

## Urban Design Referral Response

<b>Application Number:</b>	DA2019/0988
<b>To:</b>	Lashta Haidari
<b>Land to be developed (Address):</b>	Lot 7 DP 1020015 , 49 Frenchs Forest Road East FRENCHS FOREST NSW 2086

### Officer comments

Generally the development can be supported.

Following comments consider the immediate context whilst applying the controls.

#### 1. B5 and B6 Side Boundary Setbacks

Of particular concern is the eastern boundary which abuts an asphalt carpark. The 'urban heat island' effects associated with impermeable surfaces such as that of carparks requires consideration to the setback. Further setback to 6 metres from the eastern boundary is highly recommended to mitigate the effects of urban heat island and provide further space for deep soil planting as part of the mitigation strategy.

Additionally the ground floor plan shows staff room, kitchen and other facilities in co-location to this boundary which provides a great opportunity to incorporate an external courtyard to this area of the ground floor plan providing activation to the external edges and the addition of an outdoor staff area. From the recommended alignment to 6 metres from the boundary an additional articulation of minimum 2 metre dimension to create a connected courtyard, particularly for staff and patient respite, is highly recommended.

Finally the drawings demonstrate a potential future hotel to the adjacent site to the east. In considering possible future development setbacks that address privacy and amenity for adjacent habitable rooms, should be a further consideration, whereby the optimal urban design outcome would see a 6 metre setback to the both properties' building alignment effecting a 12 metre setback between buildings. This also allows for a more considered through site aspect to this somewhat harsh environment creating a meaningful separation that respects aspects and views of the greater environment and espies of the greater bushland setting.

#### 2. B7 and B8 Front Boundary Setbacks

The proposed development demonstrates a 15 metre deficiency to the front setback. The building is currently setback 15 metres from Waringah Road with low grasses and plantings proposed with a few more established trees. Refer Landscape Officer Referral for landscape details.

An objective of the setback requirement is to shield development from major arterial traffic noise and pollution. A more generous and densely planted 15 metre curtilage from the boundary with a lower scale planting and outdoor spaces for occupation would provide additional outdoor amenity.

However, consideration is given to the adjacent building and the direct acknowledgement of the form and geometry such that it resembles the adjacent building and could be perceived as being part of a whole single development. There is a certain merit in the conceptual and planning approach and as such the setback alignment to this building does make some sense. This strategy limits but also advantages the proposed development. Generally the proposal in its current form can be supported with the inclusion of the recommended amendments to the current design.

#### 3. D9 Building Bulk

As discussed above the strategy of mimicry of the adjacent block is taken into consideration in regards to the pattern of site planning abutting the proposed site. The reduction of bulk that would result from

the increased setback to the eastern boundary will assist to address any perceived bulk. The lift overrun has been noted by several officers. Investigation of a lift that has a minimal overrun is recommended to reduce visual bulk.

#### **4. D10 Building Colours and Materials**

The material selections, design and articulation are generally supported. Of concern is the light white colour represented on the perspectives and elevations. The tendency for lighter colours to both bleed residues from the jointing adhesives (efflorescence) and quickly discolour could be addressed by testing options for darker colours that will wear well over time and require little to no maintenance (possibly pre-cast or off-form concrete as an alternate that is lighter in colour but complementary to the whole development). The general arrangement and articulation of the varying materiality in use is supported.

The northern elevation is the least successful of the elevation treatments. Noting that the planning has placed WC facilities in the northern sector of the planing is determining the architectural response, there may be opportunities to test the finish and articulation that is successful on the southern boundary with layering of glazing and screening materials could also be applied to this elevation. It is unfortunate that this sector of the plan which has the optimal orientation during winter is under-utilised in terms of provision of useable space other than WC facilities.

#### **Recommended Heritage Advisor Conditions:**

Nil.