

# MATTHEW PULLINGER ARCHITECT

4 Phillips Street  
ALEXANDRIA  
NSW 2015  
AUSTRALIA

M +61 413 990052

matthew@pullinger.com.au

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SummitCare Casula  
% Centurion Project Management Pty Ltd  
Level 25, 88 Philip Street  
SYDNEY NSW 2000

Attention: Nick Winberg, Director  
[nick.winberg@centuriongroup.com.au](mailto:nick.winberg@centuriongroup.com.au)

## **Urban Design Statement - SummitCare Casula**

Dear Nick,

This brief Urban Design Statement has been prepared in support of Summitcare's amended development application for a proposed mixed use, seniors living development at Kurrajong Road in Casula.

This statement addresses the cumulative positive benefits derived from a number of recent design amendments made to the proposal, and the extent to which they mitigate design concerns raised by Liverpool City Council officers and the Council's Design Excellence Panel.

In its letter dated 25 August 2020, Liverpool City Council raised a series of eight matters to be addressed in the detailed design of the proposal. This letter also refers to the recommendations of Council's Design Excellence Panel in its meeting of 9 July 2020, where the Panel raised a number of related concerns structured against the nine design principles derived from State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development.

This Urban Design Statement has been structured around the key design matters which have been raised, and then assesses the recently-adopted design amendments and the extent to which they resolve concerns and issues raised during the assessment of the development application.

### **Design Matters Raised**

In its letter, Liverpool City Council sets out eight separate planning and design matters, which are summarised below. A number of these matters are intertwined and, for the purposes of this Urban Design Statement, have been grouped together as follows:

#### *Matters generally relating to siting strategy and built form*

- \_Site Planning - ensuring a positive relationship to topography
- \_Building Height - adopting a maximum of 15m generally and 18m along Kurrajong Road
- \_Bulk and Scale - sensitively responding to the immediate context
- \_Architectural Interface - responding to boundary conditions, improved landscape design

#### *Matters generally relating to detailed architectural design*

- \_Land Uses - limiting the total retail floor area to a maximum of 100 square metres
- \_Permeability - establishing welcoming, legible and intuitive site linkages
- \_Design Excellence - responding positively to Design Excellence Panel comments

*Matters satisfied in the development application as currently lodged*

\_Vehicular Access - constraining Kurrajong Road access to left-in left-out

The Liverpool City Council Design Excellence Panel has in turned raised a number of related matters. These issues are summarised below. Where the Panel's comments indicate an issue has been satisfactorily resolved in the current development application, it has not been repeated here. Outstanding design issues identified by the Panel are summarised as follows:

*Matters generally relating to siting strategy and built form*

\_The termination of Randwick Close to be more welcoming and inviting  
\_The need to anticipate future connection to Daruk Park and toward Casual Mall  
\_Building heights to be consistent with 18m maximum control  
\_Relationship between separate buildings to create cohesive common open spaces  
\_The maintenance of acceptable amenity to neighbouring buildings

*Matters generally relating to detailed architectural design*

\_Definition between publicly accessible and private open spaces  
\_Selection of appropriate planting species generally  
\_Relationship at ground level between the proposal and southern neighbours  
\_Presentation of Building C to Randwick Close to be more physically and visually direct  
\_Facilitate public access from Randwick Close to Daruk Park  
\_Appropriate material selection adjacent to southern neighbouring dwellings

**Amendments to Address Design Matters**

A series of amendments have now been made to the original development proposal to address the concerns outlined above. These amendments seek to improve the proposed built form and its compatibility with the urban and neighbourhood context, enabling it to better sit within the immediate urban environment.

*1. Amended upper-most storey building form - Building A*

The original development application provided resident access to Level 5 of Building A with a large common room and also access to communal outdoor roof space.

In the amended design, access for residents to Level 5 is maintained, but only to communal outdoor roof space, accessed from a compact lift lobby. The upper-most floor has therefore been significantly reduced in its extent and has been set back from the primary building perimeter, north and east, to reduce its apparent scale within the Kurrajong Road streetscape.

The adjusted upper-storey building form results in an amended proposal which is better scaled relative to the heights of existing buildings in the immediate vicinity.

*2. Reconfiguration of address and entry - Building C*

Building C has been reconfigured to improve its presentation and address as it terminates Randwick Close. By relocating the lift core of Building C (with a relatively minor increase in the extent of basement below), the two wings of Building C have been pulled further apart, while the lobby is correspondingly widened it has also been narrowed in its depth.

In concert, these amendments serve to make the termination of Randwick Close present as a more inviting, lightly-glazed entry.

The associated landscape design resolution (discussed later in this statement) further improves the provision of a safe, direct and universally accessible path of travel at the northern extension of Randwick Close and similarly facilitates public access from Randwick Close to Daruk Park

3. *Clarification of ground floor tenancies and proposed use*

The amended design has consolidated each of the five earlier proposed retail tenancies into a larger, single tenancy, which will be allocated to operational and support healthcare uses - rather than for retail uses.

This amendment addresses concerns raised by Liverpool City Council that any Gross Floor Area allocated to retail uses be limited to 100 square metres in total.

4. *Landscape design amendments*

The proposed landscape design has been amended in several areas to address concerns raised by Council and the Design Excellence Panel.

The Northern and Western boundaries have been embellished with a variety of proposed planting species in order to better integrate the site planning into the existing landscape setting and to provide further mitigation of traffic noise and amenity issues created by the M5 corridor and Kurrajong Road.

At the primary driveway connection to Kurrajong Road, the amended design proposal extends the existing network of public footpaths from Kurrajong road into the site and to the primary building address point and internal pathway network.

The amended landscape design establishes an appropriate and safe pedestrian priority, including a new pedestrian crossing, to complete an accessible path of travel from the proposal to the wider neighbourhood. A number of material and visual cues further reinforce the pedestrian priority in this area and serve to reduce vehicle travel speeds.

At the southern interface of the site with Randwick Close, the amended proposal has improved the legibility of publicly accessible pathways into and through the site. A new connection to Daruk Park and tie-in points for potential future embellishments to Daruk Park have been provided.

The interface between ground floor dwellings in Building A and the southern neighbouring dwellings has been clarified in detailed cross-sections indicating that private open space courtyards, and communal walking paths with appropriate landscape treatment abut the site boundary and create a suitable relationship with sensitive southern neighbours and their corresponding private open space.

**Conclusion**

The amended proposal successfully establishes a design response that addresses the concerns raised by Liverpool City Council and the Design Excellence Panel in its review and comment on the original development application.

The amended design is of a scale and built form that sits comfortably within its immediate site and context, with an enhanced relationship to Kurrajong Road and Randwick Close, and the existing buildings and open space network in the immediate vicinity.

Please contact me on 0413 990 052 if you wish to discuss any issues raised in this Urban Design Statement further.

Regards,



Matthew Pullinger FRAIA  
Registered Architect: 6226