

10 May 2022

Joshua Brandon  
Senior Development Manager  
Baptist Care  
Organisation  
[REDACTED]

PROJECT: Carlingford - Aged Care and Seniors Living  
RE: State Design Review Panel – 27 April 2022 – Third Review

Dear Joshua

Thank you for the opportunity to review the above project. Please find below a summary of advice and recommendations arising from the design review session held on 27<sup>th</sup> April 2022.

The Carlingford Aged Care and Senior Living project has progressed well through the design review process. The quality of the design outcomes for community and users can be further improved by addressing the issues mentioned in this advice letter, and any remaining issues from the previous letters.

The south facing site represents a challenge and ensuring that sunlight is able to reach as many parts of the site and interiors as possible in winter is key to creating an amenable, healthy and comfortable community.

It is also critical that the quality of design evident in this stage of the process, the sustainability goals, and quality material selection are carried through detailed design and into the construction of the project.

The following elements of the design strategy presented at SDRP 03 are supported:

- the development of a kit-of-parts approach to the facades
- the diversity of spaces being proposed as part of the landscape strategy
- the inclusion of communal roof terraces with good solar access
- the inclusion of an Indigenous arts strategy

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The following commentary provides advice and recommendations for the project:

### Site strategy and landscape

1. Recommend adapting or shifting the courtyard stairs between level 2 and 3 to accommodate a more flexible outside space allowing both smaller and larger events/gatherings as needed.
2. Solar access to the south facing courtyard is an ongoing challenge for this project. Continue to identify opportunities for the enjoyment of sun in winter months through careful landscape design and refinement of building form.

### Connection

3. Accessible movement around the site is dependent on a small number of lifts connected, at times, by awkward and poorly resolved horizontal paths through the development. Improve the wayfinding and movement strategy for users to ensure safe and comfortable access, with particular attention to circumstances when lifts are being maintained or temporarily out of order.
4. Access to the ecological zone is still problematic. Recommend:
  - a. Introducing good access to ecological zone at the eastern and western ends of the RACF. Consider solar access and sunlight implications when planning this.
  - b. Splitting the dementia garden in two parts so that the pathway through to the RACF and beyond is permanent and has clear priority.

### Architecture

5. Please provide clear and legible drawings to planning as part of EIS to evidence compliance with solar access and ventilation.
  - a. Provide 3D views (eye of the sun) with hourly intervals.
  - b. Detail the size, location and orientation of openings on facades to enable accurate measurement of natural ventilation.
6. Consider using vertical or deep horizontal solar shading for western facing facades.
7. Review the form of roof of the RACF and consider aligning it with the more 'village' like roof on the ILU buildings.
8. Expand the current kit-of-parts approach to the facades to include accommodation for heat pumps, AC and any other external service units to ensure an integrated outcome.

9. Recommend relocating new roof gardens to the inside parapet of the buildings so they look over the courtyard, to reinforce a communal village feeling and provide additional passive surveillance.
10. Double columns and wall placements are currently not in alignment in the internal layout. Review this to ensure a more logical and efficient plan.

The issues outlined above are to be addressed at as part of the EIS submission. 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

Distribution:	
NSW SDRP Panel members	Diane Jones, Guy Sturt, Peter St Clair, Rory Toomey (Chair)
GANSW Design Advisor	Barnaby Bennett
DPIE	Rowan McKay
Baptist Care	Joshua Brandon, Steve Ball
TSA	Anthony Felice, William Tseng
DKO	Matthew Richard, Ryan Jones, Nick Byrne, Lauren Butler-Howell
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