

## Urban Design Referral Response

<b>Application Number:</b>	DA2018/1835
<b>To:</b>	David Auster
<b>Land to be developed (Address):</b>	Lot 6 DP 11438 , 22 Carawa Road CROMER NSW 2099 Lot 5 DP 11438 , 24 Carawa Road CROMER NSW 2099

### Officer comments

The proposal in its current form can 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 2 – Design Principals

##### Division 1 General

##### 34 Visual and acoustic privacy

*The proposed development should consider the visual and acoustic privacy of neighbours in the vicinity and residents by:*

*(a) appropriate site planning, the location and design of windows and balconies, the use of screening devices and landscaping, and*

*(b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.*

### RESPONSE

It will be a condition of consent that adequate external screening features are applied to all windows, with appropriate operable internal screening devices for all windows and doors. They can be either metal or timber louvre treatments but should retain the aesthetic of the overall design and intent of the proposed developed design and articulation.

### 2. SENIORS LIVING POLICY : Urban Design Guideline for Infill Housing 2004

#### 2. Site Planning and Design (page 6)

##### Objectives

...

- To provide high levels of amenity for new dwellings

...

### RESPONSE

Site planning generally meets with the requirements of Site Planning and Design Seniors Living Policy.

*5. Internal Site Amenity (page 12)*

*Design Principles and better practice*

*In villa or townhouse style developments provide dwellings with a sense of individual identity through building articulation, roof form and other architectural elements;*

- Provide buffer spaces and or barriers between dwelling and driveways, or between dwellings and communal areas*
- Use trees, vegetation and fencing or screening devices to establish curtilages for individual dwellings,*
- ...*
- Provide a sense of address for each dwelling*

**RESPONSE**

Units 2 and 4 have bedrooms planned and oriented adjacent the entry driveway. Whilst the constraints of the site and the preference to have habitable rooms designed with adequate fenestration is preferred, the acoustic pollution from cars entering and exiting the driveway may pose acoustic issues for these bedrooms.

A combination of external planting along with the screening addressed above in addition to internal fittings/blinds that have high level of acoustic attenuation properties to assist with acoustic pollution from the driveway activity.

**3. Built Form Controls**

**WLEP 2011**

*1.2 Aims of Plan*

*(1) This Plan aims to make local environmental planning provisions for land in that part of Northern Beaches local government area to which this Plan applies (in this Plan referred to as Warringah) in accordance with the relevant standard environmental planning instrument under section 33A of the Act.*

*(2) The particular aims of this Plan are as follows:*

*(d) in relation to residential development, to:*

- (i) protect and enhance the residential use and amenity of existing residential environments, and*
- (ii) promote development that is compatible with neighbouring development in terms of bulk, scale and appearance, and*
- (iii) increase the availability and variety of dwellings to enable population growth without having adverse effects on the character and amenity of Warringah,*

**RESPONSE**

The proposed development demonstrates there will be little impacts on the surrounding residential neighbourhood development. The mass and bulk of the development maintains a semi detached R2 residential feel.

*4.3 Height of buildings*

*(1) The objectives of this clause are as follows:*

- (a) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
- (b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access,*
- (c) to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments,*
- (d) to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.*

**RESPONSE**

There is a minor encroachment exceeding the height of buildings control. The minor encroachment can be supported.

## **WDCP 2011**

### *D7 Views*

#### *Objectives*

- *To allow for the reasonable sharing of views.*
- *To encourage innovative design solutions to improve the urban environment.*
- *To ensure existing canopy trees have priority over views.*

#### *Requirements*

1. *Development shall provide for the reasonable sharing of views.*

## **RESPONSE**

Orientation of the main living spaces to the north of the proposed development optimises solar gain to these areas promoting reasonable sharing of views to the majority of units in the proposed development.

### *D9 Building Bulk*

#### *1 Applies to Land*

*This control applies to land to which Warringah Local Environmental Plan 2011 applies.*

#### *2 Objectives*

- *To encourage good design and innovative architecture to improve the urban environment.*
- *To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.*

#### *3 Requirements*

1. *Side and rear setbacks are to be progressively increased as wall height increases.*
2. *Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.*
3. *On sloping land, the height and bulk of development (particularly on the downhill side) is to be minimised, and the need for cut and fill reduced by designs which minimise the building footprint and allow the building mass to step down the slope. In particular:  
The amount of fill is not to exceed one metre in depth.  
Fill is not to spread beyond the footprint of the building.  
Excavation of the landform is to be minimised.*
4. *Building height and scale needs to relate to topography and site conditions.*
5. *Orientate development to address the street.*
6. *Use colour, materials and surface treatment to reduce building bulk.*
7. *Landscape plantings are to be provided to reduce the visual bulk of new building and works.*
8. *Articulate walls to reduce building mass.*

## **RESPONSE**

The architectural style, material palette and articulation devices articulate the facades and break down the mass and bulk adequately.

The planning across the site and the roof forms assist to minimise impacts on the adjoining dwellings. As such the proposed development can be supported.

As discussed above the external screening devices could take cues from the architectural detail inherent to the design; externals mounted vertical timber batten screens similar to timber detailing throughout the project; a vertical articulation with the screening devices picking up upper and lower windows as a vertical expression.

## **CONDITION OF CONSENT**

Privacy screening is to demonstrate adequate acoustic privacy is achieved in accordance with the ADG

principle recommendations (as a reference). Documentation is to demonstrate privacy screening has been addressed prior to CC. Privacy screening is installed to the satisfaction of the Certifier prior to issue of interim/final Occupation Certificate.

**Recommended Heritage Advisor Conditions:**

Nil.