



LEGEND
 - - - Site Boundary
 — Vicmaps Parcels Cadastre

PLAN 7

5.1 MOVEMENT NETWORK

URBAN CONTEXT REPORT

Building upon the structural movement network, the site is very well connected to a range of services, facilities and other destinations within the town. Universities, the hospital, the retail offering of the CBD, Gov Hub, town hall, schools, Lake Wendouree and the library all feature within 3-15 minute walk. This sets up the basis for a new housing opportunity at higher density, in the heart of Ballarat that can leverage from the existing amenities and promote sustainable transport opportunities.

INFORMATION

Davey Street operates as a one-way street (south to north direction). It has a 5m-wide road pavement with kerbside parking permitted on western side only and restricted to 2 hours (Monday - Saturday).

Mair Street is a local road with single lane in each direction, cycle lanes and angled car parking. On-street car parking is provided on both sides of the road with restrictions (Monday- Saturday).

Webster Street is a local road with a single lane in each direction, cycle lane and 90-degree parking lane in each direction. On-street car parking is available on both sides with restrictions (Monday- Saturday).

Lyons Street operates as a one-way street (north to south direction). It has a similar character to Davey Street with kerbside parking permitted on western side only and restricted to 2 hours (Monday - Saturday).

Yuille Street operates as a two-way street. It has a similar character to Davey Street with kerbside parking permitted on western side only and restricted to 2 hours (Monday - Saturday).

The site is bounded by a number of Road Zones, which provide for higher order access into Ballarat and connections to surrounding towns and settlements. These roads are managed by VicRoads but provide a very important character setting and movement context for Ballarat.



5.1 LOCAL STREETSAPES

URBAN CONTEXT REPORT

We undertook several site visits to understand the local neighbourhood better and to inform this report.

DAVEY STREET: STREETSAPPE LOOKING SOUTHWARDS



WEBSTER STREET: VIEW NORTHWARDS UP DAVEY STREET



LYONS STREET: STREETSAPPE CHARACTER



MAIR STEET: STREETSCAPE CHARACTER



SOURCE - GOOGLE IMAGES

MAIR STREET: STREETSCAPE CHARACTER



SOURCE - GOOGLE IMAGES

WEBSTER STREET: STREETSCAPE CHARACTER



SOURCE - GOOGLE IMAGES

WEBSTER STEET: STREETSCAPE CHARACTER



5.2 DEVELOPMENT PATTERN & CHARACTER

URBAN CONTEXT REPORT

Within a formalised gridded road structure, the site falls within a highly diverse area in terms of the pattern of development, land uses and overall character of the neighbourhood. In this context, opportunity for a new residential building that responds to the local character but can also positively contribute to providing diverse dwellings within this central area of Ballarat.

The landscape character of the local area is highly varied. The site is accessed by the more formalised east-west roads of Mair Street and together with Webster Street to the north, contain well established plane trees with larger trees within garden setbacks. Land uses are diverse to the east consist of commercial uses at the fringe of the Ballarat CBD such as car yards, government offices and retail.

INFORMATION

Lot sizes in Davey Street range from 90m² to 1,300m² reflecting the diverse land uses made up of some residential and industrial uses. The industrial character is taken from existing buildings along both sides of Davey Street.

Setbacks are varied from 0m setbacks to 10m+ along Davey Street.

Dwellings within Davey Street are generally located to the north of the street. Typical dwelling style is single storey and single fronted, pitched roofed cottages with small front setbacks. Low brick fences work together to create some continuity in the character of the street, travelling from south to the more industrial transition.

The northern end of Davey Street continues the distinct brick character, with industrial buildings built to the boundary line of single and double storey. Tin pitched roof forms, larger structures and the use of these buildings contribute to the industrial character and feel of the street.

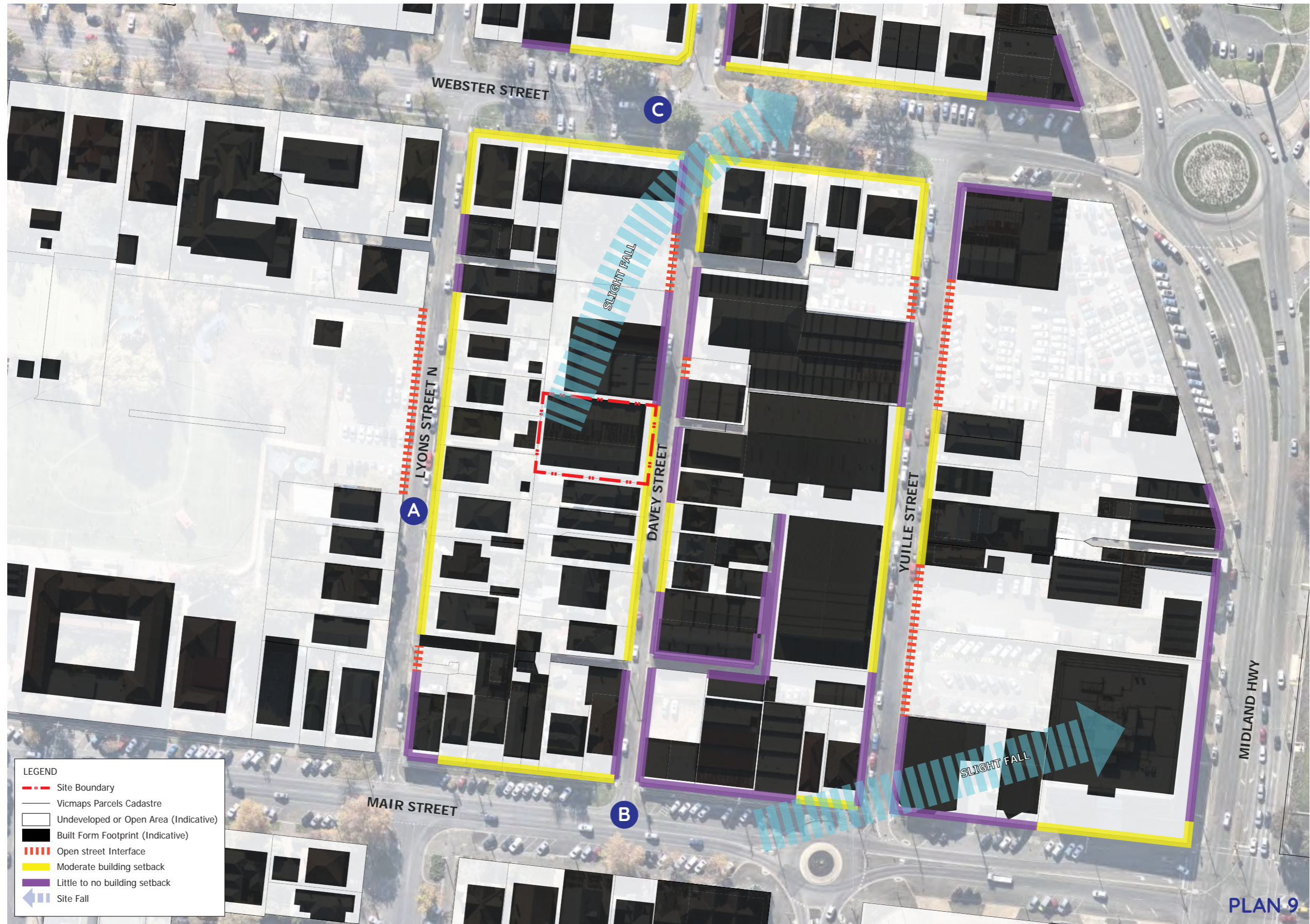
A Lyons Street North differs from Davey Street with a residential character. Dwellings are typically single storey cottages with large rear setbacks.

B Formalise car parking outside of shops and other businesses create a mixed-use entry experience to Davey Street from Mair Street. The feeling of an eclectic mix of land uses continues through Davey Street.

C Webster Street is a tree lined residential street with large intact terrace homes and detached cottages and dwellings. Tree lined street with 'touching' tree canopies and 90-degree car parking contains the distinct residential character of Webster street.

The topography generally falls from Mair Street to the south, to Webster Street to the north.

In addition to diverse land uses and built form character, interfaces present with a variety of setbacks.



5.2 DEVELOPMENT PATTERN & CHARACTER

URBAN CONTEXT REPORT

As described, the area is diverse in its character, landuses and composition. These range from residential, commercial/mixed use and industrial uses. Heights range one to three storeys however the on-the-ground experience of the streetscape does not directly correlate with just the built form. Through the variety of setbacks, building uses and fall of the land, the surrounding character represents a truly mixed experience.



LEGEND

- - - Site Boundary
- Vicmaps Parcels Cadastre
- 1-Storey high Residential
- 2-Storey high Residential
- 3-Storey high Residential
- 1-Storey high Commercial/Warehouse
- 2-Storey high Commercial/Warehouse
- 3-Storey high Commercial/Warehouse

PLAN 10

ADJACENT WAREHOUSE



A

NEARBY FEATURE OF INTEREST



B

TERRACE RESIDENTIAL BUILDINGS ON WEBSTER STREET



C

REAR PARKING IN UNDEVELOPED LAND



D

SOURCE - GOOGLE IMAGES



LEGEND

- - - Site Boundary
- Vicmaps Parcels Cadastre
- 1-Storey high Residential
- 2-Storey high Residential
- 3-Storey high Residential
- 1-Storey high Commercial/Warehouse
- 2-Storey high Commercial/Warehouse
- 3-Storey high Commercial/Warehouse

6. SITE CONTEXT – EXISTING CONDITIONS

URBAN CONTEXT REPORT

Drilling down to the site and immediately adjacent properties, this section will discuss the existing site context. As established within the preceding sections, the site and surrounding properties are highly diverse in the land use composition and style contributing to an industrial character in Davey Street.

INFORMATION

11 Davey Street is developed with a single storey, industrial shed. Tin roof structure with two pitches. The building extends to each boundary with a minimal front setback. There is no heritage significance.

Cross-over extends the majority of the site's frontage and the footpath is unconstructed across the site frontage.

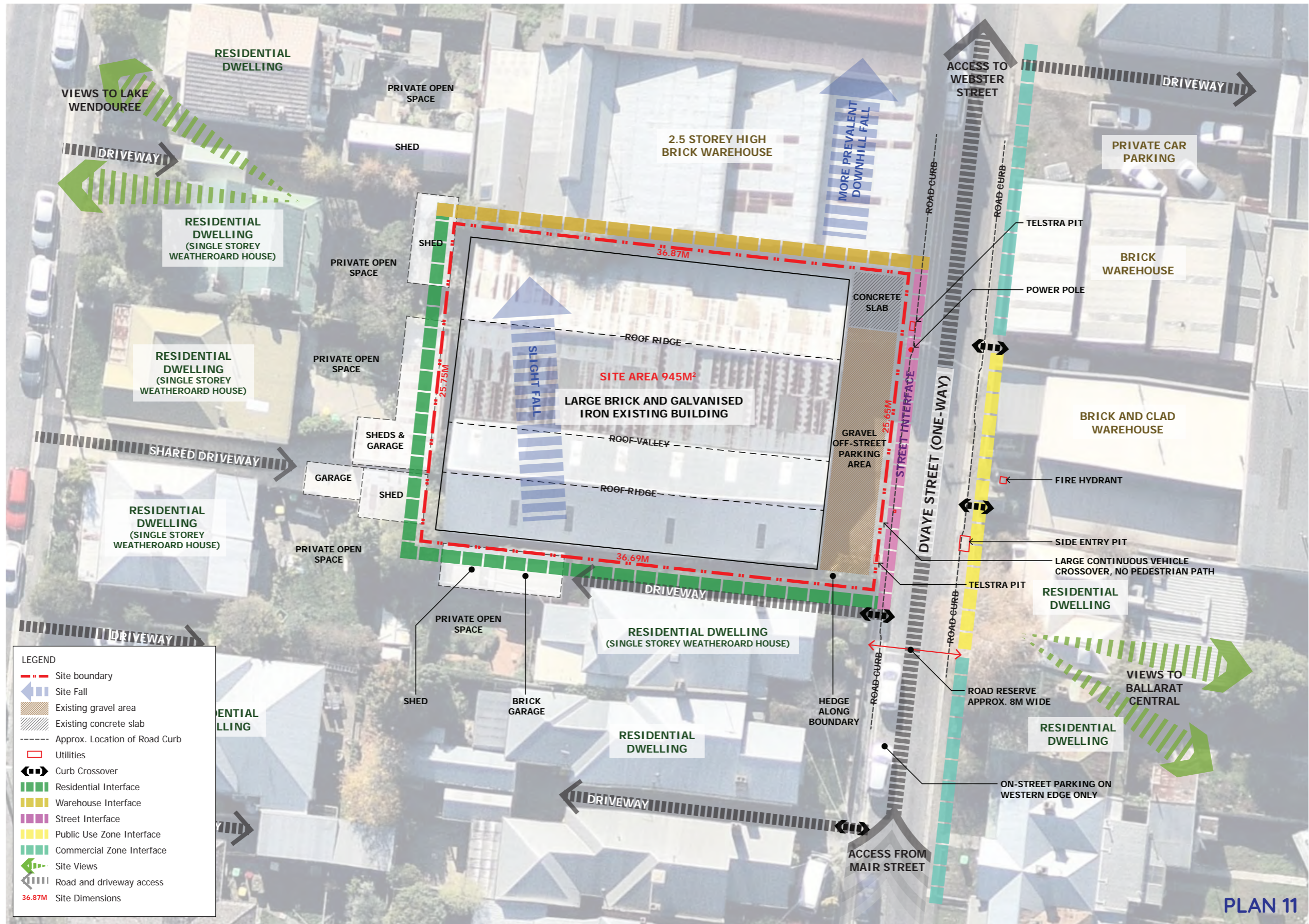
Historical brick building is protected by a site-specific heritage overlay. Built to boundary lines and is a tall double storey building. The building protrudes into the streetscape. The experience of the southern façade of this building is limited due to the presence of the shed on the subject site. However, A painted sign on the southern façade provides an interesting focal point along street.

