

## Urban Design Referral Response

<b>Application Number:</b>	DA2018/1708
<b>To:</b>	Luke Perry
<b>Land to be developed (Address):</b>	Lot 2 DP 589654 , 197 Sydney Road FAIRLIGHT NSW 2094 Lot 87 DP 1729 , 195 Sydney Road FAIRLIGHT NSW 2094

### Officer comments

Advice was provided to the applicant in the pre lodgement meeting relating to the mass and built form, articulation and street/urban interface.

Several recommendations were made to assist the applicant to reduce the built form to a development that would sit contextually within the local neighbourhood and existing patterns of development. Whilst Council acknowledges a number of issues raised in the meeting have been addressed, the following assessment of the proposed development re-iterates the initial concerns and provides recommendations to further address the over development of the site.

The proposed cannot be supported for the following reasons;

### 1. General Design and Site Planning Comments/Recommendations

#### PRE LODGEMENT ADVICE/RECOMMENDATIONS

The two main internal courtyards that run east/west are generally supported.

Further green landscaped courtyards/fingers that run north/south through the site are recommended in order to break down the massing on site.

Currently the site planning and unit distribution runs east west with no relief or separation between the banks of four and banks of seven units. It is recommended the maximum number of units sharing parti walls is a bank of three units maximum (from the seven unit banks).

For the bank of four larger units that sit centrally in the site it is recommended these also provide some landscaping elements; pathways or seating /pocket parks between them with the max number of semi-detached dwellings being two larger units to a bank.

This would assist to reduce the bulk of the building mass viewed from the street or adjacent properties. The significant height and slope of the site serves only to amplify the height of development on the site, so planning strategies to break down the visual bulk of the development are generally supported.

#### DA COMMENTS

**The Council recommendation required the built form to broken down to 8 x pavilions across the site with building separation to ground level. This would result in a reduced built form impact, mass and bulk and relate contextually to the existing pattern of development in the area.**

**As is demonstrated on the drawings deletion of the units at the front of the site creating a 'slot' through the mass has released the building elevation from its bulky form and mass at the upper level of Block A only. The communal room on the lower level with additional built form above defeats the purpose of opening up the ground plane of the site and as such is not supported. The communal room should find another location in order that the built form retain and strengthen the building separation and subsequent amenity and relief of bulk and mass to this block.**

**The development has still to demonstrate a contextual connection to the greater neighbourhood demonstrating through site visual connections which will have a grounding effect for residents and provide internal amenity to the fine grain urban interface. There are oblique aspects to the**

development to anyone travelling east or west on Sydney Road, the mass and bulk of the entire site which will be readily present in these views and aspect.

The blocks to the middle and the rear / south of the site still present as large monolithic blocks. Breaking up of the mass as discussed in the Pre lodgement meeting (refer note above) would improve solar amenity to the relevant apartments and provide view aspects from the back of the site through to the street frontage.

Council recommends the deletion of B203 and B204 (Level 3 Units 303 and 304 and Level 4 Units B403 and B404 and a 3m wide separation between Units B 502 and B 503) . Similarly either of Units A208 or A209 (including units above) should also be deleted to provide this through site link.

Council acknowledge the uptake of most recommendations to provide a more fine grain urban design response by the applicant, however the deletion of further units as noted above would provide a whole of site response rather than just addressing the few units to the site frontage. The building is effectively in the round given the site typography and location in the context of neighbouring properties which places additional impetus on the development to the provision of good design outcomes.

## 2. Private Open Space for Boarding Houses

*Private open space for boarding houses is to be provided in accordance with the following minimum specifications;*

*The areas are to receive a minimum of 3 ours direct sunlight between 9am and 3pm in midwinter.*

### PRE LODGEMENT ADVICE/RECOMMENDATIONS

There are a number of units in the centre of the site which have private open spaces oriented to the south. The units would benefit from flipping the orientation of the private open space to the north to optimise solar gain in the winter months.

This would also assist to avoid any overlooking of private space issues internal to the site from the higher sited units looking down across the site and toward the north.

### DA COMMENTS

**It is noted that the units are still oriented with private open space to the south. Council recommends the planning be addressed to orient these units to the north to achieve improved visual and solar amenity for residents.**

## 3. ADDITIONAL CONCERNS

### Design Compliance Report

Concerns are also raised with several comments in the independent consultants' Design Compliance Report (5.10.2018) submitted alongside the Development Application;

1. The resolution of the material/external cladding selections and compliance, as identified by the Independent Consultant, and the resultant effect upon othe current design and articulation of the built form.
2. Exit travel distances and the resultant re-design or changes required to accommodate safe egress, as indicated by the Independent Consultant, and the resultant effect on the mass and bulk of the buildings.

### Recommended Heritage Advisor Conditions:

Nil.