

## Urban Design Referral Response

<b>Application Number:</b>	DA2020/0393
<b>Date:</b>	13/07/2020
<b>To:</b>	Tony Collier
<b>Land to be developed (Address):</b>	Lot 1 DP 1199795 , 28 Lockwood Avenue BELROSE NSW 2085

### Officer comments

Generally the proposed design has improved and responded well to some of the Pre-Lodgement Meeting comments given previously (provided below). However further improvements can be made and the proposal should address the following issues:

1. The proposal exceeds the 8.5m building height control with the highest point being 12.42m. Some exceedance (10% maximum) can be considered if they are located away/ hidden from the main street view. The recommended floor to ceiling height for the retail area should be 3.3m as per the Apartment Design Guide (ADG).
2. The design of the central plaza has improved in terms of pedestrian usability and retail activation. All retail shopfronts proposed should be at the same level of the public footpath for better street access and activation.
3. The sunlight access to the plaza could be further improved with the reduction in the building height breach mentioned in point one.
4. Cross ventilation to 60% of apartments have not been achieved with some of single aspect apartments counted as cross-ventilated.
5. Some retention of significant mature trees and parkland at the corner of Lockwood Avenue and Glen Street has been proposed to maintain the verdant street character of the area. More existing mature trees could be preserved though to soften the initial new building impact until the new soft landscape mature in the future.
6. The shop awning should provide some street amenity/ shelter. They should form a unified element within the streetscape, respond to streetscape conditions and complement the architectural style of the host building. They should be uncomplicated, regular forms and constructed from high quality materials with simple detailing to reduce visual clutter in the streetscape and to provide visual continuity to the pedestrian realm. New awnings are to be setback minimum 1000mm from the face of the kerb to accommodate utility poles and traffic /parking in the kerbside lane. Where street trees are required, the minimum awning to setback is 1500mm.
7. Loading dock and garbage collection service areas details and location has been provided. Refer to traffic officer's comments.

### Previous PLM comments

1. The proposal exceeds the 8.5m building height control with the proposed built form. The

surrounding existing buildings are generally one to two storeys freestanding buildings. The proposed building design should emulate a built form of two storey with a roof form and articulation to the street façade in order not to create a long linear form. It should be broken up to create an appropriate residential/ commercial interface between the surrounding low density residential and commercial areas.

2. The retail areas around the sunken plaza proposed do not have active street frontages required by shop top housing (Warringah LEP definition - shop top housing means one or more dwellings located above ground floor retail premises or business premises). The development should not feel like a basement shopping complex located below a residential development.

The proposed pedestrian flow to bring foot traffic down 4.6m to the sunken plaza level and then make them go up 10.8m (3 storeys) to get up to the south-eastern corner of the site at Lockwood Avenue would need to be proven whether it is feasible and will work in the retail context of Belrose Local Centre.

Pedestrian access to the south-western corner of the site at Lockwood Avenue should also be considered.

3. Connectivity between commercial and residential zones surrounding the site should be provided through the provision of public, pedestrian through-links across the site providing access from Lockwood Avenue to Glenrose Place. They should be made easy and conducive to use.
4. The solar analysis shows that only certain parts of the sunken plaza area get about 1 to 2 hours of sun in winter. If the plaza were to be raised to street level of Glenrose Place and be more open to the street edge, there will be more solar access and street activation from Glenrose Place.
5. Apartment Design Guide (ADG) building separation, sunlight, cross ventilation and orientation aspects:

The proposal needs to demonstrate that solar access of 3 hours to 70% of principal living spaces can be achieved. Cross ventilation to 60% of apartments will not be achieved with majority of apartments proposed being single aspect currently.

An L- shape residential building configuration would work better, opening the courtyard and commercial plaza to the north and full sun exposure ensuring residential and commercial units get visual and acoustic privacy, outlook, natural ventilation and daylight access.

6. Supplementary landscaping and retention of significant mature trees and parkland at the corner of Lockwood Avenue and Glen Street will be needed to maintain the verdant street character of the area.
7. Awning design should form a unified element within the streetscape and complement the architectural style of the host building. Awnings are to be uncomplicated, regular forms constructed from high quality materials with simple detailing to reduce visual clutter in the streetscape and to provide visual continuity to the pedestrian realm.
8. Loading dock and garbage collection service areas details and location to be provided.

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.