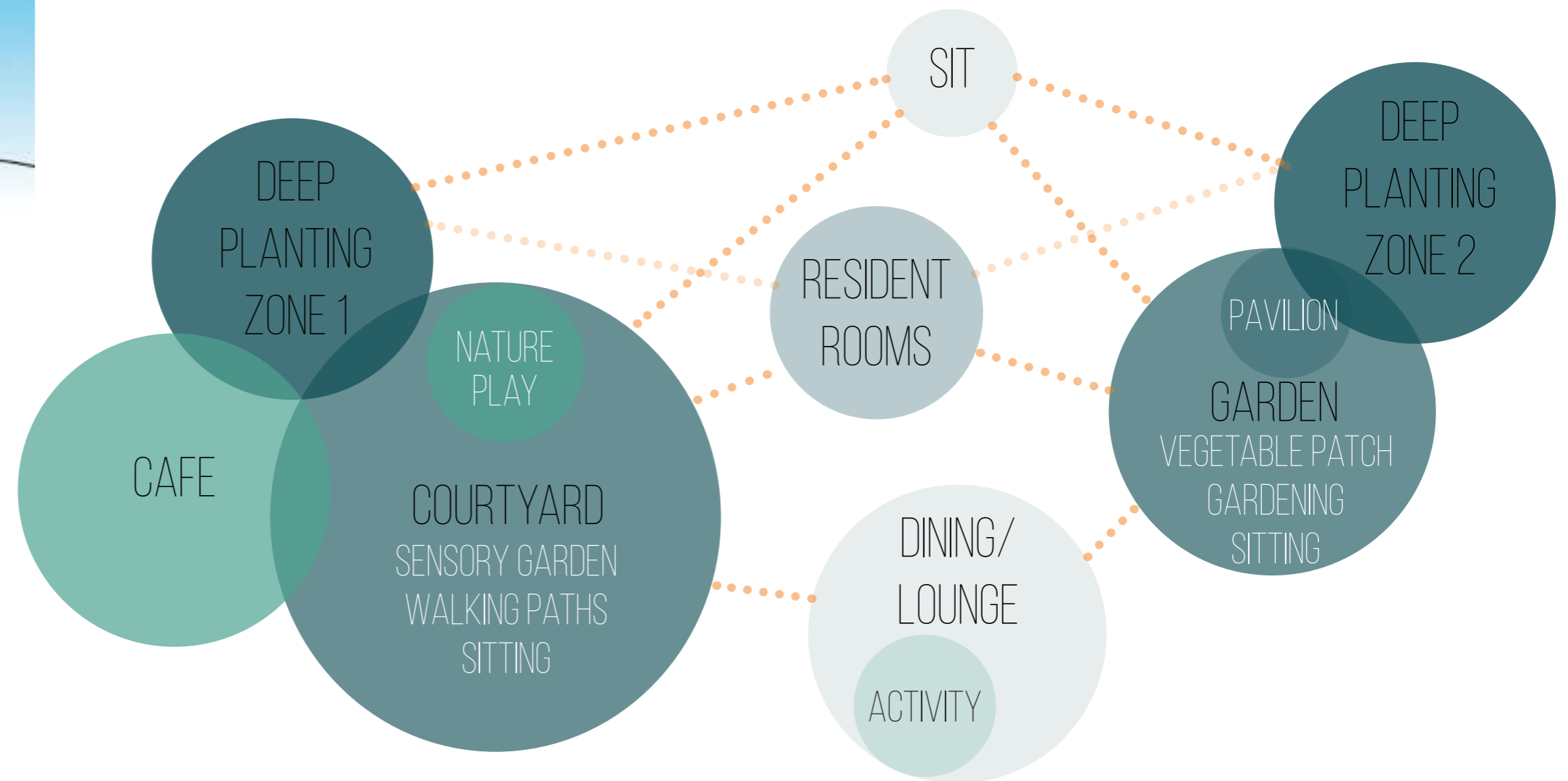
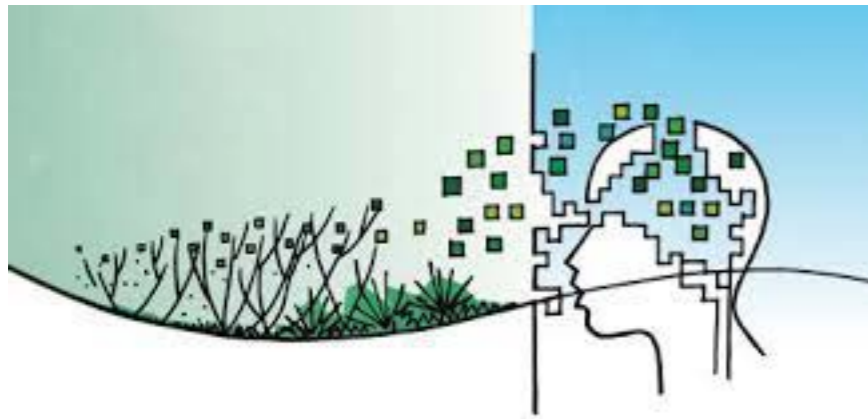
JAIME LERNER

CARE NATURE + LIGHT COMMUNITY

Our design philosophy is to create a facility that promotes physical, mental and emotional well being.

Connections with nature greatly improves well being.

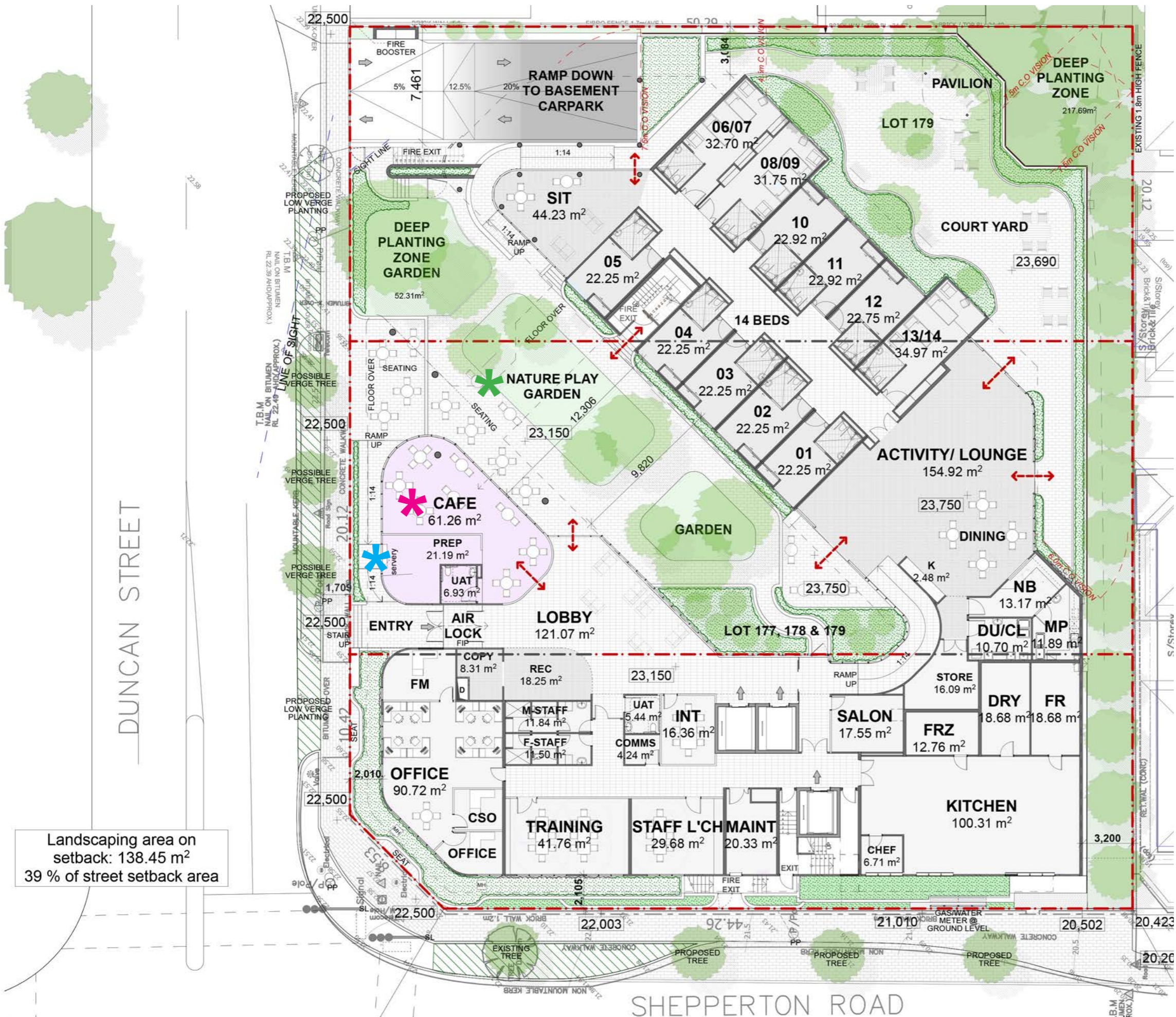
Design that reconnects us with nature - **biophilic design** - is essential for a care giving environment.



● NATURE WITHIN SPACE: MATERIAL AND TEXTURAL INTEGRATION
● OPPORTUNITIES TO BE IN NATURE

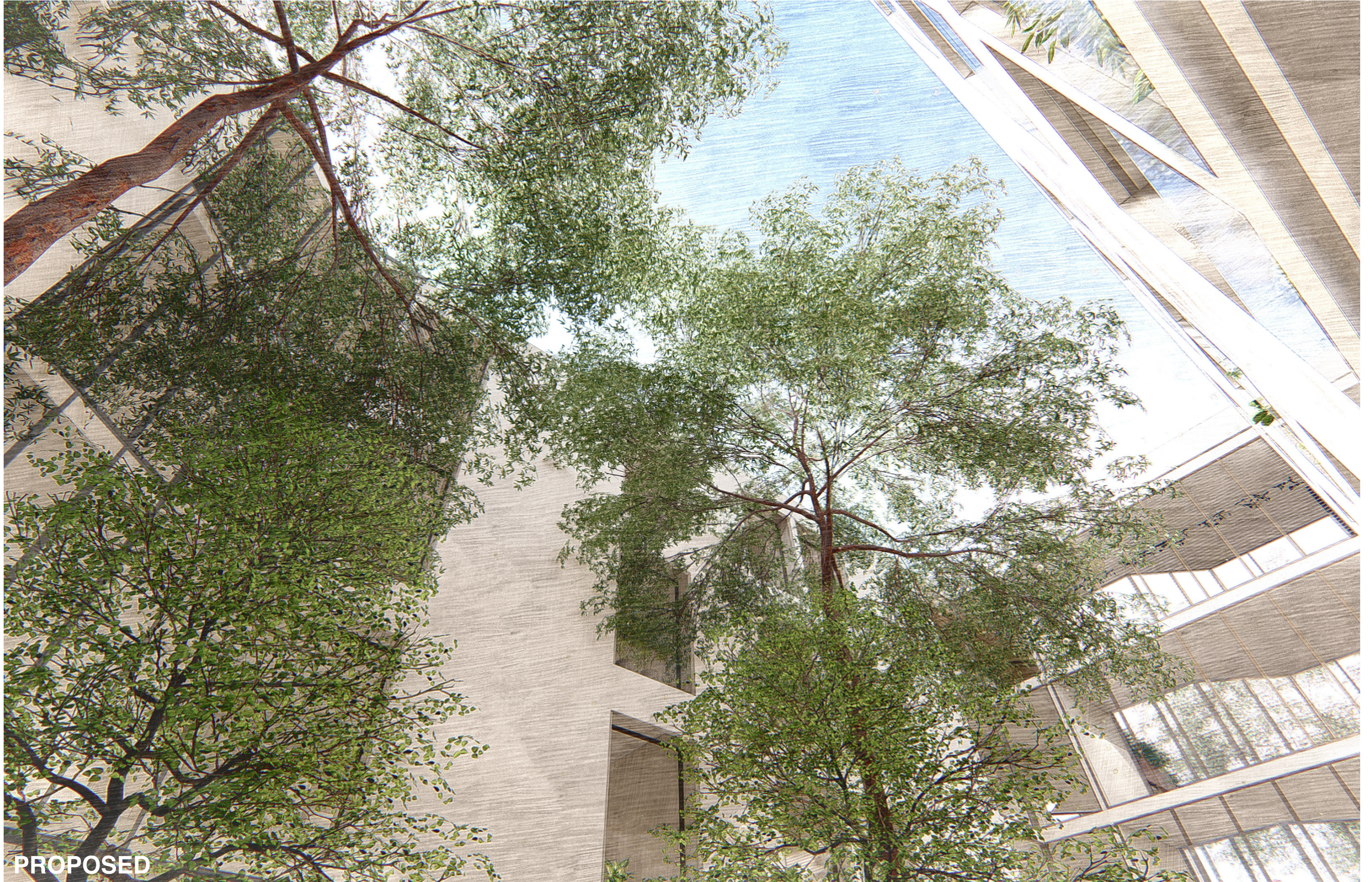
● VISUAL CONNECTION AND EASY ACCESS TO NATURE
● OPPORTUNITIES FOR COMMUNITY INTERACTIONS

