

Urban Design Referral Response

Application Number:	DA2019/0845
To:	David Auster
Land to be developed (Address):	Lot A DP 961049 , 68 A Queenscliff Road QUEENSCLIFF NSW 2096

Officer comments

1. Built Form Controls

WLEP 2011

4.3 Height of Buildings

(1) *The objectives of this clause are as follows:*

- (a) *to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
- (b) *to minimise visual impact, disruption of views, loss of privacy and loss of solar access,*
- (c) *to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments,*
- (d) *to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.*

The upper storey rooftop common and private spaces are not supported. There are several instances of the lift overrun and associated elements obstructing medium to long distance views from the northern side of Queenscliff Road. As such any built form elements to the rooftop area should be minimised and where necessary for external mechanical plant, screened from view appropriately and with minimal height of built form obstructions.

Additionally the final flight of risers to the stair that leads to the rooftop is unsupported. Given the rooftop common area is not supported the need for the stair is questioned.

2.1 Land Use Zone

B1 Neighbourhood Centre

Objectives of zone

- *To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.*
- *To ensure that neighbourhood centres provide a village-like atmosphere and safety and comfort for pedestrians.*
- *To minimise conflict between land uses in the zone and adjoining zones and ensure the amenity of any adjoining or nearby residential land uses.*

RESPONSE

The proposed use represents the desired future land uses for the property.

As will be mentioned herein a fine grain approach to the detailing of level access to the premises and the resolution of the frontage to Bridge Road to provide more opportunities for activation; rest or pause areas that have a pedestrian friendly interface with the premises is highly recommended. At the moment the elevation from ground plane to the ground floor FLL is a blank wall.

WDCP 2011

B7 – Front Boundary Setback

Requirements

A - nil setback

RESPONSE

Nil setback applies to the property. The drawings demonstrate entrances from both street frontages. Access to premises standards should be adopted for the ground floor tenancies with access provisions for all tenancies in accordance with the relevant standards. It is noted there is a significant level change on the short north south frontage of Bridge Road. Street activation along both frontages is encouraged with design details at the building line and public interface providing a well resolved final built form outcome; avoid high street wall effect on the lower southern side of the Bridge Road frontage.

(Existing Use Rights application – proposed development will be required to maintain the existing building setbacks.)

B7 – Side Boundary Setback

Requirements

A - Merit Assessment

RESPONSE

Whilst it is noted the existing building approved DA 2015/1079 has provided a 3 metre setback to the southern boundary from the building line, the pre-lodgement meeting advice (provided PLM2018/0143) reinforced the need for a minimum 3metre setback.

Whilst the ground level terrace extends to the boundary the planter screening device is supported and would provide better acoustic attenuation. It is recommended this planter screening device be returned at the western end to run the short length of the terrace at the western most point thus providing further acoustic separation to the property at 21 A Bridge Road.

(Existing Use Rights application – proposed design would be required to remain within the existing building footprint and setback alignments.)

2. Apartment Design Guide (ADG)

3F Visual Privacy

The recommendation notes separation from habitable rooms; balcony, living and bedroom require a nominal 6 metre setback from the boundary. It is noted that the site is constrained and the previous merit assessment (see above) nominates a 3 metre setback to all three street frontages.

The balconies of the upper levels on all three street frontages should be within the boundaries of the site on the northern and eastern elevations and within the 3 metre setback control on the south.

The Juliet balconies to the north elevation overhang the public pedestrian thoroughfare and as such cannot be supported. Recessing the balconies back into the building and providing full height vertical operable privacy screening to the balconies would be the preferred outcome.

The balconies to the southern elevation should similarly be set back within the building line, aligned with the three metre setback, recessed and with full height vertical operable privacy screening to the whole balcony(s).

3G – Pedestrian Access and Entries

The drawings demonstrate the front entry to the apartments has a nil setback to the boundary. This also relies on the weather protection awning overhanging the public pedestrian path. Whilst an awning over a public path is not strictly prohibited the entry and lobby poses a few issues in terms of adequate circulation space. Upon entering the building the circulation access stairs from the upper levels exits

directly onto a cross path of travel from both the entry door and the lobby inside the building. Ideally there would be a recessed porte cochere entry with minimum 2 metres from the boundary and an internal lobby with adequate circulation space for several occupants to pass and circulate comfortably once inside the building.

Moving the kitchen wall in Commercial 1 by approx. 2 metres to the east would assist to create a more generous lobby and circulation zone, minimise circulation conflicts and allow for a more realistic entry into the private lobby without obstructing pedestrians in the public zone.

The applicant is directed to the above mentioned clauses from the ADG to guide design of the public private interfaces of the development.

Recommended Heritage Advisor Conditions:

Nil.