

## Urban Design Referral Response

<b>Application Number:</b>	DA2020/1425
<b>Date:</b>	02/02/2021
<b>To:</b>	Rebecca Englund
<b>Land to be developed (Address):</b>	Lot C DP 39108 , 1 Kenneth Road MANLY NSW 2095 Lot 3 DP 975160 , 265 Condamine Street MANLY VALE NSW 2093

### Officer comments

Generally, the overall scheme has improved from the previous submission however some issues should be investigated and improved further as per the responses to the PLM notes provided below:

1. The proposal breaches the building height of 11m on the top floor. The design of the top floor units would have to be well setback from the street fronts and surrounding common boundaries. The non-complying building bulk over the 11m height should not cast additional shadow to the neighbouring residential units (existing or approved to be constructed).

**Response:** No solar analysis has been submitted. The building height breach is still severe especially on the southern common boundary where it is in excess of more than a full storey. As a guide, the top storey residential should be stepped back from the building edges to maximise sunlight penetration to courtyards and neighbouring residences.

2. The proposed design incorporating seven internal courtyards is not in accordance with the Apartment Design Guide (ADG pg81) of not using courtyard as primary exposure for main living areas. A preferred solution will be to combine the smaller courtyards into bigger courtyards (12mx12m minimum) for main habitable rooms of internal units to face into.

**Response:** The internal courtyards are now consolidated into a main large courtyard where living areas face into. The smaller courtyard only opens to bedroom windows. Issue of noise nuisance and visual privacy should be addressed and minimised further.

3. Solar access of 3 hours during winter solstice will be required for 70% of the units as the site is not located in a Metropolitan area.(ADG pg79) Future submissions including PLM proposal should provide comprehensive solar analysis to demonstrate internal courtyards will allow adequate sunlight access.

**Response:** Solar analysis has not been submitted. All height breached built form especially on the top floor should not cast additional shadow to internal courtyards facing units and neighbouring residential units (existing and future approved units).

4. More retail spaces at ground floor should be provided for shops fronting Condamine Street to continue the existing established retail strip. As such the applicant should consider moving the entrance to residential lobbies proposed from Condamine Street to enter from the Kenneth Road frontage. This would also consolidate all residential entry points to the same level as the central courtyard which would improve the entry experience.

**Response:** The entry to lift lobbies 1 & 2 have been moved to arrive from Kenneth Road. Only lift lobby 1 is accessed from Condamine Street. Lift lobbies 1 & 2 could be made more generous and not feel like a long window-less corridor entry experience.

5. Deep soil zone could be provided on the south-western corner of the site by cutting back the basement extent to keep clear of the 6m boundary building setback area.

**Response:** One metre deep planters have been provided on top of the basement car park. This is an acceptable compromise in-leau of a deeper basement excavation.

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.