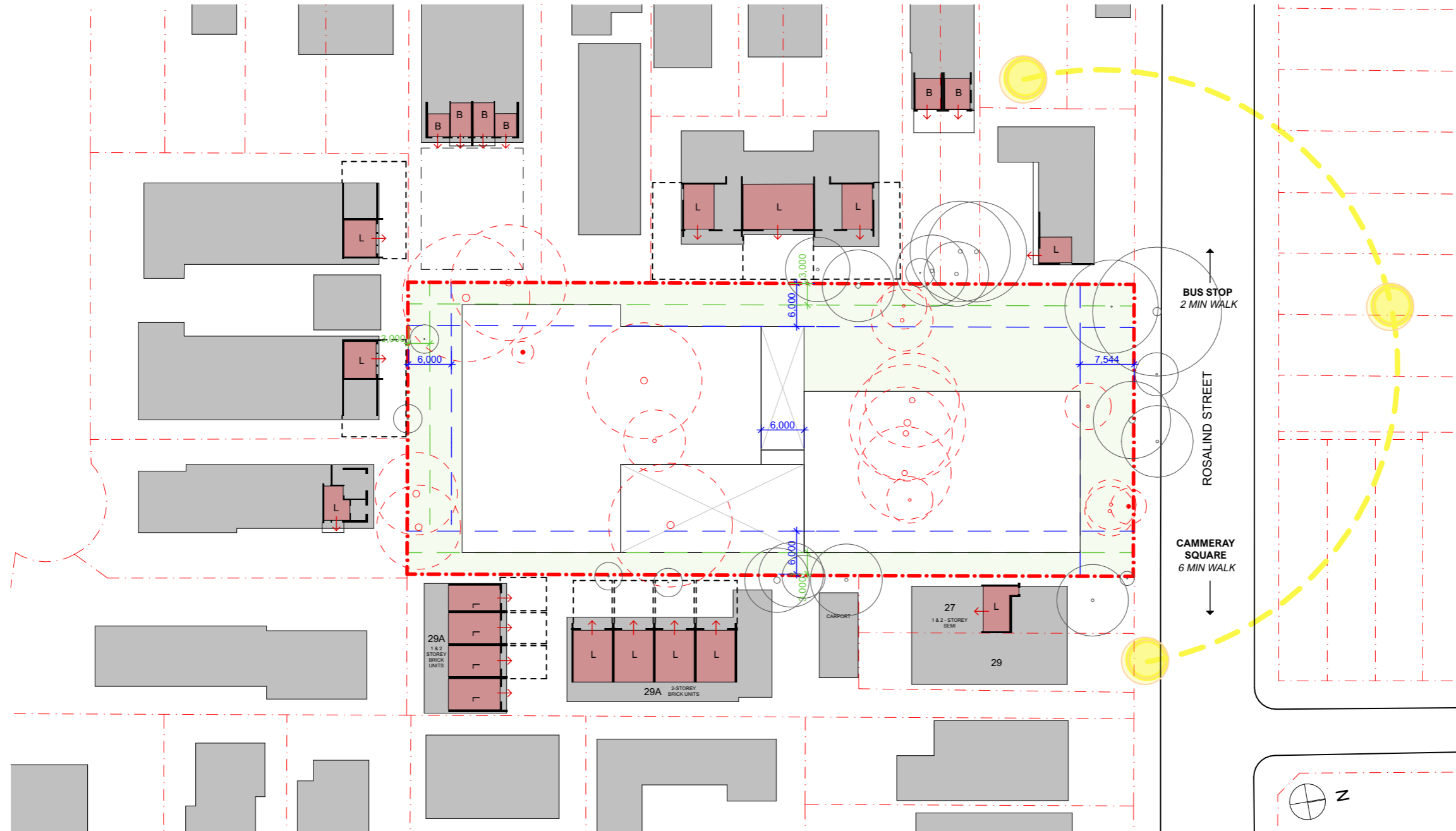


CAMMERAY SENIORS LIVING

SCOPING REPORT - 15.09.2025



19-23 ROSALIND ST, CAMMERAY

SITE ANALYSIS



SITE ANALYSIS

Identified site constraints, opportunities, and context to inform responsive design.

-  Existing trees to be retained
-  Existing trees to be demolished

Constraints:	Opportunities:	Notes:
Overshadowing Neighbouring PLS	Northern Daylight Aspect	Street trees to be retained
Site being primary outlook to a lot of neighbouring properties	Leafy Street character	
	15.8m Height Plane	



ROSALIND ST CHARACTER

Leafy street character with a mixture of 3/4 storey apartment buildings and 1/2 storey cottages and Federation homes.



SITE PHOTOS

North facing street boundary with large established streets.



191 WEST ST
Blank facade facing our site at 19-23 Rosalind St. Apartments face side boundaries N/S and West St



185-187 WEST ST
Large carpark and small bedroom & bathroom windows facing our site, apartments face N/S



29 A ROSALIND ST - APARTMENT 9
Facade facing our site at 19-23 Rosalind St. Main living areas face North



29 A ROSALIND ST - CARPAK
Located between 27-29 Rosalind St and 29A facing our site.

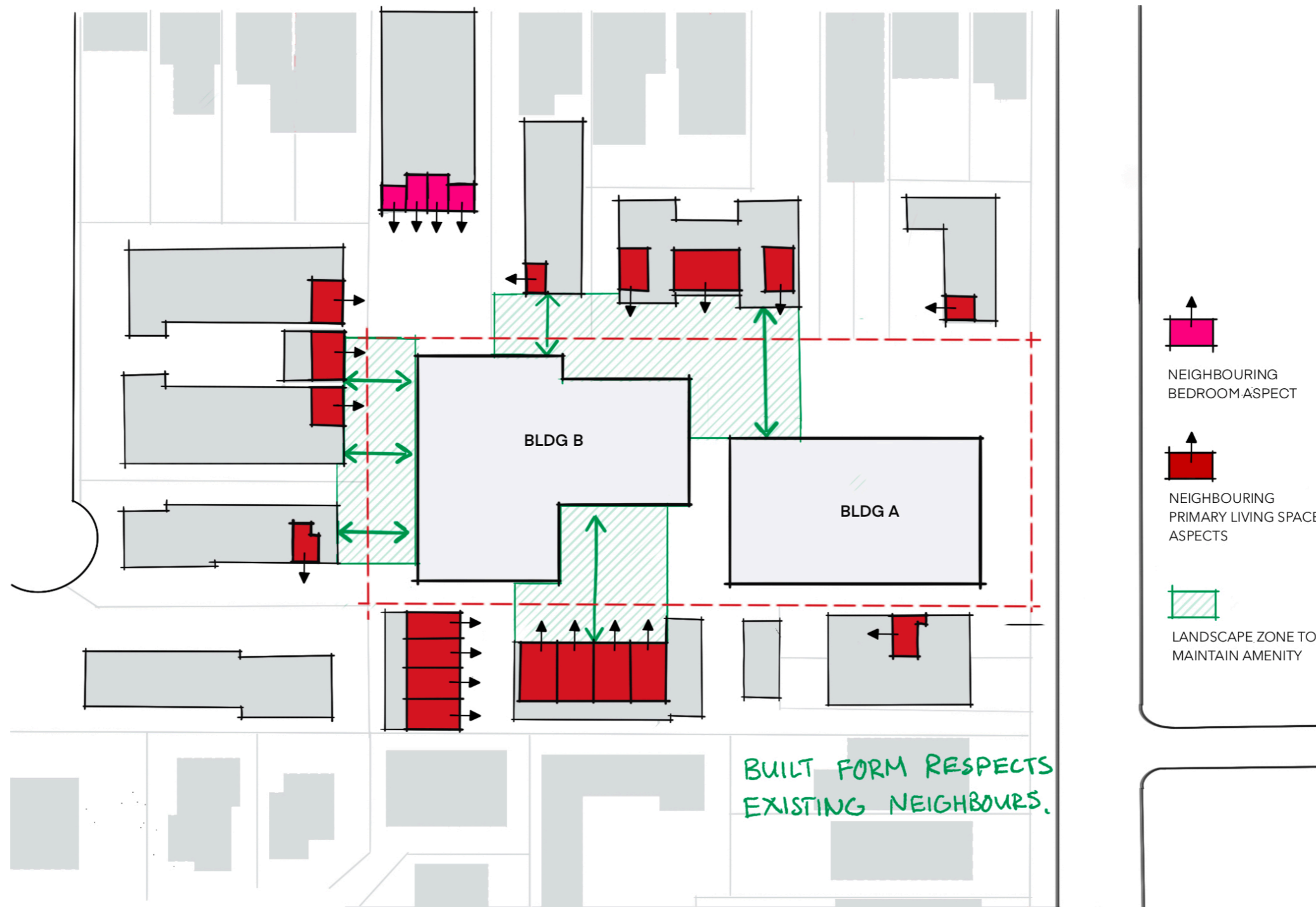


27 ROSALIND ST
Main living spaces face South. High boundary wall with tall vegetation growth facing our site.

CONCEPTUAL DESIGN APPROACH

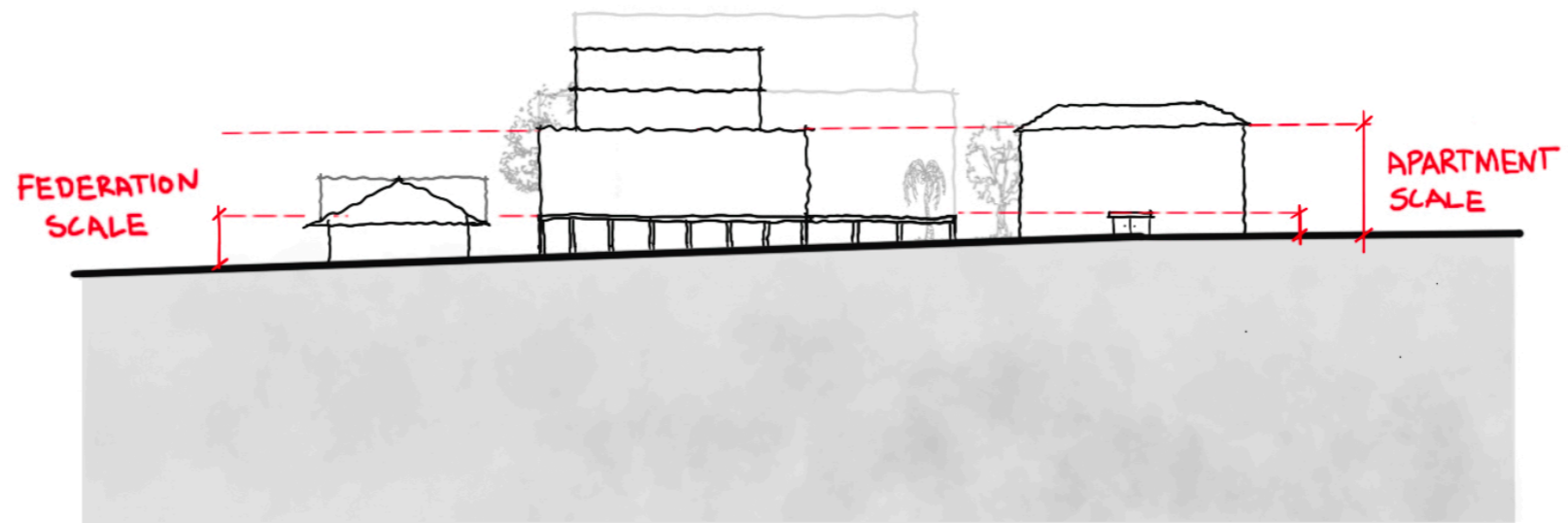
CONCEPTUAL APPROACH

- **RETAINING NEIGHBOUR AMENITY:** Boundary setbacks were applied to protect neighbours' primary living spaces outlook and solar access. Generous building setbacks are located where there are primary living & outdoor spaces on the ground floor.
- **PRESERVING STREETScape CHARACTER:** Building form & street interface to mediate between neighbouring Federation-era rooflines and surrounding 3-4 storey apartment buildings, reinforcing the existing streetscape scale, rhythm and character.
- **HEIGHT DISTRIBUTION:** The building facing Rosalind St sits below the height plane, and the top story is setback to preserve the streetscape scale. Height is added to rear of site where it is less visible, preserving the amenity of the neighbourhood.
- **SHARED PUBLIC DOMAIN:** The street interface was enlarged to create a shared & active sunny space, fostering community and creating a gathering spot for the neighbourhood.
- **SHARED AMENITY WITH GOOD SOLAR ACCESS:** Building A is rotated to descale the form to the street and allow for a sunny shared communal space to the west, which the internal communal areas on the ground floor take advantage of.
- **DEEP SOIL AREA:** The building and basement footprint allow for a large deep soil area located primarily to the communal open space promoting the growth of mature trees and vegetation in this area.
- **APARTMENT AMENITY AND OUTLOOK:** Apartment aspect and amenity have been carefully prioritised to maximise the outlook and liveability of each dwelling within the building's massing while providing adequate privacy to the neighbours.



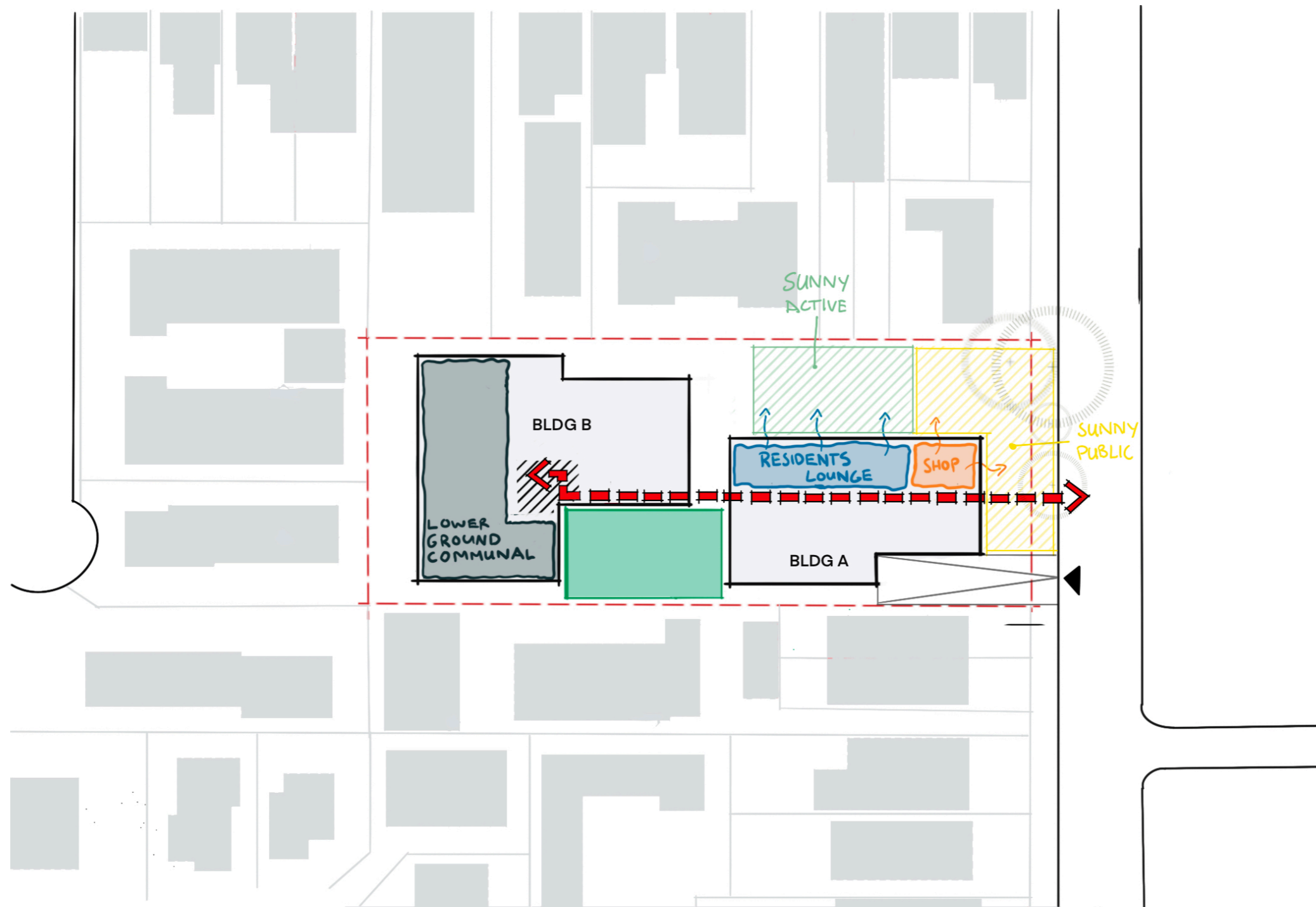
RETAINING NEIGHBOUR AMENITY

Boundary setbacks were applied to protect neighbours' primary living spaces outlook and solar access. Generous building setbacks are located where there are primary living & outdoor spaces on the ground floor.



