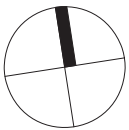
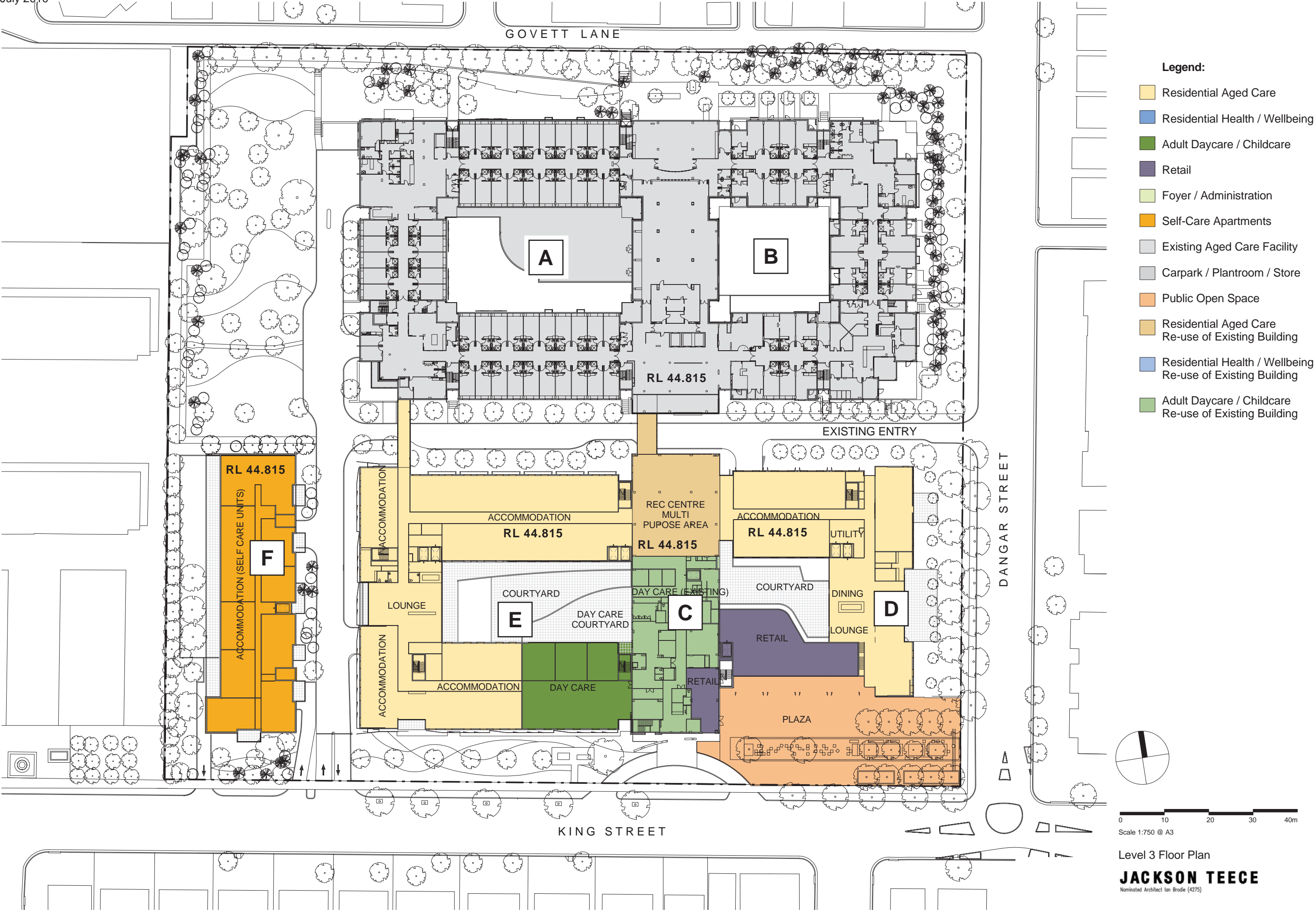