Overhead power poles located on the western side of Davey Street with cable connections to properties on the east.

Location of existing dwelling with driveway on southern side of site provides separation from dwelling to subject site. Secluded passive open space and habitable room windows typically contained to the west (rear) of the dwelling.

Larger setbacks provided to 110, 122 and 114 Lyons Street North.

Existing sheds at rear of dwellings provide separation to subject site.



PLAN 11

FIGURE 13: PAINTED SIGN ON 13 DAVEY STREET



A

FIGURE 14: POWER POLES IN DAVEY STREET



B

FIGURE 15: TYPICAL INDUSTRIAL BUILDING CHARACTER OPPOSITE SUBJECT SITE

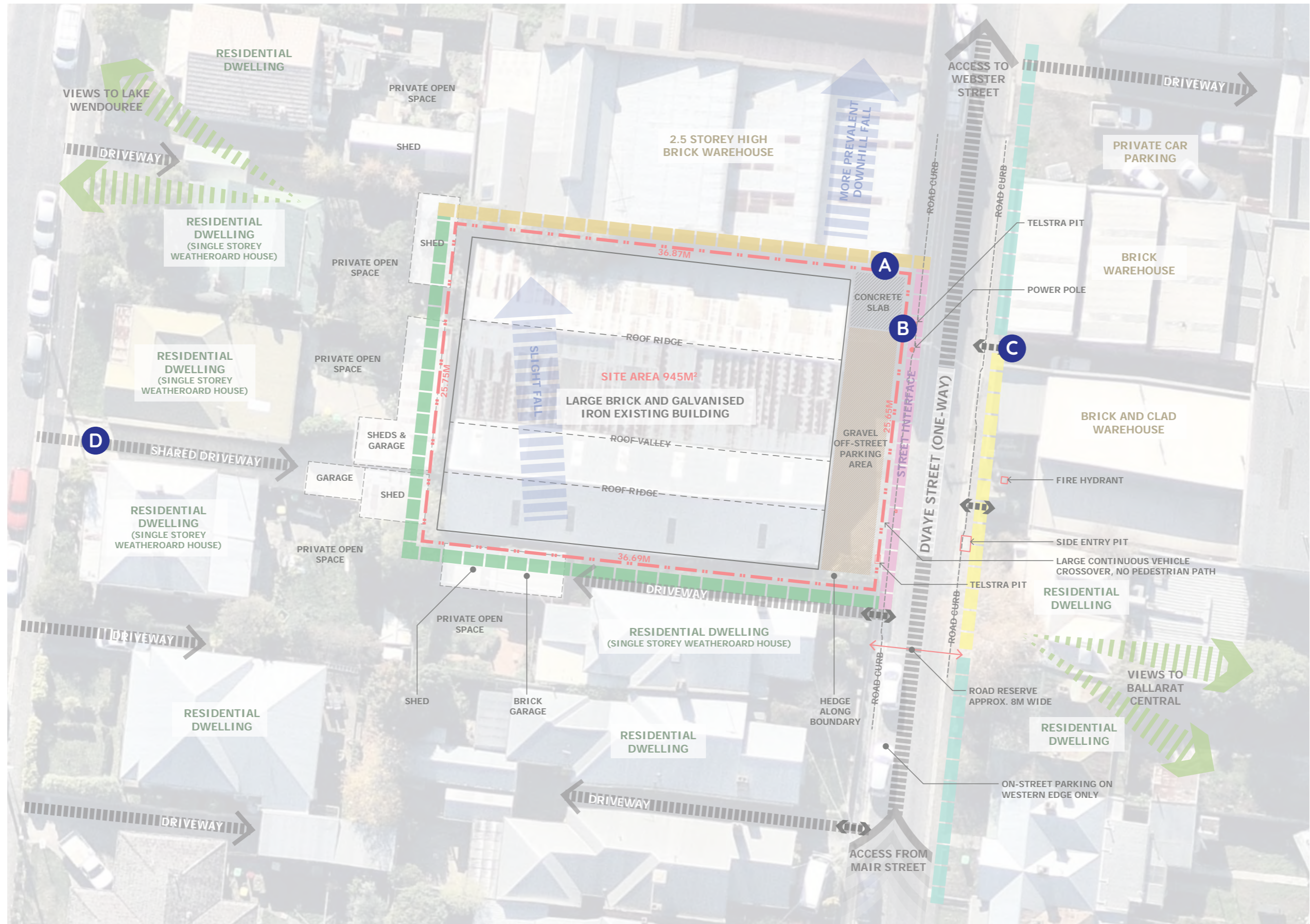


C

FIGURE 16: 110 & 112 LYONS STREET



D



PART 2
DESIGN RESPONSE
APPLICATION FOR PERMIT

7.0 ARCHITECT'S STATEMENT

DESIGN RESPONSE

Breathe Architecture

At Breathe Architecture we pride ourselves on taking on meaningful projects, and do not busy ourselves with projects that we would not be proud of. Following the success of The Commons and Nightingale 1, Breathe Architecture was the driving catalyst in the inception of Nightingale Housing. This — the Nightingale Model, is the kind of work we are proud of. Breathe Architecture comprises sixteen highly skilled, passionate and motivated designers with diverse backgrounds and specialisations. Our strength lies in strategic thinking. Questioning the status quo, always wanting to do better, exhaustive research and precedent studies. We want to find the best of the typologies available in the world and constantly work to do better.

Architectural Form

The Architectural Form of Nightingale Ballarat is driven heavily by its response to context; the industrial buildings of Davey Street and the Civic Centre of Ballarat to the east, and the residential precinct of Lyons Street to the west. The architectural form is strategically thought of in two parts to respond to these differing contexts.

The Davey Street façade is intentionally civic in its presence, responding to the character of the neighbouring building to the north and proximity to central Ballarat. A recycled brick street wall references the height of the neighbouring parapet with arched openings taking cues from the heritage forms of the local context (Refer page 39).

To create a sense of public generosity, the built form is held back at the northeast corner, creating a landscaped forecourt to the commercial tenancy, as well as the opportunity for deep root planting to add green amenity to the street. Steel balconies pop-out from the recessed form above, providing additional activation to the façade and visual connection to the public space below. Behind the brick to Davey Street and on the northern façade, light coloured walls provide good light reflectance to residences as well as reduce the heat gain of the building to protect thermal comfort. The boundary wall to the north provides the opportunity for a hand painted artwork above the heritage building, as seen on the sidewalls of many heritage buildings around town.

The Western façade takes on a different design approach in order to sensitively respond to the residential interface and provide protection from the western sun. The basement is designed to allow deep root planting along the boundary, providing significant tree coverage to this façade. Pergolas with vertical trellis' and planter boxes are included at each balcony. With the establishment of vegetation over time, this will help to prevent overlooking whilst adding solar protection to the west facing dwellings. This long-term green amenity is not only offered to the residents of the building, but importantly provides a visually attenuated aspect to the public and neighbouring residents.

The Ground Floor and Public Interface

The project seeks to provide increased amenity and activation to Davey Street which is currently car dominated with disjointed pedestrian access. The kerb and footpath in front of the site will be re-instated and low level planting introduced between the brick arches and around the residential entry.

The landscaped courtyard to the northeast includes area for deep root planting; mature landscaping and public bike parking. A commercial tenancy space envisaged as a café abuts the courtyard, providing activation to this space and amenity for residents and the wider community.

The space at ground floor between the two built forms provides a vegetated break with places for sitting as well as additional bike parking. Further landscaping is allowed for along the western boundary, with large private gardens designed for these ground floor dwellings.

The eastern side of the northern façade is set aside as a space for a locally based artist to create a new wall-based art piece. This will soften the façade and is also consistent with the approach to similar existing walls elsewhere across Ballarat.



Designated area on northern boundary wall for artwork to be completed by a local artist, taking precedent from existing blank boundary walls in Ballarat.

7.0 ARCHITECT'S STATEMENT

DESIGN RESPONSE

Apartment Planning

The building is broken up into two distinct forms to the East and West, with a central courtyard and open walkways connecting the two. Apartment types range from 1 bedroom to 3 bedroom apartments to facilitate a community of various sized families and individuals.

Residents arrive via a generous entry adjacent to the vegetated forecourt, which leads to a lush central courtyard and circulation spaces. Natural light and ventilation to the stair and walkways encourage residents to utilise the stair, providing the opportunity for moments of interaction and connection with their neighbours.

A shared communal rooftop space is located on level 4 of the western building, with laundry facilities, productive gardens and barbecue areas.

Materiality

Breathe's design strategy is to build more with less. Nightingale Ballarat has adopted an honest material palette and placed emphasis on reduction. Materials that are tactile, untreated and durable and where possible recycled, have been given preference within the apartments themselves.

Sustainability

In operation, 11 Davey St will be a low-energy, zero-carbon building, championing a high level of sustainability in all of its forms. A triple-bottom line building delivered through the Nightingale Model, Nightingale Ballarat is designed using simple, passive principles and will achieve a minimum 7.5 star NatHERS rating, with the intent to operate without air conditioning.

The project will have a reduced amount of carparking, utilising its close proximity to Ballarat train station and other public transport networks, the proposal to provide access to GoGet sharecars, and a well-considered green travel plan to support more sustainable modes of transport including cycling.

The project utilises solar arrays on the roof, which will power an all-electrical, highly efficient packaged heat pump unit. Domestic hot water and hydronic heating will be delivered through this method, and opportunities to recycle water will be utilised where possible. Rain water will be captured for irrigation purposes, recycled and robust materials will be used where possible and low-VOC finishes and reduced materiality will form the basis of Nightingale Ballarat's sustainability strategy. The project will also have a strong focus on waste management, providing a large refuse room setup with a range of waste depositing systems to encourage less waste entering landfill. Worm farms in waste room will be established which will mean that green and organic waste is converted into liquid fertiliser on site and used on productive gardens.

Heritage Statement

The Architectural Form of Nightingale Ballarat is driven heavily by its response to context; in particular its heritage neighbour at 13 Davey Street. Key design responses have been made to sensitively respond to the materiality, height and form of the neighbouring building and wider precinct.

The street wall height of the proposed building has been set to respond to the parapet height of 13 Davey Street, with the remainder of the form recessed behind this point. A simple, robust material palette including red recycled bricks are proposed for the façade fronting Davey Street, with arched openings taking cues from the heritage forms of the local context.

The built form is intentionally held back at the northeast corner to provide views to the existing heritage sign on the southern wall of the neighbouring building. The sign will act as a backdrop to the public landscaped forecourt provided to the proposed café.

In response to the residential context and heritage landscape of Webster Street, the western façade of Nightingale Ballarat provides long-term green amenity to the precinct. Deep root planting and vertical trellis' cover the architectural form giving visually attenuated aspect to the public and neighbouring residents.

7.0 ARCHITECT'S STATEMENT

CITY CONTEXT

The following images give an indication of the style and composition of other prominent brick buildings within the city context of Ballarat.

