

MATTHEW PULLINGER ARCHITECT

4 Phillips Street
ALEXANDRIA
NSW 2015
AUSTRALIA

M +61 413 990052

matthew@pullinger.com.au

16 February 2022

Mr Nick Winberg,
Director

Centurion Project Management
L25, 88 Phillip Street
SYDNEY NSW 2000

nick.winberg@centuriongroup.com.au

Dear Nick,

SummitCare Randwick - Independent Urban Design Peer Review - Addendum

01 Background and Purpose

SummitCare controls land at 11-19 Frenchmans Road, Randwick. The site is comprised of three existing lots, 11-15, 17 and 19 Frenchmans Road.

The combined site area is approximately 2,710 square metres and has a frontage to Frenchmans Road of approximately 76m.

It is proposed to consolidate the three lots into one single site, demolish all existing structures and develop the land for a 'vertical village' as defined under Clause 45 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (SEPP Seniors)

Additional to its primary frontage along Frenchmans Road, the site benefits from a secondary frontage to McLennan Avenue. The nearby low-scale dwellings situated at 12, 23 and 25 McLennan Avenue are mapped as heritage items within the RLEP. These three dwellings present as detached Californian bungalows, and 23 and 25 McLennan Avenue share a side and/or rear boundary with the subject site.

This independent peer review seeks to supplement an earlier review of the proposed development, dated 14 October 2020. This review now addresses a number of further design refinements, which have been introduced in response to feedback received at a recent meeting of the Sydney Eastern City Planning Panel (SECPP) on 2 December 2021. At its meeting, the SECPP deferred determination of the development application in order to allow Randwick City Council and SummitCare's consultant team to resolve a series of residual design and siting concerns.

Also of relevance at this point in the development assessment process is that the SEPP Seniors has recently been repealed and replaced by State Environmental Planning Policy (Housing) 2021 (SEPP Housing).

A series of savings and transition provisions apply to the subject development application, which was lodged but not determined at the time Seniors Housing SEPP was repealed. These savings provisions have the effect of ensuring that clause 31 of the SEPP Seniors remains applicable to the amended development application.

The particulars of clause 31 are as follows:

'In determining a development application made pursuant to this Chapter to carry out development for the purpose of in-fill self-care housing, a consent authority must take into consideration...the provisions of the Seniors Living Policy: Urban Design Guideline for Infill Development published by the Department of Infrastructure, Planning and Natural Resources in March 2004.'

Additionally, the new SEPP Housing, at clause 97 states:

'In determining a development application for development for the purposes of in-fill self-care housing, a consent authority must consider the Seniors Living Policy: Urban Design Guideline for Infill Development, March 2004, published on the Department's website.'

In either event, the earlier independent urban design peer review prepared by this author on 14 October 2020 addressed this policy, and remains relevant to both clause 31 of the former SEPP Seniors, and clause 97 of the new SEPP Housing.

02 Report Authorship

This independent peer review has been prepared by Matthew Pullinger Architect. Matthew is an award-winning architect and urban designer whose interest and experience lies in the design of the city and urban centres, commercial office buildings, urban transport systems, recreational and cultural precincts and also in the design of mixed use residential projects.

Matthew has worked on strategic projects at all scales and in public policy supporting good design in the built environment.

Matthew is a Past President of the Australian Institute of Architects (NSW), an inaugural member of the NSW State Design Review Panel formed in April 2018 and has recently been appointed as an Acting Commissioner of the Land and Environment Court of NSW.

03 Report Structure and Methodology

This supplementary review has been structured to reflect two key building frontages and related design issues emerging from the SECPP December meeting and subsequent engagement with officers of Randwick City Council.

The two key design issues are:

- _ The form, scale, siting and architectural expression of the McLennan Avenue building.
- _ Refinements to the architectural expression of the Frenchmans Road building.

The author of this report was re-engaged on 3 February 2022 and received a detailed briefing from the architect of the proposal on 4 February 2022. Evolving design refinements were shared by email over the subsequent week.

In dialogue with the SummitCare project team, the author has been able to influence the design refinements made to the proposal, which now result in an improved contextual response.

This report is to be read in conjunction with the project architects' revised Design Statement, site analysis and drawings prepared for the purposes of amending the development application, generally dated 14 February 2022.

