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**83-85 WILSON ST, BRIGHTON
ARCARE**

MCCUE

- 1.0 PROJECT INFORMATION
 - 1.1 Project overview
 - 1.2 Site - Brighton Greater Context
 - 1.3 Neighbourhood Context
 - 1.4 Planning Context
 - 1.5 Site Photos (Previous Use)
 - 1.6 Site Photos Wilson Street
 - 1.7 Site Photos Continued
 - 1.8 Site Photos Alverna Grove
- 2.0 SITING AND FORM
 - 2.1 Approach to site & Massing
 - 2.2 Approach to site & Massing
 - 2.3 Approach to site & Massing
- 3.0 SITING AND FORM
 - 3.1 Wilson St Hero Perspective
 - 3.2 Wilson St Facade Break Up
 - 3.3 Wilson St Streetscape Perspective
 - 3.4 Wilson St Entrance Perspective
 - 3.5 Alverna St Perspective
 - 3.6 Alverna St Facade Break Up
 - 3.7 Alverna St Streetscape Perspective
- 4.0 MATERIALS
 - 4.1 Materials
 - 4.2 Wilson Street Materials
 - 4.3 Alverna Grove Materials
 - 4.4 Side Elevation Materials

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SITE AREA	
	6461 m ²

GROSS FLOOR AREA (GFA)	
BASEMENT FLOOR PLAN	4400 m ²
GROUND FLOOR PLAN	3945 m ²
LEVEL 1 FLOOR PLAN	3906 m ²
LEVEL 2 FLOOR PLAN	3258 m ²
LEVEL 3 FLOOR PLAN	2358 m ²
	17868 m ²

SITE COVERAGE - BASEMENT		
Name	Area	Percentage
BASEMENT - UNBUILT	2083 m ²	32%
BASEMENT FOOTPRINT	4378 m ²	68%

SITE COVERAGE		
<small>AS PER CLAUSE 63.17-3 OF THE VICTORIAN PLANNING PROVISIONS, SITE AREA COVERED BY AGED CARE BUILDINGS SHOULD NOT EXCEED 80 PERCENT (%)</small>		
Name	Area	Percentage
BUILT AREA	3902 m ²	60%
UNBUILT AREA	2559 m ²	40%
	6461 m ²	

GARDEN AREA		
<small>AS PER CLAUSE 32.08-4 OF THE VICTORIAN PLANNING PROVISIONS, A MINIMUM OF 35 PERCENT (%) OF THE GROUND FLOOR A LOT GREATER THAN 650m² IN A RESIDENTIAL ZONE MUST BE SET ASIDE AS GARDEN AREA</small>		
Name	Area	Percentage
BUILDING AREA	4127 m ²	64%
GARDEN AREA	2335 m ²	36%

NOTE: ALL AREA CALCULATIONS ARE ADVISORY ONLY AND ALL FIGURES SHOULD BE CHECKED AND VERIFIED BY A LICENSED SURVEYOR.

BED NUMBERS	
TOTAL BEDS	173

Canopy Coverage Compliance
 As per *Apartment Design Guidelines for Victoria (2021)*

Site Area = 6467 m²

Minimum Tree Canopy requirement =
 $350\text{m}^2 + 20\% \text{ of site area } >2500\text{m}^2 =$
 $350 + (20\% \times (6467-2500)) =$
1143m² (Include at least two Type B trees or one Type C tree)

Existing Canopy Cover = 331.3m²
 Proposed Canopy Cover = 827 m²

Total Combined Canopy Cover = 1158.3m²
(17.9% of Total Site Area)

NOTE: Refer to landscape documentation prepared by Acre for more information on canopy cover and deep soil.

DESCRIPTION

The project is for a proposed 4 storey, 176 bed Aged Care Facility in the heart of Brighton.

The architectural response is rooted in a desire to be sympathetic to the predominantly residential character of the immediate context of the site.

