

MS WELLBEING CENTRE LIDCOMBE NSW

MULTIPLE SCLEROSIS LIMITED (MSL)

KICK OFF BRIEFING PRESENTATION

Tuesday 14th September 2021

Project Brief:

- Replace the existing MS Centre with a purpose-built facility for the Lidcombe MS Wellbeing Centre inspired for people with Multiple Sclerosis, their families and friends and those professional and support teams dedicated to providing targeted diagnosis, treatments and research.
- Maximise opportunity for the Lidcombe MS Wellbeing Centre to reach out to the broader community and other suitable community organisations.



- Lidcombe MS Wellbeing Centre proposal has been prepared in compliance with Cumberland Council LEP and DCP controls.
- The design aims include:
 - To provide a non-institutionalised care experience of receiving therapy and support for those living with MS.
 - To create a collaborative and inclusive environment focused on addressing physical, emotional, cognitive and rehabilitation needs of those living with MS in a comfortable client and family-friendly environment.
 - To provide a facility that creates a sense of belonging and common sense of purpose for those who are living with MS, their families and friends.



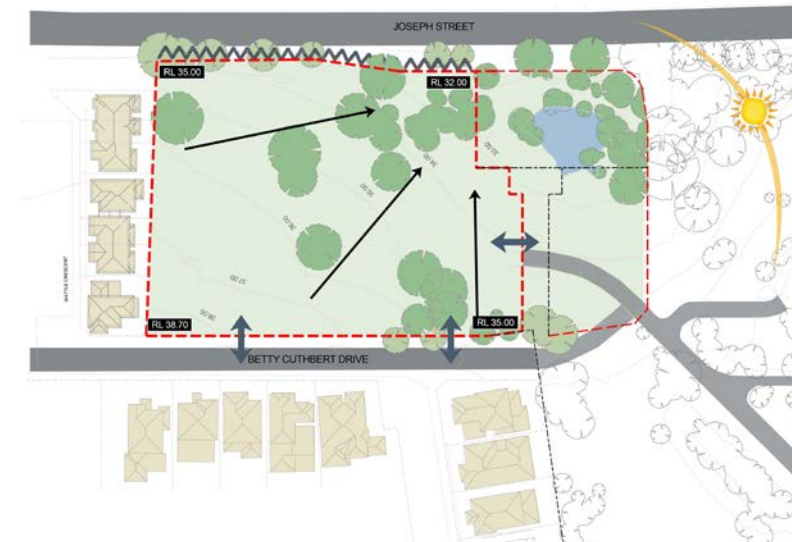


Context

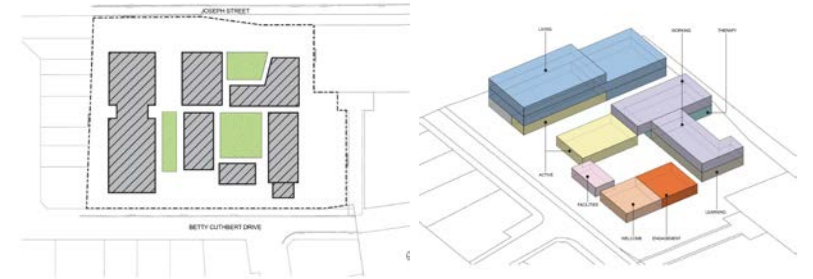
- The site is located in a predominantly low density residential area characterised by single lot, duplex and triplex two storey dwellings interspersed with recreational open space.
- The site is located within 2 km walking distance (25 mins) of the Lidcombe rail station and 1.5 km (15 mins) walking distance to Berala Station.
- Bus stops located on Joseph Street approximately 150 m from the site travelling towards the south, and 450 m travelling towards the north.

Site

- Moderate fall across the site from the south-eastern corner towards the north-western corner of the site.
- Existing mature trees remanent species of the Turpentine-Ironbark Forest located on the site prior to the early 1900's.
- Existing stormwater detention basin located north-west of the site.
- Existing pedestrian footpath along Joseph Street.



MS Lidcombe Site Analysis



- A pavilion building massing adopted to:
 - Provide a building scale and massing to complement the urban character of the adjacent residential neighbourhood.
 - To integrate internal building functions with flexible outdoor social and relaxation spaces.
 - To provide good natural light, ventilation and views of landscape.
- Vehicle and pedestrian entry via Betty Cuthbert Drive.
- All visitor spaces to be located on ground level with universal access.
- Plan adopts the design principles of:
 - Integration
 - Connectivity
 - Legibility
 - Amenity
 - Safety

04 ELEVATIONS



View from the north-west from Joseph Street



Western elevation from Joseph Street



View from the north-east from Betty Cuthbert Drive



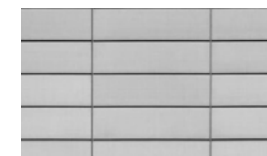
Northern elevation from future cul-de-sac



Dark grey blockwork



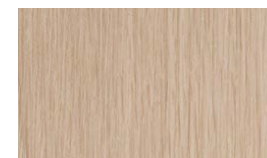
Precast concrete column



Grey terracotta cladding panels



Dark grey folded perforated metal



Timber look metal sheet



Brass coloured mesh

- Materials proposed will be high quality, robust and timeless with integral colours and finishes.
- Materials will have low reflectivity or gloss.
- Contrasting materials and colours are to be used to assist in the articulation of building elements.
- Aluminium frame windows doors and trim elements with powder-coated finish and dark charcoal colour.
- Base building colours are to be in earthy, neutral tones with minimal colour intensity (or hue).

