

Urban Design Referral Response

Application Number:	DA2020/0739
Date:	19/08/2020
To:	Lashta Haidari
Land to be developed (Address):	<p>Lot 13 DP 801798 , 62 May Road NARRAWEENA NSW 2099</p> <p>Lot 14 DP 801798 , 60 May Road NARRAWEENA NSW 2099</p> <p>Lot 15 DP 801798 , 58 May Road NARRAWEENA NSW 2099</p> <p>Lot 16 DP 801798 , 56 - 56 May Road NARRAWEENA NSW 2099</p> <p>Lot 17 DP 801798 , 54 - 54 May Road NARRAWEENA NSW 2099</p>

Officer comments

The proposal has addressed the following issues identified in the Pre-Lodgement Meeting:

- The building height of 8.5m has been exceeded with the third storey proposal. The CI 4.6 variation can be supported if public benefits in the form of a public central courtyard is provided and the exceedance in height sensitively treated. The top storey has been set backed 3m. It should be clad with a roofing material preferably in a darker colour to contrast against the bottom two floors so that it gives the impression of a roof form.

Response: The building height breach has been set-backed from the edge of the building by 3m and treated with a darker colour scheme to give the impression of a two-storey and a roof form when viewed from the surrounding streets.
- Solar access to 50% of the courtyard should be achieved. Consider creating a solar corridor by deleting the top storey residential units to the north and replacing with a roof garden communal open space. Apartment Design Guide (page 55) recommends communal open space has a minimum area equal to 25% of the site area.

Response: The building gap on the top floor facing north has been increased to 9m to allow more solar access into the internal courtyard.
- The central courtyard should be designed as a conducive public space with sensitive treatment of the balustrading details and softening the potentially harsh common corridor surrounds with green walls and soft landscaping.

Response: Soft landscaping, glass balustrades, feature wall and entry door recesses have been proposed to create an interesting space in the courtyard.
- The access to the park next door from the central courtyard should take into account the feedback from Council's Parks and Recreation team. The thorough-fare introduced through the middle of the park could create an undesirable safety concern. However visual surveillance in the form of a raised deck café sitting area overlooking the park could be an improvement to the park safety.

Response: Visual surveillance overlooking the park has been increased using full height shop glazing and a wide entry gap to the internal courtyard.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.