

St Vincent's Fitzroy Druids Site Development (DSD)

ISPT

Urban Context Report & Design Response

05 September 2022

BATESSMART™



A Transformative City Shaping Opportunity

The DSD forms a key component of the evolving health corridor along Victoria Parade. Our proposal contributes a well-considered addition to the St Vincent's Hospital campus catalysing a new health precinct for the future.

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Executive Summary

An Integrated Health Precinct



St Vincent's Hospital Site

The Druids Site Development (DSD) shares a strong corner location with the Australian Centre for Medical Discoveries (ACMD) where the regular grid of Fitzroy meets Victoria Parade and the city to the south. As such, the combined site offers outstanding visibility and proximity to the Carlton Gardens, as well as immediate access to the Melbourne CBD within a few blocks' walk.

Our team recognises St Vincent's vision for creating a new 'health corridor' along Victoria Parade, leveraging this prominent location to establish and upgrade its identity through investment in a series of new and existing buildings along its southern boundary. Accordingly, our proposal seeks to maximise this opportunity through a well-considered addition to the St Vincent's Hospital campus fabric that can become a catalyst for a new health precinct for the future.

Precinct Strategy

Located directly adjacent the ACMD in the south western corner of the campus, the DSD serves as a 'bridge' between the existing St Vincent's Clinics and Outpatient Centre with the proposed ACMD.

The DSD offers many possibilities for optimising programmatic adjacencies and future flexibility through the integration of the ground plane. As such, we see the DSD as the critical element in unlocking the south western corner of the campus in response to present and future accommodation planning.

Architectural Response

As the second stage in a two-stage development, the architectural design seeks to integrate the two buildings into a cohesive 'anchor' of the envisaged health corridor to maximise the full opportunity and flexibility of this location. Our proposal focuses on creating expansive floor plates with maximum access to light and flexibility.

Similarly, our approach recognises the DSD as playing a supportive role in an urban *ensemble* of buildings to become a 'supportive framework' for the established design language of the ACMD—complementary and reinforcing without competing.

Pictured

Proposed DSD building looking east from corner of Victoria Parade & Nicholson Street

Integrated Ground Plane

As a bridge between the campus and the ACMD, our ground plane proposal for the DSD imagines a continuous sequence of spaces from the existing Outpatient Entry through to the corner of Victoria Parade and Nicholson Street. This is achieved by 'bookending' the cores of both buildings to allow unobstructed circulation to either side and sharing facilities such as the existing vehicular drop-off on Daly Drive and loading off the northern laneway.

Key retail and café opportunities present themselves along the south and eastern edges of the site. The retained heritage fabric of Brenan Hall will form a separate massing expression whilst being internally integrated as the complementary functional program within the lobby. As such, its cultural and institutional significance will be reinstated as well as its formal difference, lending the character and material warmth of its existing fabric to a fresh but sympathetic interior design.

Supportive Framework

Understanding the city as a collection of buildings, the language of a structural framework can accommodate different buildings and scales within an overall cohesive identity. The façade design similarly responds to the idea of an interwoven,

interconnected piece of the urban fabric that plays a supportive but critical role in establishing the identity of the health corridor along Victoria Parade.

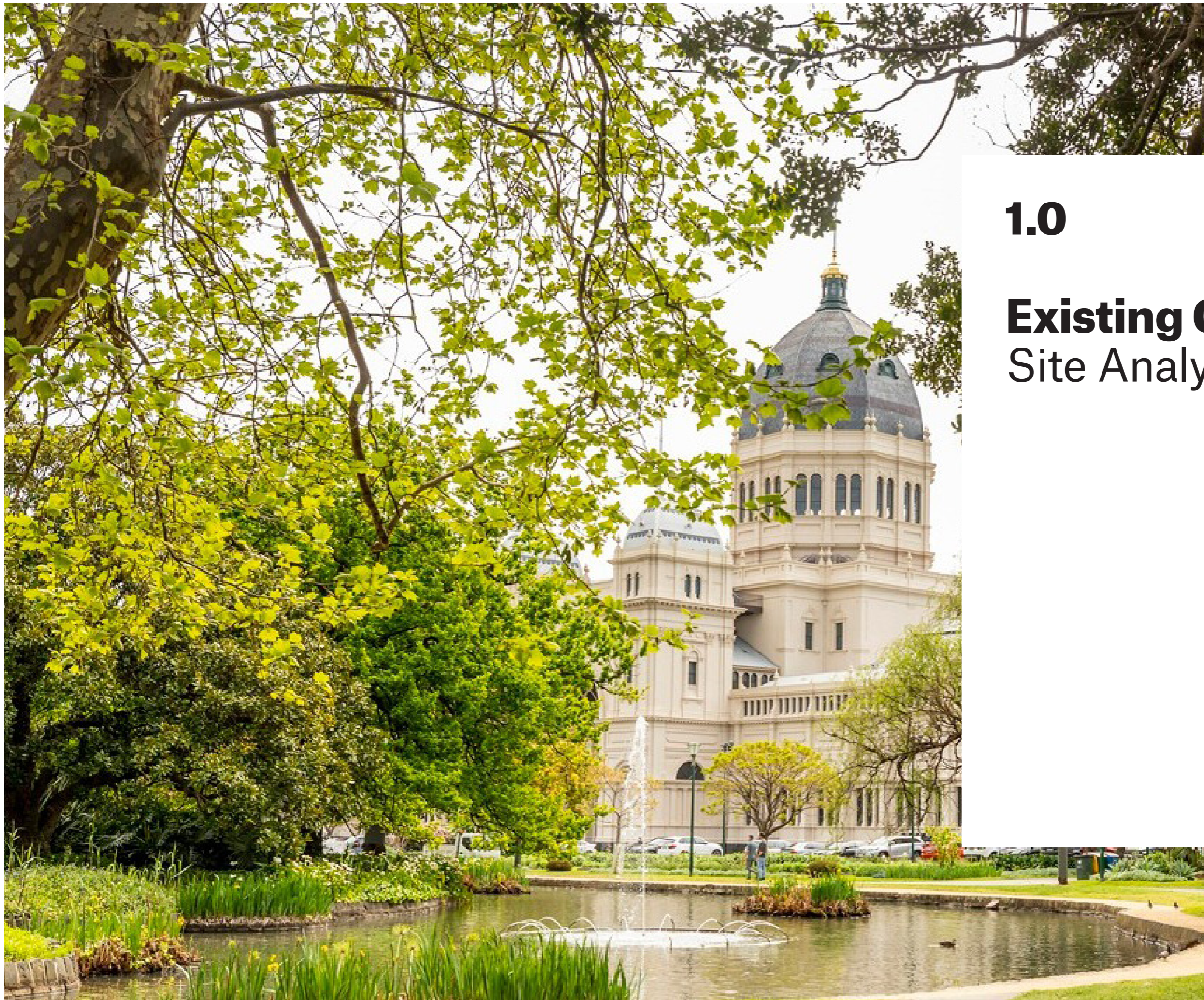
This 'supportive framework' is expressed as an open, transparent structural grid that lends human scale, integrity and order. The structural frame is expressed in double-height bays, corresponding with the heritage streetwall datum of Brenan Hall as replicated up into the body of the tower.

In balancing the brick heritage character of the St Vincent's Hospital campus with a contemporary language of medical innovation, we propose a related masonry materiality of two-storey vertical elements inspired by the the ordered and rhythmic expression of the adjacent Healy Wing building. The building volume behind Brenan Hall seeks to form a neutral back drop behind the heritage building, foregrounding the history of the site while creating relief in the streetwall.

Pictured

Top: Proposed DSD main entrance along Victoria Parade
Bottom: Corner Victoria Parade and Daly Drive



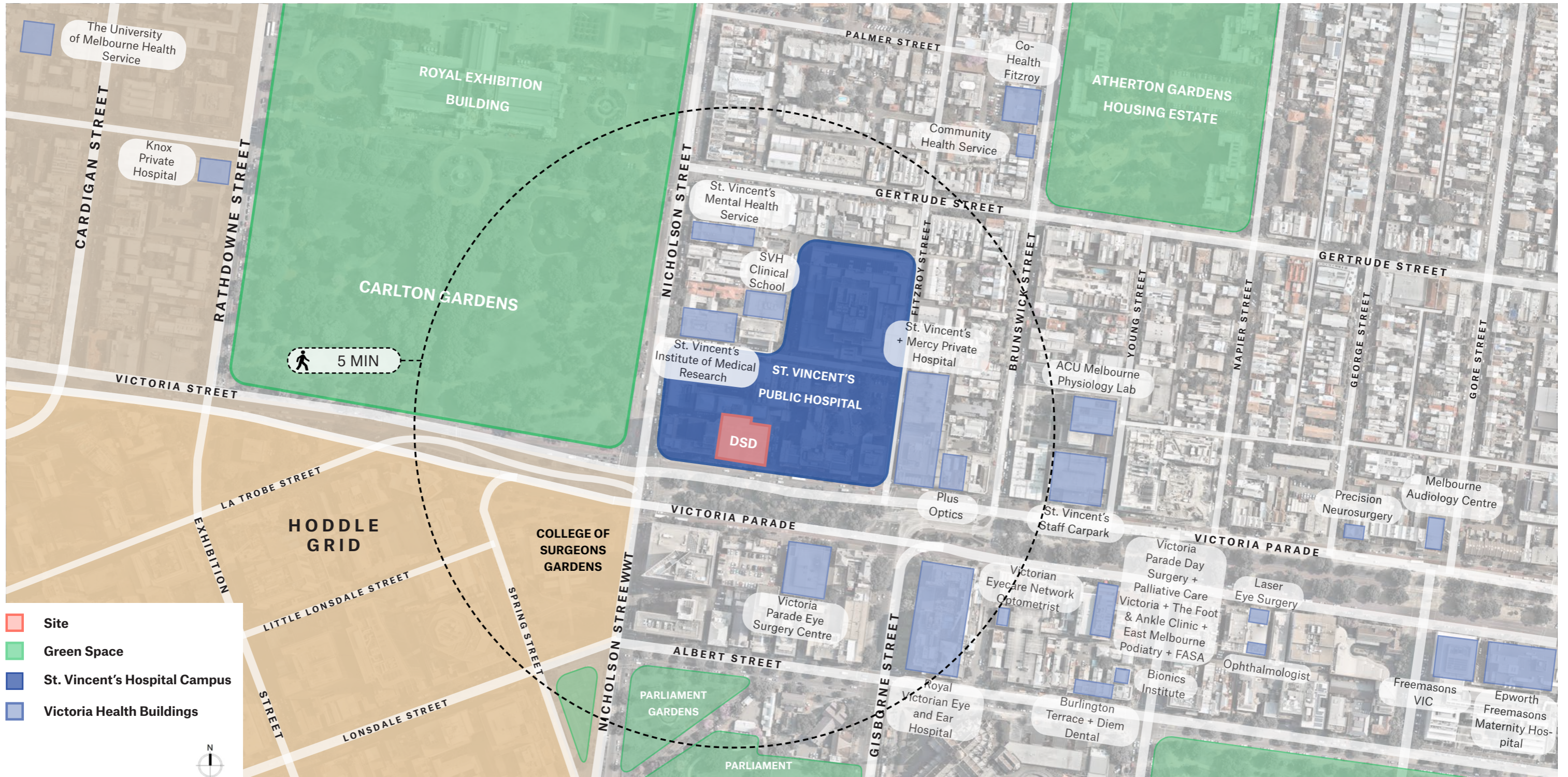


1.0

Existing Context
Site Analysis

1.1 Site Location Precincts

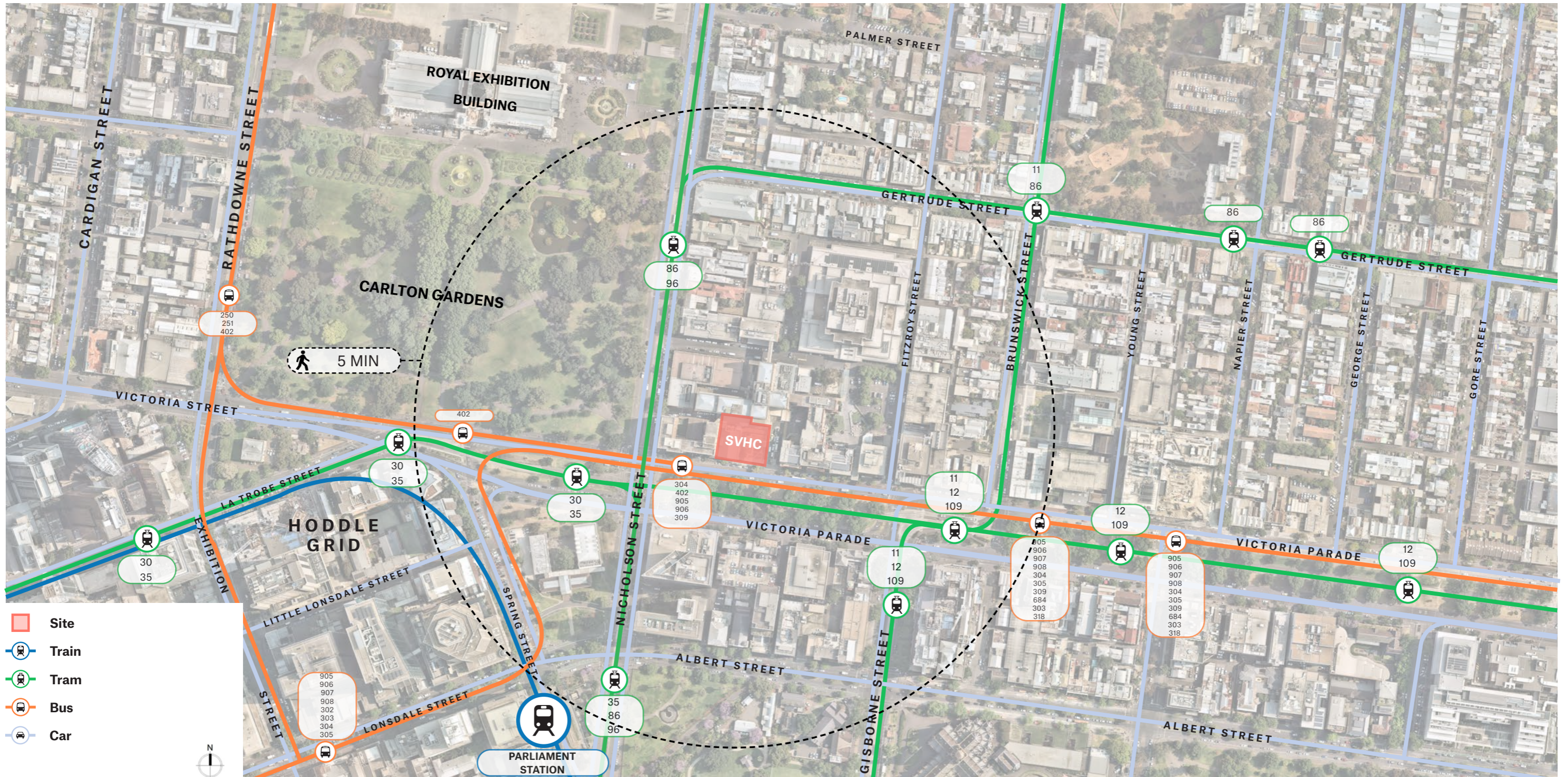
The DSD is located at the heart of St Vincent's biomedical research district. The site is ideally situated near a major urban intersection providing close links to patient care facilities at SVHM, as well as neighbouring hospitals and research facilities.



1.2 Site Connectivity

Public Transportation Grid

The site is well served by public transport including trams, buses and trains within 5 minutes' walking distance to Parliament Station. It's CBD adjacency also offers a wealth of bicycle paths and walking routes.



1.3 Immediate Context Health Campus

The DSD proposal is embedded within the St Vincent's Hospital precinct and will provide additional administration, life sciences, office, education and health services accommodation to entities that are aligned with the clinical, teaching, research & development activities offered on the broader campus.



1.4 Site Information

Planning Controls

Primary Land Uses

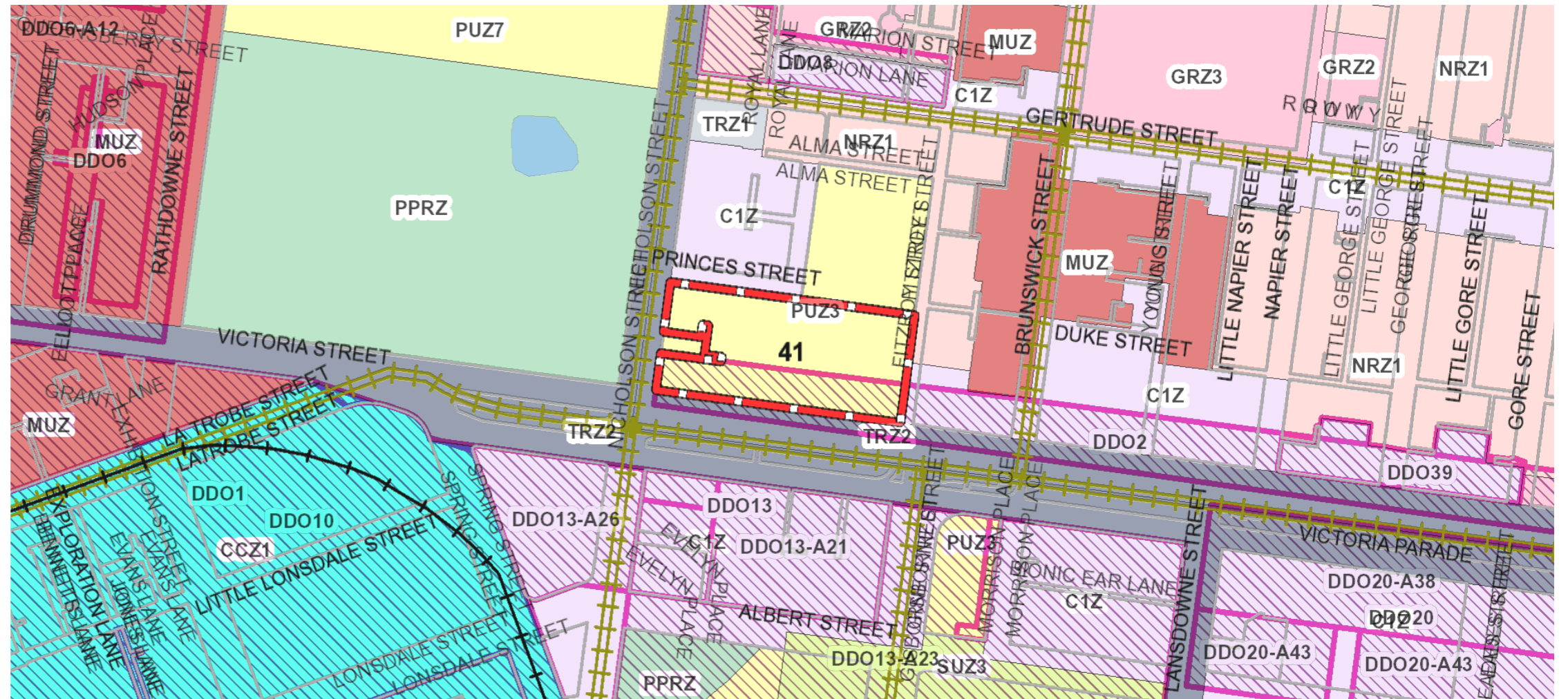
- Commercial/ Mixed Use/ Health/ Residential/ Parks and Recreation

Site Area

- The allotment of 1,381.5 sqm. (approx.)
- Benefits from a primary street frontage of 43m along Victoria Parade

Yarra Planning Controls

- DDO2 - Special Character Areas - Built Form (Hoddle Grid)
- Special Use Zone (Health and Community)
- Development Contributions Plan Overlay
- Heritage Overlay (HO334)—see following page for more detail



1.5 Historical Context St Vincent's Hospital

Buildings dating from the 19th and 20th centuries exist along both the north and south side of Victoria Parade and are of a similar scale to those on the St Vincent's campus. Materiality in the immediate area consists predominantly of brick and render, with elevations adopting a grid-like articulation.



1



2

Pictured

1. 1914c original cottage hospital on the left, the 1905 wing in the middle and the Cullen Wing on the right
2. 1905c original cottage hospital
3. 1920c Brenan Hall and the Druids Wing.
4. 1960c Panorama along Victoria Parade
5. 1958 Free Thought Hall
6. 1920 Outpatients waiting at Brenan Hall (Hall of Science)
7. 1975 St. Vincents Hospital
8. 1956 corner Nicholson Street and Princes Street



3



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1.5 Historical Context

Carlton Gardens

The subject site is located on the north side of Victoria Parade on the site of the former Druid's building (demolished 2016). The surrounding historical context consists of the Carlton Gardens (UNESCO World Heritage Site), the Aikenhead Wing, Brennan Hall to the west and the five-storey red brick Healy Wing to the east.



Pictured

1. 1940 Carlton Gardens
2. 1930c St Vincent's Hospital

1.6 Existing Conditions

Brenan Hall

Adjacent to the proposed DSD development is Brenan Hall. It is a building of historical and architectural significance for its affiliation with the Australia Secular Association and as a representative example of suburban halls from the late nineteenth century.

The hall has been substantially altered by the removal of the majority of the west wall and alterations to the east in relation to the former Druids Wing. The rear of Brenan Hall has already been demolished including the Daly infill building which sits between the DSD and Daly Wing sites.

Partial demolition of Brenan Hall is proposed in Stage 1 Works, with retention to include the Victoria Parade facade and approximately 7m of the hall depth including the front two bays of trusses. The recommended 7m retention has been provided as a guide and will be subject to further adjustment and alignment to the existing structure as required.

Furthermore, in accordance with Clause 22.02-3 'Levels of Significance' as defined by the Yarra Planning Scheme, Brenan Hall is classed as 'contributory' meaning that 'the place is a contributory element within a larger heritage place.'