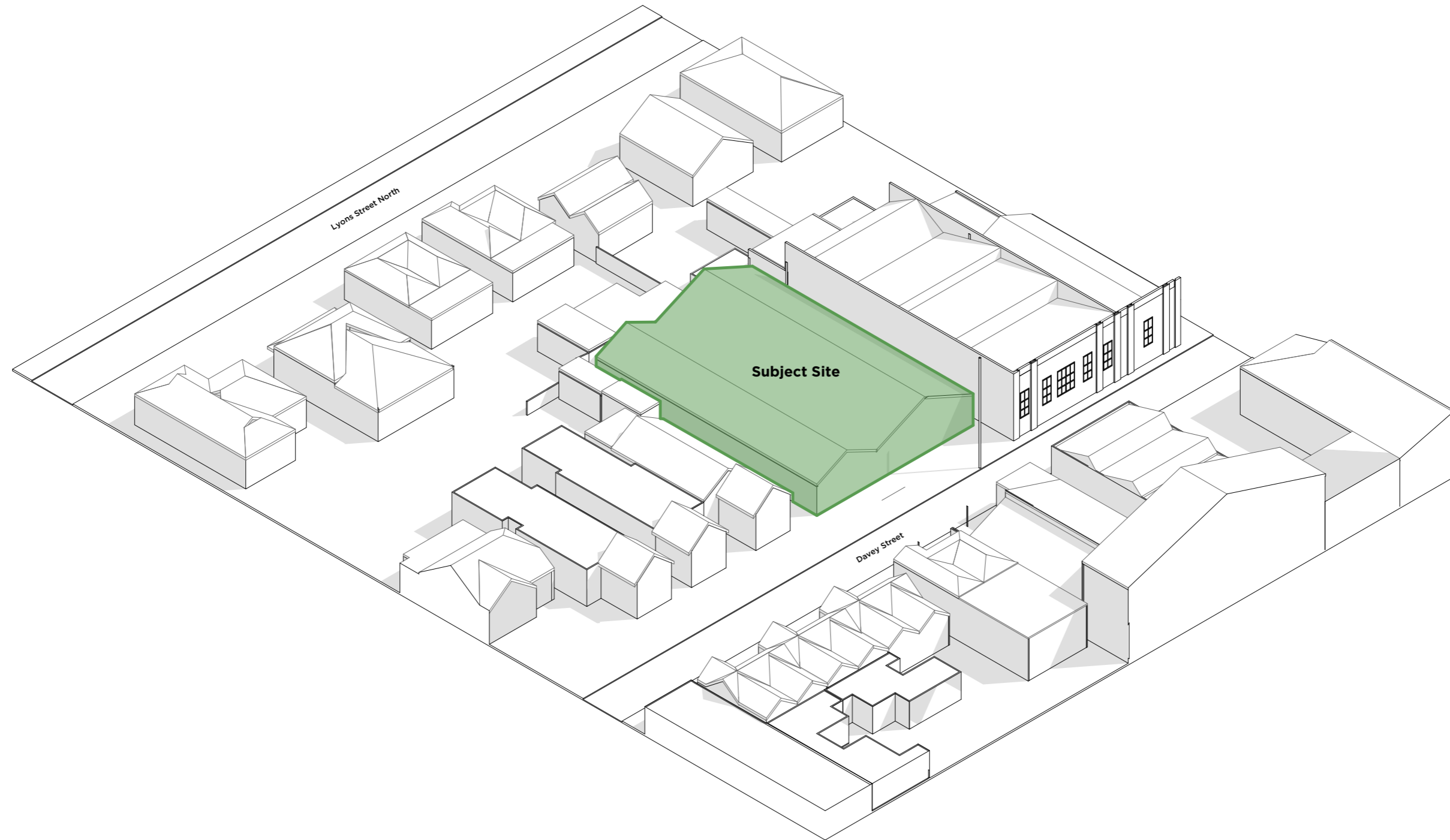


8.0 BUILT FORM DIAGRAMS

DESIGN RESPONSE

DIAGRAM 1 [EXISTING]

DESIGN RESPONSE



The subject site has a residential interface to the south and west with an industrial interface to the east and north. Currently it is developed with a single storey shed.

DIAGRAM 2 [ZONES]

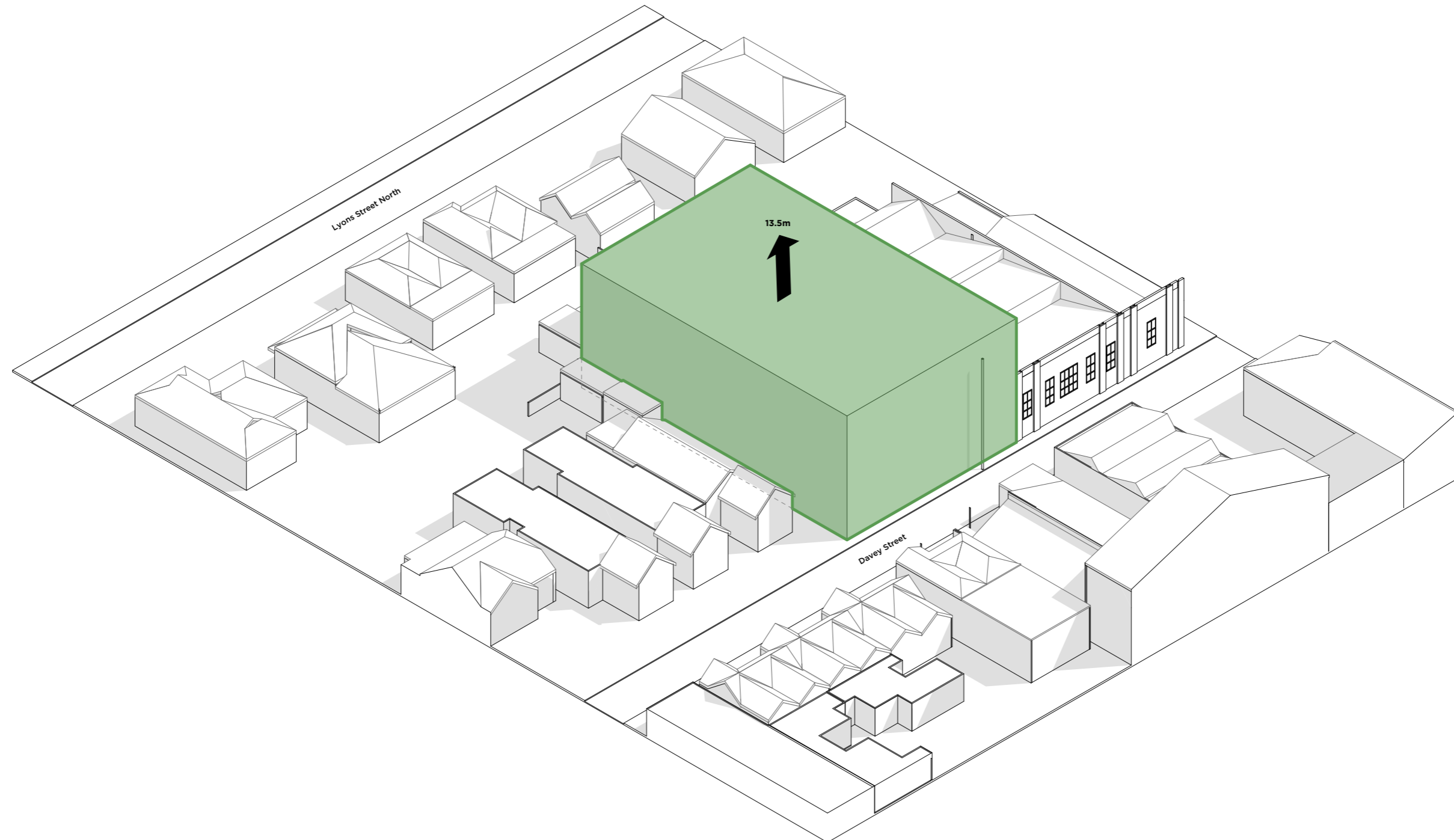
DESIGN RESPONSE



The site is situated within the Residential Growth Zone. It abuts the Commercial 1 Zone to the east (with PUZ) and General Residential Zone to the west. As discussed in the accompanying planning report the strategic context of the site an planning considerations encourage change in this area that respects and contributes to the overall character and promotes housing diversity.

DIAGRAM 3 [HEIGHT]

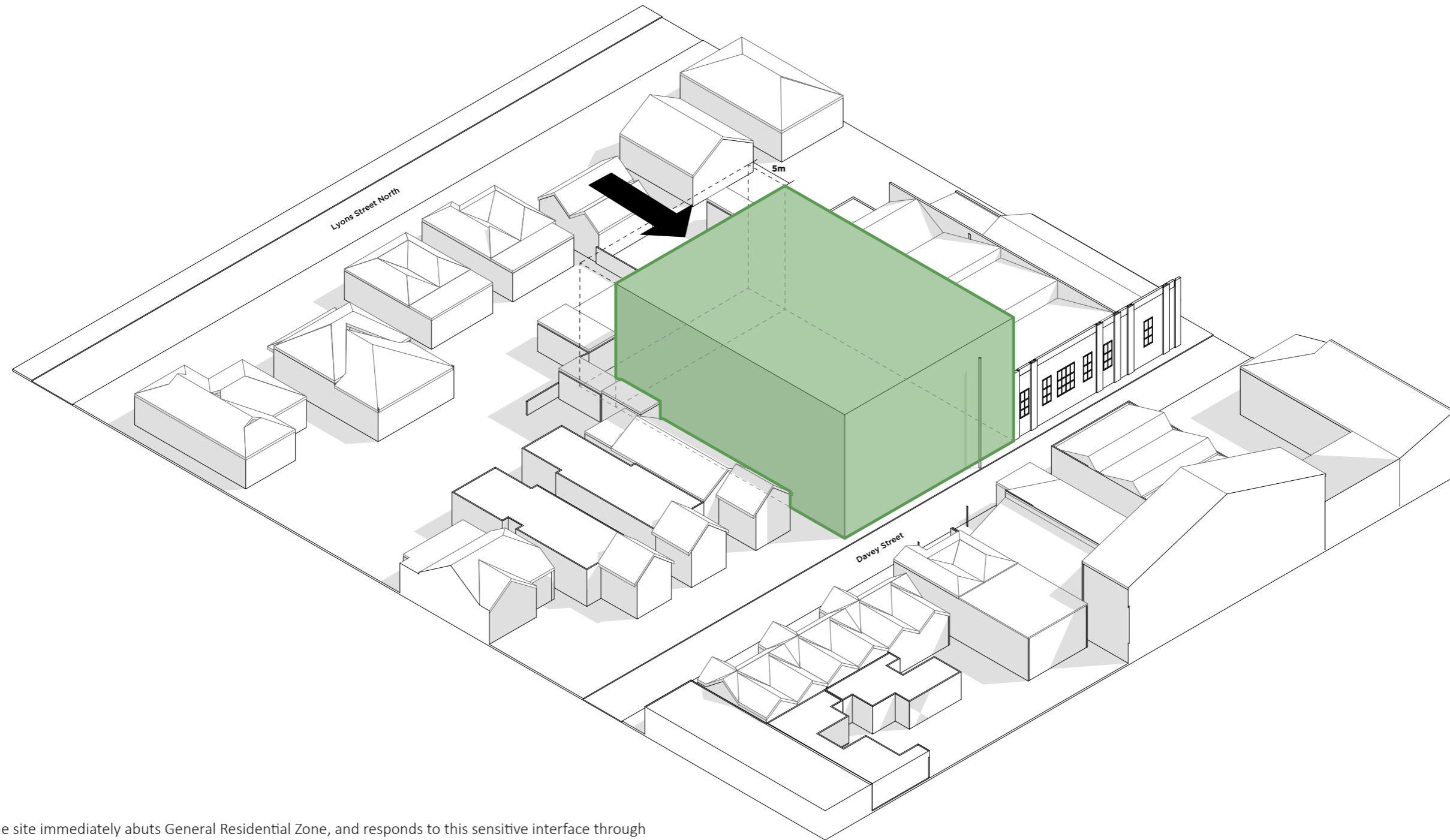
DESIGN RESPONSE



In the Residential Growth Zone context the site sits within a 13.5m discretionary height limit, demonstrated by the 3D envelope across the site.

