

Urban Design Referral Response

Application Number:	Mod2020/0081
Date:	22/05/2020
To:	Tony Collier
Land to be developed (Address):	Lot 1 DP 710661 , 2 Delmar Parade DEE WHY NSW 2099

Officer comments

The proposed modifications cannot be supported for the following reasons:

1. The SEPP65 Apartment Design Guide (ADG pg 37) provides guidelines on building separation between commercial and residential uses. The ADG states that when applying separation distances to buildings on adjoining sites, half the minimum separation distance measured to the boundary will apply. The minimum separation distance for buildings 5 storey and above is 18m between habitable rooms/balconies ie. 9m building setback will be required at the fifth storey and above to all common boundaries. Building separation is measured from the outer face of building envelopes which includes balconies. The building separation distance above 4 storeys can be reduced to 12m between habitable and non-habitable rooms ie. 6m setback to common boundaries. Additional shadow casted due to the additional bulk proposed should be avoided to protect solar access to surrounding future developments.
2. ADG requirement of the maximum number of apartments off a circulation core on a single level of 12 apartments has not been complied with (14 proposed). The depth of the proposed units facing Pittwater Road is now deeper and have bedroom windows opening out to a common corridor which will have compromised amenity (ADG pg 97). The solar analysis submitted do not comply with the 2 hour minimum during the winter solstice for 70% of the residential units (ADG pg 79).
3. The monotonous 'pancake' builtform approach needs more vertical elements/ proportions applied using building indents/ facade elements and material treatment. The Dee Why Town Centre Masterplan rationale behind the additional 3m increase in building height is to encourage slim towers on top of building podium built form as per the approach of the previously approved DA which has a distinct three tower built form on top of the podium. The 3m increase in building height is also introduced to make up for the lowering of the building podium height to 3 storeys to achieve better public domain amenities. The facade treatment along Pittwater Road and Delmar Parade should also consider mitigating the amount of traffic noise.
4. The underside of the proposed street awning is to be no less than 3.2m above the footpath. The minimum width should be 2m. It should be set back 1m from the face of the kerb. Where street trees are required, it should be set back 1.5m from the kerb.
5. The deep soil planting pocket park proposed in the south-eastern corner of the site should be incorporated into a Masterplan to support and justify its current location. This location could also be considered as a future access point to the neighbouring site (814-816 Pittwater Road) to the south avoiding the constraints of a future basement access for cars and service vehicles as currently proposed.

The proposal is therefore unsupported.



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

Recommended Heritage Advisor Conditions:

Nil.