PROPOSED - GROUND FLOOR PLAN



- * The Proposed Nature Play Garden will have predominantly public access during visiting times, and be open to residents at all other times with Controlled use.
- * The proposed cafe is open to the public as well as residents.
- * A servery window opens to the street and internal access is restricted use for visitors of residents.

NATURE + LIGHT



PROPOSED

CARE

The courtyard is designed as a tranquil space that is welcoming and easy to access for residents.



PROPOSED
maarch*

COMMUNITY

- The proposed aged care residence is **centrally located in Victoria Park** which is an active and community orientated town.
- The location promotes **social inclusion**. The well connected site is in close proximity to public transport and amenities.
- The design consciously **makes a connection** to the bustling streetscape and surrounding views.



PROPOSED

Interface at Duncan Street and Shepperton Road junction



Landscape integration and bench **seating** facing the street for local pedestrians/cyclists and residents.

- The cafe and play area provides the opportunity for the community to **engage** with residents.
- The adjacent school is a great opportunity for **intergenerational interactions** and is supportive of future programmes.

Intergenerational programs strengthen communities by bringing together diverse groups of people, dispelling negative stereotypes, sharing of talent and resources, preserving historical and cultural traditions, and strengthening partnerships.

Intergenerational programs maximize human capital by engaging youth and older adults as volunteers for different opportunities and populations.



The Mutual Benefits of Intergenerational Interactions

Benefits for Adults

- Reduced risk of isolation
- Increased learning of new skills
- Increase emotional well being
- Improved health

Benefits for Youth and Children

- Improve academic performance
- Increased social skills- pro social behavior
- Reduction in negative behavior
- Increase stability

PROPOSED DEEP PLANTING ZONE FACING DUNCAN STREET



PROPOSED CAFE, DEEP PLANTING ZONE & ENTRY ON DUNCAN STREET



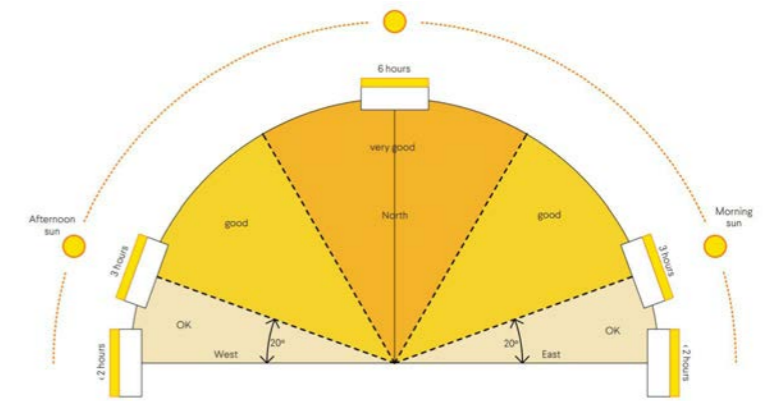
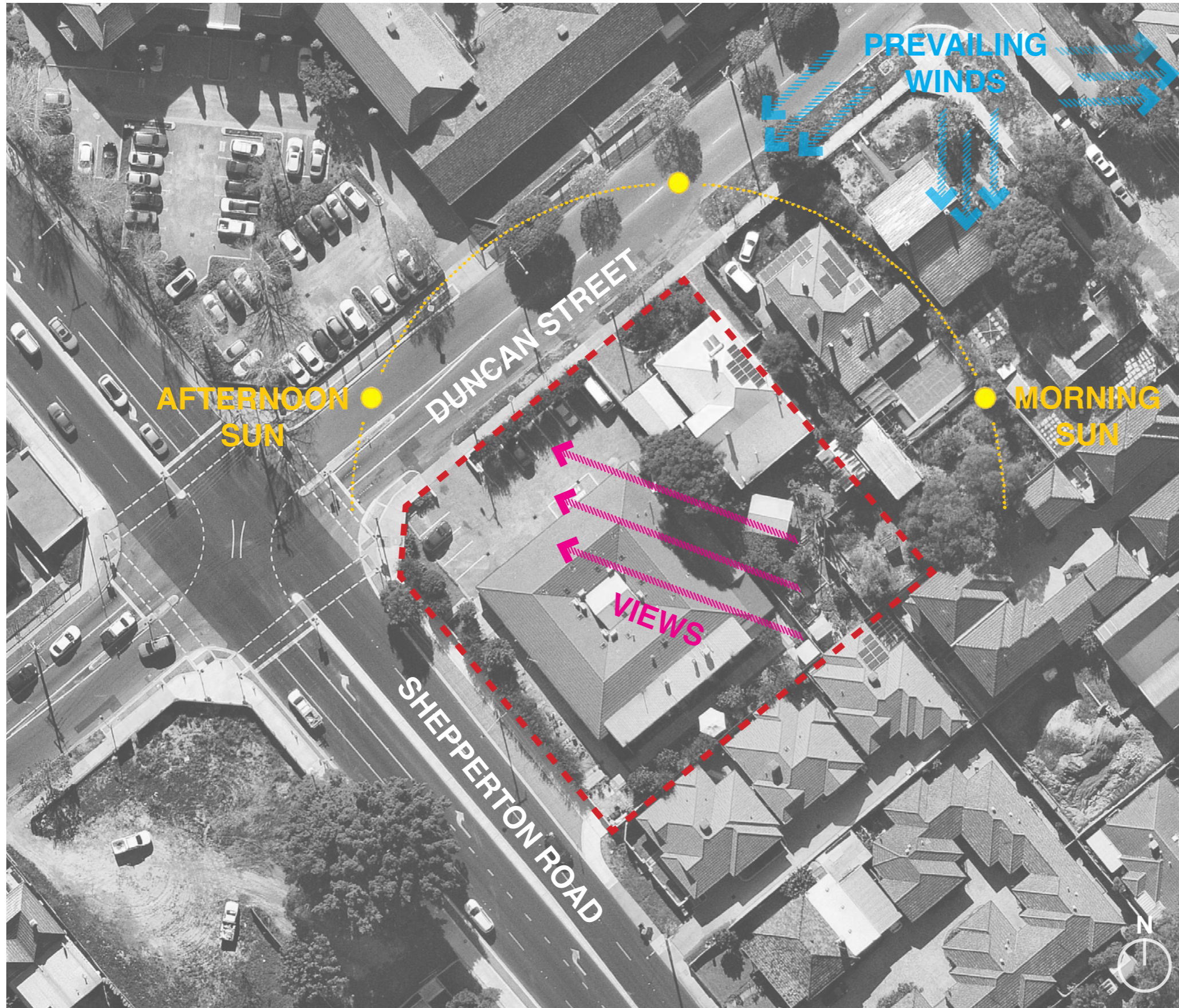
PROPOSED COURTYARD



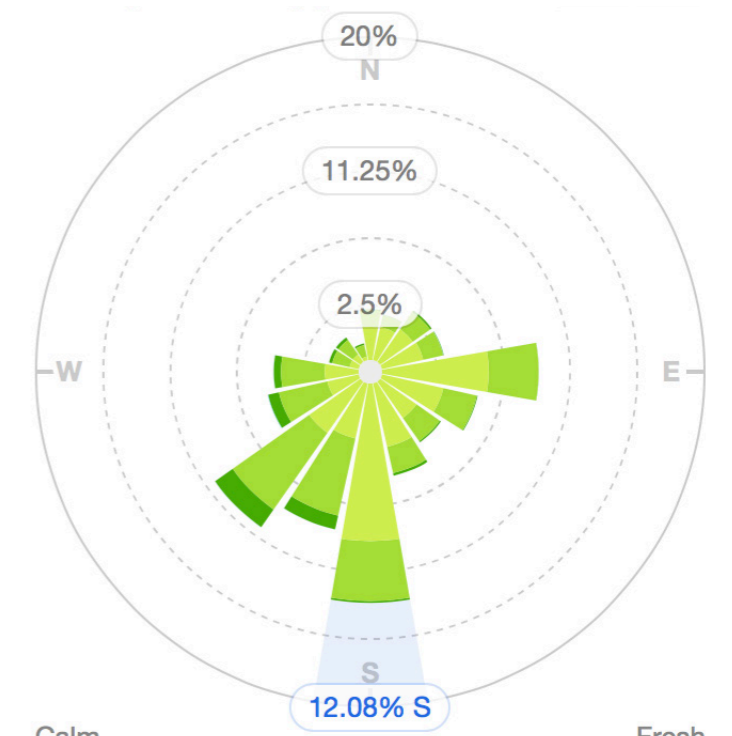
PROPOSED VIEWS FROM SHEPPERTON ROAD



EXISTING SITE CONDITIONS



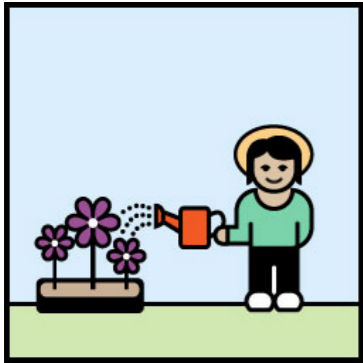
S U N



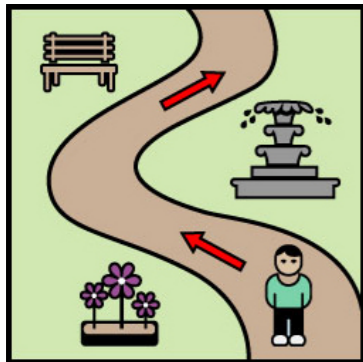
Calm Fresh

W I N D

AMENITY



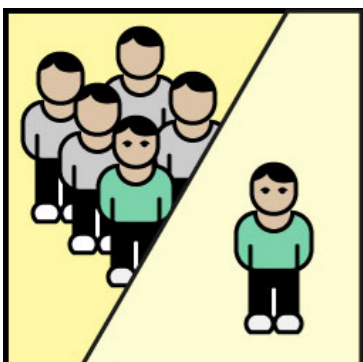
DESIGNING IN RESPONSE TO VISION FOR WAY OF LIFE