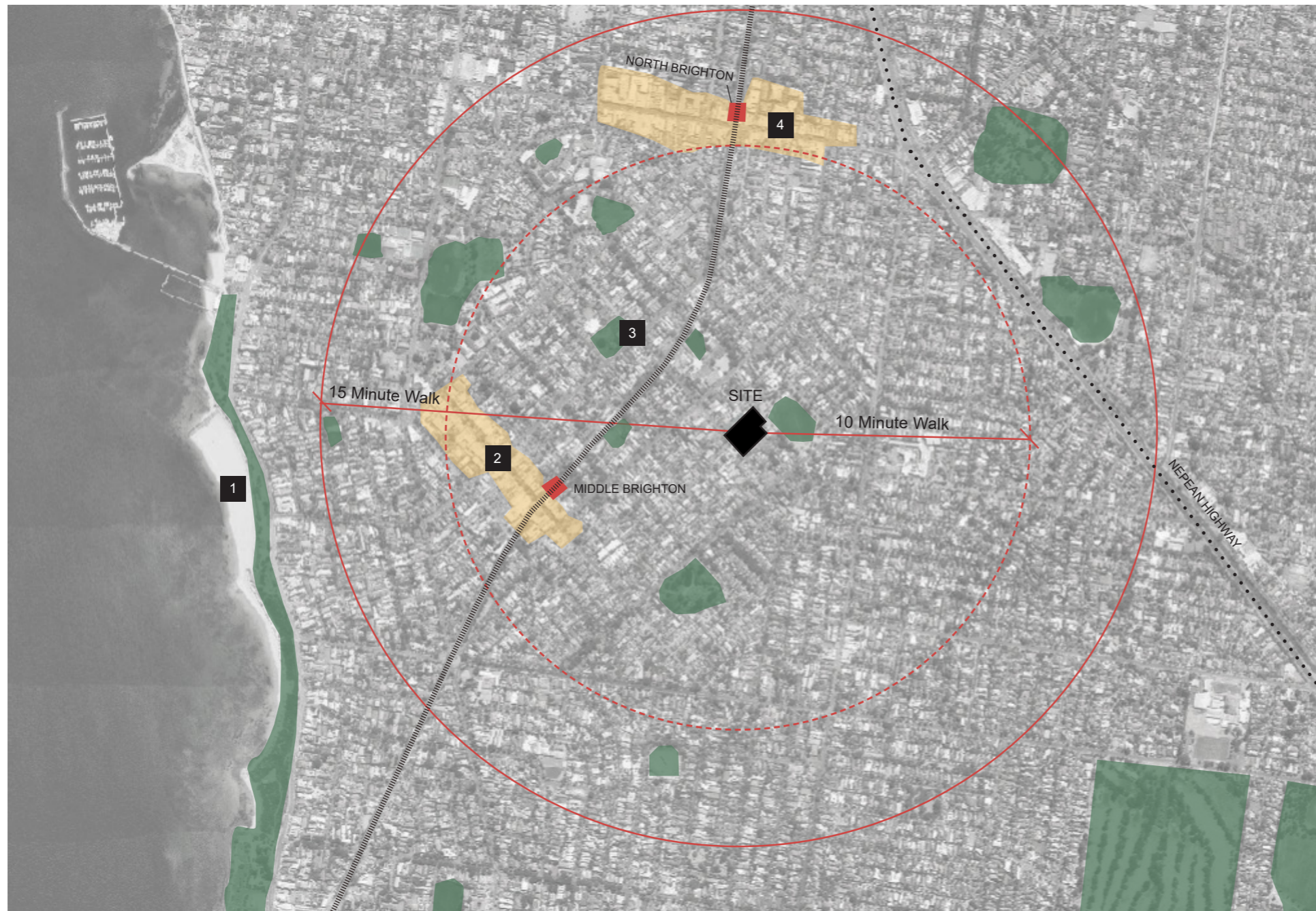
Careful consideration has been made to provide quality amenity to the residents in the form of generous green spaces, an easy connection to the neighbouring park, a rooftop terrace and well connected lounge and living areas.

PROJECT TEAM

- | | |
|--------------------|-----------------------------|
| Client: | Knowles Group |
| Architecture: | Studio McCue |
| Landscape: | Acre |
| Planner: | Contour |
| Traffic/Waste: | One Mile Grid |
| Services: | Lincoln Pearce |
| ESD: | Lincoln Pearce |
| Civil: | Lanigan Civil |
| Fire: | DDEG |
| Structure: | Vayco |
| Building Surveyor: | Accord Building Consultants |

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The site is located on a predominantly residential street in Brighton, within the boundaries of Bayside City Council.

Located on the site of a now demolished drug and alcohol health facility, it is walking distance from several parks, notably William St Reserve which is directly across the street on its Alverna Frontage.

The site is serviced by both road and rail, with the closest train station accessible within a 10 minute walk. Local commercial centres are equally located within walking distance of the site.

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- Green Space
- Commercial
- Train Station
- Train line
- Highway
- 1 Brighton Beach
- 2 Church St Commercial
- 3 Brighton Town Hall
- 4 Bay Street Commercial

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- | | | |
|--|--|--|
| <ul style="list-style-type: none"> William Street Reserve Single Dwelling Residential Multi-Dwelling Residential Commercial/Church Wilson Street Alverna Grove | <ul style="list-style-type: none"> 1 Wilson St - wide, busy street that connects to wider context and main roads. 2 Alverna Grove - quiet, dead-end street with only single dwelling residential, connections to park 3 Existing significant tree 4 Large portion of Alverna Grove frontage directly across from William St Reserve. | <ul style="list-style-type: none"> 5 Existing entrance to the hospital from Wilson St. 6 All Multi-dwelling housing is accessed from Wilson St, adding to its relative busy nature 7 Broad frontage on Wilson St |
|--|--|--|

