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8 June 2021

Mr Nick Winberg,
Director

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Dear Nick,

SummitCare Randwick - Supplementary Independent Urban Design Peer Review

01 Background and Purpose

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

An existing aged care facility operates across two of these lots, at 11-15 and 17 Frenchmans Road, and has been providing aged care services for approximately 50 years. This existing facility provides 98 beds and associated services from three buildings situated on the two lots.

The adjacent site at 19 Frenchmans Road currently comprises a single-storey detached dwelling and has been acquired by SummitCare.

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* (Seniors Housing SEPP)

The same clause of the Seniors Housing SEPP makes provision for bonus floor space equivalent to and additional 0.5:1 Floor Space Ratio (FSR) beyond that permitted by the Randwick Local Environmental Plan (RLEP)

The site is zoned R3 Medium Density Residential within the RLEP and the relevant development standards for FSR and building height are:

_Floor Space Ratio - **0.9:1** (+0.5:1 bonus FSR) - maximum FSR - **1.4:1**
_Maximum Height of Building - **12m**

Additional to its primary frontage along Frenchmans Road, the site benefits from a secondary frontage to McLennan Avenue. The existing 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 supplementary independent peer review should be read in conjunction with the earlier peer review, dated 14 October 2021, and seeks to respond to a series of recent design amendments made to the proposal.

These amendments have been made by the applicant and its architect to meaningfully address concerns raised by Randwick City Council's independent Design Excellence Panel at its meeting of 8 February 2021.

Consequently, this supplementary peer review assesses the merit and effectiveness of various design amendments in addressing concerns raised by the Design Excellence Panel.

The objective is to support the final amended proposal, highlighting design merits demonstrated by the proposal.

02 Design Concerns Raised

In its 8 February 2021 review of the proposal, the Randwick City Council Design Excellence Panel noted a series of improvements evident in the formal development proposal at that time, and raised a series of design issues the Panel felt were important to be addressed.

The formal feedback provided by the Panel has been structured against the 9 Design Quality Principles set out in SEPP 65 and are summarised on that basis below:

Principle 1: Context and Neighbourhood Context

The Panel feedback notes the fundamentally distinct and different urban environments evident along the primary Frenchmans Road frontage and along McLennan Avenue.

The primary differences are evident in the nature of the characteristic building forms and in the levels of traffic on these two different streets.

Although the Panel doesn't make a specific recommendation under this principle, the inference appears to be that the proposal should adopt a more nuanced and varied response to each of its street two frontages.

Principle 2: Scale and Built Form

While the Panel acknowledged some improvement evident in the proposal at that time in its response to the scale of buildings along McLennan Avenue, on balance it remained concerned with the scale and form as described in italics below:

'The set back of the second floor from McLennan Avenue should extend as far as the northern wall of stair 5. The lack of acknowledgement of the 10.5 metre wall height control is partially ameliorated if this setback happens.'

'Complying setbacks should be provided from the eastern and western boundaries, (setbacks include balconies). The purpose of these changes is to acknowledge the lower scale dwellings in McLennan Avenue.'

In response to the Frenchmans Road elevation at that time, the Panel noted the following:

'The Panel feels that this building remains too dominant in the street and needs to be articulated and modified more. The articulation of the building to Frenchmans Road as

submitted is intended to break up the mass of the building. The Panel still feels this has not been successful.'

The Panel also requested any amended drawings make clear the proposed wall heights and maximum height of building.

The Panel also requested the adoption of more prefinished and integral materials evident in the more characterful buildings evident along Frenchmans Road.

Principle 3: Density

Related to the earlier concern raised for the upper levels of the McLennan Avenue frontage, the Panel made the following recommendation:

'Any enclosed area on the third-floor plan should not be built forward of the exit door to the roof terrace near the staff station (keeping this form over the building bulk of the Frenchmans Road building only). The two ILUs should be removed from the position shown on the plans. This area should revert to rooftop landscaped area.'

Principle 4: Sustainability

The Panel listed a series of sustainability measures as key considerations. These include:

- _ Confirming the operability of windows across the project
- _ Confirming the inclusion of operable windows to bathrooms
- _ The inclusion of sun shading and weather protection on windows
- _ The provision of natural light and ventilation to common spaces and circulation areas
- _ On site photovoltaic energy generation and rainwater harvesting

Principle 5: Landscape

The Panel noted and supported the retention of tree T07, and encouraged the landscape architect to respond to the prevailing patterns of vegetation within private lots in the immediate vicinity.

Additionally, the Panel made the following recommendations:

'The Panel would like a clear and open connection between the garden above the driveway ramp (which should be accessible) and the north western garden.'