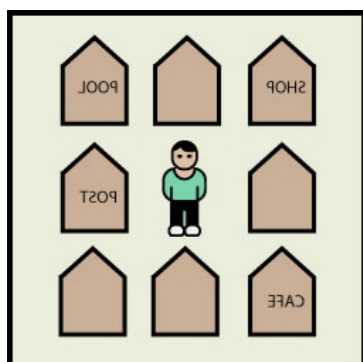
SUPPORT MOVEMENT AND ENGAGEMENT



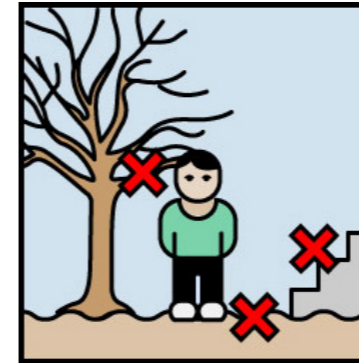
CREATE A FAMILIAR PLACE



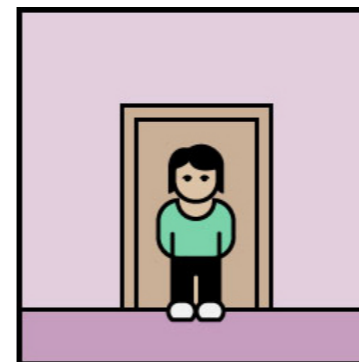
PROVIDE A VARIETY OF PLACES TO BE ALONE OR WITH OTHERS- IN THE UNIT



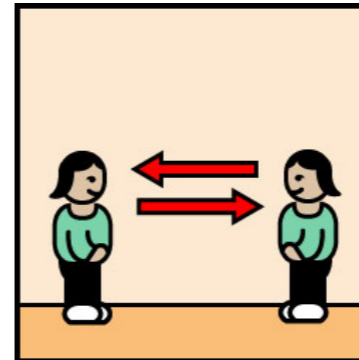
PROVIDE A VARIETY OF PLACES TO BE ALONE OR WITH OTHERS- IN THE COMMUNITY



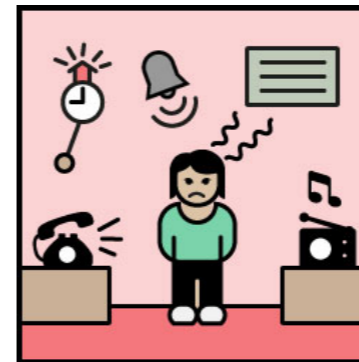
UNOBTRUSIVELY REDUCE RISKS



PROVIDE A HUMAN SCALE



ALLOW PEOPLE TO SEE AND BE SEEN

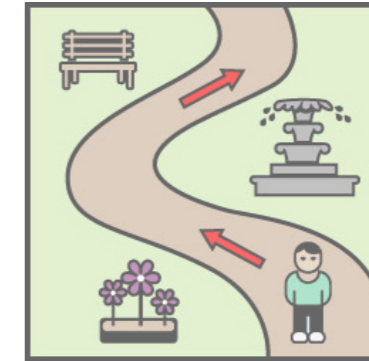


MANAGE LEVELS OF STIMULATION-
REDUCE UNHELPFUL STIMULATION

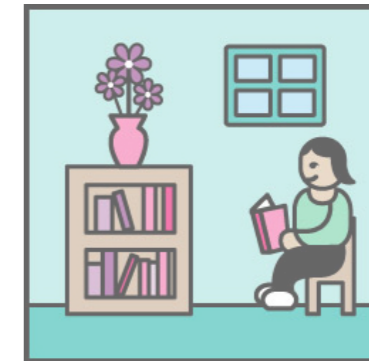


MANAGE LEVELS OF STIMULATION-
OPTIMISE HELPFUL STIMULATION

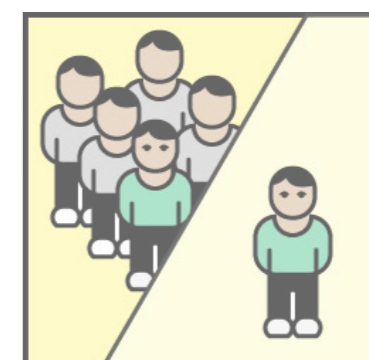
GROUND FLOOR PLAN



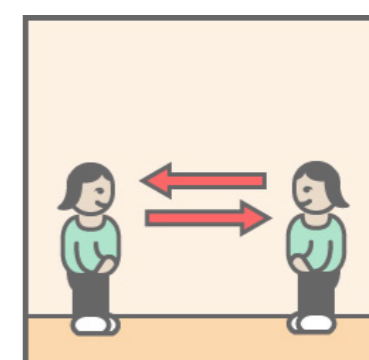
*** SUPPORT MOVEMENT AND ENGAGEMENT**



*** CREATE A FAMILIAR PLACE**



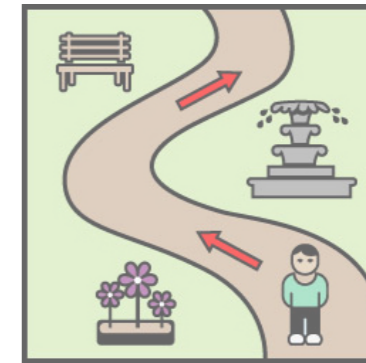
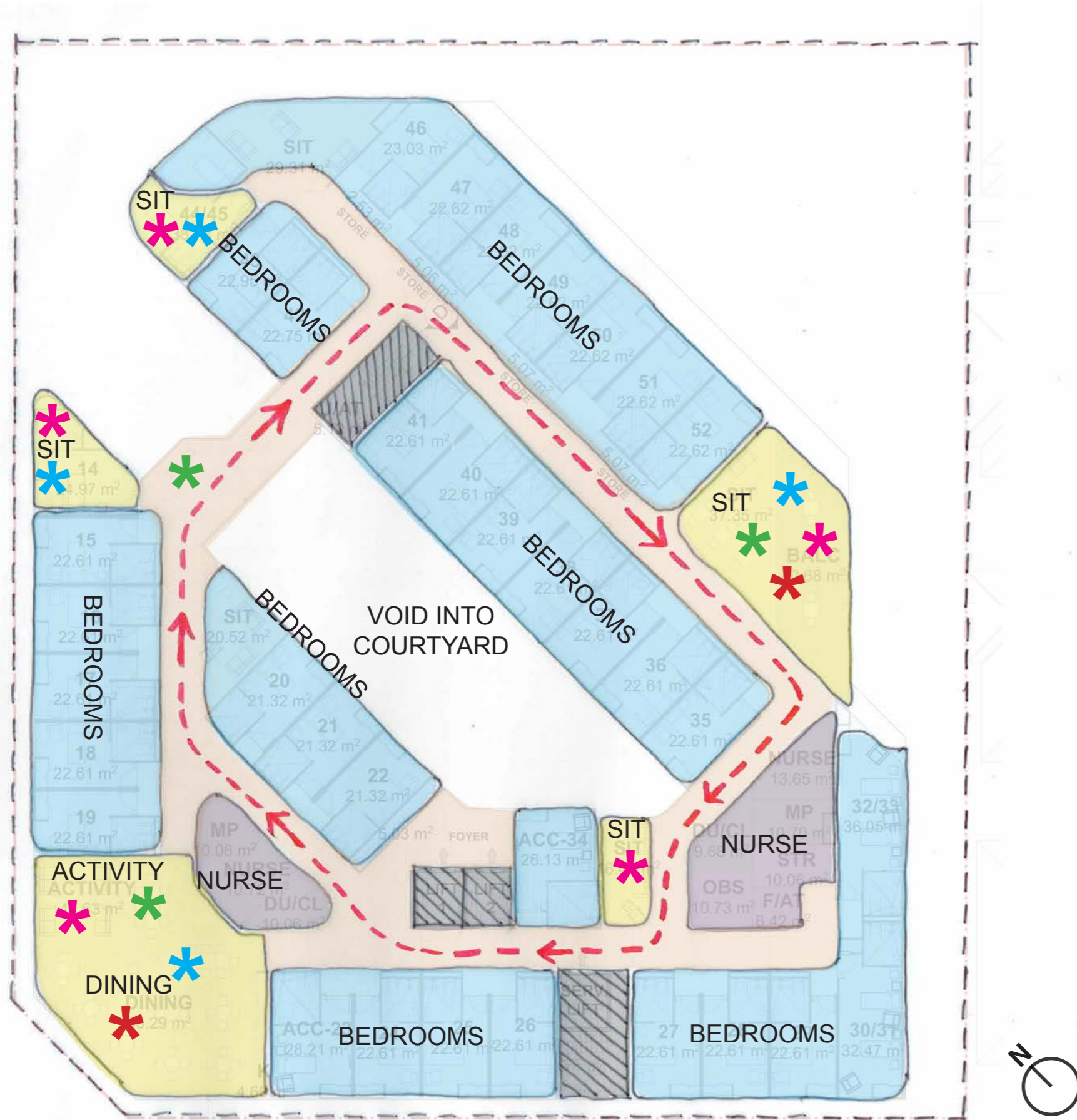
*** PROVIDE A VARIETY OF PLACES TO BE ALONE OR WITH OTHERS**



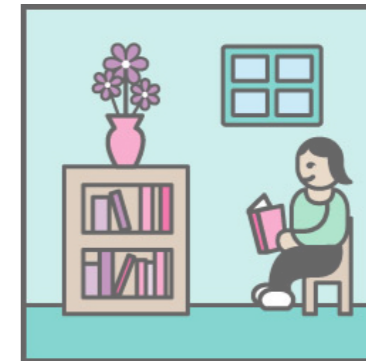
*** ALLOW PEOPLE TO SEE AND BE SEEN**



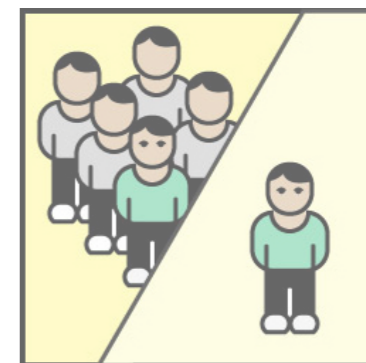
UPPER FLOORS TYPICAL LAYOUT



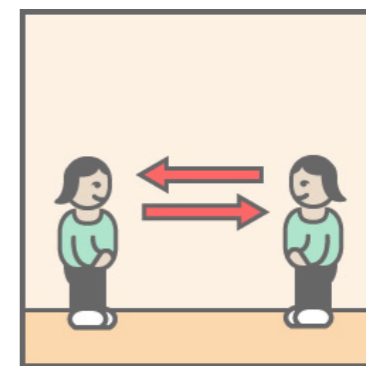
*** SUPPORT
MOVEMENT AND
ENGAGEMENT**



*** CREATE A
FAMILIAR
PLACE**



*** PROVIDE A
VARIETY OF
PLACES TO
BE ALONE OR
WITH OTHERS**



*** ALLOW
PEOPLE TO
SEE AND BE
SEEN**

PROTECTION FROM WESTERN SUN



Limited exposed glazing due to planters, screens, double glazed units and internal window treatments.