PRESERVING STREETScape CHARACTER

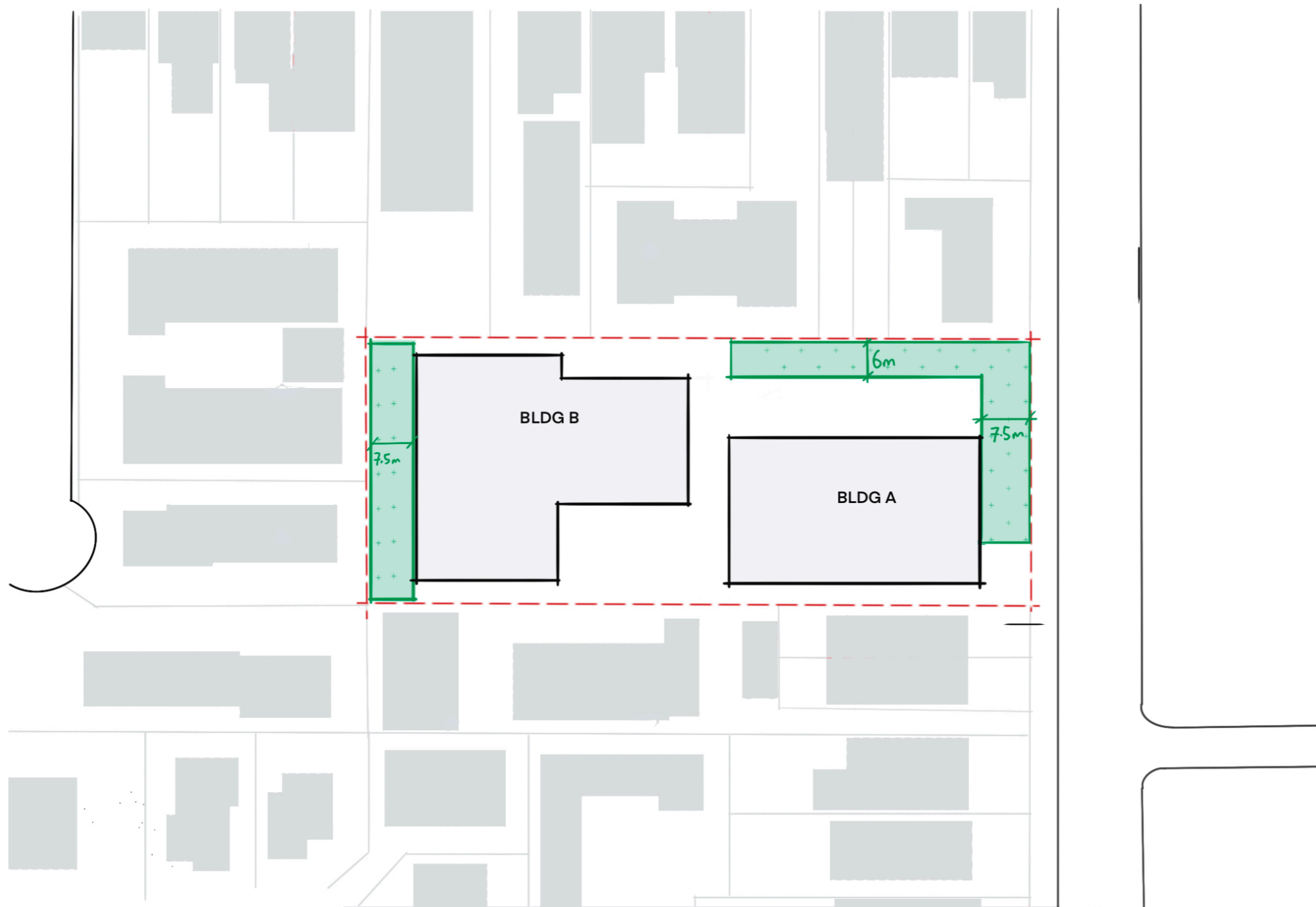
Building form & street interface to mediate between neighbouring Federation-era rooflines and surrounding 3-4 storey apartment buildings, reinforcing the existing streetscape scale, rhythm and character.



PUBLIC DOMAIN & SHARED AMENITY

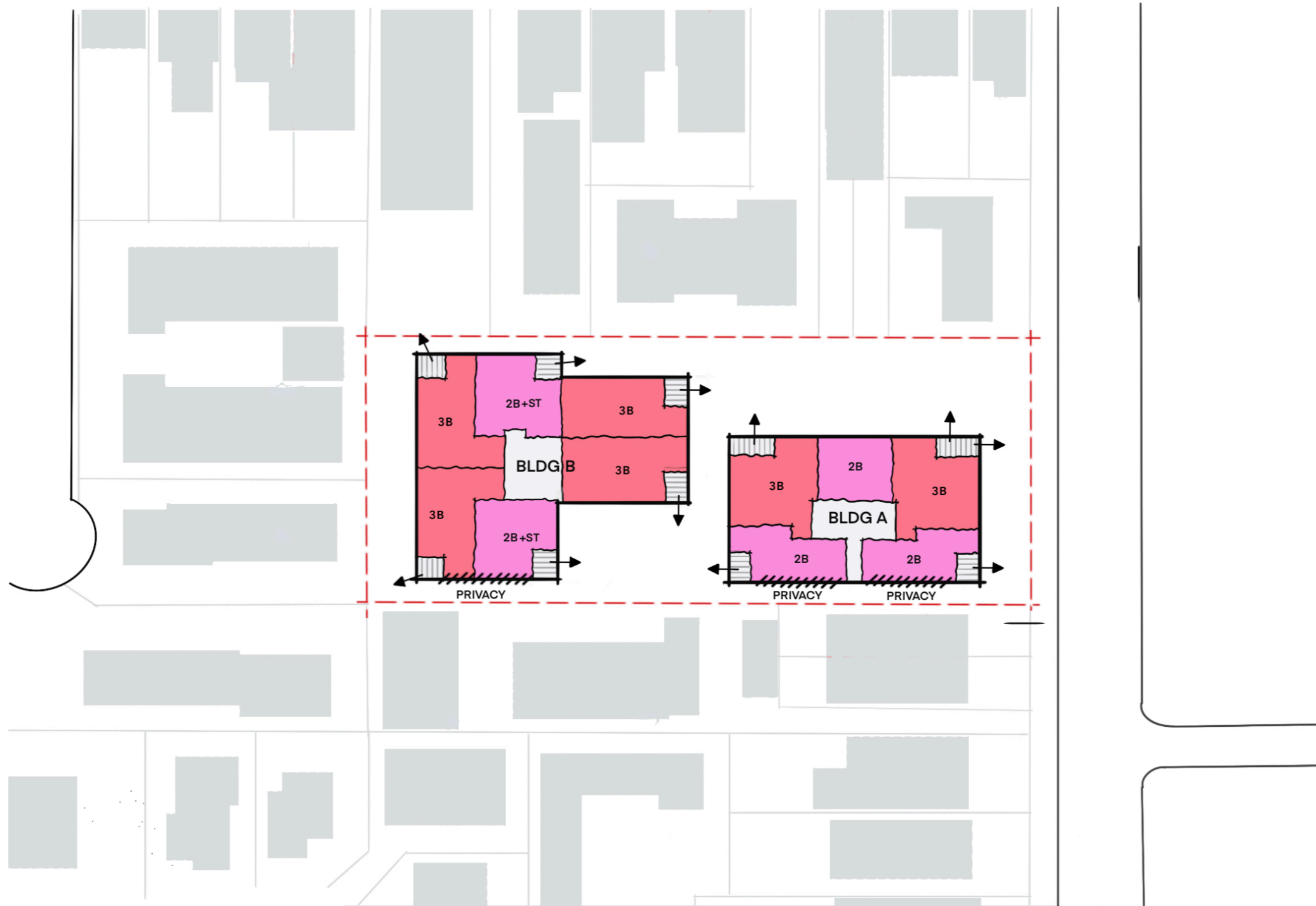
The street interface was enlarged to create a shared & active sunny space, fostering community and creating a gathering spot for the neighbourhood.

Building A is rotated to descale the form to the street and allow for a sunny shared communal space to the west, which the internal communal areas on the ground floor take advantage of. The generous setbacks to 29A Rosalind St provide the opportunity for a sunken landscape area that provides solar access & outlook to the lower ground communal spaces, while providing privacy to the neighbours.



DEEP SOIL

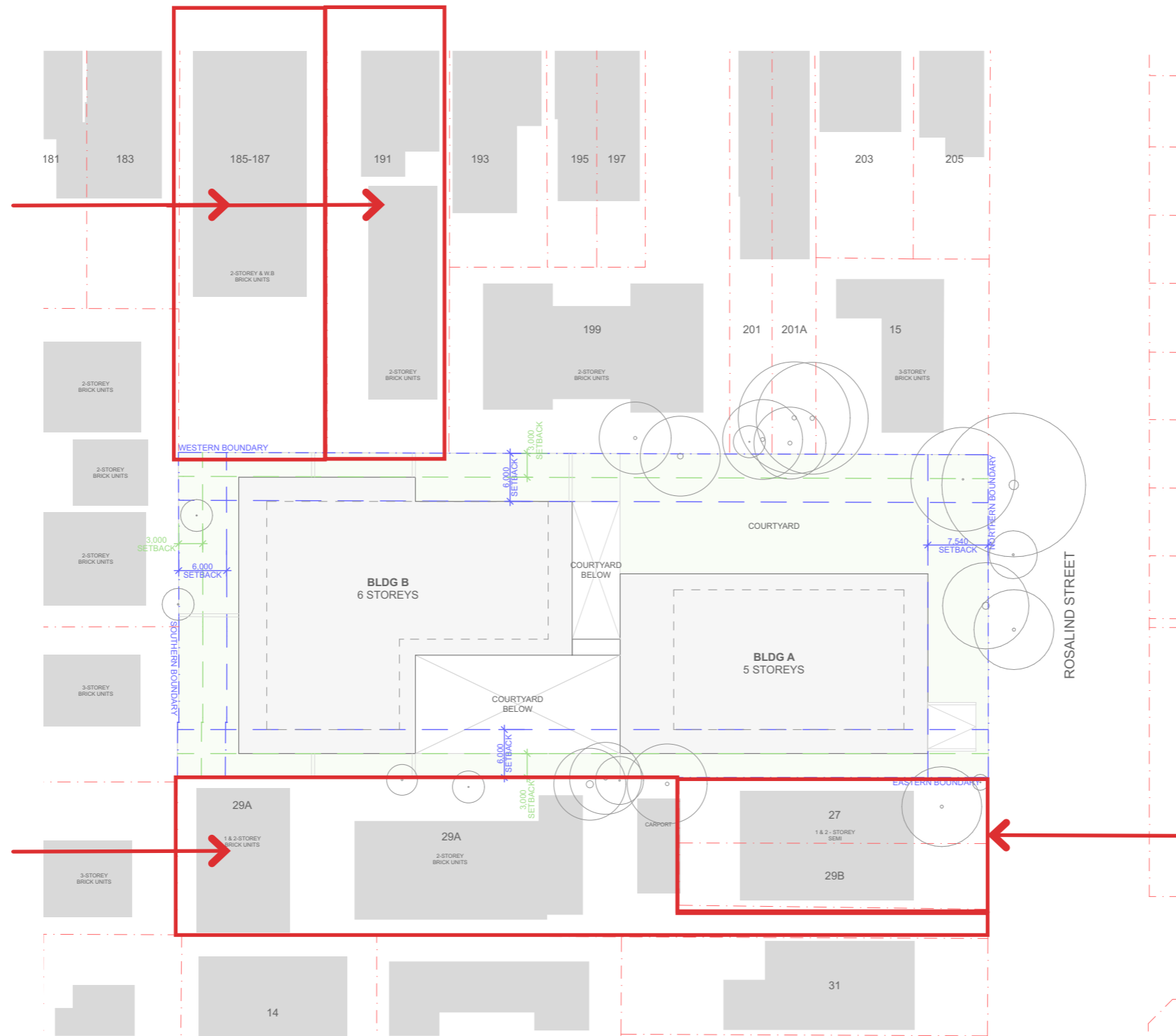
The building and basement footprint allow for a large deep soil area located primarily to the communal open space promoting the growth of mature trees and vegetation in this area.



OUTLOOK

Apartment aspect and amenity have been carefully prioritised to maximise the outlook and liveability of each dwelling within the building's massing while providing adequate privacy to the neighbours.