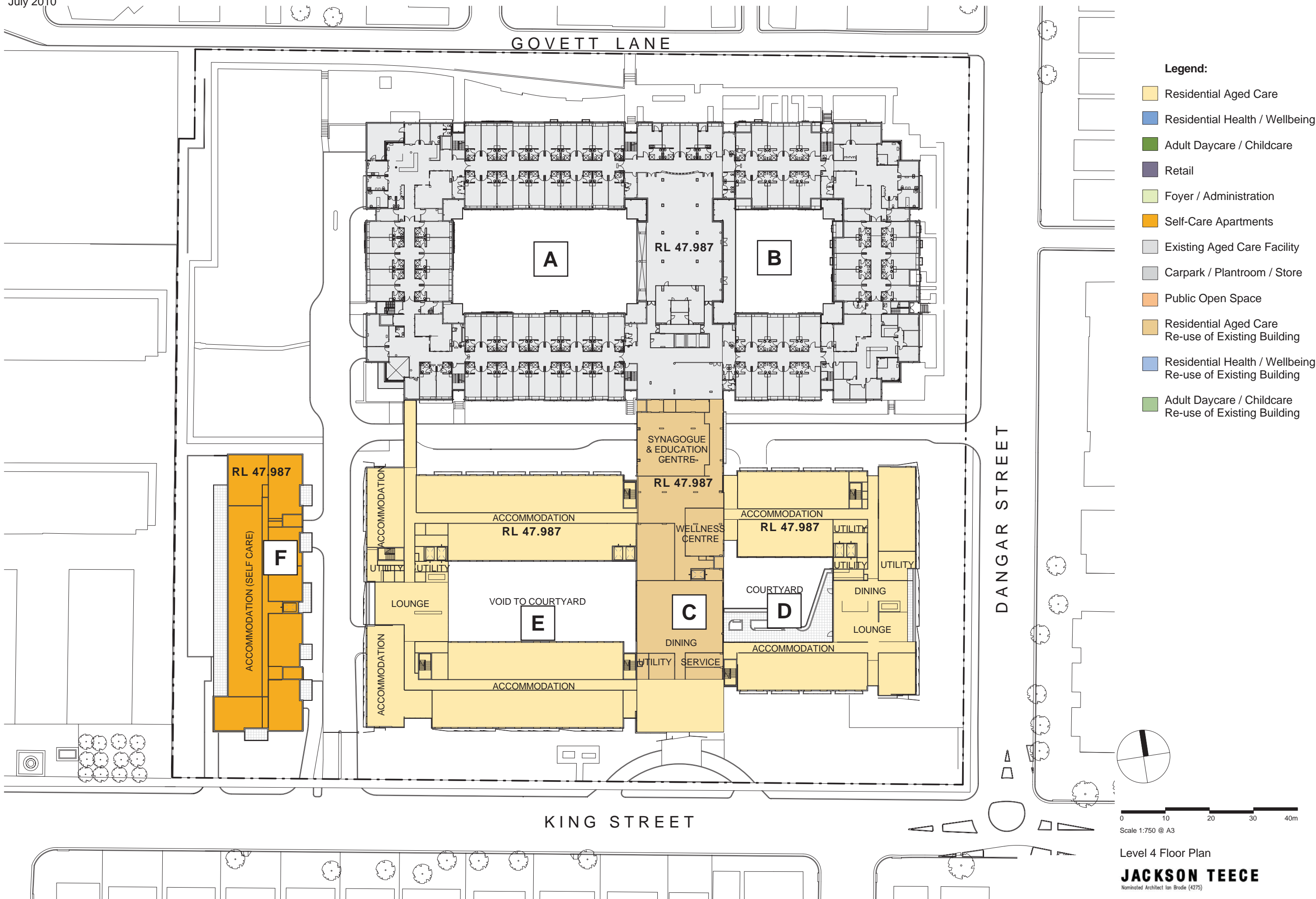
**Legend:**

- Residential Aged Care
- Residential Health / Wellbeing
- Adult Daycare / Childcare
- Retail
- Foyer / Administration
- Self-Care Apartments
- Existing Aged Care Facility
- Carpark / Plantroom / Store
- Public Open Space
- Residential Aged Care Re-use of Existing Building
- Residential Health / Wellbeing Re-use of Existing Building
- Adult Daycare / Childcare Re-use of Existing Building

