

Design WA –

State Planning Policy 7.0 Design of the Built Environment responses

RESIDENTIAL AGED CARE. 77 GIBSON AVENUE. PADBURY

Design Principle	Applicant's response
<p>1. Context and character</p> <p>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</p>	<p>Building form and configuration responds to the existing character in a well landscaped and established commercial and residential area with a mixture of housing typologies.</p> <p>It incorporates a generous landscaped interface at the street front designed around an existing tree (to be retained) with car parking removed from the setback and positioned only in an under croft configuration or at the rear of the development where it is not significantly visible.</p> <p>The presentation from the street incorporating a curvilinear façade, with large glazed panels punctuated with a balcony to the upper level finished in “white/cream” vertical stone cladding provides interest to the streetscape and a high level distinctive presentation.</p> <p>The remaining aspects will feature a series of face brickwork in conjunction with painted cement rendered balcony walls. Tones selected reflect those of the surrounding area.</p> <p>The amenity of adjoining properties has been protected through the position and location of the predominant bulk towards the south western portion of the land away from the street and from residences where the topography of the land is at its lowest.</p>
<p>2. Landscape quality</p> <p>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</p>	<p>Retention of the existing street facing tree will be further completed with generous proposed landscaping.</p> <p>Landscaped areas will comprise of ground covers, wildflower and mature trees including fruit trees, palms, and shrubs.</p> <p>Communal spaces to the rear of the site connect to large balconies that overlook the rear landscaped open space area with ponds and a deck where residents congregate, providing high amenity views and passive surveillance on the garden. Beyond views of the landscaped communal area, the rear balconies and communal spaces have views of the public open space adjacent to the rear boundary providing connectivity between public and private realms.</p>
<p>3. Built form and scale</p> <p>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing</p>	<p>The building form and massing in terms of height and setback is defined by a series of shapes and materials.</p> <p>To complement the street aspect a curved stone clad wall will follow the girth of the retained tree with vast expanse of glazing to maintain a visual connectivity from the built form to the outdoor areas.</p>

<p>built form and the intended future character of the local area.</p>	<p>Visual interest is further maintained along the side elevations with use of contrasting face bricks and painted cement rendered walls as the site gradually falls towards Leichardt Park.</p> <p>The consideration of height and the position of bulk and scale has been carefully considered in the design process. Noting that residential development only forms a part of the northern boundary the specific design treatments in response to local site conditions has included:</p> <ul style="list-style-type: none"> • The bulk of the building associated with the lower topography of the Site is positioned predominantly towards the commercial area, open space and drainage to the south and west where the impact of the building on the lower topography is minimised; • The principal accessway has been located on the northern side of the lot to provide separation with the three adjoining residential dwellings to the north; • The development has been designed such that it is viewed as a three levels when viewed from the streetscape and the additional level is only created through the slope of the land towards the POS, drainage area and commercial development predominantly; and • Given the location of the three residential dwellings to the north of the site, there is no impact that arises from the proposed development for overshadowing or northern and eastern solar exposure.
<p>4. Functionality and build quality</p> <p>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</p>	<p>The development is designed to facilitate ageing in place in an environment which will meet the requirements of the elderly residents in their later stage of their lives. It incorporates a lift from the car park Entry Lobby Foyer providing access to all building levels including the Dementia Wing.</p> <p>Open living areas, wide corridors, and development of light wells with acrylic roof to the upper level will all contribute towards the wellbeing of the aged residents.</p> <p>The Café is located fronting the outdoor landscaped recreational area with Leichardt Park in the background.</p> <p>Pedestrian access to Leichardt Park will be provided and encouraged.</p>
<p>5. Sustainability</p> <p>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</p>	<p>Cross ventilation will be available to all communal lounges.</p> <p>Natural sunlight will be optimised to all bedroom suites and communal lounges.</p> <p>Upper level will have an acrylic roof in the development of the streetscape to maintain visual connectivity with the outside environment.</p> <p>Photo-voltaic panels will be discreetly installed at roof level to assist in the daily running of the facility.</p>
<p>6. Amenity</p> <p>Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants,</p>	<p>Outdoor recreational area will be provided with water feature in the form of cascading water fountain and water canal. Raised planter boxes will be erected to encourage residents to grow an assortment of vegetables and plants.</p>

<p>visitors and neighbours, providing environments that are comfortable, productive and healthy.</p>	<p>Partially shaded and protected by the upper building level footprint to allow for better use of the outdoor facility.</p> <p>The interior will accommodate a café and lounge with aspects towards the outdoor and parkland beyond. Walls along these areas will be fully glazed.</p> <p>Stores and wheelchair parks have been strategically positioned throughout the building.</p> <p>The cartilage of the building will be provided with generous landscaping.</p>
<p>7. Legibility</p> <p>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</p>	<p>The communal Entry Foyer Lobby area centrally located provides access from the surrounding carpark areas.</p> <p>The main Entry is defined by the main entry pathway and contrasting finished “set down “area. This is further reinforced by various techniques combined of landscaping and feature boundary wall panel facing the entry foyer driveway.</p> <p>The articulation of the building’s entry lobby area with the provision of high glazed panels highlights the facility’s entry point from the carpark areas.</p> <p>There is clear connectivity between internal living spaces, café and lounge areas with the outdoor living area which is bordered by landscaping.</p>
<p>8. Safety</p> <p>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</p>	<p>A high degree of security is maintained initially from the sites boundaries by use of 1800mm minimum perimeter fencing.</p> <p>Front and rear boundaries will have balustrade type fence panels.</p> <p>Within the Building Keypads and CCTV provide a secondary line of security.</p> <p>Lift access is also limited and protected by Keypad Access Code.</p> <p>Security and safety both play a significant role to protect the safety of the aged residents and these will be maintained 24/7.</p>
<p>9. Community</p> <p>Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.</p>	<p>The development will be able to accommodate ageing in place.</p> <p>The building provides a high level of window treatments and engagement spaces.</p> <p>Social interaction is encouraged with the advent of large communal lounges.</p> <p>Secondary smaller lounges will be used for more “quiet” and private use.</p>
<p>10. Aesthetics</p> <p>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</p>	<p>The curved façade of the front elevation wraps around the retained tree to soften the face of the building.</p> <p>To maintain the buildings intrigue and interest the side elevations will be composed of a various colours of face bricks and painted cement rendered panels.</p> <p>Landscaped gardens and natural colours and use of materials blend with the vegetation to create a parkland landscape which surrounds the building.</p>