

VILLAGGIO SANT' ANTONIO

CONCEPT MASTERPLAN STUDY

BLOCK 23, SECTION 2, PAGE

REVISION 1 | ACT PLANNING SYSTEM REVIEW AND REFORM PROJECT | 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 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.

OVERVIEW

Villaggio Sant' Antonio (VSA) is a multi-cultural aged care facility catering for Residents with a variety of needs and operates on a not-for-profit basis with the facility being run by paid personnel in conjunction with community support under the direction of the Board of Villaggio Italiano Limited. VSA commenced from the vision of members from the Italian community of Canberra with the desire to establish a retirement village for aged members of their community. The facility was built and completed with the donations and efforts of the Italian community and other benefactors from Canberra, Goulburn, Queanbeyan, Cooma, Batlow and the Federal Government and opened in 1992. From this beginning the facility has since grown to accommodate residents of many diverse cultures and social backgrounds, making Villaggio Sant' Antonio a truly multi-cultural community. VSA strives to make a positive difference in the lives of all older people in its care through the provision of care that enables each individual and their carer to maintain independence and control over decisions that affect them and ensuring the best possible quality of life. The nurturing environment provided enable older people using the provided services to remain well, active and independent for as long as possible

In 2017 VSA commenced a significant program of design and refurbishment works including a new wing to the RACF to better service the needs of their residents and improve operational efficiencies / service provision. This also created space on the site for a staged redevelopment associated with a future Territory Plan amendment. The current Territory Plan reforms and Draft District Strategies represent an opportunity to enact this idea and that EPSDD strongly consider a change in zoning for this site and the Page Retirement Living and Care precinct 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, Grace | Bottom Left - IRT, Belconnen | Bottom Right - The Central, Grace

SITE

DETAILS

- Block 23, Section 2, PAGE,
- 44,966m²
- Approximately 220m north south and 180m east to west and tappers

SITE ANALYSIS

- Recently Refurbished RACF
- 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
- Consolidate vehicle entry to improve legibility and focus traffic on to collector road network
- Existing RACF to remain
- Manage potential visual, privacy and solar impacts on adjoining retirement living complexes
- Logical Staging / Decanting Strategy

