

DA2020/1695 75-77 Foamcrest Avenue, NEWPORT NSW 2106**PANEL COMMENT AND RECOMMENDATIONS*****General***

Proposal: Demolition of existing structures and construction of residential flat building containing 7 apartments on a 1,393 sqm site.

The Panel agrees with the comments made by Council staff at the Pre Lodgment in relation to lack of justification for not meeting the Landscape control of 50% site area (41% proposed) that has flow on effects of reducing the amenity of dwellings on and adjacent to the site.

Strategic context

Use and form predominantly consistent with R3 zone objectives including density control pursuant to clause 4.5A PLEP 2014 and a good example of how this type of development can present and contribute to an established streetscape.

Urban context: surrounding area character.

The site is zoned R3 Medium Density Residential under the provisions of the Pittwater Local Environmental Plan and the proposed development is permissible with consent.

The immediate context is typified by a mixture of detached dwellings, two and three storey residential flat buildings with generous landscaped setbacks and established tree canopy.

Scale, built form and articulation,

The proposed built form fits with the general character and built form of the area. However, the particular configuration of seven generously sized units on the site results in many bedrooms receiving inadequate light through narrow light wells which also impact negatively the outlook, visual privacy and acoustic privacy of these spaces.

The built form of development on the site to the north allows for good solar access to the north facing apartments proposed. The Panel note that a similar pattern of development may not be possible to the site to the south due to the shadow impact of the proposal.

The proposal faces all living spaces to the north and relies on landscape and Architectural screening to address privacy.

Recommendations

1. Internal spaces should not rely solely on light wells for daylight and outlook. Achieving adequate amenity may result in fewer and/or smaller apartments.
2. Privacy of habitable internal and external spaces should be improved by employing greater separations between proposed and existing buildings and vegetation, as distinctly preferable to relying on screening.

3. Overshadowing of 73 Foamcrest Avenue should be reduced to allow solar access to future North-facing ground floor apartments to the south of the proposal (equivalent to proposal).

Landscape context, Façade treatment

The proposal exhibits deft Architectural skill in it's expression and materiality. A singular, house-like form contributes to the streetscape positively.

The proposed landscape buffer of between 3.5m-5.5m around the perimeter of the site allows for the establishment of significant trees, positively contributing to the canopy.

The Panel is concerned that the proximity and size of some private landscaped areas along the northern boundary of the site result in uncomfortable interfaces. The courtyard space associated with 'Apartment 3' is especially affected by overlooking from development at 79-83 Foamcrest Avenue.

The Panel is not satisfied that the non-compliance with the landscape area is justified as meeting the control would result in greater amenity to dwellings within and adjacent to the site.

Recommendation

4. The proposed development should be redesigned to comply with the 50% Landscape control

Public domain: relationship to public domain, safety/security.

The proposal demonstrates a positive relationship with the street, providing adequate passive surveillance, dignified access and discreet servicing.

Internal horizontal and vertical common circulation areas have been configured in such a way that they create unnecessary privacy impacts, particularly with respect to apartment numbers 2, 3 and 6 as well as with respect to future development to the south.

Recommendation

5. Re-arrange the layout of the common circulation to allow for greater privacy, outlook and daylight to apartments.

Common areas, Amenity

Common areas limited to a linear entry path, stairs and passive landscaping.

Recommendation

6. Increasing the proportion of landscaped area should also allow for a more generous entryway and allow for planting.

Sustainability and resilience

Apartments 5 and 7 have low NatHERS ratings

Recommendation

7. Increase performance of Apartments 5 and 7 to above NatHERS 6 star

Car parking

The spatial layout of the car park is efficient and located directly underneath building form, maximizing deep soil.



PANEL CONCLUSION

The Panel does not support the proposal in its current form.

The Panel is of the view that the recommended changes in the design, particularly those related to landscape area, outlook, privacy and overshadowing should be given priority.