Internal Window Treatments

Double Glazing Units- Viridian ComfortPlus glass or similar

Planters

Screen

CROSS SECTION 1

Double Glazing Units- Viridian ComfortPlus glass or similar

Planters

Screen

Internal Window Treatments

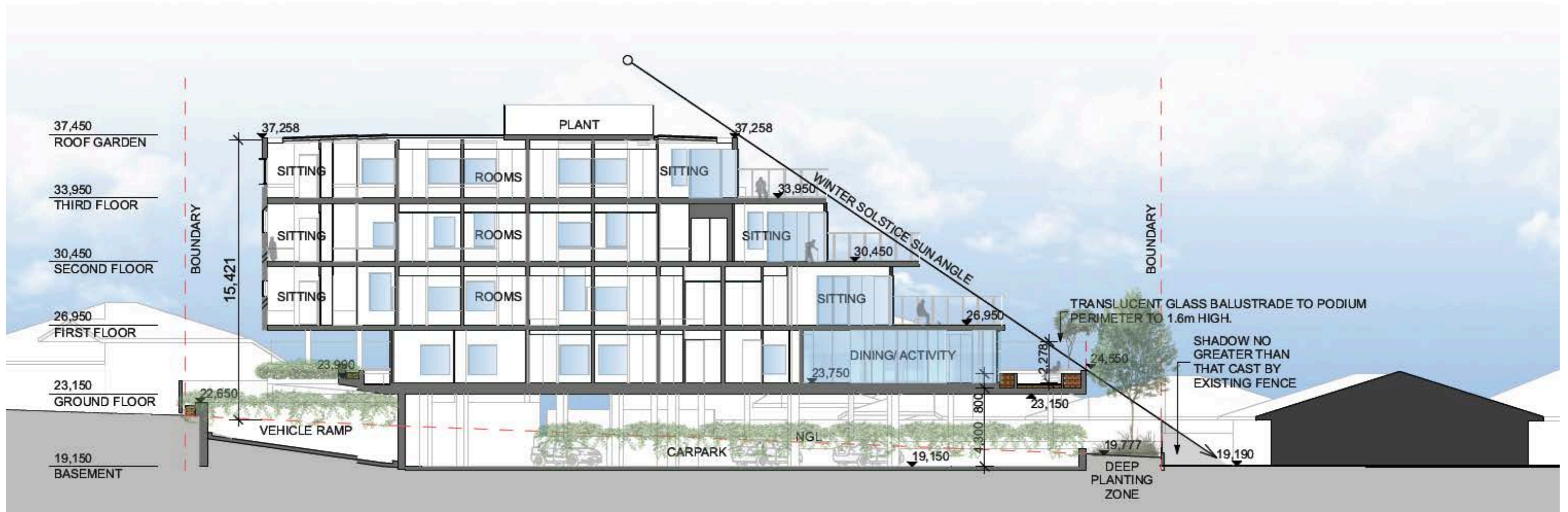


CROSS SECTION 2

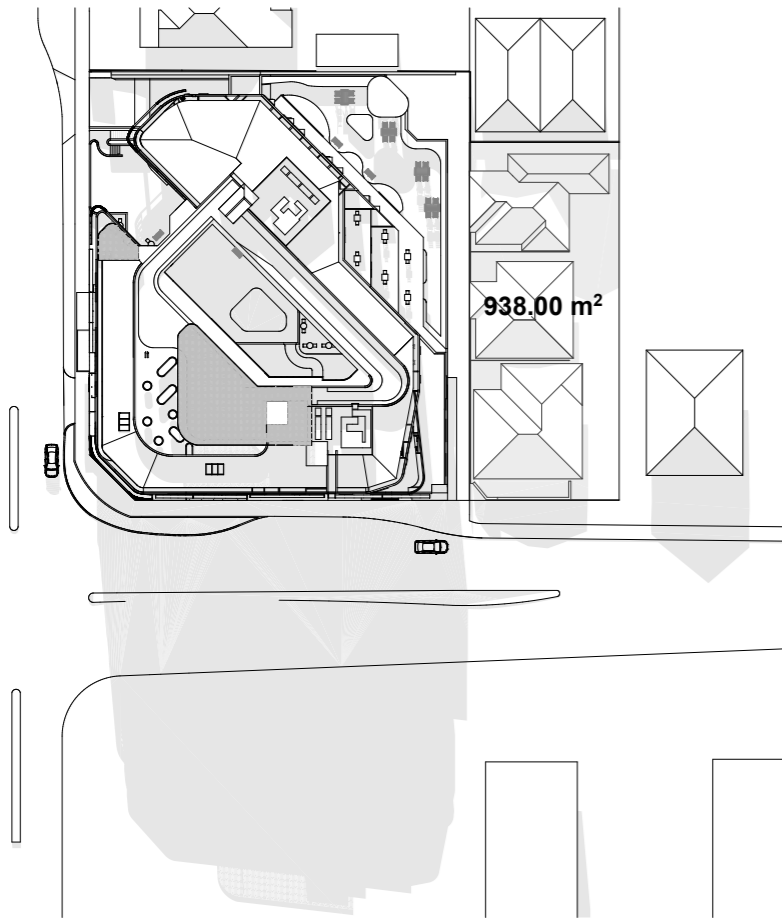
PROPOSED DINING ROOMS FACING WESTERN SUN



