

Urban Design Referral Response

Application Number:	DA2020/1351
Date:	11/11/2020
To:	Renee Ezzy
Land to be developed (Address):	Lot 5 DP 229309 , 1 Bilambee Lane BILGOLA PLATEAU NSW 2107

Officer comments

The proposal has responded well to the issues brought up in the Pre-Lodgement Meeting held on July 2020 (reproduced below). The proposal could be further improved with more fine-grain architectural design recommendations that can be provided by Council's Design Sustainability Advisory Panel.

Urban Design Comments:

1. The proposal exceeds the 8.5m building height control. Looking at the floor to floor height proposed, the retail component on the ground floor could be reduced to 3.7m (3.3m retail + 0.4m services) to minimise the overall height. The third storey component which is above the height limit should be setback away from the building edges by 6m to make it less visible when viewed from the surrounding streets especially from the far end of Plateau Road. The built form should present predominantly as a two-storey building surrounded by street trees and landscaping verges to fit into the verdant character of the surrounding low density residential area.

Response: The overall building height has been reduced with the top storey breaching the 8.5m building height by about 1m and the rooftop plant by about 2.5m. The top storey has been set back from the building edge by about 3.6 to 3.72m. The overall impression of the building reads well as a two-storey built form with a well-recessed top storey and rooftop plant area. Perimeter planter boxes have been provided on the roof terraces as well as street trees and landscaped verges on the ground floor alfresco dining area/ footpath. Planter box width on the roof terraces, indicated on the architectural drawings, should be widened to the planter widths shown on the landscape drawings.

2. The 3.5m building setback required has not been provided at the Bilambee Avenue boundary. The footpath should also be widened to 3.5m and wider breakout spaces created for potential alfresco dining area taking advantage of the street trees and landscaped street verges. The entry to the residential lift lobby could also be made more direct and welcoming from the public footpath instead of the narrow corridor proposed. The hydrant booster and chamber substation should also be located on the Bilambee Lane side to provide an uninterrupted shopfront address and clear footpath all the way to the laneway. The fire stairs (FS1) should be relocated into the retail area to free up the corner for alfresco dining and landscape area.

Response: The footpath width has been widened to about 3.9m with wider areas provided for alfresco dining. The retail shop fronts is now continuous from the neighbouring shops and will activate the footpath area well. Entry to the residential lobby is now more direct and welcoming. The chamber substation, fire stairs and fire services area are now well tucked away towards the service laneway side.

3. The solar access for the residential units should comply with the two hour to living rooms and private open spaces as per Apartment Design Guide (ADG) requirement. Units with no solar access should be less than 15% of total unit count. The light-well proposed should be tested with the future northern neighbouring development being 10m tall as the proposal will set a precedent for building height breach.

Response: The solar analysis submitted indicates adequate solar access have been provided.

4. Future refinement of the design should look at integrating the balcony design into the façade

treatment with a rich material palette to help break up the bulk and scale of the building. The triangular shaped balconies should be made more functional and purposeful with planters and indents that will form part of the façade articulation. They should also be more generous in size as communal open space has not been provided for. The corner site location should be celebrated with a more iconic architectural response that is integrated with the landscaping concept creating a community gathering place to counter balance the issue of exceeding the building height control.

Response: The suggested refinements have been incorporated.

5. The awning design should provide some street amenity/ shelter. They should form a unified element within the streetscape, respond to streetscape conditions and complement the architectural style of the host building. They should be uncomplicated, regular forms and constructed from high quality materials with simple detailing to reduce visual clutter in the streetscape and to provide visual continuity to the pedestrian realm. New awnings are to be setback minimum 1000mm from the face of the kerb to accommodate utility poles and traffic /parking in the kerbside lane. Where street trees are required, the minimum awning to setback is 1500mm.

Response: The awning design can be supported.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.