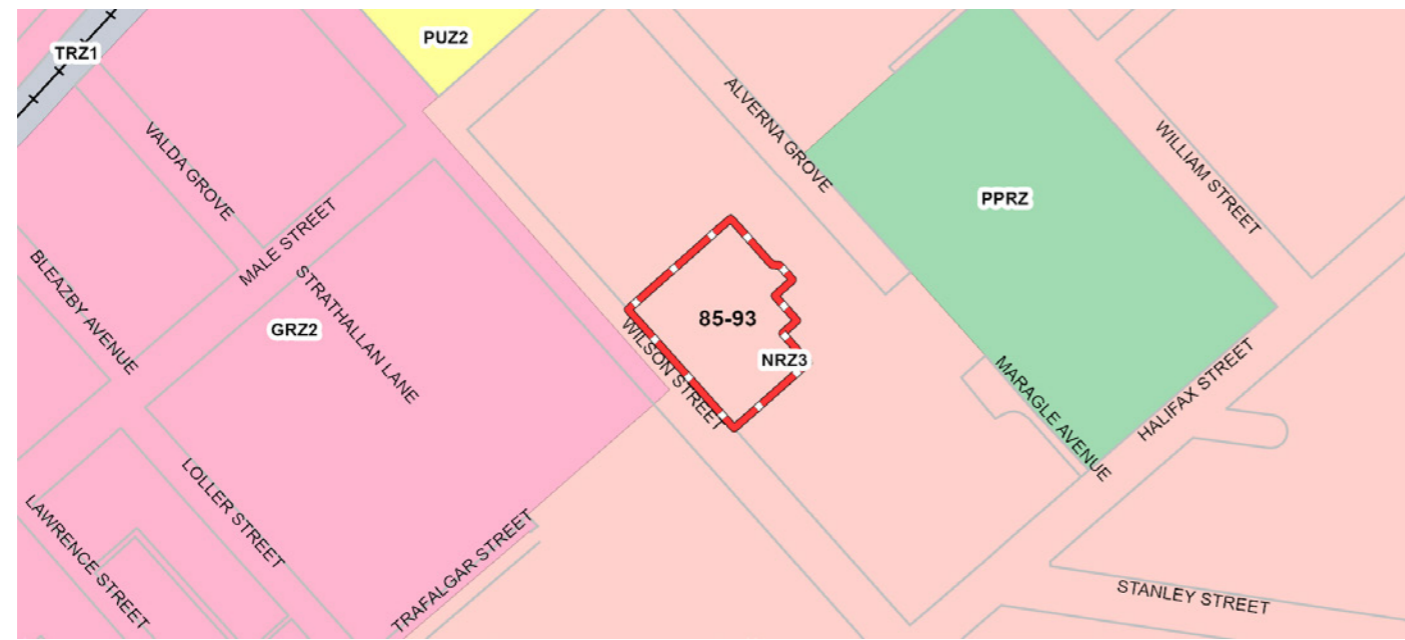
In the much more immediate context of the site, the main distinction is the differing nature of the 2 frontages. Alverna Grove is a quiet, dead-end street with no through access. All the housing on the street is of 1 & 2 storey single dwellings and the frontage contains the three significant trees that have been identified on the site. Much of the Alverna Grove frontage is directly across the road from William Street Reserve, giving it a strong visual connection to the park.

Wilson St has a much busier and broader nature. It connects through to Brighton and other main roads. Compared to Alverna it contains some multi-dwelling townhouses and apartments, with some buildings of 3 storeys. Wilson St also houses some commercial premises - with a Church and an early learning childcare centre.

For the site itself, the Wilson St frontage runs the full width of the subject site with two crossovers that used to serve the now demolished health facility.

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0 95 m



DCPO - Development Contributions Plan Overlay
 Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend



DDO - Design and Development Overlay
 Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend



HO - Heritage Overlay, NCO - Neighbourhood Character Overlay, SBO - Special Building Overlay



Aboriginal Cultural Heritage

The site is located within The Neighbourhood Residential Zone (NRZ3), with General Residential (GRZ) and Public Park and Recreation Zones bordering it to the South West and North West.

It is subject to a Design Development Overlay, Schedule 3 (DDO3).

As a proposed Aged Care facility, its development is subject to Clause 53.17 of the planning scheme which sets a maximum height of 16m above natural ground level.

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1.5 Site Photos (Previous Use)

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WILSON ST FRONTAGE

The site, until its recent demolition, house a health facility and a single storey villa unit.

There is a notable descent from the ground level at Wilson St north on the site through to Alverna with the following levels:
Wilson St: RL 20.27 (West crossover)
Alverna Grove: RL 18.60 (crossover)

The existing crossover locations to Wilson Street are largely retained as part of the proposed design.

Apart from the site and a few commercial buildings, the street has a predominantly residential character. Wilson St has a variety of 2 and 3 Storey houses from different periods in history, including the house directly across the road from the site, at 66 Wilson St (see next page).

The street itself is 20m wide with established canopy trees to the footpaths.



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95 Wilson Street
2 storey brick & rendered apartments



99 Wilson Street
2 storey rendered dwelling



86-88 Wilson Street
3 storey rendered dwelling



78a Wilson Street
2 storey brick & rendered townhomes



66 Wilson Street
3 Storey brick dwelling



64B Wilson Street
2 Storey rendered dwelling

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1.7 Site Photos (Continued)

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ALVERNA GROVE FRONTAGE

Alverna Grove is a notably quieter street which is narrower and has a lower built scale than Wilson Street with single family residences.

Apart from the subject site itself, Alverna Grove is made up of single dwellings of 1 & 2 storeys.

As previously noted, Alverna Grove is a dead end street, with a large public parkland at the end directly across from the subject site.



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5 Alverna Grove
Single storey rendered dwelling



