

CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Campbelltown Design Excellence Panel Meeting held at 9:30am on

Thursday 22 April 2021

Panel Members	Matthew Taylor	Chair
	Lynne Hancock	Member
	Iain Stewart	Member

Council staff		

1. Acknowledgement of Land

An Acknowledgement of Land was presented by the Chairperson Matthew Taylor.

2. Declaration of Interest. There were noted no conflict of interest from Panel Members

3. Agenda Items

Item 4.1 – Seniors Living Development – Julius Reserve and Lot 34, Julius Road, Rosemeadow

General Comments from the Panel	
1.	The overall proposal provides an appropriate housing option of a seniors living development within the Rosemeadow Renewal Project undertaken by the State Government
2.	The overall built form of essentially two parallel building forms with a north south orientation following the contours provides a sympathetic outcome to the site
3.	The design development of the built form considering the needs of the residents with cross flow ventilation,
4.	Deliberate modulation of built form provides varied architectural treatment
5.	Exceedance of height limit in this instance acceptable with the reduction of built form to the southern portion and setback of carpark and built form to provide accommodation of appropriately scaled trees as screening.
6.	Treatment of Council reserve along Copperfield Road to be considered in relation to the built form of the proposal and the existing boundary wall.
7.	Some modifications to the internal courtyard in relation to access and ramp design, provision of a community room and deciduous trees will increase the amenity of the central area.

Specific Issues/comments identified by the Panel in relation to:

1. Architectural Design a. Functionality b. Aesthetic c. Material d. Facades	Good sense of layering and use of external staircases to create thresholds and transition from public to private space Appropriate use of materials, e.g. hit and miss brickwork to partially screen balconies. Articulate living spaces to better define kitchen, dining and living zones within the open plan The thresholds/entrances to all living spaces have designed to preserve privacy – protect against sightlines to living space. Building mass broken up well with vertical cores / building breaks. Respecting SEPP 65 and LAC guidelines (unit sizes at minimum but short corridors, optimising useable space); each unit has both primary and secondary balconies which can have AC screened. Bins not all in one place and screened with landscape but note is made about bin storage adjacent to front entry – location of bins in close proximity to outdoor private space needs to be reconsidered. Choice of materials (brick) good for sustainability along with PV cells.
2. Urban Design a. Human scale b. Integration with the surrounding environment c. Overall aesthetic d. Fit	The overall scale and modulation of the built form provides a positive contribution to the existing and future character of the area. The building setbacks nominated to allow for the planting of tall trees will enhance the overall setting and the panel appreciates the way the building steps down at boundaries, except for building A which should transition to townhouse (2 storey height limit) – can 3rd floor step down at southwestern corner and provide suitable soil mass for a substantial canopy tree in that location, by shifting the basement ramp a little further from the boundary line. The articulation of the building is appreciated, especially the devolving massing of the built form. There is the potential to link through the east building to the existing drainage reserve and realise possible public recreation activity in this location. The bin store, ground floor units' open space relationship needs to be improved – bin store wall will impact apartment amenity and compromise the use and enjoyment of this apartment while creating a negative element to the front door of the development. The panel suggest that a community room opening onto the bbq area in the central courtyard with a kitchenette for parties and neighborhood events. This could be associated with one of the lifts – which would then become the 'public' lift for accessing the ground floor. So that the residents of the

	two buildings without basement access don't impose on the privacy of other 'neighbour communities' within the complex). The panel supported the pedestrian connection provided from the north-west corner of the site through the edge of the drainage reserve towards the local centre, both to help enliven the development's relationship with the street in this location and for the convenience of residents. This was seen as a positive in terms of integration with the neighbourhood and for amenity in general.
3. Landscaping	The landscape plan indicates a range of substantially native plantings planned across the site. The major tree planting is in deep soil zones thus providing a sustainable outcome with appropriate maintenance across the site and contributing to greening of urban areas. The landscape can be improved through the provision of a selection of deciduous trees both inside the courtyard and to the periphery of the site. In so doing, this action will acknowledge the inland climate of Campbelltown of hot summers and cold winters and thereby assist in environmental comfort levels for the development and complement the architectural design strategies.
4. Heritage (if relevant)	N/A
5. Streetscape	The proposal addresses the future unnamed street in an appropriate manner with a modulation of the built form and landscape setting.
6. Solar Access	Appropriate solar access is provided to the apartments and to the central open space.
7. Privacy	Thresholds/entrances to all living spaces to be designed to preserve privacy – protect against sightlines to living space. Good sense of layering and use of external staircases to create thresholds and transition from public to private space
8. Lighting/natural/artificial	Lighting access is reasonable with east west access
9. ventilation	Ventilation is considered for most units with opportunity for cross flow ventilation and access to terraces on both sides of the units.
10. wind	Due to the scale and orientation of the built form, wind effects through the site appear to have been managed with allowance for cooling summer winds and protection from cold winter winds.
11. Sustainable Design	The north south orientation of the built form encourages sun access to the central courtyard through the middle of the day. Cross flow ventilation to the majority of the units provided.

Specific Actions Required	
1. Architectural Design	Consider removal of 3 rd floor apartments on the southern portion of the proposal
2. Urban Design	Possible break of the Building D and E to provide further articulation of the built form and access to reserve.
3. Landscaping	Inclusion of an extended accessible ramp internally with resting points, the inclusion of deciduous trees and further tree planting adjacent to the driveway to the southern boundary
4. Heritage (if relevant)	N/A
5. Streetscape	Relocation and/or redesign of bin enclosure to provide a more considered outcome to the front entry.
6. Solar Access	Well considered
7. Privacy	Ensure that there are no direct views into bedrooms
8. Lighting/natural/artificial	Adequate cross flow ventilation
9. ventilation	
10. wind	Acknowledgement of prevailing winds
11. Sustainable Design	Water tanks, recycling of water, PVs

Is the overall Design:

- ~~— Acceptable with no changes~~
- acceptable with changes
- ~~— not acceptable and needs to be redesigned~~

If the application needs to be redesigned, provide dot points justification

- 1-
- 2-
- 3-

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