

Urban Design Referral Response

Application Number:	DA2019/0239
To:	Daniel Milliken
Land to be developed (Address):	Lot 1 DP 1001963 , 638 Pittwater Road BROOKVALE NSW 2100

Officer comments

Urban Design Comments:

The proposal cannot be supported for the following reasons:

1. The building height control of 11m has been breached by 0.7 to 3m. The additional building height and bulk will set an undesirable precedent for future development around the area. The site is located at a corner location and can justify a corner building element of exceeding the 11m height control by 1.1m at most. The "light disk" roof feature needs more clarification.
2. The 4.75m floor to ceiling height on the ground floor is excessive. Apartment Design Guide (ADG) recommends 3.3m minimum for shops/ commercial area. ADG recommends 3.1m floor to floor for residential area. Reducing the floor to ceiling height on the ground floor will help to reduce the overall building height breach.
3. The Right-of-Way to benefit the next door landlocked neighbour (640 Pittwater Road) to the north needs to be a 6m wide minimum corridor all the way from Orchard Road to the common boundary on the ground floor to cater for service vehicle access and egress. This is in addition to the basement level 1 knock-down panel to access future basement of the neighbouring site.
4. The basement commercial area for future car parking addition to cater for future Brookvale Structure Plan up-zone is unusual. It could be used as storage area for the commercial and residential units which would make it more acceptable as an underground space.
5. The acoustic impact for the new apartments will need to be justified with acoustic treatments to make it acceptable as a residential building located next to an industrial area.
6. Facade treatment can be further improved to contribute greater visual interest of the building and the character of the local area through a balanced composition of building elements, textures, materials and colour selections.
7. A light well could be created from the communal area courtyard to get sunlight to Soho units 2, 4 & 6.
8. Street trees are required so the street awning should be set back from the kerb along its entire length by not less than 1.5m to accommodate the trees. The minimum width of awning should be 2m.
9. The second floor plan (Drawing no. A07) is missing.

Recommended Heritage Advisor Conditions:

Nil.