Brenan Hall

Principal façade
of the Brenan
Building

1.6 Existing Conditions

Healy Wing

The Healy Wing is a 5 storey brick building tonally delineated by a gradient of bricks, articulated datums and setbacks. The building is comprised of a dark brown brick at the ground plane and a masonry articulated datum defining the building's base. The upper portions of the Healy Wing feature setbacks to define the street wall and lighter red coloured brick.

The proposed base for the DSD will ground the building in a similar fashion through its massing, materiality and canopy expression, helping reinforce the streetwall base established by the Healy Wing.

In addition, the southern elevation of the Healy Wing includes architectural details such as gradated coloration, engaged brick piers, corbelled arches over windows, and rustication details that have been reinterpreted through the facade design of the DSD.

In accordance with Clause 22.02-3 'Levels of Significance' as defined by the Yarra Planning Scheme, the Healy Wing is classed as 'individually significant' meaning that 'the place is a heritage place in its own right.'



Healy Wing

Southern façade
of the Healy
Building

1.6 Existing Conditions Former Druid's Wing

The Druid's Wing was constructed in 1919 in the place of the York House and two of the adjoining terraces. The (now demolished) Druid's Wing was constructed to the east of Brenan Hall to serve as an outpatient department and nurses' home. It was connected to the hospital buildings to the east of Daly Drive via a bridge and was demolished c. 2015. This section of the site is now a construction site and the selected site for the DSD.



Druid's Wing

Image taken
December 2009

1.6 Existing Conditions

Current Built Context

The site is located on the south-western corner of the SVHM precinct which consists of multiple medical research buildings and the main SVHM public hospital. Particularly prominent along Victoria Parade is the Aikenhead Building as well as the Healy Wing which is of heritage significance.



Pictured

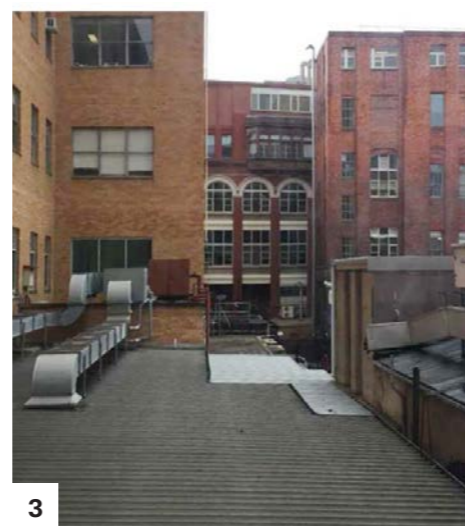
1. View from Victoria Parade looking East
2. View from Victoria Parade looking East towards the existing Aikenhead Wing
3. View from Victoria Parade looking West
4. View from Victoria Parade looking West towards the existing Aikenhead Wing

1.6 Existing Conditions

Current Built Context

Brenan Hall is located directly adjacent to the east and can currently be accessed from within the Aikenhead Wing. It is intended to partially retain the front portion of Brenan Hall while the rear portion has already been demolished. This site currently stands in a state of disrepair having been significantly compromised by the existing Aikenhead Wing.

Historically, the Aikenhead Wing could be accessed via Victoria Parade or the Daly Wing to the north via a flyover connection or a recently demolished linkage building (Daly 'infill' building). The Aikenhead Wing can also be accessed via the Hospital underground tunnel network.



Pictured

1. View of Brenan Hall looking north from Victoria Parade
2. View of Brenan Hall from St Vincents Hospital entrance lane looking west
3. Infill Building Roof
4. Infill Building
5. Southern elevation of existing Aikenhead Wing

1.6 Existing Conditions

Victoria Streetscape North

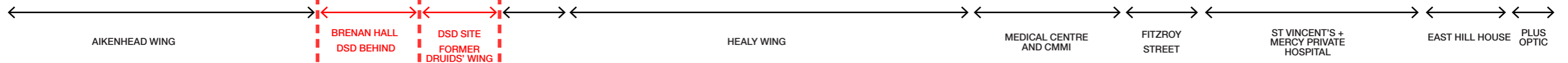
The site is located near the convergence of the Melbourne CBD, SVHM precinct, and Carlton Gardens which also houses the World Heritage listed Royal Exhibition Building. This is an urban transitional zone at the intersection of two major Melbourne thoroughfares, Nicholson Street and Victoria Parade. The site is significant not only as an inner-city gateway but also as an important part of the St Vincent's Health Precinct. West of Nicholson Street the Carlton Gardens stretch to Rathdowne Street where a transition occurs to Carlton's low- and medium-rise, finer grain residential fabric.



1.6 Existing Conditions

Victoria Streetscape North

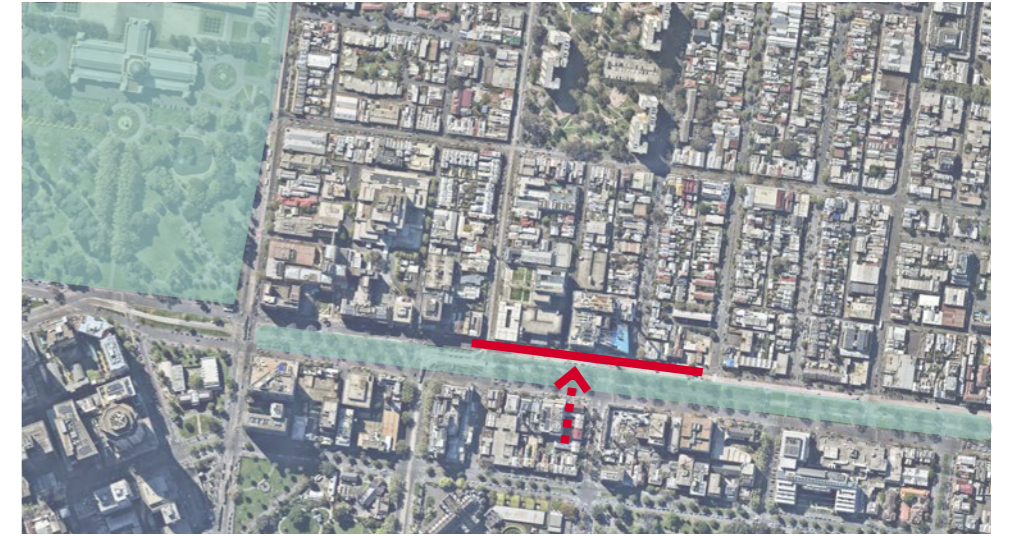
Brenan Hall occupies the adjacent site and is considered to be of local and historical significance. Buildings typically step down in height at the perimeter of the CBD to as they transition into the inner suburbs, noting that the SVHM precinct forms part of this transition.



1.6 Existing Conditions

Victoria Streetscape North

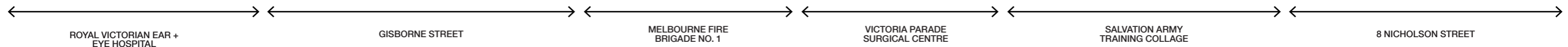
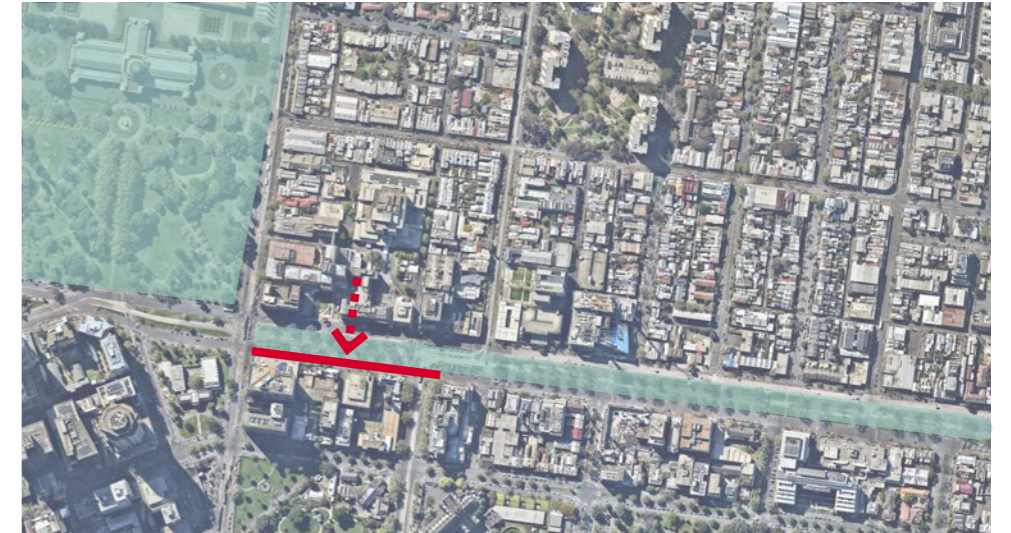
Buildings to the east along Victoria Parade maintain the urban boundary trend of buildings stepping down in height and it is only beyond the Gertrude Street SVHM precinct boundary to the north and Brunswick street to the east that the transition is completed. This is evidenced through a mix of low- and medium-rise residential and commercial buildings typical of Fitzroy.



1.6 Existing Conditions

Victoria Streetscape South

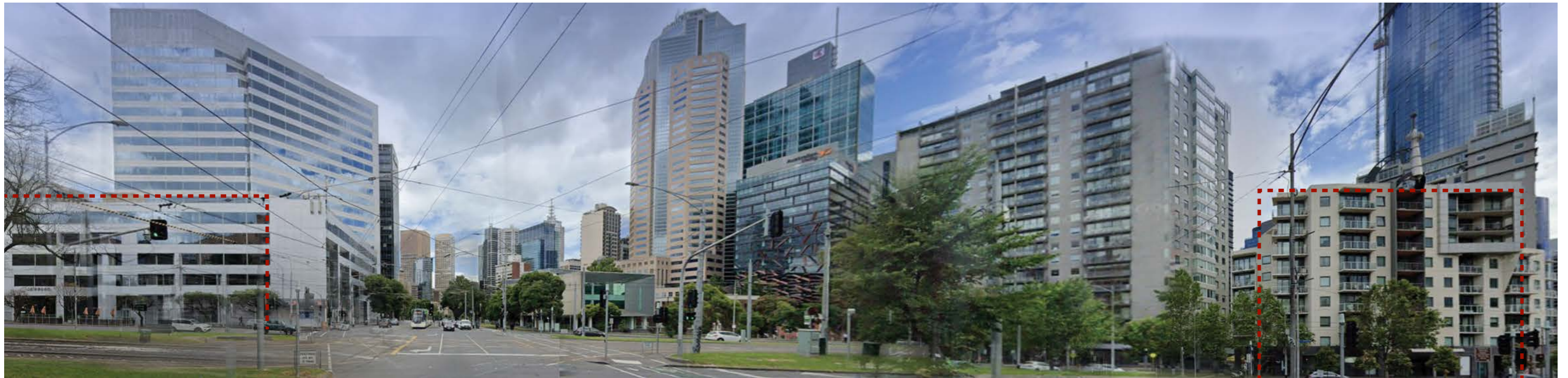
Sitting towards the south-west of the SVHM precinct, the DSD building sits in close proximity to Melbourne's CBD and the Hoddle Grid. Directly opposite the site are a series of commercial and mixed-use masonry buildings as well as 8 Nicholson Street, a freestanding 18-storey office tower.



1.6 Existing Conditions

Victoria Streetscape South

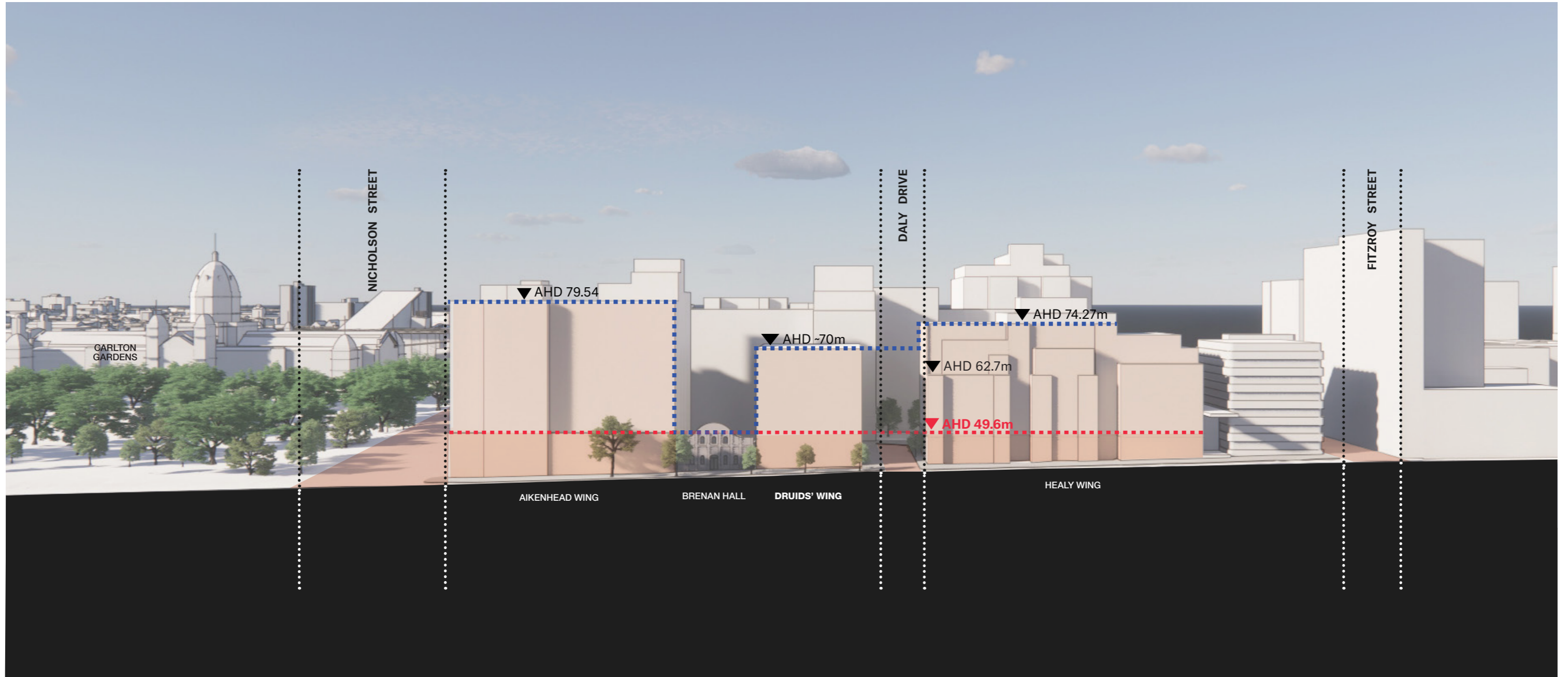
Sitting towards the south-west of the SVHM precinct, the DSD building sits in close proximity to Melbourne's CBD and the Hoddle Grid. Opposite the site is the notable College Of Surgeons Gardens.



1.7 Streetwall Analysis

Existing/Previous

The former Druid's Wing building stood tall with zero setbacks between the base of the building and the 'tower', with its base defined by a masonry articulated datum.



*Note: All heights, dimensions and massing depictions are approximate, and should be verified by a licensed surveyor.

1.7 Streetwall Analysis Massing Character

Victoria Parade currently lacks a distinctive streetwall character, featuring multiple tall buildings with little to no streetwall setback.

Looking North



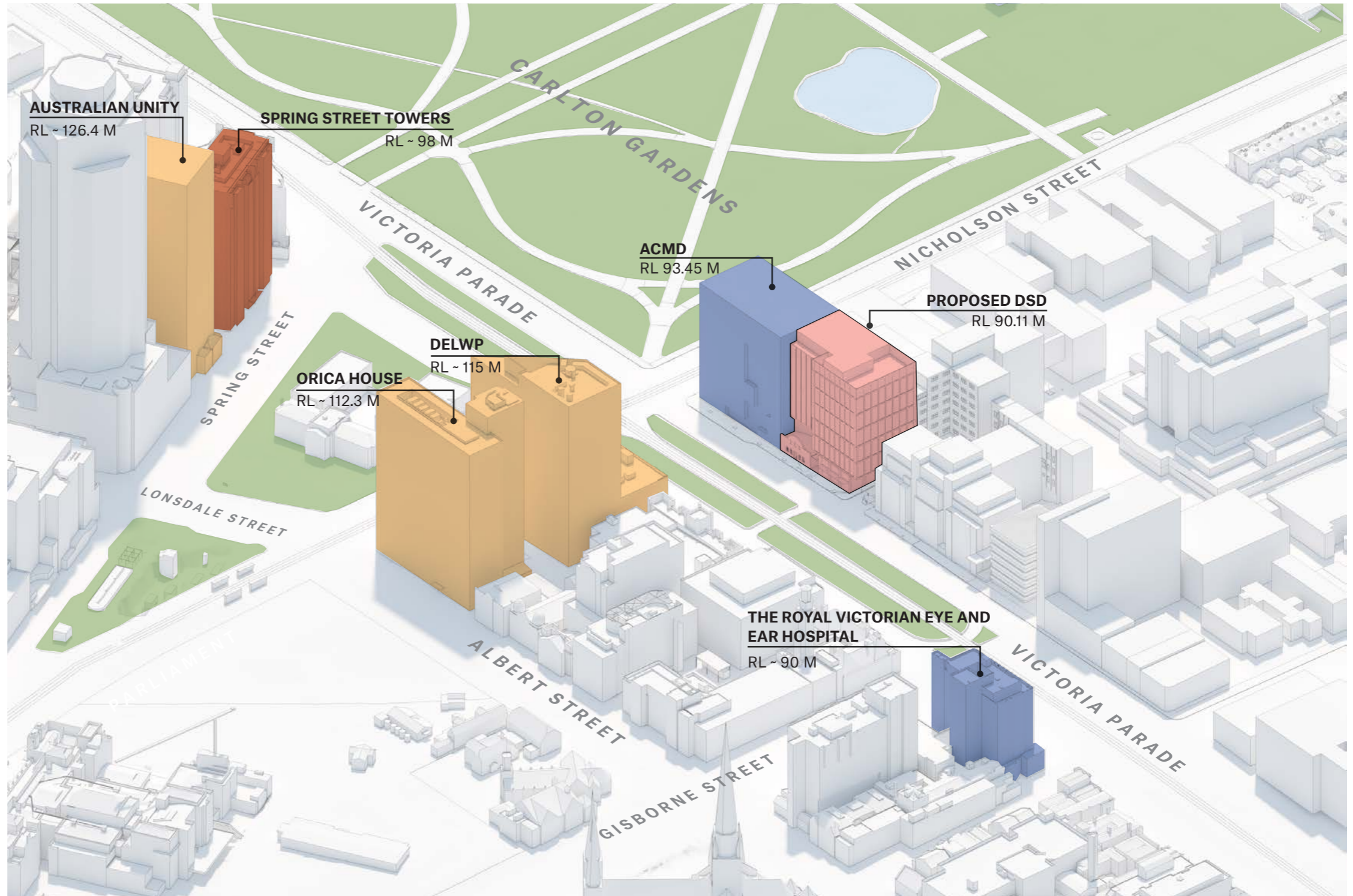
Looking South



1.7 Streetwall Analysis

Surrounding Tall Buildings

A variety of tall buildings exists within the immediate vicinity, especially along the corners of major street intersections.

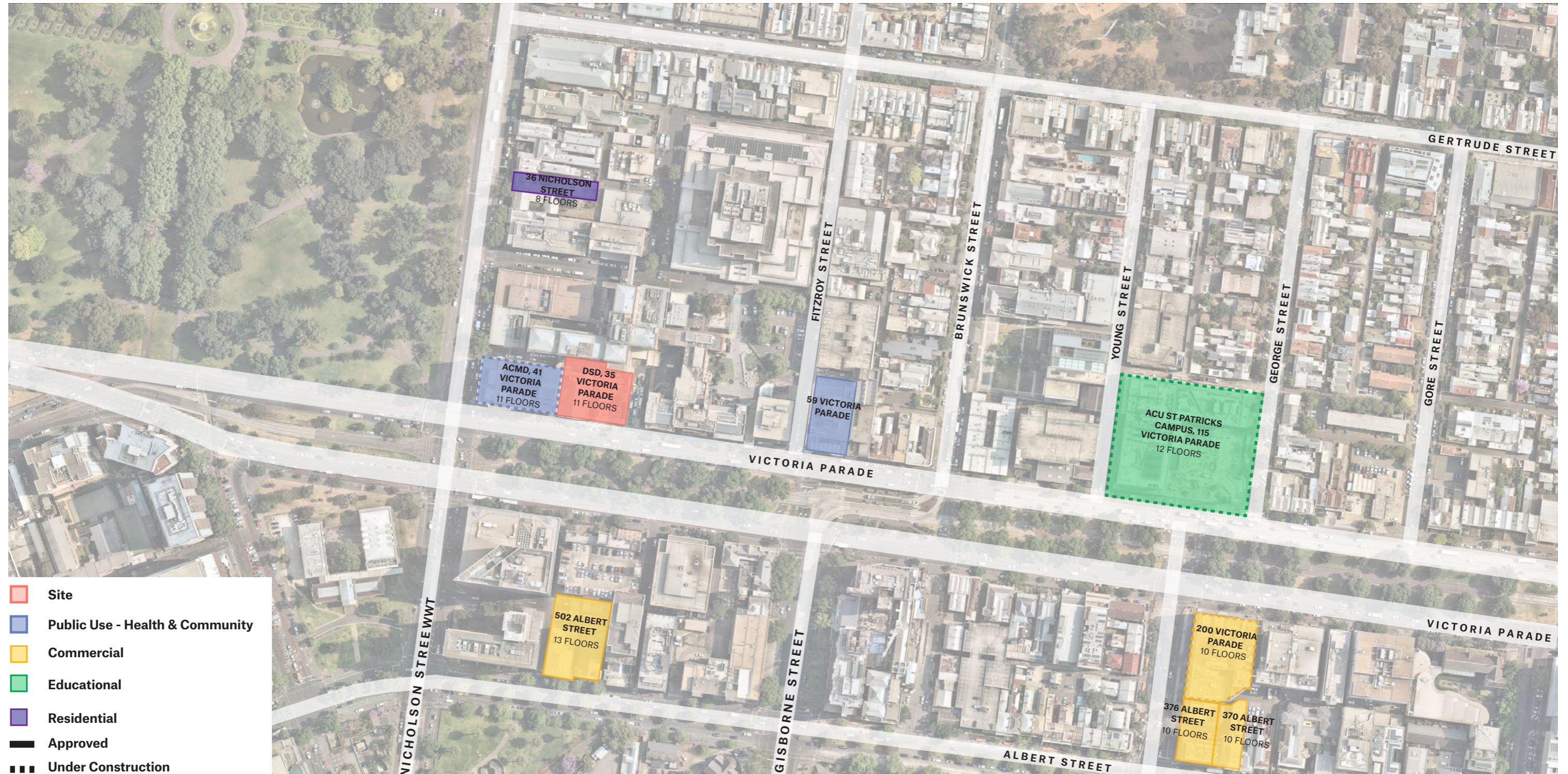


- Proposed
- Public Health & Community
- Commercial
- Residential

1.8 Surrounding Developments

Proposed & Under Construction

The site is located at the 'city end' of the Victoria Parade Boulevard which is experiencing ongoing renewal and change as evidenced by the recent development approvals and applications for sites both within and in close proximity to the St Vincent's Hospital Campus.



