

## Urban Design Referral Response

<b>Application Number:</b>	DA2018/1610
<b>To:</b>	Adam Mitchell
<b>Land to be developed (Address):</b>	Lot 18 DP 35184 , 43 Old Pittwater Road BROOKVALE NSW 2100

### Officer comments

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 75-100mm 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 is unsupported.

#### *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 open 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:**

Nil.