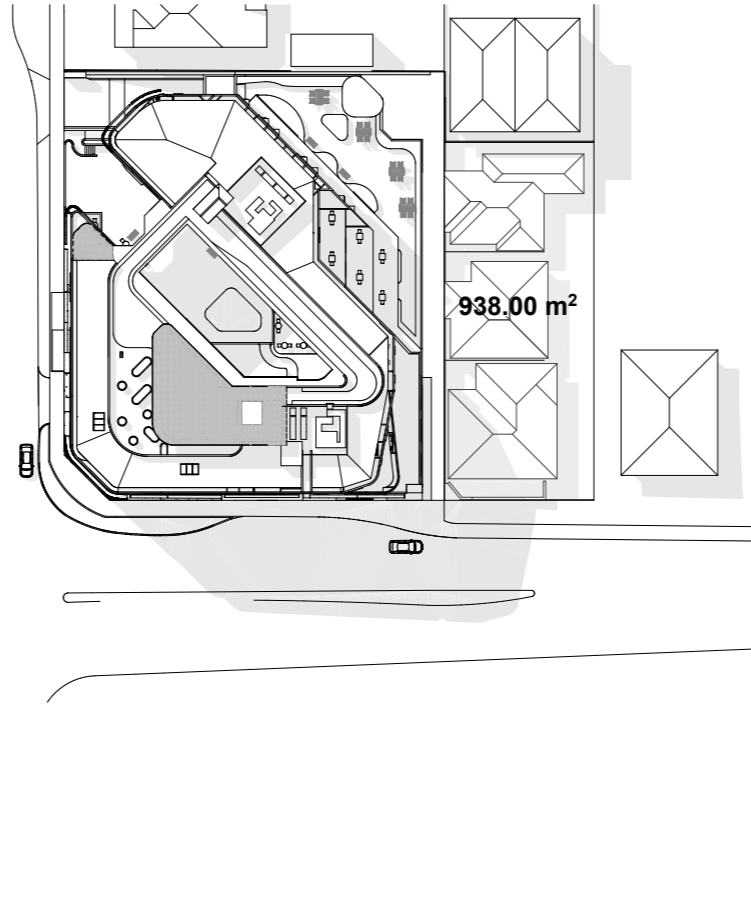
OVER-SHADOWING STUDY



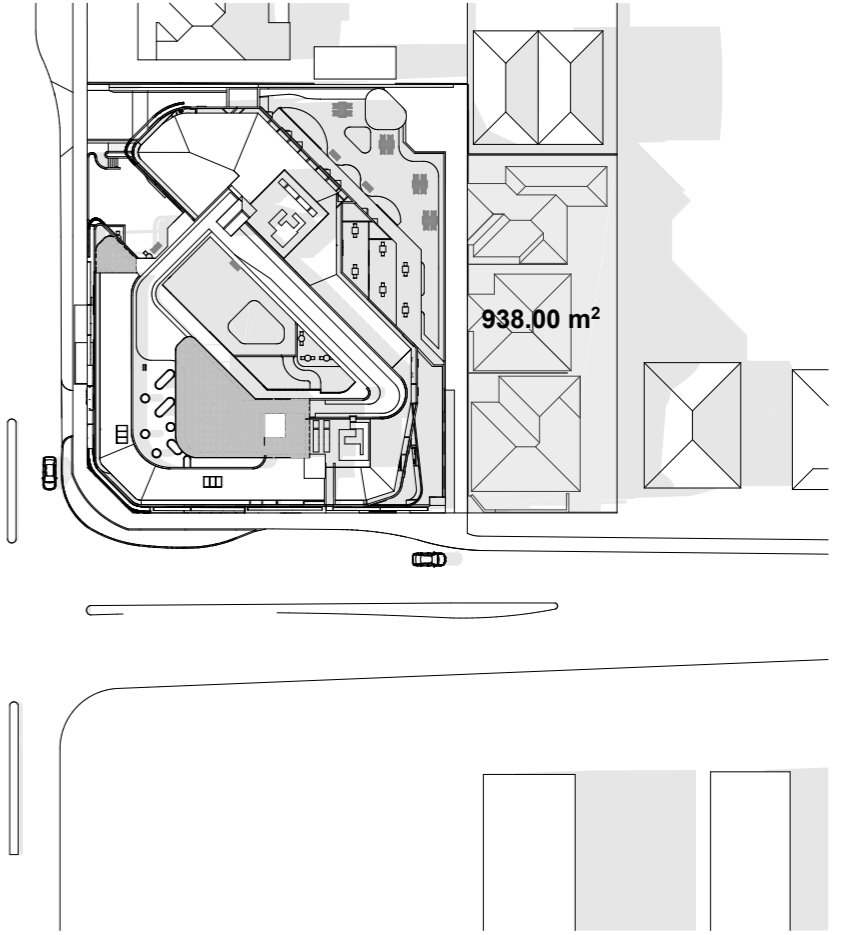
SUN STUDY



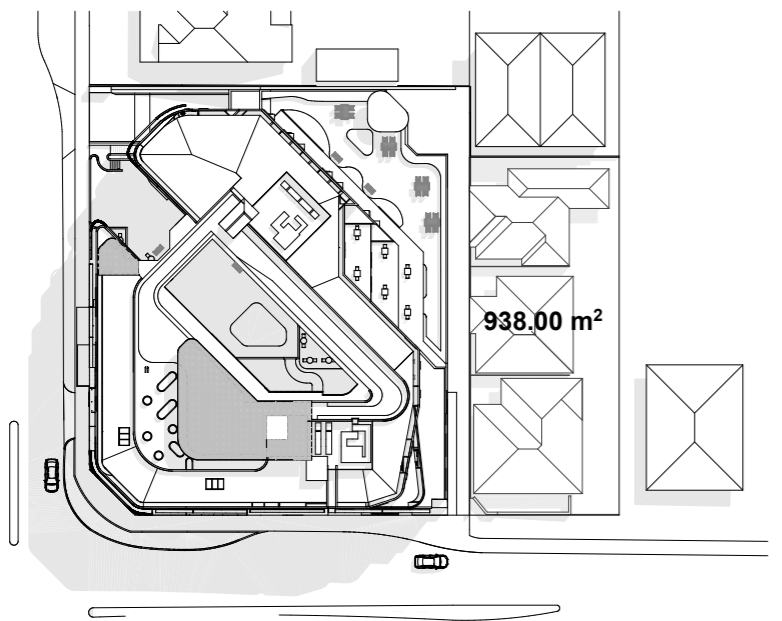
OVERSHADOWING June 9 am



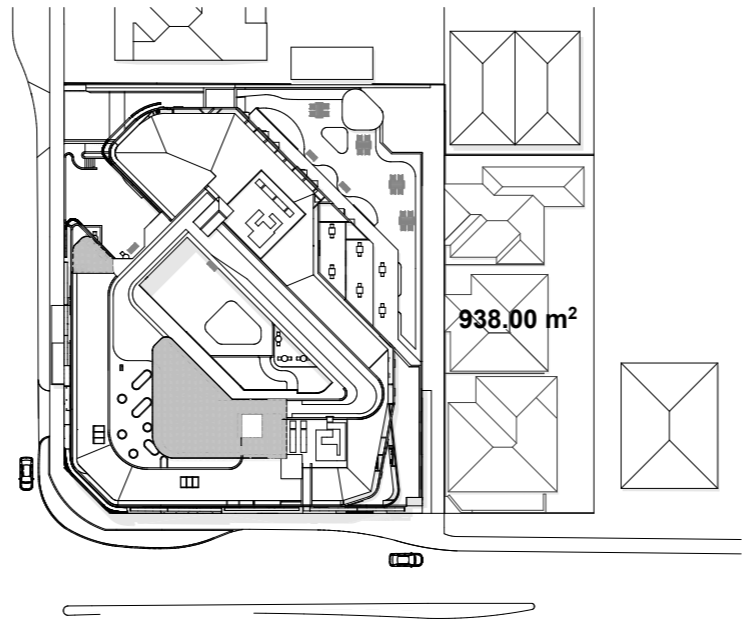
OVERSHADOWING June 12 Noon



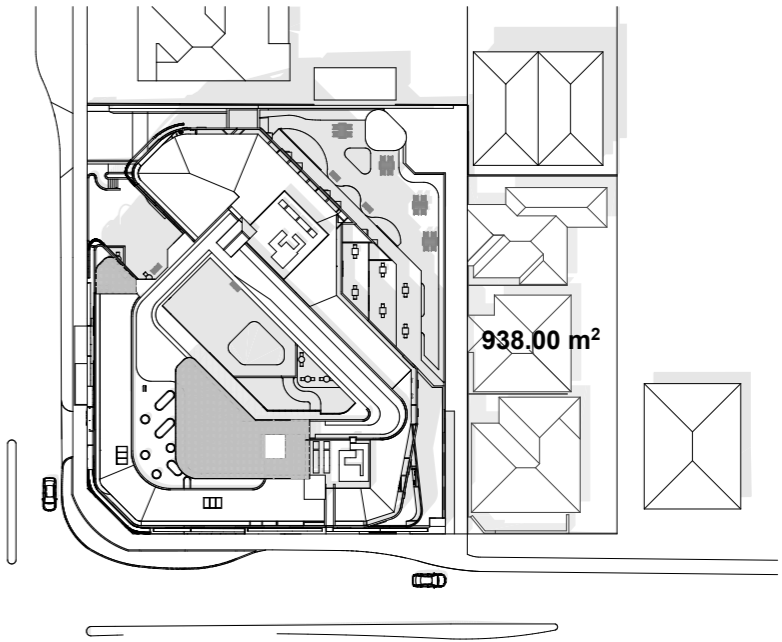
OVERSHADOWING June 3 pm



OVERSHADOWING December 9am



OVERSHADOWING December 12 Noon

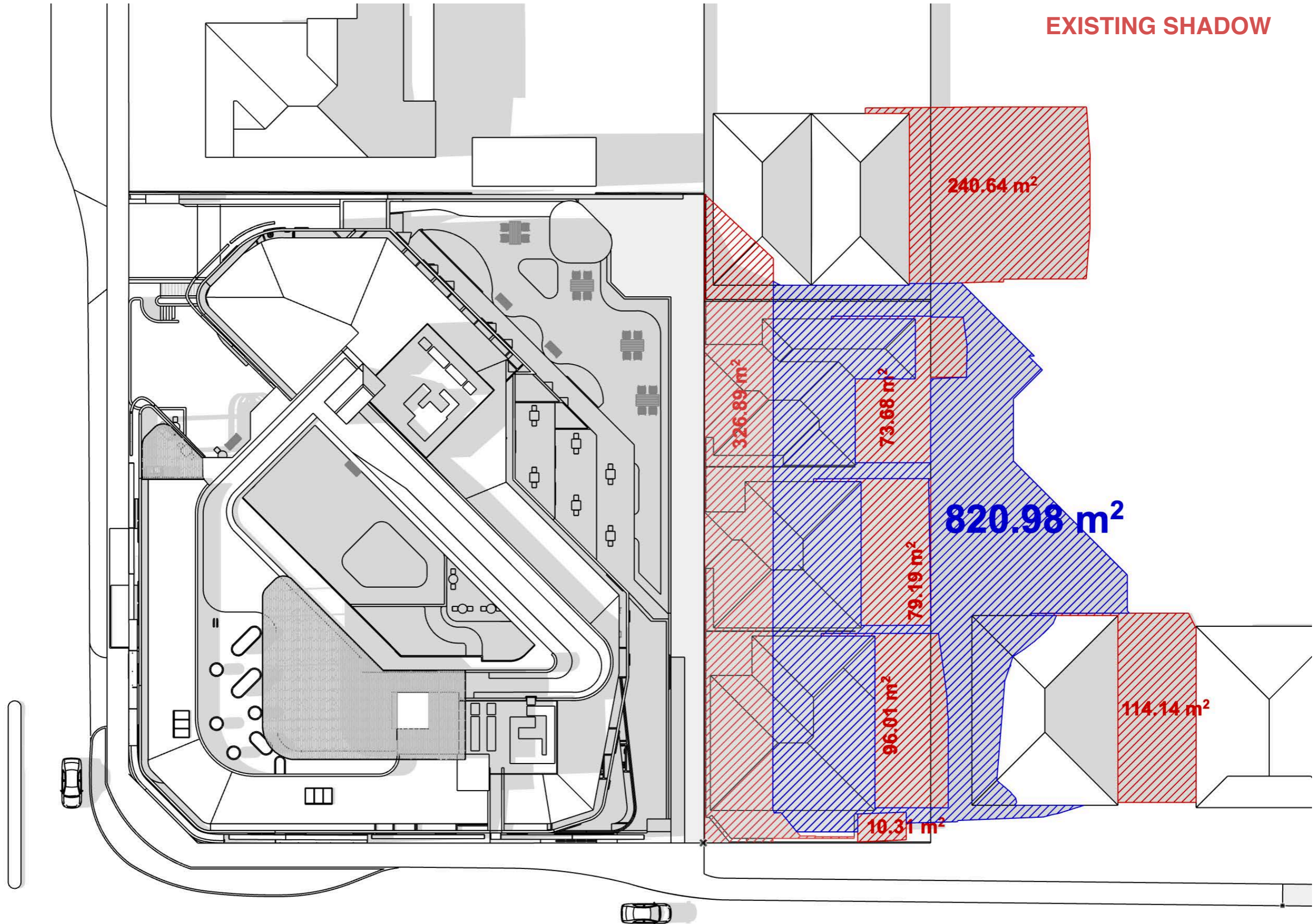


OVERSHADOWING December 3 pm

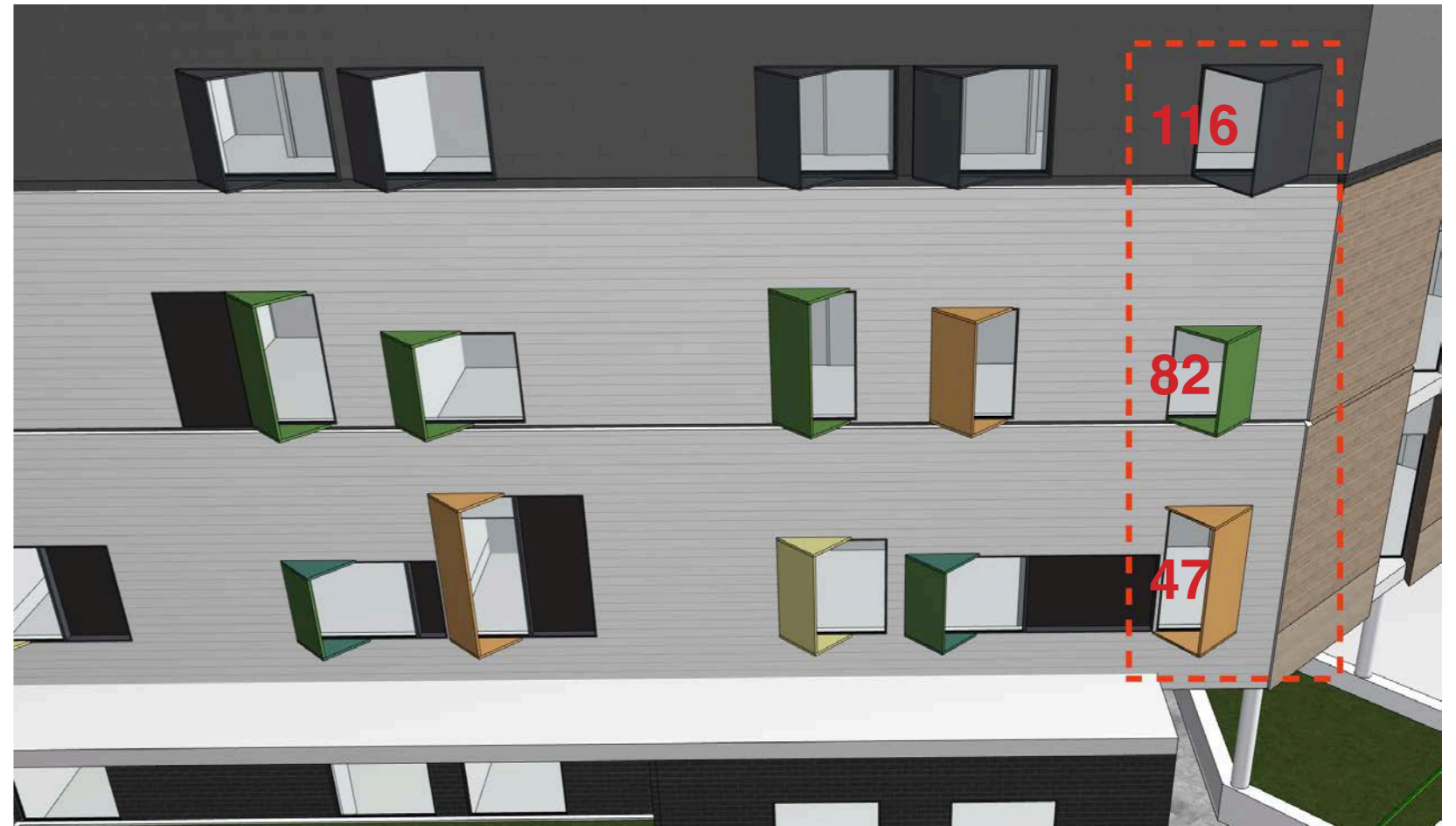
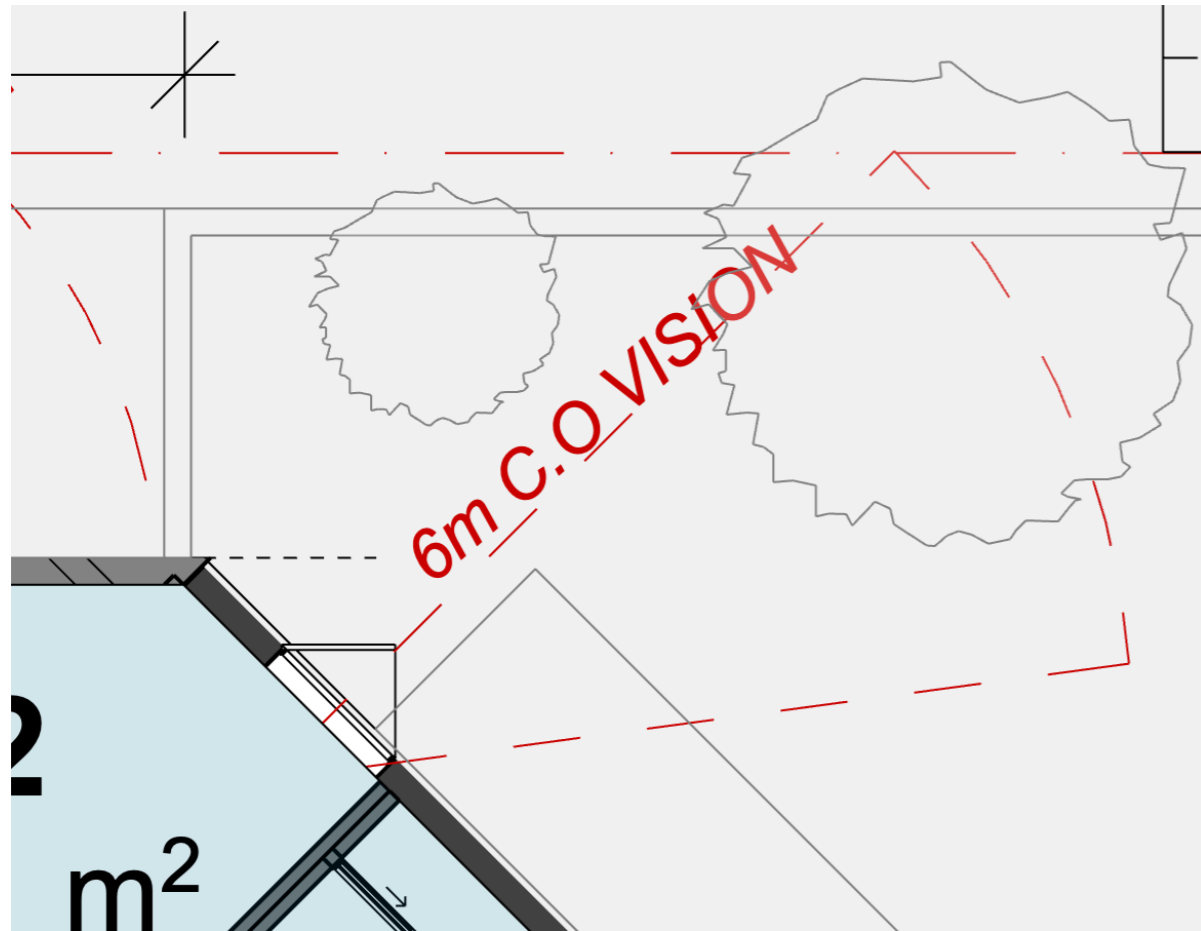
OVERSHADOWING DIAGRAM JUNE 3PM

