

An architectural rendering of the Narwee Parklands Care Community. The image shows a modern, multi-story residential building with large windows and balconies. In the foreground, there is a paved walkway, a garden bed with various plants and flowers, and a covered outdoor area where several people are walking. The sky is blue with light clouds.

NARWEE PARKLANDS CARE COMMUNITY

SDRP Responding Document

Providing design updates and further clarifications in response to the SDRP meeting held on 12/10/2022



We acknowledge First Nations peoples and their continuing connection to land, waters and culture, because we strongly believe in reconciliation and collaborative engagement for a better future.

We pay our respects to Elders past, present and emerging, whose knowledge, traditions and stories guide custodianship on what will always be their ancestral lands.

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INTRODUCTION

This document has been prepared to inform the SDRP of updates of design development that specifically responds to the queries raised within the SDRP meeting on the 12th October 2022, and noted in the respective minutes that were itemised for further development to gain support by the Panel and as a pathway to achieving Design Excellence.

This document forms part of a larger submission by the wider consultant team, and should be considered alongside these supporting letters and reports.

1. CONNECTING WITH COUNTRY

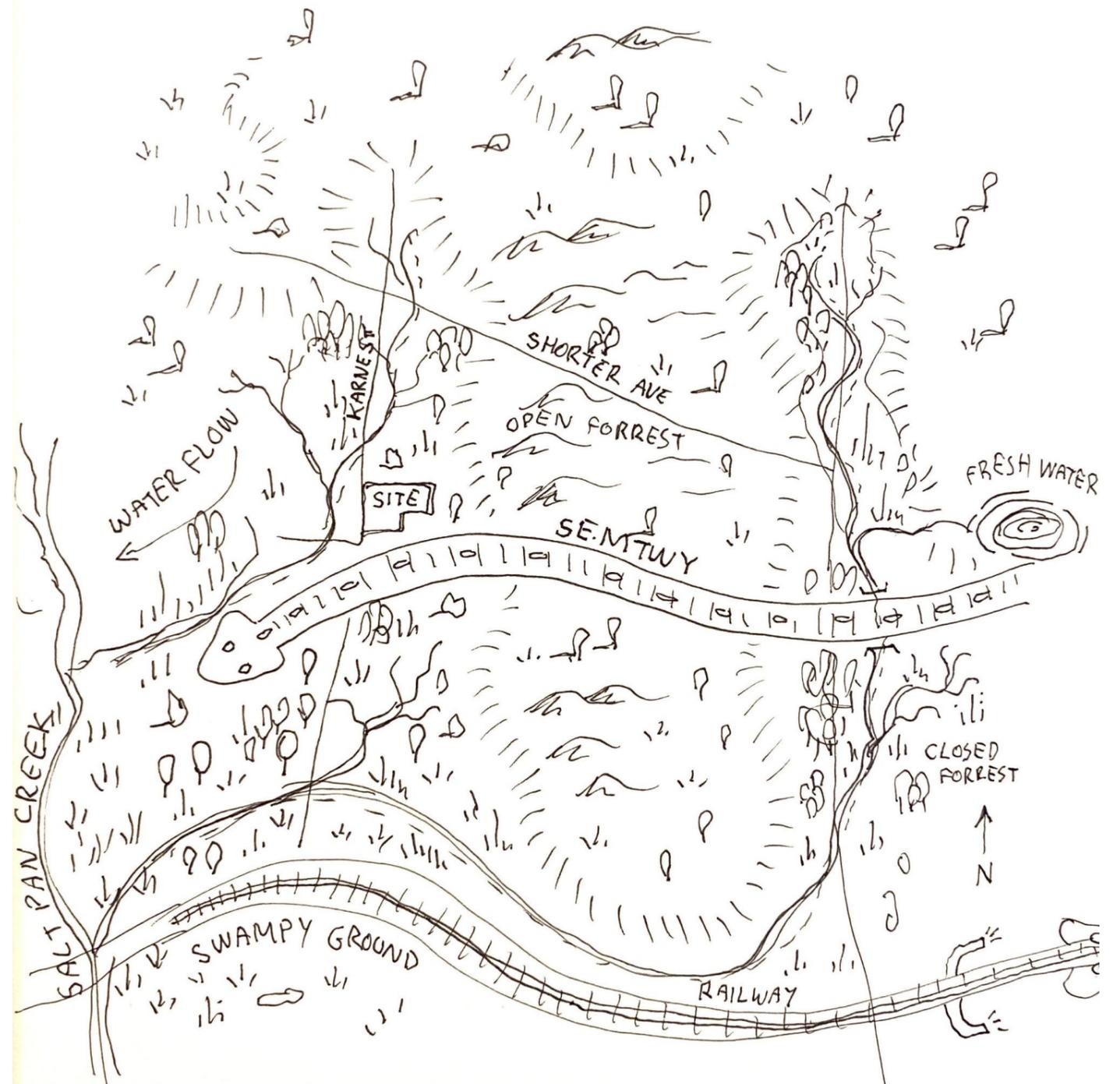
SDRP Comments

Connecting with Country

1. Demonstrate the potential within the cultural mapping of the site and illustrate how this has informed the site strategy, architectural and sustainability response.
2. Consider how relationships with Aboriginal Knowledge Holders can extend throughout the life cycle of the completed project.

Response

1. The mapping could inform cultural outcomes including (but not limited to)
 - A mapping within the yarning circle on the ground, orientating people to cultural flows and forces upon this Country
 - Story telling through signage in other parts of the building
 - A pattern for etching on concrete paving's
2. Before construction:
 - Continued participation with Co-design activities throughout all stages of the design process
 During Construction:
 - A smoking ceremony before the first sod of soil is turned.
 - Monitoring of any artifact or heritage items found during excavation
 - NAIDOC day activity on site
 After construction
 - Continued NAIDOC day engagement - i.e have a smoking ceremony, a welcome to Country by local elder