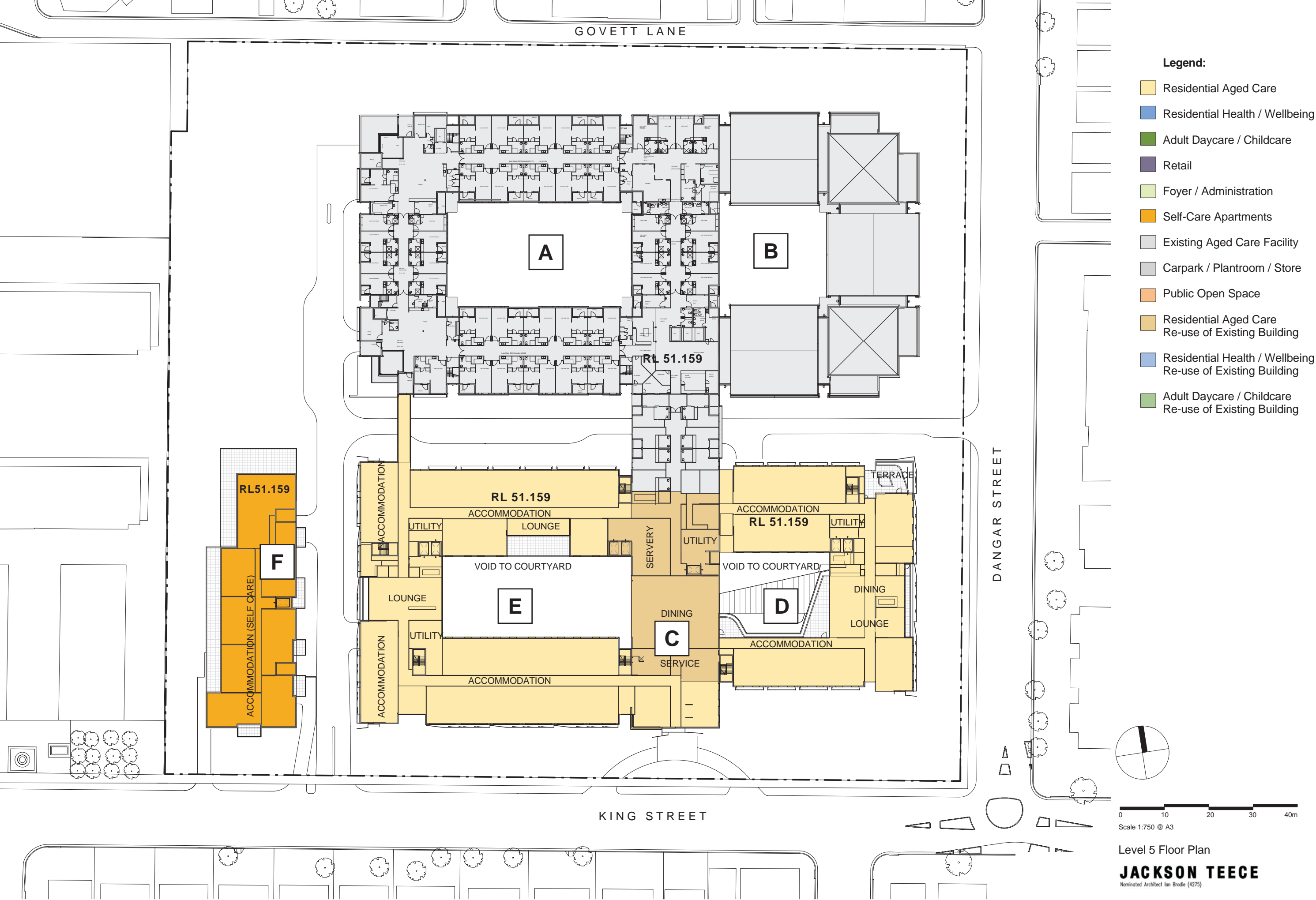


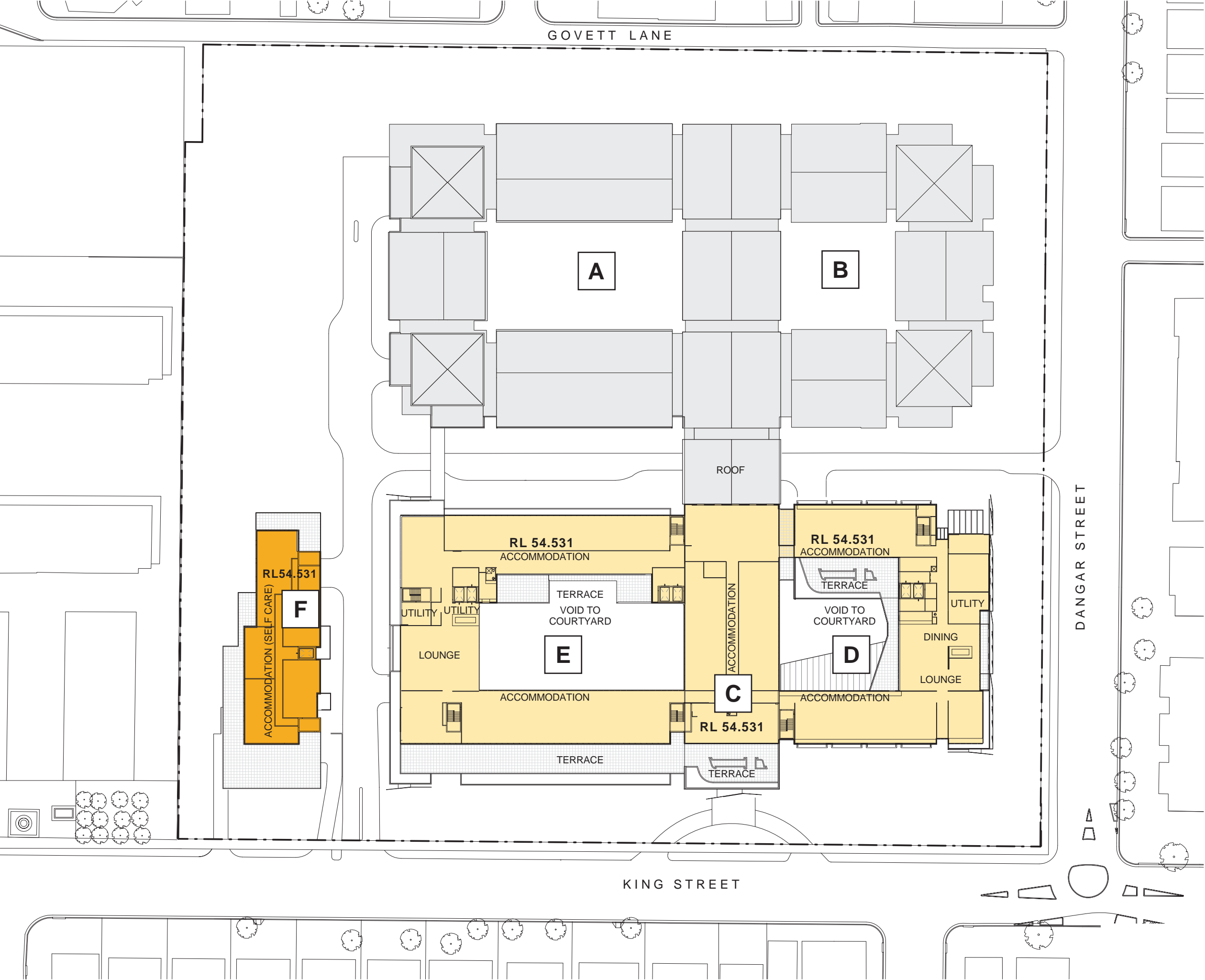
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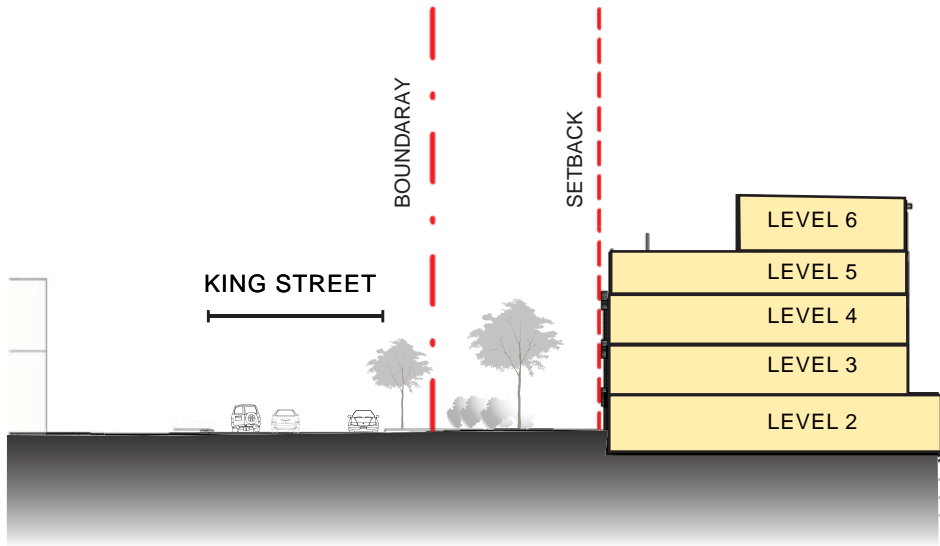




