

Item 4 – 1 & 3 Old Menangle Road and 22-22 Camden Road Campbelltown

General Comments from the Panel - 230518	Proponent Response	Comments from the Panel - 240530
1. The Panel thanks the applicant for presenting the design at pre-DA and engaging in the design excellence process. This is a well-considered scheme that demonstrates an understanding of and respectful response to the place, character, and heritage context. The Panel particularly appreciates the integration of Emily Cottage and its landscaped curtilage with communal open space, site circulation and building entry. But notes that equal care and design consideration should be applied to the future setting of the Quondong visitor centre, which is also a heritage item.	Noted.	Comment repeats. Emily Cottage curtilage and landscape design respectfully resolved and supported by panel. Suggested approaches to improved resolution of the South West Quondong Visitor Centre interface, and North facing Koshigaya Park elevation are set out below.
2. Analysis and principles are supported. The Panel suggests that the height exceedance needs a stronger rationale by way of a design excellence approach that optimises (and communicates) amenity and sustainability outcomes, notably solar access and natural ventilation.	Height exceedance is justified through understanding: The future vision of Campbelltown outlines development much taller in and around the precinct The proposed development demonstrates the ability to be sympathetic to the surrounding without negative impacts As a precedent, the Rydges hotel adjacent was approved being approx 20% over the prescribed height limit The offer of 92 apartments will be:	Height exceedance does not detract from design excellence or neighbouring amenity. Community and shared amenity is of high quality. Sustainability targets are supported.

		Unit sizes greater than ADG offering Large balcony and terraces to all units Refer statutory planners \$4.55	
3.	The Panel also considers that the scheme would benefit from greater variety / diversity in the apartment sizes to broaden the offering, particularly including smaller (e.g. 1 bed + study) apartments in the mix, and encourages the applicant to pursue this with potential business operators	Based on market studies, 1 Bedroom independent units are not in demand in the market. The decision to only provide 2 Bedroom & 3 Bedroom units are in keeping with market demands.	A market analysis has been undertaken to underpin mix proposed. An inventive solution for flexibility within 2 bed apartments adds to diversity (an openable partition wall permits the second bedroom to double as expanded living space). Balconies are generous.

Specific Issues/comments identified by the Panel in relation to:	Comments from the Panel - 230518	Proponent Response	Comments from the Panel - 240530
1. Architectural Design a. Functionality b. Aesthetic c. Material d. Facades	The scheme is for 90 apartments, 30 x 3 bedroom and 60 x 2 bedroom. Sizes are generous. The Proponent explained that apartment types / sizes are generated in part by operators / driven by business planning. The Panel strongly suggests expanding this to include smaller apartments to suit single people and/or those who prefer a smaller home. There is for example an opportunity to replace one large (130m²) 3 bed apartment with two 1 bed (65m²) apartments. This goes hand in hand with an opportunity to relocate the stair that currently blocks off the corridor, which would open up the end of the corridor to light and views, and improve cross ventilation. This comment is not to pre-empt any design moves by the Proponent but to encourage exploration of options to meet the objective of more housing choice while also enhancing amenity. The Panel notes that materials are not yet decided, and supports the intended approach to respond to Emily Cottage's	Redesign of the plans have considered: Relocating stair away from corridor end (south side), allowing light and cross vent into the corridor. The material selection has been carefully selected following design reviews with Heritage consultant and provides materials sympathetic with the heritage items and commensurate with the precinct. 1 Bedroom product was explored and tested with operator needs. The scheme retains 2 & 3 Bedroom units with the 2 bedroom product allowing the 2nd bedroom to open to the living room for expanded living space. The selected mix is directly in response to market needs.	The scheme is for 92 units, with a mix of 2 and 3 bedroom adaptable units. Inclusion of an open stair linking shared space on landings is supported. The typical floor corridor has been opened up at its ends to light and views. Material selections, building form and character are all supported with suggestions for improvement set out herein. The north elevation , as viewed from Kogiashi Park presents a high solid wall and a lost opportunity for views from living spaces toward Kogiashi Park. Consider lightening this façade, while giving these units views toward the park (instead of over the roofs of the club), especially for upper levels, where traffic noise from Camden Road is less of a detractor.

	sandstone in some way as part of the palette		
2. Urban Design a. Human scale b. Integration with the surrounding environment c. Overall aesthetic d. Fit	The Panel notes that the LEP has a 19m maximum height, Housing SEPP has 22.8m, and that the development exceeds the SEPP height plane by between 1 and 3m). This is not considered to be an issue so long as the cumulative benefits of resident amenity, heritage response and public connectivity, and sustainability initiatives, are demonstrated. And that impacts on neighbours, e.g. Art Centre, are minimal and substantiated. See comment under heritage re. interface with Quondong Cottage	Factors contributing to additional height allows for: Ground Level RL increased for flood mitigation (RL 71.1) Ground Level increased to 4m floor to floor, improve amenities on ground, increased height at entry and to allow for cars to enter beneath Level 1 Top floor to floor increased to 3.3m for roof falls and services tolerances.	The height plane is exceeded by between 12 and 25%, without detracting from design excellence. Impacts on neighbours are minimal and substantiated. The cumulative benefits of resident amenity and sustainability have been demonstrated. The panel has made recommendations for the improvement of the Quondong Cottage interface, and safety of public connectivity.
3. Landscaping	Strategy supported		Consider expansion of the Western "back-yard/BBQ" landscaped space by shifting the wall closer to the carpark entry and servicing road. Reconsider internal planning of the ground floor for more direct access from BBQ area to kitchen / washup In regards to the tree Tallowwood Eucalyptus microcorys: The building and new fences and paths encroach significantly into the tree protection zone (TPZ) with the possibility of it being further impacted through

