

CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Campbelltown Design Excellence Panel Meeting held at 10:15am on

Thursday 24 October 2024

Thursday 13 March 2025

The panel minutes for the 13 March are in RED. All panel and Council members remain as the of 24 October 2024.

Panel Members	Matthew Taylor	Chair
	Chris Johnson	Member
	Scott Davies	Member

Council staff	Rad Blagojevic	
	Melanie Smith	

Presenting/Present	Clayton Edward	Architect
	Ben	Architect not present
	Ed	Owner not present

1. Acknowledgement of Land
An Acknowledgement of Land was presented by the Chairperson Matthew Taylor
2. Declaration of Interest
There were no conflicts of interest noted.
3. Agenda items

Item 2 – Nos. 7-11 Norfolk Street, Ingleburn. Residential Flat Building. Pre-lodgement comments

GENERAL INFORMATION

Campbelltown Design Excellence Panel (the Panel) comments are provided to assist both the Applicant in improving the design quality of the proposal, and Campbelltown City Council in its consideration of the Development Application (DA) when it is submitted.

The nine design quality principles provided in SEPP65 Apartment Design Guidelines (ADG) are generally used as a datum to guide the Panel's assessment, notwithstanding that SEPP65 may not directly apply to the application.

The Panel's focus is on design excellence and, primarily, reviews the amenity of the proposal for occupants as well as the quality of the proposal in the context and setting of its location as well as its visual and impact on the place in which it is located. Absence of a comment related directly to any of

the ADG principles does not, necessarily, imply that the Panel considers the particular matter has been satisfactorily addressed.

General Comments from the Panel	
1.	The panel appreciates the applicant in coming to the Campbelltown Design Excellence meeting to present the proposal at this DA stage.
2.	The panel understands that the height of the proposal at 9 and 10 storeys is consistent with the DCP and represents a portion of the future structure of the Ingleburn Town Centre.
3.	While the arrangement and form of the proposal facilitates solar access and cross flow ventilation, further modulation and refinement of the tower forms, particularly in relation to the expression of the podium / lower two levels needs to be further resolved. The tower design has been resolved
4.	The ground plane and relationship with the public domain needs to be further resolved with additional design refinement, a broader analysis of the pedestrian movements in particular to the Norfolk and Oxford Street frontages. Pedestrian movement is improved with access from Oxford Street, note is made that the width path can be reduced to Oxford Street
5.	A landscape strategy plan that incorporates tree canopy and public domain plantings and links to the town centre is desirable to encourage good urban connectivity. Further plantings have been provided that a better outcome.
6.	Detailed sections are needed to explore the relationship between private and public areas and the proposal by the applicant to not apply privacy screens as an interface medium. Sections are shown.
7.	
8.	
9.	

Specific Issues/comments identified by the Panel in relation to:	
1. Architectural Design a. Functionality b. Aesthetic c. Material d. Facades	The project includes two buildings, one of 10 storeys and one of 9 storeys. One building is dark in colour and one is light in colour. A communal garden is located on level 9 of the lower building. 15 percent of units are affordable. The two storey podium appears to be only a colour change and does not provide a suitable transition to the upper levels of the towers. Some form of architectural expression should be considered to define the podium. The corner balconies while of a good size are directly off a bedroom. The issue of privacy may need further attention. The two storey podium has now been expressed in bush hammered concrete and is a satisfactory contrast to the upper portions of the towers.
2. Urban Design a. Human scale b. Integration with the surrounding environment c. Overall aesthetic d. Fit	<u>Height and scale</u> The proposal is the first iteration of the Ingleburn Town Plan and introduces higher density than presently exists under the DCP. The additional density and height is understood to be consistent with the variation provisions under the Housing SEPP, given the associated provision of affordable housing. However the impact of the additional density, the design of building servicing, vehicle crossovers and waste areas, needs to be better resolved before the additional density can be adopted. <u>Ground and first floor articulation</u> Whilst the overall height and scale of the building is supported, additional consideration needs to be given to the intended differentiation of the ground and first floor levels, thus providing a more human scale to the street and ground plane. Differentiation of materiality / colour or texture is supported, and needs to be enhanced through reflected in the design drawings. Façade drawing studies and more resolved visualisation imagery would benefit the design process and communication. See note above. <u>Ground plane arrangement</u> The design proposal in its current form has its principal address to Carlisle Street. However the desire line of residents and those accessing the building will likely be to Norfolk Street, toward the local shops and Ingleburn station. The secondary, garden entrance will therefore likely become a primary entrance by default. More consideration of this entrance to support legibility is recommended. The arrangement of the ground floor lobby, to enable sight lines through the building to the landscaped communal open space area is supported. <u>Bin room, crossovers and extent of driveway</u>