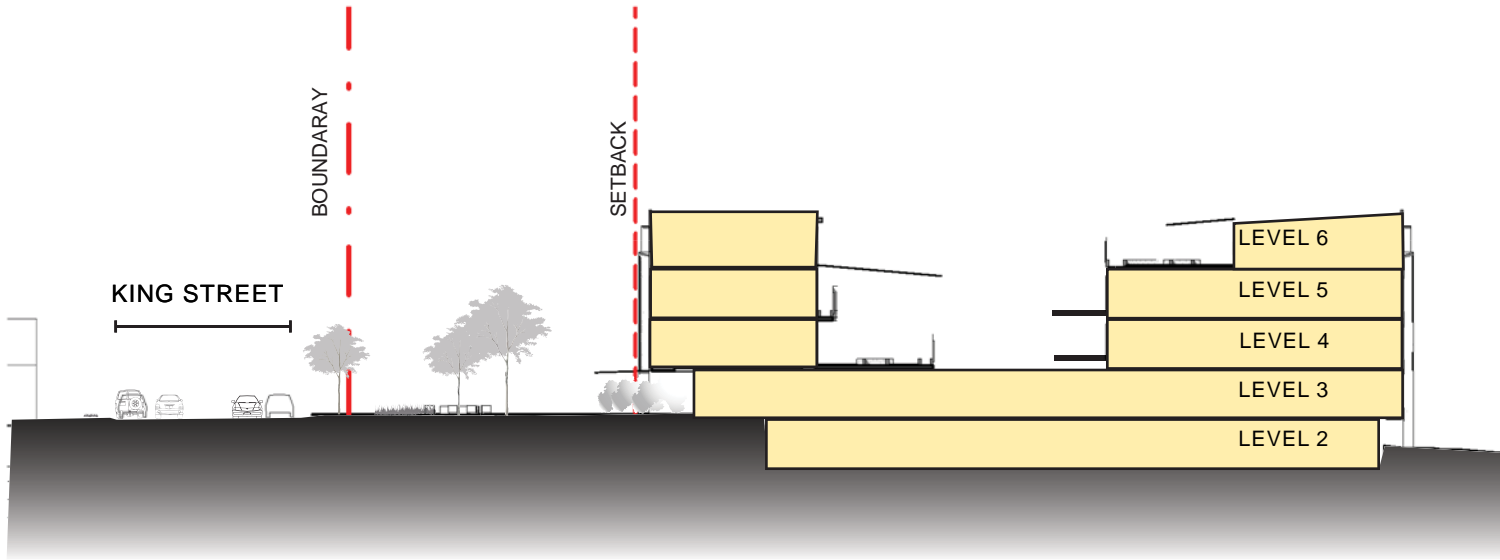
- Legend:**
- Residential Aged Care
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  - Self-Care Apartments
  - Existing Aged Care Facility
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  - Residential Health / Wellbeing Re-use of Existing Building
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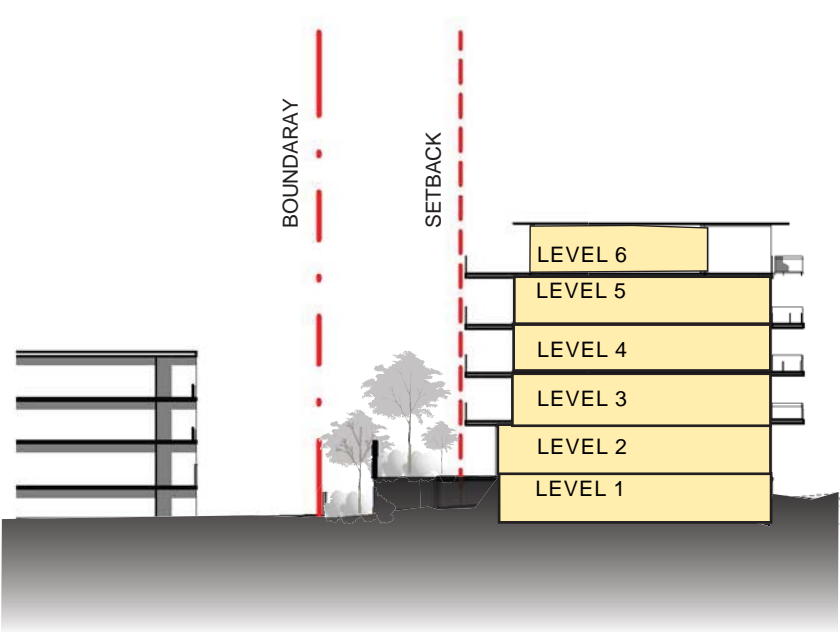
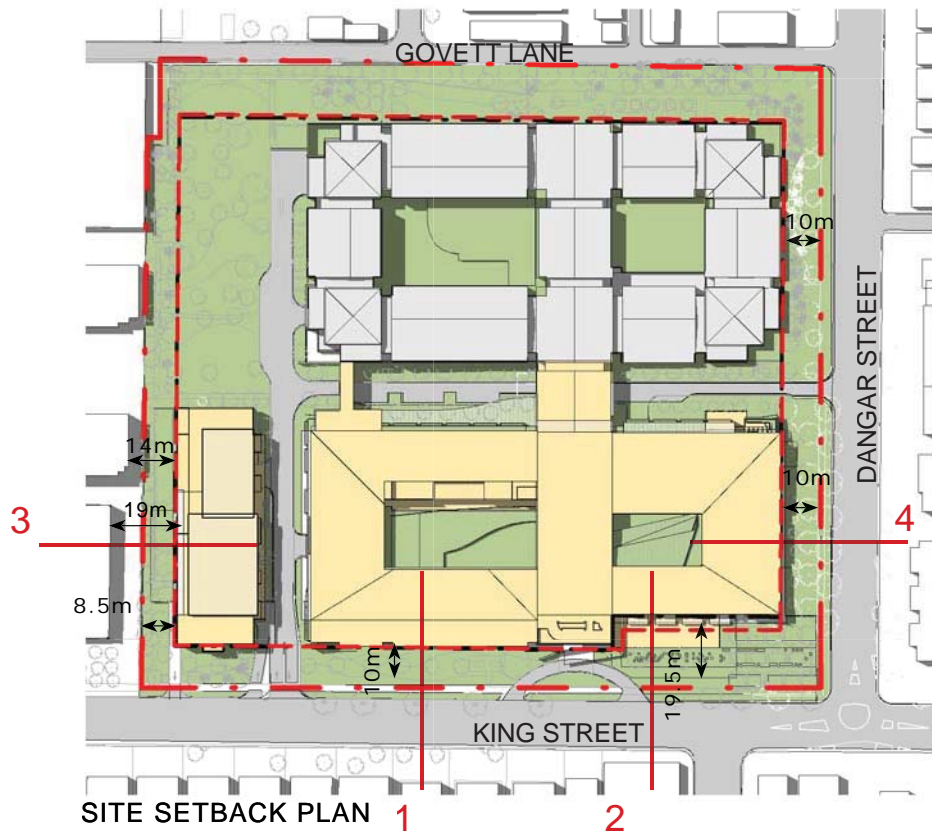
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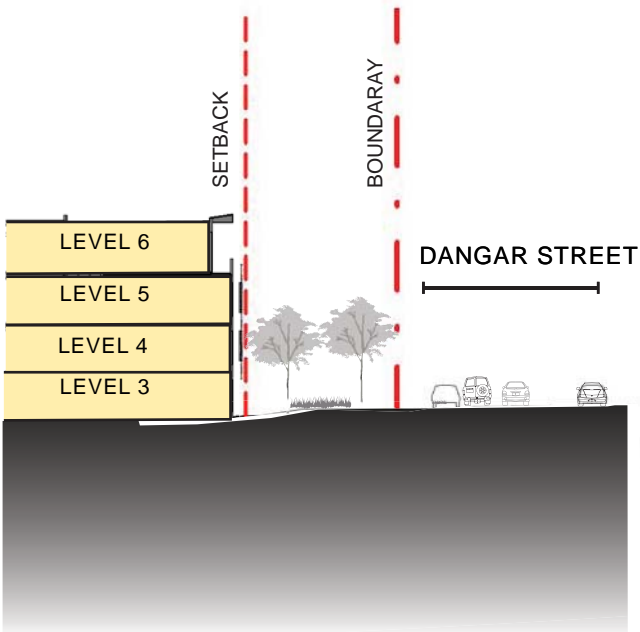
SECTION 1