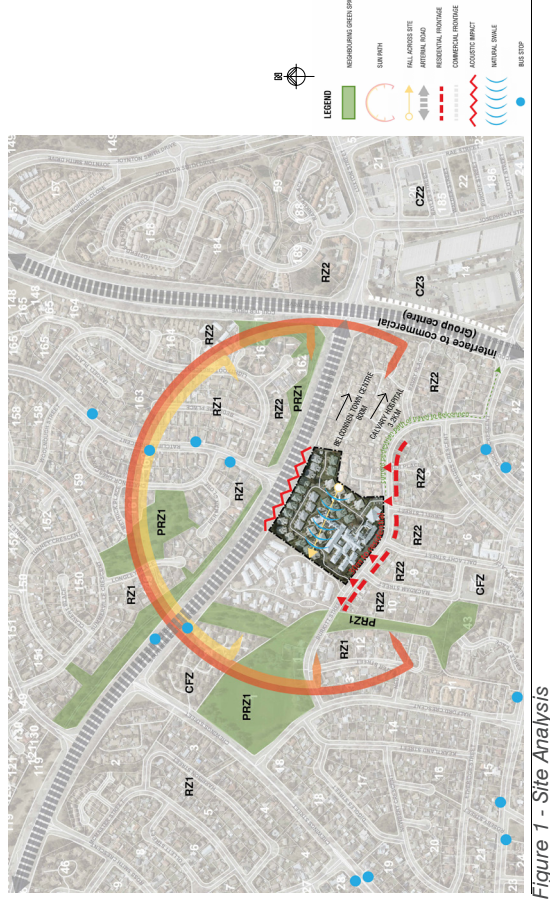


Figure 1 - Site Analysis

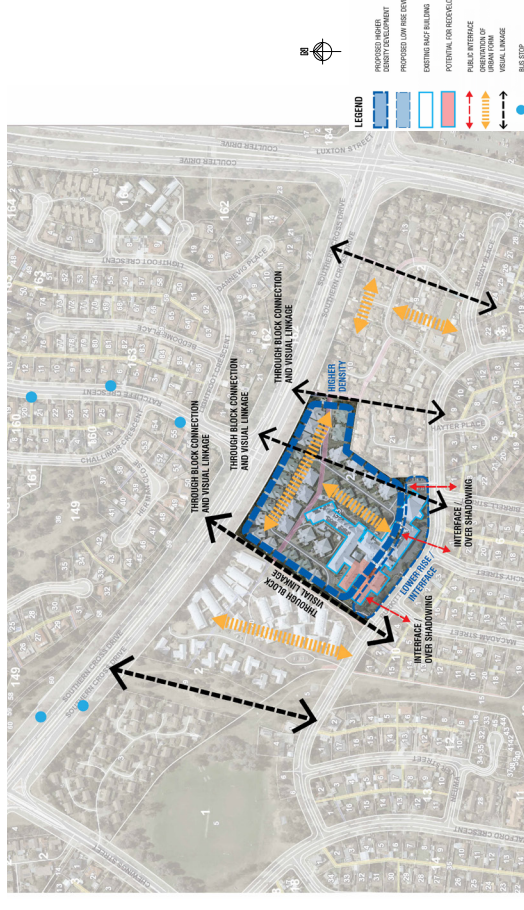


Figure 2 - Opportunities & Constraints

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 bulk which transitions south to north from adjoining low and medium density residential zoning to Southern Cross Drive and East west scale is respectful of the interrelationship with the similar uses and the RZ2 medium density to the east
- A contemporary, residential expression which uses smaller punched windows and masonry materiality to allude to the Village's Italian cultural heritage
- Masterplan centred around the retention of the RACF a new village green and new arrival sequence
- Break down the massing and create through - block visual linkages as well as through - block access - geometry of the existing retained RACF to create a fine grain European inspired village built around squares, plazas, vistas and create a range of spaces for residents including active, quite and tactile to create adjacent sub communities within the large retirement community
- Connect to the adjacent active travel network and connect directly to the Page – amenity and public travel networks
- Village green is activated with central residential club facilities, men's shed and wellness centre offerings
- 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	27	6	33
B	40	0	40
C	60	15	75
D	96	0	96
E	18	0	18
F	36	0	36
G	22	0	22
H	28	4	32
TOTAL	327	25	352

Item	Qty
RACF Units	85
Dementia Specific	19
Clubhouse	500m²
Carpark Spaces	288

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 electric appliances Communal vegetable garden and consider fruit trees in common landscaped areas



