

BILL MACKENZIE GARDENS CONCEPT MASTERPLAN STUDY

BLOCK 20, SECTION 2, PAGE

REVISION 1 | FOR PLANNING REVIEW REFORM | 3 FEBRUARY 2023

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INTRODUCTION



INTRODUCTION

PURPOSE

This **Masterplan Report** has been prepared to support a submission to EPSDD by Canberra Town Planning on behalf of the RSL Life Care (RSL) as part of the ACT Planning System Review and Reform Project. It represents an indicative level of bulk, height and scale and has been produced to investigate impact and yield and is not a detailed proposal for the subject site.

OVERVIEW

Bill McKenzie Gardens is a living community for 137 seniors who are provided with residential care or nursing home services. Accommodation comprises a bed/sitting room with private ensuite, heating and emergency call button. The home features share community rooms for planned daily activities, socials and dining. Meals are prepared based on individual dietary needs. The living spaces include wide halls, lounges, reminiscence centres and nurse care areas.

Facilities on site include a chapel, function rooms, garden courtyards, hair salon, library, lounge areas call bell responses and a village bus. Care areas include a general frail aged area, palliation, dementia and respite facilities. Bill McKenzie Garden further include medical services, lifestyle activities, spiritual and church services.

RSL LifeCare is a public company limited by guarantee, RSL NSW is the sole member of our charity and our Directors are appointed by RSL NSW. The Directors bring to the table decades of experience in key areas – Veterans, RSL, Aged Care, Retirement Living, Finance, Construction, Business. From these small beginnings RSL LifeCare has developed over the century to have villages and services throughout NSW and the ACT with retirement living and residential aged care services at Austral (Liverpool), Ballina, Byron Bay, Canberra, Cherrybrook, Dungog, Eden, Galston, Goonellabah, Griffith, Hawks Nest, Lismore, Merimbula, Narrabeen, Narrandera, Nowra, Penrith, Picton, Port Macquarie, Richmond, Tea Gardens, Thirlmere, Toukley, Tura Beach, Wagga Wagga, and Yass. In-home care services are widely available with centres in the far north coast, mid north coast, Sydney, southern highlands, Riverina, ACT and the far south coast.

In 2021, AMC were commissioned by RSLLC to re-masterplan RSLLC Bullecourt Village, a new integrated retirement living and residential aged care offering in Kaleen, to achieve a more contemporary offering that better-responded to the expectations of Canberra downsizers. Through this working relationship, AMC and Canberra Town Planning made RSLLC aware of the late 2022 ACT Planning System Review and Reform Project and were subsequently commissioned to develop a preliminary masterplan concept as part of a considered submission to EPSDD to strongly consider a change in zoning for this site from the current RZ2 zoning to the better positioned and contextual CFZ-Community Facility zoning.



Top Left & Top Right - Goodwin Village, Farrer | Middle Left - IRT, Belconnen | Middle - The Central, Grace | Bottom Left - IRT, Belconnen | Bottom Right - The Central, Grace