DIAGRAM 4 [WESTERN INTERFACE]

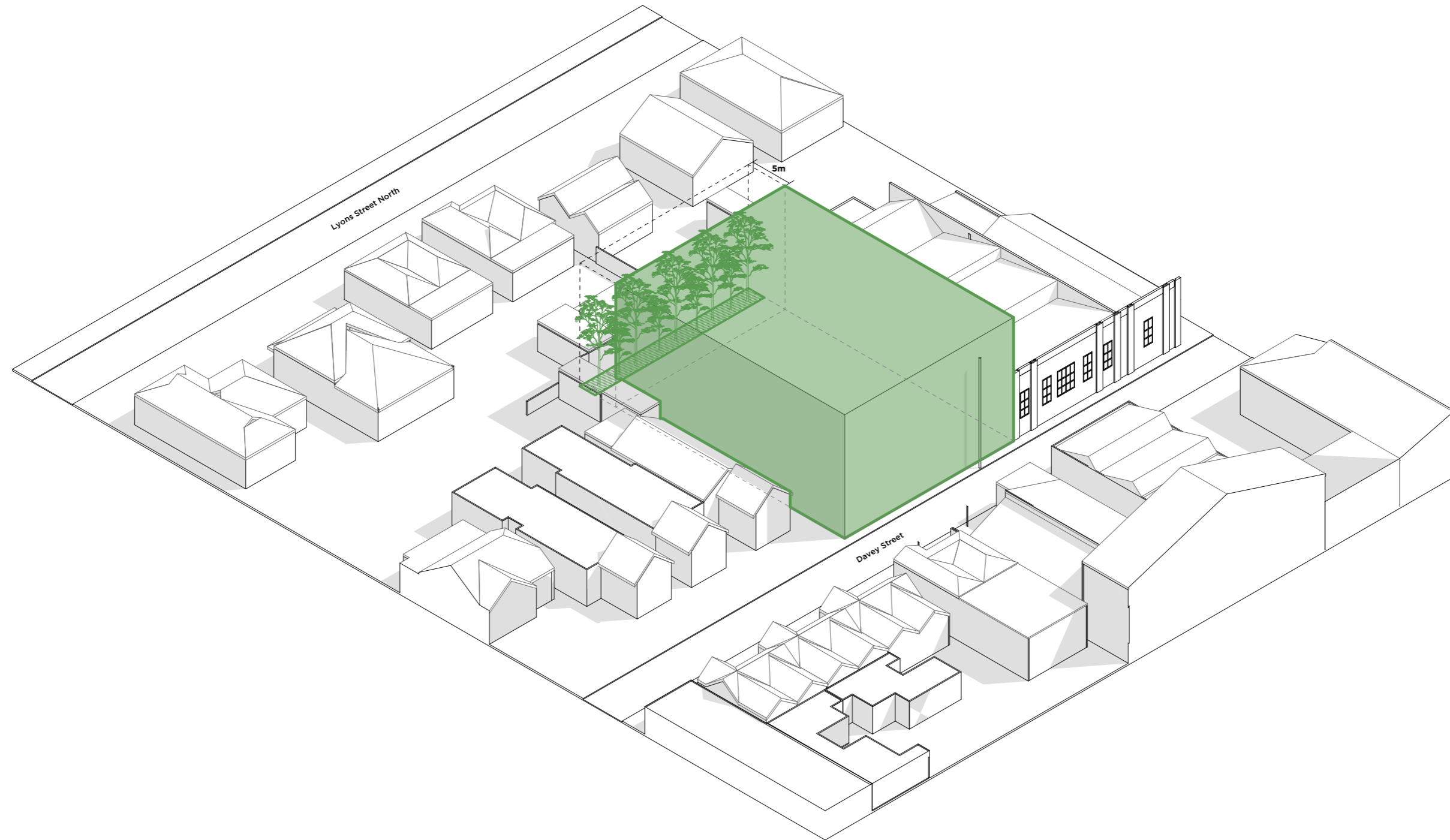
DESIGN RESPONSE



The site immediately abuts General Residential Zone, and responds to this sensitive interface through stepping back the building 5m from the western boundary. This provides a minimum separation on average of 17.8m between the dwellings and the first two storeys of the proposed apartment.

DIAGRAM 5 [GRZ PLANTED INTERFACE]

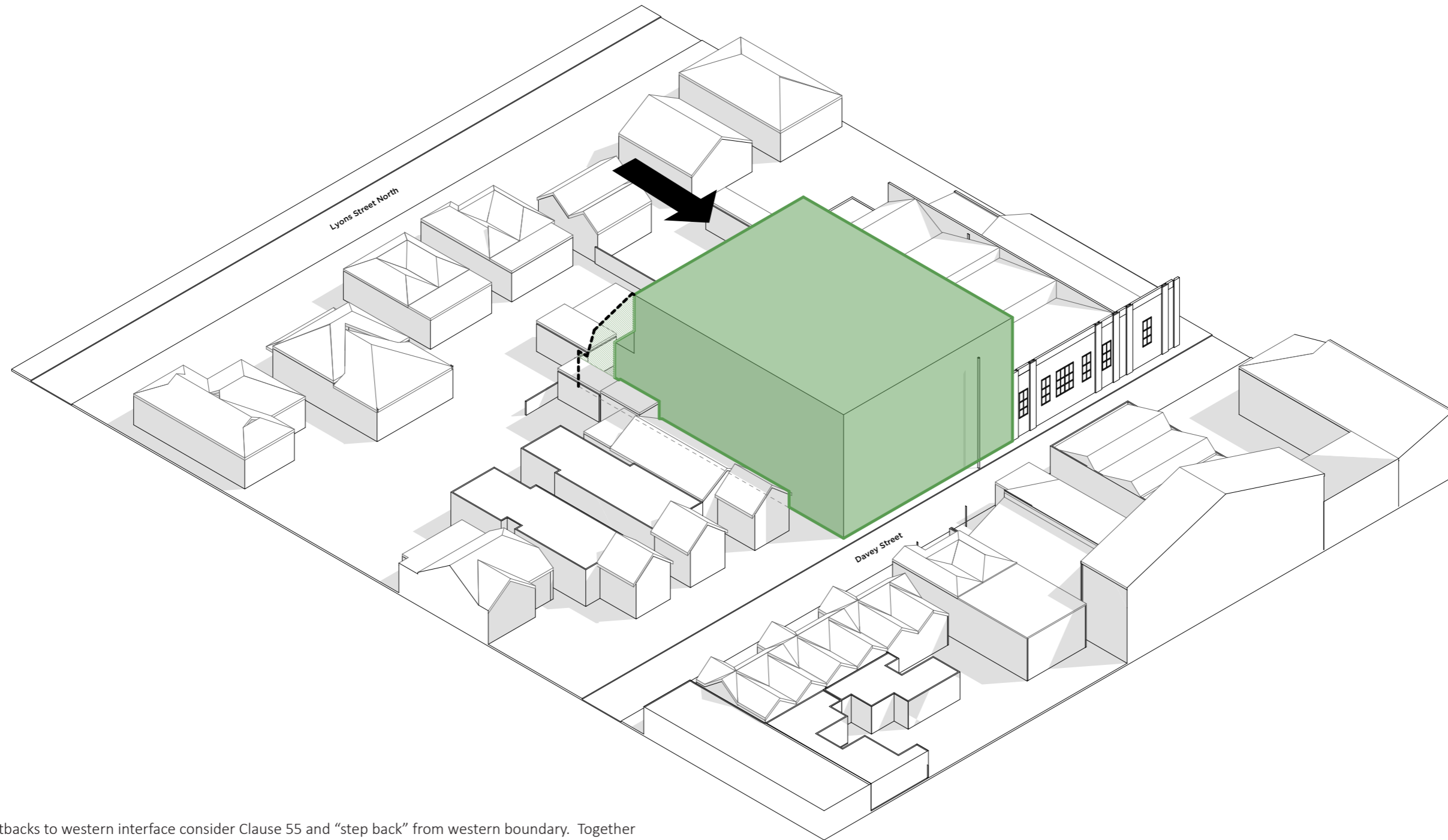
DESIGN RESPONSE



Deep root planting (evergreen canopy trees) is provided along the western boundary to accommodate canopy trees along this interface to the GRZ and existing dwellings on Lyon street.

DIAGRAM 6 [GRZ BUILT FORM INTERFACE]

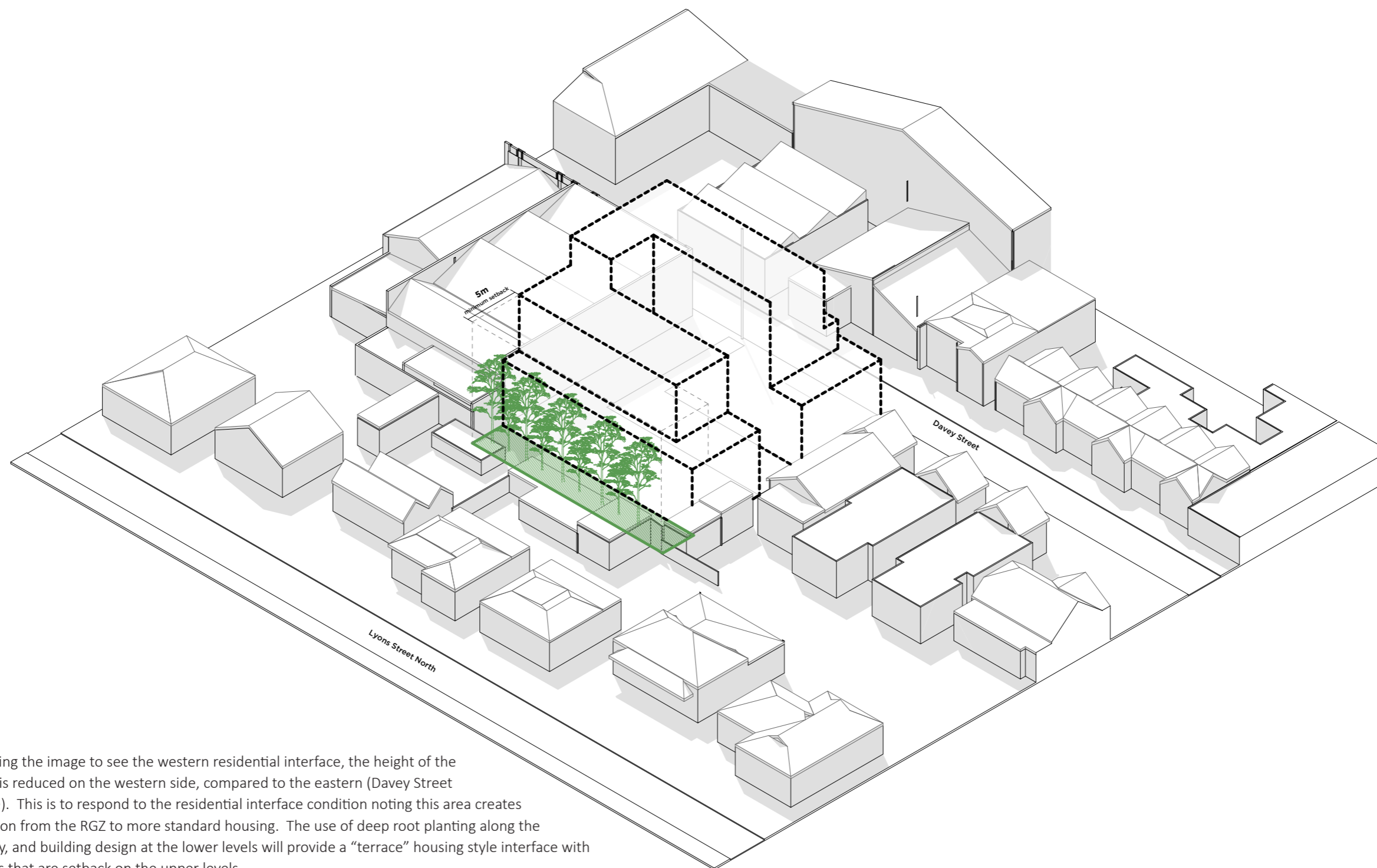
DESIGN RESPONSE



Setbacks to western interface consider Clause 55 and “step back” from western boundary. Together with the landscaping to the balconies of the apartment this interface is to be softened and enhance the landscape character of the area.

DIAGRAM 7 [PLANTED WESTERN INTERFACE]

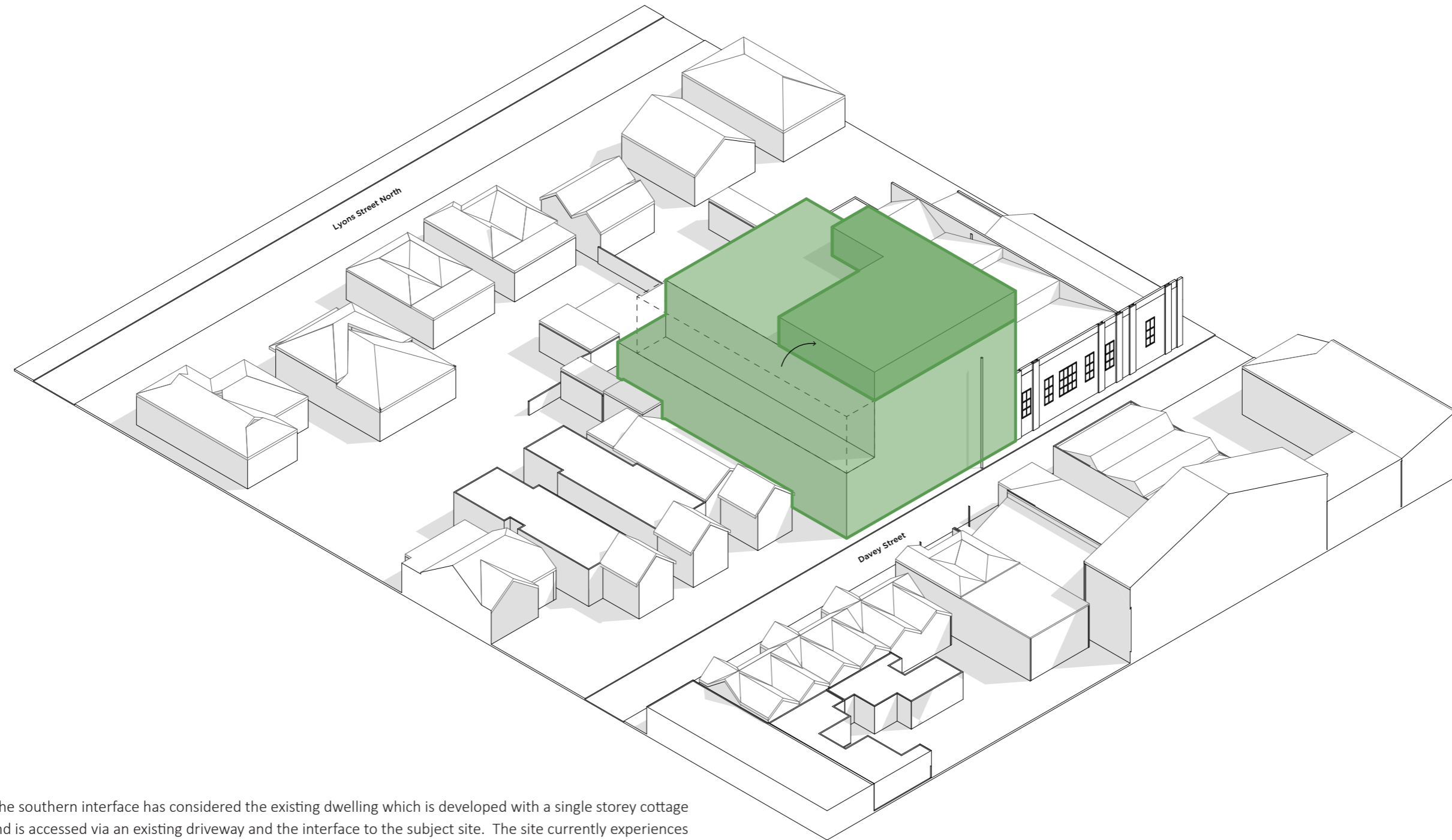
DESIGN RESPONSE



Reorienting the image to see the western residential interface, the height of the building is reduced on the western side, compared to the eastern (Davey Street interface). This is to respond to the residential interface condition noting this area creates a transition from the RGZ to more standard housing. The use of deep root planting along the boundary, and building design at the lower levels will provide a “terrace” housing style interface with balconies that are setback on the upper levels.