PROPOSED SHADOW

EXISTING SHADOW

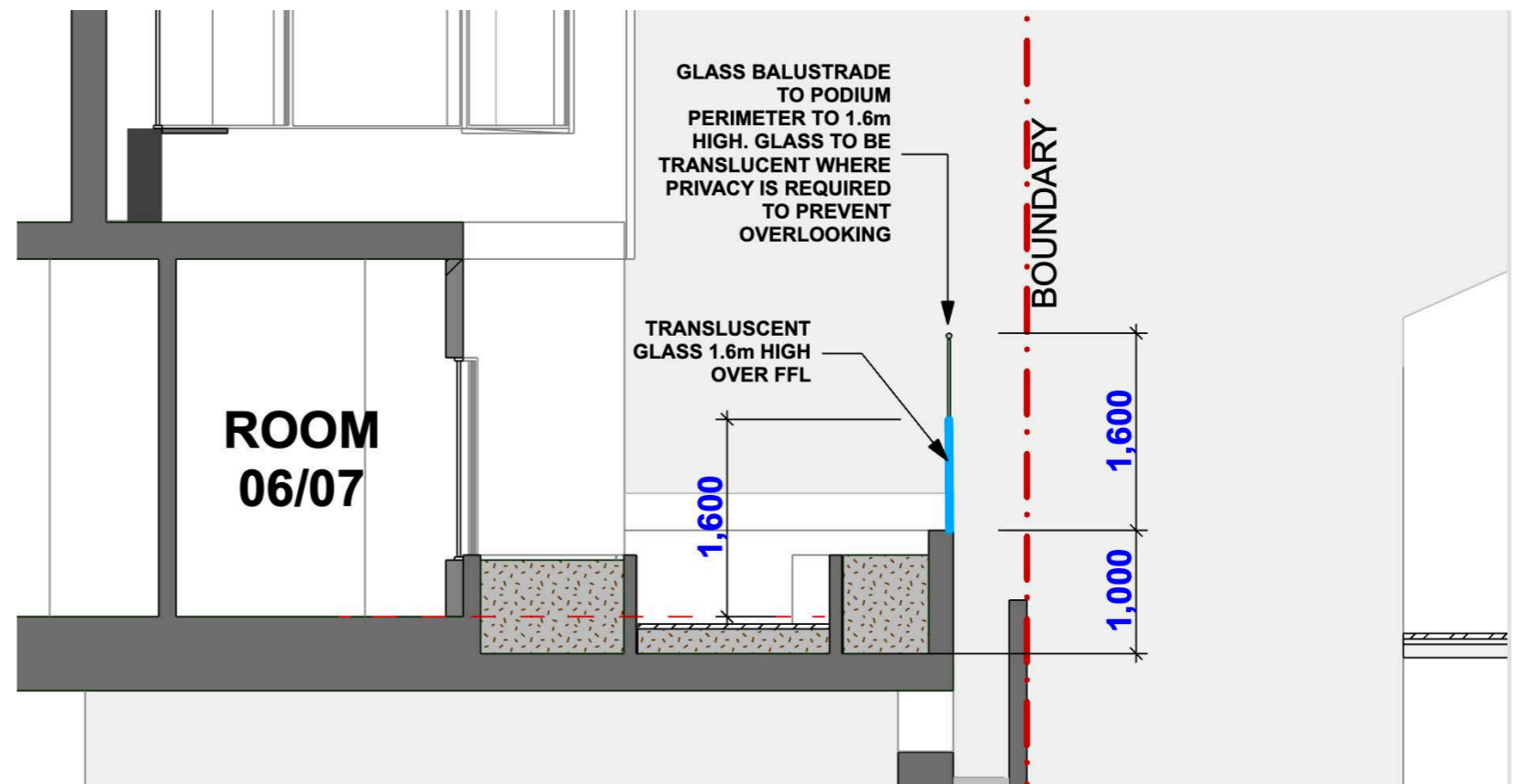


SCREENING FOR WINDOWS OVERLOOKING NORTH-EAST CORNER



Cone of vision diagram for rooms 47, 82 and 116.

*Refer to Architectural Plans



FUNCTIONALITY & BUILD QUALITY

1. Make it personal
 - 1.1. Think of how you would want to live your life and think of what it would be like to live in the building.
2. Treat Architecture Like Social Media
 - 2.1. Focus on interests, wants and desires
 - 2.2. Treat neighbours as resident's new family members
 - 2.2.1. Allow neighbours to evoke the same emotional responses as family, by allowing for meaningful interactions to occur in meaningful, considered settings.
 - 2.2.2. Turn 'lost space' such as hallways into 'front yards' – places to meet and connect with others.
3. Don't segregate amenities, integrate them.
4. Have programs in the building that draw people into the space
 - 4.1. This will make visiting relatives less of a chore and will create a vibrant and dynamic zone of the centre that engages with a cross section of the community.

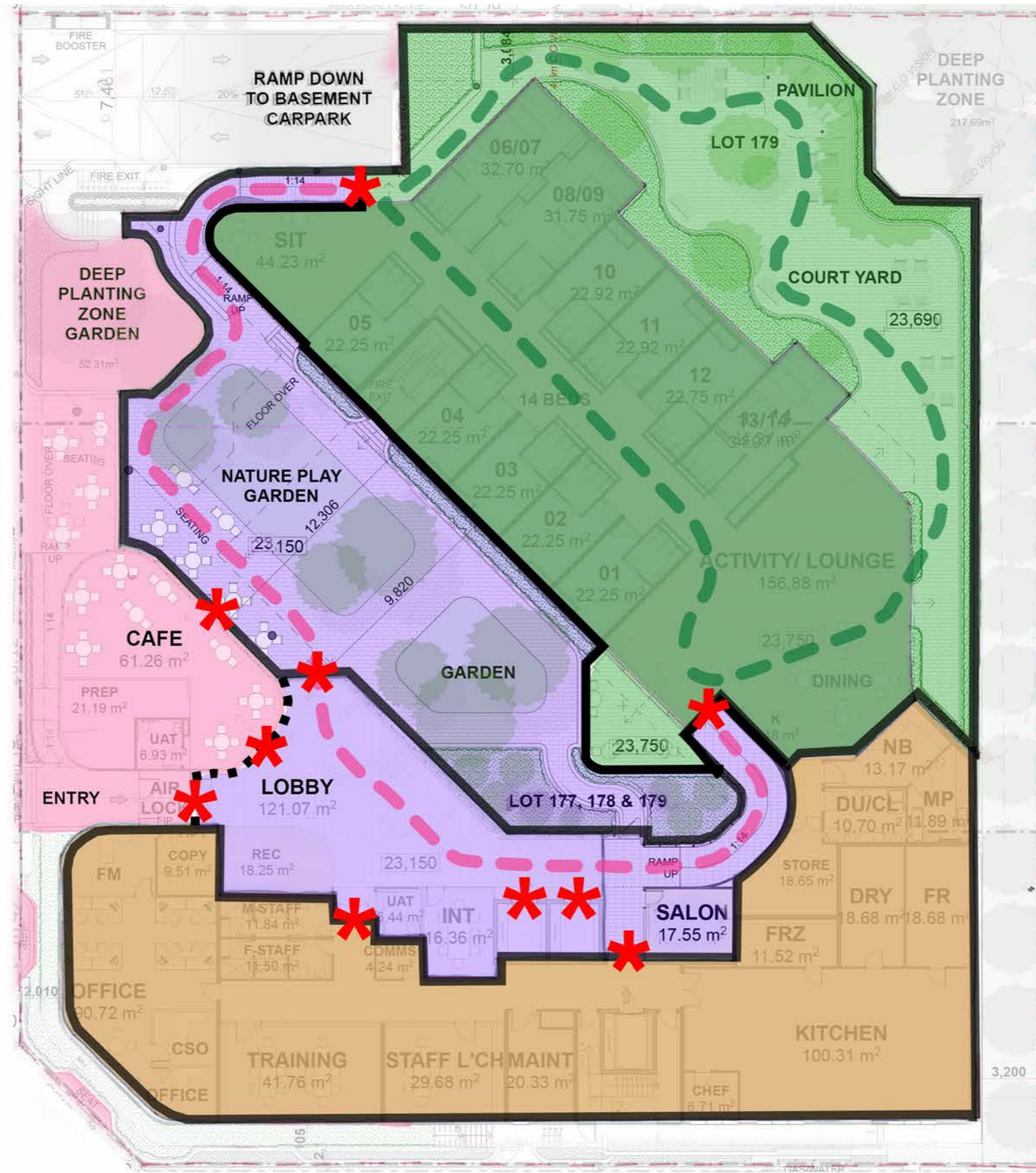
FLOOR PLANS

1. Factors that increase a resident's disorientation include
 - 1.1. Long routes from communal dining areas to private rooms
 - 1.2. The number of exit points off a given route
 - 1.3. Repetitive elements (doors, windows columns etc)
2. Wayfinding for dementia patients can be aided using the following:
 - 2.1. Use of simple decision points where routes converge
 - 2.2. Provide a number of zones in the building (places with distinct meaning & purpose)
 - 2.3. L shaped floor plans have been found to result in lower rates of disorientation.
 - 2.4. I-shaped (single line) corridors were easiest to navigate for residents, however resulted in a distinct lack of vitality and disorientation of personal identity for residents.
3. Places relevant to residents should all be located on the same floor
 - 3.1. Centralised functions (i.e. a single central lounge / dining space) increase workload for carers unnecessarily.
 - 3.1.1. Carers have to personally take individual residents to and from the area as independent navigation is confusing, dangerous (level changes) and unnatural
4. Designing for dementia relies on the ability to identify points and places
 - 4.1. Reference points include:
 - 4.1.1. Nurses stations
 - 4.1.2. Living rooms
 - 4.1.3. Dining rooms
 - 4.1.4. Distinctive furniture / decorations
 - 4.2. These points and places need to be distinct in form, function and meaning.
5. The following should be considered in the design process and integrated into proposals where possible:
 - 5.1. Create an articulated and distinctive architectural environment
 - 5.2. Direct visual access to common rooms should be considered
 - 5.3. Resident's circulation routes should be as simple as possible.
 - 5.4. Small-scale settings should be used in favour of large communal spaces
6. The following should be avoided when designing or dementia
 - 6.1. Monotonous architectural features
 - 6.2. Undifferentiated & Double-Sided Corridors
 - 6.2.1. Where double sided corridors are necessary, openings should not be adjacent to each other and should be visually different (colour, ornamentation) to evoke memory.
7. Changes in direction along a path / route should be minimised
 - 7.1. Linear circulation paths allowed residents to find their way better.
 - 7.2. Continuous pathways around central courtyards should be similarly avoided.
8. Well supplied eat-in kitchens with large dining tables work well as spatial anchor points.
9. In multi-level complexes, visual distinctions between floors should be evident and obvious – design each floor in isolation, don't copy and paste.

