


Welcome

Norwood Community
Working Group Meeting # 2
14 September 2017 | 7pm – 9pm

Proposed Development - 157 Beulah Road, Norwood



Welcome / introductions



Protocols

Each workshop session will be facilitated

- Minutes, agendas, documents and plans

The facilitator reserves the right to manage the conversation and direct proceedings if necessary

The importance of this issue to community is acknowledged

Acknowledge that the change in direction has created surprise and concern

All opinions and views are relevant

Differences of opinion are to be respected

Robust debate is welcomed – but do so respectfully

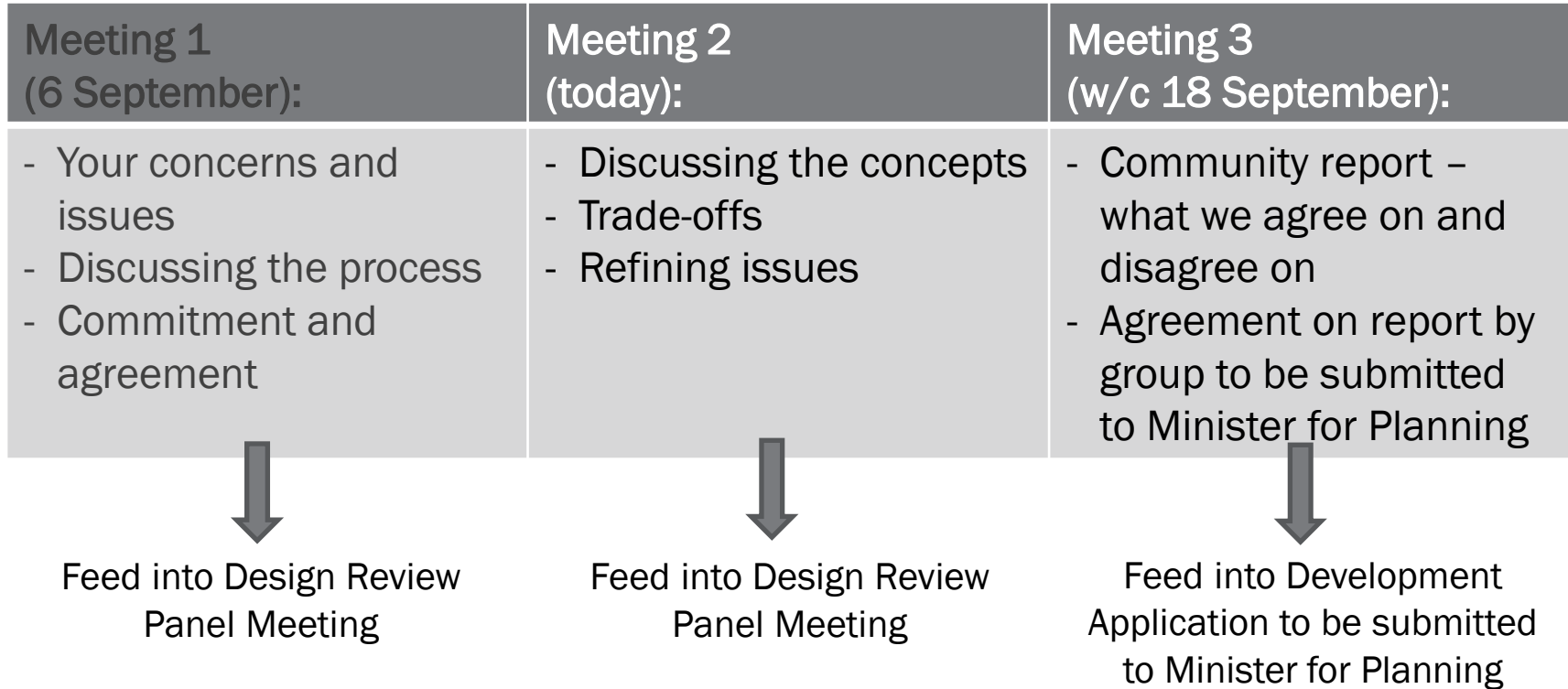
Respect each other

Be open and honest


Respect the process -

- Opportunity to input to the planning approval process
- Opportunity to identify solutions to issues where possible and seek agreement
- Opportunity to have key issues unable to be resolved documented and signed by the group and submitted as part of the Life Care development submission to the Minister

Community working group meetings



Meeting 2 – Purpose

- Minutes of last meeting
 - Confirm a Terms of Reference
 - Summary of key issues
 - Share current plans as of 13th September 2017
 - Design review – workshop (integration, height, materials)
 - Storm-water
 - Traffic and car-parking
 - Community report - structure
- 