DIAGRAM 8 [SOUTHERN INTERFACE]

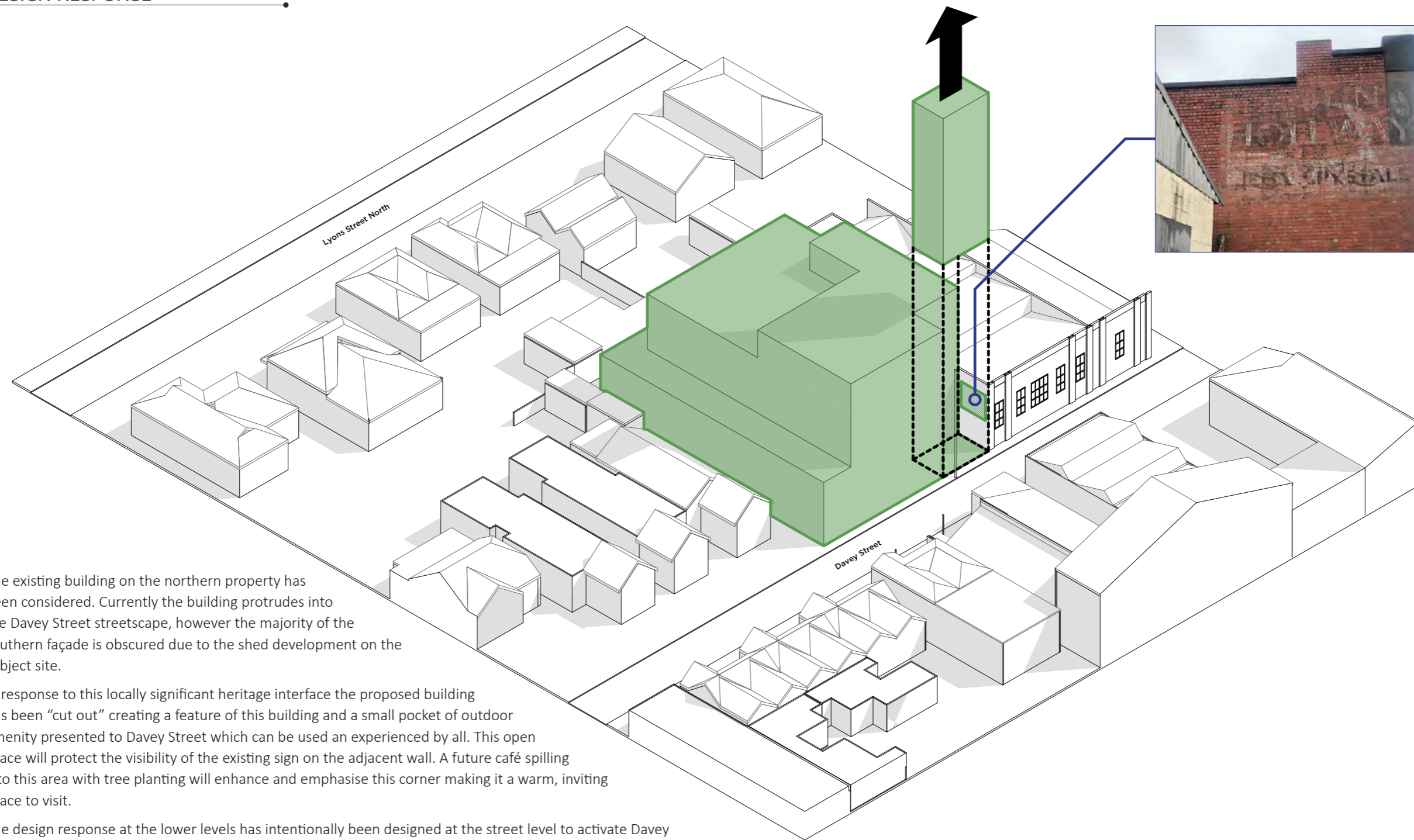
DESIGN RESPONSE



The southern interface has considered the existing dwelling which is developed with a single storey cottage and is accessed via an existing driveway and the interface to the subject site. The site currently experiences the existing industrial shed along its property boundary. This built form condition is maintained in the proposed design response with the upper storeys then setback from this boundary.

DIAGRAM 9 [NORTHERN INTERFACE]

DESIGN RESPONSE



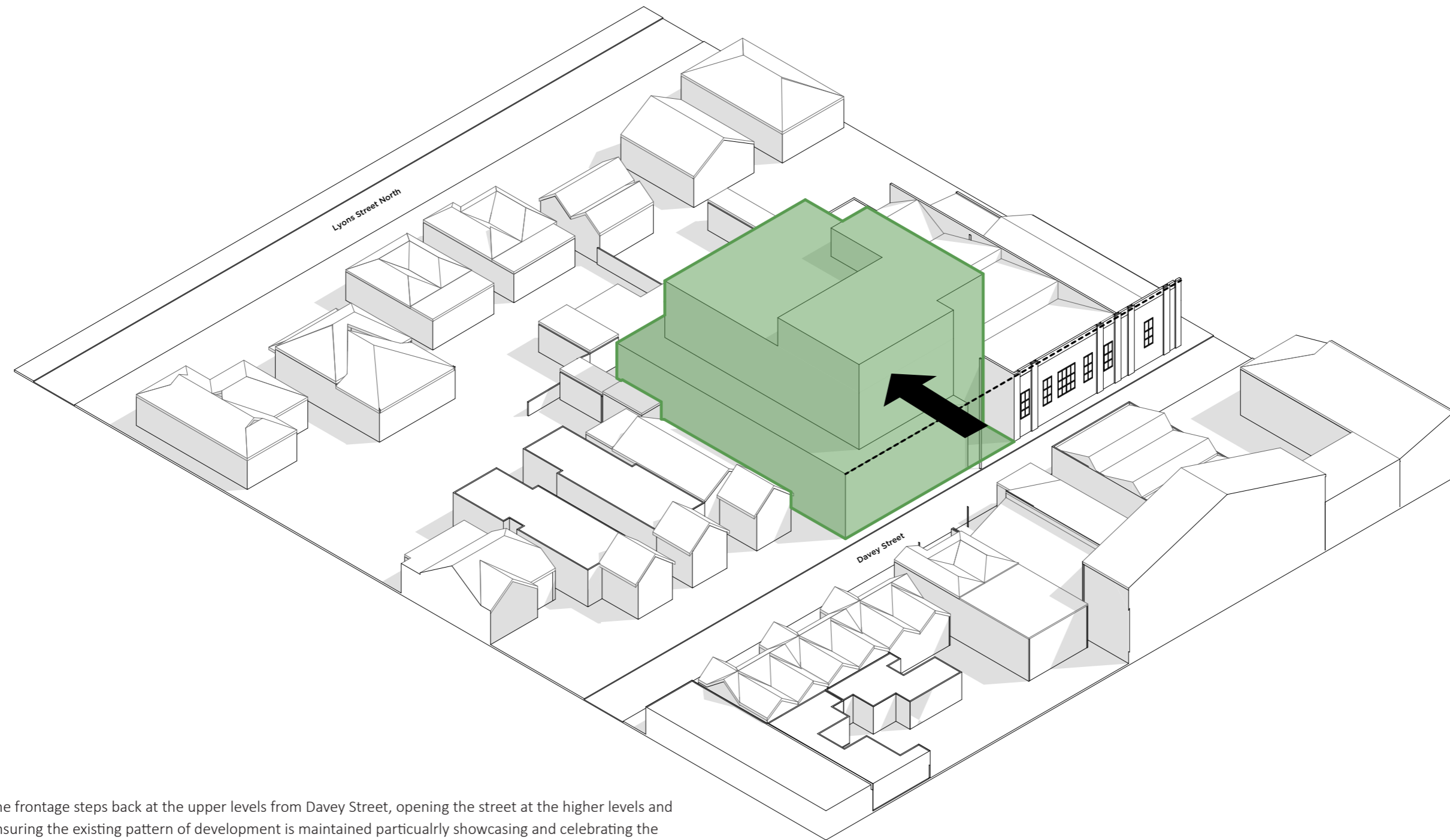
The existing building on the northern property has been considered. Currently the building protrudes into the Davey Street streetscape, however the majority of the southern façade is obscured due to the shed development on the subject site.

In response to this locally significant heritage interface the proposed building has been “cut out” creating a feature of this building and a small pocket of outdoor amenity presented to Davey Street which can be used and experienced by all. This open space will protect the visibility of the existing sign on the adjacent wall. A future café spilling into this area with tree planting will enhance and emphasise this corner making it a warm, inviting space to visit.

The design response at the lower levels has intentionally been designed at the street level to activate Davey Street through a mix of land uses, but also echoes a civic style that ties the neighbouring property to the north and its proximity to Ballarat CBD.

DIAGRAM 10 [FRONT SETBACKS]

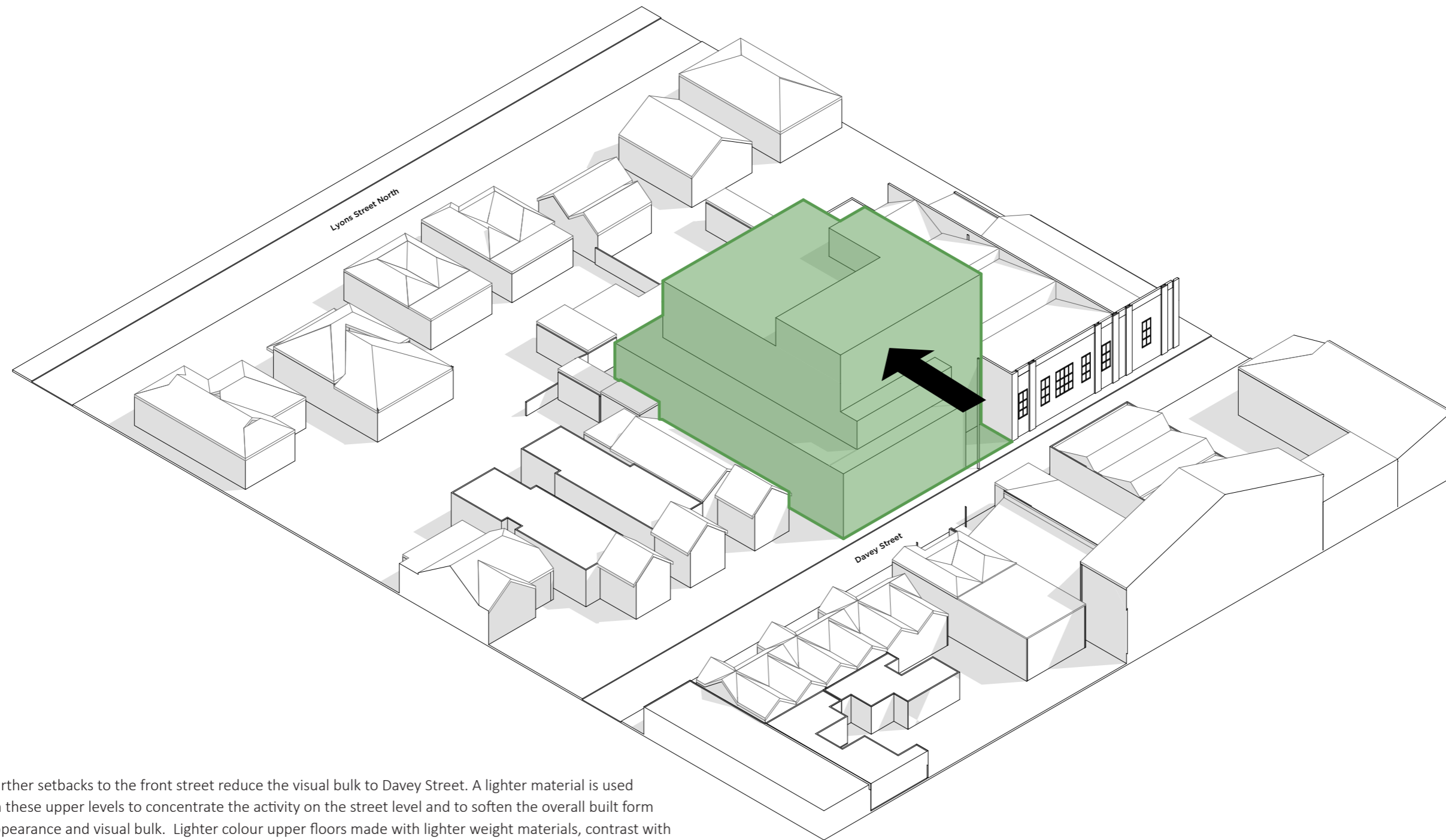
DESIGN RESPONSE



The frontage steps back at the upper levels from Davey Street, opening the street at the higher levels and ensuring the existing pattern of development is maintained particularly showcasing and celebrating the contribution of the heritage building at 13 Davey Street by responding to the existing brick parapet. Recycled brick is used at the lower storeys to further celebrate the industrial character of Davey Street.

