

Urban Design Referral Response

Application Number:	DA2018/1654
To:	Luke Perry
Land to be developed (Address):	Lot 3 DP 805710 , 181 Forest Way BELROSE NSW 2085

Officer comments

The proposal in its current form cannot be supported.
Please find following Urban Design comments for consideration:

1. SEPP Housing For Seniors or People with a Disability

2 Aims of Policy

(1) This Policy aims to encourage the provision of housing (including residential care facilities) that will:

(a) increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and

(b) make efficient use of existing infrastructure and services, and

(c) be of good design.

(2) These aims will be achieved by:

(a) setting aside local planning controls that would prevent the development of housing for seniors or people with a disability that meets the development criteria and standards specified in this Policy, and

(b) setting out design principles that should be followed to achieve built form that responds to the characteristics of its site and form, and

Part 3 – Design Requirements

Division 1 General

30 Site Analysis

Aspects views to the north and east from pedestrian ground plane are currently ringed by the proposed development itself. Connections to greater environment and landscape are encouraged by the distribution of through site connections that address occupant amenity and demonstrate good design principles.

33 Neighbourhood Amenity and Streetscape

It is acknowledged the proposed development has addressed the sensitive nature of the site and context to develop a building that is respectful of neighbourhood character and addresses the streetscape to provide a good design outcome. This is demonstrated through the external façade articulation.

35 Solar access and design for climate

The proposed development should:

(a) ensure adequate daylight to the main living areas of neighbours in the vicinity and residents and adequate sunlight to substantial areas of private open space, and

(b) involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation solar heating and lighting by locating the windows of living and dining areas in a northerly direction.

RESPONSE

The courtyard building typology demonstrating several internal courtyards, large and small, is supported in principle. However it is noted that they are not optimised in terms of solar orientation to the north to

allow for northern solar gain during winter.

This is particularly apparent with the smaller sunken courtyards to the southern part of the development that will have their northern sun blocked internally by the proposed built form with its highest elevation to the north of the building being 3 storeys in height.

2. Built Form Controls

WLEP 2000

4.3 Locality Statement and Development Standards

The present character of the Oxford Falls Valley locality will remain unchanged except in circumstances specifically addressed as follows.

Future development will be limited to new detached style housing conforming with the housing density standards set out below and low intensity, low impact uses.

There will be no new development on ridgetops or in places that will disrupt the skyline when viewed from Narrabeen Lagoon and the Wakehurst Parkway.

The natural landscape including landforms and vegetation will be protected and, where possible, enhanced.

Buildings will be located and grouped in areas that will minimise disturbance of vegetation and landforms whether as a result of the buildings themselves or the associated works including access roads and services.

Buildings which

are designed to blend with the colours and textures of the natural landscape will be strongly encouraged.

A dense bushland buffer will be retained or established along Forest Way and Wakehurst Parkway.

Fencing is not to detract from the landscaped vista of the streetscape.

Development in the locality will not create siltation or pollution of Narrabeen Lagoon and its catchment and will ensure that ecological values of natural watercourses are maintained.

RESPONSE

Oxford Falls Locality development standards places significance on the site, context and neighbourhood bushland setting. The development has responded sensitively to the external interfaces of neighbourhood character and streetscape. However there is a concern with the lack of through site links and connections from internal aspects of the site to the surrounding bushland setting.

The courtyard typology is supported in principle, however it is assessed that there should be further breaking down of the built form in the way of through site connections from the internal courtyards to improve internal site amenity and provide resident connection to the site and context.

There are several opportunities to address this by providing substantial 'open to the sky' connections from the main internal courtyard to the periphery of the building as a way to provide a more fine grain response to occupant amenity.

Given the scale of the building and its perimeter built form the building has a street wall effect on most of the external elevations. A more permeable built form is preferable to the façade street wall effect of a full perimeter courtyard building. The following areas of the building form should be broken up to allow for minimum 10m wide ground level pedestrian connections;

1. Ground plane pedestrian link from the main courtyard heading toward the east and therapy pool terrace. Dining, Lounge, Bed 13 and Bed 28 could be reconfigured to allow for the provision of an atrium style external open to the sky connection to the terrace. Similarly, a portion of Dining, beds 25 and 26 on the first floor plan could be reconfigured to provide pedestrian connection to the terrace area.

2. Similarly Ground Floor (beds 9, 10, 11 and part store and dirty), First Floor (beds 15, 16, 52 and 53 Office and Store) and Second Floor (beds 19, 20 and part sitting rooms) should be reconfigured to allow for through site open connection to the landscape and greater bushland setting.

The recommended changes are minor design changes to the configurations that will benefit the residents and users of the proposed development providing greater solar and environmental amenity, connections to place and landscape that represent positive health benefits and amenity to residents. Equally important is the expectation of the greater community that residential care facilities embody principles of good design, safety, dignity, familiarity and comfort for future residents.

Recommended Heritage Advisor Conditions:

Nil.