SECTION 2



SECTION 3



SECTION 4

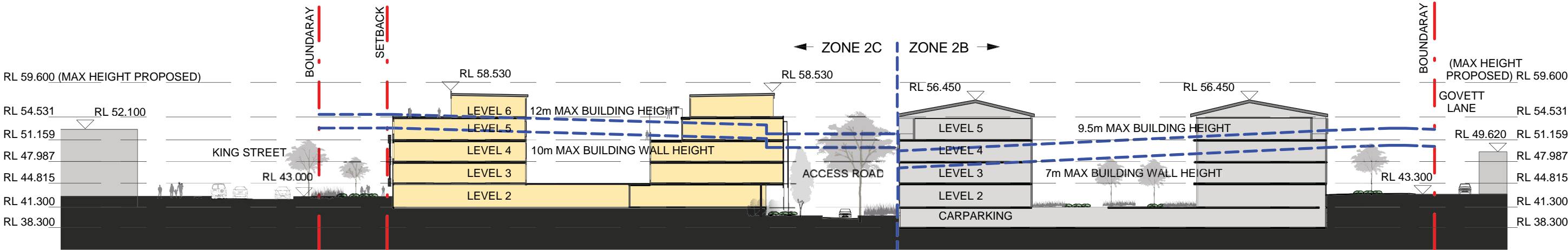
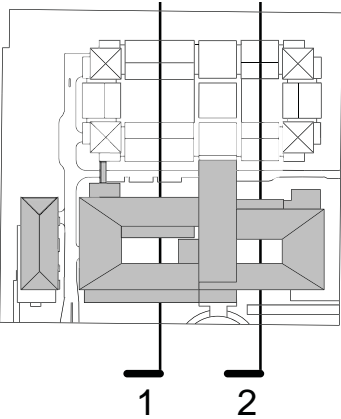


