

Appendix D

Report and Recommendations of the Design Review Forum Panel

Sutherland Shire Council: Thursday, 15th June 2023

Panel Members: John Dimopoulos (Chair), Peter Hill (Panel) and Linda Gosling (Panel)

Council Staff: Evan Phillips (ROFF) and Amanda Treharne (Team Leader)

Applicant Team: Richard Seaward (Planner) and Kieran Corcoran (Architect), Jacob Barsoum & Andrew Boustred - Developers

DA No: DA23/0196

Project Address: 39 Willarong Road & 31 Koonya Circuit, Caringbah

Proposal: Demolition of existing structures and construction of a medical and child care centre

PREAMBLE

A proposal for the site has not previously been reviewed by Council or the DRF.

The site was visited by the Panel members prior to the meeting.

Although this type of development is not required to comply with SEPP 65 the proposal has been considered in relation to the Design Quality Principles of the SEPP as being well recognised minimum standards for the attainment of good design. Detailed matters relating to Principle 5 (Landscape) are not covered by the Panel and will be separately reported by Council Officers.

Issues considered relevant to the proposal are noted below.

COMMENTS

The Panel supports quality and well considered design, however, it is clear to the members that for an approval to be granted, several critical design issues would benefit from further thought and development, predicated upon a comprehensive and broader design analysis being undertaken, to meaningfully progress both urban strategies and site-specific issues, as expanded and outlined below:

1. The proposal greatly relies on pedestrian access through the existing car park adjacent for both the ground level Medical Centre and the Childcare Centre on the first floor. Pedestrian access from the street is poor for the Medical Centre, and non-existent for the Childcare Centre. The Panel does not support this arrangement. Both proposed functions require pedestrian entries from the street that are comfortable, safe, attractive, and accessible to all users especially for prams and the elderly. Reliance on access via the Super Centre carpark only is unsafe, is not supported and therefore, the proposal needs to be re-planned to provide access from the street.
2. The Application needs to clearly show the extent of works, including the reliance on car spaces, to the multi-level carpark adjoining at No. 41-49 Willarong Rd from which it is relying on for vehicular parking to service both facilities. The adjoining owner's formal consent may be required and an amended DA for this adjoining property may be needed – refer to Council.
3. Pedestrian access to the Medical Centre is further problematic in that it is a long, unwelcoming journey from Koonya Circuit, alongside a vehicle aisle, to an entry which is not obvious; consider introducing a direct path to the main entry from Willarong Rd under the existing trees (with careful root mapping if steps are required).
4. Wayfinding for first-time Child-Care users and elderly Medical Centre patrons needs to be well-considered, with the architecture and signage clearly denoting entry on both levels.
5. The 9m setback required by the DCP for Willarong Rd should be complied with, for street consistency, to allow landscaping around the carparking to the street frontage, and to retain the existing trees (see below). Matching the street setback of the long-existing neighbouring open carpark deck is not supported. A 3m street [or less] setback to a building element at the corner with Koonya Circuit could be acceptable, one that is well argued and essentially replicates the stepped form evident at the other end of Koonya Crescent, that steps back and transitions from a zero-corner form to the 9m setback thereafter. This would help in setting up the desired future compliance with the 9m general setback requirement along Willarong Rd.
6. It was discussed with the Panel that the perimeter scheme for the Childcare was not helping in this regard, and to assist with the above setback transition, it was suggested that an L shape Child care building, framing 2 sides of a courtyard that has been shifted to the eastern & southern part of the site, would help achieve this setback goal, reduce visual bulk to Willarong, whilst also encouraging a planting edge at this portion of the upper level to better integrate with the street landscape. A two storey skylit void could still occur besides the relocated childcare outdoor play level, that could also signal the entry to the relocated medical reception below.
7. The landscape plan appropriately shows the two large trees on the No. 39 Willarong Rd street frontage to be retained. However, these trees are not indicated on any other drawings and will not survive the upper storey extent, nor the more than 1m excavation proposed for the Medical

- Centre carpark; the design should therefore be adjusted to retain these trees (such as providing raised planters, setting back the upper storey), and a supporting arborist's report to be submitted.
8. Many spaces are devoid of daylight and outlook, especially the reception area to the medical centre; consider relocating Medical Reception [and possibly the Child Care Piazza] to the eastern frontage or similar so as to have an improved outlook to the landscaped Willarong St frontage.
 9. An outdoor seating area for Medical Centre staff should be considered; also consider swapping Consult Rooms with Staff Room for daylight to the latter space, and consider the careful use of skylights to the Outdoor Play area above. If an architectural statement is to be made of the main skylight [e.g., over the void and staff seating area], it was suggested that this be consistent as a motif with all other skylights [e.g., over the piazza, ateliers etc].
 10. The exclusion of landscaping design to the Child Care Outdoor Play Area is problematic as it is so vital to the functioning and experience of this use; consider submitting a concept landscape design with a more detailed design to be submitted in the CC stage.
 11. The large NNE windows on the Willarong Rd and Kooya Circuit Child Care façades need sunshading for thermal control.
 12. The Panel recommends rainwater harvesting for irrigation, and provision for electric vehicle charging.
 13. The Application has many missing aspects that need to be included to enable further assessment: more accurate context drawings, adjoining owner's consent, arborist report, Stormwater design, Materials and Colours Schedule, Child Care Play area landscaping, Child Care storage, gutters and downpipes, structural columns, security management for Child Care, waste management during operation (including bin areas), kitchen layout, air conditioning plant, vehicle loading area etc.

RECOMMENDATIONS

While we support the mix of functions proposed, the Panel feels that it still has some fundamental issues in its design resolution and integration. It is suggested that further design development should be undertaken to respond to the issues noted above.

John Dimopoulos
DRF Chair