

RFBI HOLT

CONCEPT MASTERPLAN STUDY

BLOCKS 2, 7 & 8, SECTION 72, HOLT

REVISION 1 | FOR PLANNING REVIEW REFORM | 3 FEBRUARY 2023

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TABLE OF CONTENTS

INTRODUCTION	3
RESPONSE	7
DRAWINGS	8

INTRODUCTION



INTRODUCTION

PURPOSE

This **Masterplan Report** has been prepared to support a submission to EPSDD by Canberra Town Planning on behalf of the Royal Freemason Benevolent Institute (RFBI) 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.

CLIENT OVERVIEW

The Royal Freemasons Benevolent Institute (RFBI) was founded in 1880 to assist those in need when there were no government funded social welfare programs. This mission continues through to this day with the provision of aged care services and through benevolence and annuity programs. The RFBI owns and operates 20 retirement villages and 22 residential aged care villages in NSW, VIC and the ACT. The RFBI Holt facility was first established in 1984 and is a low-rise single storey development that includes 48 2-Bedroom Independent Living Units (ILU's), a 53-bed Residential Aged Care Facility (RACF) and a Community Hall in attractive gardens. The site is conveniently located adjacent to Kippax Fair Shopping Centre and is within close proximity to public transport and recreation areas. In mid-2022 RFBI engaged AMC to prepare a redevelopment masterplan for the site noting it is now 35+ years old and noting the changes in requirements and expectations for retirement living and residential aged care and associated outreach and support services. These masterplan concepts were presented to EPSDD in November 2022 who then suggested that there was an opportunity to respond to the Territory Plan reforms and Draft District Strategies. RFBI have commissioned AMC Architecture and Canberra Town Planning to further develop the preliminary masterplan concepts 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 as part of the ACT Planning System Review and Reform Project.



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

DETAILS

- Blocks 2, 7 and 8 Section 72 Holt,
- 23,407m²
- Approximately 270m east to west and tappers 180m to 40m north to south

SITE ANALYSIS

- Proximity to Kippax Group Centre
- Good solar orientation
- 260m long Hardwick Crescent Frontage
- Number of visually and environmentally important trees
- 6m fall across site
- Existing driveway crossings on Hardwick and Powell Streets
- RZ2 development to the south and west

OPPORTUNITIES AND CONSTRAINTS

- Create higher density development along Hardwick Crescent responding to ACT Government Strategic policy for the uplift in Kippax as a centre.
- Use a lower density interface to Powell Street and the adjacent RZ2 to crate 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
- Use site slope where appropriate to conceal ramps and service loading zones
- Consolidate vehicle entry to improve legibility and focus traffic on to collector road network
- Identified in ACT Planning Strategy as Urban Intensification Locality



