

Urban Design Referral Response

Application Number:	DA2020/0442
Date:	13/07/2020
To:	Lashta Haidari
Land to be developed (Address):	Lot B DP 316404 , 231 Whale Beach Road WHALE BEACH NSW 2107

Officer comments

OVERVIEW

The concept design and articulation of the built form generally is supportable however further refinements to the design, including bulk and scale and softening of the material palette, particularly as it reads from both Whale Beach Road and Surf Road, will be discussed.

4.3 Height of Buildings

It is acknowledged that the building does not breach the height of buildings plane and the applicant has responded to the request to provide comparative building height planes across the site.

4.12 Palm Beach Locality

Whilst it is noted the front setback to Whale Beach Road has pulled the front building line back further to allow for greater circulation zones and considered placemaking response, the upper level 'breeze block treatment surrounding the PV array and rooftop plant is not supportable. The understated nature of the street elevation to this frontage would have a greater fit with the locality and context by limiting the expression to the horizontal datum which demonstrates a simplicity in line, form, bulk and scale. The addition of the rooftop solar PV panel array and the mechanical plant required with the screening provided in the form of a breeze block screen and the flyover copper roof that provides protection to the stair access way has the perceived effect of increased height to the whole structure at this street elevation.

Recommendations that look to delete or reduce in size the upper level apartment 5, and retaining the form and elevational treatment to provide screening to the mechanical plant and PV array is recommended. This would assist to reduce the impact of the additional elements of screening and flyover canopy roof above the horizontal datum line of the top of the building as read from the street. Additionally, deletion or reduction of Apartment 5 and the associated private outdoor balcony will have the associated effect of reducing the bulk and scale of the development as viewed from Surf Road.

Materials

The general palette can be supported. However the extents of off-form concrete to the Surf Road elevation that forms the verandah parapet arc of the commercial zone could be softened or broken down further so as to reduce the overall impacts of the bulk and scale of the development as it reads from Surf Road.

Side Setbacks

It is noted the dimensioned setback of 3 metres on the documentation shows a minimal 800 mm of green space with the remaining 2200mm hard surface and other material. This space does not allow for sufficient green planting to provide a buffer to the neighbouring properties. The applicant should refer to the Landscape Referral Officer comments for details.

In consideration of the bulk and scale of the proposed development and in accordance with the Locality statement for Palm Beach, there is a requirement to incorporate and enhance the built form through significant planting to mitigate the impacts of the building bulk and scale.

'A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, to provide feed trees and undergrowth for koalas and other animals, and to enhance wildlife corridors.'

SUMMARY

Overall the development has merit, however there are elements that, with further refinement including a reduction in bulk and scale, particularly from the Surf Road aspect, could be supported.

Further design development to address the key criteria of Desired Future Character, Locality Statement and generally bulk and scale of the proposal is recommended.

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.