

Welcome

Norwood Community
Working Group Meeting # 3
10 October 2017 | 7pm – 9pm

Proposed Development - 157 Beulah Road, Norwood



Welcome



Protocols

Each workshop session will be facilitated

- Minutes, agendas, documents and plans

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

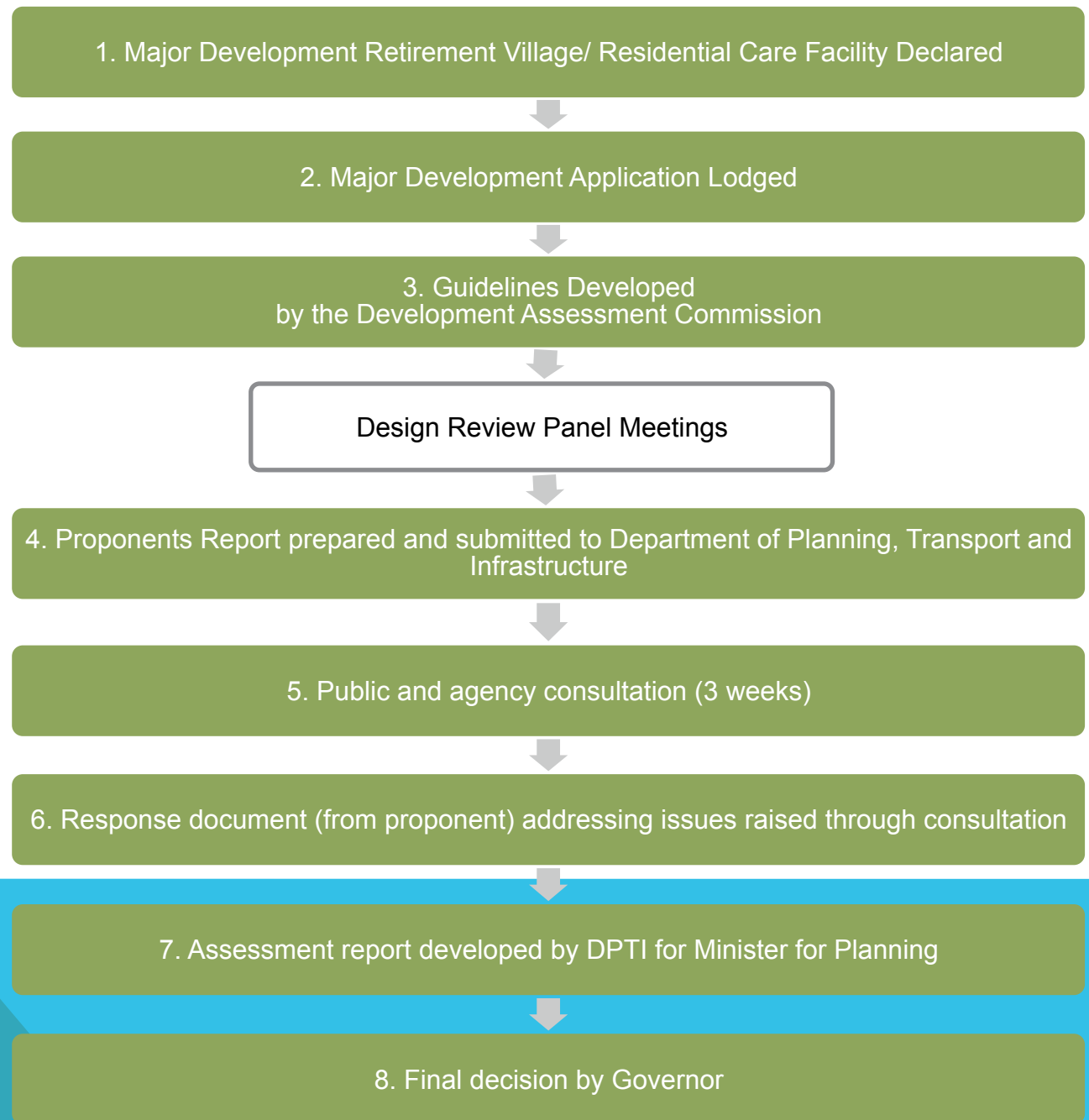
Be open and honest



Meeting 3 – Agenda

- Minutes of last meeting
 - Issues raised – development and planning process
 - What has not changed
 - What has changed
 - Answers to questions
 - Community report
 - Next steps
- 

Major project retirement village / residential care facility planning process



Confirmation of minutes from meeting two



Issues raised



Development issues

***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)
- Beulah Road Boulevard, cycling and pedestrian access and safety

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)
- Ambiance – concern development will impact ‘Norwood life style’ and the reason why residents moved there, making the streets significantly busier
- Noise from building uses e.g. dining room and roller door

Development issues

Fencing and screening

- Privacy and overlooking

Security

- Gates and access

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



Planning and engagement process

- Should be going through local Council approval planning process and abiding by the rules of the local area – current development does not align with the conservation zone (covering part of the site)
- Disagree with major planning project status
- Engagement process is flawed – opportunity to influence height or appeal the decision is no existent
- Engagement process can't be trusted – documentation won't truly reflect community views
- Images and visuals are misleading - not to scale




What has not changed?