Long narrow sites facing North
Future primary living & outdoor
spaces will take advantage of this
orientation

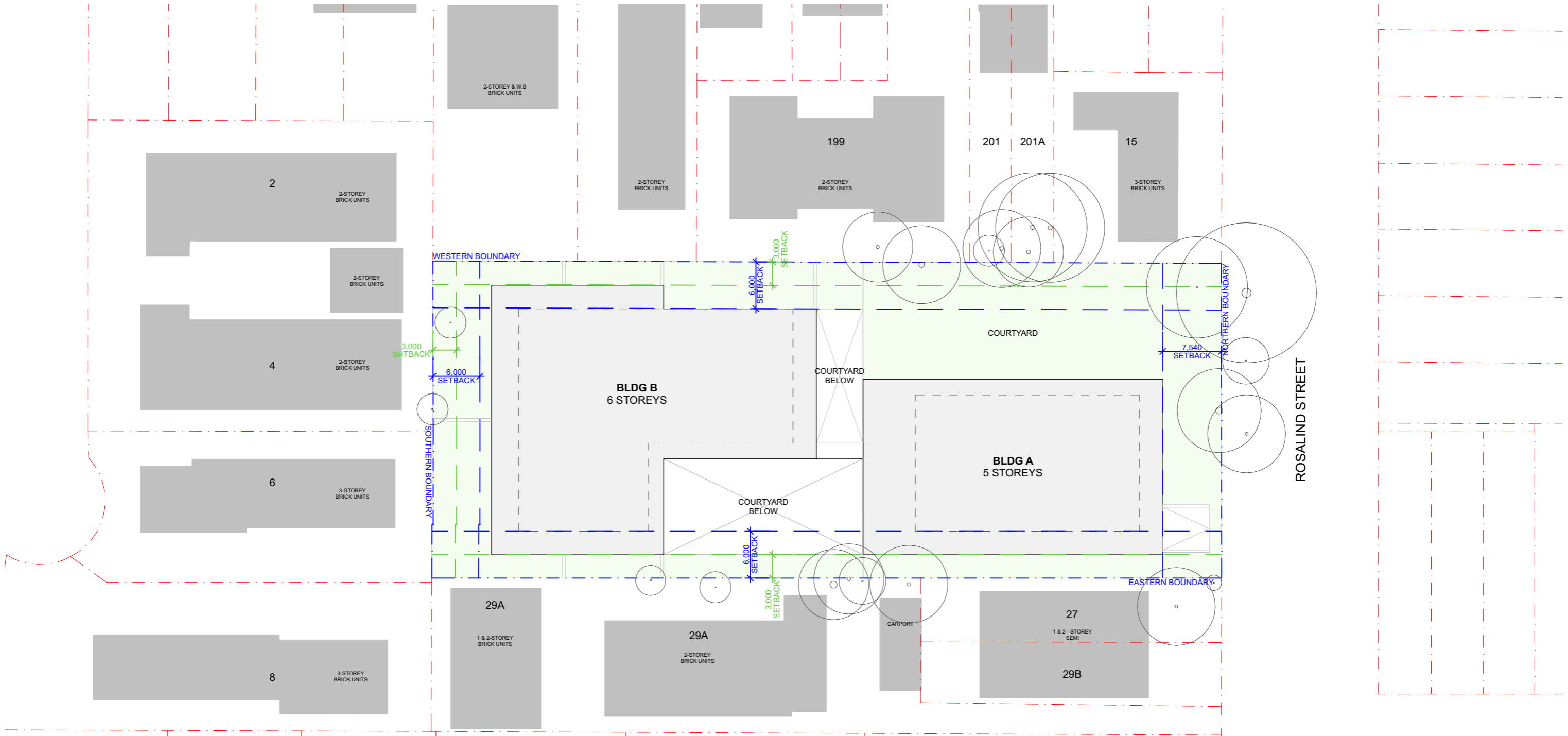


27+ 29A Rosalind St to take
advantage of North facing street
facade and have a front/ rear
outlook

Combination of setbacks allows
for future built form to take
advantage of generous setbacks
to create solar access & amenity

FUTURE DEVELOPMENT OF ADJACENT SITES

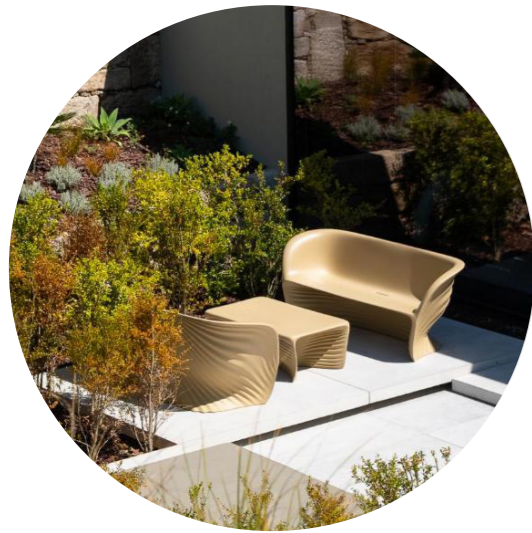
CONCEPT DESIGN



SITE PLAN



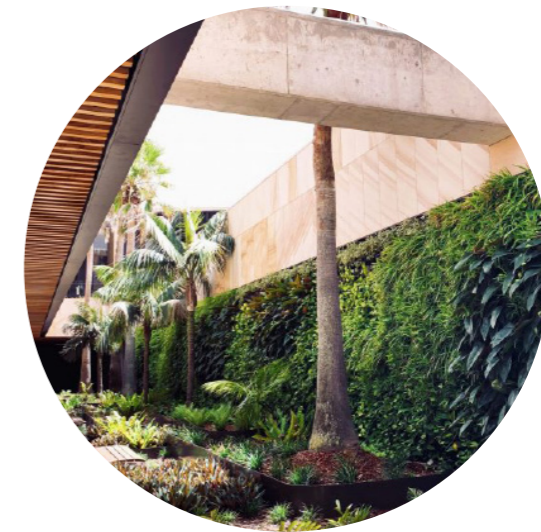
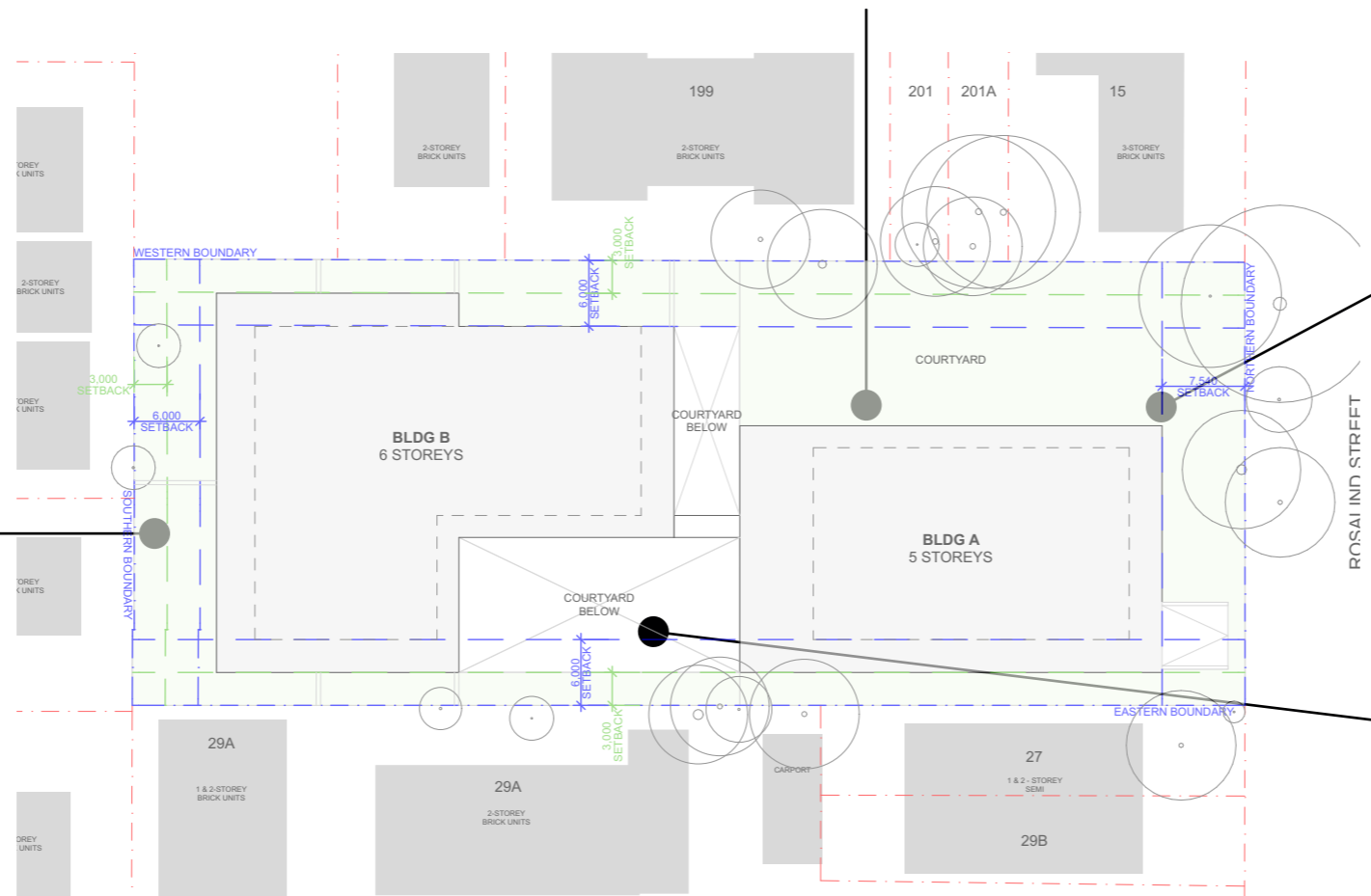
Sunny communal open space



Garden apartments



Extended street open space with potential neighbourhood shop/ cafe



Between buildings we can create lush gardens down to underground basement communal space.

OPPORTUNITIES



EAST

WEST

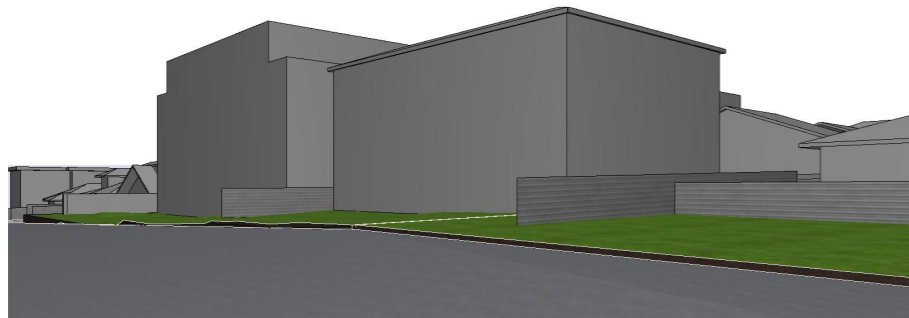
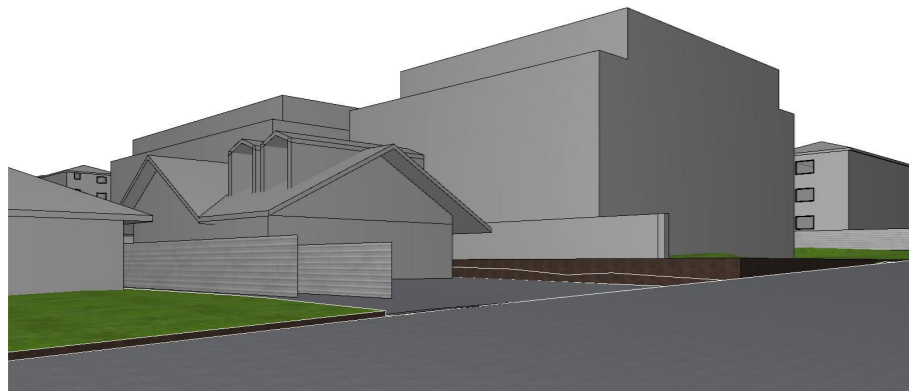
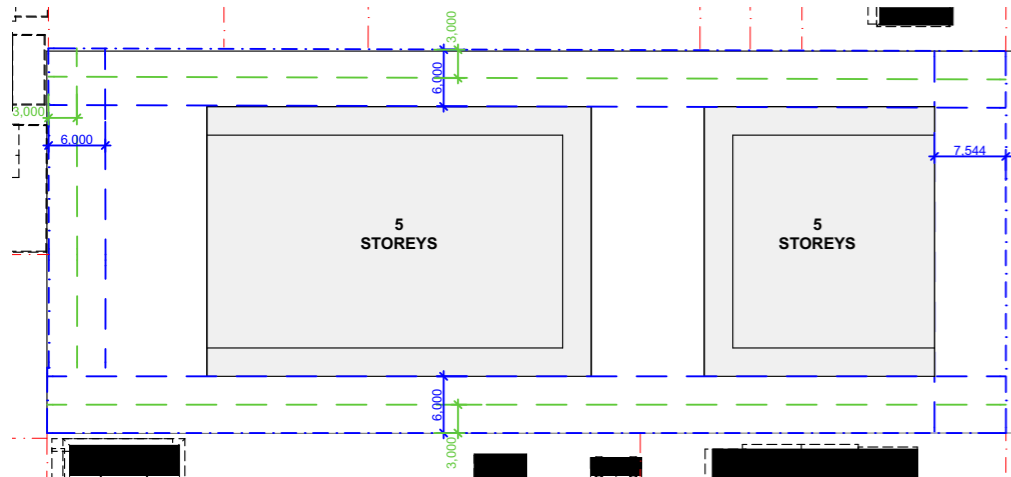
PROPOSAL

ROSALIND ST

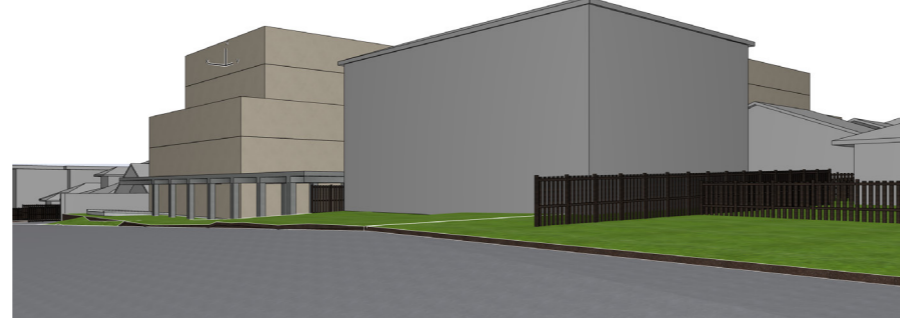
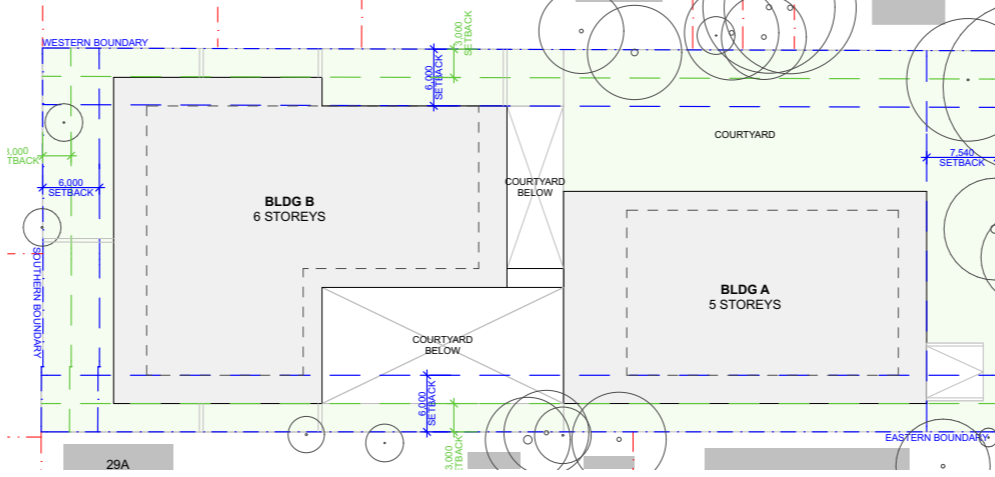
The design mediates between the scale of adjacent Federation homes and surrounding apartments, preserving and enhancing the established streetscape character

ADG COMPLIANT SCHEME

15.8m height, providing 45% site coverage and min. 6m setbacks to all boundaries.