05 STREET VIEWS



View west along Ironbark Crescent



View north along Betty Cuthbert Drive



View east from Joseph Street

TRAFFIC

Prepared by Traffic & Transport Planning Associates

- The MS Lidcombe Wellbeing Centre will result in minor additional traffic generation that does not coincide with the road network peak periods and will not present any unsatisfactory traffic implications.
- The proposed parking provision will be adequate and appropriate for the Centre's needs.
- The proposed vehicle access arrangements will be acceptable and the design compliant with the AS2890 design criteria

CONTAMINATION

Prepared by JKEnvironments

- The preliminary site investigation has not identified any contamination that warrants remediation at this stage.
- A detailed site investigation is required prior to commencement of work to better characterise the potential occurrence of asbestos on fill and risks associated with the areas of environmental concern AEC.

ACOUSTIC

Prepared by Rodney Stevens Acoustics

- The noise impact assessment has assessed the noise generation and intrusion of the site and compared it with the noise criteria required by in Cumberland Council and other relevant standards.
- A noise survey has been conducted and the processed data has been used to determine traffic noise from Joseph Street at the project site.
- Based on the noise impact study conducted, the proposed development is assessed to comply with the SEPP (Infrastructure) 2007 noise criteria with recommendations from this report.
- Noise emissions criteria for mechanical plant have not been established at this stage, a future noise survey may be required once the mechanical plan schedules are available.
- Based on the speech privacy and reverberation time study conducted, the proposed spaces and rooms have the potential to provide its occupants with a good level of speech privacy between sensitive rooms while maintaining a good level of intelligibility if the recommendation in this report are implemented.

ARBORIST

Prepared by Earthscape Horticultural Services

- The proposed development will necessitate the removal of twenty-one (21) trees, including nineteen of greater than 10 metres in height and two (2) of between 4 and 9 metres in height.
- Replacement Planting is compliant with Part G7 of the Draft CDCP Guidelines for replacement planting with new trees to be undertaken in appropriate locations within the site to compensate for loss of amenity.
- Replacement trees should preferably include some locally indigenous species. These will be most appropriate to the site conditions and be most valuable in terms of preserving the landscape character and wildlife habitat of the area.
- The landscape architect has worked collaboratively with the arborist to select species which are appropriate to the site conditions and could be considered for replacement planting.

FLORA & FAUNA

Prepared by Cumberland Ecology

- An assessment was undertaken to examine the impacts of the project on
- the biodiversity values of the subject site.
- The project did not trigger the Biodiversity Offset Scheme under the BC Act and therefore this assessment has been prepared to document the findings of an ecological investigation undertaken within the subject site.
- The ecological investigation undertaken for this assessment indicates that threatened species issues are manageable and not significant.

CIVIL

Prepared by Tonkin

- The stormwater drainage system within the site has been designed to provide both major and minor systems, as detailed in Australian Rainfall and Runoff.
- The modelling approach is consistent with Council's guidelines and Australian Rainfall and Runoff guidelines.
- Proposed storm water design consists of the use of a vegetated swail and modification to the existing detention basin.

ACCESS

Prepared by AED Group

- Concluded that proposed design achieves the compliance status with the relevant accessibility related Deemed-to-Satisfy (DtS) requirements of the Building Code of Australia (BCA) 2019 (Amendment 1).
- The outcome of the report highlights that the current design contains some non-compliances with the DtS provisions of the BCA, however, such can be readily resolved by minor design changes or BCA Performance Solution(s), as nominated at Part 2.0 of this report.
- Subject to the resolutions contained within this report, the current design is capable of complying with the accessibility provisions of the BCA.

BCA

Prepared by AED Group

- The primary purpose of this report was to identify the non-compliance matters contained in the proposed design philosophy against the current Deemed-to-Satisfy (DTS) Provisions of the BCA and to provide compliance recommendations to overcome the DTS non-compliances.
- This report provided a BCA assessment table in Section 3.0 that summarises the identified non-compliance matters and offers specific recommendations that are also outlined in the Executive Summary.
- Further, if compliance with the deemed-to-satisfy provisions is not achievable or desirable, Alternative Solutions could be further developed and verified by an appropriately qualified BCA Consultant or Fire Safety Engineer.

May 2020

- Property and Development NSW (PDNSW) undertakes sitewide Community Consultation inclusive of proposed MS site.
- A fact sheet was distributed to 250 neighbouring properties that discussed the sitewide precinct (by PDNSW).
- Two online information sessions were held, 12 people registered and 8 attended.
- Positive response from community regarding the new location of MS site and upgrade of facilities.

August 2021

- MS undertakes Community Consultation of proposed MS Wellbeing Centre.
- A Community Newsletter was distributed to approximately 1050 properties (mix of residential, commercial) surrounding the site discussing details of the MS Wellbeing Centre and greater sitewide precinct (by PDNSW).
- Positive response from community regarding the proposed MS Wellbeing Centre.