

## Urban Design Referral Response

<b>Application Number:</b>	DA2021/0744
<b>Date:</b>	09/07/2021
<b>To:</b>	Rebecca Englund
<b>Land to be developed (Address):</b>	Lot 1 DP 571975 , 50 Lawrence Street FRESHWATER NSW 2096

### Officer comments

The applicant has not addressed all the issues raised in the Pre-Lodgement Meeting held previously:

1. Upper Storey Setbacks - Level 2 apartments should be setback further 5m to enable view sharing from the west

Level 3 apartments should be setback an additional 5m to enable view sharing and a gradual stepping down of form across the topography of the site from south to north to address the street frontages.

**Response:** The proposed stepped built form comply mostly with the building height plane except for some encroachment of about 300mm. The courtyard of the neighbour to the south will be severely overshadowed by the proposed built form in winter. The highest roof form proposed can be lowered further and the big cantilevered eave to the south can be reduced to improve sunlight access to the neighbouring property to the south.

2. Height Control - Level 4 Roof Terrace Apartment is in breach of the height control (11m) and as such cannot be supported. Deletion of the roof terrace in future applications is recommended.

**Response:** Level 4 apartment has been deleted from the current proposal.

3. Length of Unarticulated Corridor - Currently the length of the circulation corridor on Level 2 is at maximum length of 30 metres. Further testing of the planning regime that explores a single loaded circulation corridor is encouraged. The combined circulation areas of both corridors and stairs to the two storey apartments accounts for a large amount of floor space. Exploration of a screened circulation spine to the western elevation addressing Oliver Street that runs the length of the building could serve multiple functions; climatic, privacy and acoustic control to the west by the provision of a buffer zone/circulation spine to the street traffic edge condition and the building line of the units proper, minimisation of circulation footprint freeing up internal floor space for the units.

**Response:** A central double loaded 20m (approx.) long corridor has been proposed on level 2.

4. Noise Pollution - Strategies that assist to mitigate noise and traffic pollution will be required. High performance glazing with the addition of screening elements should be reflected on the documentation in future applications. The above mentioned strategy has the opportunity to address the western elevation with the circulation spine also providing an acoustic buffer zone.

**Response:** This suggestion was not explored.

5, Fire Egress - Testing in the planning regime (as outlined above) to also rationalise the fire egress requirements should be further explored. The current plans show two points of fire stair egress. Centralising the stair to the centre of the plan could also provide a single utility for egress addressing all levels whilst also providing a strategy for breaking down the bulk of the building with a possible through site connection on the long elevation between Oliver and Dowling Streets.

**Response:** A centrally located stairs has been proposed. Through-site connection has not been explored.

6. Circulation - Rationalisation/ formalisation of the entry lobby and stair entry needs to be addressed.

A more generous and legible entry sequence and porte cochere needs to be explored with the potential to move this further back into the site as discussed above. Currently the adaptable apartments are not accessible from the Oliver Street Frontage. Access stairs outside the boundary footprint should be relocated inside the site boundary or further design development of the access point from this street detailed to address on grade access into the building proper. The entry lobby stair and access circulation should be further tested to address compliance with the BCA and AS1428.

**Response:** The residential lift lobby entry is now located at Dowling Street.

7. Ground Floor Commercial Activation / Street Frontages - Further exploration of the ground floor commercial tenancies (currently only 2 retail to Lawrence Street) should look to address activation on all three frontages. There is an opportunity on Oliver Street to provide more commercial space. Similarly on Dowling street the opportunity to explore commercial on grade tenancies to the street frontage further into the street (approximately 20m) is highly encouraged. Oliver Street frontage presents an opportunity for fine grain pedestrian activation and interface with the building and the broader streetscape of the Freshwater Village as an entry point to the village. The constraints of the level change from south to north however is also a missed opportunity. The possible increase in commercial tenancies at ground level moving back up into the street approx. 20 metres should be further explored. Exploration of a 20 metre retail activation frontage on both Oliver and Dowling Street is highly recommended.

**Response:** The proposed retail shopfront can be supported but the sunken outdoor seating area proposed on public footpath will need to be approved and leased from Council - Property team to comment. Street awning proposed should be set back 1m from the street kerb (1.5m if street trees are required). Folding doors/windows proposed should not project into public footpath area.

8. Lifts, Door Circulation, Lobby and Carpark - The drawings show lifts of differing dimensions to differing levels. This seems to be a result of addressing the required parking sizes, particularly on level 1 where the lift (measured off the drawing) is approximately 200-300mm narrower than the lift shaft above. This should be addressed in future applications. Similarly the lobby entry stair and lift circulation zone shows doors with circulation zones that cross over, particularly the door opening onto the lobby off Oliver Street. Again it seems this is a result of the compounding clearance distances in the carpark for aisle and parking widths. Access reporting supporting future applications should address all these circulation issues in respect of the nature of the narrow site width and constraints of the site. Clauses in the access report stating "able to comply" will not be adequate. The applicant should clearly annotate clear circulation dimensioning on documentation articulating door clearances through circulation templates, wheelchair circulation in doorways and corridors, swept paths and the like to demonstrate the proposal is feasible given the site constraints.

**Response:** The current set of drawings are more acceptable.

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.