DRAWINGS





Figure 3 - Site Plan | Masterplan

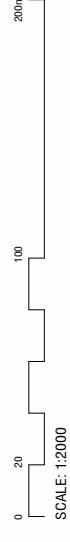
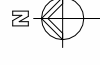
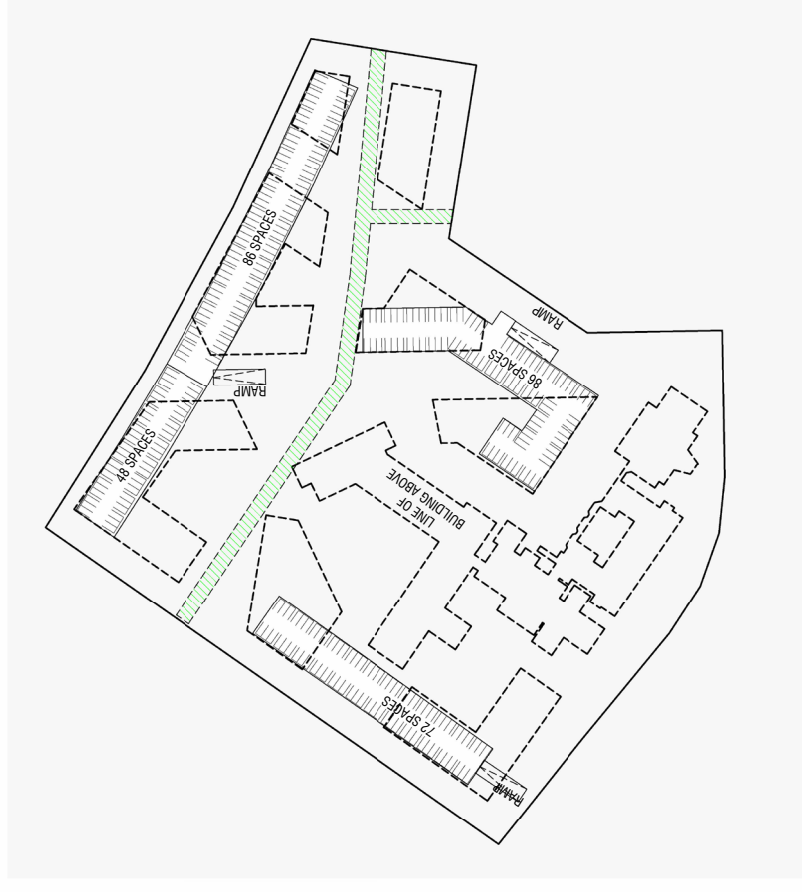
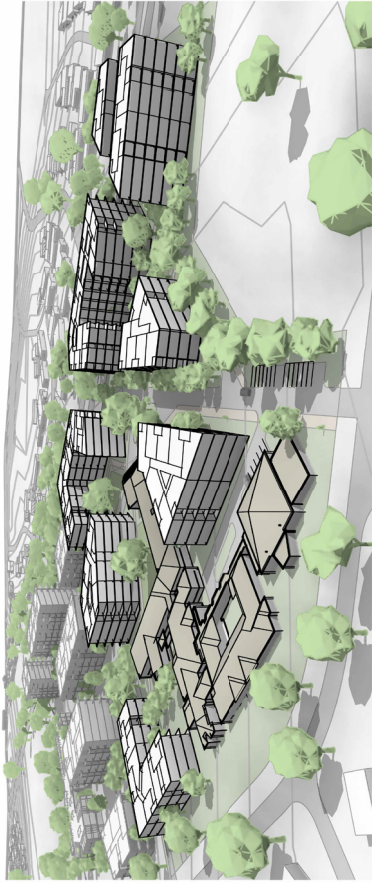


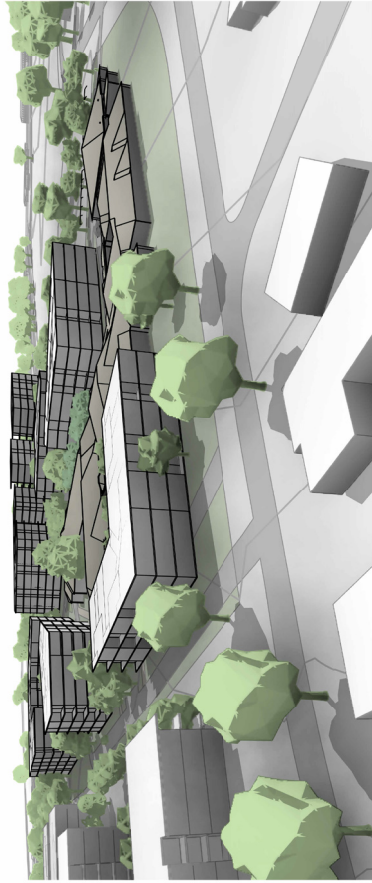
Figure 4 - Indicative Floor & Landscape Plan