SITE

DETAILS

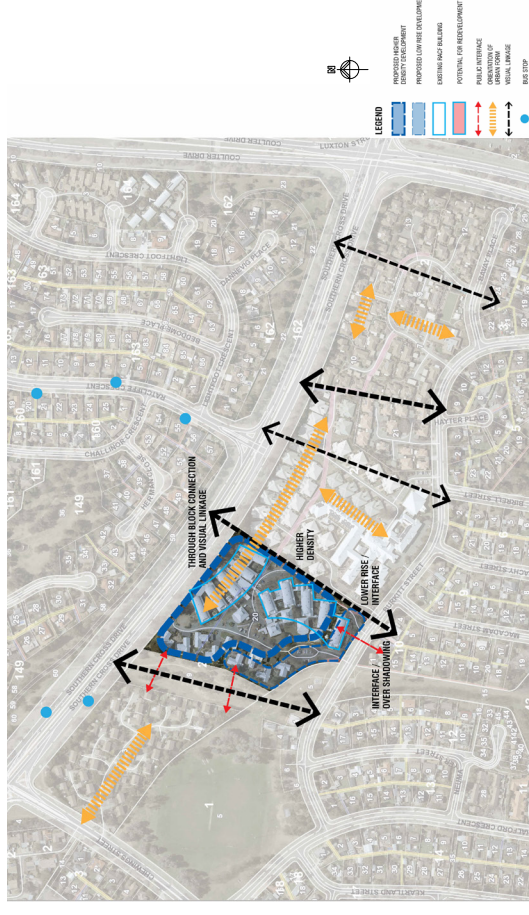
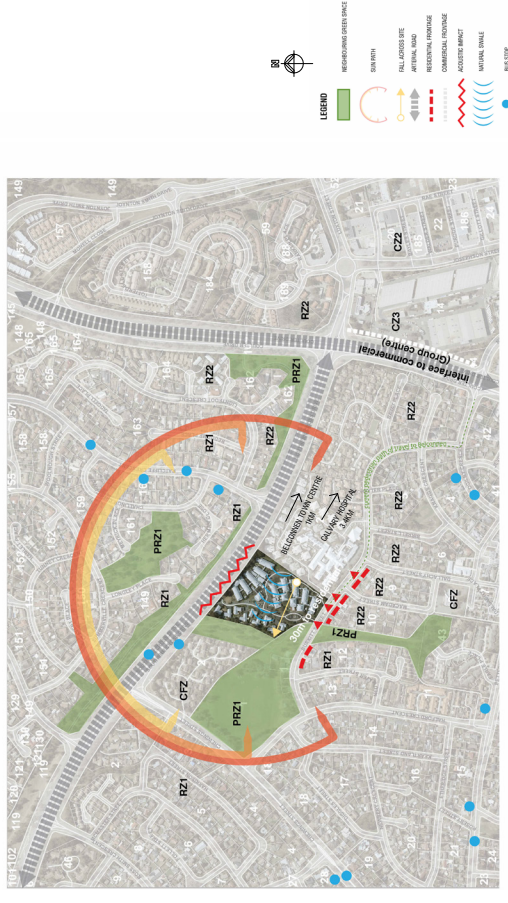
- Block 20 Section 2, PAGE,
- 34,956m²
- Approximately 220m north south and 180m east to west and tappers

SITE ANALYSIS

- High volume Dual Carriageway road to the north.
- Existing vegetation dividing site from road.
- Natural swale through centre of site running east to west.
- Residential RZ2 blocks to south along Burkitt Street.
- Site falls east to west
- Close proximity to Group centre (Belconnen)

OPPORTUNITIES AND CONSTRAINTS

- Existing sewer easement to remain
- Create higher density development along Southern Cross Drive responding to ACT Government Strategic policy for the uplift on this corridor .
- Use a lower density interface to Burkitt Street and the adjacent RZ2 to create a finer grain RACF response as well as a graduation in scale
- Though block visual and movement linkages
- Make use of the adjacent Public Open Space for amenity
- Manage possible overshadowing of adjacent Villaggio facility
- Consolidate vehicle entry to improve legibility and focus traffic on to collector road network



DESIGN CONCEPT

- The master planning concept is built around creating a sustainable uplift in the delivery of residential living and care through a high-quality contemporary living master plan
- Gradated height which transitions south to north from adjoining low and medium density residential zoning to Southern Cross Drive and East west scale
- A fine grain residential expression which uses masonry and glass elements to create a sophisticated character, centred around a village green and new arrival sequence. Order around the idea of a central village supporting a Care Axis / Retirement Living Axis.
- Leverage the visual amenity afforded by the adjacent public open space
- Connection to good transport links including R2 Rapid Bus route
- Oriented building forms such that over shadowing to the adjacent Villaggio San Antonio is minimised
- Connect to the adjacent active travel network and connect directly to the Page – amenity and public travel networks
- New single street vehicle entry / access to improve eligibility and remove traffic impact from 35 Burkitt Street.



