Urban Design Referral Response

Application Number:	DA2018/1610

To:	Adam Mitchell
Land to be developed (Address):	Lot 18 DP 35184 , 43 Old Pittwater Road BROOKVALE NSW 2100

Officer comments
Updated Comments 17.12.2018

Council's Urban Design Officer acknowledges the applicant has addressed the majority of the breaches of controls including set back controls, height and to a lesser extent further articulation of the bulk and scale, and articulation to the facades in the proposed development.
So whilst the application cannot be refused on numerical grounds the following observations are made with conditions applied to address the shortcomings of the proposed development.
The rudimentary nature of the drawings submitted imply a lack of construction methodology understanding required to resolve particular differing element and material junctions and thus the following response addresses issues that may arise during design development and construction detailing that have the potential to impact the final built outcome.

1. Balcony Parti Walls
The architectural devices employed with the dividing parti walls/box framed balconies in a render finish appear as an attachment to the building easily removed post construction. Whilst this has addressed articulation across the facades, the expression of the blade parti walls would be better resolved and constructed as double skinned face brick so as to be integral to the whole and structural resolution of the walls of the main building. This would result in a maintenance free approach to the external facades with rendered walls, fascias and areas where joints of differing materials occur generally subject to cracking, staining and moulding of render based finishes, particularly on the balcony slabs and balcony roof element elements.

Condition – Prior to Construction Certificate. Render finish plant on box framing surrounds to balconies and that which divides the units should be integral to the main parti wall structure. All dividing walls of balconies external to the building are to be of face brick finish integrated into the structure of the whole building articulation.

2. Window and Door Reveals
Similarly the sections provided with the application detail flat wall planes to all the elevations as having no reveals to the door and window suites. To provide some articulation and modulation to all the building elevations substantial reveals should be provided to all the window and door suites of the building to provide it with some integrity and longevity in construction methodology. Standard window and door reveals detailed to provided robust waterproofing will also provide for a building construction methodology that will stand the test of time.

Condition – Prior to Construction Certificate. All fenestrations/openings/Door and Window reveals should be substantial and finished in face brick to all elevations to provided rhythm and articulation to the elevational treatments .

3. Roof Details
The detail at the junction of the pitched element of the roof that joins the flat roof element of the balcony

surround looks awkward. How this detail is resolved needs to consider the issues of waterproofing at the joints between the roof sheeting and the finish of the balcony roof element and surrounds. The sectional profile demonstrated in the sections suggests this element to be of light weight construction, whilst the plan demonstrates the parti/dividing walls of the balcony are masonry (fire separation required between buildings to the underside of roof. Refer relevant section of the BCA/NCC). No Downpipes have been indicated on the drawings and as such how these elements will be resolved across the whole project remains vague. Additionally there is no gutter shown on the drawings. Details outlining the drainage strategy and how this is resolved in the detailing of downpipes across the elevations is missing and will be required at the construction documentation stage.

It is suggested the applicant carefully consider the detail of junctions and materials as a whole to ensure adequate separation, waterproofing and joint detailing of different materials ensures industry standard details are appropriate and fit for purpose. The rudimentary nature of the drawings imply further consideration and the correct allocation of dimensioned section details need resolution to ensure adequate sectional profiling of the roof build up does not encroach the building height control once all the roof build up elements, including services allocation are identified and allowed for in the construction documentation.

Currently the dimension allocation for the roof profile itself is only 300 mm indicating an extremely tight roof section detail may not adequately deal with the elemental roof build up required to meet with the required standards; structure, insulation, in ceiling electrical and mechanical services, and ceiling linings including top hats. In reality the minimum dimensions that would be required for the roof structure to be built to legislative/regulatory requirements would leave a shortfall to the internal habitable floor to ceiling space (currently 2400mm).
Given the building is currently sitting right on the height limit it can safely be assumed that with a minimum ceiling to roof build-up of min 500 mm this would leave the internal space at a clear height of only 2200mm.

It should be noted that council did not previously support the habitable rooms in the roof cavity for this reason and note that they are now allocated as attic spaces. Habitable rooms in the roof cavity are not supported.

Condition - Prior to Occupation Certificate. Non –habitable rooms to the roof cavity spaces currently noted as attics are to be conditioned as non-habitable rooms only. Future on-selling of the units is to note non-habitable rooms only in the roof cavity spaces.

PREVIOUS RESPONSE
The proposal in its current form cannot be supported for the following reasons:

Built Form Controls:

1. WDCP 2011

B2 - Number of Storeys
Objectives
• To ensure development does not visually dominate its surrounds.
• To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.
• To provide equitable sharing of views to and from public and private properties.
• To ensure a reasonable level of amenity is provided and maintained to adjoining and nearby properties.