Agenda

1. Welcome / introductions
2. Confirmation of minutes from meeting one
3. Terms of Reference
4. Meeting purpose and approach
5. Summary of key issues
6. Design Review Panel
7. Design – addressing concerns (workshop)
8. Traffic management and stormwater
9. Community Report Structure
10. Summary of next actions
11. Next meeting

Confirmation of minutes from meeting one



Terms of Reference



Major project planning and engagement process

Design Review Panel Meetings



4. Proponents Report prepared and submitted to
Department of Planning, Transport and Infrastructure

Contact made with all residents who have responded to
Life Care + neighbours surrounding site



First CWG meeting held



Second CWG meeting held

Now



Third CWG meeting held



Fourth CWG meeting held
Community Response Report Prepared?

OUTPUT - COMMUNITY REPORT

1. Introduction and summary
 2. The Community working group
 - Membership
 - Terms of Reference
 - Number of meetings
 3. Key issues about the development
 4. Key issues about the planning approval process
 5. Design ideas and options
 6. Key recommendations
 7. Appendices
 - Meeting minutes and agendas
 - Documented plans
- 

Summary of key issues



KEY COMMUNITY ISSUES - SUMMARY

***Height and Density (Bulk)**

- Height (overshadowing, privacy, views, massing, visual pollution affecting the urban skyline)

Traffic

- Traffic (congestion, road safety for children, conflict with cycling boulevard on Beulah Road)
- Parking (concerns about on-street parking, and while on-site parking is desired, car parking should not be accommodated in an underground carpark)
- Beulah Road Boulevard, cycling and pedestrian access and safety – any development needs to accommodate future vision and not be contrary to this objective

Heritage and Character

- Integration with surrounding
- Respect to local conservation zone
- Use of materials, treatments, landscape

Environment

- Environment (stormwater from excavation of underground carpark and underground watercourses, noise from plant e.g. air conditioner)
- Ambiance – concern development will impact ‘Norwood life style’ and the reason why residents moved there, making the streets significantly busier



KEY COMMUNITY ISSUES - SUMMARY

Future Development

- Supportive of development of site but in strict accordance with the local development plan guidelines (not supportive of proposed height and feeling that high rise does not belong in the neighbourhood)

Value

- Property values – concern that development will make houses unsalable and significantly impact property values

Lifestyle

- Quality of life – overall concern that proposed development will impact quality of life bringing traffic congestion, noise, increased population and a feeling of bulk affecting the streetscape

The community group felt that a number of issues can be addressed if height is reduced. The issue of height cannot be addressed through design – only a reduction of height can begin to resolve a number of the issues raised.



Design Review Panel



DESIGN REVIEW PANEL

- Design review panel has been established to focus on design
- The second meeting of the design review panel was held 13th September 2017
- Design review panel meetings are strictly governed in terms of agenda, attendance and style of presentation
- Applicant (Life Care) is instructed as to these requirements
- A statement comprising community concerns was prepared and made known
- Outcomes:
 - Further design review needed (a third Design Review meeting to be arranged)
 - Issues discussed included mass (articulation – look and feel), character, setbacks, materials

Design – workshop



DESIGN IDEAS

Review of designs:

- Provide solutions and ideas to problems
- Articulate what you think would make the aged care development successful
- Think about Life Care's need to make the development work from a commercial perspective
- Think about what could be acceptable to you and under what conditions or design principles
- **Height:**
 - Is two stories the only viable solution?
 - Is there any other alternative (ie: stepped up to three or four)?
 - Roof line – flat, pitched?
- Building design – look and feel
 - Materials (sandstone, bluestone, colours)?
- Set backs
 - More or less?
- Landscaping
 - Ideas
 - Interfacing treatments / walls, fencing

