

Urban Design Referral Response

Application Number:	DA2020/1425
Date:	26/03/2021
To:	Rebecca Englund
Land to be developed (Address):	Lot C DP 39108 , 1 Kenneth Road MANLY NSW 2095 Lot 3 DP 975160 , 265 Condamine Street MANLY VALE NSW 2093

Officer comments

The proposal has not addressed the issues and apply the recommendations of the Design and Sustainability Advisory Panel (DSAP) - meeting held on 17 december 2020. In summary, The panel does not support the proposal in its current form. A complete re-design is required to provide adequate amenity and meet the objectives of the ADG. A benchmark complying scheme should be prepared to demonstrate how any non complying proposal would be better in relation to ADG objectives. The Panel notes the extensive legal precedents provided in the SEE in relation to the s4.6 application, but does not consider these a justification for the low amenity.

1. The proposal breaches the building height of 11m on the top floor. 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: The building height breach on the top floor is still severe where it is almost a full storey over the 11m limit. The sun access diagrams indicate that the bottom units (southern neighbour and proposed units) facing the courtyard will gain better solar access with a complying 11m high scheme. As such the top floor residential units should be deleted and replaced with a communal landscaped open space on the roof as suggested by DSAP.

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. Windows to living rooms should not face each other directly across the courtyard.

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: The solar analysis submitted indicates that the building height breach especially the top floor will cast additional shadow into the 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 lobby 2 entry experience could be further improved by

entering from the bigger central courtyard and converting unit C.05 into a communal room. That will minimise the long and windowless corridor effect. Further improvement to lift lobby 2 will be to relocate the front doors of residential units to not face the lift door directly.

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: Deep soil has been provided as suggested by DSAP.

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.