Figure 1 - Site Analysis

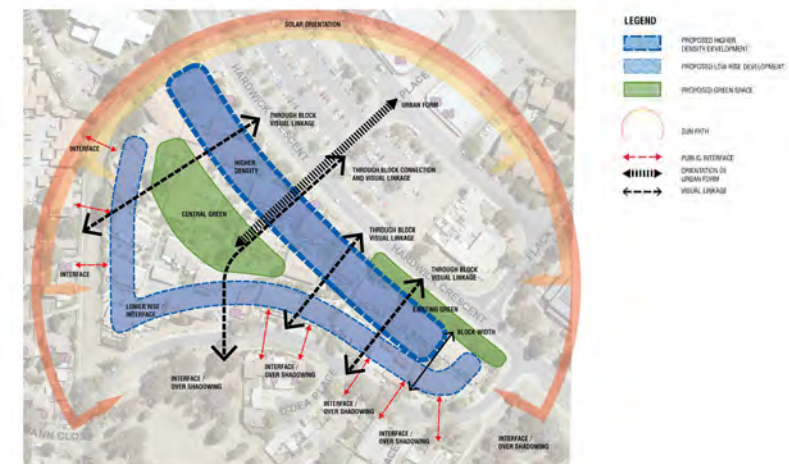






Figure 2 - Opportunities & Constraints



LEGEND

-  EXISTING NATIVE TREES
-  EXISTING NON-NATIVE TREES
-  TREES TO BE REMOVED
-  PROPOSED BUILDINGS

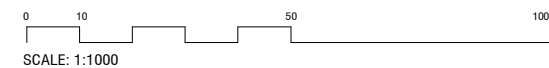


Figure 3 - Tree Analysis

RESPONSE

DESIGN CONCEPT

- The master planning concept is built around demonstrating a sustainable uplift in the delivery of residential living and care through a high quality contemporary living master plan
- Masterplan centred around a village green and new arrival sequence. Village green is activated with central residential club facilities, men's shed and wellness centre offering s
- Gradated height from three to six storeys which transitions east to west from adjoining low and medium density residential zoning to Kippax and North to South as the site transitions from the centre to residential further along Hardwick Crescent
- A Built edge to Hardwick crescent – consistent with Holt(Kippax) Masterplan
- A 60 bed RACF placed to allow staging and decanting, but also to take advantage of the adjacent lower scale development and public open space to the west to create a finer grain interface
- A massing that creates opportunities for good solar amenity and visual and breeze permeability as well as to break down the bulk and create through block visual linkages as well as through pedestrian block access
- Use of roof top terraces to provide, with the ground level landscaping, a range of open space experience to accommodate the needs of resident such as activity, gathering and secure memory support spaces as well as softening the built edge to the Powell Street frontage
- Connect to the adjacent active travel network and connect directly to the Kippax Centre – amenity and public travel networks
- Propose at this high level a contemporary, residential expression which uses smaller punched windows and masonry materiality to set a strong identity and connection with the Free Mason connection to the brick
- New single street vehicle entry / access to improve eligibility and remove traffic impact from Powell Street
- Retains identified environmentally and visually important trees / vegetation as well as establishing a new landscape character

AREA SCHEDULE - FEASIBILITY

Rev - 03.03.2023

Building	1 bed	2 bed	3 bed	Area (m ²)	Comments
A		15	5	2578	
B		18	6	3094	
C		18	6	3094	
D		18	6	3094	
E		12	4	2063	
F	3	13	9	3506.9	
G	3	13	9	3506.9	
H		7	4	1496	
SUB TOTAL	6	114	49	22432.8	

TOTAL UNITS 169

Item	Qty	Area (m ²)	Comments
Units	80	2560.16	
Assisted Living	10	640	
Back of House		3114	
Clubhouse		770	
Community Centre		639	
Circulation		1196	
SUB TOTAL		8919.16	
BASEMENT		12297	
TOTAL		43648.96	

SUSTAINABILITY

- Town Center and Public Transport adjacencies create high accessible walkable 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
- Communal vegetable garden and consider fruit trees in common landscaped areas.



DRAWINGS





Figure 4 - Site Plan | Masterplan



Figure 6 - Basement - Site Plan



Figure 7 - Roof Plan



HARDWICK STREETSCAPE ELEVATION



SECTION 1



SECTION 2



SECTION 3

Figure 8 - Elevations & Sections



NORTHERN AXONOMETRIC



EASTERN AXONOMETRIC

LEGEND

■	APARTMENT 1 BED
■	APARTMENT 2 BED
■	APARTMENT 3 BED
■	COMMUNAL SPACES
■	SUPPORTIVE HOUSING
■	CIRCULATION
■	CLUB HOUSE
■	TOWNHOUSES
■	BASEMENT