Existing Conditions



View A: Corner of George & Beulah Road



View B: George St towards existing facility



View C: Queen St towards existing facility



View D: Existing Beulah Road aged care facility entry point



AERIAL VIEW

Site Context Plan



Plans – Current Status

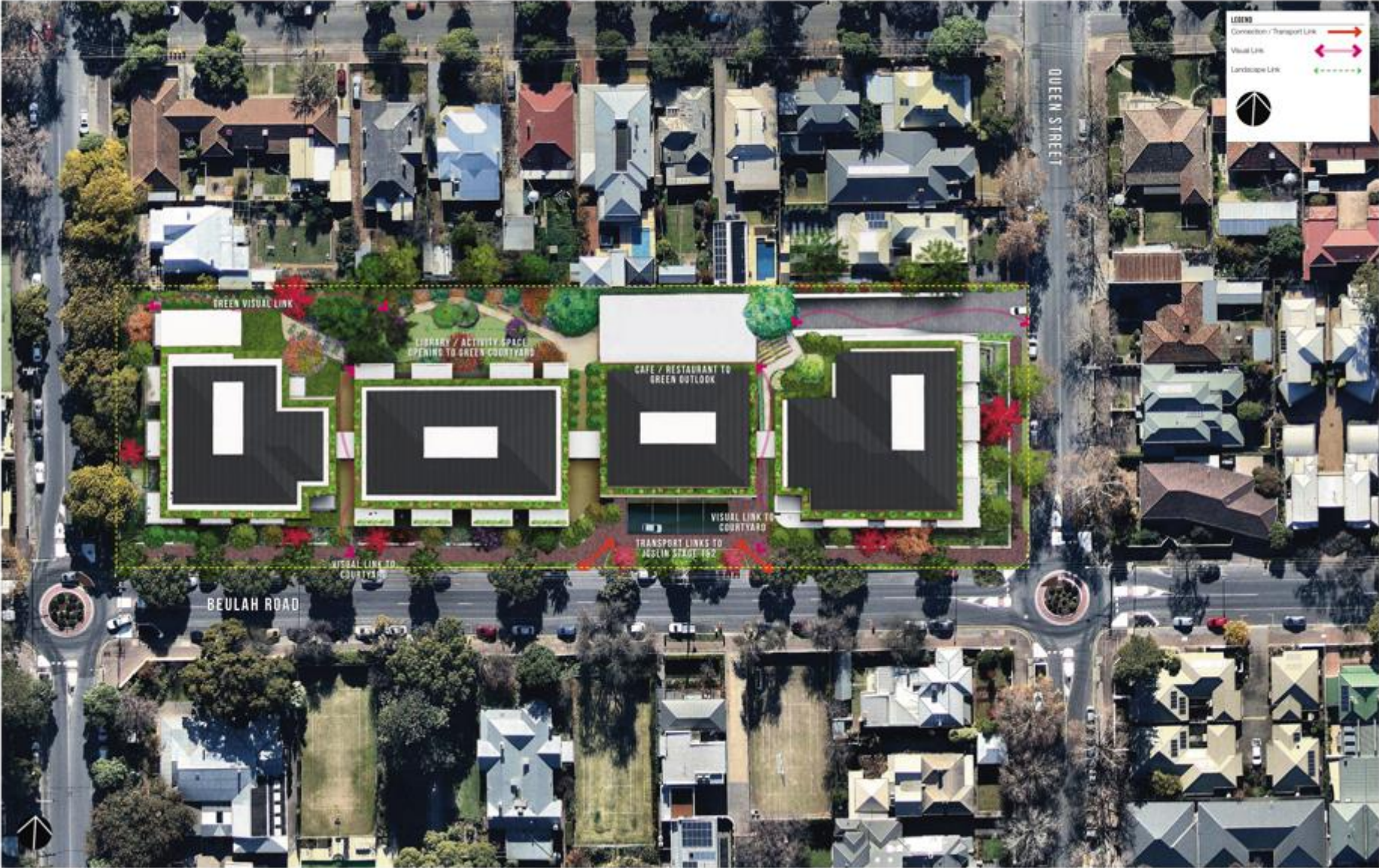
- Everything is still WORK IN PROGRESSS
- Current concept is working on the following:
 - 94 independent living units (one, two and three bedrooms)
 - Individual dwellings rather than one institutional building
 - No intrusion onto the street with cross over driveways and on-street carparking (basement parking for 165 vehicles)
 - Rubbish and ambulance access underneath
 - Internal courtyard
 - Well maintained gardens
 - More traditional building treatments, styles and form
 - 3 storeys with a fourth storey set back
 - Sight lines between building forms