 - Engage elders to perform cultural workshop to teach art, weaving, and other cultural activities relevant



2. SITE STRATEGY + LANDSCAPE

SDRP Comments

Site Strategy and Landscape

3. The main site entry is dominated by driveways and ramps. Reconsider the north-western interface to improve the arrival experience:
 - a. Investigate the potential to switch the carpark ramp with the ground floor driveway, increasing deep soil provision.
 - b. Increase the landscape buffer to the north of the driveway, to enhance the separation between the neighbouring dwellings and provide a better outlook for the ground floor apartments.
 - c. Incorporate soft landscaping through to the port cochiere to reduce the extent of hard pavement.
4. Review the proximity of the elevated protected biodiversity zone, to the eastern ground floor apartment, to ensure the apartment receives sufficient sunlight.
5. Ensure deep soil zones have minimum dimensions of 6m (Housing SEPP, Section 107).

Response

3.
 - a. The Design Team has explored switching the ramp with on grade driveway towards Main Entry. The result is not ideal as Operational is expecting up to 3.8m high ambulance and services vehicles entering the Basement carpark. The closed proximity of ramp will disturb the tranquility and quietness of residents room at Ground Level.
 - b. A 400mm landscape strip has been included between the 2 driveways to create green separation for trailing plants to grow on light-weight steel wire mesh. This enhances the overall outlook and separates the proposed design with the residential dwellings. the northern landscape buffer along the site boundary is proposed via increasing to 2m in width to address stormwater design for the development, which allows for the provision of trees to the northern boundary.
 - c. Planters with combination of vine/ cascading plants are proposed to the Porte Cochiere to provide lush greenery and sense of arrival to the entry. Additional planting area and planting pots are proposed to the drop-off zone to reduce hard paving and highlight the lobby and Town Centre. Planting character to entry area consists of lush and varied planting that evokes a restful character and will be repeated and carried through interiors and landscape courtyards to provide seamless flow throughout the development.
4. The Eastern facade has been further set back from boundary fence line to allow greater depth for sunlight to cast into the resident rooms.
5. Confirming deep soil zones calculation are taken from min. 6m dimensions.



