

9.2 COMMUNITY FACILITIES ANALYSIS PLAN

The subject site is located within Richmond and this inner urban location provides access to a broad range of transport, health, community facilities, educational and recreational opportunities. The provision of retirement living, aged care and affordable housing in this location is consistent with strategic policy direction to increase population within established areas, and provide a diversity of higher density housing stock in proximity to employment, transport, open spaces and recreational facilities.

It is anticipated that the proposed GTV9 Richmond Retirement Living and Aged Care Development will not have any significant impact on the provision of community facilities and services in the area. The demand for community facilities generated by the forecast demographic profile can be largely met by existing provision of facilities.

The key findings of the Community Facilities Analysis Plan are:

- The development of the aged care and retirement living unit on the GTV9 site will result in reduction of population than that previously forecast, with a consequent reduced impact on community facilities;
- Approximately one third of the incoming residents to the GTV9 will reside in the residential aged care facility, and their needs will largely be met by the facilities provided on site as part of the development;
- There is an identified current and forecast shortfall in provision of aged care places and retirement living units both within the 2km catchment study area and the wider City of Yarra, and the proposed development will contribute to addressing this need;
- The existing Studio One Hub a part of the Richmond Community Learning Centre has some capacity in programming and provides an opportunity for the provision of in situ meeting or activity space for future residents; and
- There are adequate levels of active and passive open space located in proximity to the site, however there exists an opportunity for the development to maximise links to neighbouring open spaces.



Social Infrastructure
Within 400 metres and 2km of GTV9
Diagram prepared by Urbis



STUDIO ONE COMMUNITY HUB



10.0

RESIDENTIAL QUALITY AND DIVERSITY

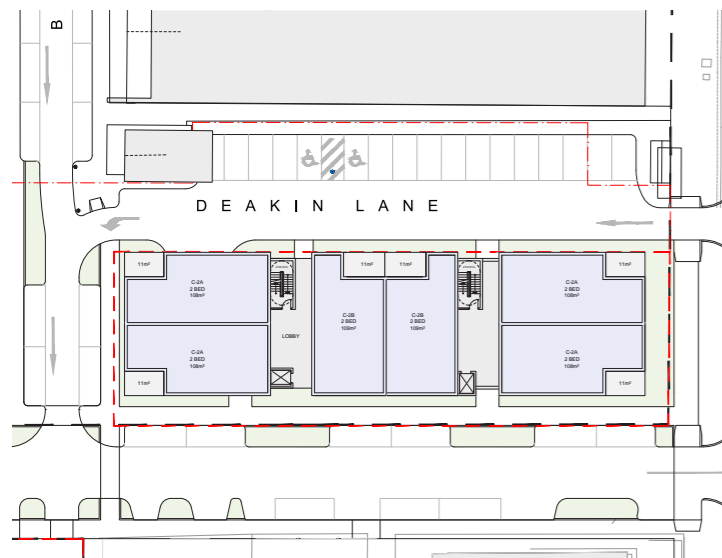
10.1 RETIREMENT LIVING APARTMENTS QUALITY AND DIVERSITY

INDEPENDENT LIVING APARTMENTS (ILA'S)

- / North south oriented block B ensures direct solar access to all apartments, no single aspect south facing apartments
- / Lower scaled block C is orientated east west, with no single aspect south facing apartments
- / Generously sized one, two and three-bedroom apartments to cater for a diverse population of new residents
- / Generously sized balconies and terraces
- / Numerous flow through and dual aspect apartments with cross ventilation opportunities
- / Up to five apartments per lift/level
- / Two lifts per core in block B to ensure lift access to apartments
- / Generous separation between buildings ensure access to natural light and reduces overlooking (nominally 20m separation)
- / Large north facing central garden bathed in natural light
- / Well appointed common areas and facilities
- / Community facilities on ground level and rooftop of the development
- / Loading dock and carpark entry set off main precinct street and then set in from Eastern building edge to enhance site activation