BEULAH ROAD



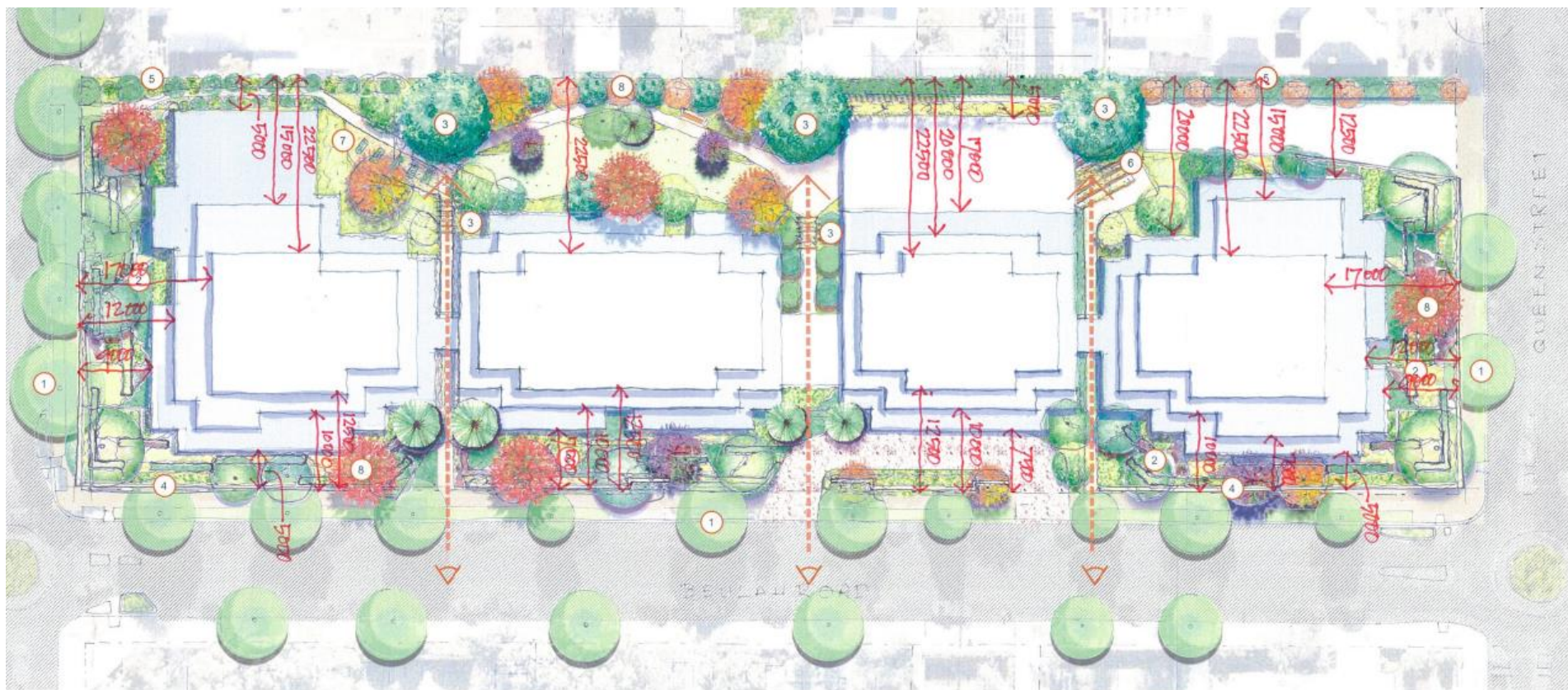
Site Plan



Spatial arrangement



Exiting Conditions Interfaces





BEULAH ROAD ELEVATION

Beulah Road (West)



QUEEN STREET ELEVATION

Queen Street



BEULAH ROAD ELEVATION

Beulah Road (East)



GEORGE STREET ELEVATION

George Street

Perspectives



QUEEN STREET ELEVATION



EXISTING SITE PHOTO



BEULAH ROAD LOOKING WEST



EXISTING SITE PHOTO



QUEEN STREET INTERSECTION



EXISTING SITE PHOTO



GEORGE STREET

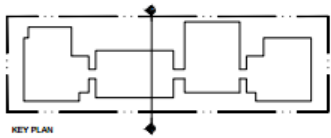
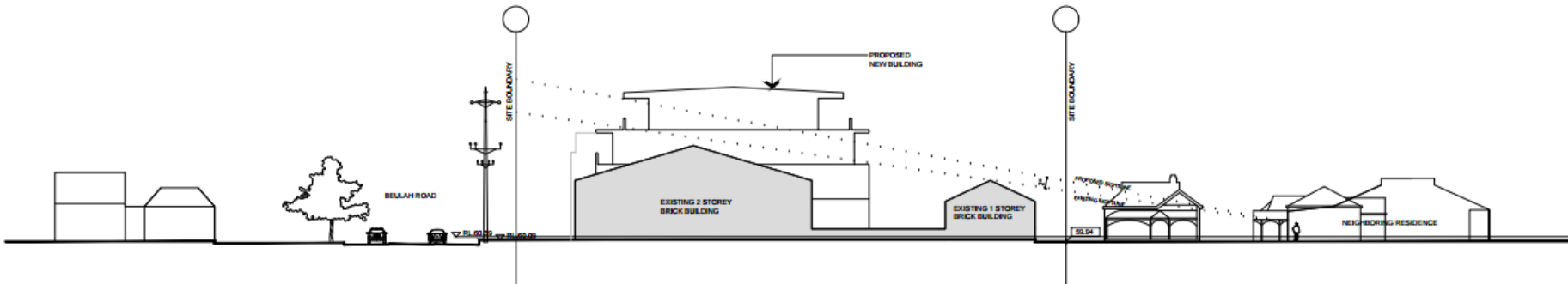