1.8 Surrounding Developments Proposed & Under Construction

Major developments surrounding St Vincent's Hospital include a range of commercial, workspace and mixed used projects such as the ACMD, 59 Victoria Parade as part of St Vincent's plans for expansion, a teaching and research building for ACU located at 115 Victoria Parade, Victoria Place, and a residential building at 370 Albert Street.



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Pictured

- 1. ACMD, 27 Victoria Parade, Fitzroy
- 2. ACU St Patricks Campus, 115 Victoria Parade, Fitzroy
- 3. Victoria Place. 200 Victoria Parade, East Melbourne
- 4. 59 Victoria Parade, Fitzroy
- 5. 370 Albert Street, East Melbourne

1.8 Surrounding Developments

ACMD

The Aikenhead Centre for Medical Development (ACMD) is an 11-storey translational research building of 16,500 sqm (GFA) that encompasses a medical, engineering, scientific and commercial research centre. The project will be an addition to the Melbourne Biomedical Precinct (MBP) as part of an initiative to create the first hospital-based, world-class health-tech innovation centre in Australia. It acts as a landmark building designed to attract and retain biomedical expertise in Victoria and forms an integral part of the SVHM precinct.

Ultimately, the proposed redevelopment of the entire corner site will form part of the larger SVHA Fitzroy hospital campus and will comprise two distinct components; the ACMD and the Druids Site Development (DSD).



1



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4

Pictured

1. ACMD Building, Denton Corker Marshall
2. ACMD Building, Denton Corker Marshall
3. Location of ACMD on Site Plan
4. ACMD Building, Denton Corker Marshall



2.0

**An Integrated
Health Precinct
Vision**

2.1 Precinct Vision

Crafting a Future Health Building



Heritage

The DSD responds sympathetically to the heritage sensitivities associated with development of the site, breathing new life into Brenan Hall through its facade reinstatement and commercial integration.



A Health Precinct

The DSD forms part of the larger south-western precinct of the St Vincent's Hospital Fitzroy Campus, an established area established for world-class health, education and commercial redevelopment.



Connectivity

The site offers immediate proximity to the Melbourne CBD and connectivity to public transport infrastructure including rail (Parliament Station), trams and buses together with excellent bicycle and pedestrian connections.

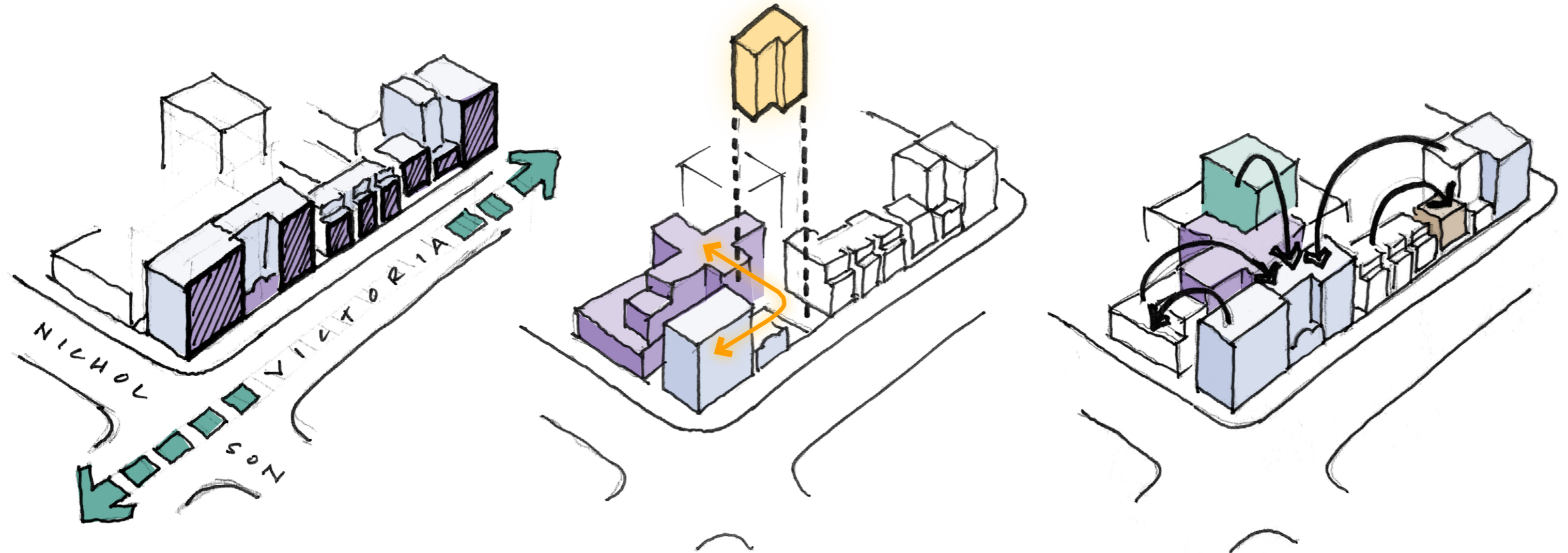
2.2 A New Health Corridor

St. Vincent's, Fitzroy



2.3 Masterplan Strategy Druids Site Development (DSD)

The DSD proposal seeks to create a 'bridge' between the existing hospital and ACMD as part of St Vincent's vision for a new health corridor along Victoria Parade



Frontage and Identity

Key to realising a new health corridor is enhancing the development along St Vincent's southern boundary while upgrading its identity and significance within Melbourne's urban fabric.

'Bridge' between Clinics and ACMD

The DSD forms a strategic 'bridge' between St Vincent's Clinics and the ACMD, connecting the wider hospital precinct at ground level, optimising programmatic adjacencies and flexibility.

Future Flexibility

Additionally, the integration of the DSD into the broader hospital master plan unlocks the potential for future accommodation flexibility unlocking opportunities for easier transfer of whole departments as required.

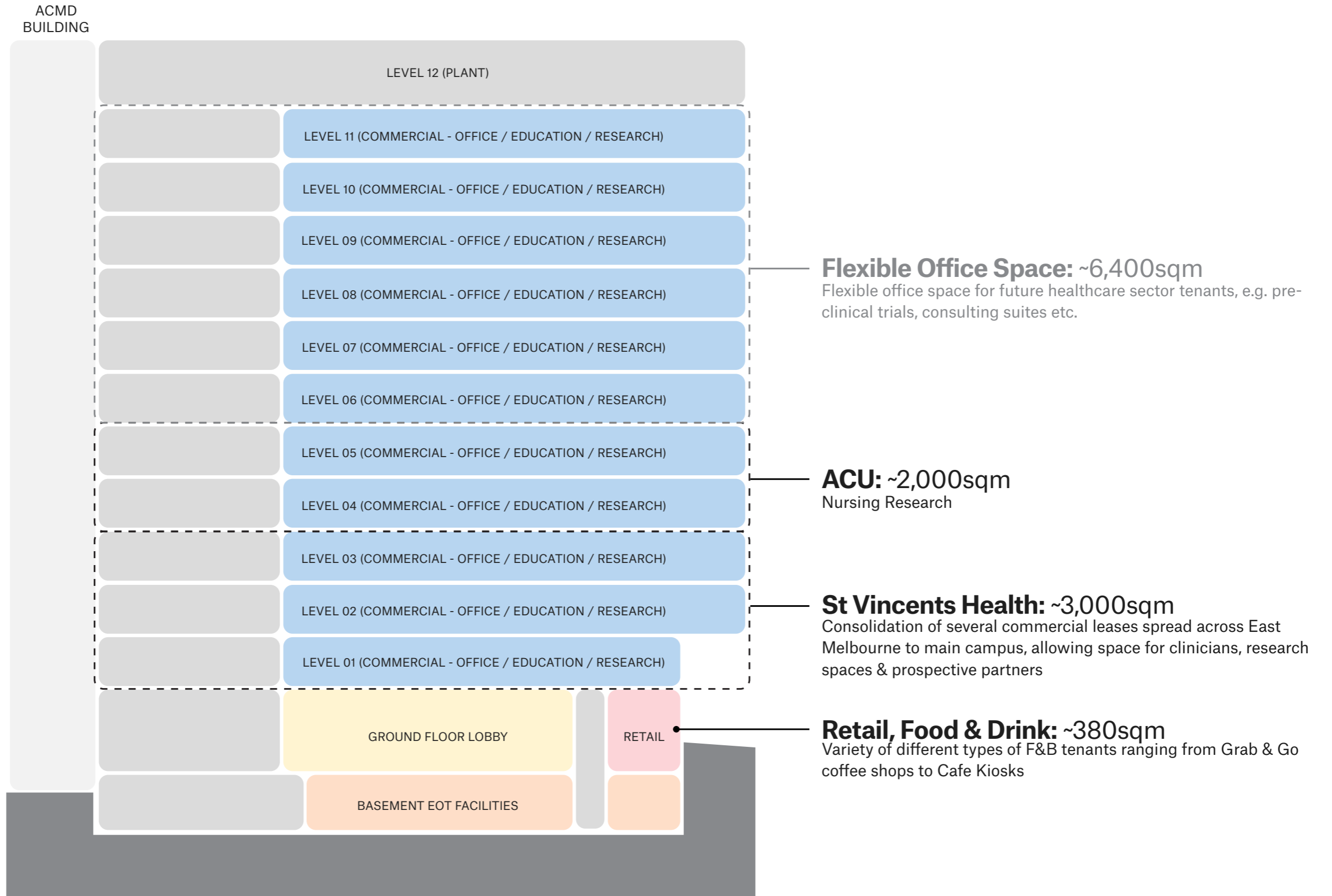
2.4 A New Health Precinct Concept Sketch

A contextually sympathetic design response enriches the experience of local communities, users and visitors alike by enhancing the site's presence as a local hub of activity.



2.5 Health Hub Building Uses

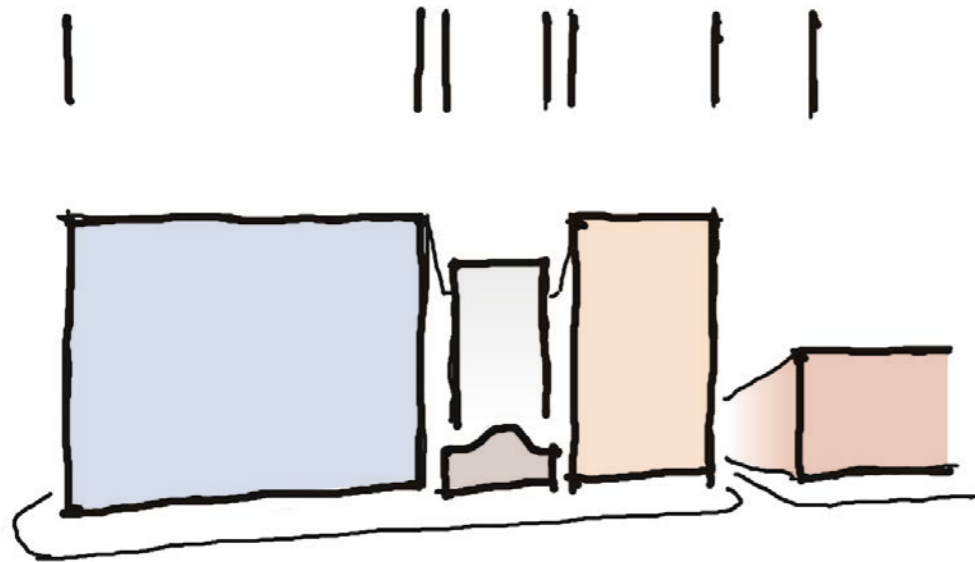
Complementary uses allow incidental interactions which enliven the precinct.



2.6 Heritage Response

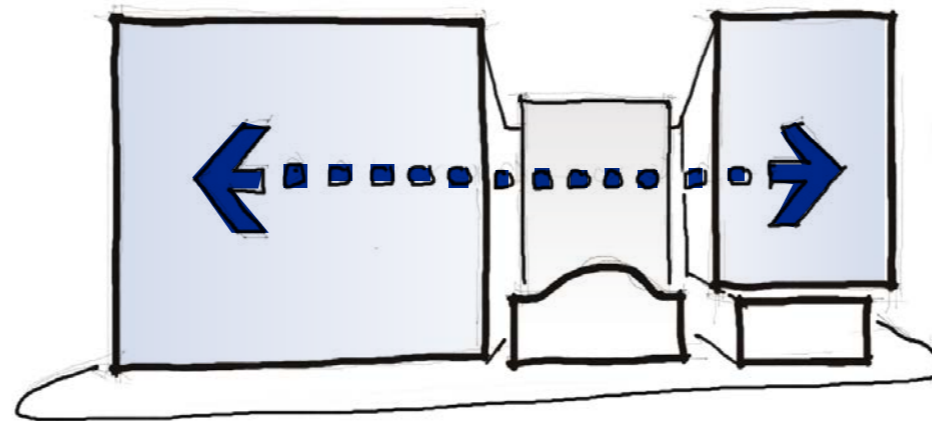
Establishing Identity

Our urban design approach begins with each building establishing its own vertical identity which is then scaled in response to the adjacent heritage buildings.



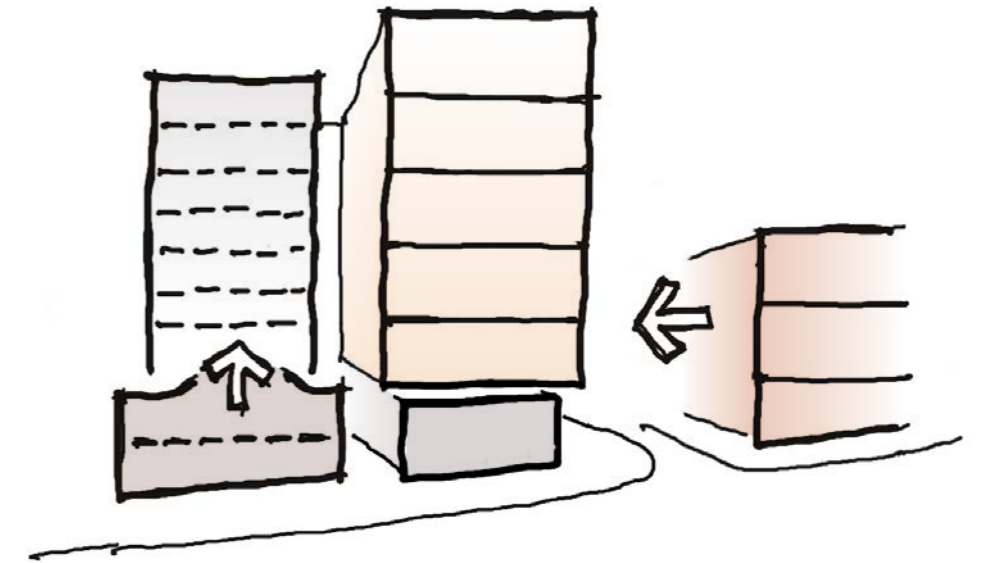
Massing: Individual Buildings

Each frontage—the ACMD, Brenan Hall, the DSD 'corner building' and the Healy Wing—are all recognised as having their own vertical form, breaking the DSD massing into two vertical volumes.



Counter Point

A strong counterpoint is needed to balance the ACMD massing on the opposite corner of Daly Drive.



Scale: Proportion and Streetwall

These two volumes are then scaled in relation to their heritage adjacencies; the Brenan Hall volume into single-storeys and the Corner volume into a double-height streetwall, relating to the Healy Wing.

2.6 Heritage Response

Revitalising Brenan Hall

The interface with Brenan Hall has been designed in a considered manner—a 7m building setback is applied to both Level 1 and Level 2 to create a neutral backdrop behind the historical building allowing Brenan Hall to take visual precedence in the streetscape.



2.6 Heritage Response

Brenan Hall Facade Resonance

Strong vertical expression of aluminium fins draws a rhythmic relationship with Brenan Hall while creating a subdued backdrop that foregrounds the heritage building.



2.6 Heritage Response

Brenan Hall Facade Resonance

The uniform glazed curtain wall tower language responds respectfully to the historical building that sits beyond while mediating between the crystalline gridded language of the ACMD approved development and the DSD corner volume.



Elevation View



Oblique View

2.6 Heritage Response Brenan Hall Treatment

Paint scrape analysis has been undertaken on heritage Brenan Hall facade to identify and reinstate original finish and colour. Eastern masonry wall arch details will be uncovered, uplifted and celebrated as part of the main entry arrival experience.