- 4 storeys
- 4 separate buildings
- Average building set backs
- Under-croft car-parking to ensure no street parking
- Brick wall to be retained on rear property boundary



What has changed?

- Plant no longer in roof space to reduce the height and angle of roof – to be housed at ground level
 - Roof is low pitch 3 degrees to minimise height
 - Spacing between buildings increased – to approximately 6m (from 2)
 - Angle of drive way designed to accommodate bike boulevard user safety
 - Materials to be used - in keeping with surrounding buildings
 - Fencing in keeping with surrounding fences
 - Safety on the street through front courtyards for residents
 - Sustainable design to harvest rainwater
 - All stormwater to be captured on site
- 

What has changed?

- Reduced number of car parks based on a review of what is likely to be needed – 141 (reduced from 165)
- Number of Independent Living units is 93:
 - Ground floor: 23
 - Level 1: 28
 - Level 2: 27
 - Level 3: 15

Questions asked in previous sessions



Questions asked by community

Question	Answer
Carpark ventilation	Yes
Asbestos remediation	Any asbestos would be removed by a licensed contractor.
Is this built in REVIT 3D Modelling?	Yes
Cooling/ heating type – heating/ chilled or condensers	<p>High efficiency inverter type reverse cycle air conditioning systems to serve each independent living unit and the ground floor communal areas.</p> <p>A preliminary acoustic assessment has been undertaken to ensure the design appropriate mitigates noise to surrounds.</p>
Proposed building materials – external	Based on traditional sandstone villas
No drying areas (outside) washing on balconies	ILUs will typically have space for a washer and dryer

Questions asked by community

Question	Answer
Two storey only as heritage listed	Upper levels are set-back and the existing mature street tree canopy (framing linear street views) are considered to successfully mitigate any perceived adverse impacts to precinct character in respect to a proposed four storey building height.
How many care staff on site at any one time?	4-5 staff
Who/ what is going to stop overflow parking in street e.g. visitors?	The preliminary traffic impact assessment is that visitor parking can be catered for on-site. Revised assessment of car-parks needed to 141.
What about interface between development and Beulah Road bikeway, what does DPTI say? They seem to be silent.	The consultant team is liaising with DPTI in relation to the bikeway. Design improvements (porte-cochere rather than carpark driveway) will result in improvements to the existing interface with the bikeway. Only two cross over points.

Questions asked by community

Question	Answer
Where are the lifts in these buildings?	The location of the lifts is in the communal spaces (generally central) in each building and generally aligned and linked by the glass walkways between buildings.
More garden	The existing building footprint is around 6231m ² with 3362m ² open space. The proposed footprint (still evolving) is around 5612m² and open space 3951m². This is about 589m ² more open space.
What about 2 storeys with attic (penthouse) units? Rather than 3-4. This has effect of three that looks like two.	Building height must be considered in the context of other factors influencing perception of scale. Proposed two-storey podium element will read as dominant. It will present to each street interface as a predominantly 2-storey built form.
Stormwater for garden	There is a commitment to implement rainwater harvesting and storage system for landscape irrigation.

Questions asked by community

Question	Answer
Energy efficient with solar	The current ESD intent includes: <ul style="list-style-type: none">• Solar photovoltaics• Provision of energy efficient glazing• Compliance with the Building Code of Australian Section J building fabric and building services requirements.
Cubby house, carport	The existing brick wall will be retained.
What is the material to be used for the roof?	Not finalised but likely to be colourbond type material (not tiled)
How many people will be housed on the fourth floor of these developments?	15 independent living units
How is the height of the buildings?	Height of building Queen Street end from curb: 12.95 metres (plus lift over-run of 1.4 metres) Height of building George Street end from curb: 12.85 metres (plus lift over-run of 1.4 metres) (Clayton Church – 9 metres)