9 Alverna Grove
Single storey brick & render building



William St Reserve
Playground visible from subject site



William St Reserve
Cricket oval



11 Alverna Grove (Dead end)
2 Storey Rendered Dwelling

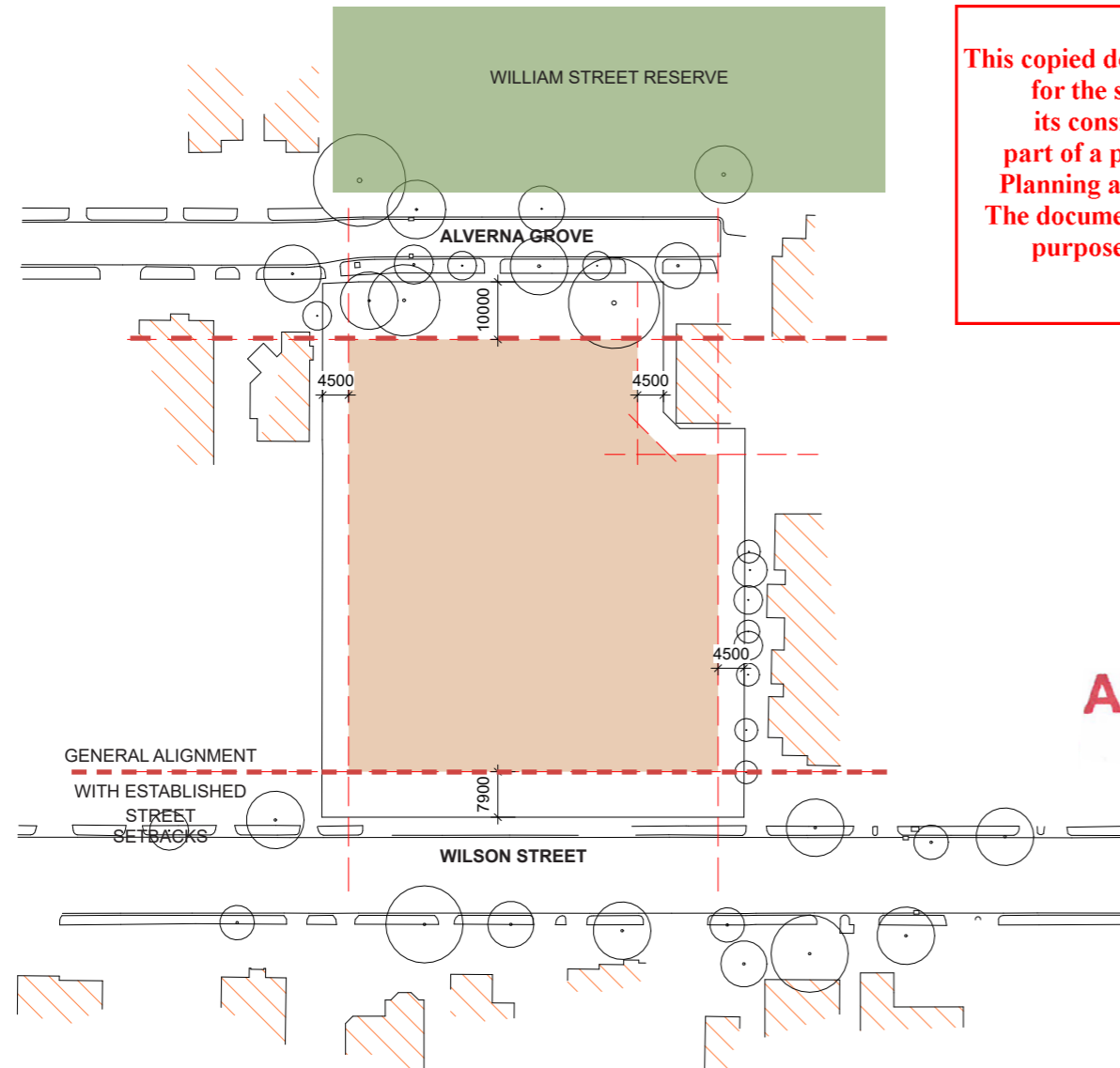


6 Alverna Grove
2 Storey rendered dwelling

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SETBACKS TO SITE BOUNDARIES.

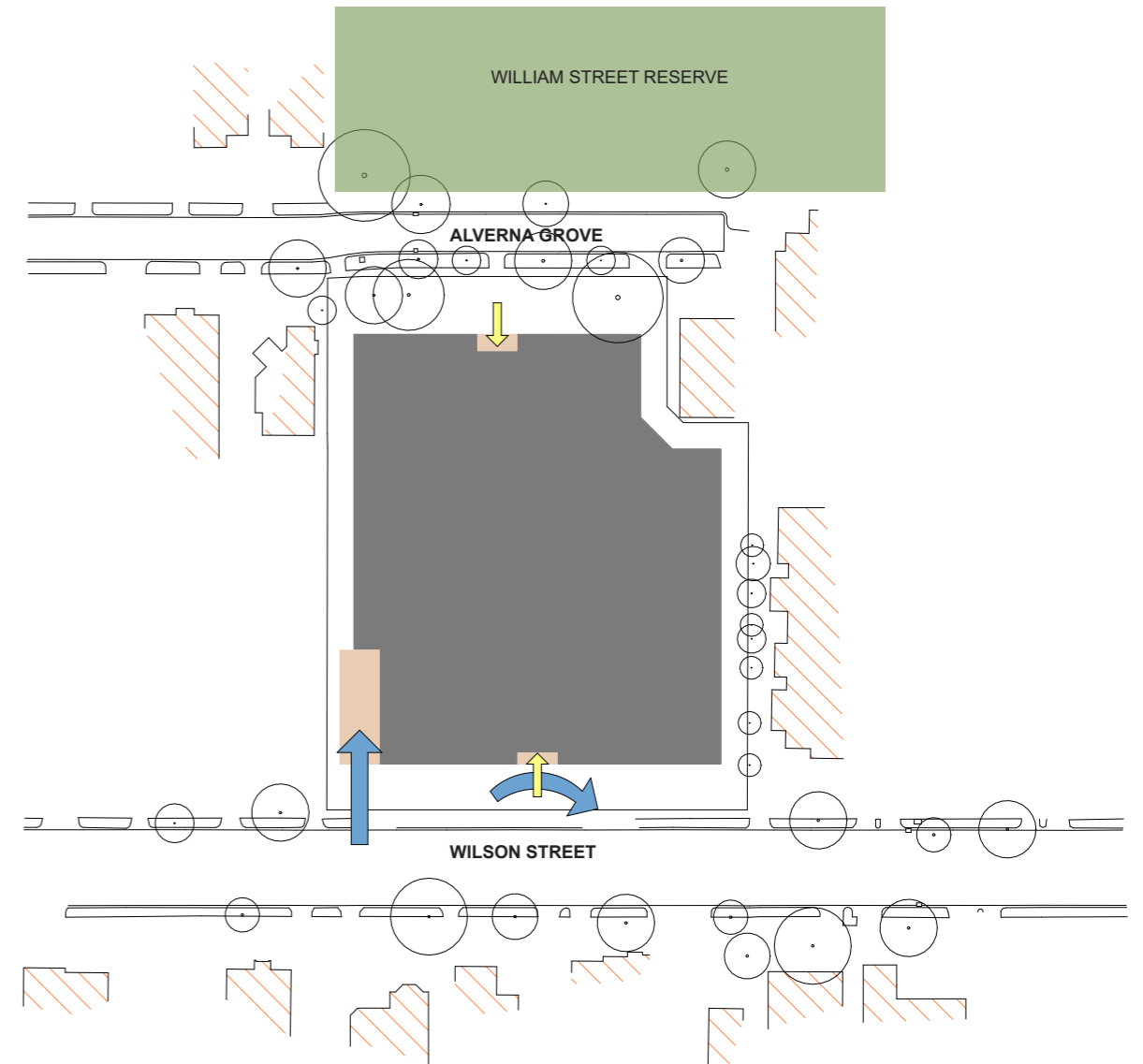
In siting the building it was important to establish generous setbacks to both street frontages. For the Wilson St frontage, the setback was established generally in line with the existing buildings to the east of the site. For the Alverna frontage, a gesture was made to it's more residential character by setting the facade back behind the existing buildings to the east and west.

