

Urban Design Referral Response

Application Number:	DA2020/1179
Date:	28/01/2021
To:	Anne-Marie Young
Land to be developed (Address):	Lot 4 DP 76695 , 1795 Pittwater Road MONA VALE NSW 2103 Lot 1 DP 219265 , 1797 Pittwater Road MONA VALE NSW 2103 Lot 2 DP 219265 , 38 Park Street MONA VALE NSW 2103 Lot 5 DP 77493 , 1793 Pittwater Road MONA VALE NSW 2103

Officer comments

Previous PLM Urban Design Comments:

The proposal should address the visual and noise privacy issues to the windows of all bedrooms in unit 01 from the entry path.

The proposal has addressed some but not all of the Urban Design issues identified in the Pre-Lodgement Meeting provided below:

1. Applicant to confirm that the site will be amalgamated as the vehicle ramp to basement and entry path to the lift lobby at ground floor are straddling the north boundary. Building setback to north boundary as proposed is zero.

Response: The four lots will be amalgamated.

2. Front building setbacks of 6.5m to Parks Street and 10m to Pittwater Road to have similar breaches as the approved seniors living development to the north.

Response: The proposed front setbacks could be increased further to reduce built form impact to the streets.

3. South boundary side setback is not acceptable – suggest 3.5m to maintain adequate landscape buffer to southern neighbour. South elevation treatment should have a large indent(4x2m) in the middle for additional landscape treatment to break down building bulk and scale.

Response: The proposed south boundary setback has been amended to about 2.5 to 3 metre to provide additional green buffer but the basement setback is less than a metre wide to the southern boundary. There should be a new building section cut in the north-south direction to indicate that deep planters (one metre deep soil) can be incorporated.

4. Vehicular ramp turning circle in basement looks really tight - refer to traffic officer's comment.

Response: Traffic officer has approved basement layout subjected to conditions.

Planners response:

The DA was peer reviewed by DSAP who considered the issues raised by Council's Urban Design and concluded that breach in the front set back would not result in unreasonable impacts on the streetscape or the desired future character of the area. It is also noted that a variation of the front setback to Pitt Street was approved by DDP in the earlier HDSP scheme to the immediate north.

DSAP generally considered that the bulk, scale and massing of the development to be acceptable and

that amenity issues in relation to the setback of the development to the southern boundary could be addressed by amendments relating to window treatment. The applicant has submitted amended plans which address the recommendations of the Panel and are considered to adequately address urban design issues. Refer to further discussion on these issues throughout this report.

Although not noted in the original Urban Design referral the DSAP briefing also referred to Urban Design issues with relation to visual and noise privacy issues to the windows of all bedrooms in unit 01 from the entry path. A suggestion will be to relocate the entry path between unit 1 & 2. The applicant notes that the design of the access path no different to the current approval DA2019/1072 which has an entry path that passes by 4 apartments at ground level within close proximity of living and bedrooms. The issue was not raised by DSAP. Finally, the option to relocate the entry between units 1 & 2 would result in the built form moving closer to the approved development which would be contradictory to PLM advice given to separate these two buildings from a streetscape perspective to Pittwater Road.

For all these reasons, the proposal maintains the current layouts and addresses privacy by way of internal blackout and privacy blinds.

Final Urban Design Comment:

The amended proposal dated 27 Jan 2021 has addressed the urban design and DSAP issues satisfactorily. Privacy screens and planter boxes have been utilised to address the issues of visual privacy to the bedrooms in unit one from the entry path. The issue of noise from the entry path, which is a common concern with medium-density development, can be dealt with using strata by-laws if the issue becomes a problem for the residents in the future.

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.