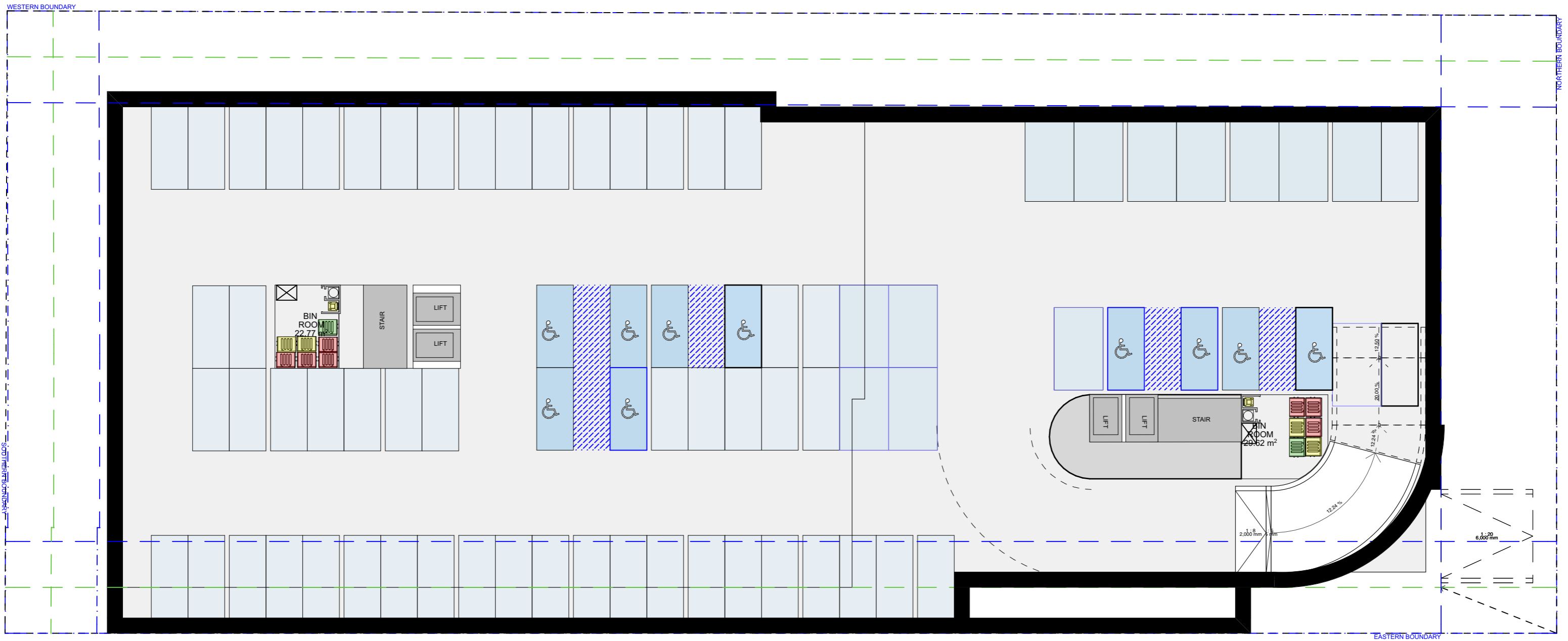


PROPOSED MASSING



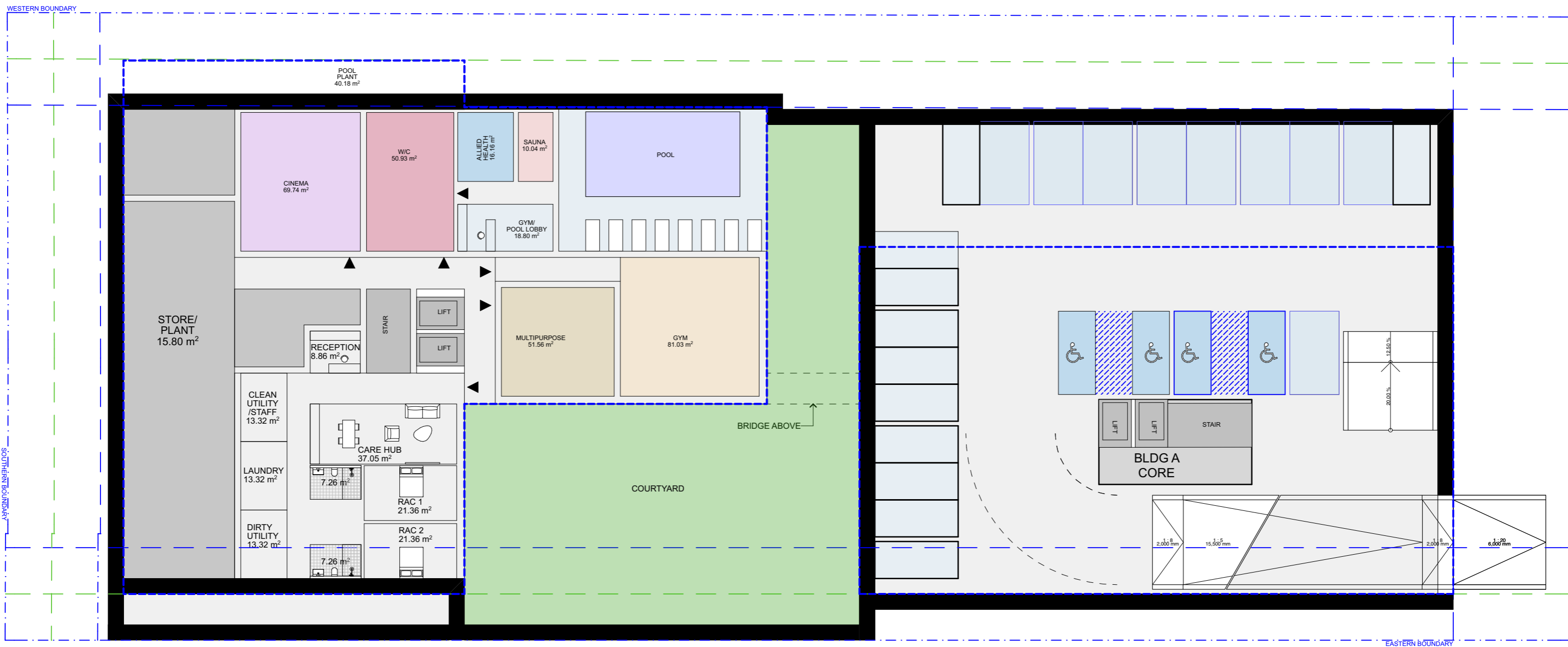
MASSING COMPARISON

- Compliant setbacks do not provide adequate amenity and solar access to 29A Rosalind St and 199 West St apartments. The proposal provides enlarged setbacks to these neighbours to improve their amenity & outlook.
- The ADG compliant massing does not achieve the required solar access to the communal open space between buildings. By rotating Building A and reducing the setback to the eastern boundary a large & sunny communal space is created.
- Building A overhangs Building B North facing facade in the ADG compliant massing. By creating an offset between buildings in the proposal, better solar access can be achieved to the future apartments.
- The ADG compliant massing creates long tall interface to the street which is much larger in bulk & scale to the surrounding context. The proposal reduces the bulk & scale of Building A to provide an adequate volume that relates to the single and three storey neighbouring buildings.



PARKING		
Home Story Name	Type	Quantity
BASEMENT 2	Parking 2.4m	56
BASEMENT 2	Parking 3.2m	12
BASEMENT 2	Parking Disabled	10
		78
BASEMENT 1	Parking 2.4m	11
BASEMENT 1	Parking 3.2m	9
BASEMENT 1	Parking Disabled	4
		24
		102

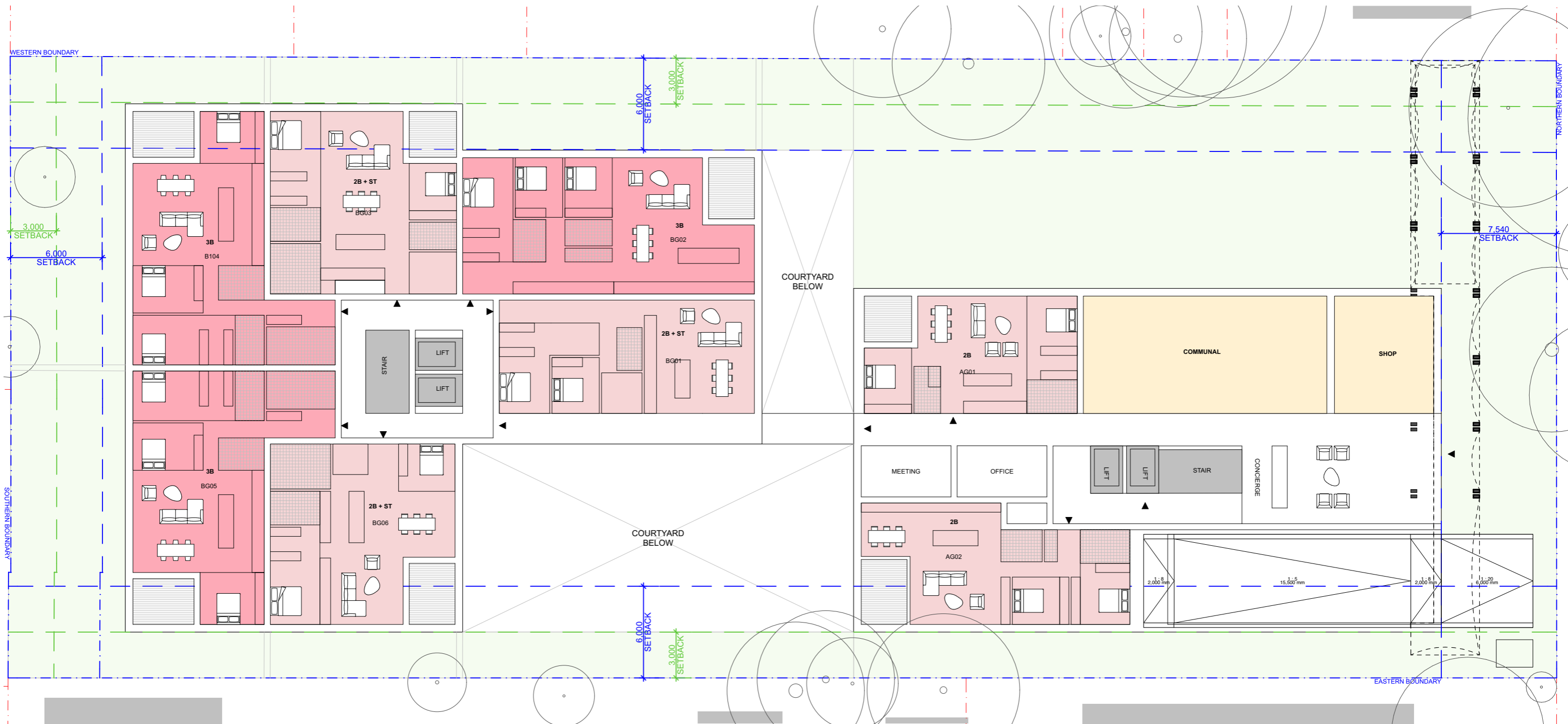
BASEMENT PLAN



PARKING		
Home Story Name	Type	Quantity
BASEMENT 2	Parking 2.4m	56
BASEMENT 2	Parking 3.2m	12
BASEMENT 2	Parking Disabled	10
		78
BASEMENT 1	Parking 2.4m	11
BASEMENT 1	Parking 3.2m	9
BASEMENT 1	Parking Disabled	4
		24
		102

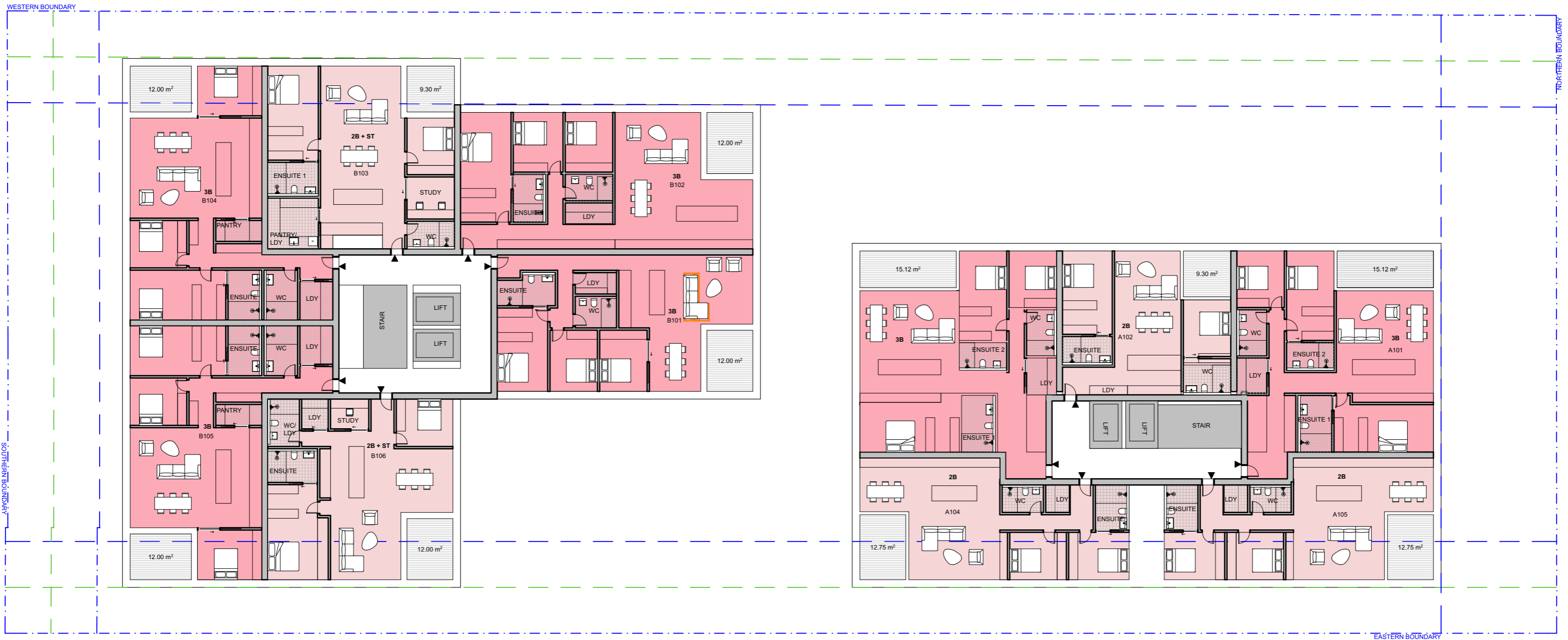
LOWER GROUND FLOOR PLAN

Communal spaces open to lower ground courtyards.