DIAGRAM 11 [FRONT SETBACKS]

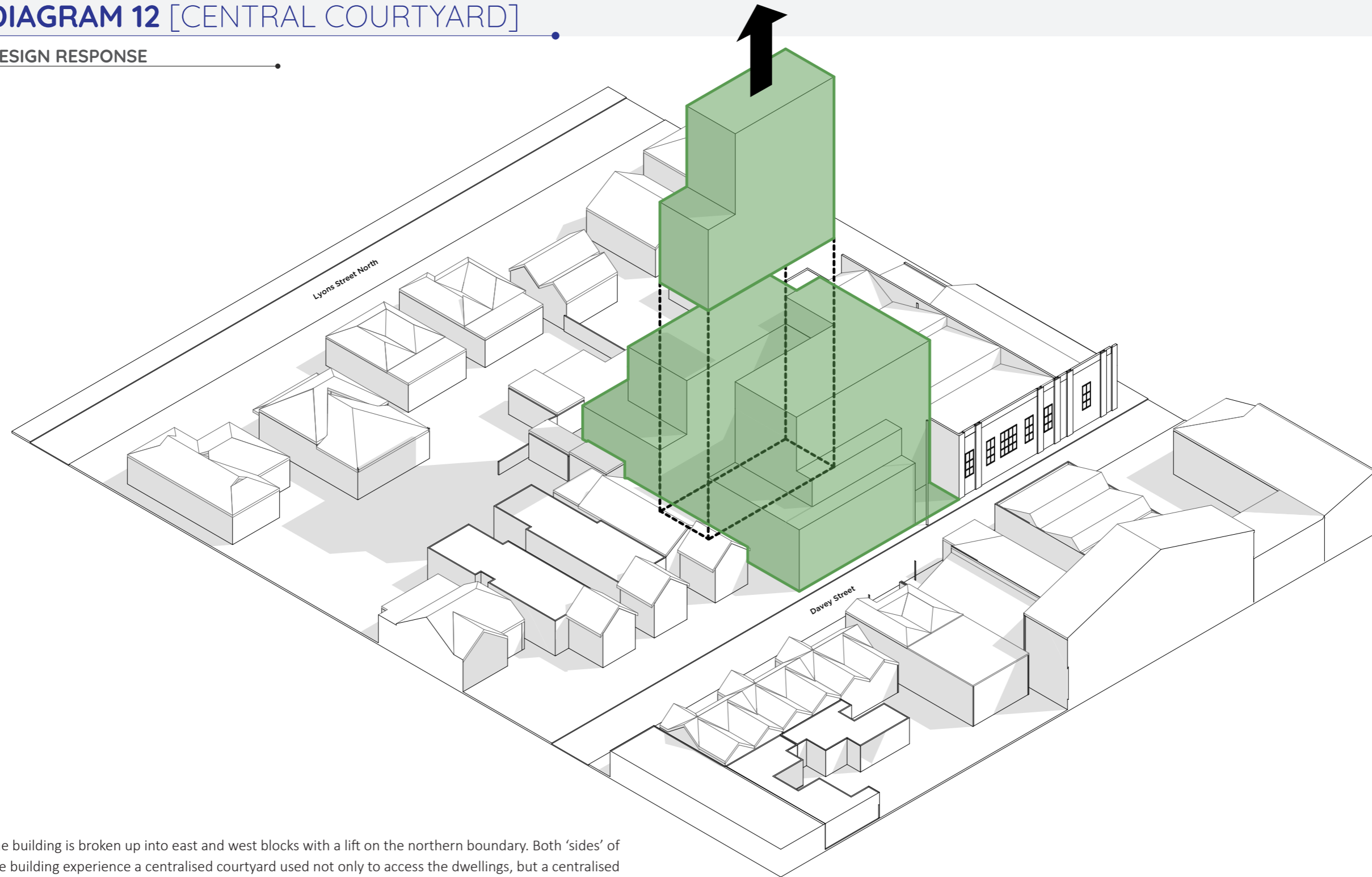
DESIGN RESPONSE



Further setbacks to the front street reduce the visual bulk to Davey Street. A lighter material is used on these upper levels to concentrate the activity on the street level and to soften the overall built form appearance and visual bulk. Lighter colour upper floors made with lighter weight materials, contrast with the brick and the apartment balustrades tie the two aspects of the building together whilst reducing the overall bulk.

DIAGRAM 12 [CENTRAL COURTYARD]

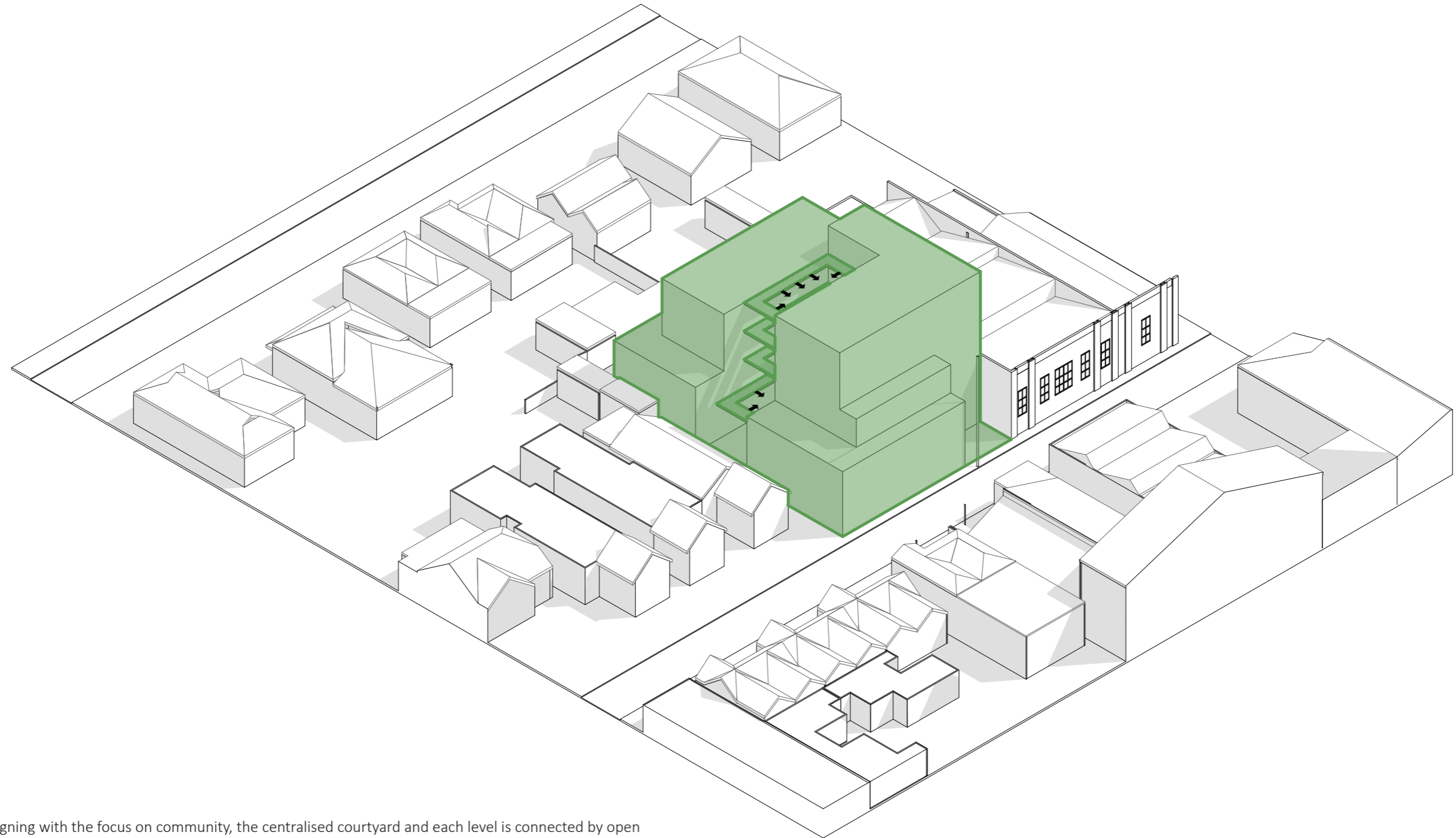
DESIGN RESPONSE



The building is broken up into east and west blocks with a lift on the northern boundary. Both 'sides' of the building experience a centralised courtyard used not only to access the dwellings, but a centralised communal area where residents can meet and recreate within the heart of the building. The courtyard also provides ventilation through the building and another positive aspect for the dwellings.

DIAGRAM 13 [WALKWAYS]

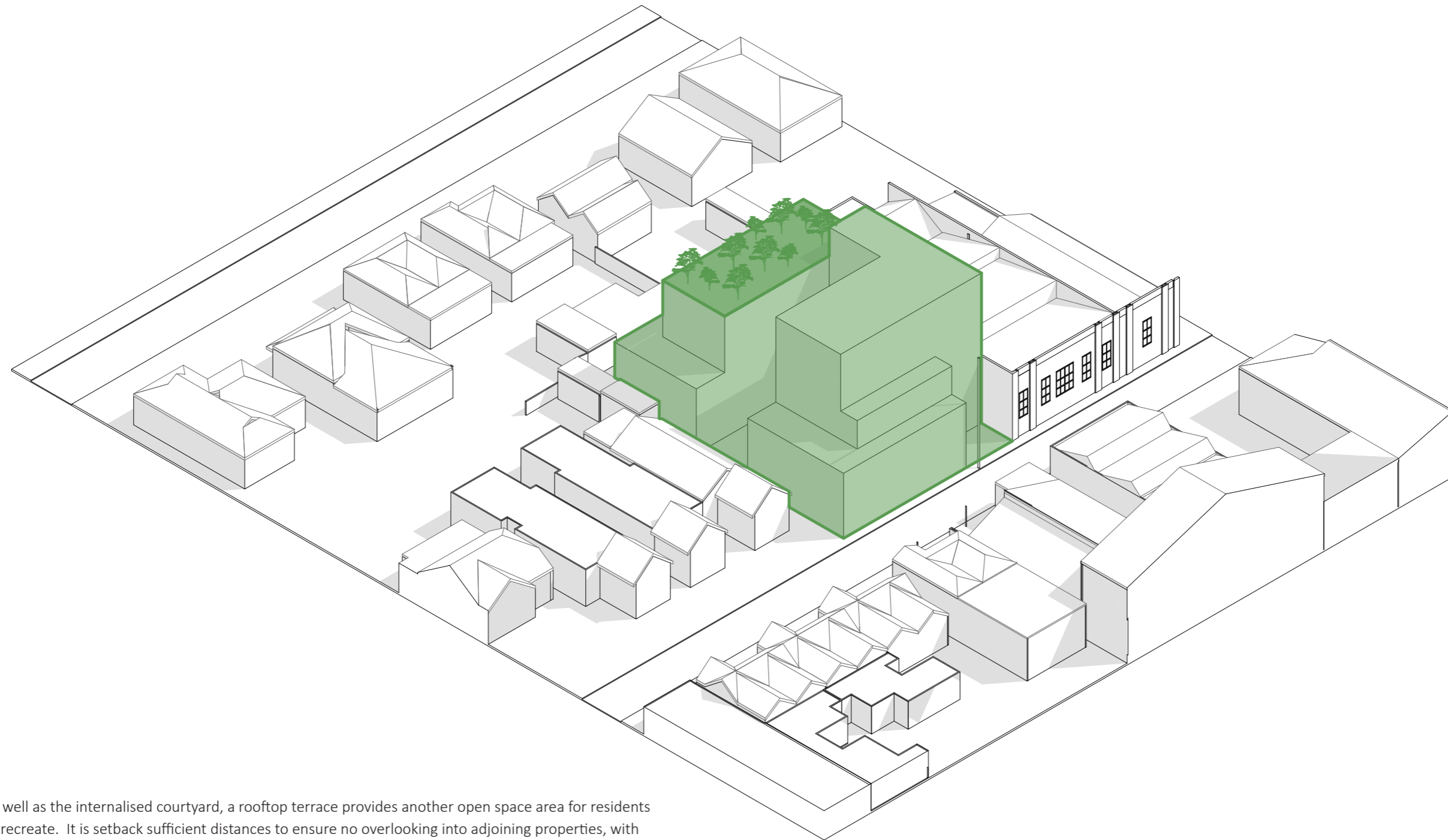
DESIGN RESPONSE



Aligning with the focus on community, the centralised courtyard and each level is connected by open walkways that maintain a connection to the lower courtyard and bring the green, natural feeling throughout the building.