• *To provide sufficient scope for innovative roof pitch and variation in roof design.*
• *To complement the height of buildings control in the LEP with a number of storeys control.*

COMMENTS
The attic space demonstrated on the drawings represents a breach of the Storey control for this area. Additionally any habitable space that in the roof cavity would require significant insulation in the roof to achieve Section J compliance under the BCA/NCC which would require a minimum 75-100mmm insulation. In conjunction with the roof structure, beams and rafters, the 200mm allowed for the roof structure would be significantly inadequate.
The attic space represents additional accommodation potentially retrofitted post Construction Certificate. As such the attic spaces are not supported.

B3 – Side Boundary Envelope
Requirements
1. Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of: 4 metres

COMMENTS
The drawing demonstrate compliance with the building envelope in the diagrams however it is noted that the recommended floor to floor (or alternatively floor to ceiling heights) do not meet with the objective of the ADG. (see ADG comments below)
As such once the floor levels are accurately documented to represent the objectives the building envelope control will most likely be breached.
Accurate floor levels in conjunction with demonstration of building envelope control compliance will be required.

B5 – Side Boundary Setbacks
Objectives
• *To provide opportunities for deep soil landscape areas.*
• *To ensure that development does not become visually dominant.*
• *To ensure that the scale and bulk of buildings is minimised.*
• *To provide adequate separation between buildings to ensure a reasonable level of privacy, amenity and solar access is maintained.*
• *To provide reasonable sharing of views to and from public and private properties.*

COMMENTS
The secondary setback of 3.5m is also the front entrance to the townhouses. This is encroached with built structures. It is recommended that the framing device that surrounds the entrance doors and balconies be moved further back into the building to address the non- compliance.

D1 Landscaped open space – Site Coverage/Landscaped Areas
Objectives
• *To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.*
• *To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.*
• *To enhance privacy between buildings.*
• *To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.*

COMMENTS
Areas of landscape open space demonstrate several instances of hard structures; access stairs and the

double height box framing to the entrances encroaching this zone. The side setback of 3.5m should not have any structures within the setback zone.
Deep soil zones for planting require a minimum 3 metres for productive maturation of planting. The current proposal in un-supported.

D2 Private Open Space.
Objectives
• To ensure that private open space receives sufficient solar access and privacy.
Requirements
6. Private open space is to be located to maximise solar access.

COMMENTS
Proposed private open space has not been located to maximise solar access.
The proposed development indicates all private open spaces are located on the western side of the building. Planning to achieve greater amenity to the private ipen space is recommended. The current planning does not represent well considered site analysis. (It is noted that the Summer Azimuth indicated on the drawings is completely incorrect and should be reviewed for accuracy in the site analysis diagrams)

D8 – Privacy
Objectives
• To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.
• To encourage innovative design solutions to improve the urban environment.
• To provide personal and property security for occupants and visitors.

COMMENTS
Private open space balconies need to ensure they are provided with privacy screens, particularly the units facing the Funda Place street frontage. The current drawing do not demonstrate any screening or privacy treatment to the building.

D9 – Building Bulk
Objectives
• To encourage good design and innovative architecture to improve the urban environment.
• To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.

Requirements
1. Side and rear setbacks are to be progressively increased as wall height increases.
2. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.
3. On sloping land, the height and bulk of development (particularly on the downhill side) is to be minimised, and the need for cut and fill reduced by designs which minimise the building footprint and allow the building mass to step down the slope. In particular:
- The amount of fill is not to exceed one metre in depth.
- Fill is not to spread beyond the footprint of the building.
- Excavation of the landform is to be minimised.
4. Building height and scale needs to relate to topography and site conditions.

COMMENTS
The blank elevations to the North and South elevations are decidedly bland and presents as a large monolithic brick wall with minimal articulation. The combination of the squared-off flat roof and the large double storey picture box framing to the entrances and balconies seems stylistically incongruent but

also accentuate the bulk of the form.
The applicant is advised to consider several issues in regard to the elevational strategy;
1. The addition of windows to the northern aspect and gardens of the setback area would provide far greater amenity for the occupants of the north and south facing units.
2. Planning on the lower levels with living areas and kitchen present a great opportunity to address design a much more pleasing environment for both residents and neighbouring surrounds.

Recommended Heritage Advisor Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Render finish not Supported
<All dividing walls of balconies external to the building are to be of face brick finish integrated into the structure of the whole building articulation. >

Reason: <Render finish plant on box framing surrounds to balconies and that which divides the units should be integral to the main parti wall structure.> (DACHECPCC1)

Window and Door Reveals /Roof Drainage
<All fenestrations/openings/Door and Window reveals should be substantial and finished in face brick. Roof Gutters and downpipes to be documented so as to appear integral to the development and not just ad hoc placement. >

Reason: <all elevations are to provide rhythm and articulation to the elevational treatments through the articulation of substantial reveals to all windows and doors. Additionally downpipes and their locations in terms of elevation will have an impact of the elevational treatment.> (DACHECPCC2)

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Non-Habitable Rooms in Roof Cavity
<Non –habitable rooms to the roof cavity spaces currently noted as attics are to be conditioned as non-habitable rooms only. >

Reason: <Future on-selling of the units is to note non-habitable rooms only in the roof cavity spaces.> (DACHEFPOC1)