Existing

Dilapidated site

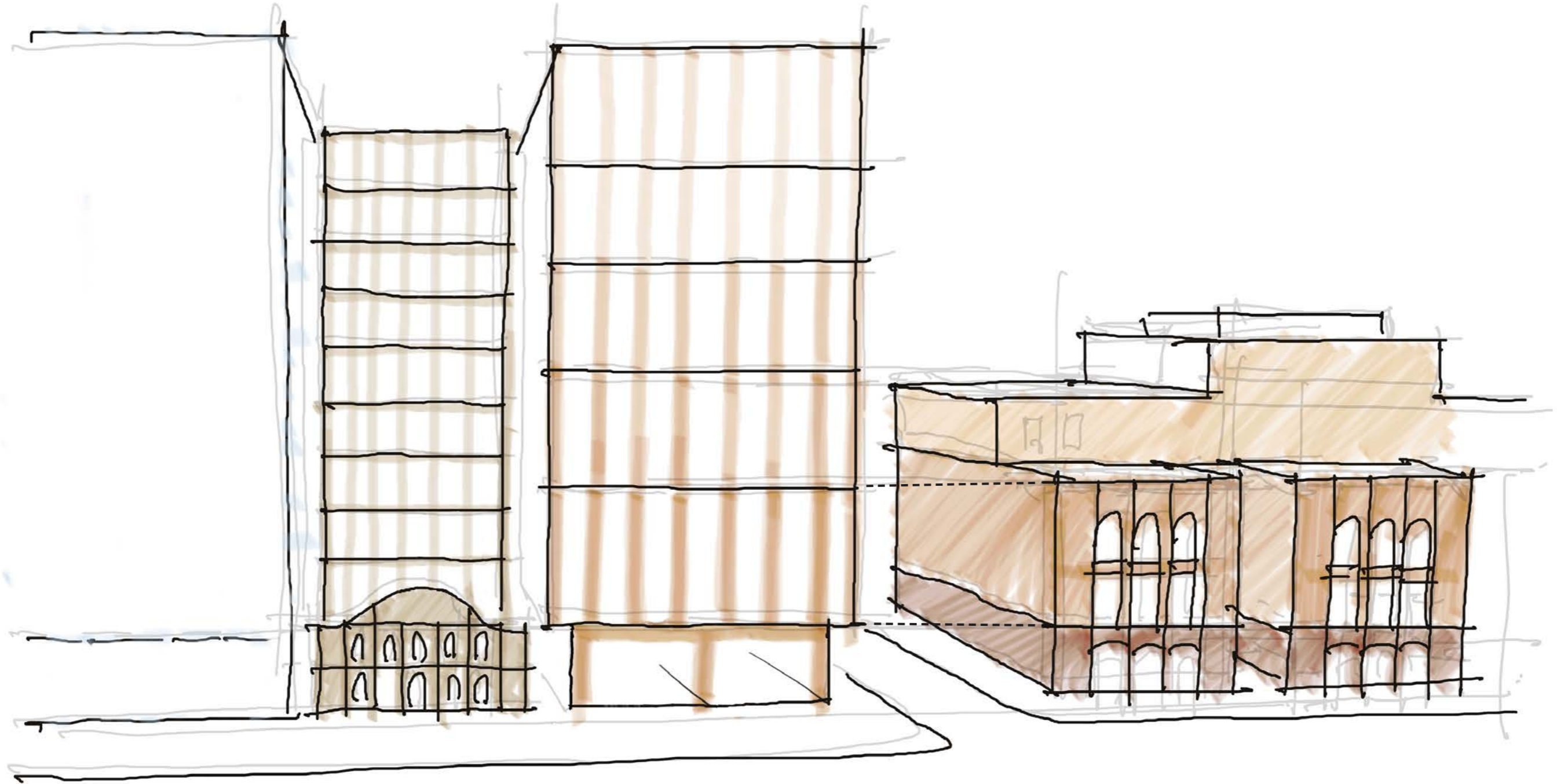


Proposed

Sensitivity towards heritage significance

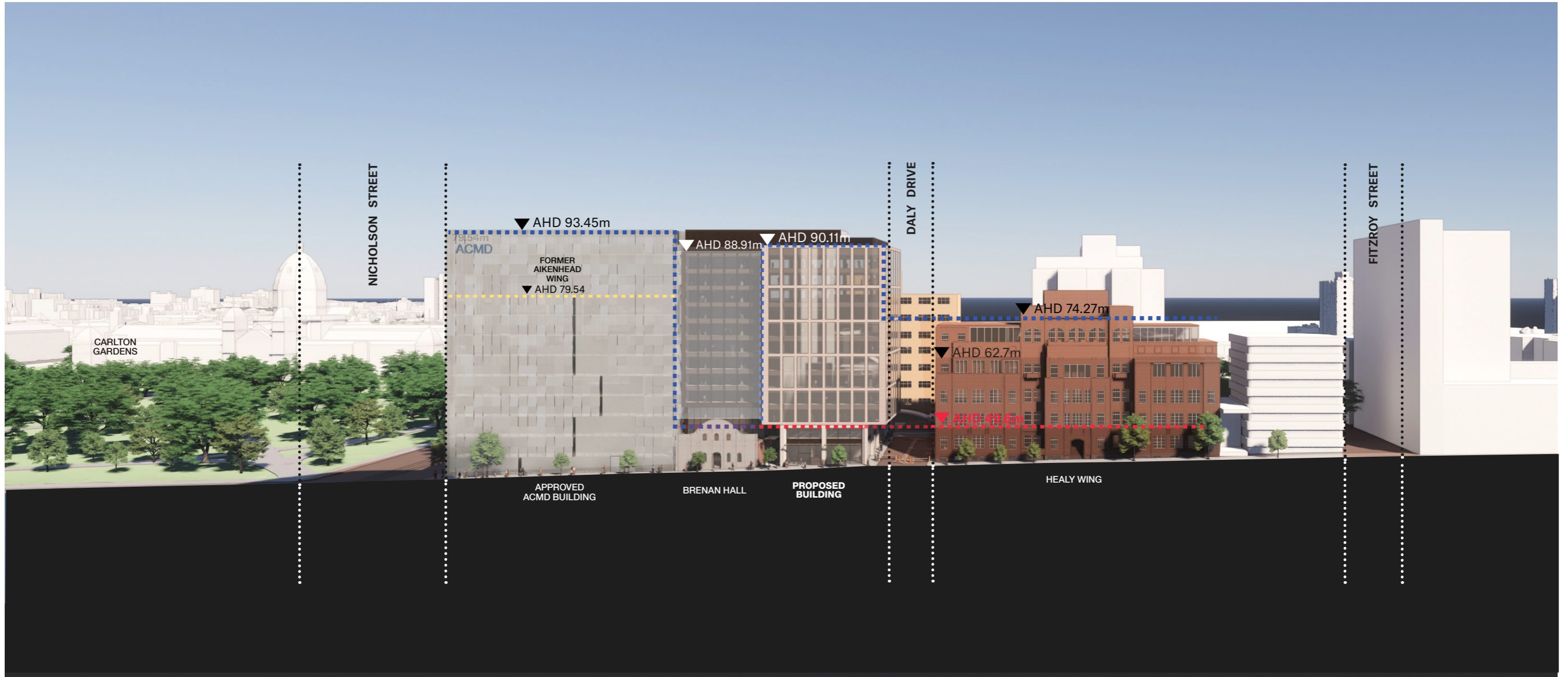
2.7 Urban Streetwall A Collection of Buildings

The base of the DSD building is defined by the Healy Wing's masonry articulated datum, helping ground the buildings along the street while humanising their streetwall relationship and public realm experience.

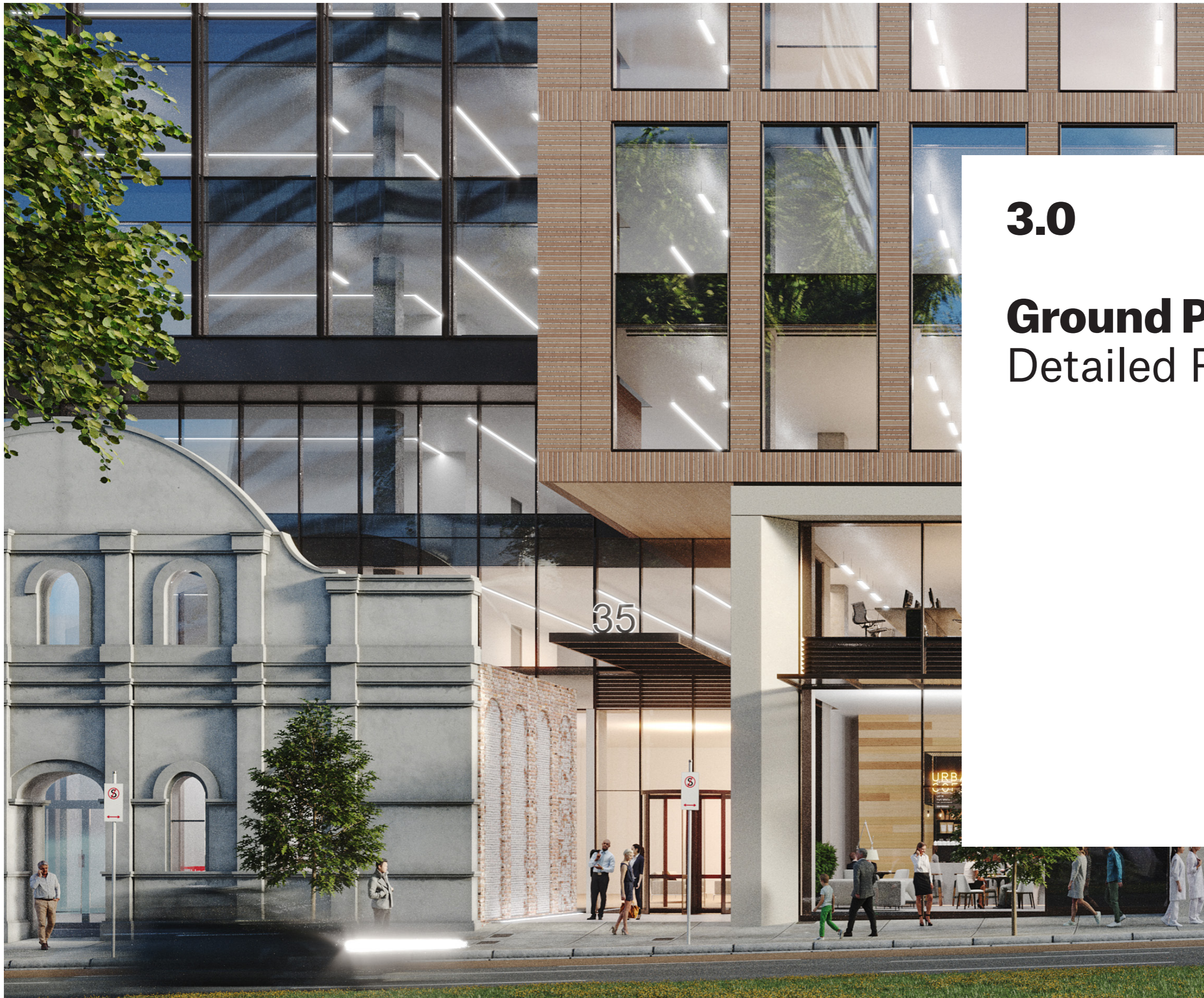


2.7 Urban Streetwall Future Precinct

The corner DSD volume's parapet has been elevated 1200mm above the Brenan Hall tower volume to help break down the scale of the proposal to more elegant proportions while also helping express its primacy along Victoria Parade



*Note: All heights, dimensions and massing depictions are approximate, and should be verified by a licensed surveyor.



3.0

Ground Plane
Detailed Response

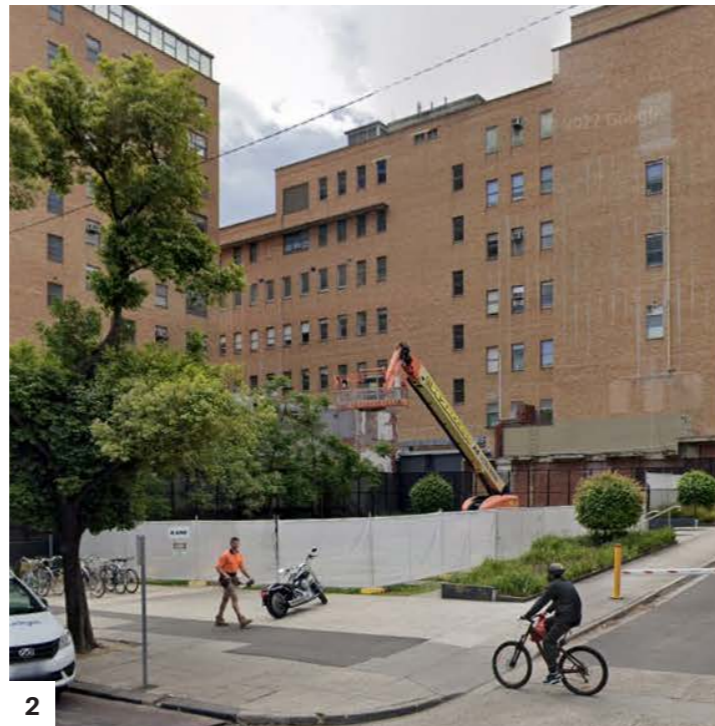
3.1 Previous & Current Conditions Site Analysis

While the area of the former Druid's Wing was converted into a park for a period of time, it was underutilised given it's proximity to busy traffic along Victoria Parade and therefore did not contribute positively to the site or the wider precinct. This outcome ultimately presents a site suitable for redevelopment. Partial demolition of Brenan hall has also commenced on site, with retention works to include the Victoria Parade facade and approximately 7m of the hall depth, inclusive of the front two bays of trusses.

The DSD site has undergone significant change over the past six years. The former Druid's Wing was demolished in 2015, after which the site was converted to an underutilised park. The allotment is currently a fenced-off construction site with works to remove the park currently in progress.



1



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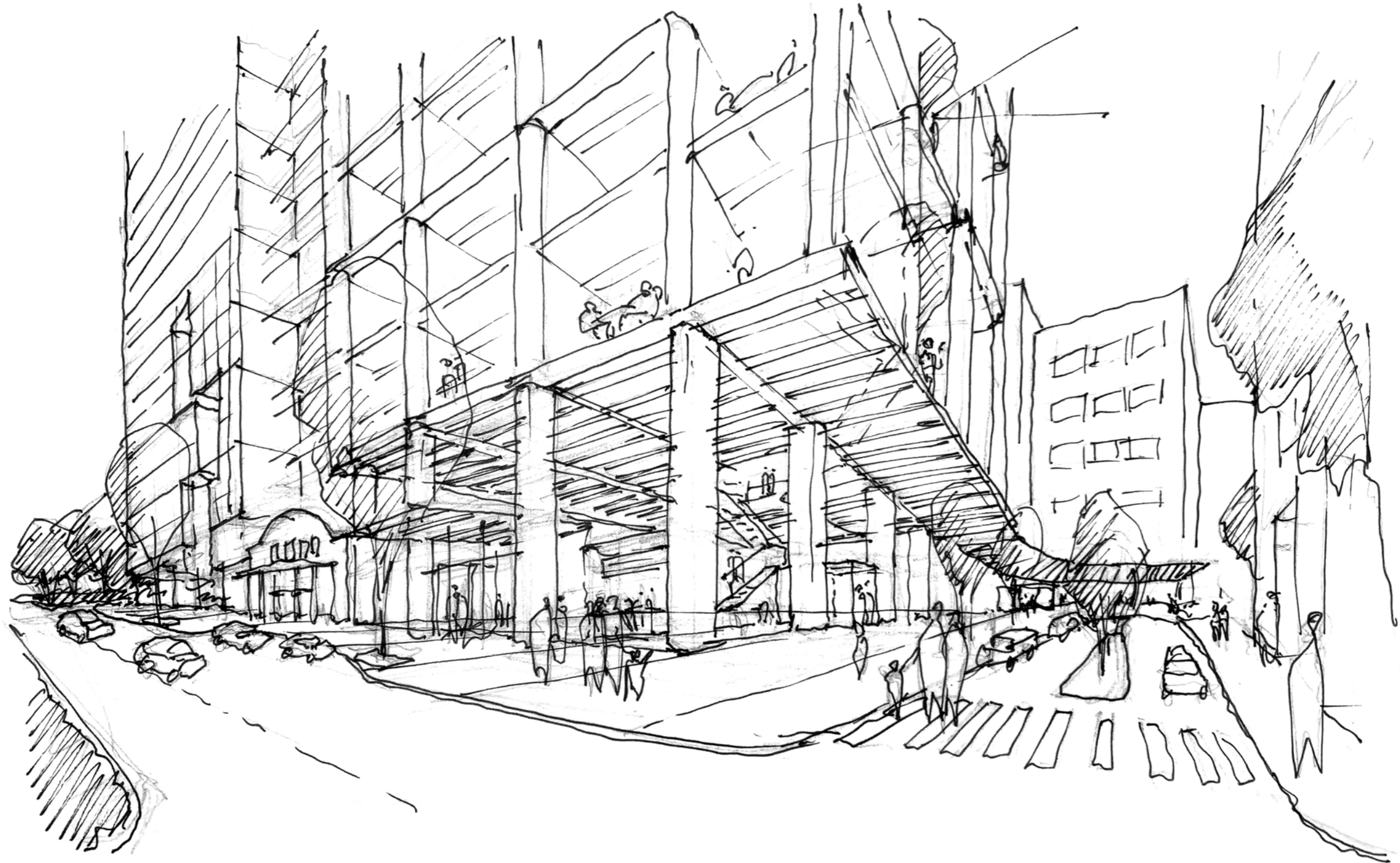
3

Pictured

- 1. Previous park view from Victoria Parade
- 2. Current demolition of green space and current condition under construction
- 3. Previous park aerial view

3.2 Ground Plane Experience Design Concept

Physically and visually permeable spaces at the intersection of Victoria Parade and Daly Drive invite people to interact with the carefully curated selection of retail offerings and amenities, enhancing the ground plane experience.



3.3 Activated Frontages Lively & Bustling Street Interface

High-quality and exciting retail offerings provide a rich mix of experiences. Proposed tenancies range from smaller 'grab and go' coffee shops to larger indoor cafe kiosks.

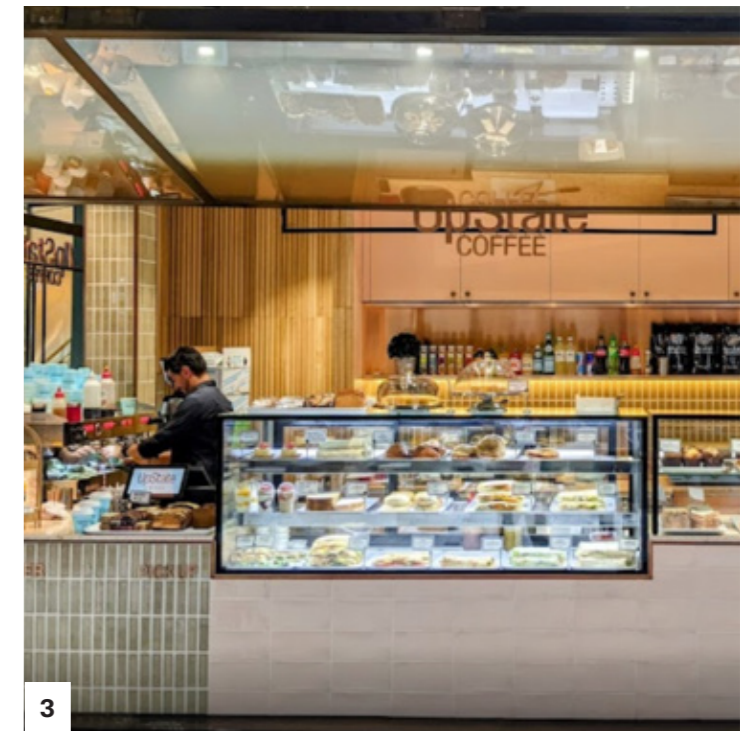
A rich mix of retail and tenancy offerings fill a gap in the local market where there is a shortage of high quality F&B along this portion of Victoria Parade. Melbourne precedents featured in the images adjacent display a mix of vibrant tenancies, including small scale 'grab and go' operators such as Ingresso Melbourne, People's Coffee and Upstate Coffee as well as larger cafés with fluid spaces and seating zones such as Maverick and Liminal. Tenancies on the ground floor of the DSD will similarly consist of 'grab and go' coffee shops and cafés.



1



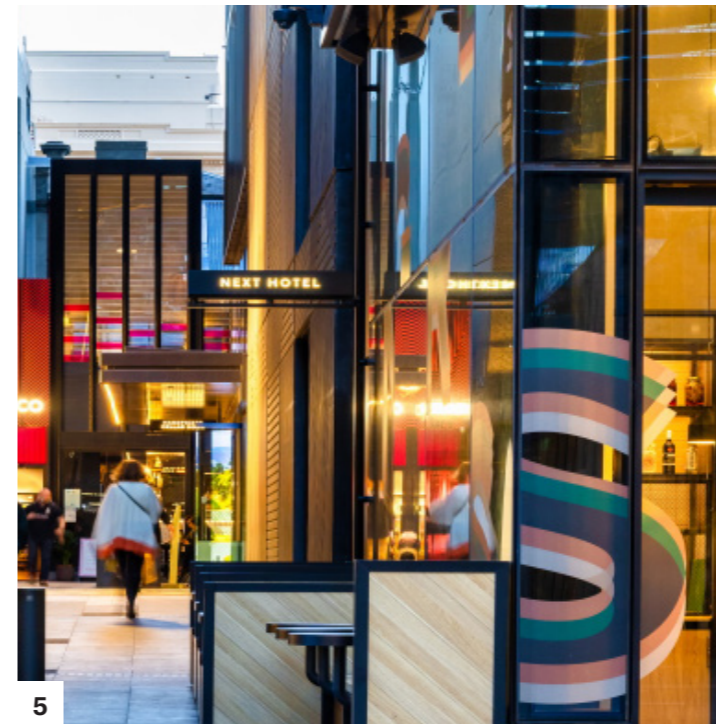
2



3



4



5



6

Pictured

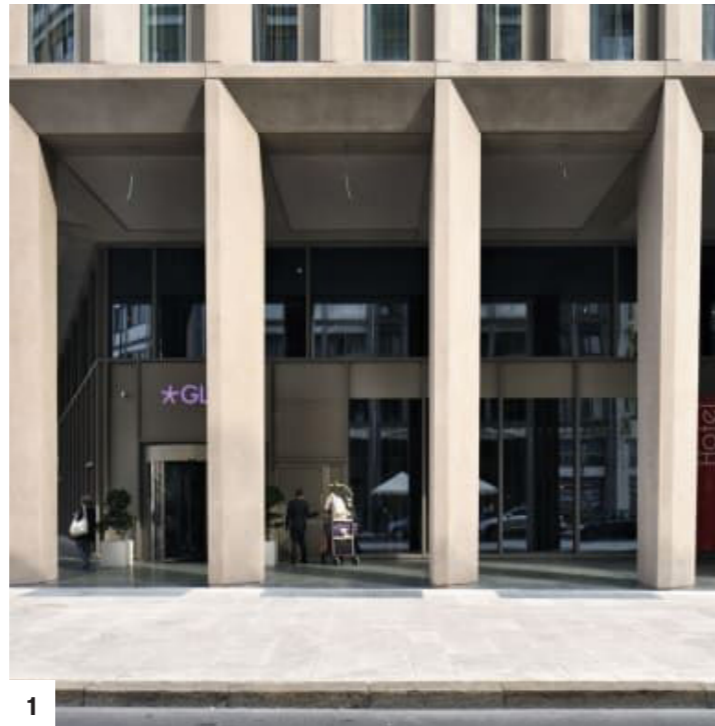
1. Maverick, 95 Collins Street, Melbourne CBD
2. People's Coffee, 80 Collins Street, Melbourne CBD
3. Upstate Coffee, 7 Benson's Walk, Melbourne CBD
4. Axil Coffee Roasters, 50 Lonsdale Street, Melbourne CBD
5. Ingresso, 101 Little Collins Street, Melbourne CBD
6. Liminal, 161 Collins Street, Melbourne CBD

3.4 Facade Expression Design Concept Precedents

Key considerations for the design of the ground plane include expansive open portals, a generous commercial entry, and a trabeated post-and-beam structural expression that picks up on the vertical rhythm of adjacent heritage buildings and canopies, projecting outward to provide weather protection and invite people into the building.

Texturally rich tactile concrete surfaces clad the columns at the base of the building, enhancing the quality of the public realm for users entering the building.

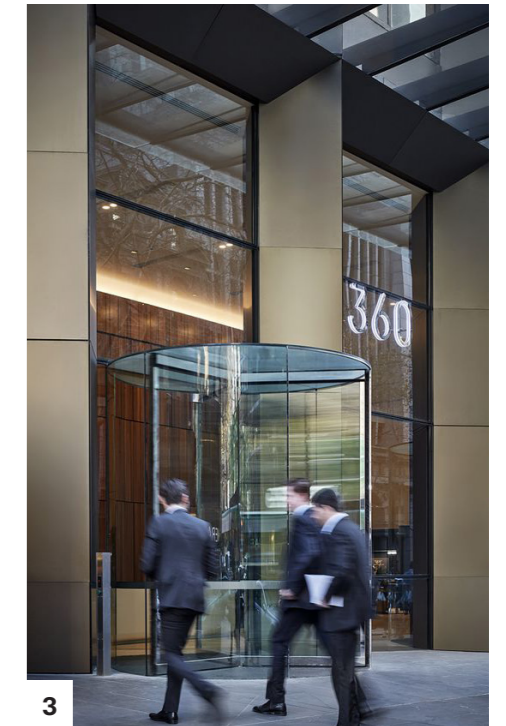
Order, proportion and scale are integral principles in the design of the building's base, establishing a sense of openness, calmness and legible and intuitive wayfinding.