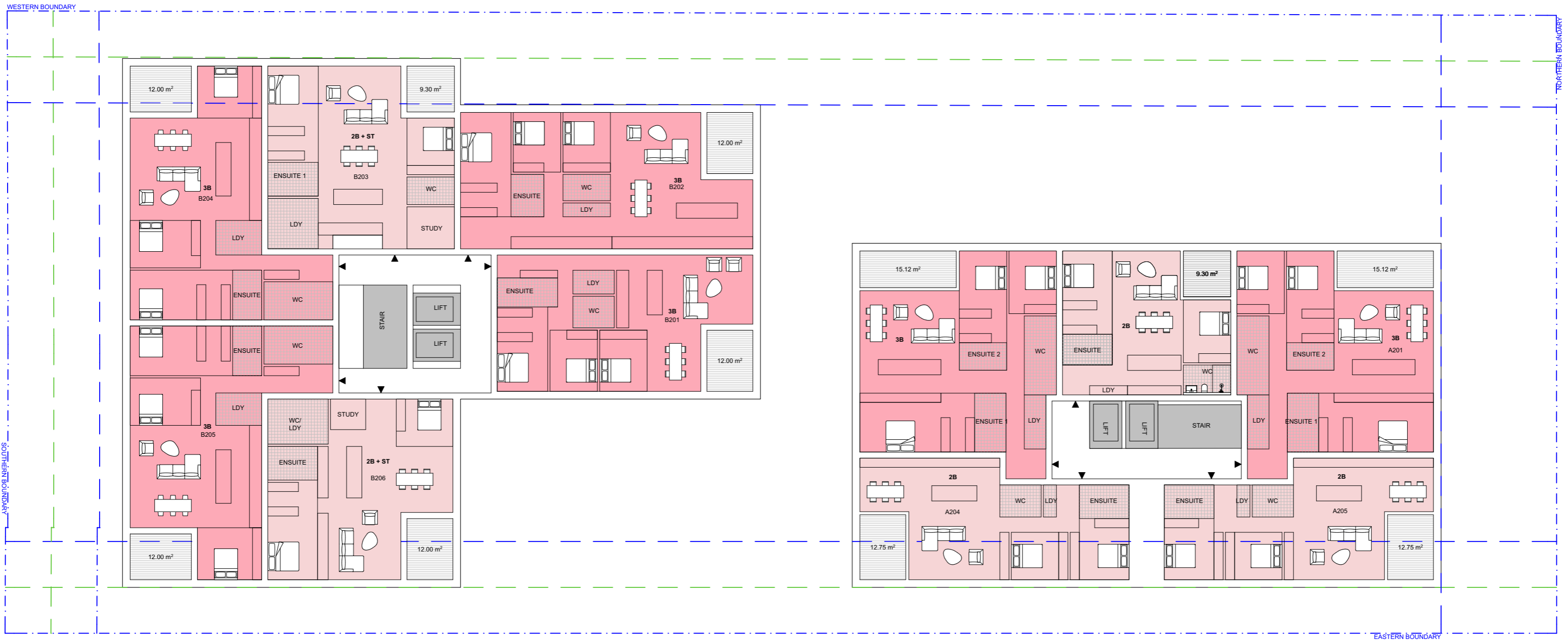


GROUND FLOOR PLAN

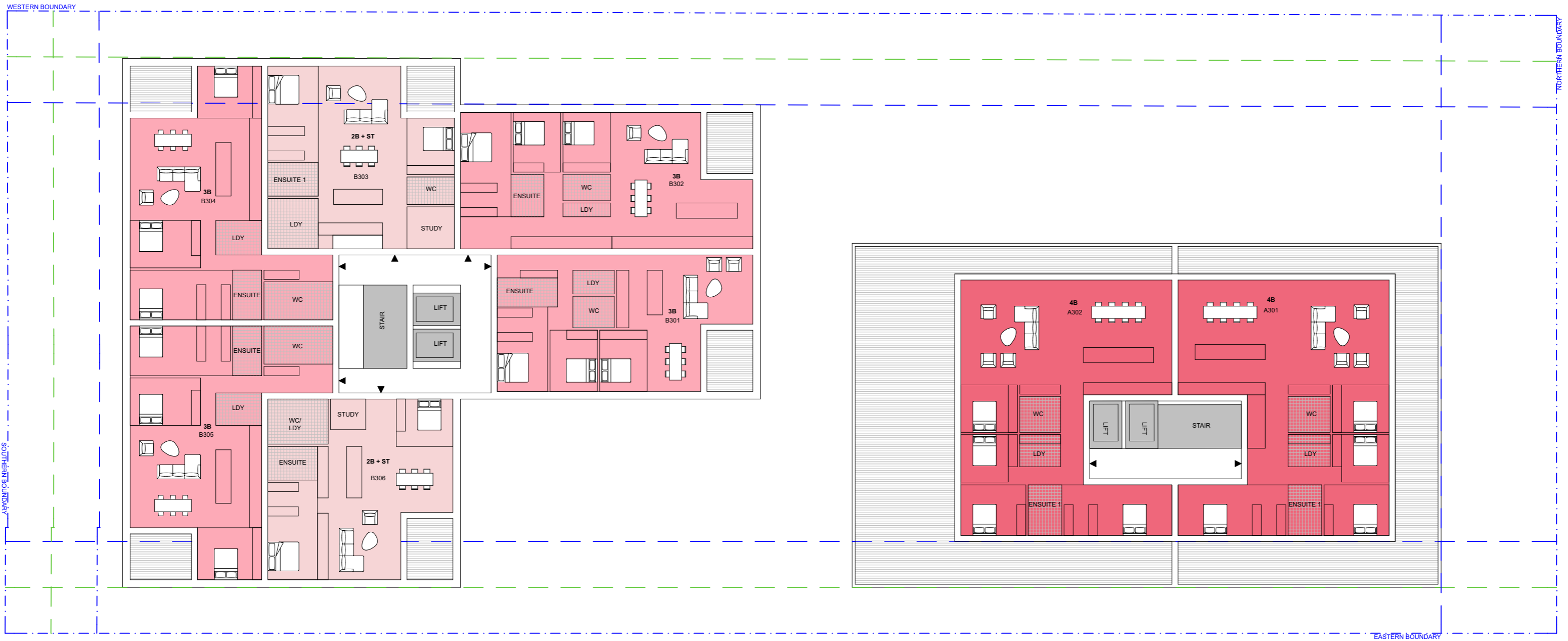
Neighbourhood shop to activate sunny corner to street.
 Internal communal areas open & activate the sunny communal outdoor space.



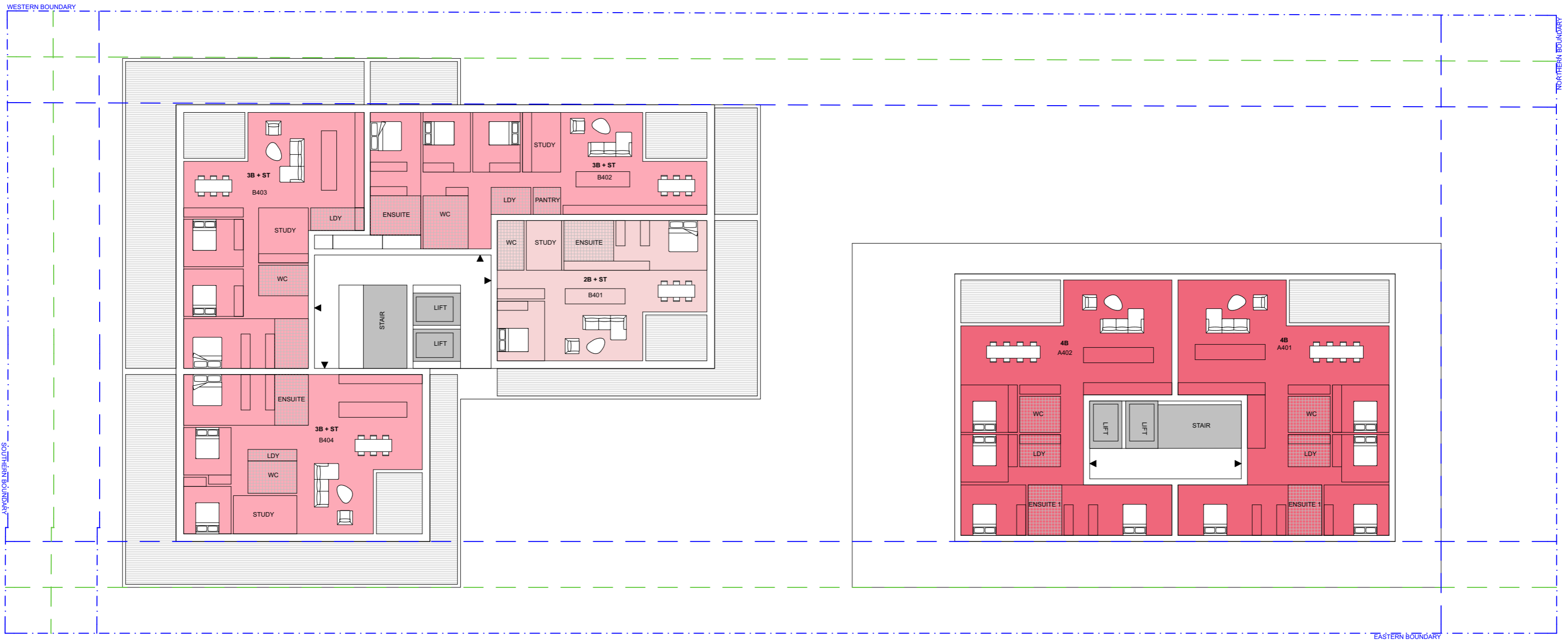
LEVEL 1 PLAN



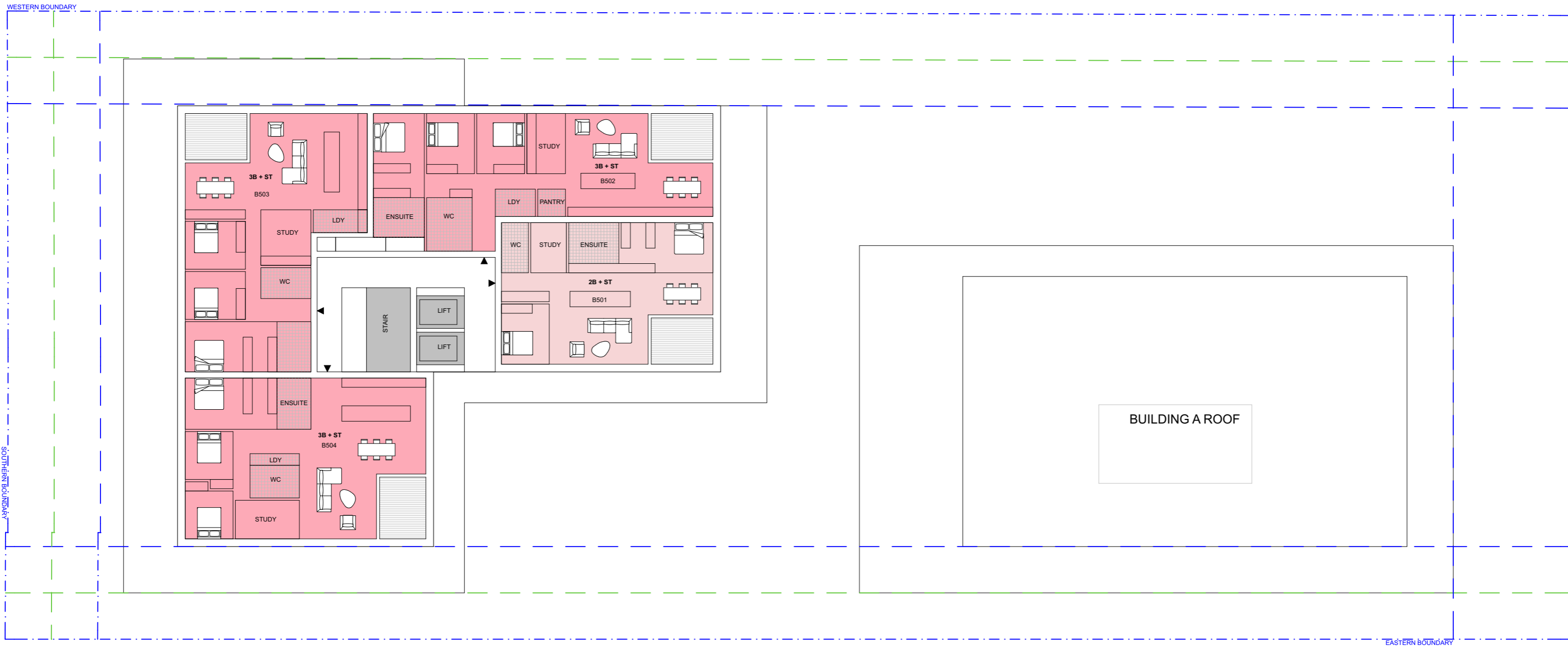
LEVEL 2 PLAN



LEVEL 3 PLAN



LEVEL 4 PLAN



LEVEL 5 PLAN

	GFA	Communal
BUILDING A		
(5 Levels)	2844	290
BUILDING B		
(6 Levels)	5397	400
TOTAL	8241	690
SITE AREA	4093 m2	
FSR	2.01	

APARTMENT	MIX	AVE SIZE	RANGE	NUMBER
1-Bed	0%			0
2-Bed	10%	105	95-115	8
2-Bed +Study	25%	120	115-125	10
3 Bed	40%	140	130-150	20
3-Bed+Study	20%	160	150-170	6
4-Bed	5%	215	200-230	4
TOTAL			139.25	48

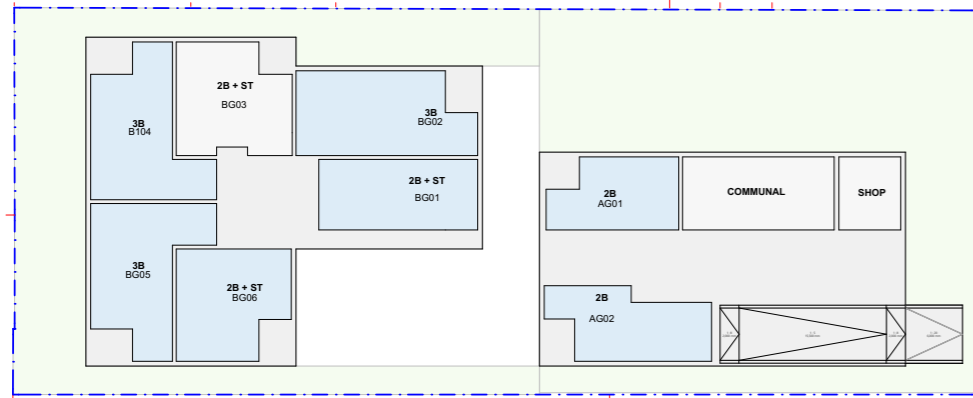
PARKING SCHEDULE			
APT. TYPE	SEPP HOUSING REQ.	REQUIRED	
1-BED	0.5	0	
2-BED	1	18	
3-BED	1.5	39	
4-BED	1.5	6	
VISITOR	0.25	12	
RETAIL	0	0	
TOTAL REQUIRED		75	
PROVISION (NOTE)			
BASEMENT 01		24	
BASEMENT 02		80	
TOTAL SPACES		104	

YIELD TABLE

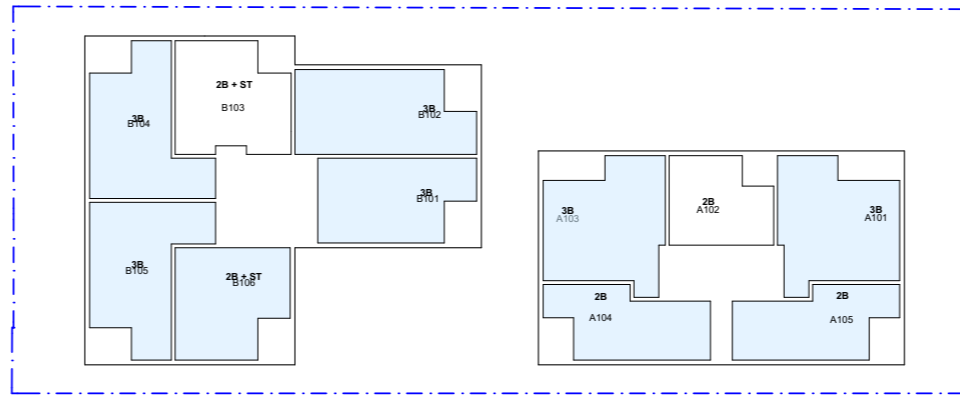
COMPLIANCE

	ACHIEVED (%)	ACHIEVED (M2)	CONTROL	COMPLIANCE	NOTES
SITE COVERAGE	51%	2100	45%	NO	DCP
COMMUNAL OPEN SPACE	27%	1114	25%	YES	ADG Minimum 3m depth achieved
COMMUNAL INTERNAL SPACE		832	N/A	N/A	
DEEP SOIL	18%	738	15%	YES	SEPPH 2021 Minimum 3m depth achieved
LANDSCAPED AREA	47%	1943	30%	YES	SEPPH 2021