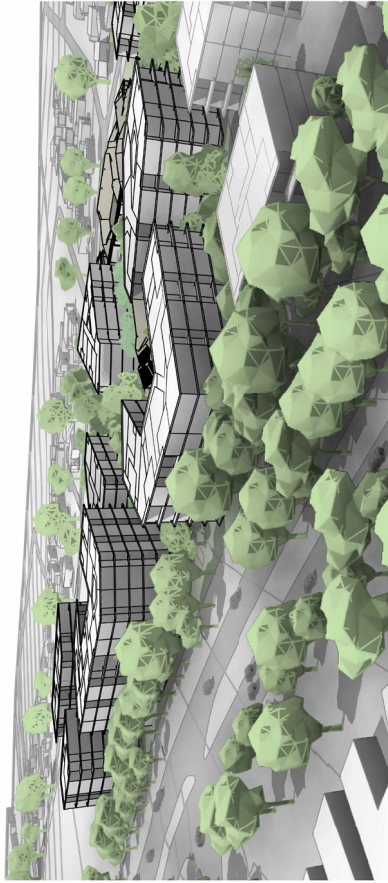
INDICATIVE MASSING - SOUTH EAST



INDICATIVE MASSING - NORTH EAST



INDICATIVE MASSING - SOUTH WEST



INDICATIVE MASSING - NORTH WEST

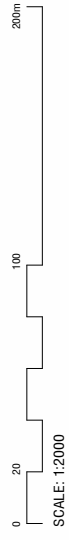
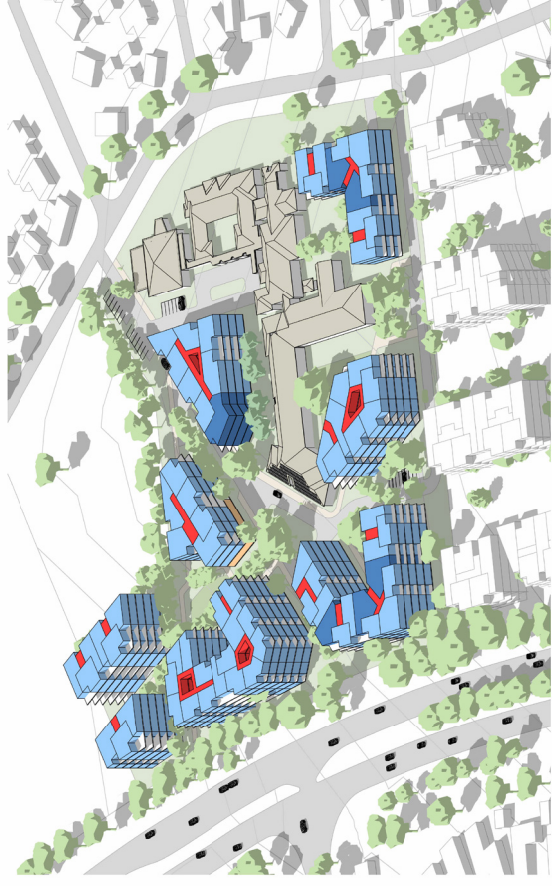


Figure 5 - Indicative Massing



INDICATIVE MASSING - NORTH WEST



INDICATIVE MASSING - SOUTH WEST



INDICATIVE MASSING - NORTH EAST



INDICATIVE MASSING - SOUTH EAST

LEGEND

- CIRCULATION
- 2 BED ILU
- 3 BED ILU
- CLUBHOUSE

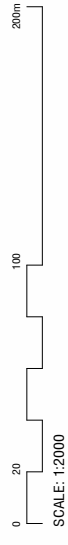


Figure 6 - Indicative Unit Break Up & Yield



EXISTING



STAGE 1

DEMOLITION OF EXISTING 2 WINGS OF RACF
CONSTRUCTION OF BUILDING A



STAGE 2

DECANTING EXISTING ILU RESIDENTS INTO
BUILDING A
DEMOLITION OF ILU UNITS AND CONSTRUCTION OF
BUILDING B



STAGE 3

DECANTING EXISTING ILU RESIDENTS INTO
BUILDING B
DEMOLITION OF ILUS AND CONSTRUCTION OF
BUILDINGS C



STAGE 4

DECANTING REMAINING EXISTING ILU RESIDENTS
INTO BUILDINGS A, B, C
DEMOLITION OF ILUS AND CONSTRUCTION OF
BUILDINGS D, E, F, G



ALTERNATIVE STAGE 4



ALTERNATIVE STAGE 5



ALTERNATIVE STAGE 6

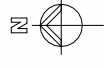


Figure 7 - Staging Plan

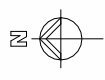


Figure 8 - Shadow Diagrams