Opal Narwee Parkland
Community Care

Design notes

- | | |
|--|---|
| 1 Landscape buffer to front setback to match with existing streetscape | 4 Entry/ Town Centre |
| 2 Buffer planting with visual connection to adjacent dog park | 5 Turpentine Forest - Memory Care Neighbourhood Courtyard |
| 3 Entry drop-off with feature paving | 6 Ironbark Courtyard - Re-enablement/ Wellness Garden |
| | 7 Fern Carpet - Community Courtyard |

3. ARCHITECTURE

SDRP Comments

Architecture

6. The architectural design principles presented at SDRP 1 demonstrated a fine grain articulation of the mass into smaller 'houses'. This has not translated into architectural form. Consider the following:
 - a. Vertical separation of the individual blocks by varying storey heights to assist in defining the houses, rather than a continuous three storey monolithic form.
 - b. Articulation of the roof forms to reference the surrounding pitched roof house typology.
7. The site has four unique urban situations. Contextualise each façade and develop more individually site responsive solutions.
8. The south facing balconies, whilst offering important outdoor space, provide little sunlight and are exposed to prevailing winds. Incorporate louvres and screening to enclose and protect these valuable spaces, akin to wintergardens.
9. Several balconies can be overlooked from communal areas, review the privacy and quality of apartments which are located at internal corners and adjacent to common spaces.
10. Staff amenities are still located in the basement, consider finding alternate locations above ground, with better access to sunlight.

Response

6. a. The fine grain articulation of mass is explored through 'clusters' of rooms, in lieu of storey heights for not to breach permissible heights. The residential clusters have been broken into smaller elements to articulate and reflect the existing local developments. Alternating louvres and screens up the façade will soften the regularity of the grid.
b. Articulation of the roof is addressed through variation of façade / roof edge junction in lieu of roof forms itself. The variation of façade 'clusters' roof edge details subtly articulate the elevations.
7. Each façade treatment responds to the site and its four unique urban situations.

The Northern façade has been set back to allow for more privacy for the residents and neighbouring buildings. At Ground Level, the façade is predominantly tiled with face-brick to ground the building form. The set-back also enhance private open space from boundary.

Perforated screens and sliding panels have been introduced along the Southern elevations. The proposed screenings also address outlook onto motorway and adjacent public park.

The Western courtyard allows for the bedrooms windows to face away from Karne Street North. The balconies and terraces are more open to enable residents to enjoy the external area.

The Eastern façade has also been set back from the boundary fence line, to prevent neighbouring buildings from being overlooked. Vertical louvres have been introduced to upper levels to provide screenings.
8. Perforated screens, louvres and sliding windows have been incorporated into the South facing facades. This will enclose and protect the balconies from prevailing wind and increase privacy from the park.
9. Planter hedges have been proposed to screen off resident rooms at Ground Level, in particular to rooms adjacent to entry driveway and Western communal courtyard.
10. Proposed staff amenities remain in Basement to suit the operational needs of Opal HealthCare. Large skylight has been proposed to Staff Room and staff can access to on grade outdoor space for breakout.



4. SUSTAINABILITY + CLIMATE CHANGE

SDRP Comments

Sustainability and Climate Change

11. While the sustainability initiatives are commended, these need to be considered through the entire passive design of the building, including the landscaping, orientation, design of the balconies, shading and window openings.

