

Urban Design Referral Response

Application Number:	DA2018/1692
To:	Alex Keller
Land to be developed (Address):	Lot 810 DP 752038 , 810 / Willandra Road NARRAWEENA NSW 2099

Officer comments

The proposal in its current form cannot be supported for the following reasons:

1. WLEP 2000

66 Building bulk

Buildings are to have a visual bulk and an architectural scale consistent with structures on adjoining or nearby land and are not to visually dominate the street or surrounding spaces, unless the applicable Locality Statement provides otherwise.

In particular:

- *side and rear setbacks are to be progressively increased as wall height increases,*
- *large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief, and*
- *appropriate landscape plantings are to be provided to reduce the visual bulk of new buildings and works.*

RESPONSE

The area is characterised by low density residential detached dwellings. The bulk and scale of the proposed development with its flat large continuous wall planes of the elevational treatment could be further articulated and improved upon in the detailed resolution of architectural design. There is little detail in the articulation of the elevations and the building represents a mediocre outcome in terms of enhanced improvement to the character of the detached residential area.

Schedule 8 Site analysis

The purpose of a site analysis is to identify and explain graphically:

- *the key influences on the design, and*
- *the site planning for the proposal and how the development will relate to the immediate locality.*

A site analysis must be to scale and should identify development opportunities and constraints. It should influence the design to minimise negative impacts on the amenity of adjoining development and to complement the desired character of the locality.

The extent of information included in a site analysis should reflect the issues that need to be considered in assessing the development proposal.

At its most exhaustive, a site analysis would document the site in terms of:

- *contours and existing vegetation,*
- *buildings (including any which could be retained),*
- *views to and from the site,*
- *location of windows and private open space within adjoining properties,*
- *access and connection points,*
- *drainage and utility services,*
- *orientation, microclimate and noise sources,*
- *where relevant, any contaminated soils and filled areas,*
- *fences, boundaries and easements,*
- *soil and geological characteristics, and*
- *rock outcrops,*

- flood affectation,
 - bushfire hazard,
 - any other notable features,
 - and the surrounds in terms of:
 - the location and use of adjacent and opposite buildings and out-buildings,
 - abutting secluded private open space and habitable room windows which have outlooks towards the site, particularly those within 9m of the site,
 - views and solar access enjoyed by adjacent residents,
 - major trees on adjacent properties, particularly those within 9m of the site,
 - location and height of walls built to the boundary of the site,
 - characteristics of any adjacent public open space,
 - identification of sensitive downslope/downstream ecosystems requiring protection,
 - street-frontage features, such as poles, street trees, kerb crossovers, bus stops and services infrastructure,
 - the built form and character of adjacent and nearby buildings and works, including characteristic fencing and garden styles,
 - direction and distances to local shops, schools, public transport, parks and community facilities, and
 - the difference in levels between the subject land and adjacent properties.
- The site analysis must be accompanied by a written statement explaining how the development's design relates to the analysis.*

RESPONSE

Site and Context

The extent of contextual analysis provided populates one A3 page (see Drawing DA002 Site Analysis). Several items in the Site Analysis checklist are relevant for discussion with the proposed design.

The building is 'in the round' and in the front central aspect of the site frontage to the south east. The drawings currently demonstrate no contextual relationship to the greater landscape context of the building at a fine grain level.

The objective of any site analysis is to inform the development and design of the building in sympathy with the context resulting in a development that optimises the site constraints and provides for optimum user/occupant amenity.

It is clear in the proposed development, and in consideration of the number of occupants that will be residing in the building, that the barest minimum of basic design principles that address visual and acoustic amenity, solar access, cross ventilation and circulation, including for DDA, site or contextual relationship have been addressed.

And whilst there may not be any breaches of numerical controls, the proposed design is rudimentary in its planning and architectural response to the context.

2. RECOMMENDATIONS

The following recommendations are provided to encourage the applicant to revisit the design to address basic design improvements to the development.

Site Planning and Building Typology

The applicant is encouraged to explore with a bit more rigour building typologies that address a greater level of amenity for occupants. The courtyard typology building would lend itself to the optimisation of the topography and northern aspect of the great landscape of the site.

Alternatively, a pavilion style development of modules interconnected with pathways and landscape planting that provides a cluster approach, would sit more contextually with the site and gentle topography of the land.

Planning of the internal areas of the proposed design provides a long shotgun type corridor that goes from the front entrance directly to the rear of the building with no articulation in the corridor. The width of the corridor is also questionable in terms of DDA, such that the width should accommodate two wheelchairs passing in the corridor. The applicant is advised to consult the Australian Standard suite of documents AS1428.1-2009 to ensure adequate circulation and amenity is provided for people with disabilities. The general design of the corridor should be widened and articulated to provide relief to the unarticulated length.

Building Bulk

Exploration of the abovementioned typologies with provide a much more sympathetic response to the landscape across the site with open space courtyards between blocks to provide improved open space, amenity and privacy.

Alternatively addressing the roof form and building bulk by breaking the form into two buildings could also be explored to assist to achieve some of the amenity issues with the current design. And provide an integrated approach to the site and greater landscape.

Roof Form

The proposed design's roof form is a tiled hip roof. Opportunities to address solar gain with the addition of a full length skylight along the length of the building or alternatively raising the roof and providing highlight clerestory windows with operable louvres would provide for passive ventilation and stack effect to assist with the current cross ventilation issues. Additionally this option would allow for light and solar gain to the central corridor.

With this option the central corridor could be widened and opened up to provide a void to the lower level with the circulation stairs through and around this providing access to the apartments. This would also provide for a great internal planting zone.

Solar and Cross Ventilation Amenity

The current design is a double loaded corridor with rooms either side replicated at the upper level. It is an efficient, economic and austere design that shows no acknowledgement of design that is fit for purpose or responds to the specific site and context.

The amenity and condition of these spaces will provide no comfort or coolth in the summer months. With each room to be air conditioned the unsightly application of 28 external condenser units to the building will have additional visual built form impacts.

Visual Privacy and Amenity

Whilst the planning is efficient and will represent significant cost savings in its rudimentary design the basic amenity of individual privacy from the rooms could be addressed by offsetting the door on opposite sides of the corridor so occupants don't open the door directly into the line of sight of the open door on the opposite side of the corridor. Doors should be offset to provide some privacy and amenity for the residents.

Site Context

The site context places the property in a more exposed and prominent visual catchment of the neighbourhood and thus requires a response that is of design merit, contemporary, of its place and time and represents quality urban design. The current design fails to achieve this and as such is unsupportable.

Solar Energy

Opportunities for Solar Energy are encouraged with the proposed development.

The proposed design fails to achieve the basic design principles for sustainability, amenity and design

excellence and as such cannot be supported.

Recommended Heritage Advisor Conditions:

Nil.