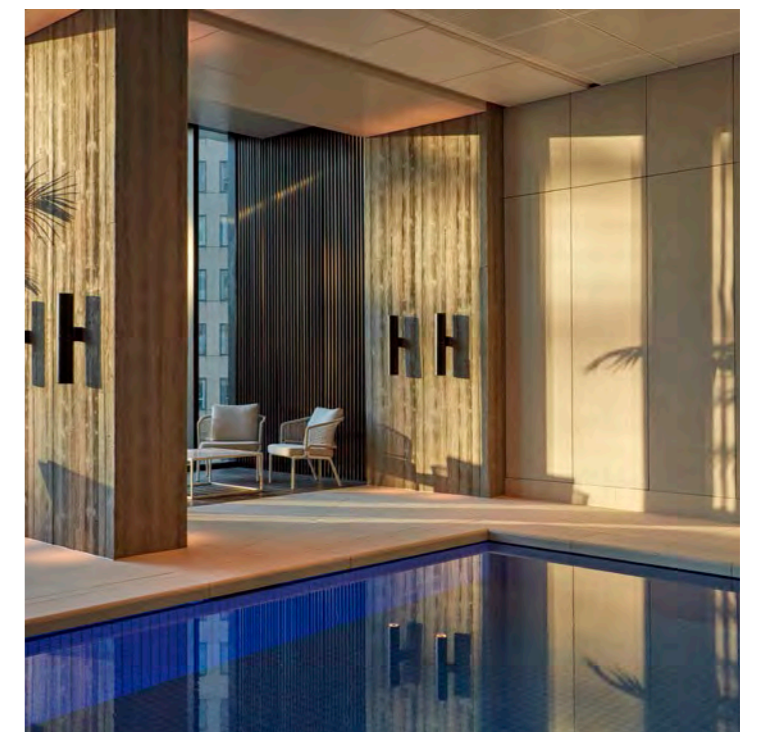
GROUND FLOOR PLAN (BLOCK B)
9 STOREY BUILDING



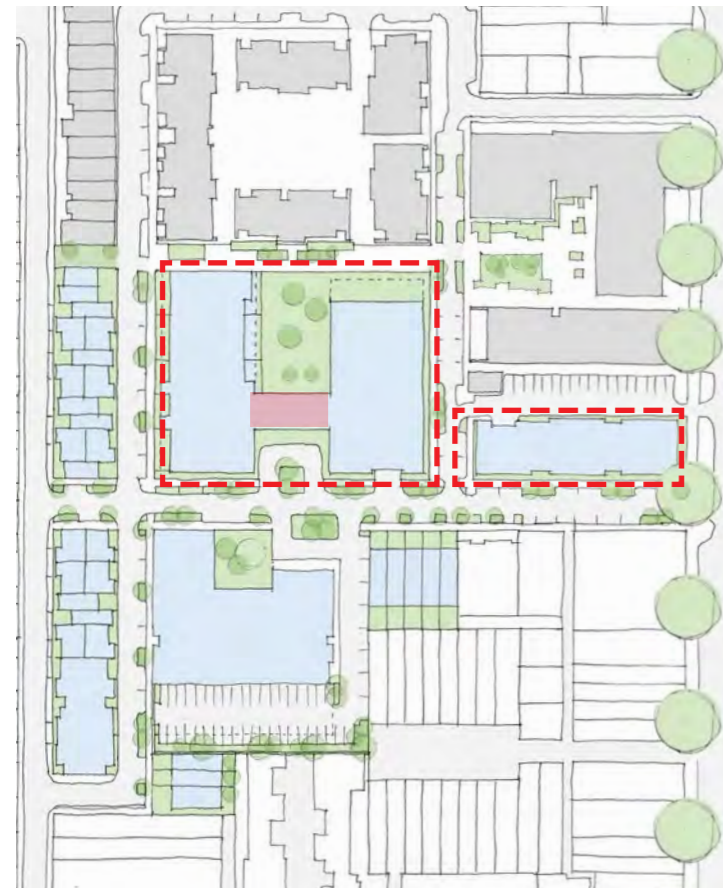
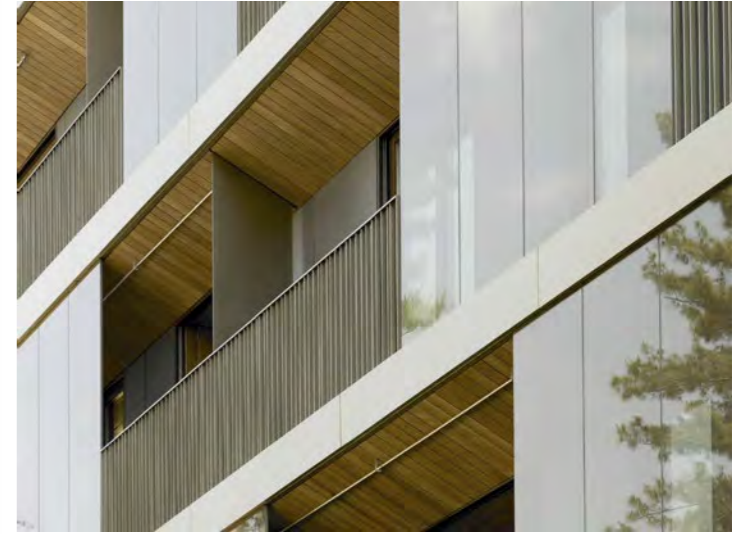
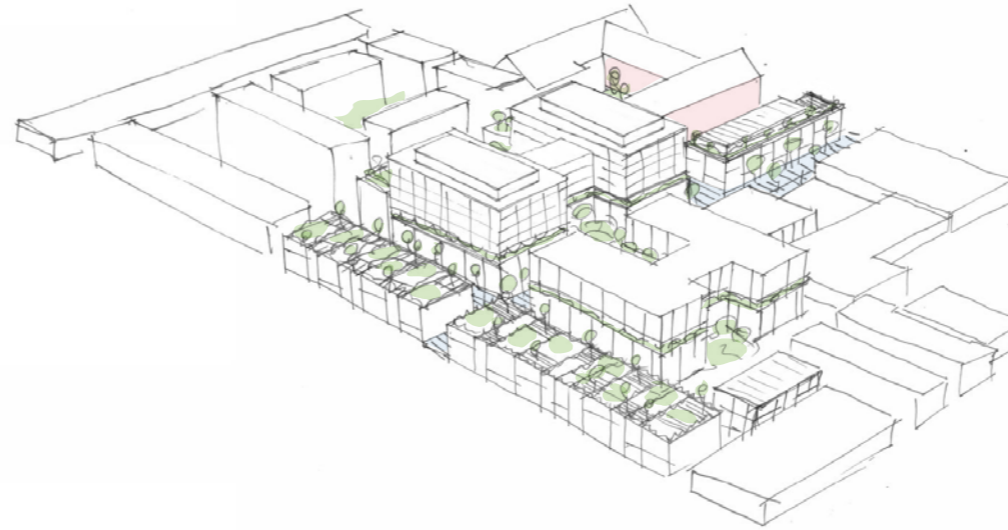
LEVEL 1 FLOOR PLAN (BLOCK C)
4 STOREY BUILDING