1



2



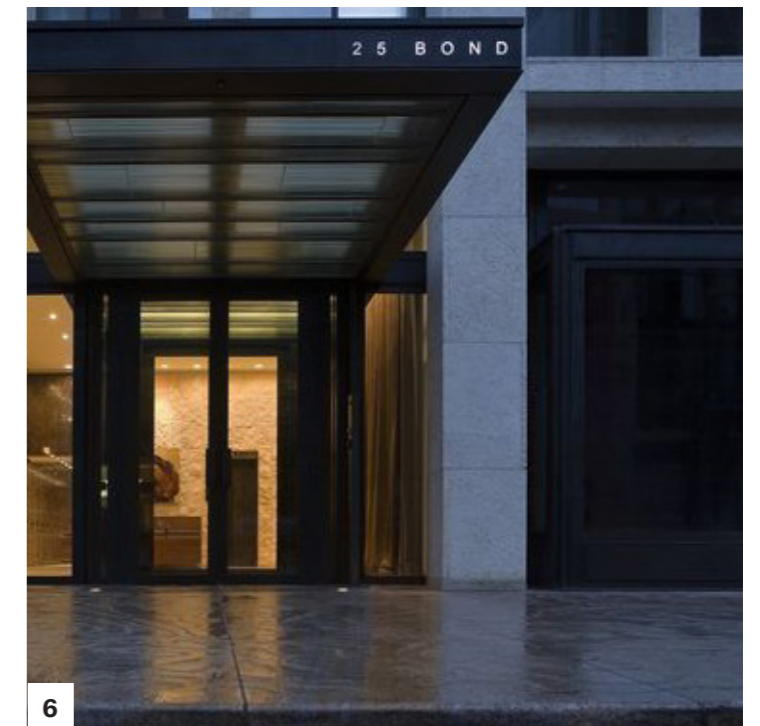
3



4



5



6

Pictured

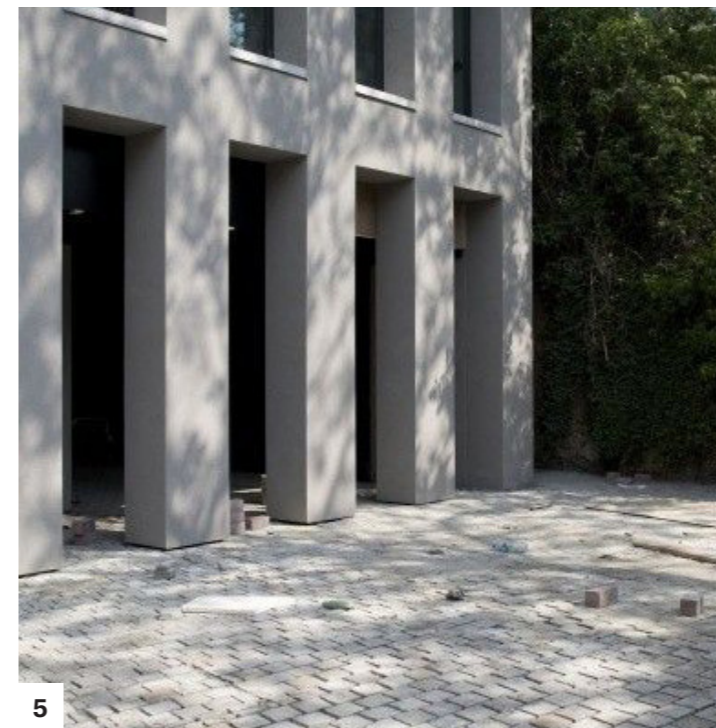
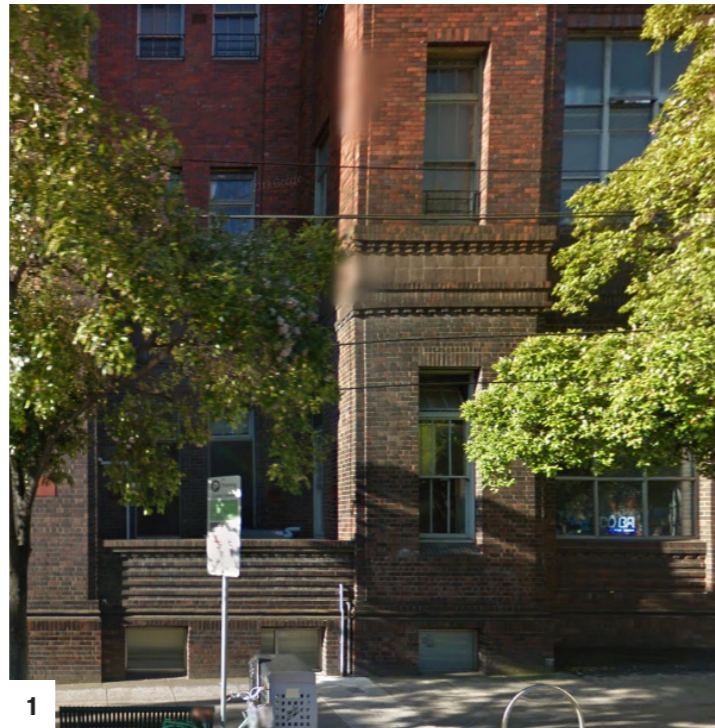
1. Piazza Duca d'Aosta, Milan, Italy; Onsitestudio
2. Workshop, Sydney, Australia; Bates Smart
3. 360 Collins St, Melbourne, Australia; Bates Smart
4. 23 Savile Row, London; Eric Parry Architects
5. Turnmill, London; Piercy&Company
6. 25 Bond St, New York; BSKS Architects, LLP

3.5 Materiality Masonry Response

The Healy Wing's highly detailed brickwork facade, engaged vertical piers and rustication details, serve as a source of inspiration for the facade design of the DSD through the contemporary reinterpretation of these unique elements.

The DSD building base is comprised of texturally rich sandblasted concrete piers located around the building's perimeter, robustly straddling the corner while defining the base envelope.

Our building establishes a strong relationship to the Healy Wing though use of masonry materiality to offer a rich and tactile pedestrian experience at the ground plane.



Pictured

1. Healy Wing, St Vincent's
2. Healy Wing, St Vincent's
3. Hering Bau GmbH + Co
4. Administrative Center, Belgium, Tony Fretton Architects
5. Youth Hostel Pulcinella, Antwerp, Vincent Van Duysen
6. DSD Facade Vignette
7. DSD Facade Vignette

3.6 Building Base Contextual Response: Order & Proportion

The building's base establishes a strong relationship with the Healy Wing and Brenan Hall through the framing, expressed structure and vertical rhythm of both buildings. The DSD also strikes a datum at Level 1 that relates to the dark brick of the Healy Wing's base and the articulated parapet of Brenan Hall, establishing a human-scale streetscape.

The Healy Wing and Brenan Hall also display a strong order and proportion. We have captured similar design sensibilities through the large portals on the ground floor. The architectural expression of our facades resonate with this language in a contemporary way while mediating the relationship between the two heritage buildings.

The order, proportion and scale of neighbouring heritage buildings inform the facade and massing of the DSD's base, achieving a cohesive streetscape language.



BRENAN HALL

PROPOSED DSD BUILDING

HEALY WING

3.6 Building Base Permeability & Visibility

Adjacent heritage buildings to the DSD feature smaller windows, decreasing opportunities for sight lines into internal spaces and lowering visibility out. Our building presents a contemporary approach to the busy Victoria Parade through high levels of permeability and an activated street corner promoting openness, visibility and safety.

The elevated tower form allows for unobstructed views through to the Daly Wing entry, north of the proposed DSD development, enabling clear wayfinding routes for visitors and staff alike.

The main building entry is located in the negative space between the DSD building base and Brenan Hall creating an intuitive central arrival point. A long canopy extends past the southern face of the DSD signifying the public entry to the building with the address signage '35' in bronze lettering.

Four distinctive building volumes are expressed along Victoria Parade; Brenan Hall, the tower above Brenan Hall, the DSD base and the DSD masonry tower volume. This composition of building masses sympathetically responds to the features of the adjacent historical buildings to create a contextually responsive urban streetwall.

Fluid indoor-outdoor circulation is promoted through clear sight lines, legibility of entries, visibility and accessibility. Activated retail frontages wrap around the corner along Daly Drive with canopies for protection from the elements.



Pictured

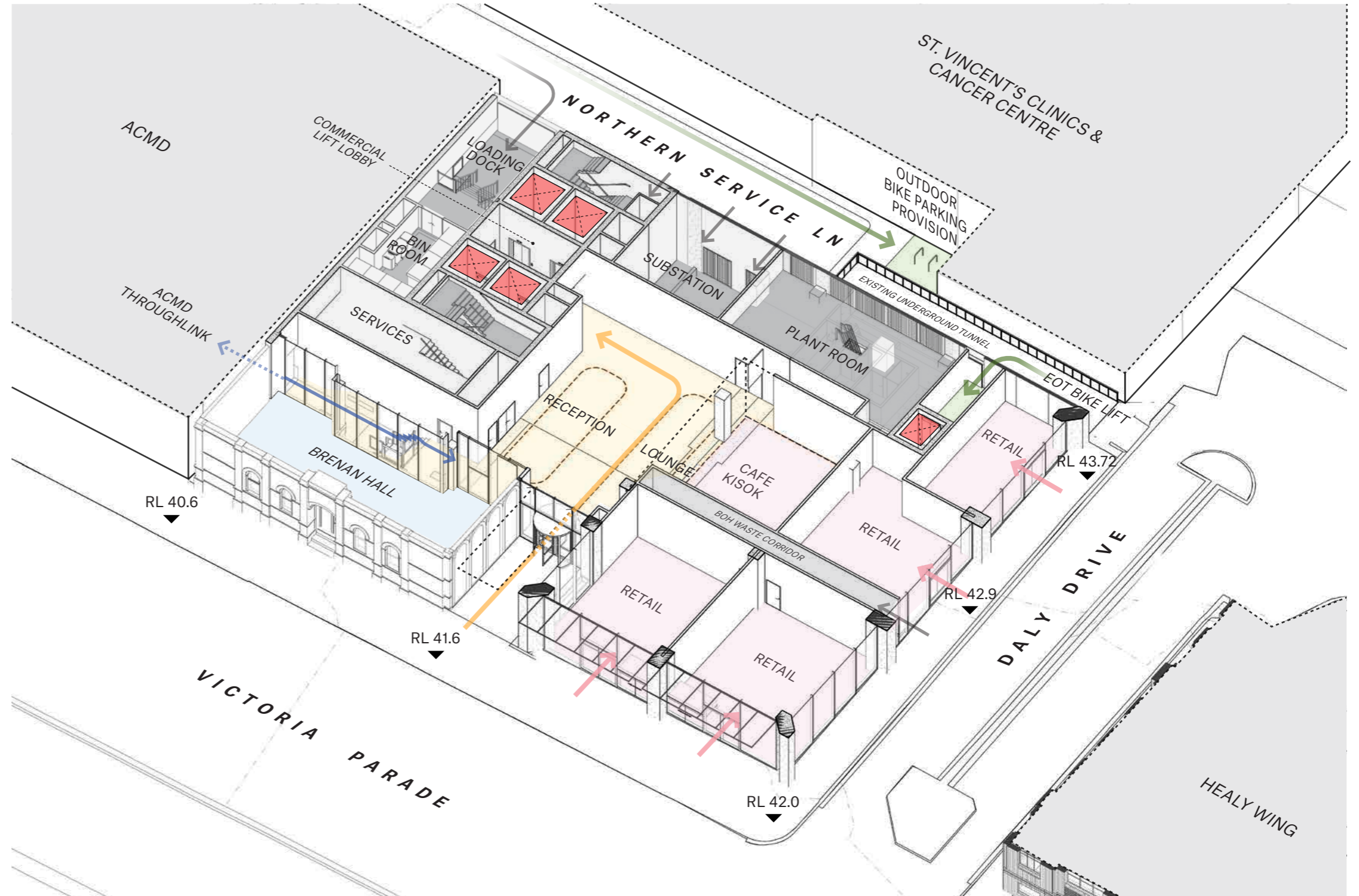
- 1. Southern Facade Entry Elevation
- 2. Eastern Facade Entry Elevation
- 3. Entry View

3.6 Building Base Permeability & Visibility

A significant slope up to the north-eastern of the site exists along Victoria Parade from Nicholson Street towards Daly Drive, and also from the Corner of Victoria Parade and Daly Drive up towards the Daly Wing. The DSD ground plane façade and internal levels seamlessly mediate the natural ground slope through careful consideration of the stepped treatment of each shopfront window bay, enhancing visual and physical permeability into the building through each portal.

Similarly BOH and bicycle parking provisions have been accommodated at the rear of the site via the Northern service lane.

A sense of safety and access is encouraged by establishing clear sight lines and visibility.

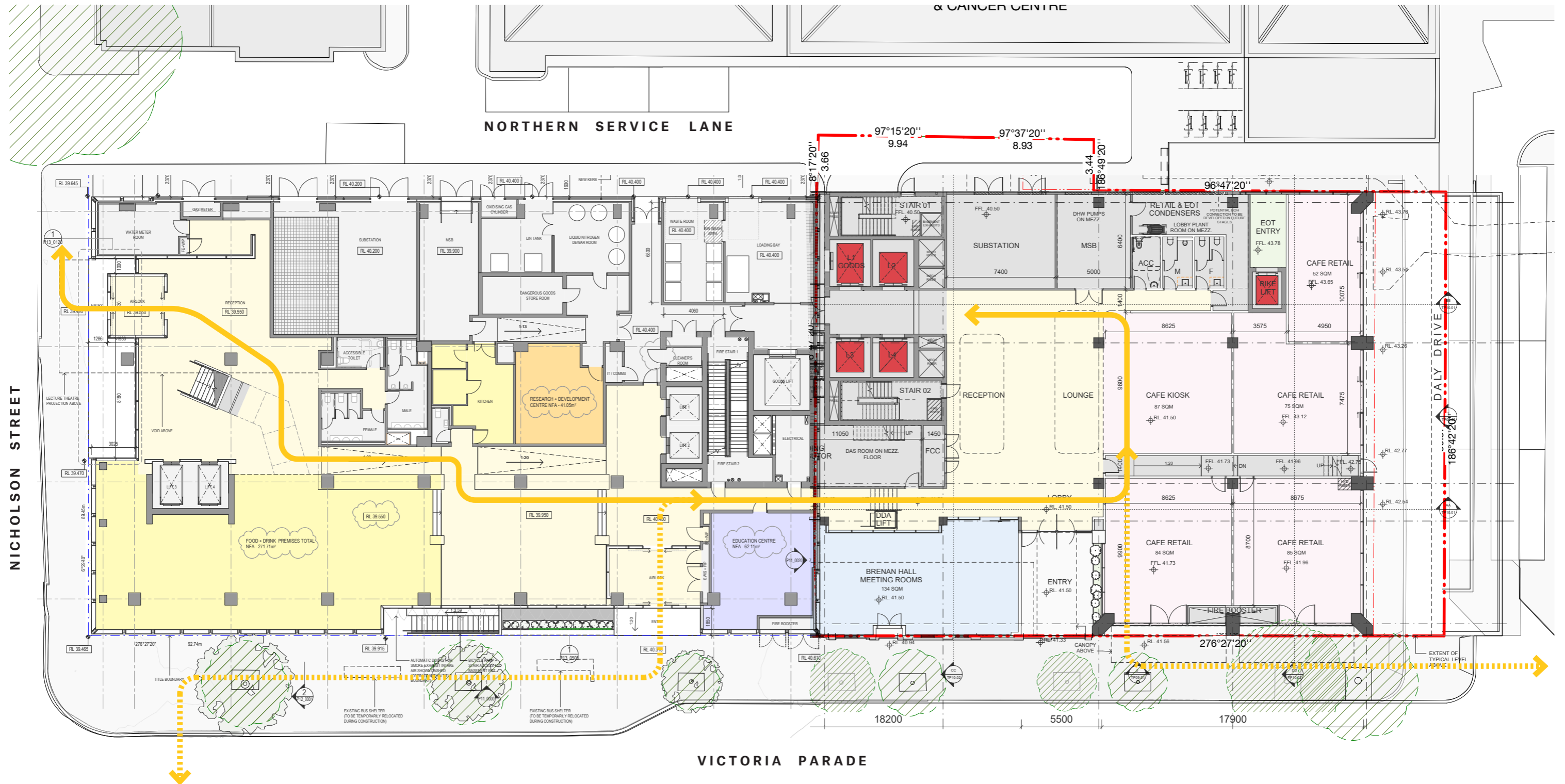


Key	
	Public Entry
	Cafe/ Retail Entry
	Commercial
	EOT Entry and Bike Parking
	Loading Dock Entry

3.7 Circulation & Connectivity

Integrated Ground Plane

Stitching the ground plane together allows for a more integrated experience via a link between the ACMD and DSD. This ground floor connection promotes greater synergy between the uses of buildings and increases access to public transport and opportunities for incidental encounters.



3.8 Loading & Waste Strategy Northern Facade

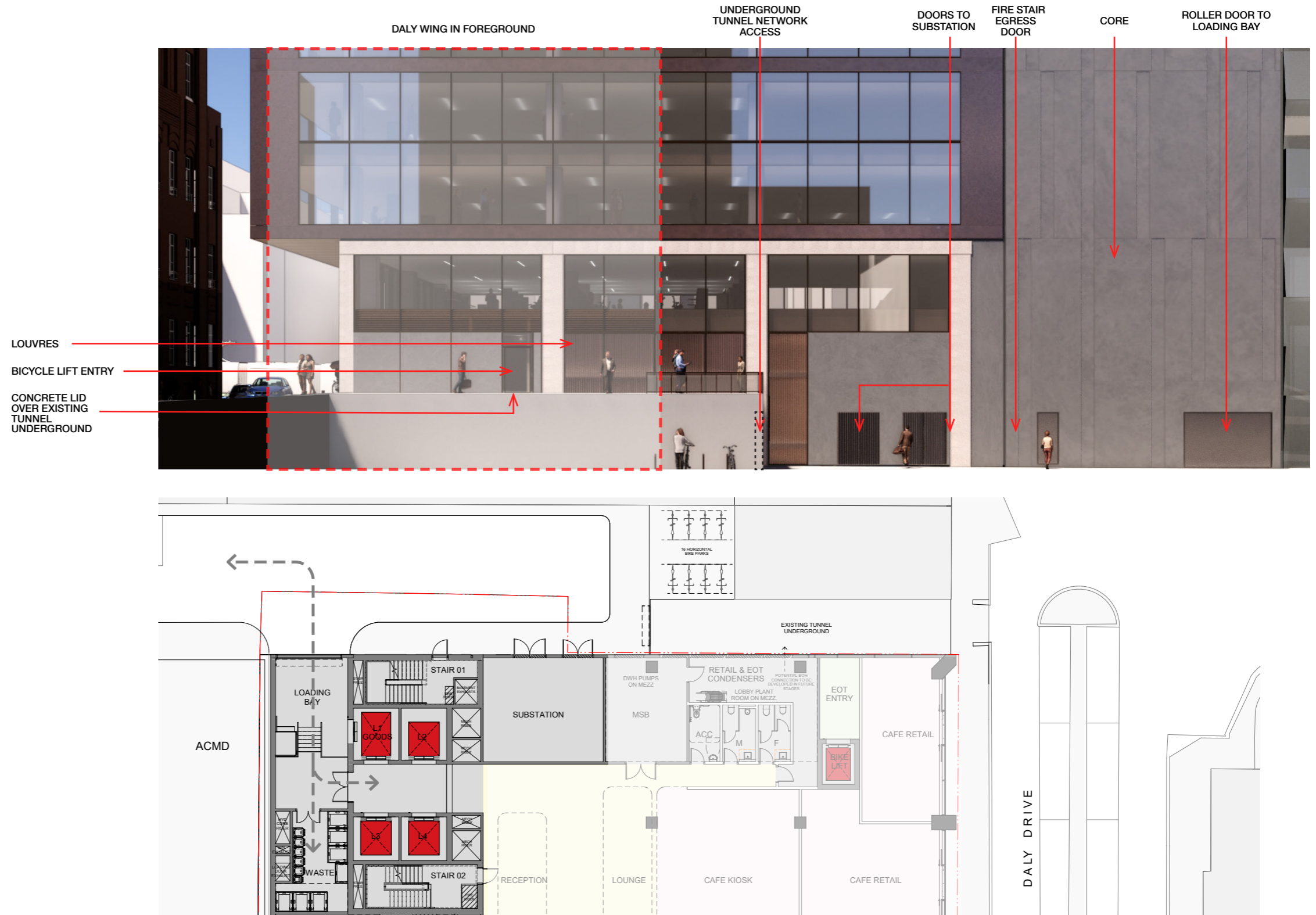
The building facade along the northern laneway features a combination of robust materials, primarily precast concrete and louvres for services. The portal expression defining the base of the DSD building wraps around the northern facade while a vertical pattern has been applied to the core wall breaking down its scale and creating interest.

Loading and substation facilities have been located along the northern service lane with direct access to the street. The loading bay has been designed to accommodate reversing of a small rigid vehicle with direct access to the goods lift.

Bicycle parking and end of trip facilities for staff and visitors are also accessed off the northern laneway over the retained concrete tunnel via the Bicycle Lift (higher portion of the northern laneway). Reinstatement of former horizontal bike parking spaces has been placed between the Daly Wing and the concrete tunnel—generally in keeping with ACMD's Major Works plan.

