

Urban Design Referral Response

Application Number:	DA2019/0114
To:	Rebecca Englund
Land to be developed (Address):	Lot A DP 39108 , 267 Condamine Street MANLY VALE NSW 2093 Lot B DP 39108 , 267 Condamine Street MANLY VALE NSW 2093

Officer comments

CURRENT COMMENTS 8.06.2019

DA2019/0114 - 267 Condamine Street Manly Vale

The proposed revisions to the development satisfy the previously raised Urban Design concerns as follows;

WDCP 2011

B5 Side Boundary Setback and B7 Front Boundary Setback

Upper Storey Apartment Setback

The revised drawings and view analysis submitted demonstrate the upper storey will have little impact on surrounding views and street level views. The upper storey unit is sufficiently setback from the building line and as such can be supported.

WLEP 2011

4.3 Height of Buildings

As discussed above the upper level apartments are sufficiently setback from the building line resulting in minimal visual impacts on the surrounding views. The height breach can be supported in the overall context of development in the locality.

D9 Building Bulk

The revised treatment and amendments to the Condamine Street and Kenneth Road elevations has sufficiently addressed previous concerns of appropriate articulation and break-up of the built form, including the variation and expression of materials and colours and as such can be supported.

Revised Vehicular Access Point

The revised location of the vehicle access point/driveway is supported in that the resultant entry foyer to the residential lobby is more clearly articulated and legible. The revisions to the Kenneth Road elevation and entry sequence is sufficiently resolved from a pedestrian amenity, wayfinding and circulation point of view.

Entry Ramp Kenneth Road

It is noted that the access ramp from the residential foyer entry point off Kenneth Road in front of retail unit 3 does not provide for a sufficient landing dimension at the bottom of the ramp to the perpendicular cross path of travel. The ramp should shift further to the east to provide for a minimum compliant landing to meet the cross path of travel at the residential entry foyer. Refer AS1428.1.

Generally, the proposed revisions to the development have addressed the majority of concerns raised in previous Urban Design referrals and as such can be supported.

END COMMENTS

PREVIOUS COMMENTS

The proposal should reconsider the following:

1. The building height control of 11m has been breached in multiple areas by up to 2.6 m. The proposed breach comprises of an apartment with a big roof garden. The development will benefit from a communal room and open space located on the roof deck as recommended by the Apartment Design Guide (ADG). The proposed apartment should be made smaller to accommodate the communal room in order to not increase the building footprint on the roof. The proposed breach in building height is sympathetic to the surrounding developments which have similar taller built form that is well set backed from the main street facade.
2. The ceiling heights proposed in Retail 3 and 4 are below the 3.3m floor to ceiling height recommended in the ADG.
3. The vehicular ramp access to the basement divides up the retail area 3 and 4. It also creates two entry points to the residential lift lobbies which is not desirable.
4. The 1350mm wide strip between the retail frontages and footpath to Condamine Street should follow the same level and gradient as the public footpath to avoid trip hazard ie. there should not be a step-down as indicated in the Condamine street elevation and perspective view drawing.

Recommended Heritage Advisor Conditions:

Nil.