DIAGRAM 14 [COMMUNAL ROOFTOP]

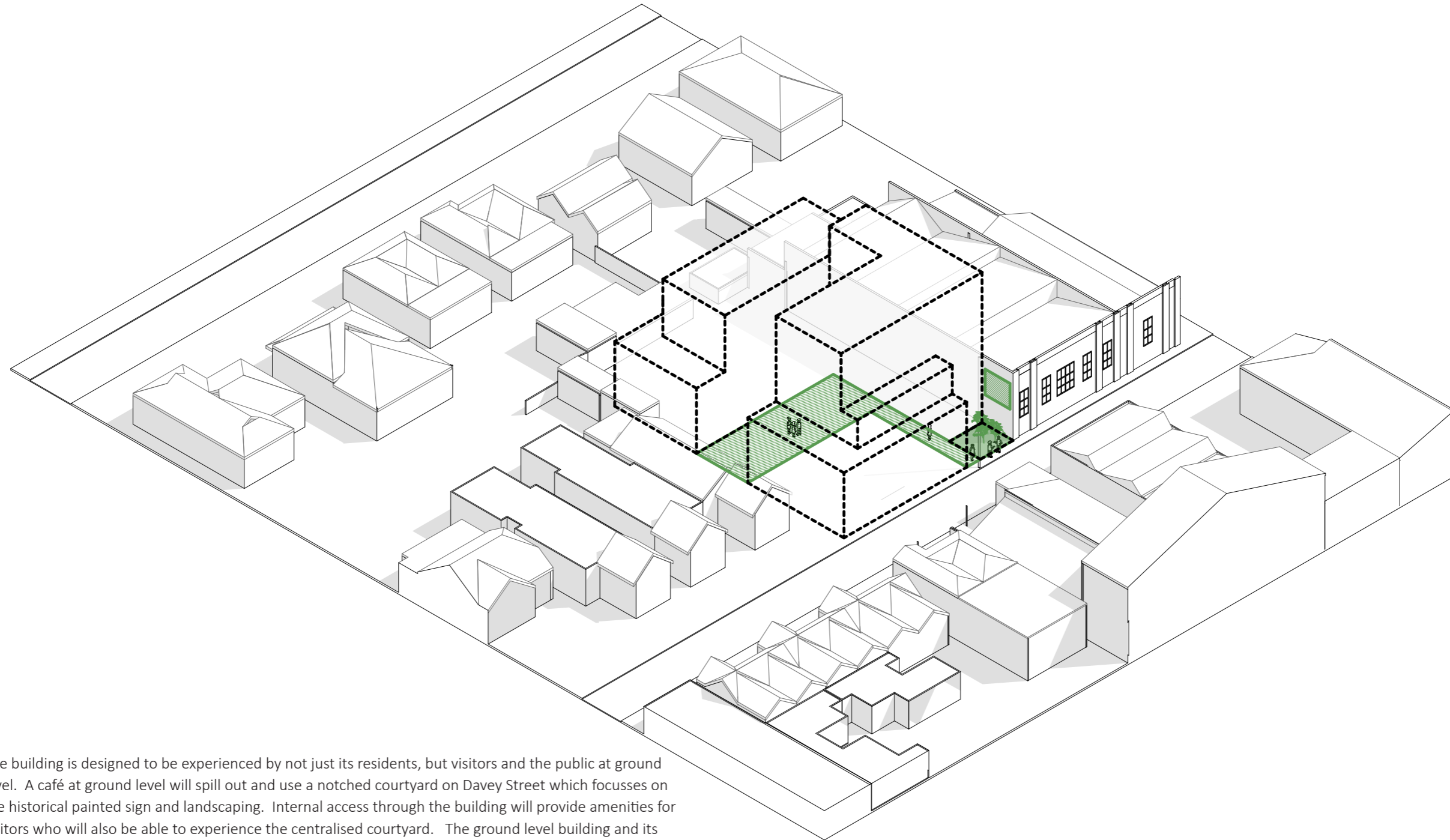
DESIGN RESPONSE



As well as the internalised courtyard, a rooftop terrace provides another open space area for residents to recreate. It is setback sufficient distances to ensure no overlooking into adjoining properties, with balustrades for safety. The rooftop will contain productive gardens and communal laundry, barbeque facilities and relaxation areas. Important areas will have coverings to be protected from weather.

DIAGRAM 15 [PEDESTRIAN ACCESS]

DESIGN RESPONSE



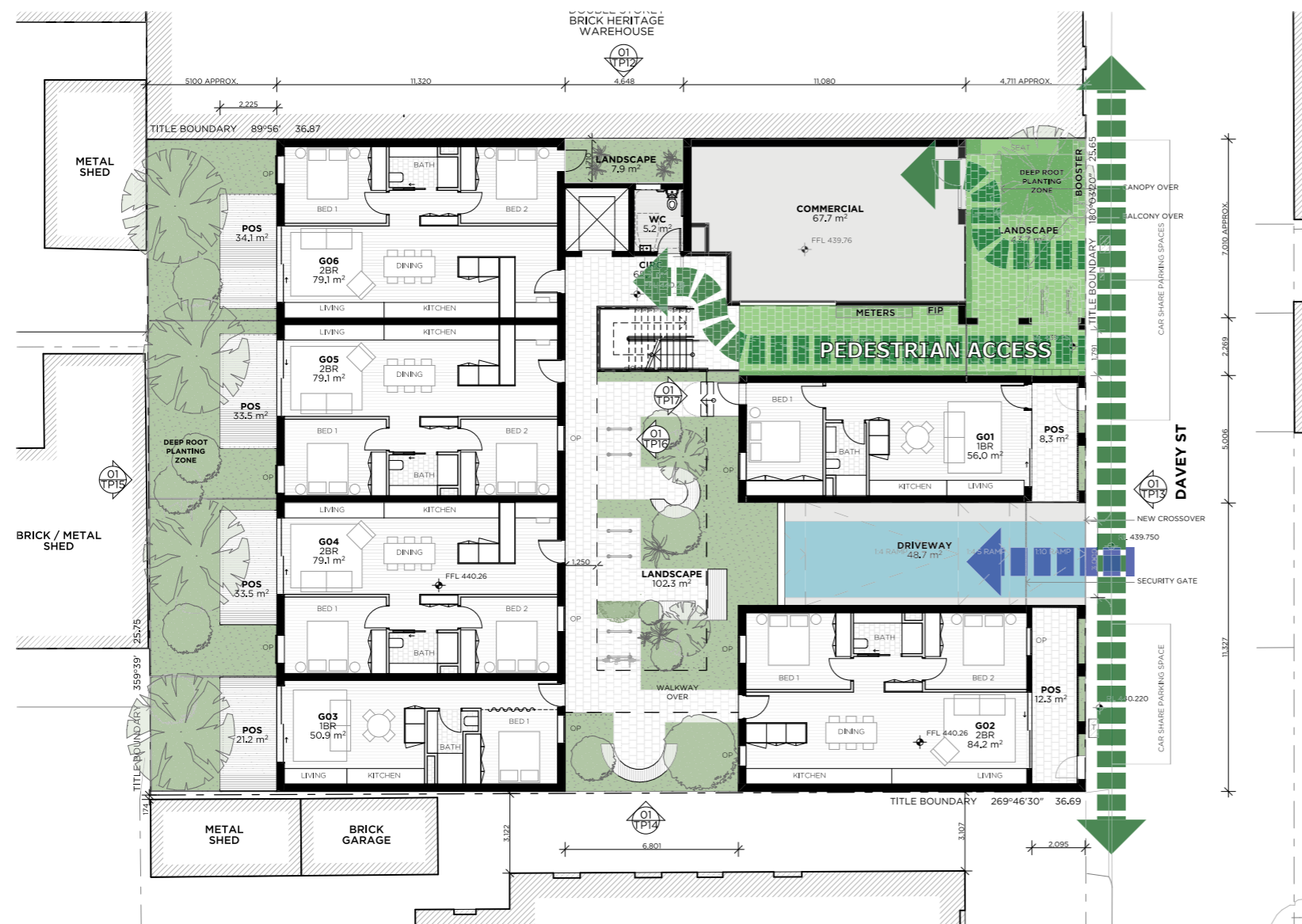
The building is designed to be experienced by not just its residents, but visitors and the public at ground level. A café at ground level will spill out and use a notched courtyard on Davey Street which focusses on the historical painted sign and landscaping. Internal access through the building will provide amenities for visitors who will also be able to experience the centralised courtyard. The ground level building and its frontage to Davey Street therefore is intended to support pedestrian activity and informal meeting places, opening up to Davey Street, where currently it lacks contribution to the public interface and experience.

VEHICULAR ACCESS

DESIGN RESPONSE

Vehicular

A basement car park is provided to support residents parking and bicycle storage. The basement will be accessed via constructed formalised cross-over from Davey Street to a ramp. The width of the access is minimised to focus on the pedestrian experience and entrances. A footpath will be constructed along the frontage where there presently is not one. Formalised kerb and channel will be constructed and provide for on-street car parking to shared car services that will service the local area.