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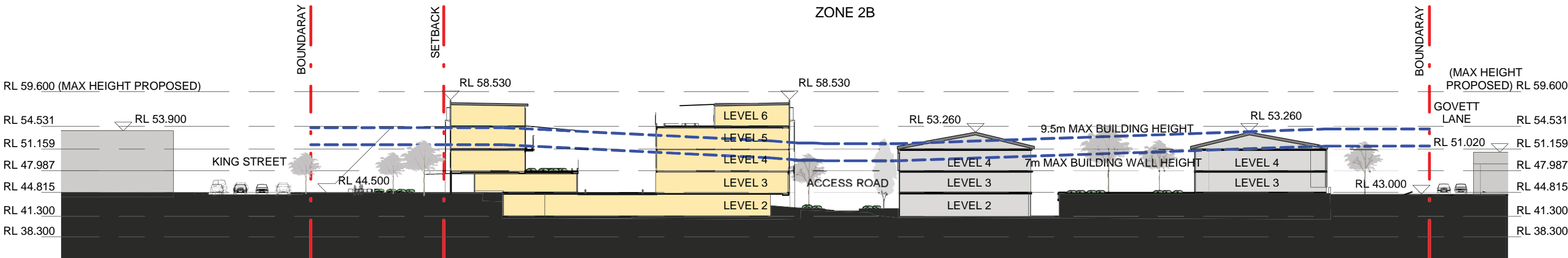
Site Setbacks

**JACKSON TEECE**

Nominated Architect Ian Brodie (4275)



SECTION 1



SECTION 2

Maximum building and wall heights shown based on Randwick Local Environmental Plan 1998 (Consolidation): Clause 20G Building Heights for Zone 2B and 2C

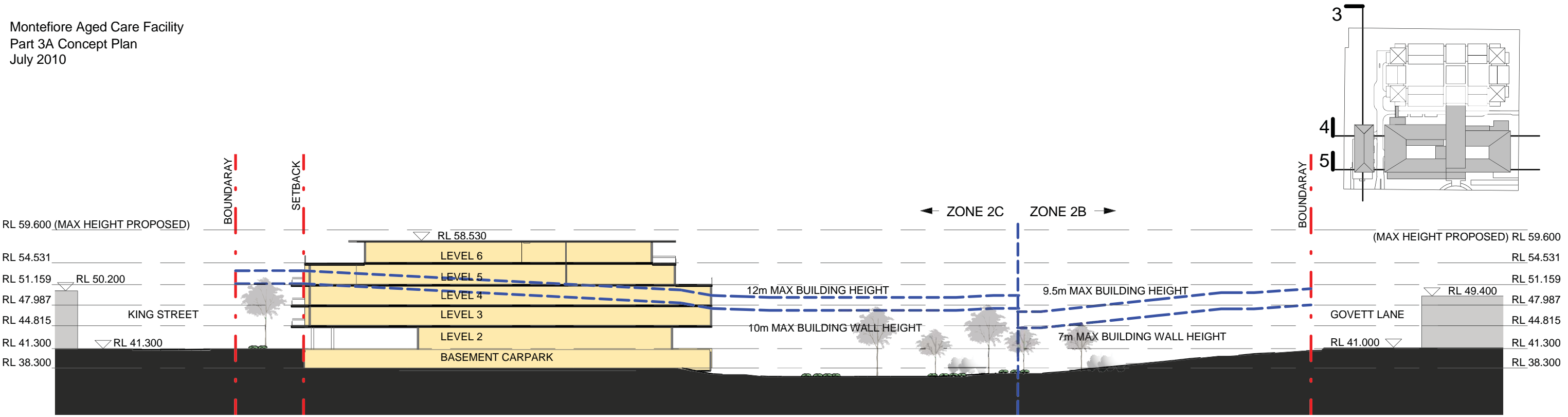
- Legend:**
- Proposed Residential Aged Care
  - Existing Aged Care Facility



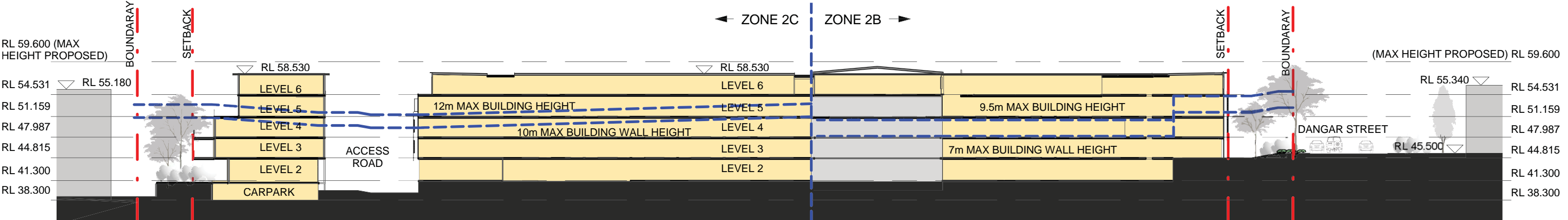
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Site Sections

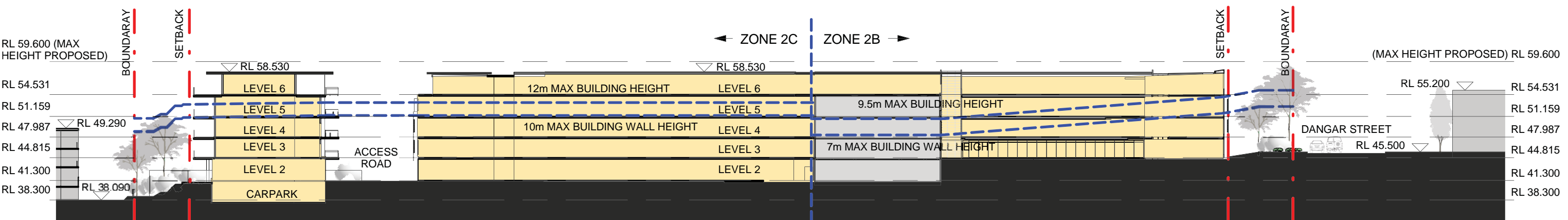
**JACKSON TEECE**  
Nominated Architect Ian Brodie (4275)



SECTION 3



SECTION 4



SECTION 5

Maximum building and wall heights shown based on Randwick Local Environmental Plan 1998 (Consolidation): Clause 20G Building Heights for Zone 2B and 2C

- Legend:**
- Proposed Residential Aged Care
  - Existing Aged Care Facility





SEPP 65 - 10 ARCHITECTURAL DESIGN PRINCIPLES

PRINCIPLE 1: CONTEXT

Good design responds and contributes to its context.