TYPICAL LEVEL 2 - 3 (BLOCK B)
9 STOREY BUILDING



10.2 RETIREMENT LIVING APARTMENTS BUILDING DESIGN GUIDELINES



LOCATION PLAN: RETIREMENT LIVING APARTMENTS

GOLD LIVABLE HOUSING APARTMENTS STANDARDS

Originated by the need to provide appropriate housing for an increasingly ageing population, the Livable Housing Design Guidelines (LHD) sets industry best practice to encourage and enable aging in place.

Lendlease has not only committed to Livable Housing Design Guidelines, but has elected to adopt Gold Level as our standard; above the core design elements normally present in current apartment designs, especially in spaces such as the kitchen and bathroom areas. Specifically:

- Retirement kitchens are approximately 32% larger than our standard residential apartment kitchens.
- Bathrooms are around 81% greater when compared to residential.
- Entry foyers are approx. 80% larger.
- Laundries are 20% greater approximately.
- Internal corridors/passageways are generally 20% wider than standard residential provisions.

LAYOUT, FORM + ACCESS

- / Located on lots B & C on the site
- / 9 storey apartment building on lot B and 3-4 storey building on lot C
- / Larger building located centrally on the site with lower buildings around the periphery of the development
- / North south oriented block B to maximise access to natural light
- / Recessive top level with community facilities and rooftop terrace
- / Fully submerged basement levels allows for activated street interface
- / Porte Cochere drop off and car park entry along Khartoum Street
- / Basement car park entry located on the south eastern end of lot B to reduce vehicular traffic along the western end of Khartoum Street
- / Clearly defined development entry and porte cochere along Khartoum St
- / Visually permeable double height block B entrance lobby
- / Multiple cores in block C improves cross ventilation and provide multiple entries along the street, increasing activity and passive surveillance
- / Building form ensures that key vistas are maintained in accordance with the masterplan strategy, in particular, city views and views of the heritage buildings
- / Central bar of block B reduced in height to articulate building as two forms and improve solar access to Khartoum Street
- / Facade language of central form articulated to be read as separate to the two flanking wings