Generous setbacks of a minimum of 4.5m were applied to each of the side boundaries - allowing plentiful space between the neighbouring sites and opportunities for ample landscape planting.

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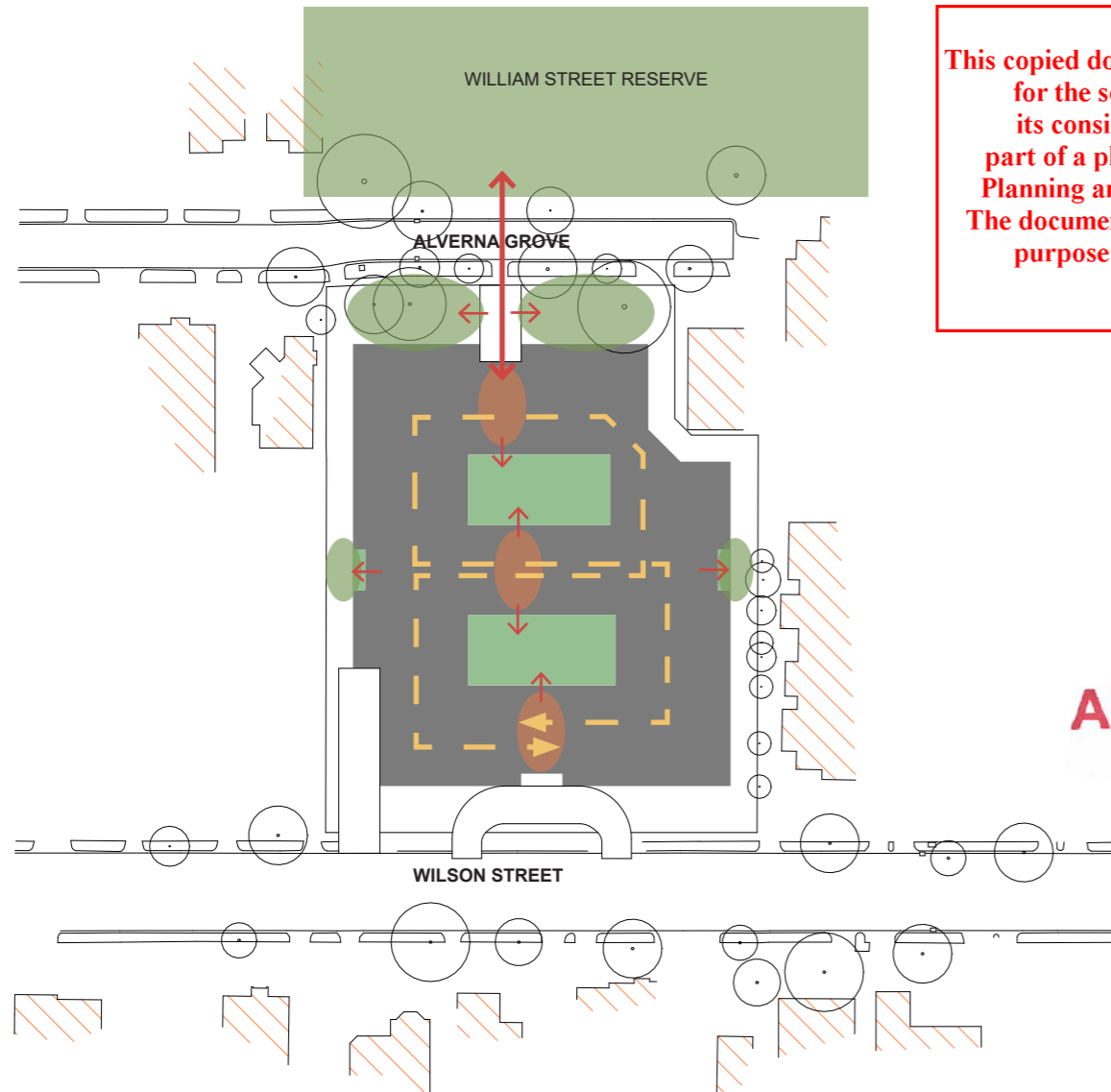
GENERAL ALIGNMENT WITH ESTABLISHED STREET SETBACKS