Design – workshop



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





George Street Corner



Main Entry - Beulah Road



View into linkage from Beulah Road

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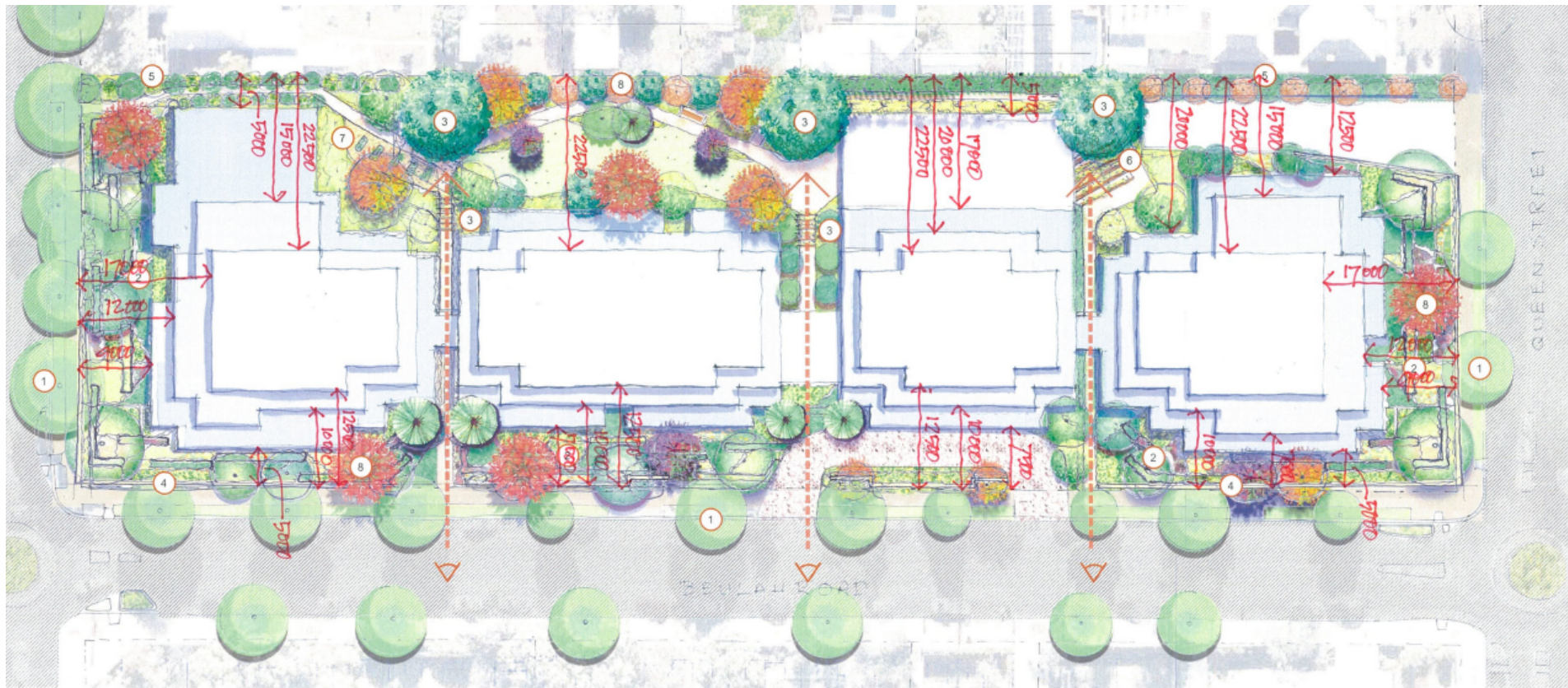


CLIENT LIFE CARE	
PROJECT Life Care, Beulah Road, Norwood	

DRAWING TITLE ARTIST IMPRESSION		
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						LOCALITY AND SITE PLAN								
	PROJECT	Life Care, Beulah Road, Norwood				SCALE	DATE	DRAWN	CHECKED					
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						JOB	DRAWING	REVISION						
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Community Report

- Is being prepared to accompany Life Care Development Report
- All key issues raised by community will be documented
- Summary report will be circulated for comment - edits made by members and final copy circulated.
- Structure of report:
 1. Introduction and summary
 2. The Community working group
 - Membership
 - Terms of Reference
 - Number of meetings
 1. Key issues about the development
 2. Key issues about the planning approval process
 3. Design ideas and options
 4. Key recommendations
 5. Appendices
 - Meeting minutes and agendas
 - Documented plans

Next Steps

- Plans to be reviewed by DRP
- Possible further changes to be made dependent upon feedback received
- May require another DRP meeting? Or not?
- Plans finalised ready for submission – aiming for end of October dependent upon DRP
- Community report to be prepared and circulated based on final plans
- Community edited version to be submitted with final submission

Stay in touch

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

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