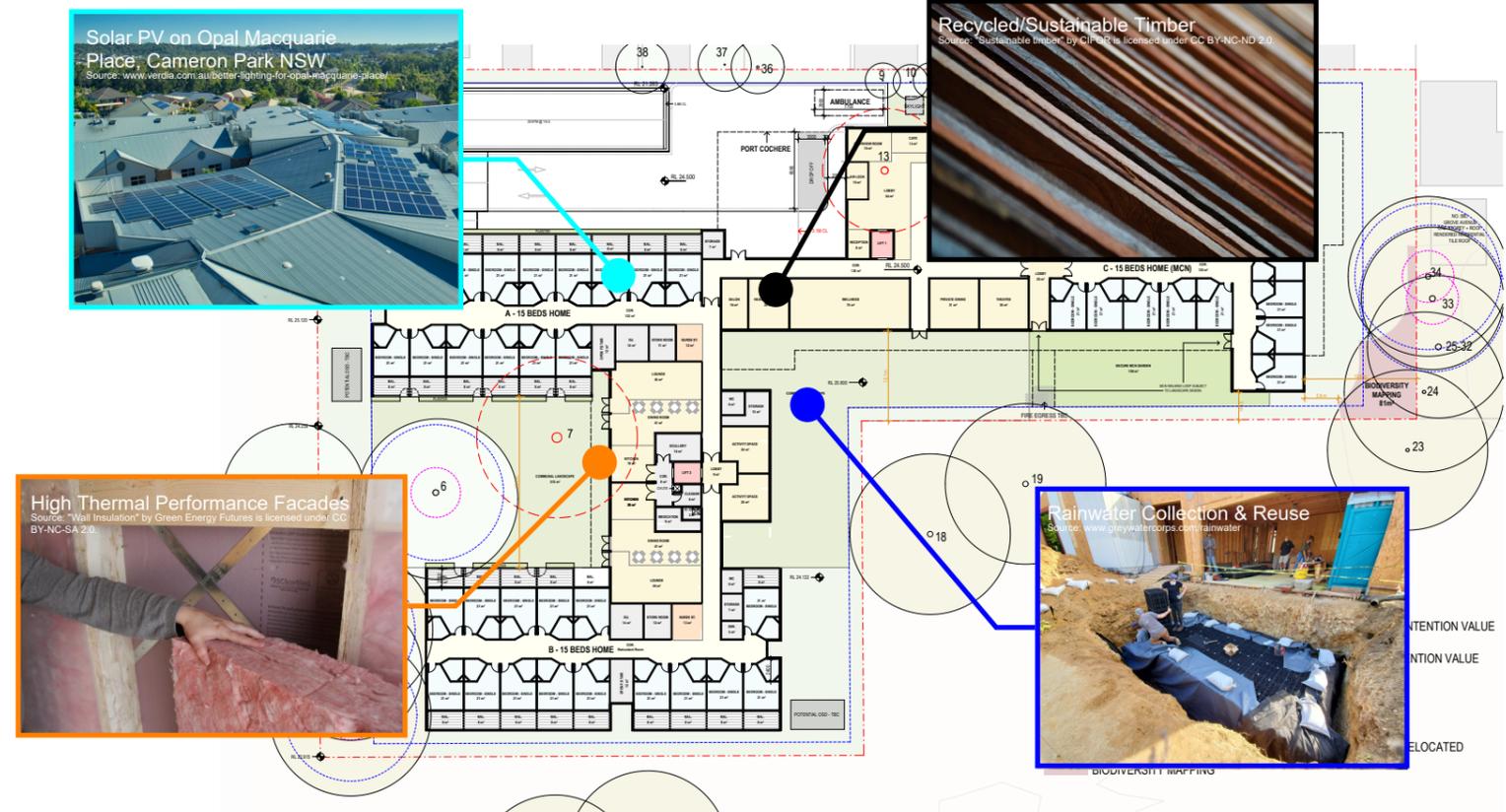
Response

11. The building fabric will be designed to meet the NCC Section J requirements for the building envelope and improve upon the minimum requirements by 10%. Thermal breaks will be incorporated into walls, floors and roofs where appropriate to ensure a continuous thermal barrier on the building envelope, reducing the flow of thermal energy between conductive materials.

High-performance glazing systems will be selected to reduce unwanted heat gain in the summer and heat loss in the winter.

The balconies provided will passively help protect residents for excessive heat gains in summer. To ensure a good level of natural daylight, glazing with good visual light transmittance will be selected. Operable windows provided to all bedrooms will facilitate the utilisation of natural ventilation and air circulation by the residents.

An energy model will be created to optimise the thermal performance of the building during the detailed design stage of the project.



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