- Village green is activated with central residential club facilities, men's shed and wellness centre offering s
- Massing creates opportunities for good solar amenity and visual and breeze permeability

AREA SCHEDULE - FEASIBILITY

Rev - 03.03.2023

Building	2 bed		3 bed	Total Comments
A	-	-	-	RACF
B	21	7	28	
C	56	7	63	
D	25	0	25	
E	36	9	45	
F	30	18	48	
G	9	6	15	
TOTAL	177	47	224	

Item	Qty
RACF Units	80
Clubhouse	500m²
Wellbeing Centre	1000m²
Carpark Spaces	274

SUSTAINABILITY

- Public Transport adjacencies locates resident with ready access to amenity.
- Maximise northern solar access
- Minimise any overshadowing of adjoining properties
- Provide onsite Wellness services and Cafe
- Incorporate Photo Voltaic Cells to roofs for electricity generation / storage
- Incorporate Sewer Shark in basement as heat exchange system
- Crossflow ventilation to dwellings where possible
- The incorporation of thermal mass areas combined with good solar shading
- Natural ventilation to common corridors and foyers
- Rainwater storage and recycling for irrigation
- High levels of insulation to improve occupant comfort
- Double Glazing
- Grey water diversion / recycling
- All electrical appliances
- Communal vegetable garden and consider fruit trees in common landscaped areas



DRAWINGS



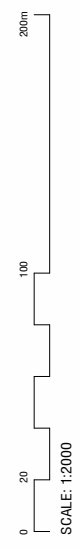
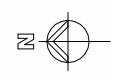


Figure 3 - Site Plan | Masterplan



BASEMENT

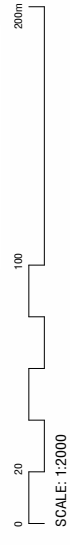
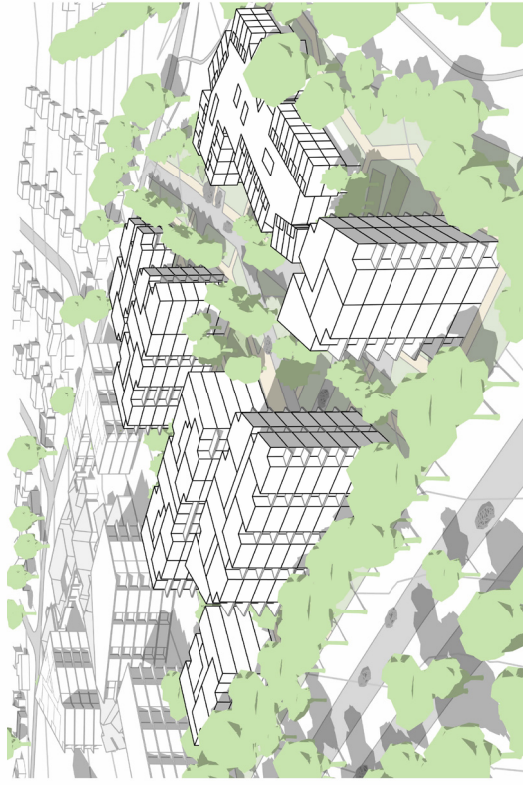
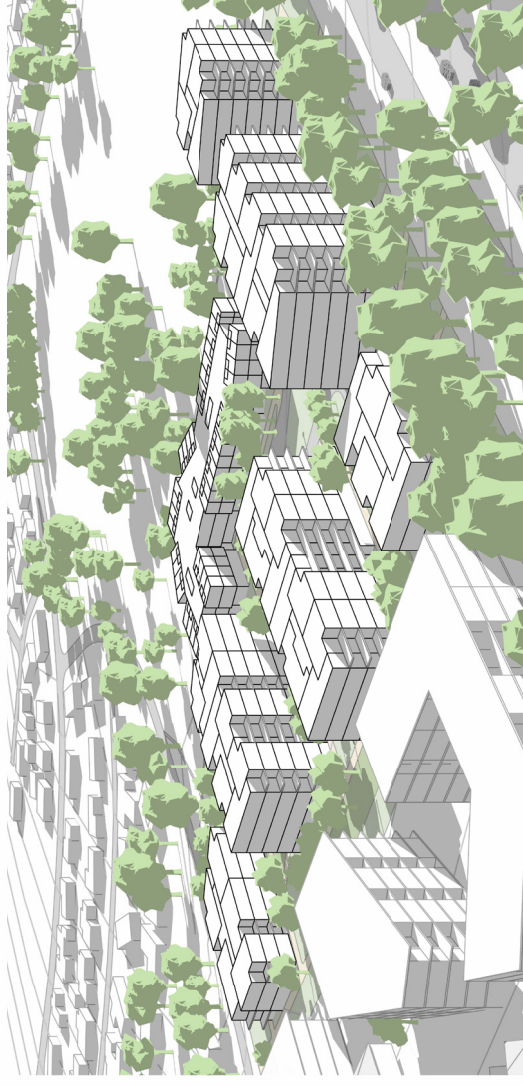


