

## Urban Design Referral Response

<b>Application Number:</b>	DA2019/1157
<b>Date:</b>	10/07/2020
<b>To:</b>	Claire Ryan
<b>Land to be developed (Address):</b>	Lot 66 DP 6248 , 353 Barrenjoey Road NEWPORT NSW 2106 Lot 65 DP 6248 , 351 Barrenjoey Road NEWPORT NSW 2106 Lot 64 DP 1090224 , 351 Barrenjoey Road NEWPORT NSW 2106

### Officer comments

The amended proposal submitted on August 2020 cannot be supported for the following reasons:

1. The Statement of Environment Effects has not been updated. According to the previous statement, Apartment Design Guide (ADG) requirement of sunlight access to 70% of units is not achieved with the 64.2% proposed. It is also noted 26% of the units proposed receive no direct sunlight at mid-winter (ADG requirement 15% max). ADG requirement of 12m building separation ie. 6m setback (shared equitably between neighbouring sites) has to be provided to all common North-East and North-West boundaries to ensure units receive reasonable levels of visual/ acoustic privacy and to maximise solar access. It is envisaged that more residential units will have to be redesigned to face north to comply the the ADG requirement of solar access.
2. Roof eaves cantilever on the top-floor on the south-western side, which currently breaches the building height of 11m and boundary setback of 4m on level three, should be complied with to maximise sunlight access to footpaths and future courtyard alfresco dining areas located across Robertson Road as envisaged in the Newport Village Commercial Centre Masterplan.
3. The shop awning to Robertson Road should be set back 1.5m from the kerb line to allow for street trees and should be dimensioned correctly on plan.
4. Drawing generally still have discrepancies. eg. Solar study is done without the 3m blade wall in-front of the stairwell and landscape drawings are not updated to amended design.

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.