			construction. Under Australian Standards any encroachment greater than 10% requires an arborist to confirm that the tree will remain viable. We recommend that the developer prepares a tree management plan to outline how the tree will be protected (both during and after construction) and Council request a tree bond based on an assessment value by a Level 5 arborist. Ensure balcony planters are of sufficient size and design to support healthy plant growth and sustainability. Ensure convenient, safe maintenance access
4. Heritage (if relevant)	The Panel supports the design moves of creating a generous curtilage for Emily Cottage, setting back the new building to retain its visibility in the streetscape, and integrating it with the communal space and building entry. We agree that this both responds to its heritage significance and highlights it as part of the character of the development. Somewhat less successful is the interface between the development and Quondong Cottage (Visitor Centre). The SW elevation of the new building is rather 'hard' and unrelieved. Appreciating that the Proponent is in an ongoing process with its heritage	Particular attention has been applied to the South Elevation fronting Quondong. Facade articulation breaks the mass, captures views down Old Menangle Road, and offers visual interest addressing Quondong. The materiality is subtle, with brickwork offering a calm tone next to the rendered Quondong building. The colours are complementary.	Comments repeat. Revised planning suggested by the panel may soften the southern corner and introduce a horizontal break/detail that acknowledges the Quondong Cottage's scale.

	consultants to test different scenarios, the designers are encouraged to explore ways to soften that elevation and to relate more sensitively to the heritage form and datum lines.			
5. Streetscape	Care should be taken to optimise the amenity of the public through-site link between the development and Quandong Cottage, and to protect the privacy of residents overlooking the link.	Landscape design allow for a safe open passage through the south of the site. Being part of the club precinct also offers 24/7 passive surveillance.	This comment remains to be addressed. Consider re-organising service and social activity spaces on the Old Menangle Road facade to take further advantage of landscaped space and access to the outdoors on the southern corner of the site near the through site link - for workshop and health activity enjoyment. This would activate the facade and improve passive surveillance of the through site link. Resolve the CPTED issue of the recessed escape door opening onto the link. Consider improved pedestrian safety and convenience crossing Camden Road between the site and Kogiashi Park. Streetscape upgrades on Old Menangle Road should be consistent with new works to ensure a consistent streetscape character.	
6. Solar Access	Design for better than minimum to assure design excellence	Noted. ADG requirements for solar is achieved.		

7. Privacy	n/a at this stage – site and building layout are suitable to achieve visual and acoustic privacy	Privacy achieved through screening in between apartments.	
8. Lighting/natural/artificial	n/a		
9. Ventilation	Design for better than minimum to assure design excellence	Noted. We achieve ADG requirements. Skylight to penthouses to allow all units on roof to have natural ventilation.	Consider a slight reduction of the lobby lounge area on typical floorplates (without loss of amenity) to improve the cross vent of corner apartments _01 and _06
10. Wind	n/a		
11. Sustainable Design	The Panel congratulates the Proponent on the inclusion of sustainability targets / commitments (NABERS 8 star, 5 star Greenstar) The panel encouraged the proponent to reference or implement the principles of LBC too – especially re an “irresistible stair” connecting lobbies and lounge.	BASIX, NATHERs and Greenstar target above min. requirements. Min. NATHERs 7 stars, Target 8 Stars BASIX 40% Water 30% Emission Reduction Min. 5 Star Green Star Building Accredited, Design & As Built (Certified)	Sustainability targets supported. The panel supports the inclusion of a stair connecting lobbies and lounge.

Specific Actions Required - as described above	Comments from the Panel - 230518	Comments from the Panel - 240530
1. Architectural Design	Seek to provide some 1 bed or 1 bed + study (or both) apartments within the mix Explore relocation of stair to allow for more open corridor and lift lobby areas and reconfigured (smaller) apartments	Previous comments addressed. Reconsider North Elevation design for views to Kogiashi Park.
2. Urban Design		
3. Landscaping		
4. Heritage (if relevant)	Develop the SW elevation facing towards Quandong House to better respond to its smaller scale, form, and heritage character	This comment remains to be addressed. Revised planning suggested by the panel may soften the

			southern corner and introduce a horizontal break/detail that acknowledges the Quondong Cottage's scale.
5. Streetscape			Activate Southern corner by relocating ground floor uses - for CPTED improvements and passive surveillance of through site link.
6. Solar Access			
7. Privacy			
8. Lighting/natural/artificial			
9. Ventilation			
10. Wind			
11. Sustainable Design			

Is
the

overall Design:

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