SITE ACCESS

Both vehicular and pedestrian access to the site is identified through clear gestures made into the facade. Pedestrian access (yellow arrows) is located in the centre of each of the street facades and carved into the facade, allowing them to be easily identified, whilst also serving as a break in the rhythm of the facade when viewed from the street.

The main vehicular drop off (curved blue) is paired with the pedestrian access on Wilson St, taking place under a porte cochere. The main access to the basement carpark is at the west of the Wilson St facade.



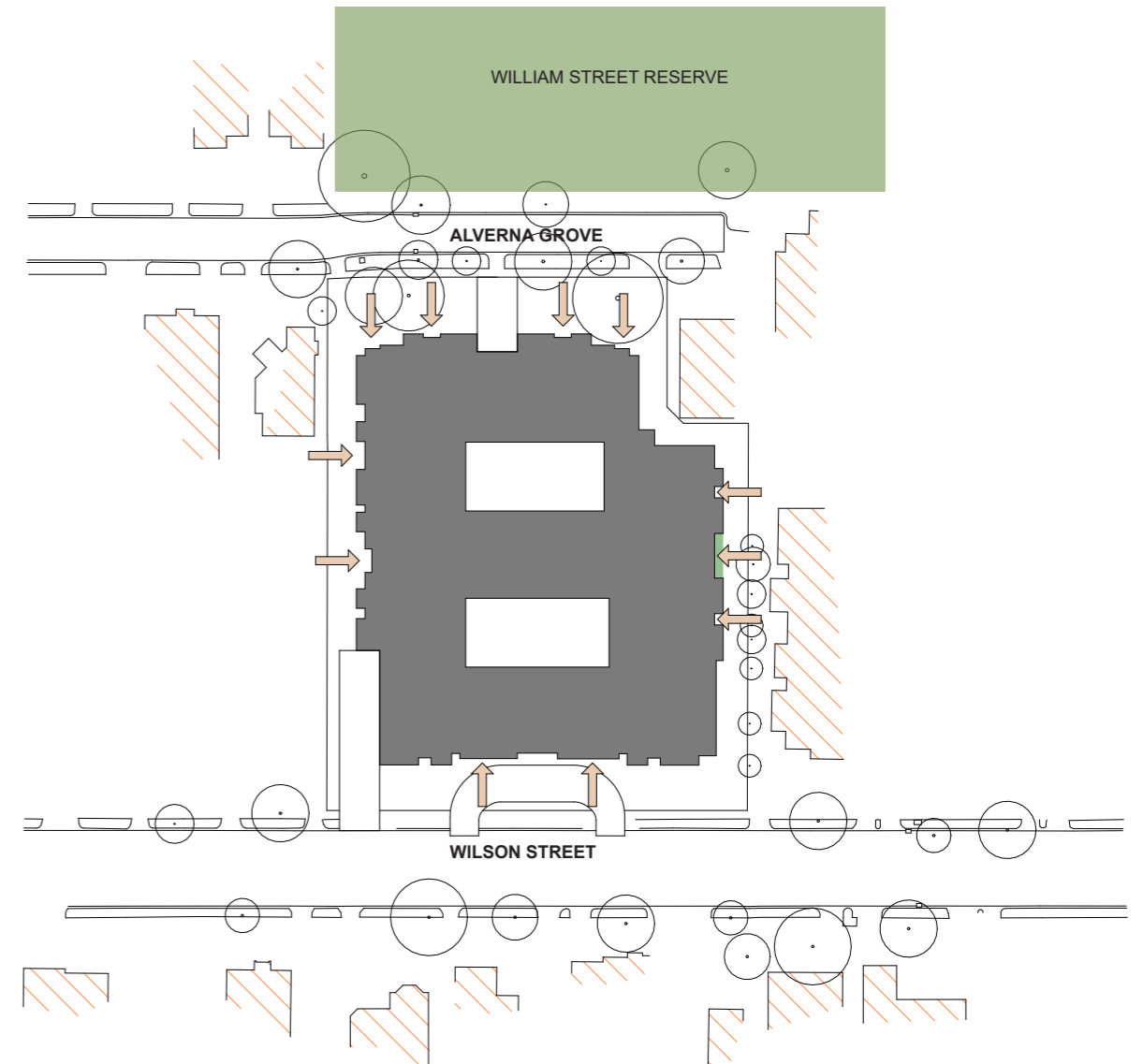
CENTRAL COURTYARDS

The two courtyards in the centre of the building serve numerous functions in its central organisation. They help to create a simple figure 8 circulation throughout the building which is critical to resident access, wayfinding and care offered within the facility. This simple layout also allows the resident's dining and leisure areas to be located around the courtyards, giving residents access and views to landscaped outdoor areas - whether they are in a dining area, or in one of the many rooms that have direct views to the courtyards.

The courtyards further provide a secure, high quality outdoor space that is centrally located to the resident's needs whilst also allowing nature, natural light and cross ventilation into the building.

