

Urban Design Referral Response

Application Number:	DA2019/0087
To:	Daniel Milliken
Land to be developed (Address):	Lot 5 DP 25713 , 8 Gladys Avenue FRENCHS FOREST NSW 2086

Officer comments

CURRENT COMMENTS 12/08/2019

The development can be supported conditional on privacy screening to the upper level bedrooms is addressed to prevent overlooking and privacy issues.

END COMMENTS

PREVIOUS 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

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 proposed development should aim to achieve minimum 3 hours solar access during the winter months to living areas across the development. The siting and orientation of the development and the

subsequent internal planning of the building results in living spaces being oriented to the south, which is not an optimal orientation, particularly in winter which will result in no solar gain to the living area.

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*
- *Design and orient dwellings to respond to environmental conditions;*
- *Orient dwellings on the site to maximise solar access to living areas and private open space.*

...

RESPONSE

The linear form of the block with no break in form presents as an institutional type arrangement. The length of linear built form demonstrated on the drawings provides no opportunity for a mix of dwelling type in either mass, scale and built form to cater for the broad range of needs for potential residents. The principle of individual identity is lost in the configuration of the long unarticulated block.

The Statement of Environmental Effects notes the high quality of architectural design represented in the planning and design of the site.

The proposed design is approximately 50 metres long with no break in the built form or any form of modulation or articulation. At the least there should be no more than two semi detached dwellings to a module with clear breaks in the built form to ground level of minimum 6 metres to allow for internal amenity and use in a landscaped courtyard setting for the residents.

Additionally, it is noted that the site constraints and orientation have resulted in the bedrooms being oriented to the north with garages, front door and living spaces as the main entry point oriented to the south. Again the constraint of the site orientation and lot alignment does not lend itself to the building typology (linear block) or optimising the orientation. As such the proposal cannot be supported.

Another result of the yield across the site is the lack of outdoor private open space for the individual dwellings, a configuration of pedestrian pathways and driveway entries into each building not conducive to pedestrian amenity. See 5. Internal Site Amenity in this section below for further comments.

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

The shared footpath at the front of the site which is crossed over by vehicle entries into the individual dwellings is also not ideal. Not substantial planting buffer or private open space has been allocated across the site aside from balconies to the upper levels.

Elevation 3 to the east presents as a blank gable end wall with no real architectural merit to speak of. Further articulation and architectural design features are encouraged.

Similarly the roof line as represented in the drawings on this elevation shows no overhang/eaves to

speaking of and a strange arrangement of the gutter flush above the brick veneer wall line. Again this seems a result of the site constraints and building setback and once properly constructed to the requirements under the BCA the overhangs of eaves at these points will extend beyond the wall line. Length or unarticulated wall should be no longer than 8 metres.

A result of the ubiquitous length and repetition of dwelling entry and unarticulated walls all round the building do not provide a sense of address to the individual dwellings.

Garages that address the entry to each of the individual dwellings is not ideal and obviously a result of the site constraints.

It is also noted that the sliding windows shown on plan 5/24 Rev. D are not representative of the hopper windows shown on the north elevation drawing 13/24 Rev. G. Additionally there are omissions and anomalies in the documentation which need to be addressed in any future development applications; north points on floor plans, coordination of windows between plan, section and elevation.

In summary the principles of site planning, internal amenity and the design objectives of *SEPP Seniors Living 2004* and *Seniors Living Policy: Urban Design Guideline for Infill Housing 2004* have not been adequately met in the proposed development application. Improvements to the site planning and internal amenity along with a more rigorous approach to the design of the building are highly encouraged.

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,*

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.*

RESPONSE

The result of the length of unarticulated building with its garages addressing the entry point to each of the dwellings does not represent an innovative design solution to the particular site constraints. As discussed above, significant breaks in the built form to create modules a maximum 2 x semi-detached dwellings with landscaped courtyards between modules would be a more appropriate and innovative response to the site constraints. The yield across the site coupled the resultant car parking requirements is an obvious compromise to providing a more sensitive and rigorous design approach to

the development and site planning in general.

Recommended Heritage Advisor Conditions:

**CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION
CERTIFICATE**

Privacy Screening

<Privacy Screening>

Reason: <The drawings indicate that the upper level bedroom windows show no privacy screening details. Adequate privacy screening to the upper level and lower level fenestration to avoid overlooking or privacy issues is to be documented prior to issue of construction certificate.> (DACHECPCC1)