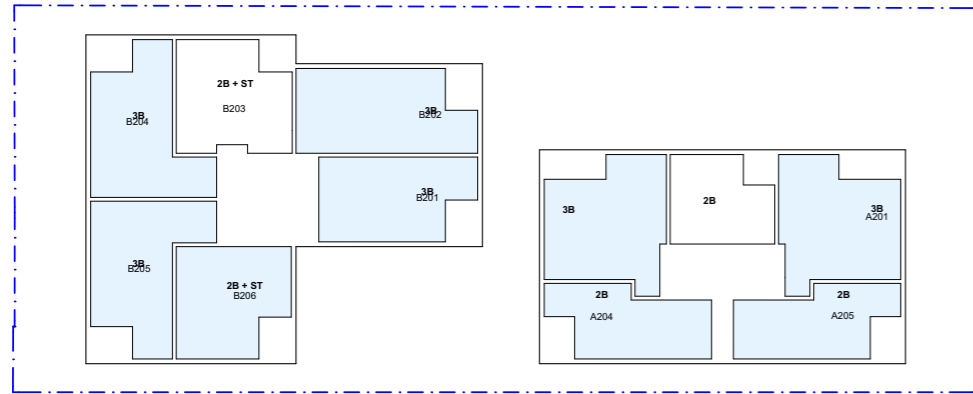
	MINIMUM APT SIZE (M2)
2B	84
3B	128
4B	176



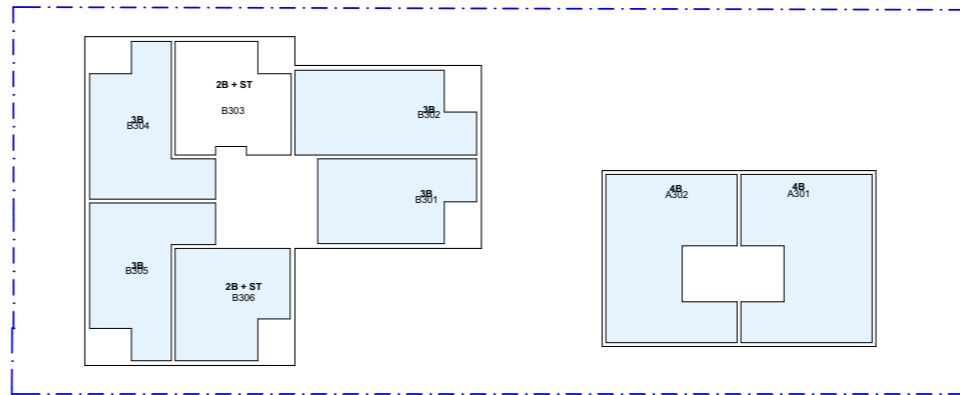
GROUND



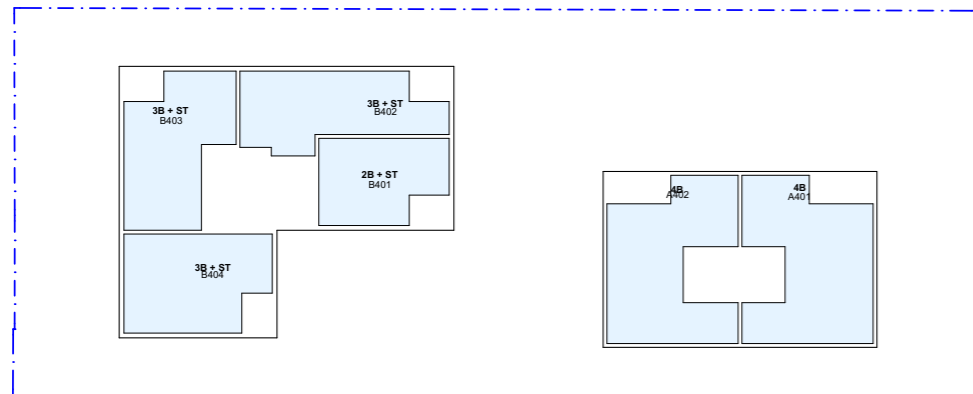
LEVEL 1



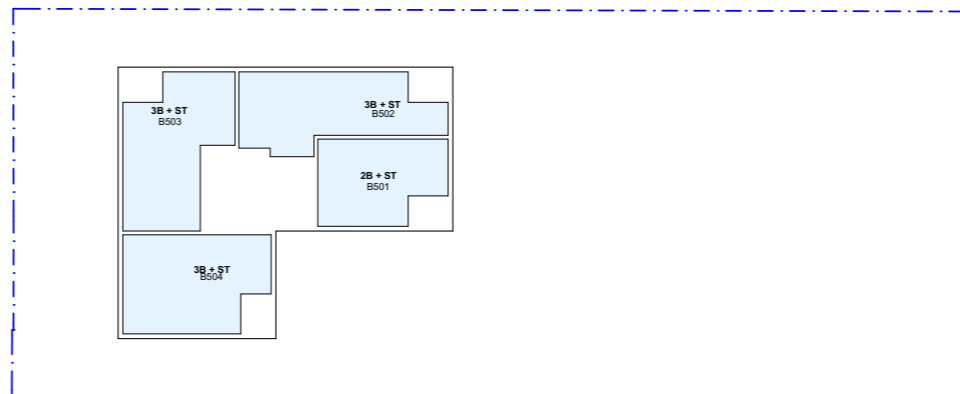
LEVEL 2



LEVEL 3



LEVEL 4

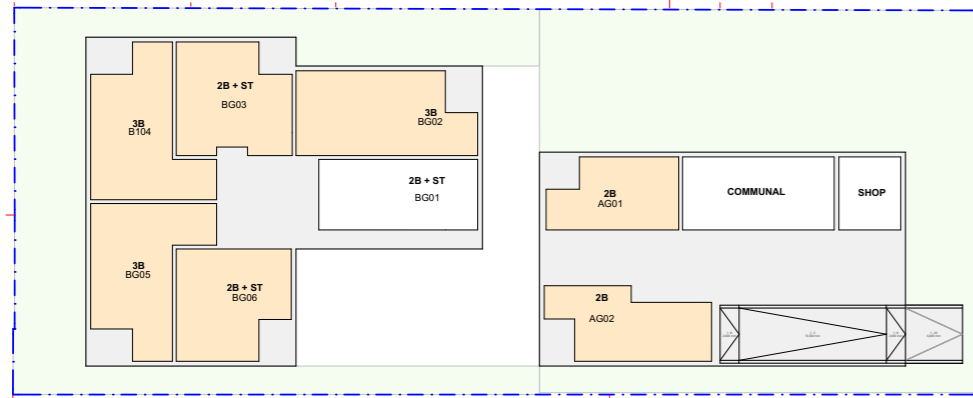


LEVEL 5

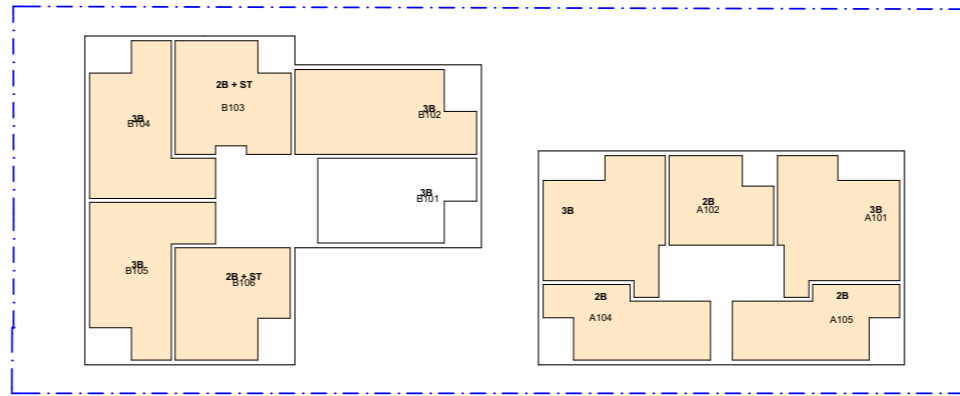
CROSS VENTILATION

ADG - CROSS VENTILATION		
LEVEL	APT NO.	COMPLIANCE
GROUND	AG01	YES
GROUND	AG02	YES
GROUND	B104	YES
GROUND	BG01	YES
GROUND	BG02	YES
GROUND	BG03	NO
GROUND	BG05	YES
GROUND	BG06	YES
8		
LEVEL 1	A101	YES
LEVEL 1	A102	NO
LEVEL 1	A103	YES
LEVEL 1	A104	YES
LEVEL 1	A105	YES
LEVEL 1	B101	YES
LEVEL 1	B102	YES
LEVEL 1	B103	NO
LEVEL 1	B104	YES
LEVEL 1	B105	YES
LEVEL 1	B106	YES
11		
LEVEL 2	A201	YES
LEVEL 2	A202	NO
LEVEL 2	A203	YES
LEVEL 2	A204	YES
LEVEL 2	A205	YES
LEVEL 2	B201	YES
LEVEL 2	B202	YES
LEVEL 2	B203	NO
LEVEL 2	B204	YES
LEVEL 2	B205	YES
LEVEL 2	B206	YES
11		
LEVEL 3	A301	YES
LEVEL 3	A302	YES
LEVEL 3	B301	YES
LEVEL 3	B302	YES
LEVEL 3	B303	NO
LEVEL 3	B304	YES
LEVEL 3	B305	YES
LEVEL 3	B306	YES
8		
LEVEL 4	A401	YES
LEVEL 4	A402	YES
LEVEL 4	B401	YES
LEVEL 4	B402	YES
LEVEL 4	B403	YES
LEVEL 4	B404	YES
6		
LEVEL 5	B501	YES
LEVEL 5	B502	YES
LEVEL 5	B503	YES
LEVEL 5	B504	YES
4		
48		

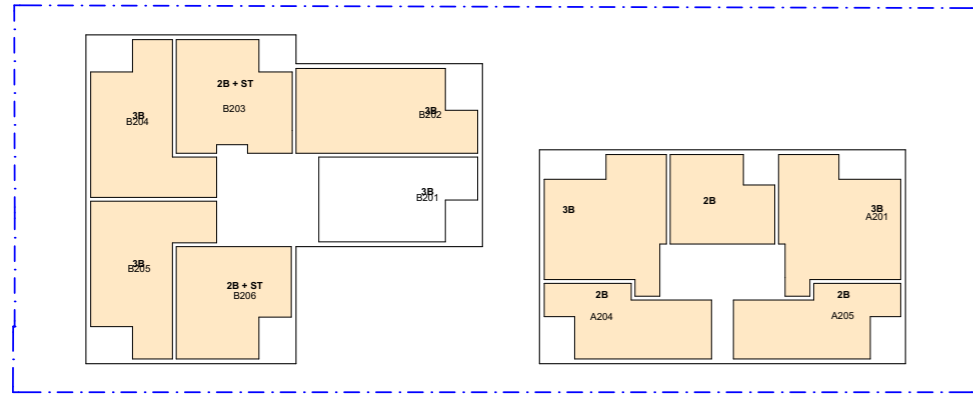
SUMMARY COMPLIANCE 42/48 (87%)
 ✓ (60%)