'The Panel would like the architect to reimagine this area as a glazed link between the Frenchmans Road building and the McLennan Avenue building with landscape either side...to create, ideally, an 1800 wide glazed link with landscape either side.'

Principle 6: Amenity

The Panel recommended the introduction of a design treatment to the open basement ramp to mitigate against vehicle noise and light spill.

Principle 7: Safety

The Panel raised no safety concerns.

Principle 8: Housing Diversity and Social Interaction

The Panel supports the provision of seniors housing on this site.

Principle 9: Aesthetics

Restating earlier concerns, the Panel recommended further refinement of the Frenchmans Road elevation as follows:

'The massing, articulation, and architectural treatment of the building to Frenchmans Road needs to be revisited to ensure a finer grain response that reflects the scale, rhythm and spacing of those buildings to the east.'

03 Design Response and Discussion

In response to the formal feedback of the Design Excellence Panel, a series of design amendments have been incorporated into the proposal.

These changes were discussed collaboratively between the author and the project architect, but ultimately represent the final design judgment of the project architect.

Cumulatively, these changes are intended to enhance the urban design and streetscape characteristics of the proposal, and to genuinely respond to the feedback of the Panel.

The key design amendments are evident in the revised DA drawings generally dated 1 June 2021, authored by Boffa Robertson Group. A series of related 3D images provide a useful summary of the various design changes, which are described and discussed below:

Built Form Modifications

In line with the specific recommendations of the Panel, the proposed built form has been modified in a number of areas.

A key design move has been to more strongly imply a physical separation between the primary building form on Frenchmans Road and the lower-scale secondary form on McLennan Avenue.

This has been achieved by incorporating the advice of the Panel to re-plan the junction between these two forms as a more lightly glazed 'breezeway' comprising a common lounge and balcony on each of the upper levels.

At the ground level this area opens on to landscaped open space in both directions - east and west. At the upper-most level a communal roof terrace has been introduced in favour of what was previously proposed to be residential units.

Additionally, the McLennan Avenue presentation has been modified to further set back the upper-most floor as far as the northern wall of stair 5. This is consistent with the Panel's recommendations.

The result of these amendments is to strike a more appropriate built form response - particularly to McLennan Avenue - and a greater level of articulation between the two primary building forms. The provision of communal spaces and rooftop open space generally increases the amenity available to residents.

Basement Ramp Modifications

Consistent with the Panel's recommendations, the basement ramp has been amended to introduce a sculptural pergola enclosure, conceived of as a series of portal blades.

This pergola has the effect of screening the basement ramp structure from view and will mitigate against noise and light spill associated with vehicle movements.

The basement ramp pergola also relates to the expanded landscaped communal open space created by the built form modifications discussed in the preceding point above.

Frenchmans Road Building Articulation and Elevational Composition

In response to the Panel's concerns for the architectural composition and expression along Frenchmans Road, a number of amendments have been made.

The building form has been more strongly articulated into three related elements. This is evident in the various 3D streetscape views created at the pedestrian's eye level looking east or west along Frenchmans Road. This strong articulation has the effect of foregrounding three elements within the streetscape.

Each of these element is of a more modest scale, and familiar to the buildings elsewhere in the immediate vicinity. The indented elements that separate these three element are recessive and calmly detailed.

The foregrounded elements now adopt a more contemporary architectural expression that combines more composed proportions, and introduces greater depth into the facade. These design amendments have the effect of tying the amended proposal more closely to positive cues elsewhere in the streetscape.

The proposed roof forms have been amended to revert to a simpler language of parapets - coinciding with the foregrounded elements - and recessive flat roofs - associated with recessive elements and the setback upper level.

The proposed materials palette now includes greater proportions of integral and self-finishing masonry materials, a reduced reliance on painted render and the introduction of a complementary 'timber-look' material that enriches the overall character and composition of the Frenchmans Road elevation.

04 Conclusions

It is the author's view the final amended proposal has been thoughtfully considered to address the various design recommendations raised by Randwick City Council's Design Excellence Panel.

The final amended proposal seeks to justify an exceedance of the relevant maximum height of building control of 12m. This is addressed in a clause 4.6 written request provided with the DA documentation.

The author notes that the proposed height exceedance is limited to a relatively small portion of the site, in a location where additional height is best able to be accommodated given the characteristics of the site and its context.

In this location, the additional building height is generally recessive, set back from the site and configured as a flat roof. In this location, any additional overshadowing is likely to be contained within the site or in the public road to the south of the site.

In its final amended form, it is the author's view the design proposal meets an acceptable level of design quality and is capable of making a positive contribution to the neighbourhood character in the vicinity of the site.

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, reading 'Matthew Pullinger' in a cursive, stylized script.

Matthew Pullinger FRAIA
Registered Architect: 6226