EXISTING SITE PHOTO

Brick wall at rear of property to be retained



BEULAH ROAD LOOKING WEST



DESIGN IDEAS - WORKSHOP

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 - Ideas
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Reduce height

Increase set back

Interface

Spatial arrangement



Exiting Conditions Interfaces

*Increase distance
between buildings*

Traffic management



TRAFFIC MANAGEMENT

Current Daily Traffic movements – Beulah Road

- Approximately 5,500 per day
- Approximately 550 per hour at peak traffic times(morning/evening)

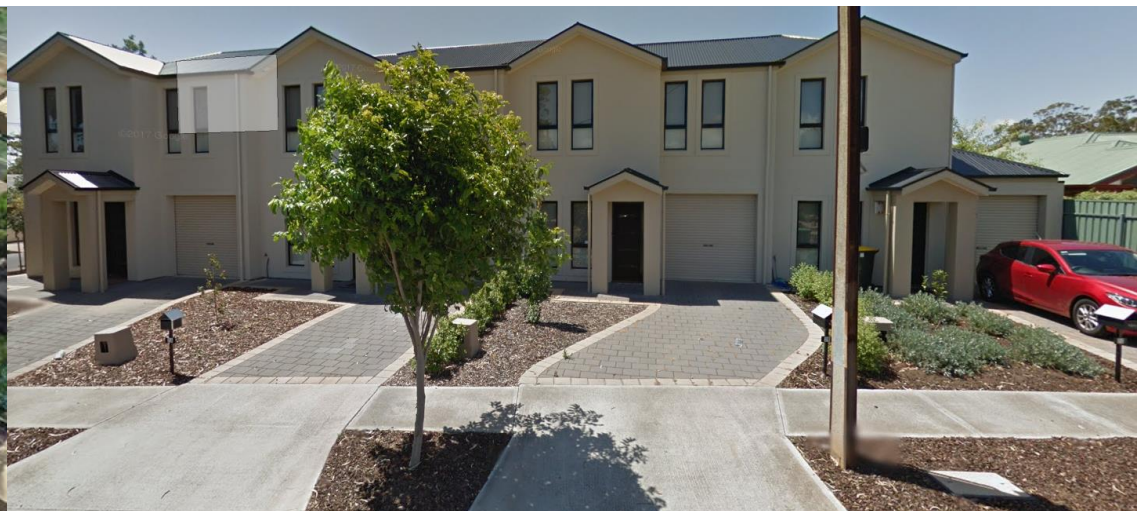
Additional daily movements if proposed development proceeds:

- Approximately 280 vehicle movements per day
- Volumes during peak hour would be approximately 20 trips (equivalent to 25 standard residential dwellings which would generate similar volumes during peak hour)



BEULAH ROAD BOULEVARD

- Beulah Road is a priority commuter cycling connector
- The proposed development seeks to minimise cross over (ie: number of driveways crossing the cycling lane)
- Only two access points in a forward direction to facilitate the pick up/drop off zone
- Average number of trips per hour to and from the front entrance – approximately 3 trips per hour
- Car park entrance to basement off Queen Street
- Staff parking will be reserved in the basement – up to five at any one time



TRAFFIC MANAGEMENT - ADDITIONAL ASPECTS

- All rubbish collection to occur from the basement
- All parking will be on-site; no street parking
- Pedestrian linkage will be improved
- Makes use of existing cross over locations
- Early investigations indicate there is no risk of interception with ground water



Stormwater



STORMWATER


- The quality of the stormwater discharge from the site will be improved on the basis that a larger proportion of the site is roof area with less supplementary paved areas, which will result in cleaner runoff than pre-development conditions.
- Detention on site will not be required as the post development peak discharge will not exceed the pre-development peak discharge
- A portion of the roof runoff will be retained onsite for reuse to irrigate surrounding landscaped areas
- It is proposed that a sump is included in the basement to intercept any runoff and / or for cleaning purposes. It is anticipated that anything captured in the sump will be managed as trade waste



Community Report Structure



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- 

Summary of next actions



Next meeting and actions

Time/ day/ venue



Stay in touch

1800 431 301 (free call) staffed between 8am – 6pm

discuss@lifecare.net.au

www.lifecareprojects.com

