

## Camden Design Advisory Group - Meeting Minutes and Recommendations

5 September 2017 – 9.30am

Meeting Location	Oran Park Administration Building
Panel Members	(Chair) Tony McBurney
	(Member) Marc Deuschle
	(Member) Alex Haliburton
Apologies	Nil
Council Staff	Kate Drinan, Stephen Pratt, Adam Sampson and Mathew Rawson.
Declarations of Interest	Nil

### Item 1

Application No.	DA/2017/709/1
Applicant / representatives of the applicant	No attendance by applicant or representatives of the applicant
Reasons for consideration by DRP	Residential accommodation that is 3 or more storeys in height
Determination Pathway	Sydney South West Planning Panel
Property Address	35 Ingleburn Road, Leppington
Proposal	Construction of two (2) x four (4) storey residential flat buildings, containing 96 residential units and two (2) basement levels containing 154 car parking spaces, landscaping and associated works on proposed Lot 38 in a re-subdivision of 35 Ingleburn Road, Leppington
Background	<p>The DA is dependent upon a separate development application currently being assessed by Council for the subdivision to create 37 residential lots and two residue lots and associated site works subject to DA/2016/1335/1.</p> <p>The works proposed under DA/2016/1335/1 for which the current application is dependent upon includes the creation of the development lot (Lot 38), establishment of services and the temporary access road. The temporary road is to service the proposed subdivision development as the permanent connecting roads as per the Indicative Layout Plan for Leppington have not yet been established.</p>

Recommendations	<p>It is recommended that the applicant be advised as follows:</p> <p><u>General</u></p> <ul style="list-style-type: none"> <li>- While some effort has been made to modulate the design, providing more substantial areas of deep soil planting will greatly assist to break up the overall mass of the proposed development.</li> <li>- Individual street access is encouraged to provide improved activation of the street.</li> <li>- The lowering of the building below natural ground level to ensure that the development meets the statutory height limit is not supported given the resulting impacts on residential amenity and the potential drainage impacts.</li> </ul> <p><u>Indicative Layout Plan</u></p> <ul style="list-style-type: none"> <li>- The future building access to Building B from the future IPL</li> </ul>
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	<p>road should be similar in scale to that accessing the central courtyard and should allow pedestrian flow directly from the street into the site.</p> <ul style="list-style-type: none"> <li>- The plans should show the development in both pre and post IPL road conditions. This road will have major impacts on the development, particularly with regards to the temporary road, building B street frontage / access and building B facade.</li> </ul> <p><u>Communal Open Space</u></p> <ul style="list-style-type: none"> <li>- The proposed area of communal open space does not meet the design criteria contained in Section 3D of the Apartment Design Guide, which requires communal open space to have an area of 25 per cent of the site area and meet minimum solar access controls at the Winter Solstice. It is considered that the use of a rooftop terrace as the principle communal open space area is not supported given that the site is neither on a small lot, within a business zone or within a dense urban area. (See Page 53 of the Apartment Design Guide)</li> <li>- The concept of roof terraces to create open space, with associated / anticipated shade structures causes further concern due to height exceedance. The management of privacy and overlooking, in addition to management and maintenance costs is a concern.</li> <li>- The quality with respect to usability of the communal open space should be improved with the current scheme providing little beyond access paths and circulation spaces. There is no variety or substantially usable space within the scheme.</li> </ul> <p><u>Waste Storage Facility</u></p> <ul style="list-style-type: none"> <li>- Concerns are raised with respect to the location of the proposed waste storage facility and the resultant impact on residential amenity. The Group has a preference for a dedicated waste storage area within the basement of the development.</li> <li>- On a related matter, the location of the waste storage facility is within an area that would be best utilised as communal open space given its northern aspect. In this regard, the temporary road access (proposed as part of a separate application) would be better located along the southern property boundary for improved residential amenity.</li> </ul> <p><u>Temporary Access Road</u></p> <ul style="list-style-type: none"> <li>- It was understood that there was a need for the construction of a temporary access road, however there was concern that this was utilizing valuable open space, and there will need to be detail provided about its eventual removal and restoration into landscape.</li> </ul> <p><u>Landscaping</u></p> <ul style="list-style-type: none"> <li>- The pedestrian ramp shown to building B from the central courtyard should be better incorporated into the design of the landscape / architectural form.</li> </ul>
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	<ul style="list-style-type: none"> <li>- The minimal pockets of landscape at the south-east end of the internal hallways, although a nice idea to bring green into the built form, should be better connected to the surrounding landscape for them to have the maximum chance to succeed/achieve their intended impact and not become leftover patches of dirt. Consider reducing the width of the POS adjacent to avoid overlooking issues and simultaneously help landscape to succeed.</li> </ul>
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## Item 2