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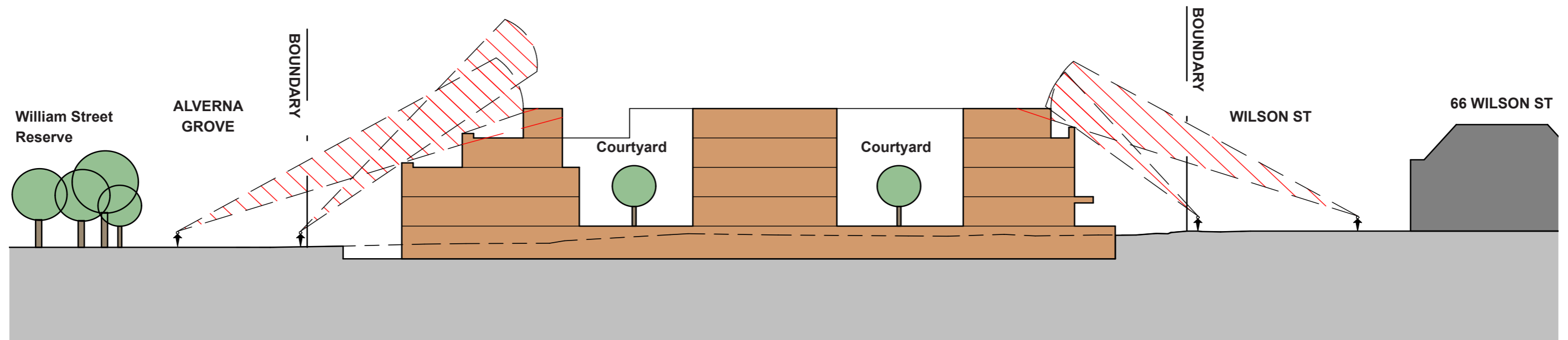


FACADE BREAKUP

The articulation of the building helps to provide a residential rhythm in line with the residential scale of the immediate context and adjacent buildings be it the single family dwellings or the multi residential apartment building to the East.

This break up allows it's facades to be read as smaller parts and reducing it's overall visual bulk whilst also providing a sense of identity to each interface.

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UPPER LEVEL SETBACKS.

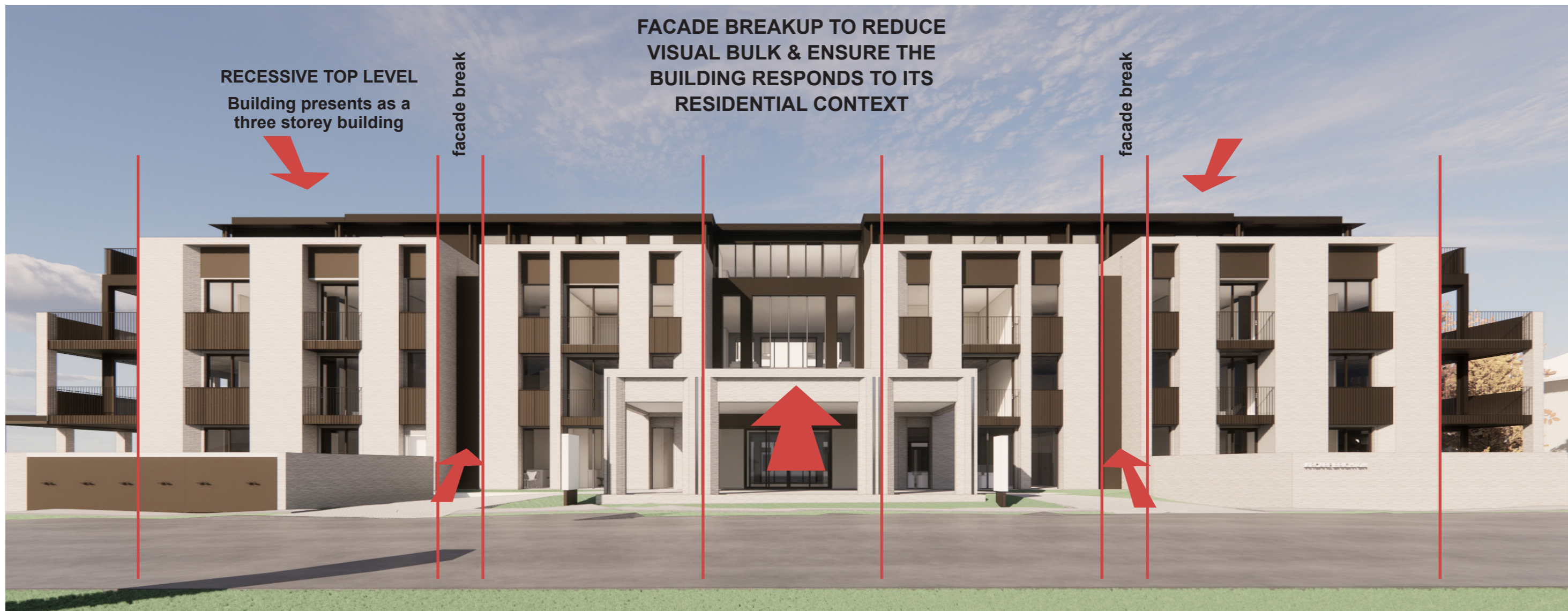
The building has been carefully designed to scale the appearance of it's overall height. From Wilson Street, the upper most level is set back and hidden for the most part behind the lower levels podium balustrade. This way, for a person standing on near the Wilson St boundary would perceive a 3 storey building, and for an observer standing across the road, they would see only a small portion of the upper most storey.