There is also a network of tunnels under the SVHM precinct which connects the hospital to various associated buildings, including Buildings C, D, E and F. The tunnels also link to the Eye and Ear Hospital on the opposite side of Victoria Parade. The underground network is used to transport patients, supplies and waste around the site and also provides maintenance access for underground services, thus connection into the Northern Service Lane will be retained.

Waste handling and bin storage areas are provided at the ground floor with direct access to the street level loading bay and goods lift. A precinct approach to loading and waste collection has been designed to align with ACMD's major works strategy.





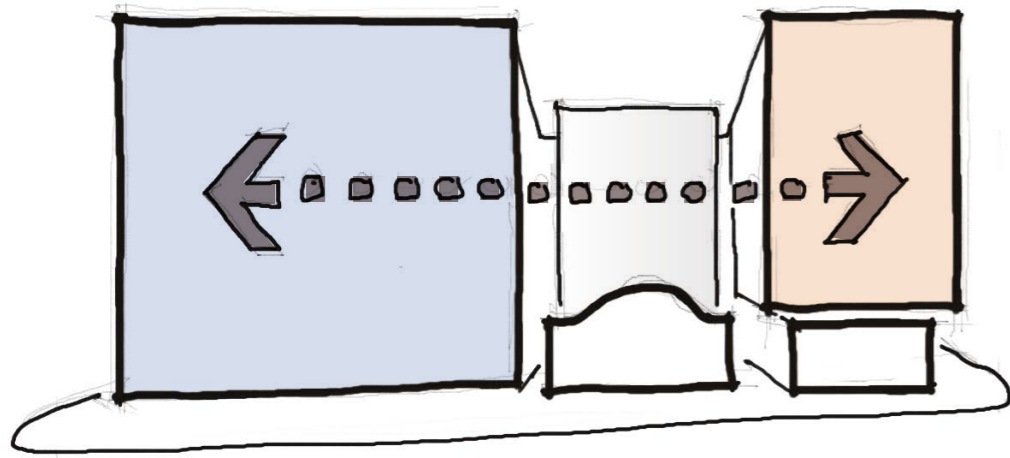
4.0

Tower
Detailed Response

4.1 Crafting a Corner Building

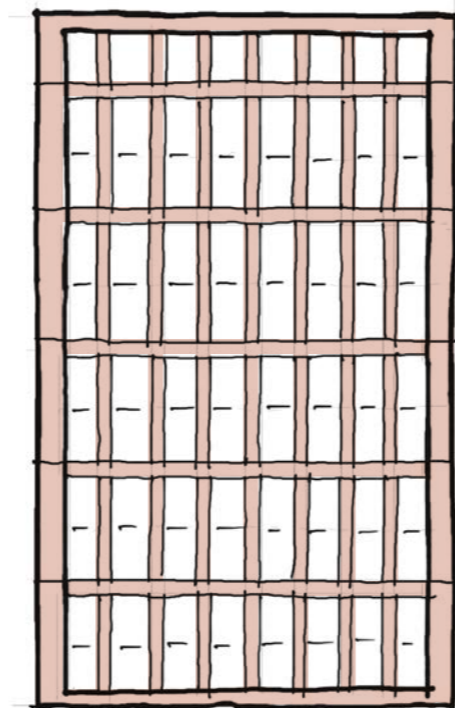
Views, Orientation and Scale

Textured masonry piers reinterpret the scale and materiality of Healy Wing's brick piers in a contemporary form that positively holds the corners.



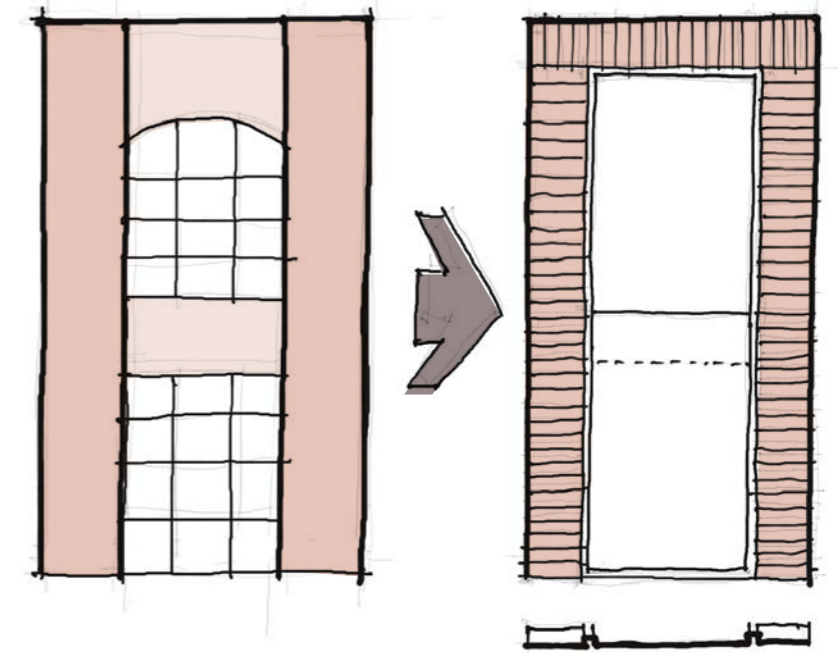
Counterpoint to ACMD Building

A strong counterpoint is needed to balance the ACMD massing on the opposite corner of Daly Drive.



Proportional Frames

The facade is composed as a series of 'frames' within a larger frame that holds the corners and relates to the proportions of the Healy Wing.



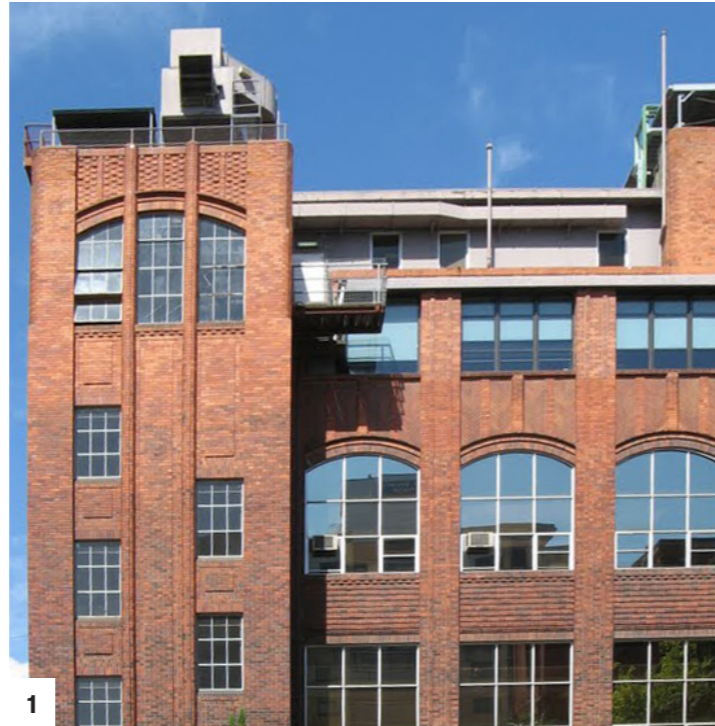
Reinventing the Pier

Our design is sympathetic to the Healy Wing, reinterpreting its double-height brick pilasters.

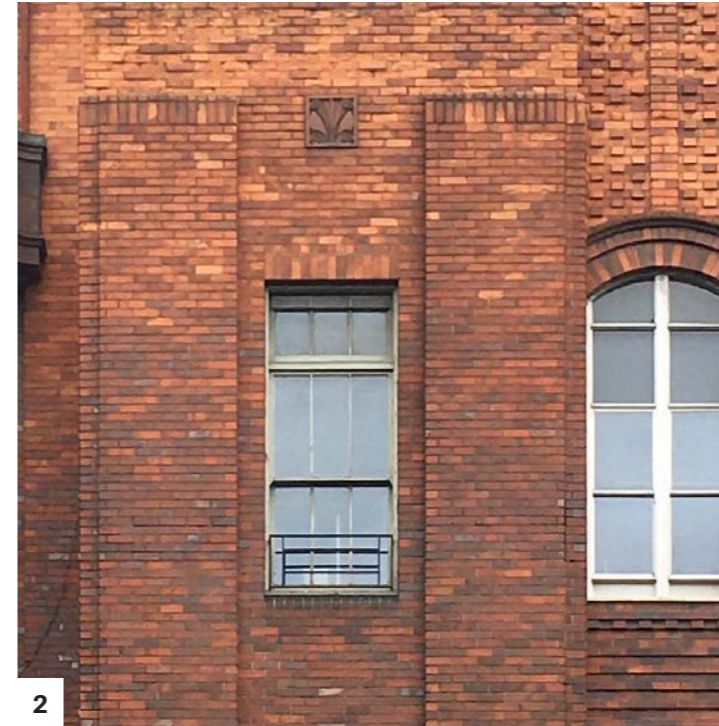
4.2 Healy Wing Resonance Tower Facade

The building facade establishes a strong relationship with the Healy Wing through its facade proportions and structure, referencing the vertical rhythm and sensibilities of the adjacent heritage facade. The generous window apertures contrast the smaller windows of the Healy Wing, allowing for a higher level of visual transparency and natural daylighting. The primary tower facade is a contemporary interpretation of the Healy Wing's materiality through a textured masonry facade.

The expression of our tower facade resonates with the heritage language of the Healy Wing in a contemporary way.



1



2



3



4



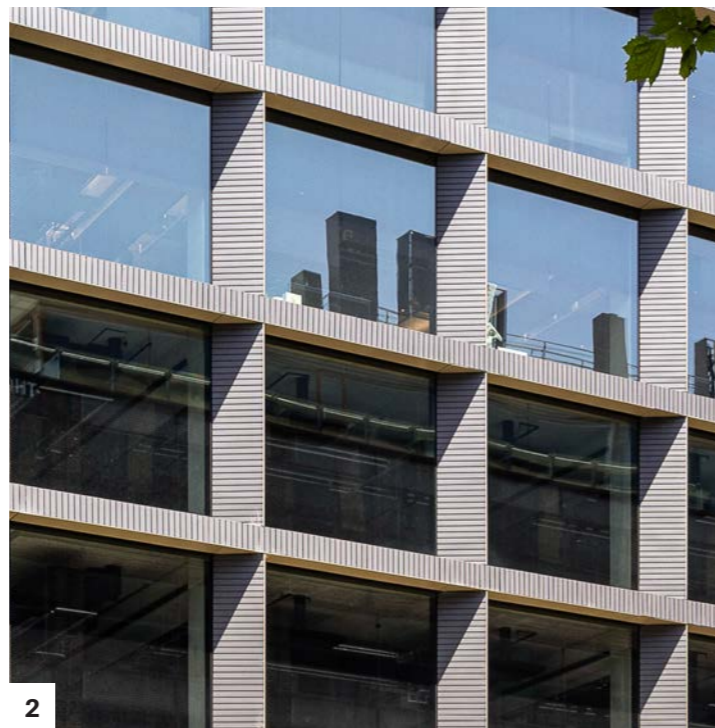
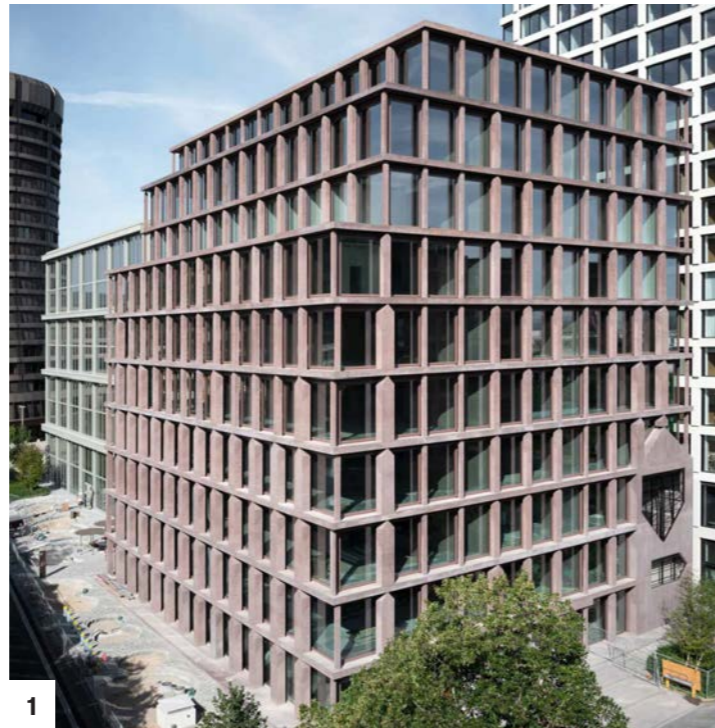
5

Pictured

1. The Healy Wing, St Vincent's
2. The Healy Wing Facade Detail, St Vincent's
3. The DSD Facade and The Healy Wing
4. DSD Facade Detail
5. DSD Facade Detail

4.3 Tower Expression Ordered Language & Masonry Materiality

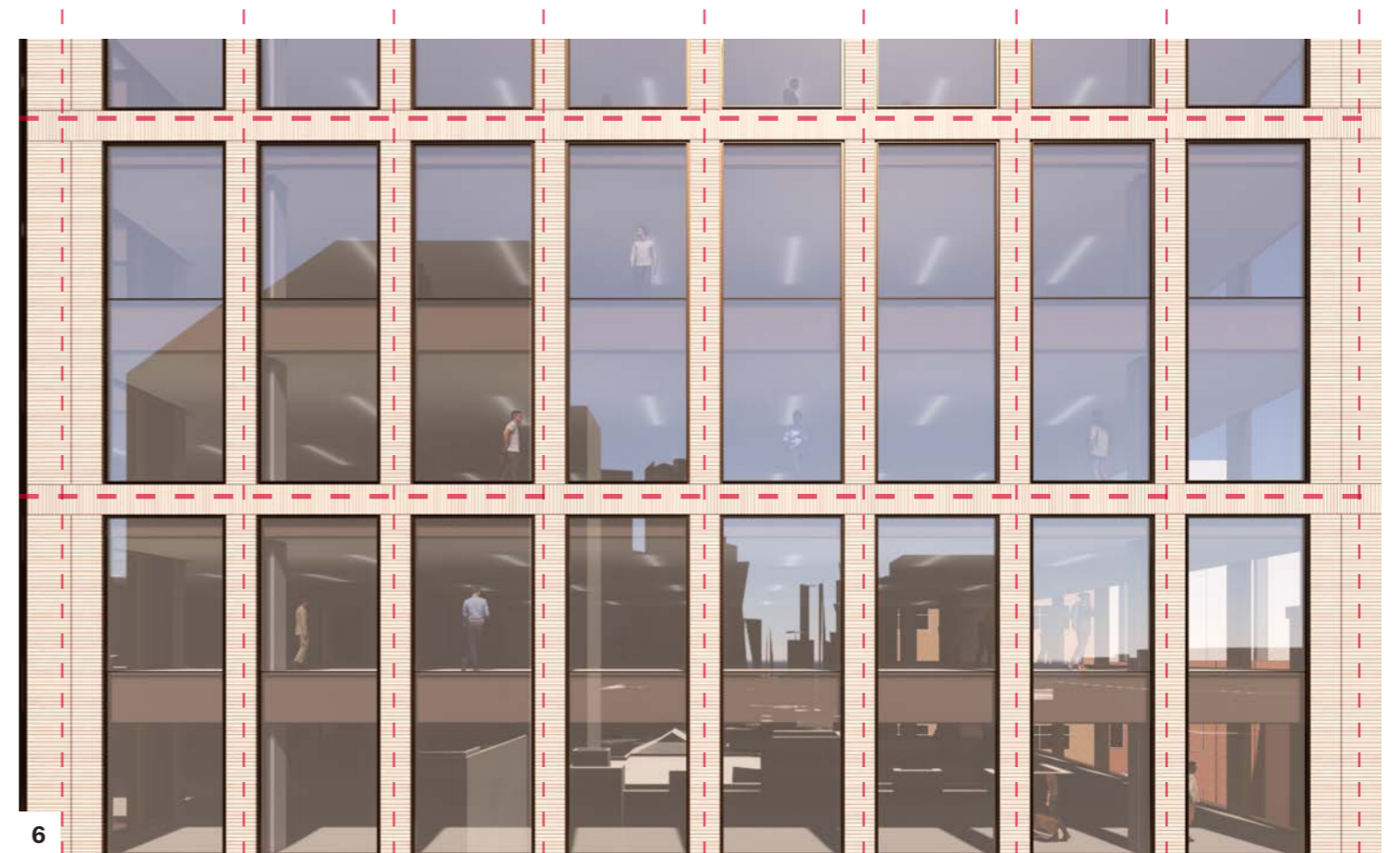
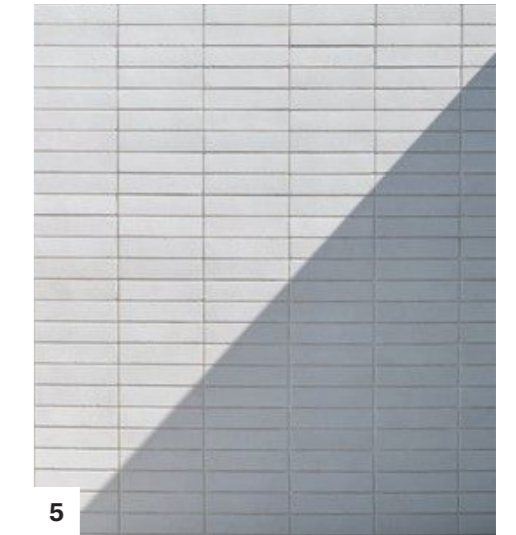
The tower facade presents a strong frame achieved through the vertical proportion of the double-height window expressions. This curtain wall rhythm runs around the entire south and east facades as well as returning for a small portion along the western facade. The ordered language of the tower window modules directly relates to the scale of the portals at the base of the building. The primary volume holds its corners strongly to provide a counterpoint to the crystalline language of the ACMD building at the corner of Nicholson Street and Victoria Parade, while mediating the heritage language of the Healy wing.



Pictured

1. Baloise Insurance Company Office Tower, Switzerland; Valerio Olgiati
2. Workshop, 21 Harris Street Pyrmont, Sydney
3. Horizontally Stacked Masonry
4. WW Residential Complex, Element Architekten
5. Malvern House, UWOOD Projects
6. DSD Facade

A warm, neutral masonry panel simulates the linear banding of traditional brick coursing in a complementary language, drawing a relationship with the Healy Wing within a gridded structural expression.

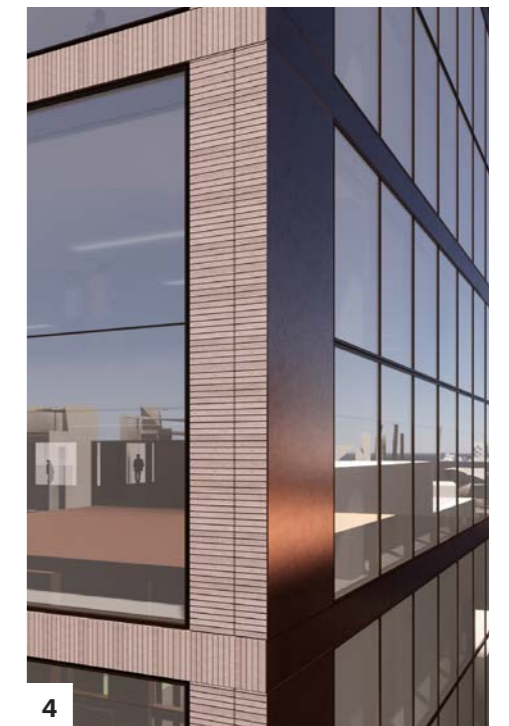


4.4 Northern Facade Maximised Light Access

Similar principles of proportion and scale are expressed on the northern facade using double-height windows which relate to the widths and scale of the portals at the base of the building.

The facade of the core wall is expressed as a singular element over the full height of the tower. Its scale is broken down into smaller double-height expressions that relate to the aluminium curtain wall facade immediately adjacent. Vertical formliners are used to help animate the broad concrete face and create visual interest from surrounding vantage points. This vertical element serves as a 'bookend' between the DSD and ACMD developments echoing the compositional strategy employed on the south.

The horizontal datums and proportions of the south and east facades wrap around the building to form the north facade, finished in a metal materiality.



