

Urban Design Referral Response

Application Number:	DA2018/1667
To:	Lashta Haidari
Land to be developed (Address):	Lot 2615 DP 752038 , 181 Allambie Road ALLAMBIE HEIGHTS NSW 2100

Officer comments

The proposal in its current form cannot be supported.

Please find following Urban Design comments for consideration:

1. Pre DA Response Comments

We acknowledge the applicants response to the pre DA comments provided by Northern Beaches Council (NBC) regarding the breaking down of the built form into more detached style building to be compatible with the adjoining development and concede the building will not necessarily be in view or block aspects of view from adjoining properties.

However there is still a strong argument to break down the built form, particularly in regards to internal amenity, view aspects internal to the site, experiential aspects from the ground plane to the broader bushland setting at a fine grain level and the mitigation of the street wall effect as a result of the 90 metre long linear built form of Block B and the 50 metre length of Block A.

This aspect of the development is discussed in the following sections.

2. SEPP Housing For Seniors or People with a Disability

2 Aims of Policy

(1) This Policy aims to encourage the provision of housing (including residential care facilities) that will:

(a) increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and

(b) make efficient use of existing infrastructure and services, and

(c) be of good design.

(2) These aims will be achieved by:

(a) setting aside local planning controls that would prevent the development of housing for seniors or people with a disability that meets the development criteria and standards specified in this Policy, and

(b) setting out design principles that should be followed to achieve built form that responds to the characteristics of its site and form, and

Part 3 – Design Requirements

Division 1 General

30 Site Analysis

The shadow diagrams presented demonstrate there are instances of apartments that will have no solar gain at all to private open space. The small slivers of solar gain to the media rooms in block B are inconsequential and provide little to no additional solar amenity.

Opportunities exist to increase the solar amenity to apartments by breaking down the form of Block B into 3 x smaller semi detached blocks with landscaping between which would assist to provide additional solar amenity. Blocks similar in length to the adjacent development (approx.. 30 metres on the longest length) would be a more suitable building footprint and approach to the distribution of development on the site.

Alternatively, splitting the length of the block B into two blocks with a substantial separation (a minimum of 10 metres) and cranking the eastern block side to form a wedge of space will provide substantial green connections and through site links enhancing view aspects for the Block A further up the site.

31 Design of Infill Self Care Housing

The Statement of Environmental Effects Annexure A - SEPP Seniors Housing Compliance table response by the applicant notes that *'the design document is outdated and no longer relevant to the proposal. The design of the proposal is modern and has been predicated on the controls found in the Apartment Design Guide subject to SEPP 65.'*

Design for Infill Housing is still relevant to the development as is the ADG (noted as adopted by the applicant) with respect to Internal Site Amenity as discussed further in this response.

Refer *Section 2 5. Internal Site Amenity (page 12) Design Principles and better practice* for comments relative to internal site amenity and built form principles addressed below.

35 Solar access and design for climate

The proposed development should:

- (a) ensure adequate daylight to the main living areas of neighbours in the vicinity and residents and adequate sunlight to substantial areas of private open space, and*
- (b) involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation solar heating and lighting by locating the windows of living and dining areas in a northerly direction.*

RESPONSE

There is sufficient area on the site to address the non-compliances in regards solar amenity. The proposed development should aim to achieve minimum 3 hours solar access during the winter months to apartments across the development, in particular the apartments that do not receive any solar access. The demonstration of lack of solar amenity in the shadow diagrams for the lower levels units of block B is of concern. Recommendations set out below in *5. Internal Site Amenity* aims to address ways to achieve some additional solar amenity to the lower level apartments.

3. SENIORS LIVING POLICY : Urban Design Guideline for Infill Housing 2004

2. Site Planning and Design (page 6)

Objectives

- ...
- To provide high levels of amenity for new dwellings*
- ...

RESPONSE

The linear form and 90 metre length of Block B presents as an institutional type arrangement. Whilst the density is not of a vertical apartment block typology, the length of linear built form demonstrated on the drawings provides no opportunity for a mix of dwelling type in either mass, scale and built form to cater for the broad range of needs for potential residents.

The Statement of Environmental Effects notes the high quality of architectural design represented in the planning and design of the site. Amenity through high quality design is also relevant to the broader site planning issues encompassed by the environmental aspects that require to be addressed as noted above.