Figure 9 - Axonometrics



AERIAL VIEW - NORTH



AERIAL VIEW - SOUTH

Figure 10 - Perspectives



Figure 11 - Perspective 1



Figure 12 - Perspective 2



Figure 13 - Perspective 3



Figure 14 - Perspective Roof Plan



SEPTEMBER 23 - SPRING EQUINOX - 9am



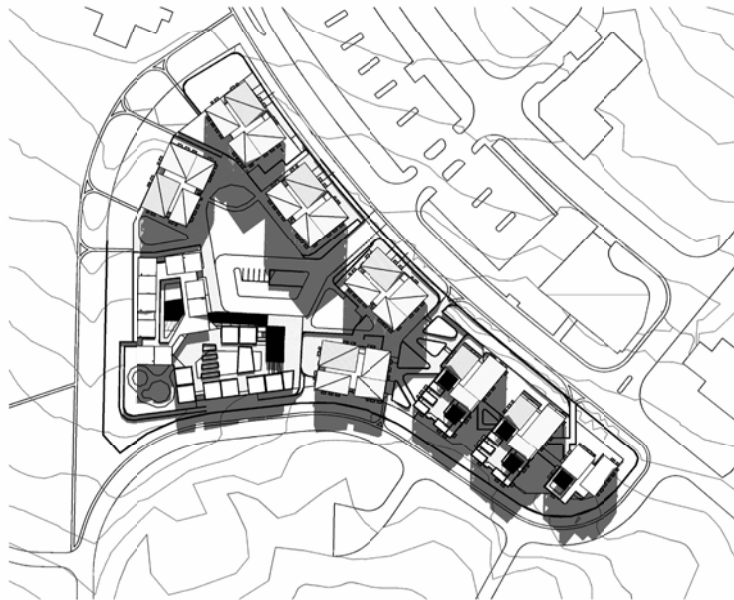
SEPTEMBER 23 - SPRING EQUINOX - 12PM



SEPTEMBER 23 - SPRING EQUINOX - 3PM



JUNE 21 - WINTER SOLSTICE - 9am



JUNE 21 - WINTER SOLSTICE - 12PM



JUNE 21 - WINTER SOLSTICE - 3PM

Figure 15 - Shadow Study



DECANTING STRATEGY LEGEND

- DEMOLISHED
- PROPOSED
- LINE OF PROPOSED BUILDING

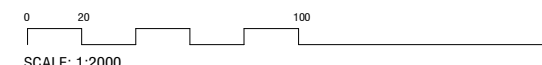


Figure 16 - Decanting Strategy - Site Plan



BASEMENT - STAGE 1



BASEMENT - STAGE 2



BASEMENT - STAGE 3



DECANTING STRATEGY LEGEND

- DEMOLISHED
- PROPOSED BASEMENT STAGE
- LINE OF PROPOSED BUILDING

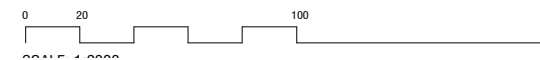


Figure 17 - Decanting Strategy - Basement Plan



- LEGEND
- EXISTING TREES RETAINED
 - LARGE EVERGREEN TREES
 - SMALL EVERGREEN TREES
 - LARGE DECIDUOUS TREES 13M Ø
 - MEDIUM DECIDUOUS TREES 8-9M Ø
 - SMALL DECIDUOUS TREES 4-5M Ø
 - GARDEN
 - IRRIGATED GRASS
 - GAZEBO
 - TABLE + CHAIRS
 - TABLE + BENCH SET

REV.	DESCRIPTION	DRAWN	APPROVED	DATE
A	FOR REVIEW	JS	NH	21FEB23
B	FOR REVIEW	JS	NH	28FEB23
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

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Harris Hobbs Landscapes acknowledges the Ngunnawal people, the traditional custodians of the land on which we live, work, rest and play.

SCALE @ A1
1:250

0 1 2 3 4 5 10 15 20 25m

STATUS FOR REVIEW

DATE
FEB 2023

CLIENT
RFBI

JOB
23020

REV
B

PROJECT
138 HARDWICK CRES HOLT

DRAWING TITLE
DETAIL PLAN

DWG
102



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SCALE @ A1
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DATE
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DETAIL PLAN

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