Context can be defined as the key natural and built features of an area.

In the case of precincts undergoing a transition, good design responds to the character as stated in planning and design policies.

The site is located in a suburban area of Randwick Approximately 5km south-east of Sydney CBD. The surrounding site context consists of residential housing of varying densities.

The Overall surrounding context consists of mainly low density residential buildings.

The site is located at the east end of a large street block which consists of the State Transit Authority Bus Depot, the University Press Building and the University of New South Wales (UNSW) and Sydney Institute of Technology Randwick (Randwick TAFE) campuses. There is an existing Aged Care Facility currently on the site.

The proposed master plan to extend the existing aged care facility takes into account the variety of adjacent built features of the area. The proposed building form maintains the character of the residential developments along Dangar and King Street. The character of Govett Lane remains unchanged. The provision of a public plaza at the corner of King and Dangar streets is designed to address the existing retail premises at the corner of Church and King Street whilst respecting the residential nature of Dangar Street.

The proposal is consistent with the approved development on the adjoining site to the west and acts as a transition to the more industrial / educational / institutional scaled buildings to the west and the medium density housing forms to the east.

PRINCIPLE 2: SCALE

Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.

The proposal complements the varying scale of the adjacent sites as follows:  
The Govett Lane streetscape is maintained as per the existing site conditions. The Dangar Street precinct responds to the larger residential forms on the street at the southern end of the street and links with the existing scale of the Aged Care Facility.

The King Street precinct has been addressed by stepping the form of the building to reduce the scale of the southern façade in sympathy with the residences to the south whilst transitioning from the built form of the more developed western properties.

PRINCIPLE 3: BUILT FORM

Good design achieves an appropriate built form for a site and the buildings purpose, in terms of building alignments, proportions, building type and the manipulation of building elements.

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

The subject site is a part of a street block that consists of industrial and educational buildings with large footprints. The majority of buildings in the area are single detached dwellings typically one to two storeys high. South-west of the site are multi-unit residential buildings that have varying heights. Recent residential developments immediately adjacent the site are generally 3 to 5 storeys high.

The multi-unit housing development of the adjoining property on the western boundary, fronting King Street, consists of buildings with heights ranging between 3 to 5 storeys high. The buildings are also set back from the adjoining boundary.

The building mass and scale of the proposal relates to the surrounding context. Building heights at the periphery of the site vary and are stepped in plan and elevation to provide a transition to surrounding building heights.

The built form, in conjunction with the landscape, relates to the residential and retail zones of the precinct. In particular the vistas down King, Dangar and Govett Lane have been addressed with stepping of the form and landscape buffers to address the residential nature of the streets. The vista down Church Street has been considered as a more retail / public place character and the built form steps back and provides a public plaza associated with a retail precinct that reflects the existing retail to the south. Within the site the built form creates landscaped internal courtyards, providing natural light and suitable outlook for the residential accommodation and a variety of ‘places’ for the resident’s use.

**PRINCIPLE 4: DENSITY**

Good design has a density that is appropriate for the site and its context, in terms of floor space yields (or numbers of units or residents).

The density of the development is of a suitable scale for the site location and its context. Refer also to the planning report for detail.

**PRINCIPLE 5: RESOURCE, ENERGY AND WATER EFFICIENCY**

Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.

The design of the site, landscape and buildings will be guided by Best Practice standards in Ecologically Sustainable Design. As the development is owner operated by a not for profit organisation the minimisation of energy usage is integral to the design intent of the buildings. This will ensure that use of energy and resources will be minimised throughout the construction and use of the buildings. Rainwater is currently being re used on the site and will be augmented by the new proposal.

**PRINCIPLE 6: LANDSCAPE**

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.

The different landscape zones will have differing characters depending on their size, orientation, location and relationship to building uses and streets. Setbacks to the streets are in keeping with the existing facility and provide a generous landscape buffer to the facility. Refer also to the Landscape design statement.

**PRINCIPLE 7: AMENITY**

Good design provides amenity through the physical, spatial and environmental quality of a development. These include appropriate room dimensions and shapes, solar access, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts, outlooks and accessible paths of travel.

The principles of the existing Aged Care Facility have been maintained in the proposed development with the corners of the buildings utilized for group functions with outlook to the surrounding environment. Solar access is provided to all areas by the use of narrow floor plates and natural ventilation opportunities exist to all rooms. Outdoor space for residents is provided at all levels of the building with emphasis on providing variety and high quality amenity accessible by a wide range of elderly residents. Internal room quality and acoustic privacy again will be developed on the high standards of the existing facility.

Accessibility is a prime focus of the buildings and will be provided to all areas of the development.

**PRINCIPLE 8: SAFETY AND SECURITY**

Good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximising overlooking of public and communal spaces, providing safe access points and lighting appropriate to the location and desired activities.

The principles of the existing Aged Care Facility again will ensure that the safety and security of the resident areas and public spaces will be achieved.

**PRINCIPLE 9: SOCIAL DIMENSIONS**

Good design responds to the social context + needs of the local community in terms of lifestyles, affordability, and access to social facilities.

New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood, and to provide for the desired future community.

The proposal responds to the social context and needs of the local and larger community by identifying and providing needed additional accommodation and care for the elderly.



Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development.

Aesthetics should respond to the environment and context as well as contribute to the desired future character of the area.