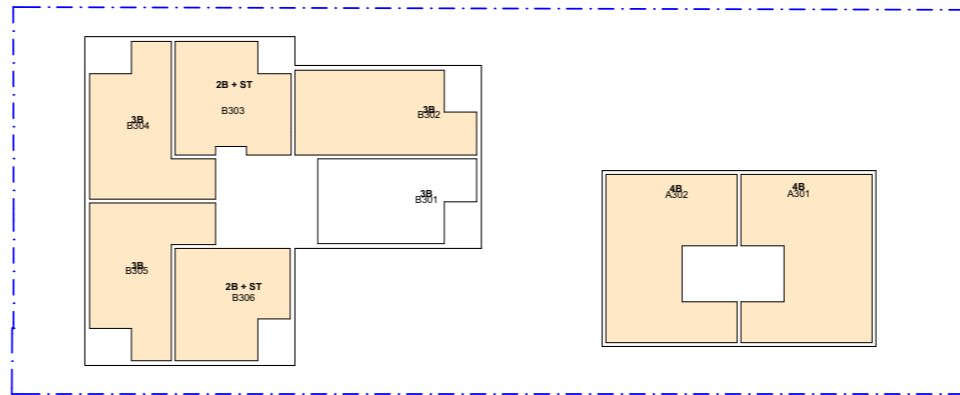
GROUND



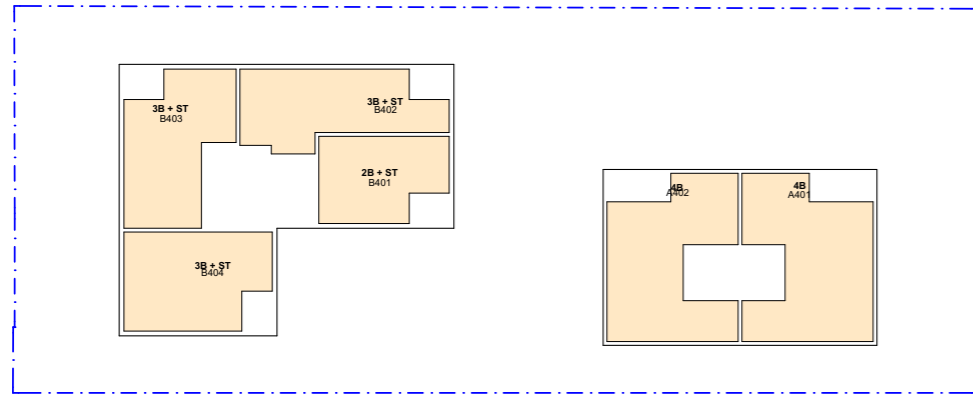
LEVEL 1



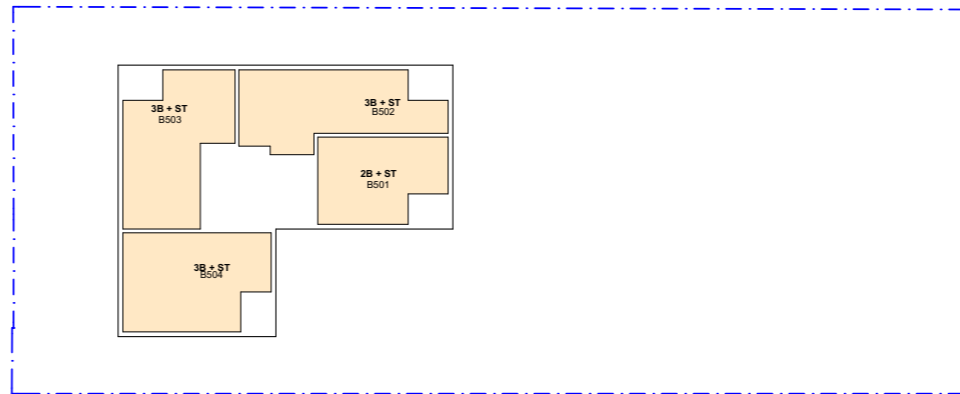
LEVEL 2



LEVEL 3



LEVEL 4



LEVEL 5

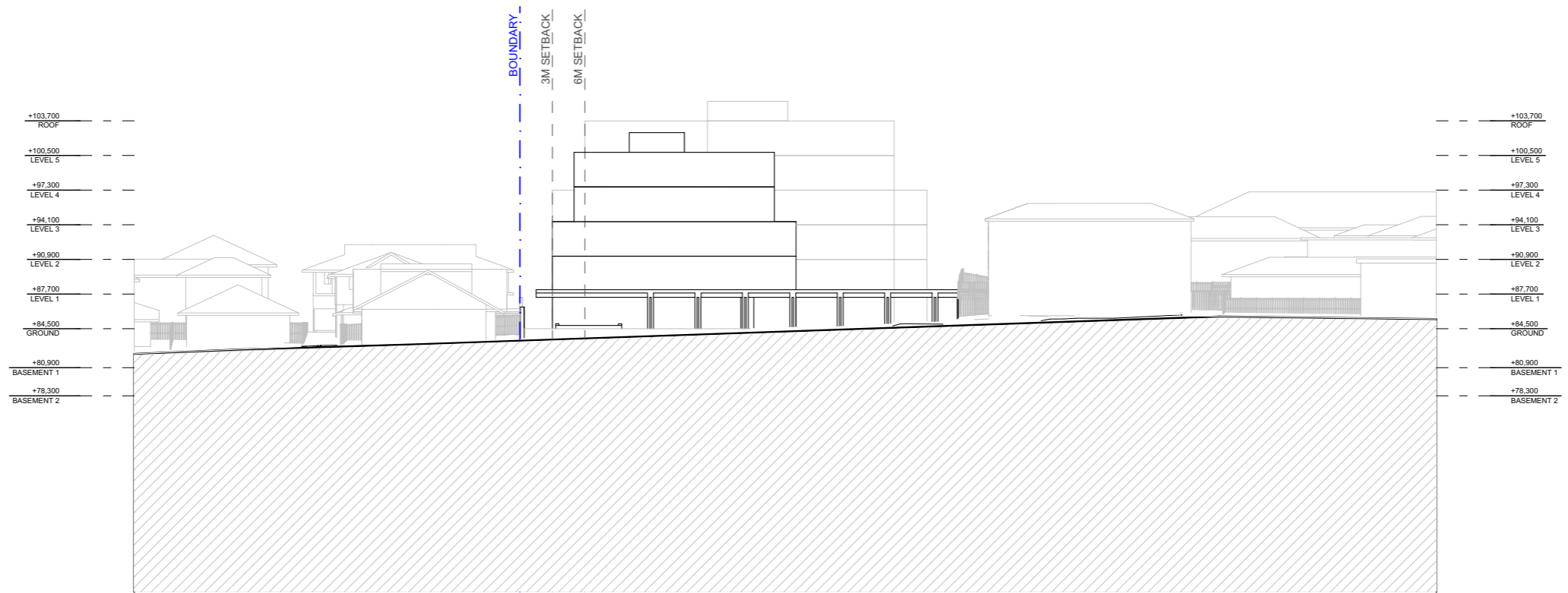
SOLAR

ADG - SOLAR		
LEVEL	APT NO.	COMPLIANCE
GROUND	AG01	YES
GROUND	AG02	YES
GROUND	B104	YES
GROUND	BG01	NO
GROUND	BG02	YES
GROUND	BG03	YES
GROUND	BG05	YES
GROUND	BG06	YES
8		
LEVEL 1	A101	YES
LEVEL 1	A102	YES
LEVEL 1	A103	YES
LEVEL 1	A104	YES
LEVEL 1	A105	YES
LEVEL 1	B101	NO
LEVEL 1	B102	YES
LEVEL 1	B103	YES
LEVEL 1	B104	YES
LEVEL 1	B105	YES
LEVEL 1	B106	YES
11		
LEVEL 2	A201	YES
LEVEL 2	A202	YES
LEVEL 2	A203	YES
LEVEL 2	A204	YES
LEVEL 2	A205	YES
LEVEL 2	B201	NO
LEVEL 2	B202	YES
LEVEL 2	B203	YES
LEVEL 2	B204	YES
LEVEL 2	B205	YES
LEVEL 2	B206	YES
11		
LEVEL 3	A301	YES
LEVEL 3	A302	YES
LEVEL 3	B301	NO
LEVEL 3	B302	YES
LEVEL 3	B303	YES
LEVEL 3	B304	YES
LEVEL 3	B305	YES
LEVEL 3	B306	YES
8		
LEVEL 4	A401	YES
LEVEL 4	A402	YES
LEVEL 4	B401	YES
LEVEL 4	B402	YES
LEVEL 4	B403	YES
LEVEL 4	B404	YES
6		
LEVEL 5	B501	YES
LEVEL 5	B502	YES
LEVEL 5	B503	YES
LEVEL 5	B504	YES
4		
48		

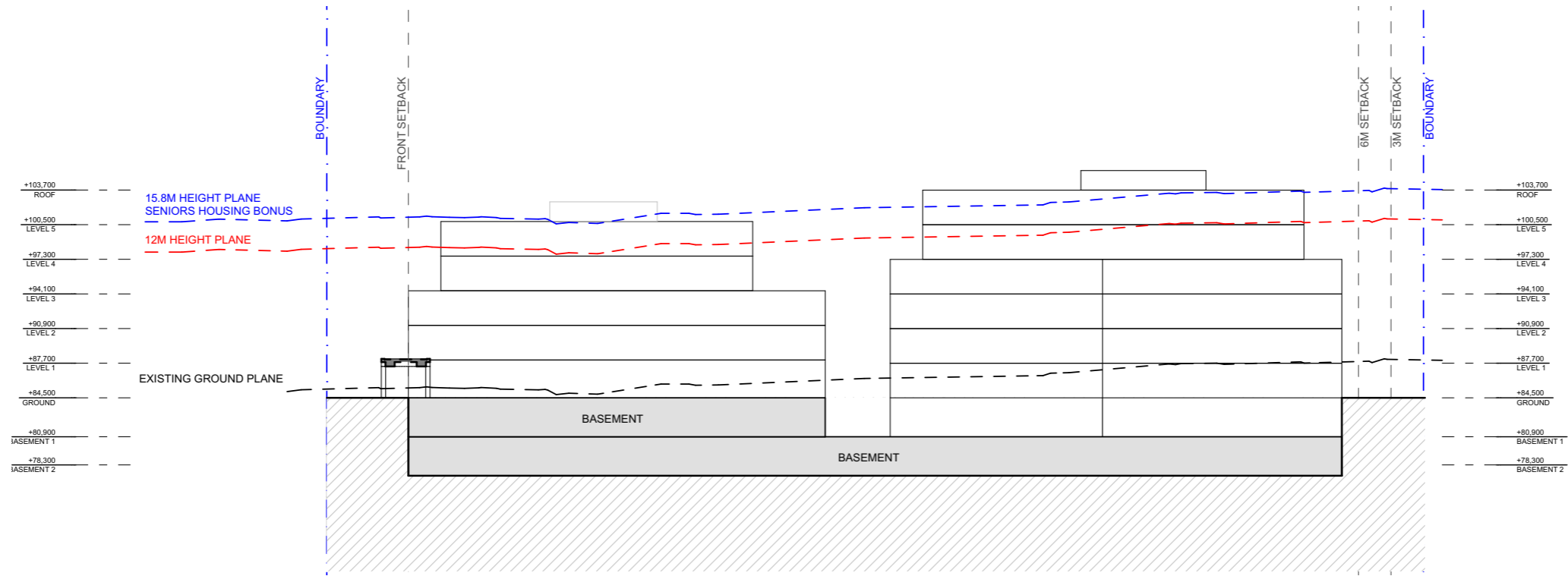
SUMMARY
COMPLIANCE

44/48 (92%)
✓ (60%)