LANGUAGE + MATERIALITY

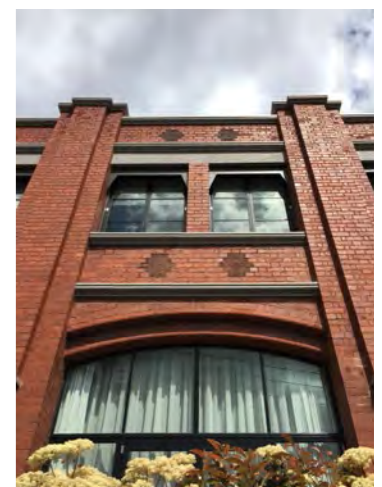
- / The masterplan promotes a coherent and contextual approach to the selection of materials for the retirement living apartments
- / The retirement living apartments feature a 4-storey podium form with northern setbacks and an expressed separation between the podium form and the higher levels above
- / A tactile and articulated podium facade will contribute to the neighbourhood character and street wall scale of the precinct
- / Vertical framing and screening elements to provide privacy and a human scale rhythm to the facade
- / A palette of contextual residential scale materials such as masonry will be utilised in block C
- / A lighter architectural style and expression will be implemented for the higher levels

LANDSCAPE + STREETSCAPE

- / Large north facing gardens bathed in natural light
- / A portion of the central courtyard, located off studio walk will be publicly accessible and contribute to the site's network of public open spaces
- / Improved footpaths, landscaping and lighting along Kennedy Ave, Barnet Way and Khartoum St, adjacent to the lots, designed with elderly resident safety in mind
- / Regular stopping areas located throughout the pedestrian circulation network
- / Raised roadway along portion of Khartoum St adjacent to porte cochere entries to slow traffic and aid pedestrian movement through the precinct

LOCAL CONTEXT RESPONSE

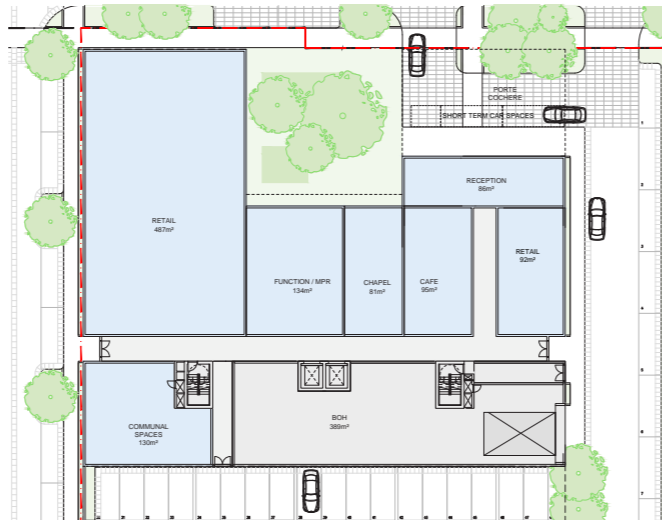
- / Retirement living communal areas located adjacent to existing community facilities
- / Increased North building separation to east wing of block B
- / Reduced northern building footprint on the ground floor of block B east wing to increase permeability and aid movement through to the central courtyard and across the site
- / Building setbacks and podium height respond to neighbourhood context and scale
- / Complementary material palette respond to neighbourhood context



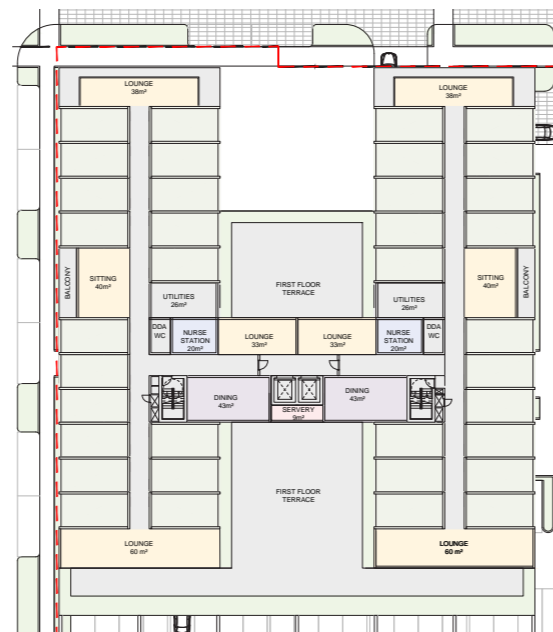
10.3 AGED CARE QUALITY AND DIVERSITY

AGED CARE

- / North south oriented block E to maximise access to natural light
- / Retail and communal facilities located along Khartoum St and Kennedy Ave to provide an active street frontage
- / Generous separation between building wings (nominally 16m)
- / Secure raised outdoor terrace on level one between wings for patient amenity and safety
- / Rooms with good access to natural light and ventilation
- / Centrally located nurse stations and dining areas
- / Numerous lounge and sitting areas with balconies on every level
- / Up to 9 rooms clustered together per wing with short travel distances to communal areas
- / Frequent rest areas located on each floor plate
- / Well appointed rooms and communal facilities
- / Onsite parking placed to rear of site and concealed from view from the greater precinct