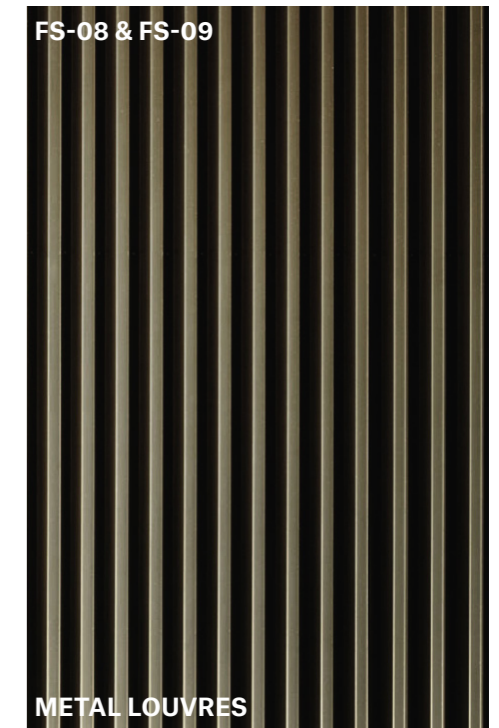
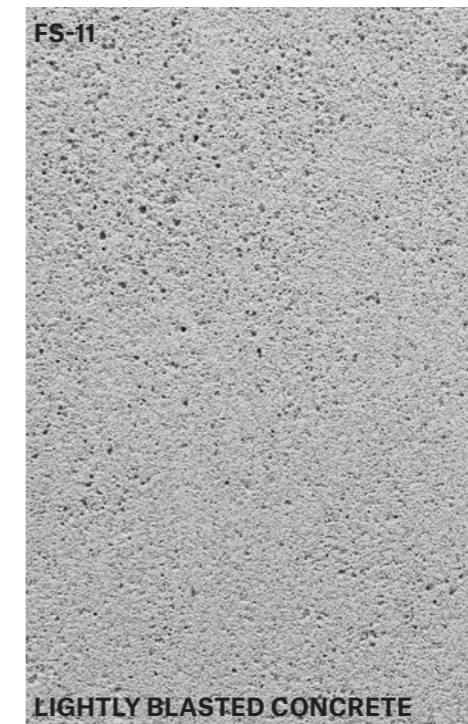
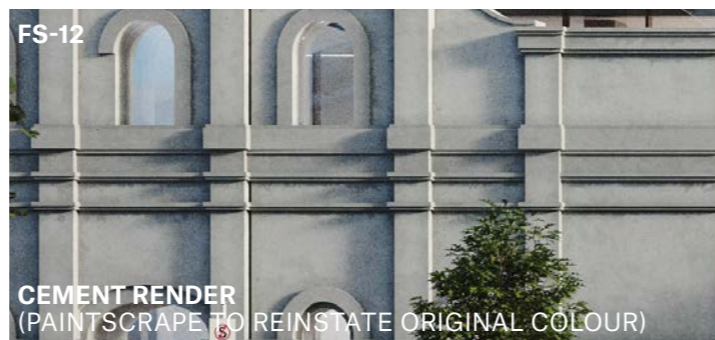
Pictured

1. Northern Facade Elevation
2. Northern Facade Ground Plane Elevation
3. Eastern and Northern Facades Turning the Corner
4. Detail Junction

4.5 Facade Systems & Materials

External Building Facade

- FS-01** Hi-performance IGU curtain wall system with clear glass
- FS-01B** Hi-performance IGU curtain wall system with shadow box spandrel panels
- FS-02** Vertical masonry proprietary cladding system
- FS-03** Horizontal masonry proprietary cladding system
- FS-04** Hi-performance IGU & Aluminium window wall system with clear glass
- FS-04B** Hi-performance IGU & Aluminium window wall system with shadow box spandrel panels
- FS-05** Insulated Aluminium curtain wall system with expressed 150mm deep vertical Aluminium fins
- FS-05B** Insulated Aluminium curtain wall system with expressed 150mm deep vertical Aluminium fins with shadow box spandrel panels
- FS-06** Insulated Aluminium curtain wall units
- FS-07** Proprietary Hi-performance IGU & Aluminium curtain wall system with clear glass
- FS-07B** Proprietary Hi-performance IGU & Aluminium curtain wall system with shadow box spandrel panels
- FS-08** Insulated metal louvres for air-intake & ventilation
- FS-09** Insulated metal chevron louvres to mechanical plant areas
- FS-10** In-situ concrete wall with formliners to achieve vertical striations/ patterning
- FS-11** Lightly blasted concrete finish
- FS-12** Cement coloured finish to heritage facade, paint scrape to identify & reinstate base colour
- FS-13** Bronze anodised Aluminium clad canopies with Low Iron infill laminated glass (40% frit)



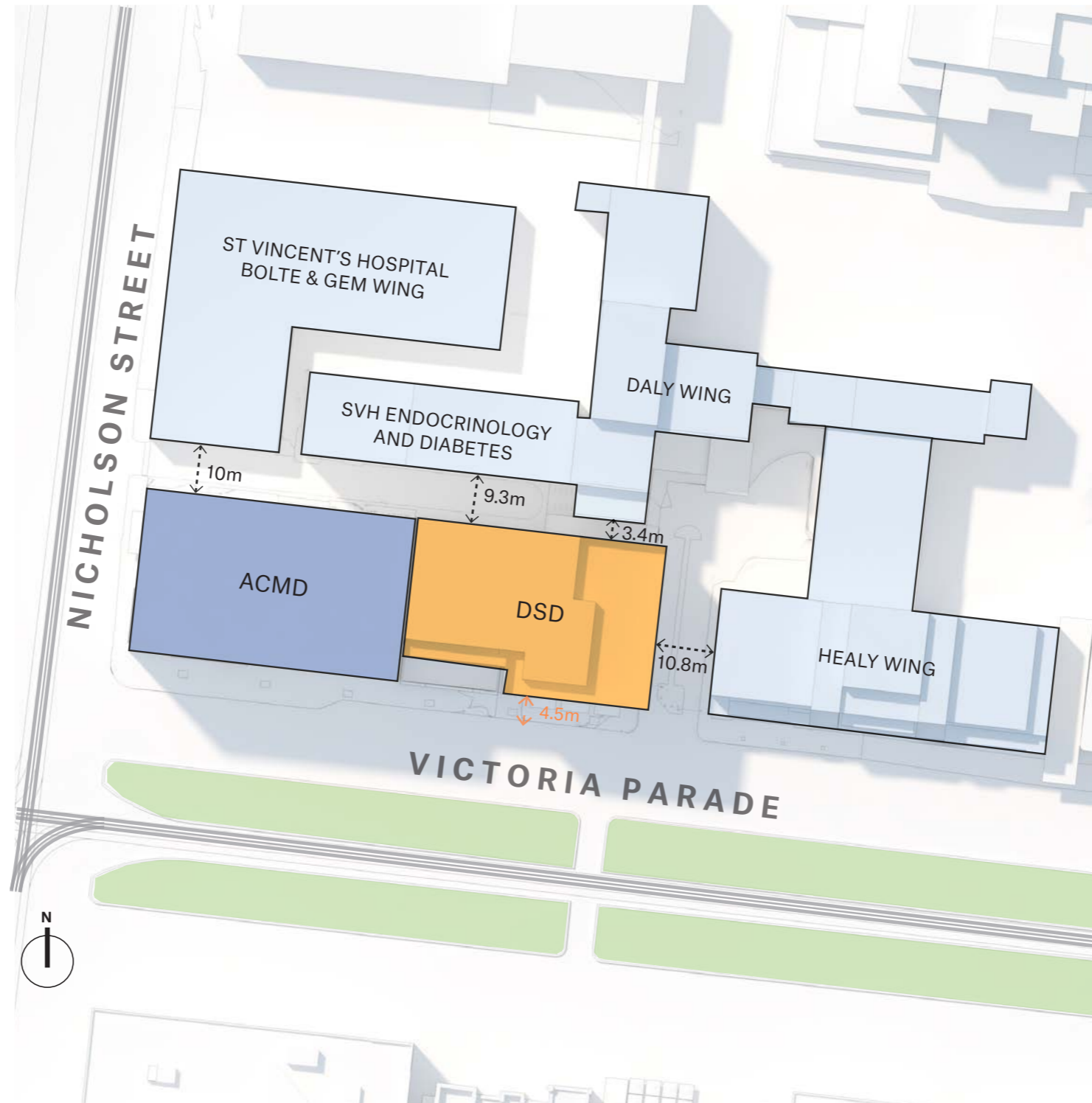
4.6 Tower Views Expansive Outlook

The proposed DSD building has extensive outlook opportunities; towards the CBD (south), Carlton Gardens (north-west) as well as sweeping views along Victoria Parade and the Fitzroy precinct (south-east).



4.7 Building Form Proximity to Context Buildings

The DSD proposal projects over the eastern title boundary by 3,983mm. This site (neighbouring Daly Drive) is also owned by St Vincent's.



Key

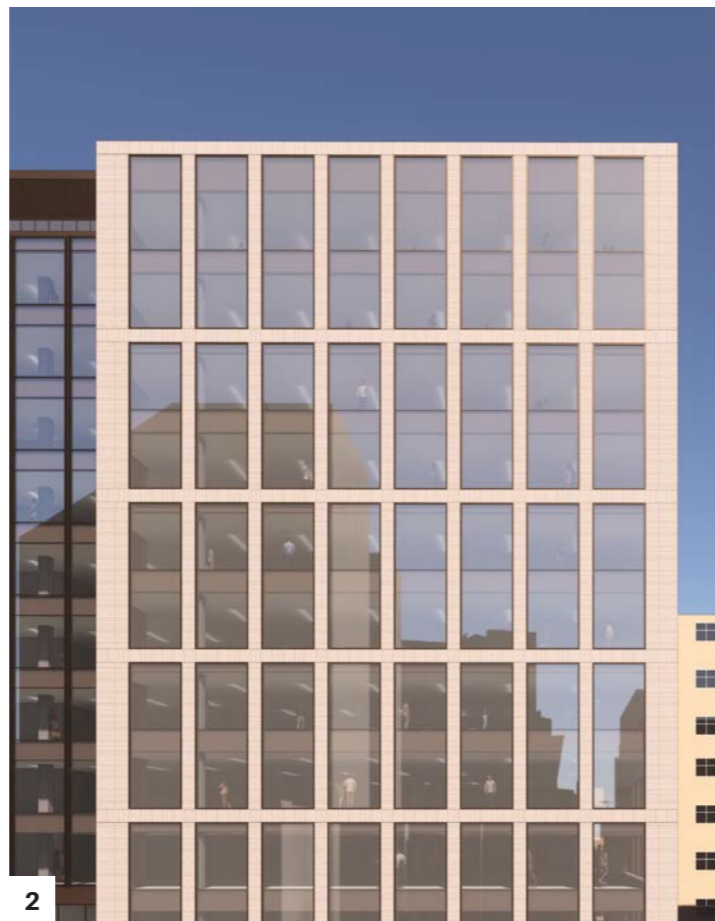
- Proposed Building
- ACMD Building
- Existing Building
- Distance Between Buildings
- Street Setback

*NOTE: DISTANCES SHOWN AS INDICATIVE ONLY



4.8 Tower Top Raised Parapet & Plant Screens

The Level 11 façade extends past Level 12 by 1200mm to form the balustrade at roof level of the corner building volume. This also articulates the expression of two separate volumes; the primary volume that straddles the corner and the neutral backdrop that sits behind Brenan Hall. A 3m setback is applied to the plant screen which sits behind the primary building facade.



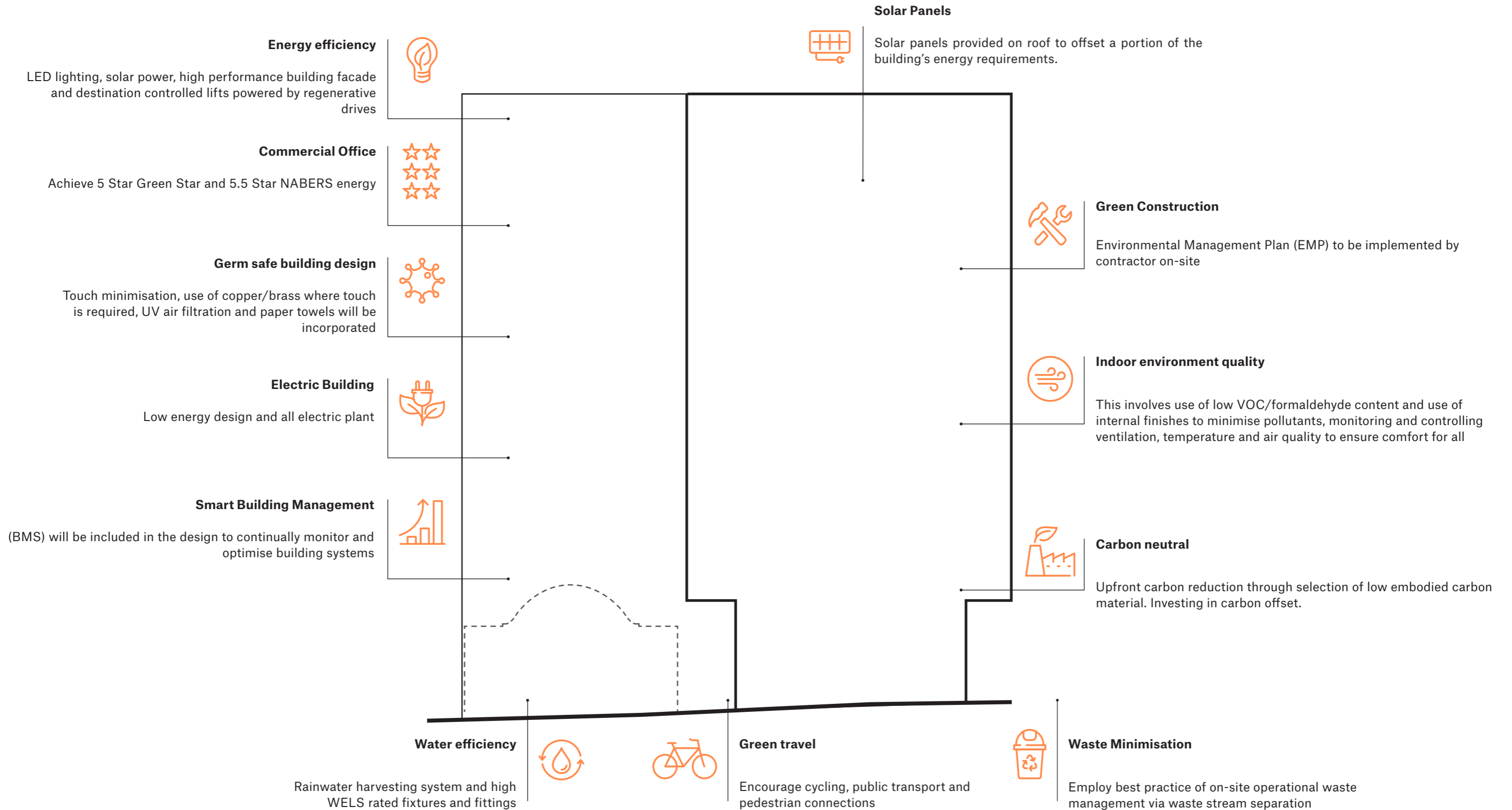
Pictured

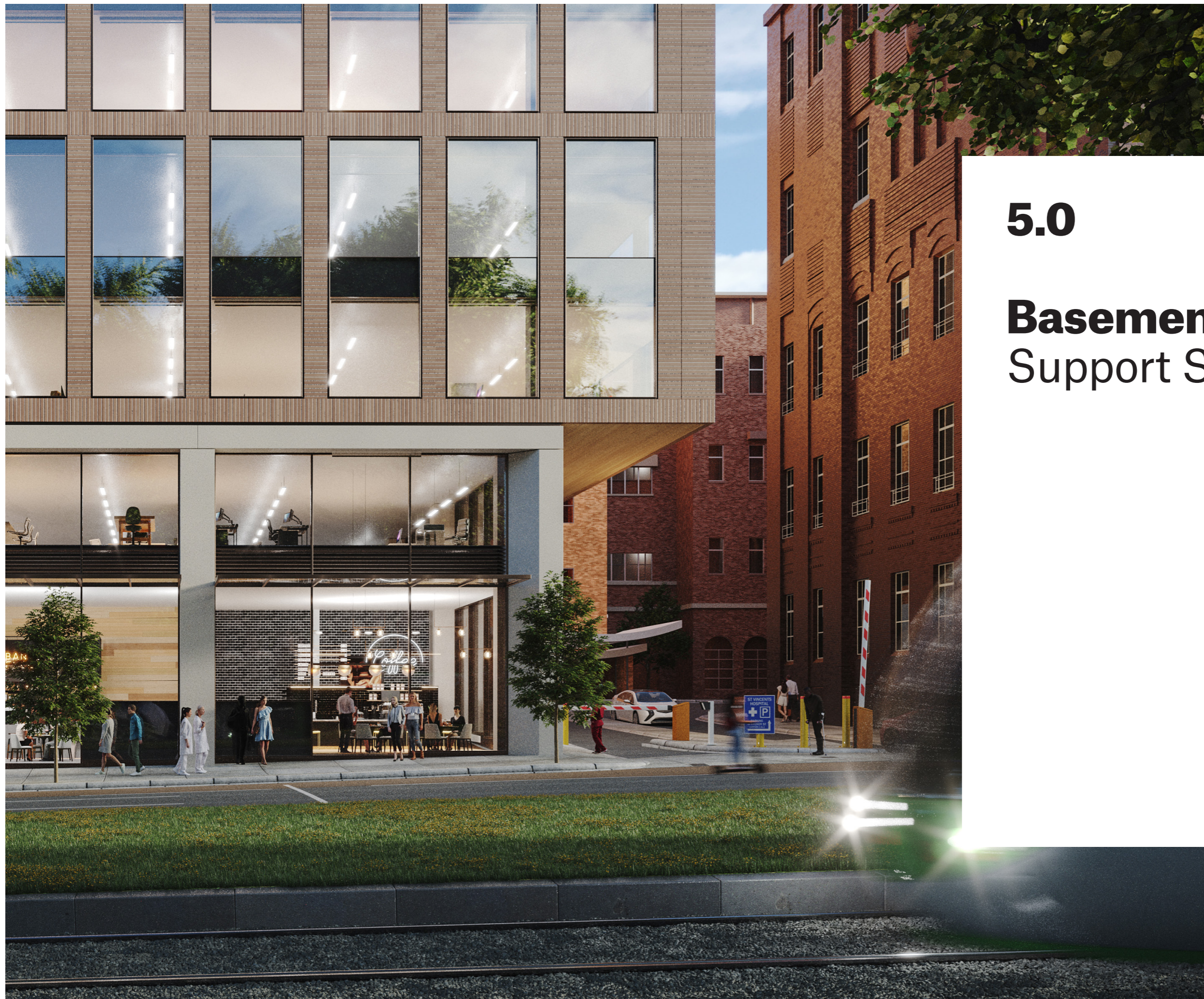
1. DSD Facade Oblique View
2. DSD Facade Elevational View



4.10 ESD Strategy Sustainability Initiatives

The building will be designed with the future in mind, targeting carbon neutrality with innovative technologies to support.





5.0

**Basement
Support Services**

5.1 EOT Facilities

Premium Tenant Experience

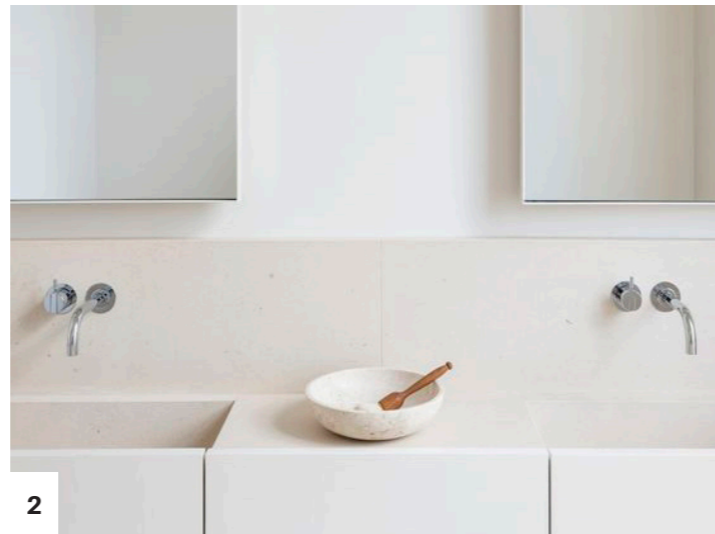
Carefully planned EOT facilities for cyclists and other users such as joggers and walkers will be provided in the basement and can be accessed either via Lifts 1 and 2 or the Bicycle Lift off the northern laneway.

Showers and lockers will be provided, along with other amenities such clothes drying cupboards, ironing facilities and support functions, along with generous circulation zones and waiting areas. An emphasis will be placed on creating an inclusive and accessible environment.

EOT amenities facilities, lockers & showers numbers will meet Planning Scheme and Green Star minimums.



