

Attachment 7 - Design Verification Statement

marchesepartners

11th July 2018

ARCHITECTURAL DESIGN STATEMENT

Prepared to accompany a DA application to Campbelltown City Council

PROPOSED MULTI-USE DEVELOPMENT AT 8 DUMARESQ STREET CAMPBELLTOWN

Dear Sir or Madam

RE: DESIGN STATEMENT FOR PROPOSED MULTI USE DEVELOPMENT AT 8 DUMARESQ STREET CAMPBELLTOWN.

KEY DESIGN PARAMETERS AND GOALS

In providing the proposed concept for the development, the following items were identified as key design parameters and goals guiding the design response;

1. Responding generally to the Campbelltown City Council LEP Controls and the intent of the DCP Guidelines.
2. To deliver high quality residential dwellings that include a mix of housing types and that respond to clear gaps in the Sydney market.
3. To produce a built form layout that positively responds to the site's setting and context and provides a product that is attractive to the future population of the Campbelltown.
4. To achieve a superior design, built form, and amenity (internal and surrounding) outcome for this site.
5. To deliver a flagship outcome for the Campbelltown LGA that will offer a diversity of housing product to meet the local and future community's needs.
6. Incorporating a design aesthetic that recognises the sites unique characteristics in terms of its setting, size and mixed use potential that in turn promotes a high level of street activation along Dumaresq Street whilst also providing a housing option to residents wishing to reside with the suburb of Campbelltown.
7. Maximising the number of dwellings with northern sunlight exposure and northern views
8. Sensitively incorporating the provision of car parking within the design.
9. Creating varied and functional areas of high quality private & communal outdoor open space for residents to enjoy.

All building design parameters have been made in accordance to the Apartment design guide. Any non-compliance outlined in the accompanying documentation is presented to the planning authority for consideration of the overall merits of the proposal given the future growth of the Campbelltown area, & potential opportunities of this development.

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THE PROPOSAL

The proposal is to create a high quality development of 85 residential apartments, ground floor retail & two storeys of commercial premises that will provide for a true mixed use development. The proposal is intended to provide for the future growth of Campbelltown that defines it a major city hub of Sydney. Access to the ground retail site and resident access will be via both Dumaresq Street & rear Future Rd. The multi use building incorporates good communal open space with a proposed landscaped roof area that will utilise sufficient landscaping, BBQ areas & pergola shading. The development also proposes a mix of private courtyard & balcony private spaces that work in tandem with the articulated façade & selection of materials. This in turn creates an appeal from the street enhancing the existing context via attracting residents / public to a vibrant retail precinct on ground level. This vibrant atmosphere is of benefit to the surrounding context, as the existing building on the site currently services as a single commercial component. The proposed new dual aspect ground level retail component will also transform the ground level into a lively pedestrian thoroughfare.

In order to uphold and enhance the future growth of the Campbelltown precinct, the height of the proposed building is in line with the required LEP maximum height of 45m, allowing for a 14 storey development. It is envisaged that the height is aligning with the proposed future growth of the area defining it as a major city hub within Sydney. In addition to this, the proposed increased density will serve in providing additional retail, commercial & residential living options for residents wishing to reside within the area of Campbelltown. A mix of apartment types ranging from entry level studio / one bedroom to larger three bedroom units with study spaces is provided to accommodate a range of household types and support the needs of the current and future community. The apartment buildings have been sited and planned in order to maximise the number of dwellings with a northern orientation (maximising views and northern sunlight). The form of the apartment buildings has been highly articulated with visual interest of the building forms through varying balcony forms and shapes.

The overall design of apartments and roof landscaped areas will achieve a contemporary aesthetic through a selected palette of materials, textures, and colours while providing a flagship for Campbelltown in its growth as a city hub.

AESTHETICS

A concise palette of materials has been carefully selected and implemented creating a warm tactile contemporary building sympathetic to the area. The facades are articulated to break up the form and massing achieving a humanistic scale.

The overall design of both the building and garden will achieve a contemporary aesthetic through a selected palette of materials, shapes, textures, and colours whilst also proposing a scale that aligns with the proposed future growth of the sites area & that of the adjacent surrounding future developments.

STEVE ZAPPIA

Marchese Partners International

Principal

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A handwritten signature in black ink, appearing to read 'S. Zappia', with a stylized flourish at the end.