TYPICAL GROUND FLOOR PLAN (BLOCK E)
5 LEVEL BUILDINGS



TYPICAL LEVEL 1 BLOCK B)
5 LEVEL BUILDINGS



Architectural Examples Of Materials, Form And Scale

10.4 AGED CARE BUILDING DESIGN GUIDELINES



LOCATION PLAN: AGED CARE

LAYOUT, FORM + ACCESS

- / Located on lot E on the site
- / 6 storey aged care building
- / Larger building located centrally on the site with lower buildings around the periphery of the development
- / North south oriented wings to maximise access to natural light
- / Porte cochere drop off along Khartoum Street, paired with the retirement living drop off, reinforces Khartoum Street as the primary address
- / North facing central garden bathed in natural light
- / Retail and communal areas located along Khartoum St and Kennedy Ave to activate frontages
- / Car park to the south of the site surrounded by landscaping
- / Loading dock located off private access road
- / Car park single entry to encourage in and out borne traffic from East end of Khartoum Street only

LANGUAGE + MATERIALITY

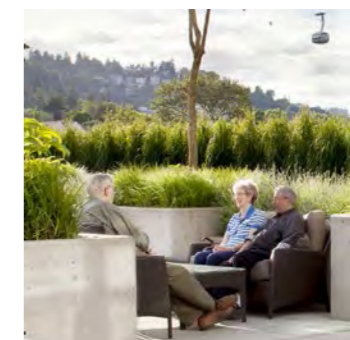
- / The masterplan promotes a coherent and contextual approach to the selection of materials for the aged care building
- / The aged care building feature large first floor terraces
- / A tactile and articulated podium façade in dialogue with the retirement living building will contribute to the neighbourhood character and street wall scale of the precinct
- / Vertical framing and screening elements to provide privacy and human scale rhythm to the facade
- / A lighter architectural style and expression will be implemented for the higher levels

LANDSCAPE + STREETScape

- / North facing garden bathed in natural light
- / Well landscaped port cochere drop off with quality finishes in dialogue with retirement living entrance and contribute to the public realm of Khartoum St
- / The central garden adjacent to the porte cochere will be publicly accessible and contribute to the site's network of public open spaces
- / Terraces and balconies throughout the building will provide vertical landscape opportunities for outdoor spaces and dementia garden
- / Improvement of footpaths, landscape and lighting along Khartoum St, Kennedy Ave and new roads surrounding the age care building
- / Planting to the Southern boundary provides a layered natural visual screening for neighbours

LOCAL CONTEXT RESPONSE

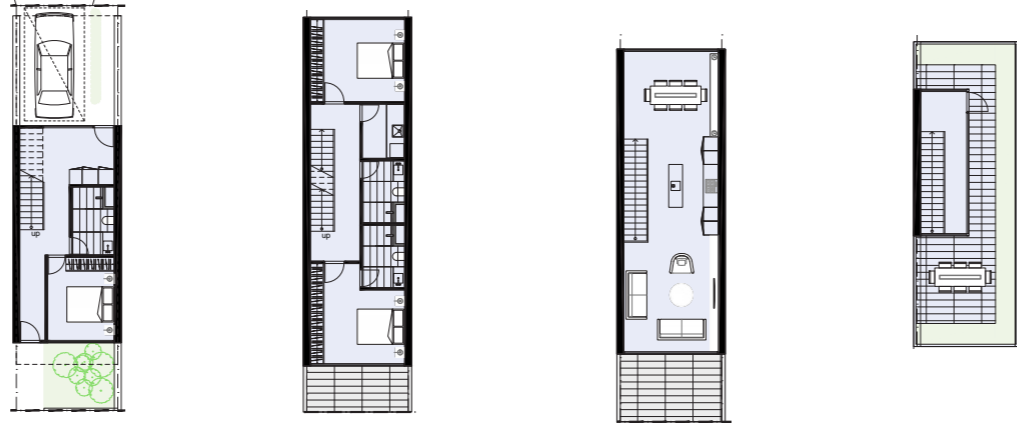
- / Generous setbacks to lower scale neighbouring properties
- / Taller building forms are located within a perimeter of lower scaled building typologies
- / A lower scaled podium architectural expression relates to the human scale and prevailing street wall height
- / Improvement to the development's surrounding public realm
- / Delineation between private and public space using landscape as a buffer