Building layout and space planning takes into consideration ease of movement for residents, good visual access and staff efficiency. Welcoming areas for community interaction that is integrated into the overall design of the facility. Finishes and fixtures selections to enhance the daily routines of residents and care givers.



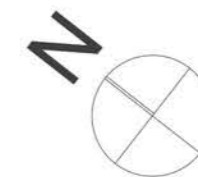
ACCESS DIAGRAM- GROUND FLOOR PLAN



Access to public areas with dementia care residents taken into consideration.

KEY

- DEMENTIA FRIENDLY ZONE
- NURSE CONTROLLED FLEXIBLE ZONE- CAN BE OPENED UP TO RESIDENTS WITH DEMENTIA OR THE PUBLIC
- PUBLIC INCLUSION
- BACK OF HOUSE
- ✱ RESTRICTED ACCESS POINTS
- PRIVATE CIRCULATION
- RESTRICTED CIRCULATION INCLUSIVE OF PUBLIC



LEGIBILITY

Legibility is a key factor in the design process especially with dementia patients in mind.


- People can understand where they are and identify which way they need to go, helping to prevent and alleviate spatial disorientation, confusion and anxiety.
- People's attention and concentration are captured by the distinctiveness of the various parts of the layout.
- Public and private spaces are clearly defined and easy to identify.

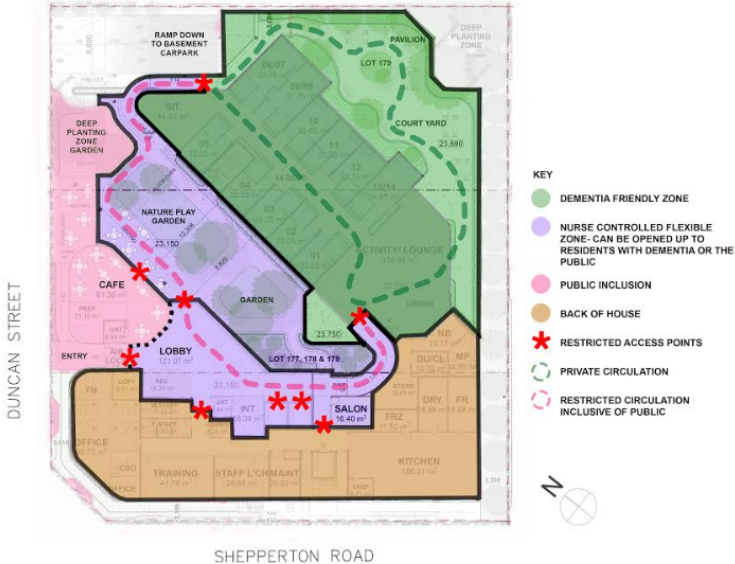
SUSTAINABILITY

- Planting of mature trees and green spaces.
- The selection of vegetation on terraces and planter boxes will be water sensitive and mostly native.
- Selection of materials to be of a high quality and hard wearing to minimise waste.
- Selection of efficient plumbing and electrical fixtures.
- High level insulation and thermal control.
- The use of recycled bricks from demolished buildings on site.
- The use of PV panels at roof level.

SAFETY

- Refer to Appendix 1- Designing Out Crime Checklist

	Designing Out Crime Checklist	Design Response
1.0	DESIGN	
1.1	The design encourages natural surveillance by people and activities	<p>The proposed layout at street level opens out to Duncan Street and activates the street front with proposed street furniture, public garden and cafe.</p> <p>The admin areas and kitchen face Shepperton Road and offer views through permeable glazing.</p> <p>On the upper levels, the dining halls at each level and residents' rooms face Duncan Street and Shepperton Road providing surveillance.</p> 
1.2	The design allows clear sightlines and visibility	 <p>Public areas have been designed to be open and located centrally for ample surveillance. Full height glazing to cafe and admin areas provides clear sightlines. Windows on the upper level (dining halls and residents' room) provide clear sightlines to Shepperton Road and Duncan Street.</p>

1.3	Adequate security lighting is provided	Provision for adequate security lighting to be made at Design Development and Documentation stages.
1.4	The design achieves an aesthetically pleasing environment which addresses safety and security concerns	Carefully considered landscape design provides an aesthetically pleasing interface while still maintaining security demarcations.
1.5	If there is an entrapment spot, can it be eliminated? Or can it be closed after hours?	<p>The proposed public courtyard has been designed to be open and eliminates entrapment points. Restricted access points have been designed into the layout.</p> 
1.6	Architectural elements (down pipes, bin storage, balconies, timber fences etc) are placed in such a way that they prevent access to windows or upper storeys	The design provides a secured perimeter that eliminates unwelcomed entry.


1.7	Shopfront security bars, shutters and doors allow observation of the street (i.e. they are see-through)	Majority of Doors and windows facing the streets are designed to be full height. Further consideration at design development stage.
2.0 OPEN AND PUBLIC SPACE		
2.1	The area is designed to encourage natural surveillance	


		Public areas have been designed to be open and located centrally for ample surveillance. The reception maintains clear sightlines into the central courtyard. The activity/lounge area resident rooms on level and above maintain clear sightlines into the central courtyard.
2.2	If there is more than one entry point, are these visible from nearby streets and footpaths?	One pedestrian entry point proposed.
2.3	Signage is provided for easy identification of nearby amenities and help points, parking areas and the intended uses of the space	Provision for signage and way finding at Design Development and Construction Documentation stages.
3.0	FOOTPATHS/WALKWAYS	
3.1	Safe pedestrian routes are adequately signed and lit after dark	Provision for signage and lighting at Design Development and Documentation stages.
3.2	Footpaths and walkways are visible from nearby residences/buildings, parking areas and the street	Centralised circulation maintained through-out the development.

			<ul style="list-style-type: none"> * SUPPORT MOVEMENT AND ENGAGEMENT * CREATE A FAMILIAR PLACE * PROVIDE A VARIETY OF PLACES TO BE ALONE OR WITH OTHERS * ALLOW PEOPLE TO SEE AND BE SEEN
<p>3.3</p>	<p>Sharp corners or sudden changes that reduce sight lines are avoided or modified</p>	<p>Footpaths and walkways have been designed with dementia residents in mind and avoid confusion and disorientation; sharp corners and sudden changes are avoided and clear sightlines are maintained for staff to monitor as well.</p>	
<p>3.4</p>	<p>Barriers along paths are visually permeable/see-through where possible</p>	<p>Permeable barriers to be applied at Design Development stage.</p>	

4.0 LANDSCAPING		
4.1	The design and landscaping encourages solutions which maintain natural surveillance	Trees to be maintained with 1800 clearance under canopies Small shrubs and groundcovers maintained to 1m maximum height for clear sight lines.
4.2	The landscaping clearly defines public and private space	Public and private open space defined by fencing and raised garden beds.
4.3	The landscaping is designed to reduce spaces where intruders can hide	All planting to periphery of outdoor spaces with seating and clear lines of sight over island garden beds
4.4	The landscaping allows for entrances/exits that are clearly visible from the street and from parking areas	All entrances are clearly defined and visually framed by landscape where applicable to enhance natural wayfinding.
5.0 CAR PARKING		
5.1	The most commonly used car parking area is visible from the main entrance	Parking has been located at basement. This provides a better interface to the neighbourhood which is free of car parking. Security gates at car park entry, preventing unwelcomed access.
5.2	The parking area is adequately lit	Provision for adequate lighting at Design Development and Documentation stages.
5.3	Parking is satisfactorily integrated with the building and landscaping	By integrating parking below street level, parking doesn't dominate this landmark site. The deep planting zone adjacent to the car park acts as a buffer to the neighbouring lot.

6.0	LIGHTING	
6.1	If the place is intended to be used at night – does the lighting allow adequate visibility (comply with Australian Standards)?	Lighting design to integrate crime prevention at Design Development and Documentation stages.
6.2	A sensor or automated lighting is installed near entrances/exits and walkways to provide safety after hours	
6.3	Lighting provides uniform spread and reduces contrast between shadow and illuminated areas	
6.4	The location of lighting fixtures illuminates pedestrian routes, entrapment areas or other areas requiring visibility	
6.5	Lighting is protected against vandalism or uses vandal resistant materials	

7.0	SIGNAGE	
7.1	Entrance, car parking and other significant uses have been identified with a suitable sign	Noted for Design Development and Documentation stage.
7.2	Signage is clearly visible, easy to read and simple to understand	
7.3	Signage in the parking area is advising users to lock their cars	
7.4	If exits are closed after hours – does signage provide this information at the car parking entrance?	
8.0	BUILDING IDENTIFICATION	
8.1	The building address/number is clearly visible from the street by both pedestrians and vehicles	<p>Street number and corporate signage integrated into the architecture.</p> 

8.2	Street numbers are made of durable materials, preferably reflective or luminous	Noted for Design Development and Documentation stage.
9.0 FENCING		
9.1	The fencing allows natural surveillance from the street to the building and from the building to the street	Minimum fencing interfacing streets. Fencing adjacent to Nature Play Garden is permeable and integrated into the landscape scheme.
10.0 ENTRANCE/EXITS		
10.1	The main entrances/exits are clearly visible from the street and from nearby parking areas	<p>The proposed entry has been designed to be clearly identifiable. The break and variation of the facade treatment and the accentuated canopy over the entry are distinctive features that pronounce the entrance.</p> 

11.0	MAINTENANCE/MANAGEMENT	
11.1	The design allows for easy maintenance	Noted for Design Development and Documentation stage.
11.2	The signage in the public domain displays how maintenance problems are reported	
11.3	Garbage and recycling bins are adequately located and proper lighting is installed	

Notes of the Design Review Panel Meeting

VIRTUAL MEETING

Tuesday 17 June 2020

MEETING TO DISCUSS DEVELOPMENT AT NOS. 16 – 20 DUNCAN STREET, VICTORIA PARK

Attendance:

Council Officers:

Robert Cruickshank – Manager Development Services
Amie Groom – Senior Planning Officer
Leigh Parker – Place Leader (Strategic Planning)
Tracy McQue – Senior Place Leader (Strategic Planning)

Design Review Panel Members:

Malcolm Mackay – Design Review Panel
David Barr – Design Review Panel
Robert Mulcahy – Design Review Panel
Robin Burnage – Design Review Panel

Applicant's Attendees:

Mark Aronson – Maarch Architects
Melissa Cox – Maarch Architects
Nik Hidding – Peter Webb and Associates
Dinu Ekanayaka – Roshana Group

Design Review Panel (DRP) Members Comments:

Note - the DRP's role is to provide feedback on design based issues, and the DRP is not bound by the current planning framework in providing their advice. The DRP are not a decision-making body and their advice is to be given regard by the Town's Officers, however the Town's Officers are not obliged to agree with the advice of the DRP.