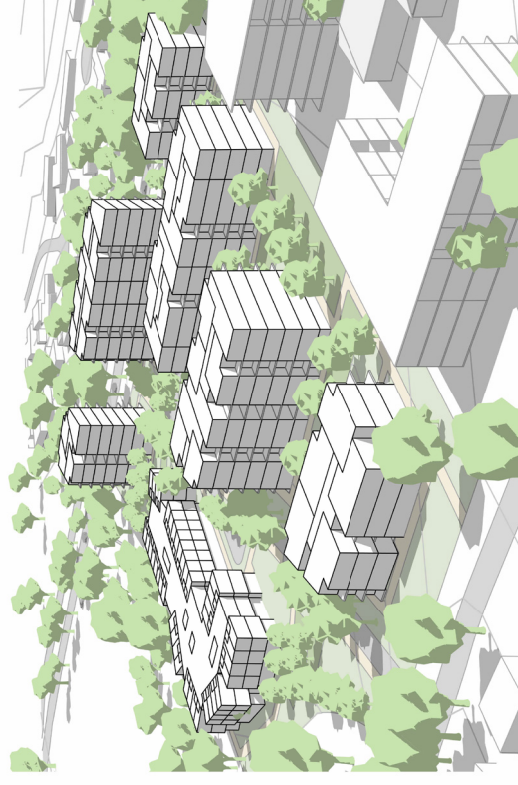
Figure 4 - Level 1 - Typical Floor Plan / Basement