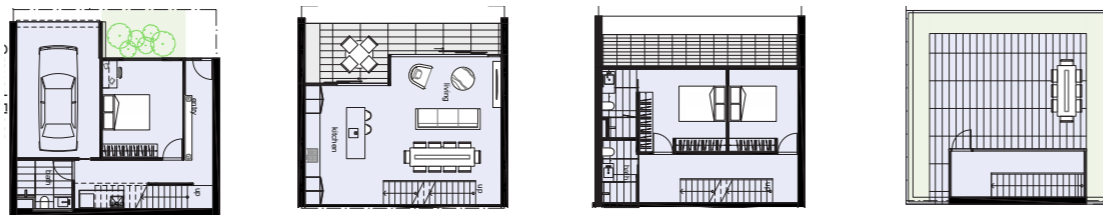
10.5 RESIDENTIAL TOWNHOUSES QUALITY AND DIVERSITY

RESIDENTIAL TOWNHOUSES

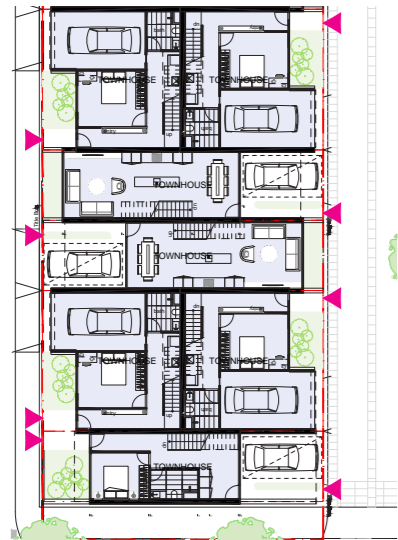
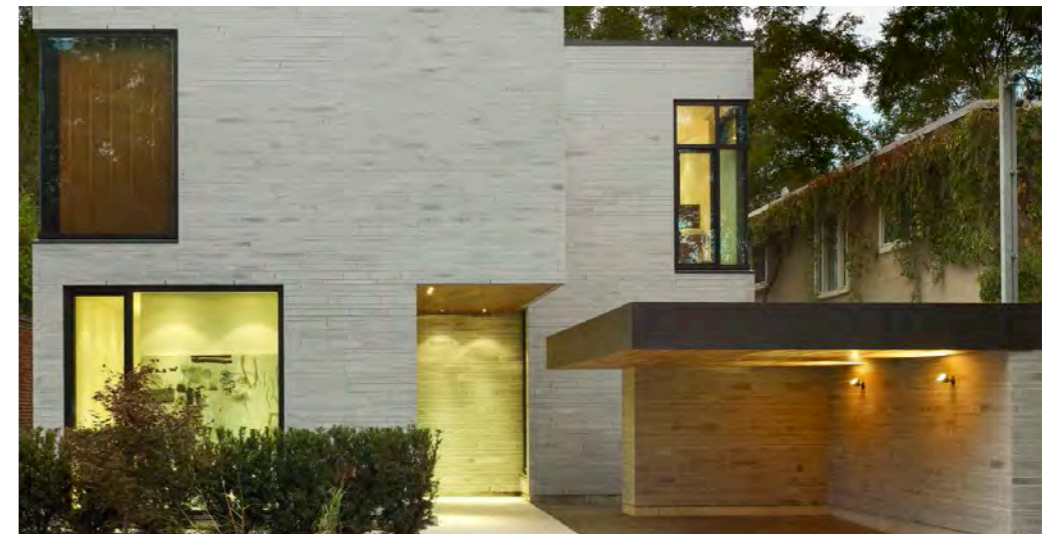
- / Primarily east west oriented townhouses
- / Use of passive design for good access to sunlight and cross ventilation
- / Mixture of single and double fronted townhouses to create diversity
- / Introducing entrances and landscaped front yards along Kennedy Ave to activate the street and provide passive surveillance
- / Alternating townhouse entrances and frontages to add diversity to the streetscape and reflect the character of its local context
- / Landscaped front gardens and facades
- / Landscaped roof terraces relate to neighbouring building podium landscape roofs
- / Opportunity to have carports in lieu of garages to provide further diversity as a flexible covered outdoor (entertaining) space