**1. BUILDING FORM**

The building forms have been designed to respond to the immediate context. The stepped building form addressing King Street reduces the bulk and scale of the building into two distinct elements. These elements are further articulated by a modulated facade comprising of a clearly defined base, a mid section and a recessed upper floor capped by a clearly defined roof form. The layout encourages natural lighting to internal spaces and courtyards.



Fig. 21 // Visual connection to natural landscape

**2. FACADES**

The treatment of building facades will respond to its orientation to optimise natural lighting and ventilation. North facing facades will consist of deep balconies and horizontal shading devices to maximise solar access during winter and minimise solar access during summer. East and west facing facades will consist of deep balconies and/or shading devices to minimise direct afternoon sun light while maximising natural lighting during other times of the day. South facing facades will consist of balconies with minimal or no shading devices to maximise natural lighting and views.



Fig. 22 // Facades that reflect and respond to the internal uses



Fig. 23 // Operable shading devices on north, east and west facing facades

**3. BALCONIES**

Balconies will be provided as communal areas to each new floor level and lounge spaces as they will not only add value to internal spaces and accentuate the façade treatment of buildings, but can also assist in controlling solar access into buildings. The provision of balconies encourages the use of natural ventilation.



Fig. 24 // Balconies with operable shading devices to control solar access

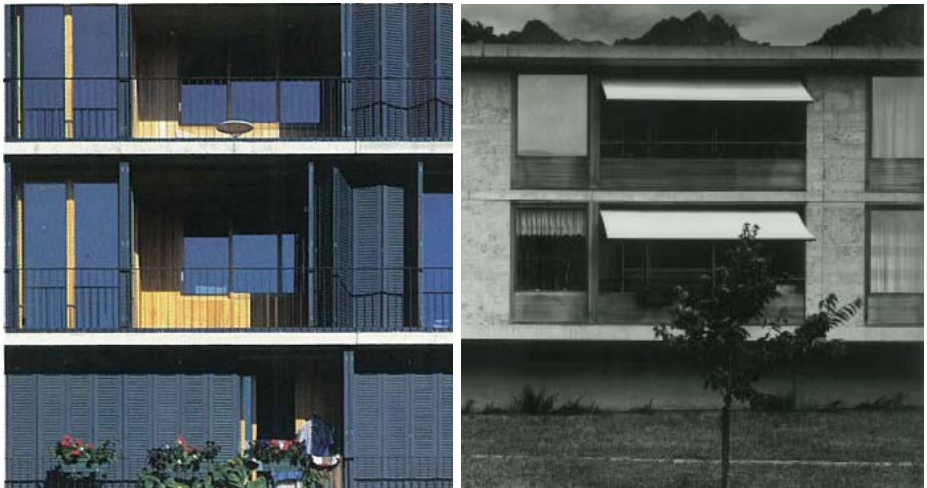


Fig. 25 // Balconies with operable devices to provide privacy yet maintain views



4. ROOF FORM

The roof form plays a significant role in defining the character of the buildings while providing protection and shade to the internal spaces. The intent is for the roof to be visually expressed as an eave that surrounds the building providing a distinctive yet appropriate top to the form of the structure. Penetrations through the roof, such as lift overruns and plant and equipment, will be located to reduce impact and/or appropriately screened to reduce visual impact.

5. MATERIALS

The materials used will be predominantly natural materials and will draw reference from the neighbouring residences and more recent multi-unit complexes. The existing facility is predominately brick on a stone base. While this proposal will draw reference in part from this building, the new articulated facade, incorporating more balconies, will be 'lighter' and more domestic in character. They will allow a wider range of materials to be selected, including timber and steelwork elements.

6. COLOUR & TEXTURE

The colour and texture of materials will be mainly neutral and earthy tones that are subtle and complement the existing surrounding buildings, including the existing facility. Colour will be used sparingly to provide definition where required. It is intended that the selected finishes and materials also relate positively with the significant landscape areas surrounding the proposal.



Fig. 26 // Roof forms that allows natural lighting into internal spaces



Fig. 28 // Natural materials



Fig. 30 // Earthy tones and natural textures



Fig. 27 // Integral skylights



Fig. 29 // Natural materials

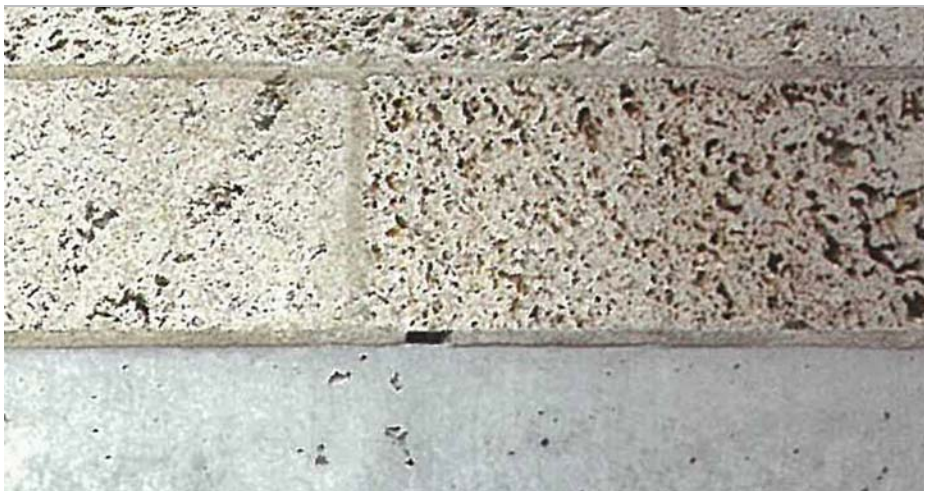


Fig. 31 // Neutral and earthy textures