For the Alverna Grove frontage the setbacks to the upper storeys are more dramatic with the intention that an observer would perceive the building primarily as a three storeyed form.

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RECESSIVE TOP LEVEL
Building presents as a three storey building

FACADE BREAKUP TO REDUCE VISUAL BULK & ENSURE THE BUILDING RESPONDS TO ITS RESIDENTIAL CONTEXT

facade break

facade break

OPEN CORNERS

Helping to reduce the overall appearance of the building with eroded corner forms

MID FACADE BREAKUP

Breaking down the visual bulk into components that fit the residential context

CENTRAL ARTICULATION OF THE BUILDING

Announces entry and breaks up the facade

VERTICALLY ARRANGED BALCONIES

The rhythm of the balconies and their proportion compared to areas of brick further allow the visual bulk of the building to be broken down

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FACADE BREAKUP ALLOWS THE BUILDING TO MATCH THE RESIDENTIAL

RECESSIVE TOP LEVEL
Building presents as a three storey building

RECESSIVE CORNERS
The facade steps back at each of the east and western edges.

CENTRAL ARTICULATION OF THE BUILDING
Announces entry and breaks up the facade

VERTICALLY ARRANGED BALCONIES
The rhythm of the balconies and their proportion compared to areas of brick further allow the visual bulk of the building to be broken down

RECESSIVE CORNERS
The facade steps back at each of the east and western edges.



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4.1 MATERIALS

BR1 - Face Brick

Long form brick with a creamy texture. Brick facade to primary street elevations with nominal 6m return to side elevations.

Brick landscape walls to Wilson Street. Mortar coloured to match with light struck detail to staggered stretcher bond setout.



PC1 - Powdercoat

Dark bronze powdercoating to all metalwork windows frames, expressed downpipes, box gutters, aluminium balustrades, service cupboards and enclosures, rooftop pergola detail and all ancillary metal screening.



PAV1 - Porte Cochere Paving

Light grey paving setts to porte cochere driveway laid in offset format with cement coloured grout.



BAL1 - Balustrade

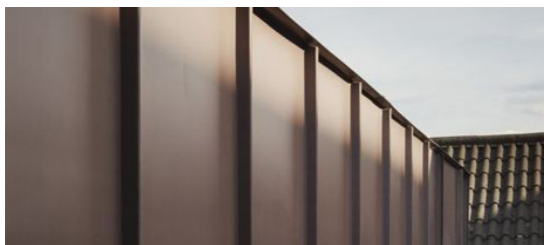
Powdercoat aluminium balustrade and screening detail face fixed to balcony slab edge.



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MET1 - Metal Cladding

Matt cladding to match bronze detailing to uppermost storey and corner wall detail on Wilson Street facade with box gutters set behind parapet walling.



REN1 - Render 1

Render panel cladding system with natural render finish to side elevations.



REN2 - Textured Render

Textured render finish to blockwork landscape walls to Alverna Grove.



PL1 - Balcony Planter

Powdercoat Aluminium planters to balconies and rooftop perimeter in dark bronze to match metalwork.



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BR1 - Long form brick with a creamy texture.



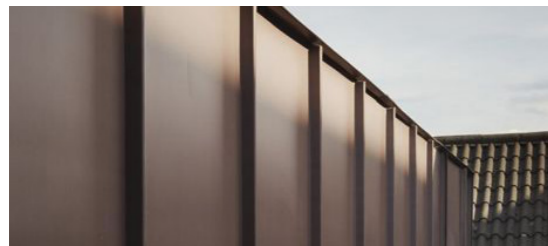
PC-1 - Dark Bronze Metallic Powder Coat (windows, downpipes, gutters, balustrades, pergola detail, metal screening)



PAV1 - Light grey paving setts to porte cochere driveway



MET1 - Standing seam cladding



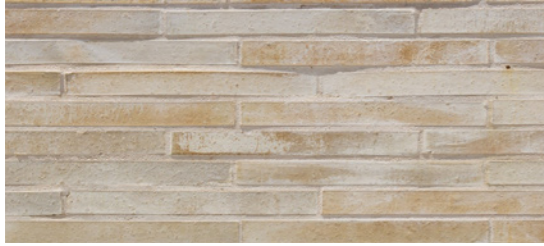
REN1 - Rendered panel cladding



4.3 Alverna St Materials

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BR1 - Long form brick with a creamy texture.



PC-1 - Dark Bronze Metallic Powder Coat (windows, downpipes, gutters, balustrades, pergola detail, metal screening)



PAV1 - Light Grey paving setts to porte cochere driveway



MET1 - Standing seam cladding



REN2 - Textured render



BR1 - Long form brick with a creamy texture.



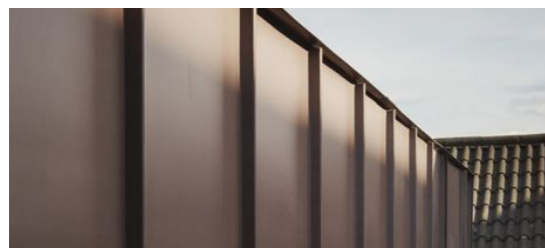
PC-1 - Dark Bronze Metallic Powder Coat (windows, downpipes, gutters, balustrades, pergola detail, metal screening)



BAL1 - Balustrade
Powdercoat aluminium balustrade



MET1 - Standing seam cladding



REN1 - Rendered panel cladding



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