	The proposed approach to two crossovers is not a good urban design solution, and the panel strongly recommends an alternative approach be considered. An approach to contain the bin room within the basement, and alternative waste servicing regime is needed, particularly given the compounding effect of future high density residential development within the area. <u>Communal open space (ground level)</u> The communal open space is an important amenity for future residents and requires further detailed consideration with regard to the extent of paving, canopy cover and human comfort in the context of a warming western Sydney. The design and arrangement of the communal open space needs to be better considered with regard to desire and sight lines, relationship to building entrances, and the role of the Norfolk Street access as a default primary entrance. The panel notes that vehicle cross over and garbage has been resolved. Further, a pedestrian entry from Norfolk Street has been facilitated that provides better access to the Ingleburn town centre. The panel noted that the width of the path was probably excessive and could be reduced to provide a more human scale. The communal open space provides a satisfactory outcome for both the ground floor amenity and Level 9. Note is made that the two areas provide options for residents to use the spaces in the seasonal climate of Campbelltown.
3. Landscaping	The landscape design, while providing some amenity needs to be developed further with detailed sections showing the interfaces between private and public domain areas. Further tree canopy coverage is encouraged to ameliorate the climatic extremes of cold winters and hot summers. While the Panel understands that the area of deep soil conforms to the DCP, a wider area deep soil to the southern boundary would assist in providing a better landscape outcome for the project. The location of the community open space is exposed to summer afternoon sun and deeply shaded in the morning. The panel notes that further detailed outcomes are needed for the landscape plan. The southern planter adjacent to the drive is a stormwater swale and further detail is required to provide an appropriate amenity to this portion of the site to council's satisfaction. The location of the two communal open spaces are appropriate as they provide locations with different aspects for the seasonal climate of Campbelltown. Further detail is required for the OSD basin in relation to its performance and planting requirements to council's satisfaction. The landscape plan needs to be reviewed in relation to the species (ie Banksia can be problematic in the soils of Campbelltown) and the tree canopies need to be

	more accurate. (Angophora costata trees are shown with small canopies)
4. Heritage (if relevant)	Not applicable
5. Streetscape	Refer to the landscape comments above. Further the applicant should consider the provision of an underground substation so that the streetscape amenity may be improved, particularly in relation to the proposed location adjacent to the main pedestrian entry. The location of the substation is satisfactory with appropriate landscape screening.
6. Solar Access	Studies to demonstrate compliance with NSW ADG solar access requirements need to be provided with any formal application for development approval. No details have been provided with the pre-development application package.
7. Privacy	Refer to landscape above
8. Lighting/natural/artificial	Refer to solar access.
9. Ventilation	Compliance with NSW ADG requirements has not been demonstrated at this early stage. Demonstration of compliance should be provided with any formal development application package. Cross ventilation is satisfactory
10. wind	A wind study has not been provided with the pre-development application package. Impact of the additional height on the comfort level throughout the ground plane should be considered with any formal development application package. A wind study would still be of benefit to the proposal.
11. Sustainable Design	It is unclear if solar collector panels are located on the roof of the 10 storey building.

The above comments relate to the intent of the Design Quality Principles listed below and will be further assessed once the next level of design development is submitted.

1. Context and Neighbourhood Character: Unsatisfactory, subject to further design development and refinement. Satisfactory
2. Built form and scale: Satisfactory, subject to refinement of the ground and first floor façade design. Satisfactory, now resolved
3. Density: Satisfactory, subject to resolution of the waste collection regime, bin room and crossover arrangement. Satisfactory, now resolved
4. Sustainability: Not addressed as part of the pre-development application package – requires further design development and refinement.
5. Landscape design: Unsatisfactory, subject to further design development and refinement. Further detail required as per landscape comments

6. Amenity: Unsatisfactory, subject to further design development and refinement, particularly regarding amenity for ground floor residents and relationship to the street. Satisfactory, now resolved
7. Safety: Not addressed as part of the pre-development application package – requires further design development and refinement. Satisfactory, now resolved
8. Housing Diversity and Social Interaction: Satisfactory, affordable housing bonus employed. Satisfactory, now resolved
9. Aesthetics: Unsatisfactory, subject to further design development and refinement. Satisfactory, now resolved

RECOMMENDATION

The Panel appreciates the application has been provided at this stage and requires that the applicant return to the Panel with above comments responded to.

That the proposal is satisfactory with the amendments noted and subject to Council's satisfaction.

Matthew Taylor - Panel Chair

Chris Johnson

Scott Davies