5. Internal Site Amenity (page 12)

Design Principles and better practice

In villa or townhouse style developments provide dwellings with a sense of individual identity through building articulation, roof form and other architectural elements;

- Provide buffer spaces and or barriers between dwelling and driveways, or between dwellings and communal areas
- Use trees, vegetation and fencing or screening devices to establish curtilages for individual dwellings, . . .
- Provide a sense of address for each dwelling

RESPONSE

The proposed design of Block B is approximately 90 metres long with no break in the built form. Additionally there is no real articulation to the front façade of this linear block, other than the verandah spaces, that promotes the individualisation and distinct identity as recommended by the design guidelines.

The proposed development currently shows what seem to be glazed balustrades between each of the dwellings. The subtle arc type planning arrangement will have the effect of each dwelling front entrance being within the view aspect from every other dwelling along the circulation spine.

Stepping out the door of unit 9 the occupant will have view aspects 90 metres down to unit 16 which has the effect of no real private curtilage for any of the apartments.

Planning for this building Block B could be broken up into an arrangement of 3/2/3 semi detached dwelling configuration with a minimum 6-10 metre separation between each block to allow for through site connections to views from the central landscaped common areas between Block A and B. This would have the additional effect of allowing for view aspects to the greater bushland setting for the lower level apartments of Block A.

Whilst views to the upper level Block A are not impeded due to the topography, siting and sectional distribution of levels of the buildings, the ground plane pedestrian experience is contained almost exclusively by the street wall effect of the built form of Block B. Similarly the verandah and walkway of the level one apartments of block B presents as a long linear dark undercroft with no real relief in the street wall effect or any sense of connection to the natural bushland vistas to the south from this area. Providing connections and glimpses through the built form to the greater surrounding bushland will assist to ameliorate the above mentioned issues whilst addressing the pedestrian experience to allow for a more fine grain approach to the ground plane circulation, connections and built form identity.

For Block A, a similar strategy of breaking down the built form could be achieved by creating green through block links where the circulation and lifts are currently. Rather than an enclosed circulation zone, the creation of a green deep soil planting zone between apartments 5 and 6, and between 7 and 10, whilst planning for the lifts and circulation to be incorporated into the apartments would provide a finer grain approach to the pedestrian experience whilst also addressing potential view losses.

4. Built Form Controls

WLEP 2011

1.2 Aims of Plan

(1) *This Plan aims to make local environmental planning provisions for land in that part of Northern Beaches local government area to which this Plan applies (in this Plan referred to as Warringah) in accordance with the relevant standard environmental planning instrument under section 33A of the Act.*

(2) *The particular aims of this Plan are as follows:*

(d) *in relation to residential development, to:*

- (i) *protect and enhance the residential use and amenity of existing residential environments, and*
- (ii) *promote development that is compatible with neighbouring development in terms of bulk, scale and appearance, and*
- (iii) *increase the availability and variety of dwellings to enable population growth without having adverse*

effects on the character and amenity of Warringah,

RESPONSE

The proposed development demonstrates there will be little impacts on the surrounding residential neighbourhood development.

WDCP 2011

D7 Views

Objectives

- *To allow for the reasonable sharing of views.*
- *To encourage innovative design solutions to improve the urban environment.*
- *To ensure existing canopy trees have priority over views.*

Requirements

1. *Development shall provide for the reasonable sharing of views.*

RESPONSE

The following comments are made with regard to internal amenity and views from within the development site. The scope and size of the development does not preclude the development from addressing view amenity for the individual apartments/residents of the proposed development.

The view corridors particularly from the central common landscaped area of the site currently run east west as a result of the east west linear distribution of Block B. This has the effect of a street wall and large institutional block that is homogenous in typology presenting no real character or individual identity to each of the apartments.

View assessment from this location demonstrates that improvements to the site planning will be required to address view loss from internal site locations to create a more contextual response to the site by breaking down the built form with through site links that reveal connections and view aspects to the greater landscape and bush setting.

This will also have the effect of a more fine grain approach to the experience at the ground plane with a more human scaled development.

The applicants comments regarding the exceptionally high quality of architecture resolution to the proposed development should not only address the materiality of the built form but a holistic approach to the user experience from varying demographic perspectives, in particular the aged population, relating to the human scale and movement across the site, to the greater experience in the broader environmental and bushland setting.

Recommended Heritage Advisor Conditions:

Nil.