<b>Application No.</b>	PDM/2017/91/1
<b>Applicant / representatives of the applicant</b>	Jomon Varghese, Brad Delapierre, Nilesh Munot and Taase Taase
<b>Reasons for consideration by DRP</b>	Residential accommodation that is 3 or more storeys in height
<b>Determination Pathway</b>	Sydney South West Planning Panel
<b>Property Address</b>	107 Ingleburn Road, Leppington
<b>Proposal</b>	Demolition of existing structures, subdivision into two lots and construction of a total of 289 apartments.
<b>Background</b>	<p>A previous DA for the demolition of the existing structures, remediation of contaminated land, tree removal, construction of a staged residential flat building development containing 317 apartments, basement car parking, road construction, subdivision and associated site works was withdrawn on the 6 June 2017.</p> <p>External urban design advice was obtained, which raised significant concerns in respect to the lack of direct street entry and ground floor accessible apartments, no deep soil areas within areas of communal open space, building separation, waste management, flat roofline and homogenous appearance of buildings.</p> <p>The development also sought variation to height and to the indicative layout plan, seeking to delete a local street. DCP side and rear setbacks were also non-compliant.</p>

<b>Recommendations</b>	<p>It is recommended that the applicant be advised as follows:</p> <p><u>General</u></p> <ul style="list-style-type: none"> <li>- The proposed development has adopted an 'internalised' approach which arguably may be better for future residents of the development but not ideal from a broader 'community' sense, not considering the broader urban context or addressing the streetscape.</li> <li>- The proposed buildings will have a similar language, however, changes to the proposed colours and finishes will provide significant improvement to the overall design.</li> <li>- Improved roof articulation is also encouraged.</li> </ul> <p><u>Indicative Layout Plan</u></p> <ul style="list-style-type: none"> <li>- The proposed change to the Indicative Layout Plan (that is, the removal of one local road) will result in parts of the development not having an adequate street address and is not supported by the panel.</li> <li>- A scheme which adopts the Indicative Layout Plan, by provision of all required local roads, will activate the street in a better fashion, allow for improved opportunities for</li> </ul>
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	<p>landscape planting and assist with 'wayfinding' through the development.</p> <p><u>Building Height</u></p> <ul style="list-style-type: none"> <li>- The applicant indicated that the extent of the building height non-compliance would be approximately 600mm. It is noted that floor to ceiling heights (floor to floor) adopted by the proposal are 3.0 metres rather than the 3.1 metres shown in Figure 4C.5 of the Apartment Design Guide.</li> <li>- The applicant is required to confirm the precise extent of the building height non-compliance, confirming what elements (habitable floor area and lift overruns) project through the height plane.</li> </ul> <p><u>Landscaping</u></p> <ul style="list-style-type: none"> <li>- The landscaped areas required greater consideration to provide useful amenity with site planning that responds to residents needs and perceived use patterns.</li> <li>- Concerns are raised about the quality of the quantity of the deep soil zones and the ability to accommodate a range of different planting types. The ability to sustain larger vegetation assists with visual amenity, privacy, integration of the built form in the landscape.</li> <li>- The minimum soil depth requirements for large trees / medium trees / small trees and shrubs will require mounded or raised planters given the verbal confirmation that only 600mm of soil is allowed for above the carpark slab. The resolution of these must be carefully considered as the design develops to prevent narrow pathways between planter walls.</li> <li>- The indicative uses of the landscape – tennis court, pool, BBQ areas and kids play areas need careful planning as the design develops. Noise and visual privacy must be considered as a priority to ensure the landscape becomes a usable series of spaces.</li> <li>- Common rooms would benefit from integration with complementary landscape spaces such as BBQ or Pool areas or kids play to maximise their internal / external usability.</li> </ul>
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### Item 3

