

14 April 2022

Joshua Brandon
Senior Development Manager
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Organisation
[REDACTED]

PROJECT: Carlingford - Aged Care and Seniors Living
RE: State Design Review Panel – 30th March 2022 – Second Review

Dear Joshua

Thank you for the opportunity to review the above project at an early stage. Please find below a summary of advice and recommendations arising from the design review session held on 30th March 2022.

The design team's presentation was thorough and illustrated changes that were carefully considered in response to the issues raised in the previous SDRP. Further improvement in key areas will produce a high-quality outcome for the project and community, specifically in relation to further iteration of the ILU buildings, refinement of the facades and landscape design, and ensuring coherent wayfinding and movement around the site.

The following elements of the design strategy are supported:

- the development of a coherent Country narrative in collaboration with Matthew Fellingham and Uncle James Carrol
- the focus of pedestrian movement and separation of traffic movement from the surface area on the site
- the different tactics being employed to ensure sufficient deep soil for the planting strategy
- further development of landscape strategy including:
 - the proliferation of small spaces, especially the domestic scale
 - the layering of larger to smaller planning from exterior to interior of site
 - protection of existing tree canopy, including blue gums
- the refinement of the RACF building
- the direction and intent of sustainability initiatives

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The following commentary provides advice and recommendations for the project:

Connecting with Country

1. The primary narrative of inhabiting the landscape and celebrating its inherent character is supported. The subtlety and sophistication of this approach can be further enhanced by the careful inclusion of Indigenous creative works and references in the design through material selection and patterning.

Site strategy and landscape

2. The use of smaller spaces to provide a variety of experiences in the landscape is generally supported. However, the inclusion of a larger space for public and community use on level 2 is recommended. A larger space would improve wayfinding, provide flexible event space, and improve the adaptability of the landscape for future uses.
3. It is a difficult site for solar access and meeting minimum requirements will not necessarily ensure a good outcome for the users of the project. Recommend the development of a 'solar strategy' that ensures access for inhabitants to sufficient sun in dwellings, the courtyard and rooftops, and through a mix of more private and more communal spaces.
4. Further refine and develop the RACF to create visual links between the courtyard and the ecological zone:
 - a. By creating visual connections in the spaces between the 'care households'.
 - b. By moving the ILUs from the top of the RACF to create a visual connection over the building.
5. Provide further information to demonstrate appropriate sensitivity of interventions within ecological areas in the south and east of the site.

Connection

6. Wayfinding and movement around the site need further improvement:
 - a. Recommend the inclusion of clear and coherent covered walkways through the site, preferably along the edges of the buildings and not through the courtyard.
 - b. A new connection between the courtyard and ILUs to ecological zone, through the RACF, is welcomed, but further development of this is recommended to ensure its not interrupting the function of the dementia garden and is sufficiently wide and public to encourage regular use.

Architecture

7. The interior design and layout of the RACF is substantially improved, and a similar level of resolution is recommended for the ILUs. Recommend the following improvements:
 - a. More common space in the circulation spaces and around the cores, with lounge and gathering areas.
 - a. Ensure the corners of the main rooms are transparent to create strong spatial connection between inside and outside spaces.
 - b. Consider the size and scale of the different apartment types and whether they are providing appropriate amount of space and circulation.
8. As part of a coherent 'solar strategy' the inclusion of appropriately scaled roof terraces is recommended. Consider spaces on the main west-east building and on the tips of the north-south buildings.
9. The development of a formal language of framing, clusters and gaps for the facades is supported. Recommend further development of this approach on the different faces of the buildings in response to climate, context, and function. Consider the following variables:
 - c. Planting.
 - d. Roofline.
 - e. Geometry.
 - f. Balustrades.
 - g. Shutters.
 - h. Signal entries.

Sustainability and Climate Change

10. The development of a sustainability strategy is supported. More evidence of the implementation of this strategy and with measurable outcomes is recommended.

This project should return to the SDRP. The issues outlined above are to be addressed at the next SDRP session.

In addition to the standard architecture and landscape drawings please bring the following list of materials to the next session:

- more information on the further development of covered movement around the site, link to the ecological zone and entries to the site
- a 'solar strategy' that evidences access to sunlight in both private and public spaces and in smaller and larger areas for users in winter months

— illustration of how the sustainability principles are being implemented into measurable outcomes for the project

Please contact GANSW Design Advisor, Dr Barnaby Bennett ([REDACTED]) if you have any queries regarding this advice.

Sincerely,



Rory Toomey
Principal Design Excellence
Chair, SDRP

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