Strengths:

- The overall massing with the bulk being focused on the corner and stepping in from the adjoining residences is appropriate. Good design outcome.
- Having a building at the street corner is consistent with good urban design principles.
- The scale is considered appropriate to this location (excluding the relationship to the current planning framework).
- The northern orientation of the central space is positive.
- The extent of street activation is good given the context.
- The architectural treatment and materiality is a good and creative interpretation of the character and context, including the major and minor patterning of the screens.
- The overall functionality is good from an operational perspective, presuming that the rear courtyard is geared towards being used for dementia patients.
- Play area in courtyard is good from a multi-generational perspective.
- Access to daylight and sunlight is generous.

- Relationship between lifts and courtyards is good and creates a sense of place overlooking the courtyard below.
- The overshadowing is relatively minor.
- Roof garden is positive.
- Building has a clear, base, middle and top.
- 10 Design Principles of State Planning Policy 7.0 have been addressed with the design being considered holistically.
- Landscaping proposed provides interesting spaces.
- Plant palette supported, however a note that the tree sizes proposed are not as ambitious as they could be to achieve better landscaping at day one.

Weaknesses:

- Further research needs to be undertaken regarding security. In particular further information needs to be provided regarding the internal courtyard and the rear courtyard if this is for dementia patients.
- Consideration to be given about wrapping the alfresco further around the café which would improve its address to the street.
- On-street parking would be good for visitors, however this will need to be discussed with the Town's Engineers.
- Entrance is understated and not as legible as it could be – look at opportunities to emphasise it.
- Further acoustic details to be provided – in particular the noise from the basement car parking to the adjoining residential units.
- Further details regarding the operation of the outdoor sitting areas particularly on the upper floor, i.e. management, noise.
- Further information/clarification to be provided regarding DFES access, fire panel locations, riser and surface ducts missing, grease traps, car parking exhaust, confirm turning circle for refuse truck works, maintenance of fire tanks, transformer provides no maintenance points, main electrical switchboard, air conditioning locations, toilet exhaust, smoke and fire zone arrangement, travel distances – these items can affect the site planning.
- Orientation of the building will result in heat loading in the corner of the building (Shepperton Road and Duncan Street). Proposed metal screens will offer little protection.
- The need to accommodate exhausts and services etc on the roof may affect the functionality of the proposed roof space.
- Resource Efficiency Report is mentioned in the applicant's report – requested that this be provided.
- Removal of the ACC units on the typical floors would allow dual access through both wings. This would allow the relocation of the service lift forward.

- The removal of the ACC units would also allow additional light to enter the southern end of the corridor.
- Diagonal slash on the horizontal screens, grain is too large in the corner. The grain of the major screen elements is a bit too large and could be finer to help reduce to a more residential scale.
- The canopy at the first floor level projects over the landscaping area and stops rain getting to the planting – the depth of the canopy is superfluous and compromises the landscape in the setback – a nice delineator but projects too far.
- The treatment of the proposed air grille/screens to Shepperton Road are of some concern from a visual perspective – applicant should further explore a suitable screening strategy

Notes prepared by:
Amie Groom
Senior Planning Officer

Notes of the Design Review Panel Meeting

Meeting Room 1, Council Administration Centre
99 Shepperton Road, Victoria Park
Wednesday 10 July 2019

MEETING TO DISCUSS DEVELOPMENT AT NOS. 16, 18 & 18 DUNCAN STREET, VICTORIA PARK

Attendance:

Council Officers:

Robert Cruickshank – Manager Development Services
Amie Groom – Senior Planning Officer

Design Review Panel Members:

Malcolm Mackay – Design Review Panel
David Barr – Design Review Panel
Robert Mulcahy – Design Review Panel
Robin Burnage – Design Review Panel

Applicant's Attendees:

Mark Aronson – Maarch Architects
Dinelka Phillips – Maarch Architects
Nik Hidding – Peter Webb and Associates

Design Review Panel (DRP) Members Comments:

Disclaimer: It was clarified that for the purposes of the meeting, the DRP's comments would be focussed on the building design, and that the issue of building height generally and site context would be put to the side, acknowledging that the current planning framework does not provide context for the proposed building height.

- Concern regarding the proposed lot boundary setbacks to the neighbouring properties. Further consideration/transition to be provided to neighbours along Shepperton Road. Applicant to consider incorporating a greater tiered element to these properties;
- Consider how additional floors may address/interact with neighbouring properties through alternative design solutions;
- Applicant to provide end of trip facilities for the staff;
- Strong activation provided along Duncan Street. Further consideration shall be given to interaction along Shepperton Road due to laundry/kitchen. Consider sleeving the staff area along the Shepperton Road elevation with the laundry/kitchen behind to increase interaction;
- Applicant to consider the character/materiality of the surrounding area to ensure the building responds to the context of the site;
- Built Form/Scale to be addressed in Local Development Plan;
- Sustainability to be considered in design;
- More planning issues currently exist than design issues;
- The additional lot makes the building more workable;

- Basement allows discretion;
- Sense of arrival into basement will need to be addressed. Increase experience. Consider opening up the side of the carpark to allow more natural light;
- Concern regarding the retirement living on the upper floor and its interaction with the nursing home component. Applicant to look at an alternative option;
- Context and character of the building – needs to be sensitively designed.
- Ensure that neighbours are consulted throughout the Local Development Plan process. Include neighbours along Shepperton Road;
- Acknowledged that the northern elevation has been incorporated into the design;
- Appreciate the indoor/outdoor connections;
- Hanging gardens will create an interesting aesthetic;
- The landscape designs are shaping up well;
- Play area connected to the public realm. Concern with how this will function between day and night use and whether this will require additional security;
- General comments regarding carpark exhaust, bin exhaust, laundry exhaust, kitchen exhaust, grease traps, emergency access, smoke separation and travel distances, plant area locations and solar design.

Notes prepared by:
Amie Groom
Senior Planning Officer

Notes of the Design Review Panel Meeting

VIRTUAL MEETING

Wednesday 12 August 2020

MEETING TO DISCUSS DEVELOPMENT AT NOS. 16 – 20 DUNCAN STREET, VICTORIA PARK

Attendance:

Council Officers:

Robert Cruickshank – Manager Development Services
Amie Groom – Senior Planning Officer
Yvette Coyne – Public Art Officer

Design Review Panel Members:

Malcolm Mackay – Design Review Panel
David Barr – Design Review Panel
Robert Mulcahy – Design Review Panel
Robin Burnage – Design Review Panel

Applicant's Attendees:

Mark Aronson – Maarch Architects
Melissa Cox – Maarch Architects
Nik Hidding – Peter Webb and Associates
Dinu Ekanayaka – Roshana Group
Daniel Giuffre – if/LAB

Design Review Panel (DRP) Members Comments:

Note - the DRP's role is to provide feedback on design based issues, and the DRP is not bound by the current planning framework in providing their advice. The DRP are not a decision-making body and their advice is to be given regard by the Town's Officers, however the Town's Officers are not obliged to agree with the advice of the DRP.

Mark Aaronson address the main design changes being as follows:

- Glazed screening provided to prevent access into the private areas.
- Car parking on street not possible due to impact with Ursula Frayne – this will be reinvestigated once the building has been constructed.
- Entrance enhanced – brick detail, more generous screen and canopy over the Duncan Street side, which extends over access ramp – signage provided.
- Noise – acoustic consultant has advised that this should not be considered out of the norm and can be placed as a condition of approval. The applicant has advised they would like to deal with this more as part of the building permit.
- Additional information provided regarding DFES etc.
- Heat loading analysis – Daniel Giuffre – screening to improve thermal imagery – 220mm spacing worked with the performance across other options and have a cost benefit – analysis provided showing screen vs no screen. Zone identified that requires additional performance – aluminium 3mm sheet, non-equal angle which allows for the depth to be played with. Pure led flex strip – Philips product.
- Increase circulation around the lifts – addressed through relocation of ACC units.

Questions:

- Robin requested further clarification regarding opening/access to the nature area behind the café?
- Rob asked if any lighting penetration modelling had occurred and what does the thermal imagery look like in summer? Daniel Giuffre – advises that the light penetration during summer is very minimal due to the increased sun angle.

- David asked whether or not waste management had been discussed with the Town? Egress and turning circles within the basement? Mark advised that the waste collection is a private collection and manoeuvring and clearances have been addressed as part of traffic report.
- Malcom – No questions.
- Robert Cruickshank asked how the vents are treated to Shepperton Road. Mark advised that the vents have been softened a lot, planting above on raised level 600mm deep with species proposed which dress down the façade. Current submission has identified further opportunities for tree and verge planting along Shepperton Road as DFES does not require a pull in area here.
- Amie asked whether the power line voltage issue had been addressed to Shepperton Road. Mark stated that the Electrical Engineer advised there is no issue along Duncan Street with power lines and there is 2 metres between the power line and the building façade (outside face of screen) to Shepperton Road. Calculations are required to determine whether the building façade location is acceptable or not. Worst case scenario, one section of power line would be required to be buried. Mark expected that it would take a week or two to get the figures back.
- Yvette advised that the Public Art advisory group are a little bit sick of seeing screens. The public art needs to be prepared by professional artists with site specific works with relevance to the local area being formulated.

Comments:

- There is still concern regarding the solar penetration and heat loads to the Duncan Street elevation. It is expected that the metal grid/artwork is unlikely to do anything. There is a large concern about the use of the north eastern areas on a summer afternoon. The heat will likely become unbearable.
- Plot ratio in the applicants report changes significantly from before. Further clarification is required regarding this.
- Acoustic details still not provided. Preliminary information needs to be provided to ensure that any potential issues are able to be addressed and funding is made available to address any potential issues.
- Operational plan to be prepared to address the use and noise of the terrace.
- Resource energy report requires initial preliminary advice on heat loading, solar penetration etc. to ensure that they are capable of being addressed in the building permit.
- The wall inclusive of fire boosters, adjacent to the driveway does not provide compliant visual sightlines.
- Commitment in materiality through the building permit. A condition to be imposed on the development application which requires the final materials and finishes to be reverted back to the Design Review Panel for approval prior to a building permit being issued. Materials do provide a sensitivity to the locality currently. This would also confirm the exhaust details to Shepperton Road.
- Applicant to advise how the open stair down to the fire pump room on Shepperton Road and the fire exit stairs adjoining the vehicle access to Duncan Street will be secured.
- The scale of the development is appropriate to its corner site location next to an arterial road. The design achieves a quality urban design perspective which sensitively transitions to its neighbours.
- The architectural resolution is a good outcome which has positively responded to nearly all of the issues raised previously by the Design Review Panel.
- Malcolm advised that this is one of the best designs he has seen this year. Extremely good response to its location. Understands the challenges of this type of building being a nursing home and getting them to function and respond to the demands.
- Bringing the alfresco out to the street is a good move, however there is a step down between the alfresco and the café FFL. Concern regarding the connection and usability between the café and the alfresco.

- Public Art should be created by a professional artist. The use of the screening and lighting is a really exciting opportunity. Art and architecture should be linked.
- Applicant needs to consider how to alleviate any noise issues associated with the air-conditioning plant which will likely be required to operate 24/7.
- The Fire Booster does not show all the labelling etc. that is required to go with that.
- Applicant to advise how the grease trap will be accessed due to its location.
- Overshadowing will likely still be imposing on the adjoining property to Shepperton Road.
- Perspectives to be updated to correctly identify the view to the site from the south and the relationship to the adjoining property along Shepperton Road.
- Rob and Amie to liaise with Nik regarding some of the planning issues separately.
- The Design Review Panel commends the applicant and architect on working with them to achieve ultimately assist a really good design getting even better.

Notes prepared by:
Amie Groom
Senior Planning Officer