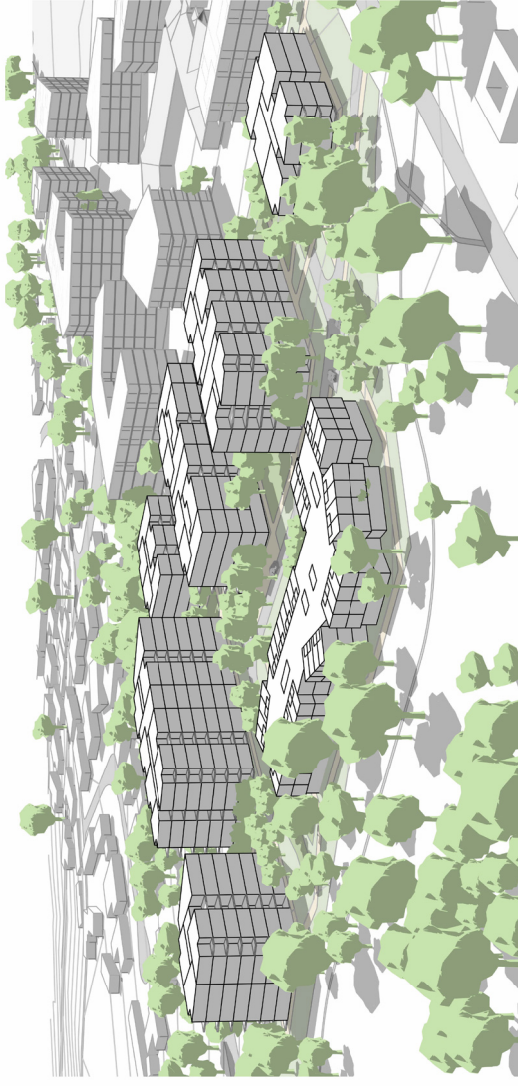
MASS - VIEW FROM NORTH



MASS - VIEW FROM EAST

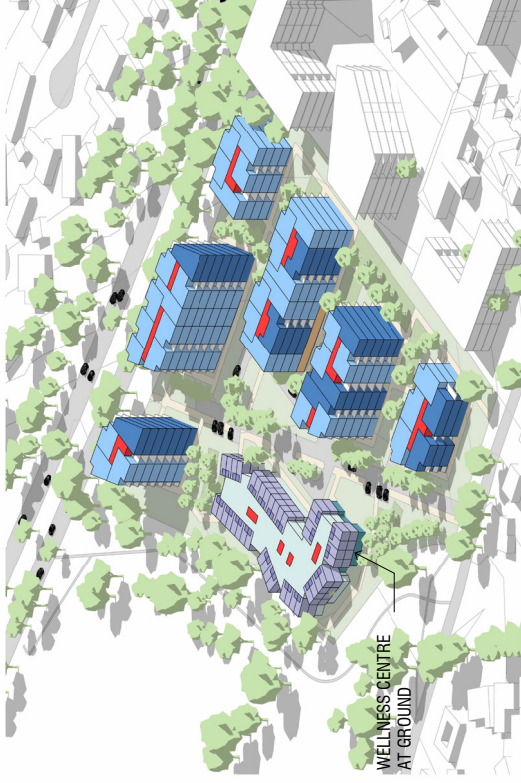


MASS - VIEW FROM SOUTH

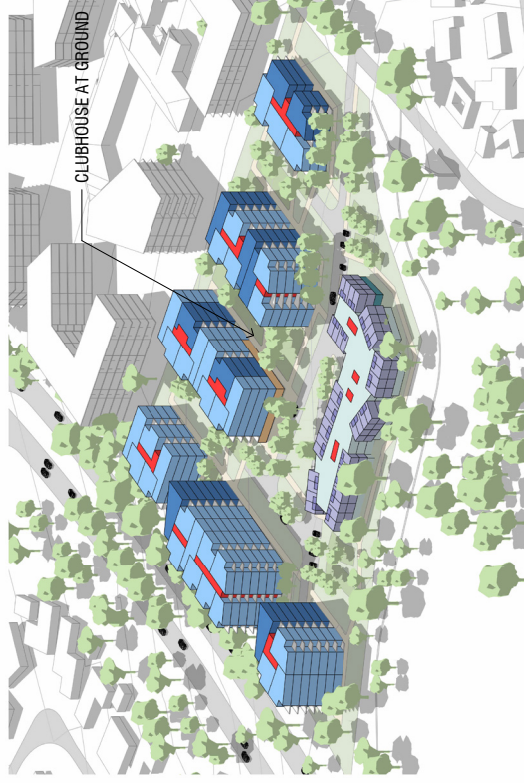


MASS - VIEW FROM WEST

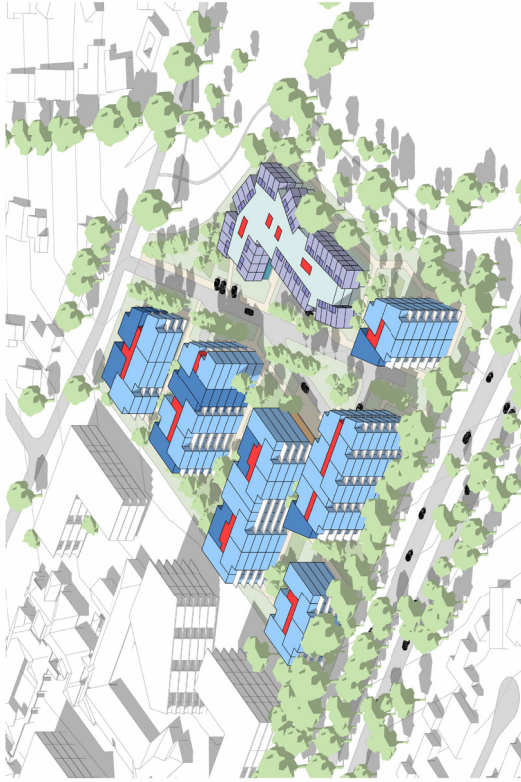
Figure 5 - Indicative Massing



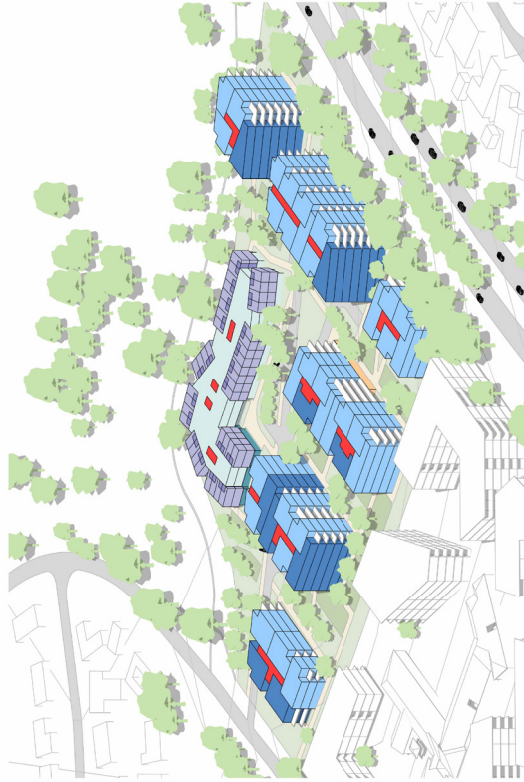
VIEW FROM SOUTH



VIEW FROM WEST



VIEW FROM NORTH



VIEW FROM EAST

LEGEND

- CIRCULATION
- BACK OF HOUSE
- WELLNESS CENTRE
- RACF - BED
- RACF - BATH
- CLUBHOUSE
- 2 BED ILU
- 3 BED ILU

Figure 6 - Indicative Massing & Yield



Existing



Stage 1

