

Urban Design Referral Response

Application Number:	DA2021/0008
Date:	18/05/2021
To:	Rebecca Englund
Land to be developed (Address):	Lot 22 DP 7577 , 14 Ponsonby Parade SEAFORTH NSW 2092 Lot 21 DP 7577 , 12 Ponsonby Parade SEAFORTH NSW 2092

Officer comments

The proposal has not addressed all the urban design issues identified previously:

1. The proposed floor space ratio of 0.6:1 exceeds the floor space ratio control of 0.5:1 (SEPP) and 0.45:1 (Manly LEP) resulting in additional built form bulk and scale.

Response: The floor space ratio still exceeds the 0.5:1 permitted by the SEPP.

2. The proposed street elevations as continuous facades without a middle strong break treatment being a double lot consolidation does not respond to the massing and scale of the existing streetscape of free-standing house forms (SEPP 4.1.6 Design Requirements: Responding to Context - Street and lot layout/ Subdivision layout/ Consistency of built form; Impact on neighbours: Minimise impacts by maintaining a consistency in pattern of building).

Response: There could be deeper indents introduced to the middle of both the street facades to help with façade articulation and address the floor space ratio non-compliance.

3. The proposed building block separation is inadequate resulting in visual and noise privacy issues between habitable rooms and balconies/ compromised sun light access to the private open spaces proposed between the building blocks (SEPP 4.1.6 Site Planning & Design - Maximise solar access and access to private open space; Internal site amenity). Using a guide (Apartment Design Guide) of 12m building separation would be more appropriate.

Response: The 12m building separation between habitable spaces has not been achieved resulting in visual and sound privacy issues. The middle courtyard fence should also be raised to 1.8m high to address overlooking issues of higher level units looking down to lower units. The wider building separation will also allow more solar penetration to the lower units on the southern block and address the floor space ratio non-compliance.

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.