04 McLennan Avenue Building

The character of McLennan Avenue has been carefully studied and can be summarised as follows:

- _ A residential street with reasonable consistency evident within the scale and form of its residential buildings.
- _ This street is lined with houses of primarily one- and two-storeys, and typically in the Californian bungalow style.
- _ The street has a relatively narrow width and a 'dead end' configuration resulting in a more intimate and local character distinctly different to that of Frenchmans Road.

The most recent design refinements to the McLennan Avenue building seek to ensure an appropriate contextual relationship is achieved. A series of amendments have been made to improve this relationship as follows:

- _ An increased 3m side setback to the western neighbour (at 29 McLennan Avenue).
- _ An increased 4.2m side setback to the eastern neighbour (25 McLennan Avenue), which is a listed heritage item.
- _ A street setback matching the immediate neighbour at 25 McLennan Avenue
- _ Adoption of a simple rectilinear form, which represents the smallest possible built form response to McLennan Avenue.
- _ Use of face brick and painted render in a horizontal composition - base, middle and top - reflecting the familiar Californian bungalow of McLennan Avenue.
- _ Well-proportioned fenestration to McLennan Avenue, which is domestic in character and reflects the internal planning of the seniors bedroom units.
- _ Secondary, relieving fenestration to the side elevations, configured as highlight windows.
- _ An open steel palisade fence with masonry plinth, which is domestic in character and continues the pattern of front fences along McLennan Avenue.
- _ Retention of a significant existing street tree adjacent to the site.
- _ A strong landscape design solution, again with a domestic character to sit comfortably within the residential streetscape, including the introduction of a green roof with trailing plants to soften the architectural form, improve its environmental performance and assist in siting the proposal within the existing landscape character of McLennan Avenue.

05 Frenchmans Road Building

The character of Frenchmans Road - a local 'high street' - follows its gently undulating topography, with the site situated at an identifiable local high point. This natural elevation affords the site some prominence within the area. Additionally, the character of this street can be summarised as follows:

- _ An area undergoing transition, underscored by its current R3 Medium Density Residential zoning
- _ The northern side of Frenchmans Road comprises a mix of lower-scale detached single- and two-storey bungalows, a pair of two-storey attached Victorian-era terrace houses, and a larger detached two-storey Victorian-era manor house.
- _ These traditional low-scale residential forms sit alongside a number of more recent two-, three- and four-storey residential apartment buildings more reflective of the current development standards for building height and floor space ratio.
- _ Further to the east, at the intersection of Frenchmans Road with Clovelly Road, lies an existing service station, which in turn signals the nearby presence of a local retail centre including local shops and services.
- _ A number of large mature eucalypt street trees provide a strong landscape character.

The proposal retains the positive benefits of good site planning, generally adopting the footprint of the existing aged care facility. Hence, it remains consistent with the existing site character. Two existing mature trees, which are significant to the establishment of local character, have been retained and incorporated into the site planning. The design proposal also allows for additional large canopy trees in deep soil to strengthen this aspect of the local character.

Additionally, the proposed architectural treatment to Frenchmans Road comprises a series of modulated forms, which serve to present to the primary streetscape as a series of smaller, united elements, with the objective of breaking down the scale of this primary elevation.

The most recent design refinements to the Frenchmans Road building are relatively minor in nature and seek to refine the detailed composition and architectural expression of its eastern end. These design changes include:

- _ The amendment of the overall composition to break down its eastern, four-storey scale into a three-storey base with a recessive upper level.
- _ As a result, no architectural element in the final composition is able to be read as an unrelieved four-storeys from any vantage point.
- _ The side setback to the eastern neighbouring dwellings has been increased at the upper level to present as a three-storey form, which transitions appropriately to these adjacent pair of terraces houses.
- _ The refinement of the material palette to include face brick, natural stone and elements of painted render, which are all materials familiar to the character of the local area.

06 Conclusion

In its revised form, it is the author's view that the amended design proposal resolves the residual design concerns voiced by the SECPP and Randwick City Council officers, and is capable of making a positive contribution to the neighbourhood character of the site.

Additionally, the author's earlier independent urban design review dated 14 October 2020 remains relevant and fulfils the requirements of both clause 31 of SEPP Seniors (now repealed), and clause 97 of SEPP Housing.

Please feel free to contact the author on 0413 990 052 should you wish to discuss any issue raised in this report.

Regards,

A handwritten signature in black ink that reads "Matthew". The signature is stylized with a large, bold 'M' and a long, sweeping tail that extends to the right.

Matthew Pullinger LFRAIA
Registered Architect: 6226