DECANTING EXISTING RACF INTO SOUTHERN RACF.
DEMOLITION OF RACF AND CONSTRUCTION OF
BUILDING C AND D



Stage 2

DECANTING EXISTING ILU RESIDENTS INTO
BUILDING C AND D.
DEMOLITION OF ILU UNITS AND CONSTRUCTION OF
BUILDING A (RACF)



Stage 3

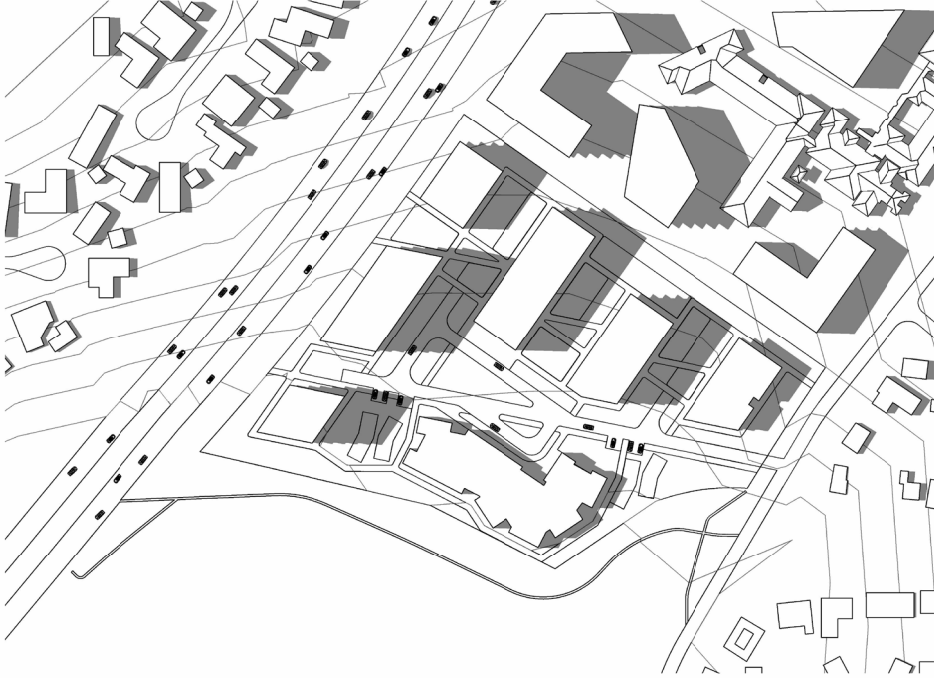
DECANTING OF REMAINING RACF RESIDENTS INTO
NEW RACF
DEMOLITION OF SECOND RACF GROUPING AND
CONSTRUCTION OF BUILDINGS E, F AND G



Figure 7 - Staging Plan



WINTER SOLSTICE - 3PM



WINTER SOLSTICE - 12PM



WINTER SOLSTICE - 9AM

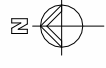


Figure 8 - Shadow Diagrams