TYPICAL 3 LEVEL TOWNHOUSE PLAN (BLOCK A/D)
3 BED



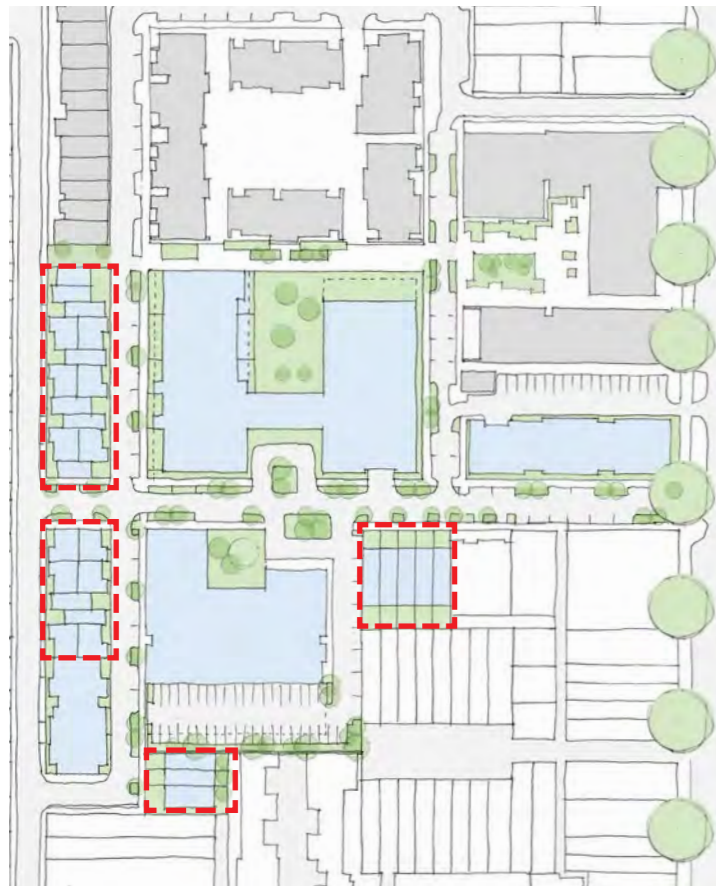
TYPICAL 3 LEVEL TOWNHOUSE PLAN (BLOCK A/D)
3 BED



TYPICAL TOWNHOUSE ARRANGEMENT

▶ TOWNHOUSE ENTRY

10.6 RESIDENTIAL TOWNHOUSES DESIGN GUIDELINES



LOCATION PLAN: TOWNHOUSES

LAYOUT, FORM + ACCESS

- / Located on lots A, D, F and G on the site
- / East west oriented townhouses on lots A and D
- / North south oriented townhouses on lot F
- / Three storey building form aligns with the surrounding context
- / Use of passive design for good access to natural light and cross ventilation
- / Alternating townhouse frontage widths and parking adds diversity and creates a streetscape that has a balanced mixture of entrances, gardens and vehicle entries to all frontages
- / Double fronted townhouses contribute to swept path solution for off-street car parking access
- / Veneer of housing located at the periphery of the site minimizes visual impact of taller buildings at the centre of the site
- / Lot widths, setbacks and scale is in keeping with the local context

LANGUAGE + MATERIALITY

- / A palette of contextual residential scale materials such as masonry will be utilised
- / A light and diverse material palette will be contemplated to provide a contrast and variety to the existing townhouses
- / Articulated facade expressions with a sense of individuality, varying terraces and integrated landscaping
- / Screening elements may be implemented to provide further articulation and user controlled privacy where required

LANDSCAPE + STREETScape

- / Landscaped gardens to townhouse entrances
- / Introduction of townhouse entrances and landscaped front gardens along Kennedy Ave to provide active frontages and additional landscaping along the street
- / Alternating entrances and townhouse widths to reflect the existing local context
- / Landscaped roof gardens/terraces
- / Improving footpaths, landscaping and lighting along Stawell St and Kennedy Ave adjacent to the townhouses