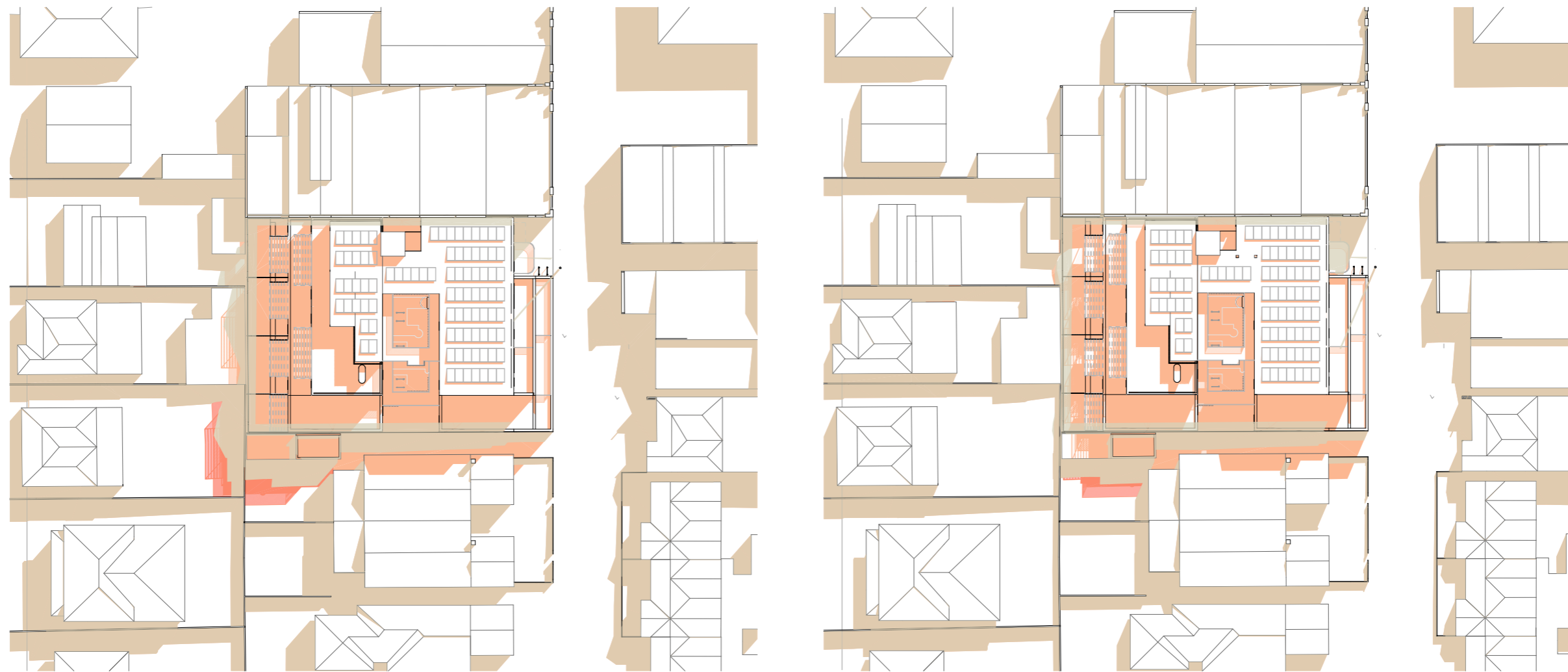


9.0 SHADOW ANALYSIS

DESIGN RESPONSE

LEGEND

- EXISTING SHADOWS
- PROPOSED SHADOWS
- ADDITIONAL SHADOW TO NEIGHBOURING PRIVATE OPEN SPACE



1 10am Shadow Studies
1:500

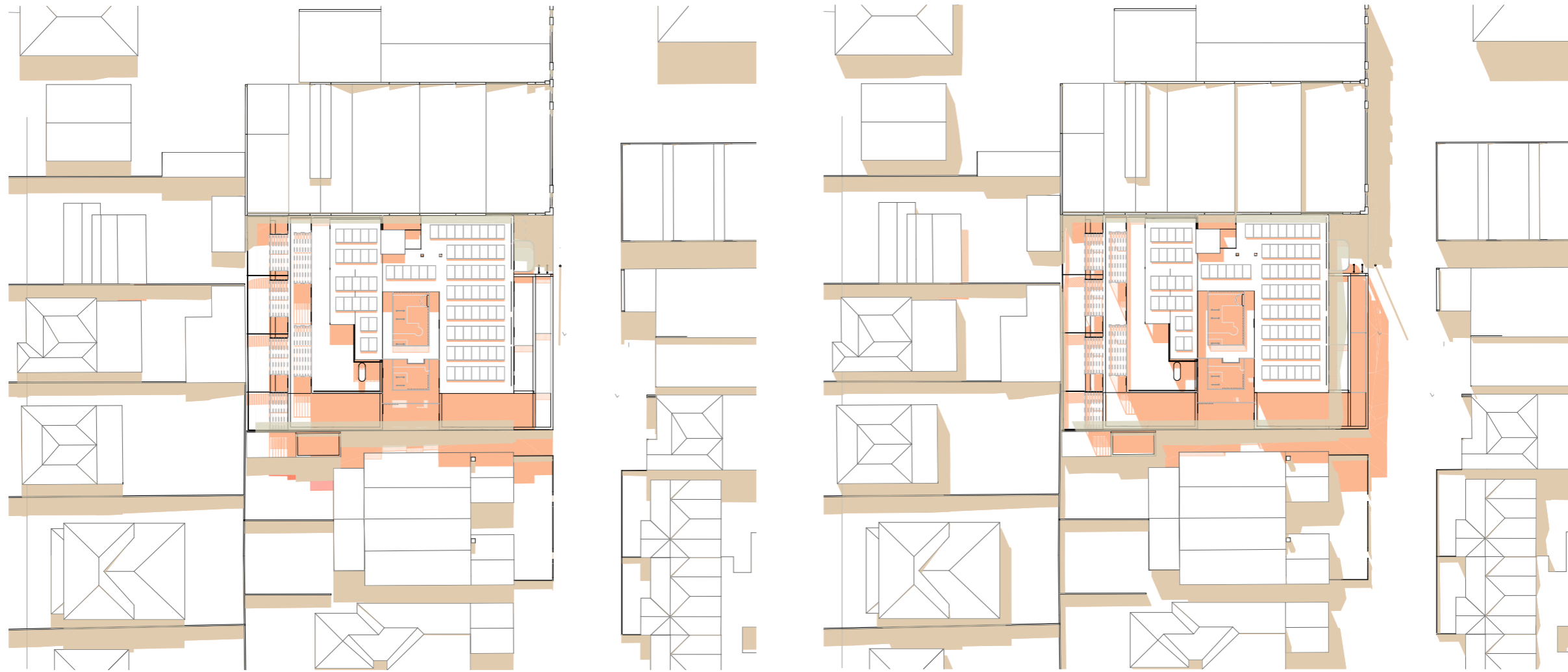
2 11am Shadow Studies
1:500

9.0 SHADOW ANALYSIS

DESIGN RESPONSE

LEGEND

- EXISTING SHADOWS
- PROPOSED SHADOWS
- ADDITIONAL SHADOW TO NEIGHBOURING PRIVATE OPEN SPACE



1 12pm Shadow Studies
1:500

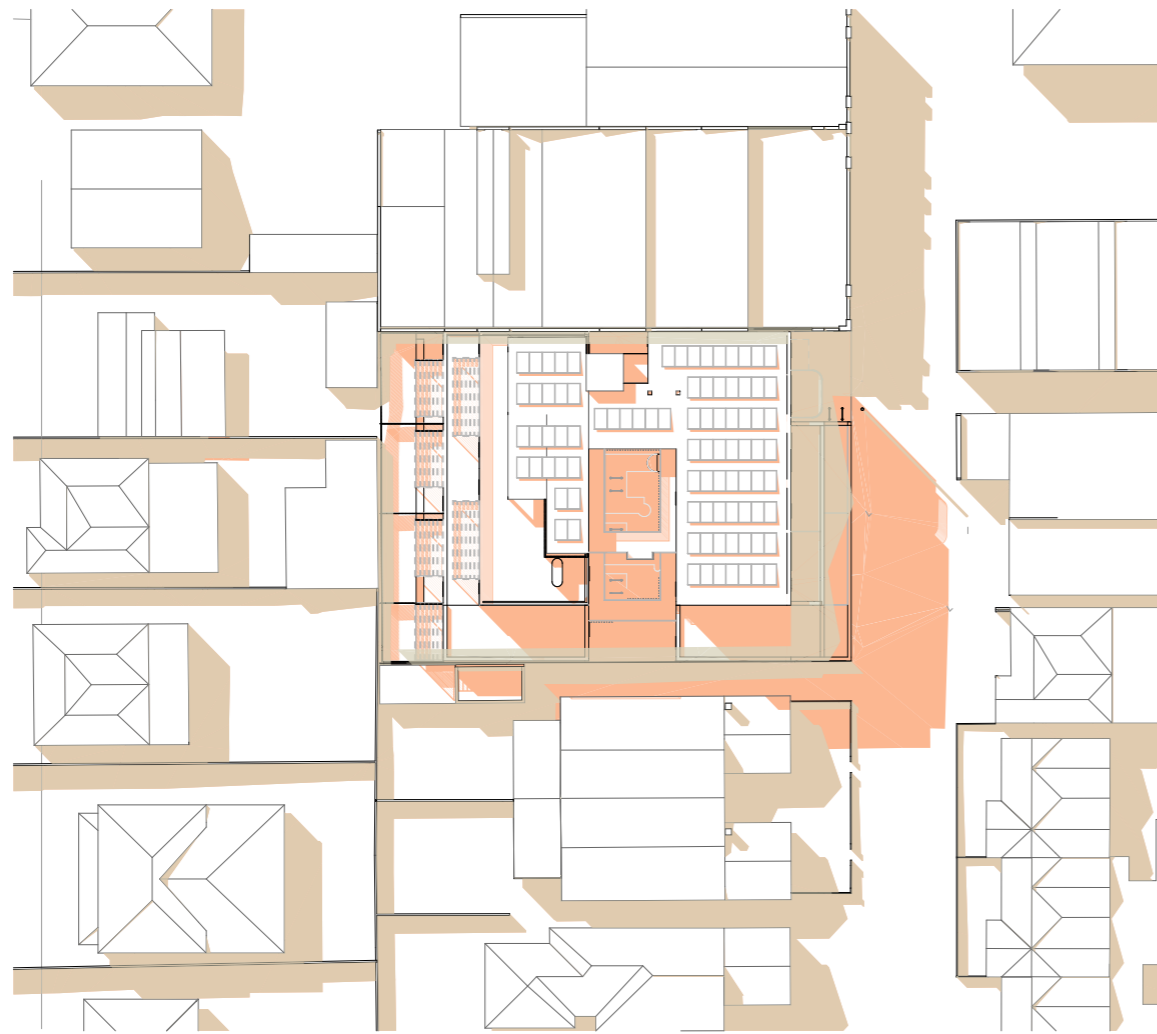
2 1pm Shadow Studies
1:500

9.0 SHADOW ANALYSIS

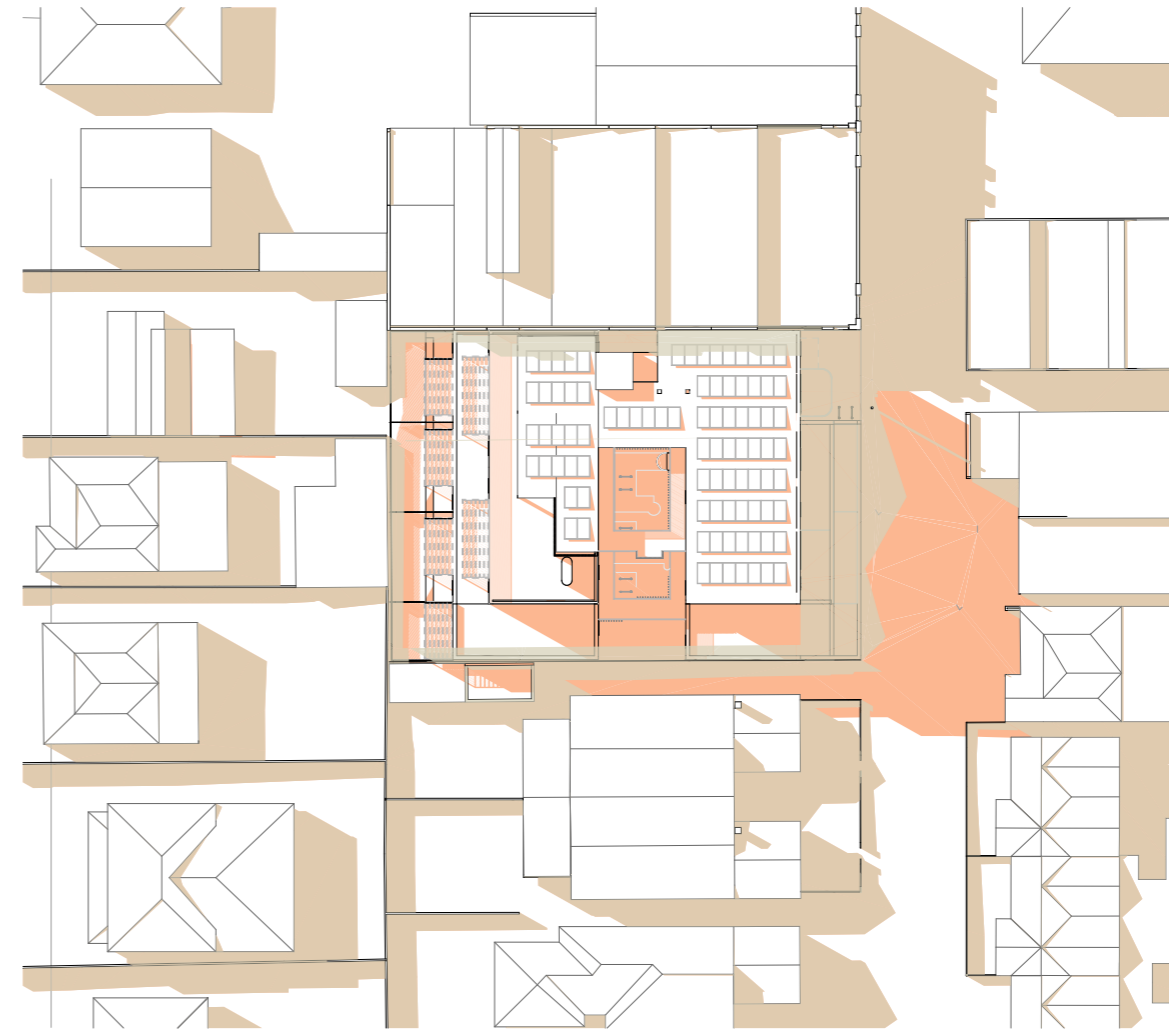
DESIGN RESPONSE

LEGEND

- EXISTING SHADOWS
- PROPOSED SHADOWS
- ADDITIONAL SHADOW TO NEIGHBOURING PRIVATE OPEN SPACE



1 2pm Shadow Studies
1:500



2 3pm Shadow Studies
1:500

10.0 FLOORPLAN SUMMARY RESPONSES

DESIGN RESPONSE

The following pages provide some additional commentary on select floorplans to assist in interpreting the architectural design of 11 Davey Street. For more in-depth detail about the design refer to the full set of architectural drawings.

BASEMENT

DESIGN RESPONSE

NOTES

1. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ASSOCIATED CONSULTANT REPORTS
2. LIVING AREAS TO EACH APARTMENT HAVE EXTERNAL SLIDING DOORS WHICH CAN BE OPENED AS REQUIRED TO MAXIMISE CROSS VENTILATION
3. CEILING FANS TO BE PROVIDED TO ALL LIVING AREAS AND BEDROOMS

OP OPERABLE WINDOW
VTI VEGETATED TRELLIS

