



Urban Design Referral Response

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| Application Number: | DA2020/0502 |
| Date: | 17/07/2020 |
| To: | Renee Ezzy |
| Land to be developed (Address): | Lot 34 DP 4689 , 36 Bardo Road NEWPORT NSW 2106 Lot 33 DP 4689 , 34 Bardo Road NEWPORT NSW 2106 |

Officer comments

Pittwater DCP

D10 Newport Locality

D10.1 Character as Viewed from a Public Space

To achieve the desired future character of the Locality.

To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing built form and natural environment. (En, S, Ec)

To enhance the existing streetscapes and promote a scale and density that is in scale with the height of the natural environment.

The visual impact of the built form is secondary to landscaping and vegetation, or in commercial areas and the like, is softened by landscaping and vegetation. (En, S, Ec)

High quality buildings designed and built for the natural context and any natural hazards. (En, S)

Buildings do not dominate the streetscape and are at 'human scale'. Within residential areas, buildings give the appearance of being two-storey maximum. (S)

The proposed development is for a Seniors Housing development at 34 Bardo Road. This street is on the fringe of the local commercial area however sits within the R2 zone.

The locality is not typified by dense urban residential development and sits within a unique landscaped setting of low rise detached dwellings.

And whilst adjacent to another Seniors Development the overall built form bulk and massing is not acceptable within the context.

D10.3 Scenic Protection

Bushland landscape is the predominant feature of Pittwater with the built form being the secondary component of the visual catchment. (En, S)

The proposed development is distinctly primarily built form with little landscaping across the site to mitigate the effects of the intensity of the built form.

The single vertical circulation lobby connecting the two buildings has the effect of connecting the two blocks, what is described as two buildings, into one whole development when read from the street.

Thus an extensive elevation to the southern elevation street frontage on Bardo Road has a perceived notion of a large singular structure.

Separation of the two buildings with a clear and significantly landscaped treatment through the middle, with separate entry lobbies to each building is recommended.

D10.7 Front Building Line

Achieve the desired future character of the Locality. (S)

Equitable preservation of views and vistas to and/or from public/private places. (S)

The amenity of residential development adjoining a main road is maintained. (S)

Vegetation is retained and enhanced to visually reduce the built form. (En)

Vehicle manoeuvring in a forward direction is facilitated. (S)

To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.

To encourage attractive street frontages and improve pedestrian amenity.

To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.

The ground level apartments fronting Bardo Road sit almost a full storey (2 metres) above street level with the entrance to the front of the site dominated by the ramp access way. Whilst it is understood that testing of levels to provide access to the building requires compliance under DDA, the ramp has the effect of creating a walled community sitting high above the ground/street level. This is a direct result of the topography. And whilst access is a critical requirement the effect is that the whole 10 metre setback zone to the Front building line is dominated by hard structures rather than landscaping and subversion of the built form.

The relationship to the built form from a pedestrian scale is somewhat overwhelming. Coupled with the full width street frontage of built form elevation to the street frontage the human scale connection is somewhat diminished.

Additionally there are private terraces that encroach the front setback zone by approximately 4 metres which cannot be supported.

D10.8 Side and Rear Building Line

To achieve the desired future character of the Locality. (S)

The bulk and scale of the built form is minimised. (En, S)

Equitable preservation of views and vistas to and/or from public/private places. (S)

To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.

To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties. (En, S)

Substantial landscaping, a mature tree canopy and an attractive streetscape. (En, S)

Flexibility in the siting of buildings and access. (En, S)

Vegetation is retained and enhanced to visually reduce the built form. (En)

To ensure a landscaped buffer between commercial and residential zones is established. (En, S)

The control for R2 low density nominates 2.5m setback to one boundary and 1m setback to the other. However given the intensity of development proposed and the ground plan footprint/coverage a preferable setback would allow for the incorporation of deep soil planting zones and a sufficient buffer to the neighbouring properties.

Multi residential dwelling nominates 3m side setbacks, however in consideration of the site coverage and the bulk and scale of the development a minimum 3 metre setback to the side boundaries is highly recommended as a way to address several of the controls identified in these comments that assist to subvert the built form whilst providing a level of landscaped amenity and tree canopy coverage across the site.

The drawings show hard surface structures within the setback zone. The zones should be free of hard surface paving and the like to allow for planting.

Plan Arrangement Ground Level (Upper Level)

The drawings demonstrate Apartments 003 and 004 have private outdoor BBQ and paved terrace areas which are immediately adjacent to bedrooms of the northern block of apartments, separated only by a minimal planting zone no more than 900mm, insignificant enough to allow for acoustic and privacy issues to be mitigated between the two main north south block of apartments.

A greater separation that is defined by shared outdoor gardens and green space allowing for substantial green canopy cover is highly recommended on the east west axis as a separation strategy between the apartments, as well as on the north/south axis to allow for through site visual and green links to broader view aspects, creating a finer grain approach to the site.

This strategy would no doubt have a knock on effect to the upper level apartments which would require testing to develop the most appropriate planning strategy.

Overall, the site would benefit from a significantly reduced footprint at ground level to allow for the creation of four smaller blocks of built form that have a strong green/landscaped framework that addresses the concept of a connected and green seniors living community.

Aesthetics, palette of materials and articulation across the front elevation and general built form is well articulated and can be supported.

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.