<b>Application No.</b>	PDM/2017/89/1
<b>Applicant / representatives of the applicant</b>	Mick Owens, Mark Perich, Todd Crameri, John Gunnell, Xion Lin, Michael Rodgers
<b>Reasons for consideration by DRP</b>	Commercial building greater than 3 storeys in height
<b>Determination Pathway</b>	Unknown but expected to be determined by the Sydney West Planning Panel.
<b>Property Address</b>	Part Lot 4 DP 270899 Oran Park Drive, Oran Park.
<b>Proposal</b>	Construction of six (6) storey commercial building and three (3) basement car parking levels, at grade car parking, landscaping and associated works.
<b>Background</b>	Nil.

<p><b>Recommendations</b></p>	<p>It is recommended that the applicant be advised as follows:</p> <p><u>General</u></p> <ul style="list-style-type: none"> <li>- The proposed built form is considered to be suitable for the site given the constraints likely affecting the eastern portion of the street block currently the site of the temporary car park.</li> <li>- While the overall design was supported, consideration should be given to the use of a revised architectural treatment to provide a 'top' to the proposed building through the use of different colours and/or building finishes.</li> <li>- There were clear environmental advantages with the proposed roof treatment which provides natural sunlight within the atrium as a 'trade off' for the statutory height breach.</li> <li>- Siting of active ground floor uses at pedestrian interfaces or create areas for active use of these pedestrian areas and provide improved connection with retail activities on the opposite of Oran Park Drive.</li> <li>- Incorporation of the pedestrian plaza at the north-eastern corner of the site and north of the proposed at grade car park was seen as an important urban design element, as it provides a physical and visual linkage with the shopping centre and encourages pedestrian movement along Holden drive.</li> <li>- Given the open/glass curtain atrium treatment, its connection to the southern landscape offers opportunity to integrate the internal / external spaces.</li> <li>- Given a future twin building sits to the south of this proposed building, it would be advised that the current planning consider how these two are connected through the landscape currently dissected by the carpark entry.</li> <li>- Adoption of sustainability initiatives were seen as beneficial to the building and its occupiers.</li> </ul> <p><u>Landscaping</u></p> <ul style="list-style-type: none"> <li>- Development of a comprehensive landscaping plan, with particular attention paid to the planting over the basement, in deep soil zones surrounding the building, at the rooftop terrace area and within the at grade car park.</li> <li>- The current ground floor plan shows a large proportion of hard landscaping to the north, east and west edges which should be considered as the design develops to incorporate soft landscaping or variety in form to complement the built form and act as passive wayfinding devices.</li> <li>- Further development and refinement of the buildings aesthetic particularly the middle section of the eastern and western elevations.</li> </ul>
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	<u>Car Park Design</u> <ul style="list-style-type: none"><li>- Further design consideration of the on grade carpark is required, given that it is likely to be located there for some time, consideration to pulling back the car park from the building façade to create better linkages and allow soft landscape treatments.</li><li>- Consideration might be given to re-orientating the car park entry or other measures to allow a strong internal plaza/garden between buildings.</li></ul>
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Meeting Closed – 1.15pm

Next Meeting – To be advised