LOCAL CONTEXT RESPONSE

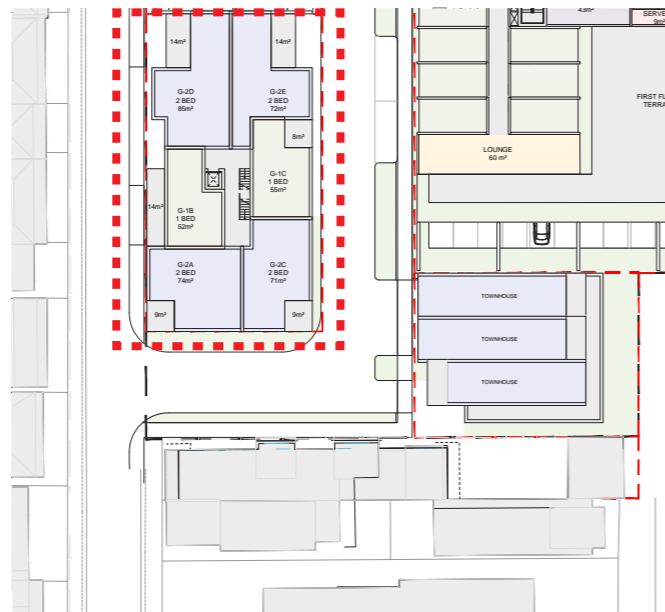
- / Varying street rhythm, entry points and front gardens to integrate the proposed development into the existing streetscape
- / Improving the public realm in abutting streets
- / Use of contextually responsive materials
- / Provides a lower scale buffer to taller buildings on the site, to protect the scale and character of neighbouring streets



10.7 AFFORDABLE HOUSING QUALITY AND DIVERSITY

AFFORDABLE HOUSING

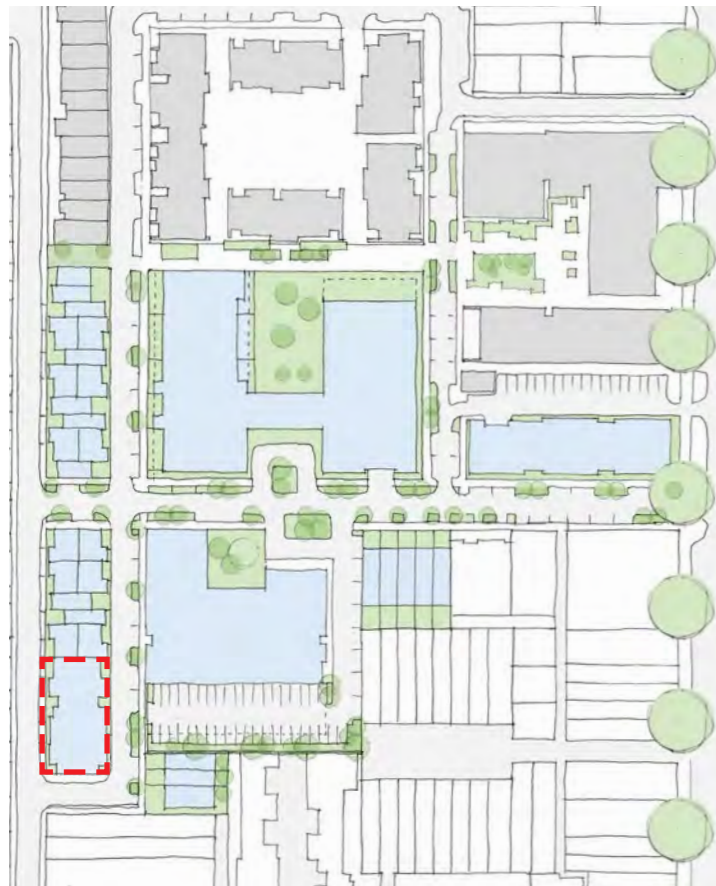
- / Materiality and expression to be in line with neighbouring townhouse so are integrated with precinct and not readily identifiable as affordable
- / Apartment orientation to provide street activation
- / Use of passive design for good access to sunlight and cross ventilation
- / No south facing single aspect apartments
- / Security and surveillance provisions to ensure safety of occupants



TYPICAL LEVEL 01 BLOCK G



10.8 AFFORDABLE HOUSING BUILDING DESIGN GUIDELINES



LOCATION PLAN: AFFORDABLE HOUSING

LAYOUT, FORM + ACCESS

- / Located on lots D on the site
- / East west oriented
- / Use of passive design for good access to sunlight and cross ventilation
- / Clear definition between public and private space
- / Integration of affordable housing with adjacent townhouse product

LANGUAGE + MATERIALITY

- / The design will follow the townhouse character allowing it to blend into the other proposed developments

LANDSCAPE + STREETScape

- / Located at the periphery of the site to minimize visual impact of taller buildings at the centre of the site

SECURITY, PRIVACY + PASSIVE SURVEILLANCE

- / Surveillance of access points from the public realm
- / Passive surveillance and activation
- / Appropriate level of privacy for all dwellings