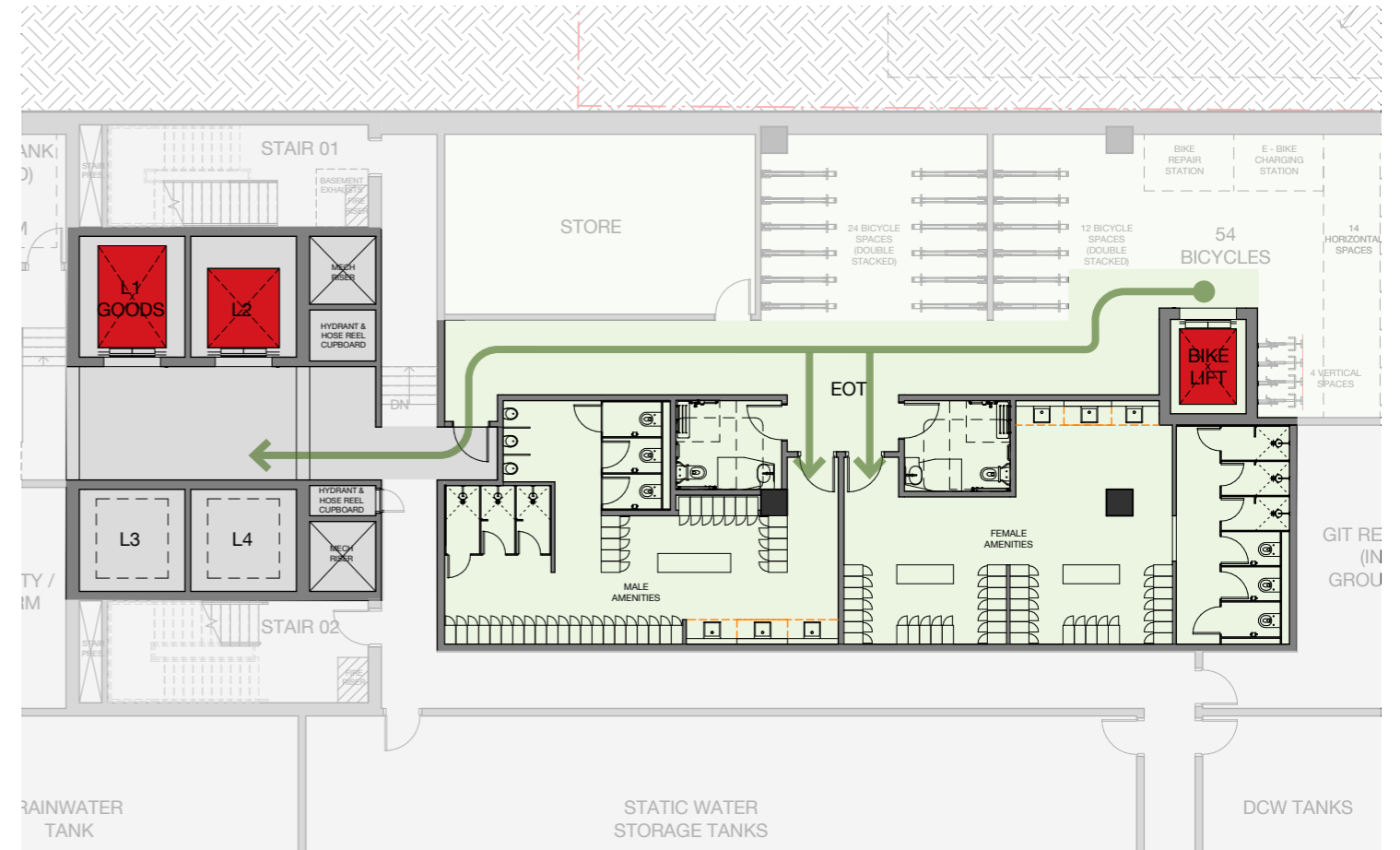
1



2



3



Pictured

1. Warm Timber Benches
2. Generous Sanitary Facilities
3. Premium Fixtures & Fittings
4. Greenery & Vegetation
5. Spacious Lockers



4



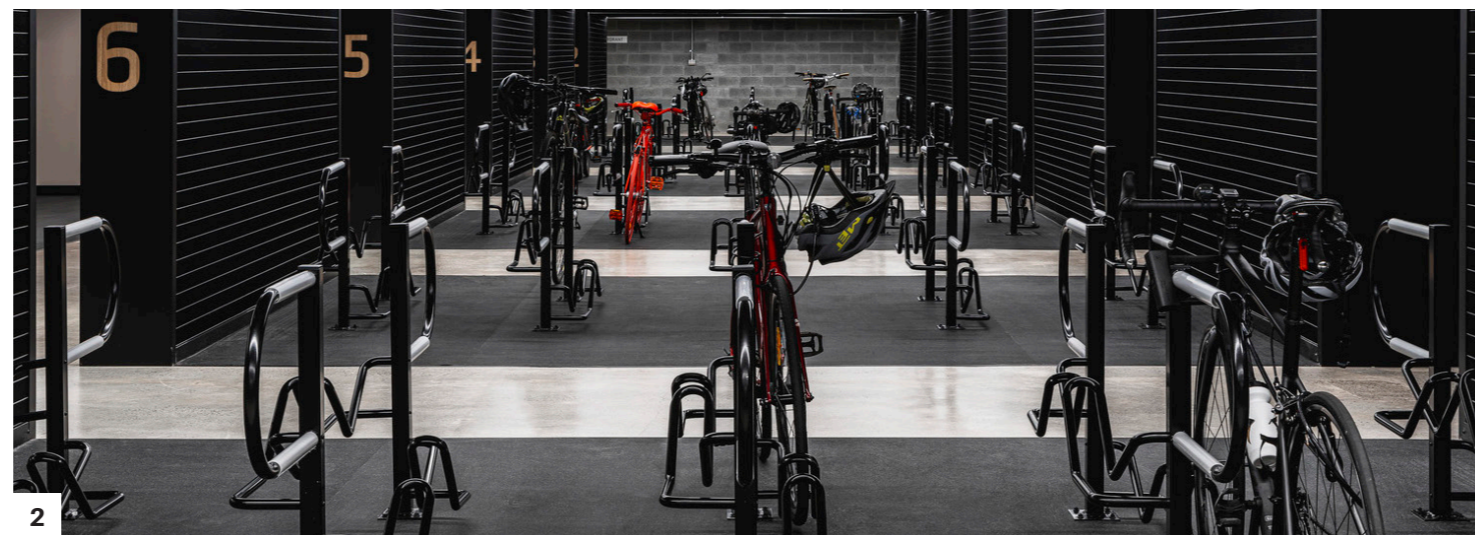
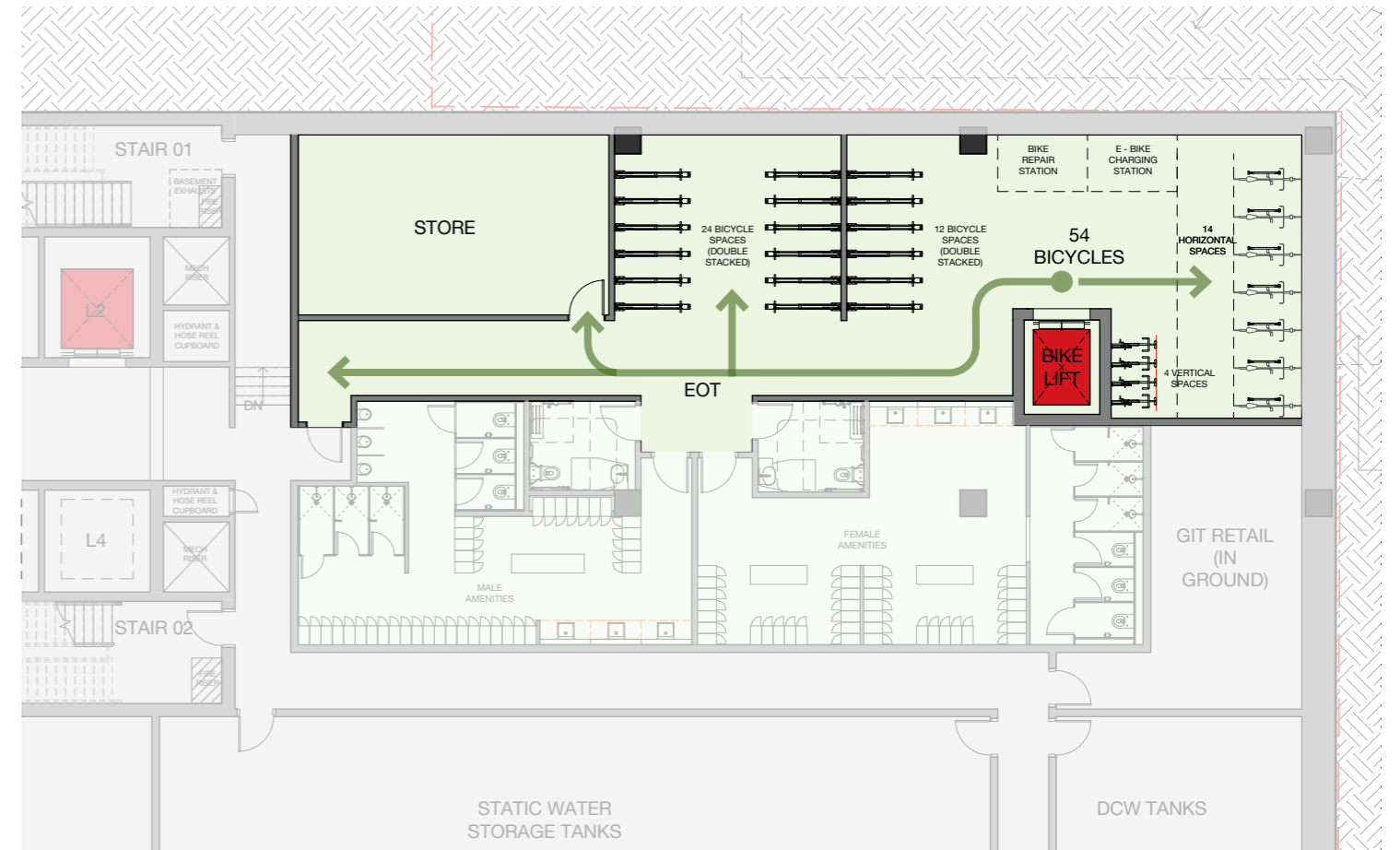
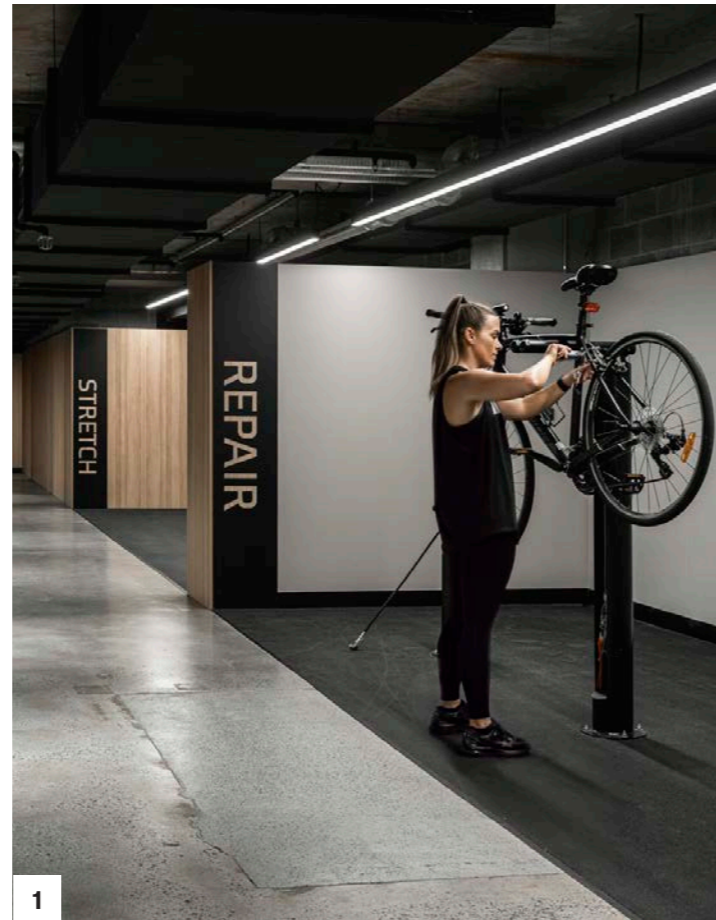
5

5.2 Bicycle Parking Secure & Quality Facilities

There will be a mix of rack types for bicycle storage, including vertical wall mounted, double-stacked horizontal and single-level horizontal mechanisms. Provision will also be made for bicycle maintenance stations and vending machines for repair consumables. Visitor spaces will be clearly identified on entry to the level, and tenant spaces will be securely monitored.

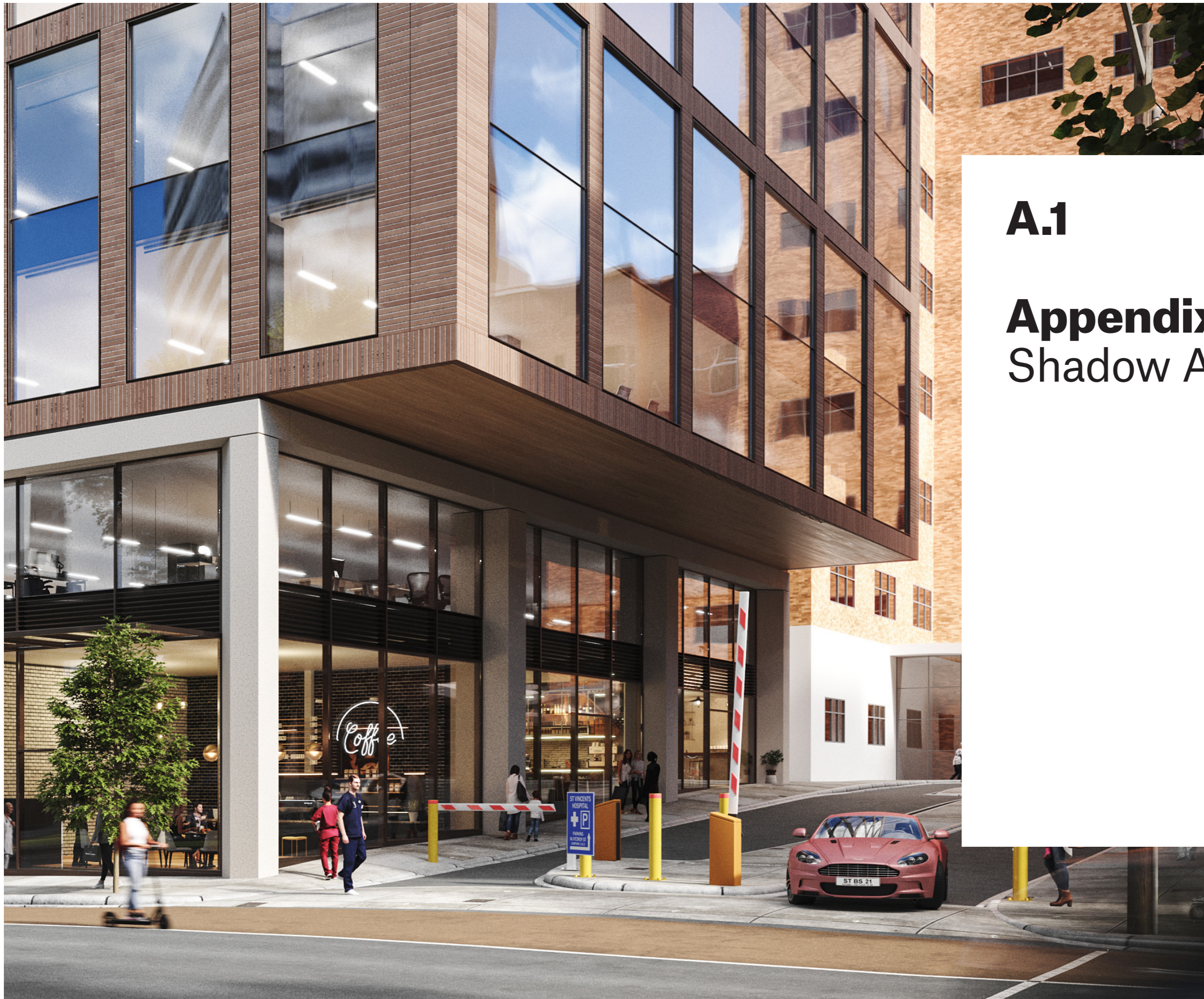
Bicycle parking numbers will meet Planning Scheme and Green Star minimums for both tenants and visitors. Access to the basement bicycle parking area will be via the northern laneway ground floor bicycle lift off Daly Drive.

Total bicycle parking: 54 spaces



Pictured

1. Workshop, 21 Harris Street Pyrmont, Sydney
2. Workshop, 21 Harris Street Pyrmont, Sydney
3. Workshop, 21 Harris Street Pyrmont, Sydney



A.1

Appendix
Shadow Analysis

Shadow Analysis

September 22nd

9 AM



Note: All shadow studies are indicative only and will require verification by a licensed surveyor or shadow consultant

Shadow Analysis

September 22nd

10 AM



- Additional shadow outline
- Additional shadow cast by proposed building

Note: All shadow studies are indicative only and will require verification by a licensed surveyor or shadow consultant

Shadow Analysis

September 22nd

11 AM



Note: All shadow studies are indicative only and will require verification by a licensed surveyor or shadow consultant

Shadow Analysis

September 22nd

12 PM



Note: All shadow studies are indicative only and will require verification by a licensed surveyor or shadow consultant

Shadow Analysis

September 22nd

1 PM



- Additional shadow outline
- Additional shadow cast by proposed building

Note: All shadow studies are indicative only and will require verification by a licensed surveyor or shadow consultant

Shadow Analysis

September 22nd

2 PM

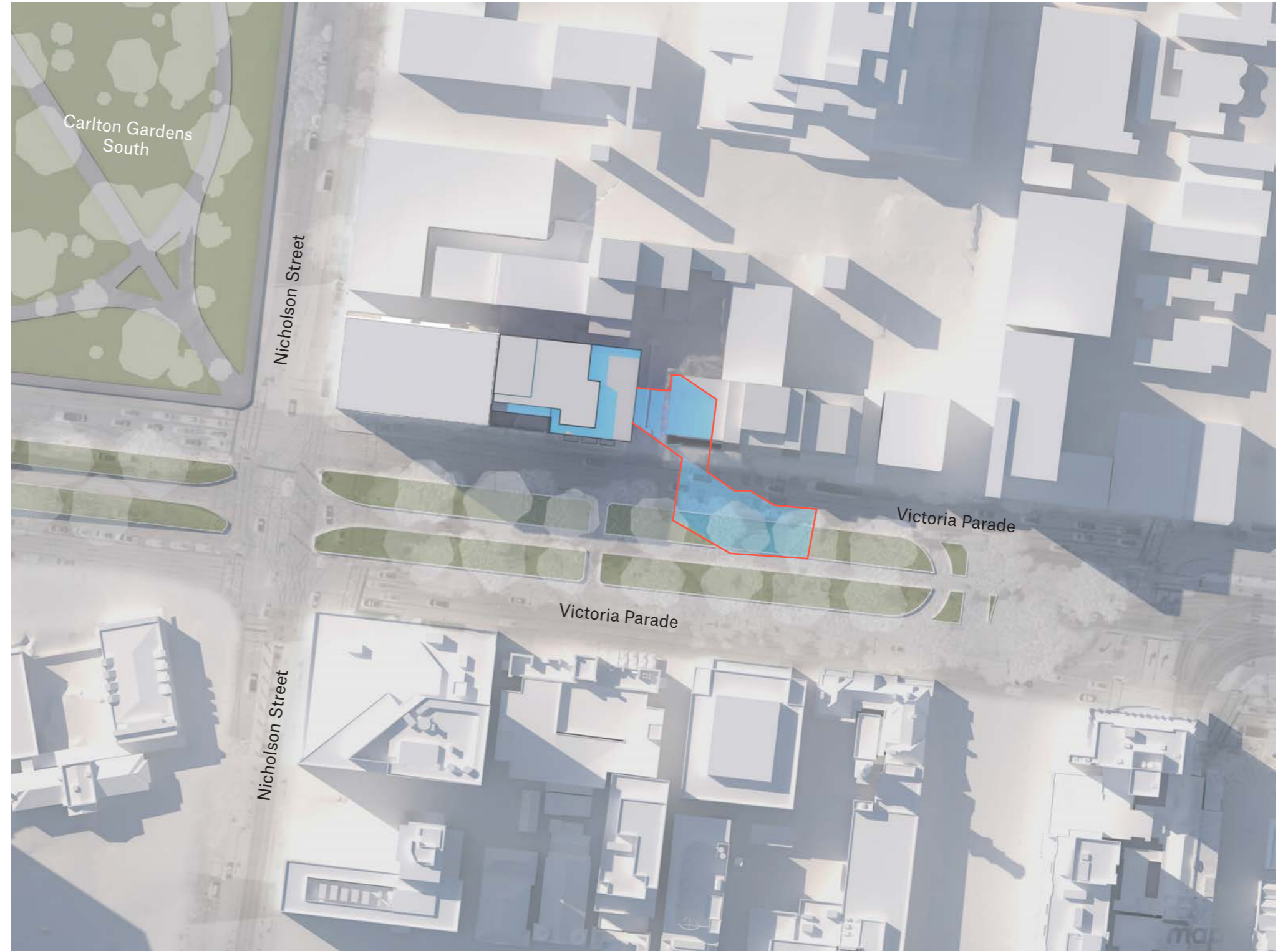


Note: All shadow studies are indicative only and will require verification by a licensed surveyor or shadow consultant

Shadow Analysis

September 22nd

3 PM



- Additional shadow outline
- Additional shadow cast by proposed building

Note: All shadow studies are indicative only and will require verification by a licensed surveyor or shadow consultant



A.2

Appendix Development Summary

Bates Smart Architects Pty Ltd Melbourne 1 Nicholson Street
Melbourne Victoria 3000 Australia
ABN 68 094 740 986 T+613 8664 6200 F+613 8664 6300
melb@batesmart.com.au

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Surry Hills NSW 2010 Australia
T+612 8354 5100 F+612 8354 5199
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BATESSMART™

www.batesmart.com.au

St Vincent's Hospital - Druids Site Development (DSD)

Note: All area calculations are an estimate only and all figures should be checked and verified by a licensed surveyor

11.08.2022

Level	Commercial NLA	Lobby	Retail/Cafe	EOT	Core/ Plant/ BOH	GFA
Basement				325	689	1120
Ground Floor	121 (Brenan Hall)	213	383		457	1213
Level 01 - Commercial - Office / Education / Research	844				234	1084
Level 02 - Commercial - Office / Education / Research	1026				234	1269
Level 03 - Commercial - Office / Education / Research	1063				234	1308
Level 04 - Commercial - Office / Education / Research	1063				234	1308
Level 05 - Commercial - Office / Education / Research	1063				234	1308
Level 06 - Commercial - Office / Education / Research	1063				234	1308
Level 07 - Commercial - Office / Education / Research	1063				234	1308
Level 08 - Commercial - Office / Education / Research	1063				234	1308
Level 09 - Commercial - Office / Education / Research	1063				234	1308
Level 10 - Commercial - Office / Education / Research	1063				234	1308
Level 11 - Commercial - Office / Education / Research	1063				234	1308
Level 12 (Roof Plant)					1073	1308
TOTAL (m²)	11820	213	383	325	4793	17766

(Exc. Brenan Hall,
Inc. Retail/ Café)

Notes & Definitions

GFA Gross Floor Area (GFA) has been calculated based on the Melbourne Planning Scheme definition of GFA: Gross Floor Area is the total floor area of a building, measured from the outside of external walls or the centre of party walls, and includes all roofed areas. Includes void areas. Excludes terraces

NLA Nett Lettable Area (NLA) has been calculated based on the definition of the Property Council of Australia Method of Measurement

GLAR Gross Lettable Area- Retail (GLAR) has been calculated based on the definition of the Property Council of Australia Method of Measurement. Excludes void to heritage stair. Includes all other voids, stairs, lifts and escalators within individual tenancies.



A.3

**Appendix
Renders**