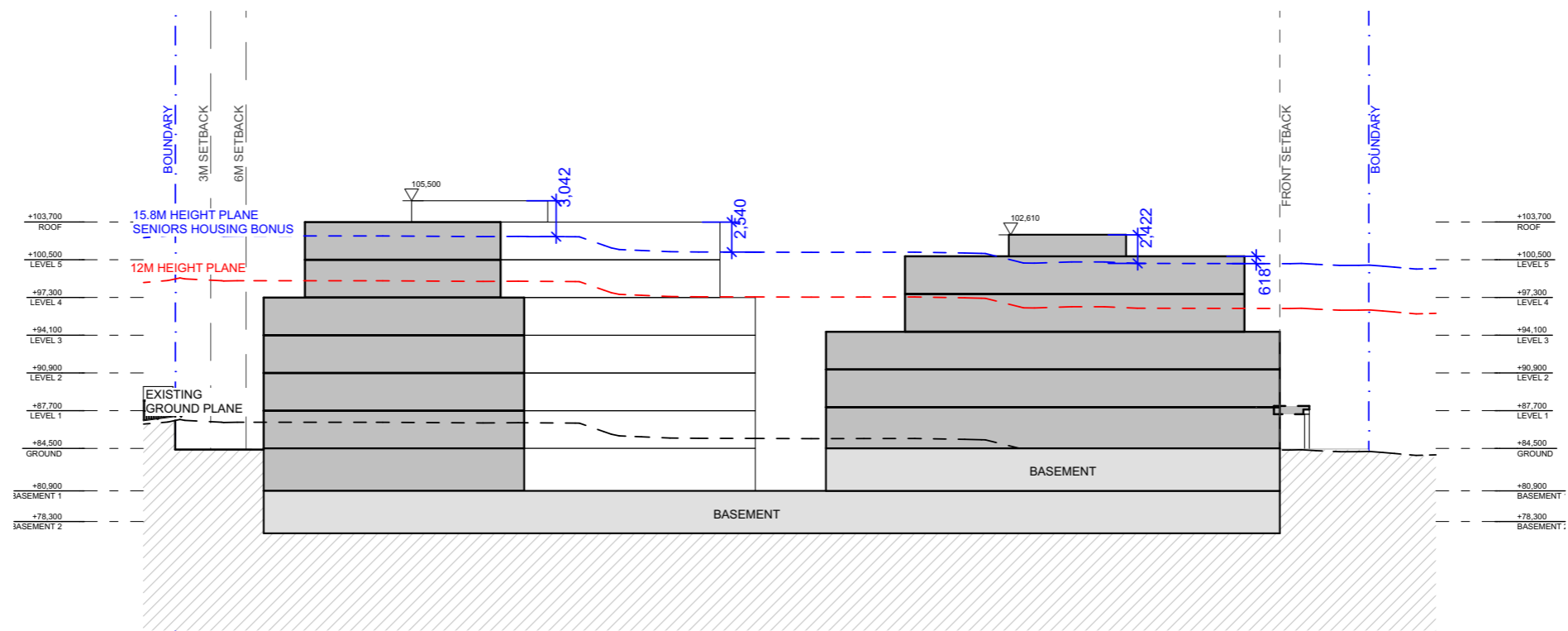
ELEVATIONS & SECTIONS



STREET ELEVATION

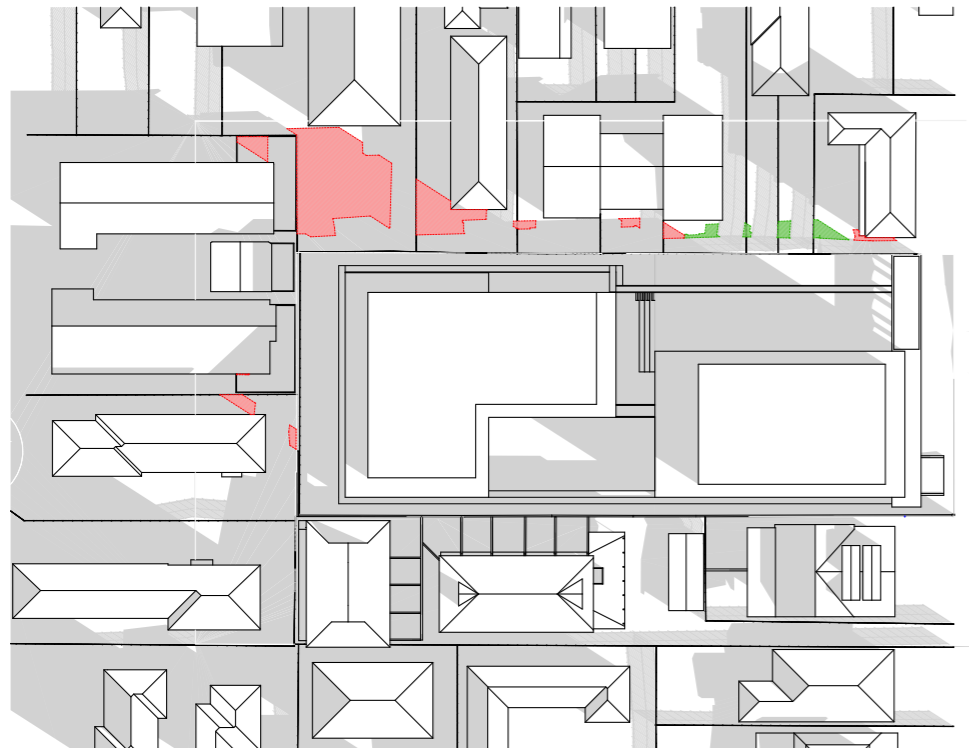


WEST ELEVATION

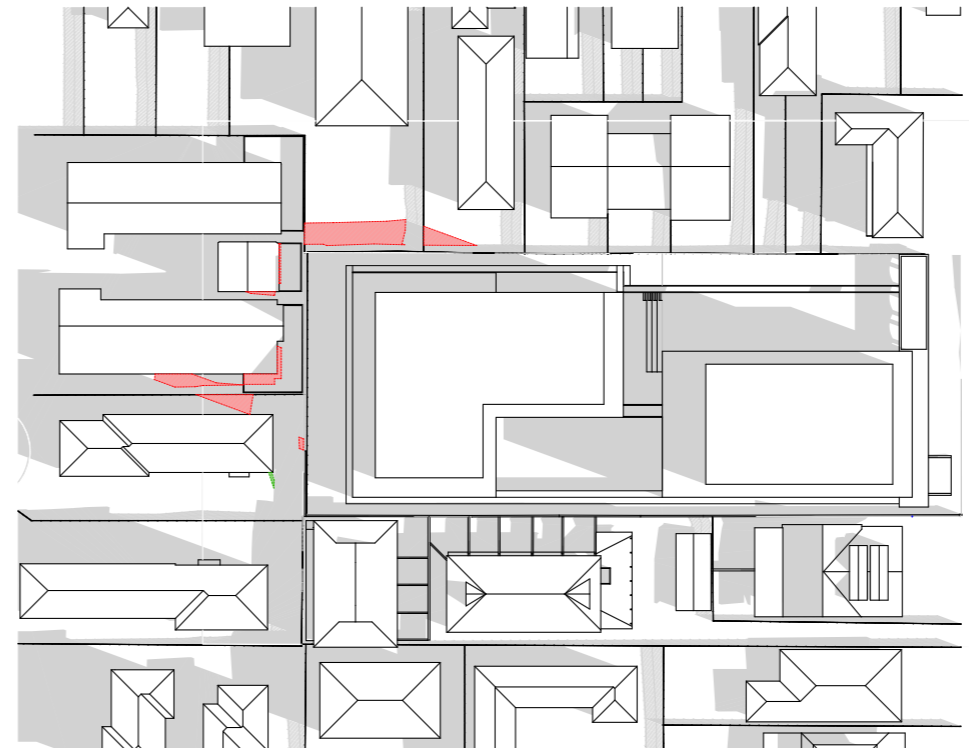


EAST ELEVATION

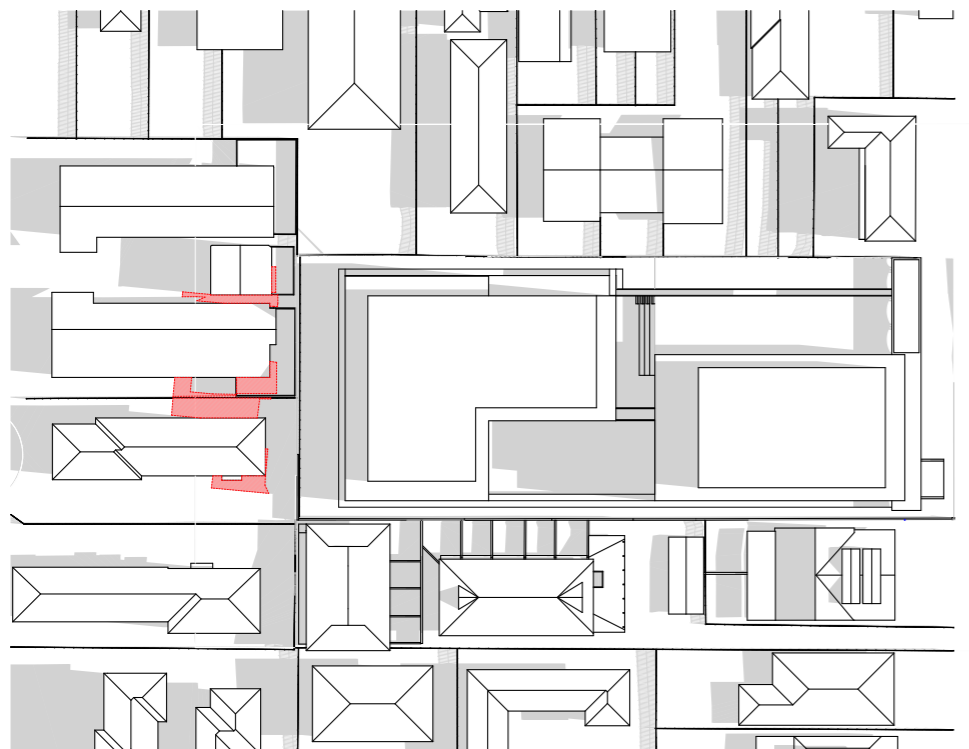
CONTEXT OVERSHADOWING



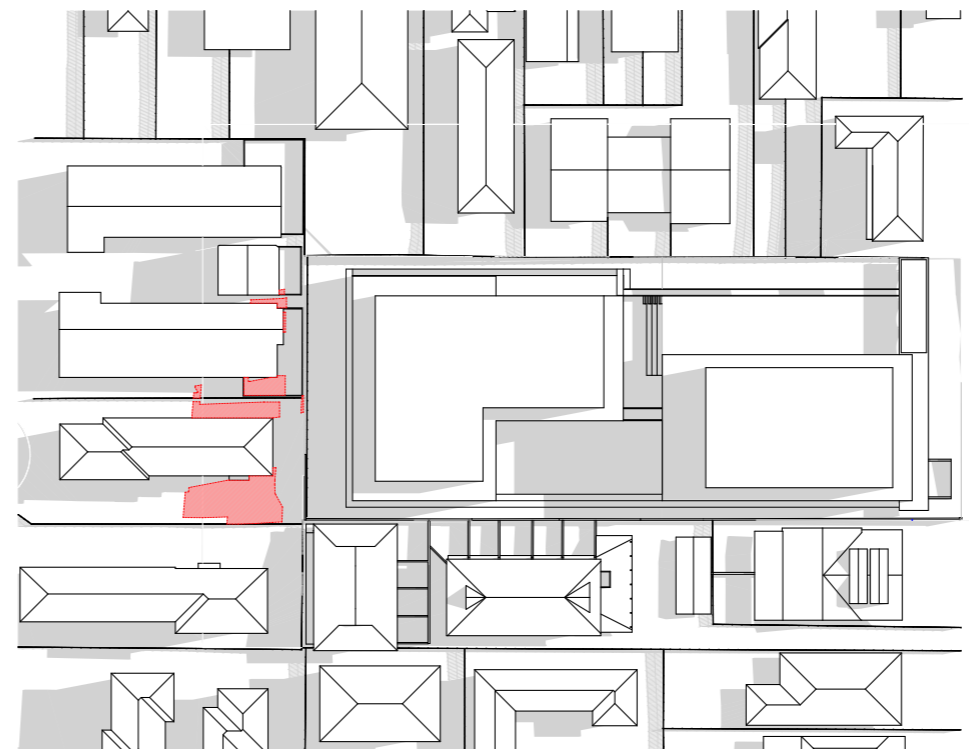
1 JUN 21 9AM





2 JUN 21 10AM

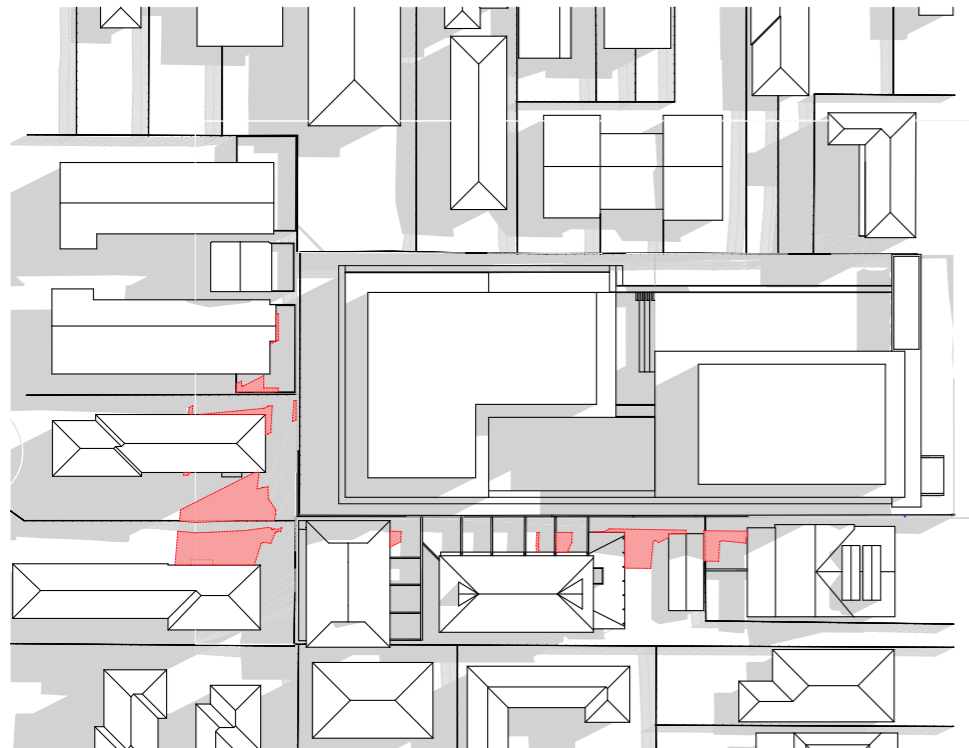


3 JUN 21 11AM

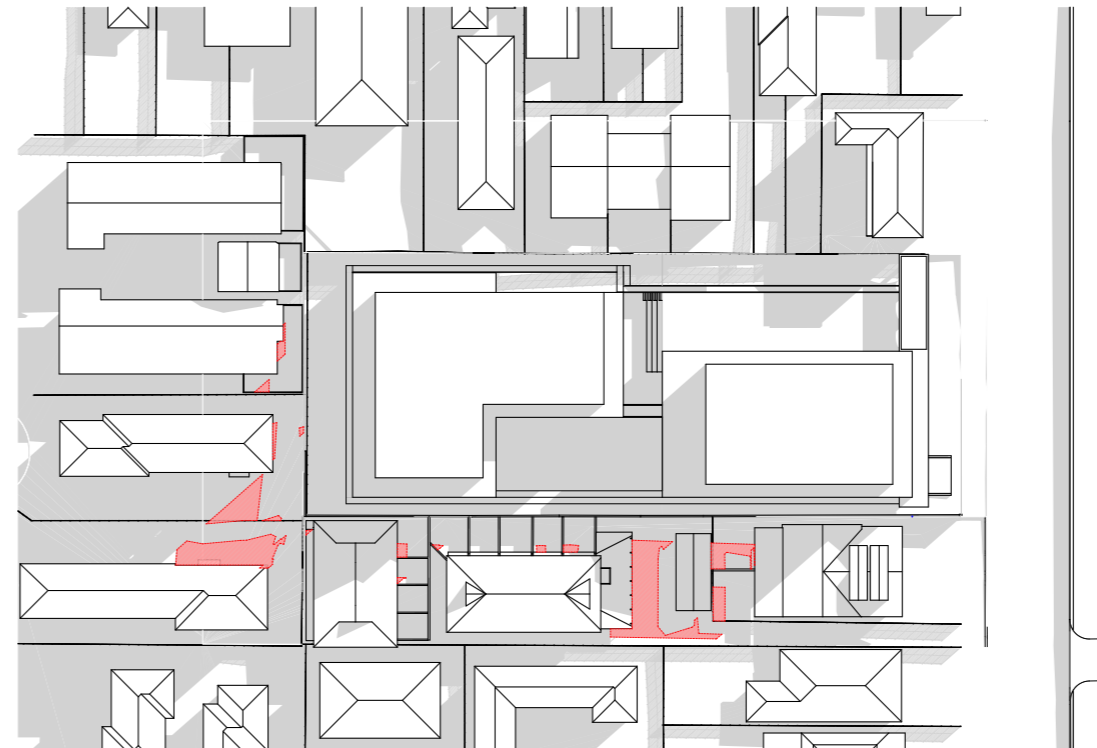


4 JUN 21 12PM

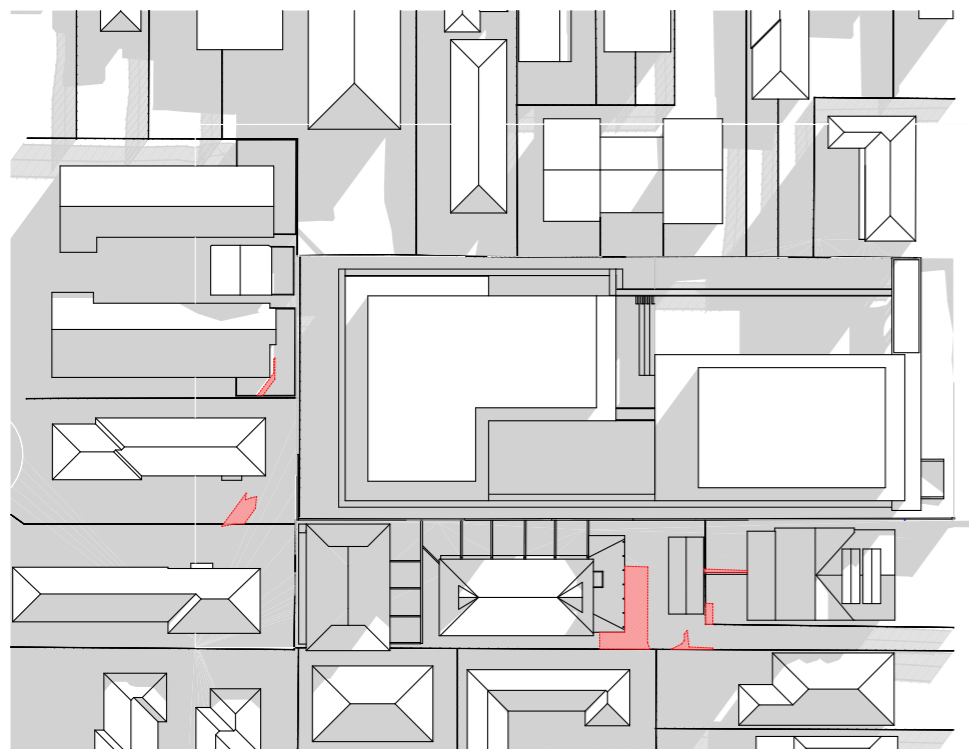
-  PROPOSED ADDITIONAL SHADOW
-  PROPOSED REDUCTION IN SHADOW





5 JUN 21 1PM



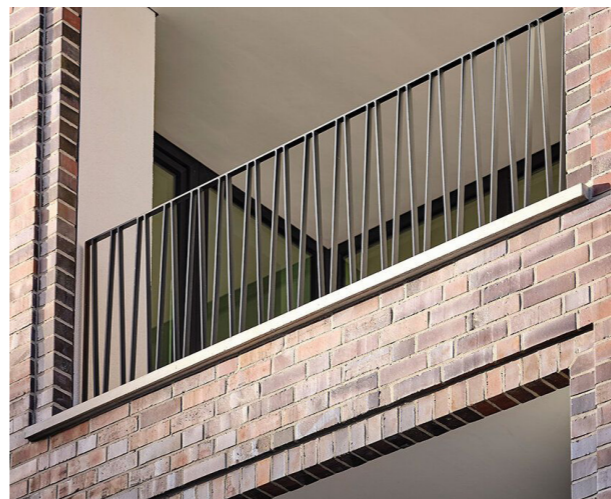
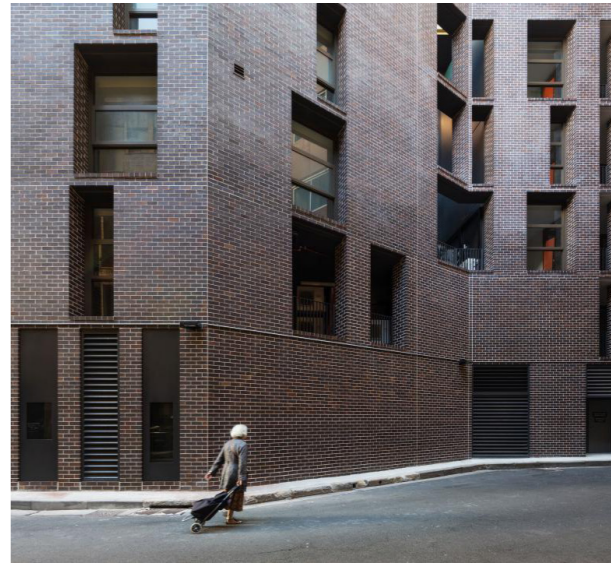
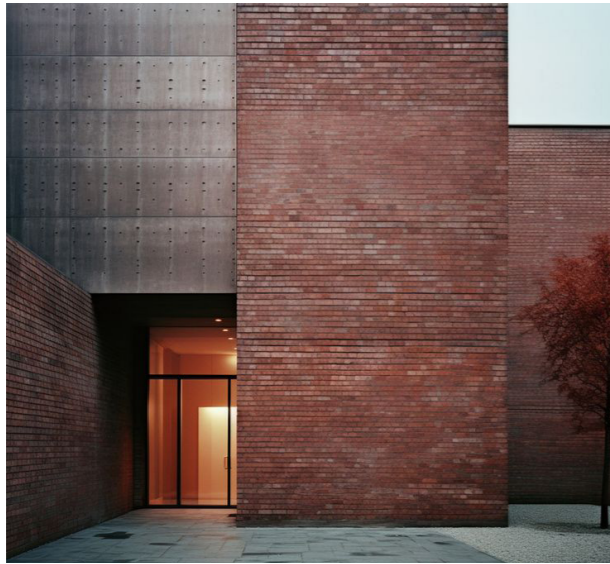
6 JUN 21 2PM



7 JUN 21 3PM

-  PROPOSED ADDITIONAL SHADOW
-  PROPOSED REDUCTION IN SHADOW

LOOK & FEEL



PRECEDENT PROJECTS

RESIDENTIAL PROJECTS

COURTYARDS



GROUND FLOOR APARTMENTS



STREET FRONTING SHARED SPACE



2 STOREY PENTHOUSE SETBACKS



SENIORS COMMUNAL SPACES

