

Dee Why Design Panel Response.

Further to our Design Review Panel Meeting held via telephone, regarding the proposed Section 4.55 at 23 Fisher Road, Dee Why we are providing the following additional commentary and information as per our discussion:

Rational for Design Response

- The approved DA did not achieve the FSR applicable for the site, and was short approximately 2000sqm;
- Given the location of the site in close proximity to the Dee Why Town Centre, consistent with the principles of a sustainable walkable community and to maximise the use of available infrastructure it is important the dwelling densities be maximised.

In determining how best to apply the available floor space to the site and the approved DA the following factors were considered:

- Importance of maintaining the curtilage, generous garden setting and view corridors to Pacific Lodge;
- Importance of maintaining visible stone outcrops and trees within the external perimeter zone – this was identified as of great significance to Council in the consideration of the footprint locations of the approved DA;
- Widening of buildings whilst potentially increasing available floor space does not readily result in a greater number of dwellings, but rather larger apartments which adversely impacts on affordability;
- Through analysis of the approved heights and the relationship with the allowable building height a large zone for potential height increase was identified;
- It was concluded that the most appropriate location to realise the floor space potential was through investigation of an additional storey added to the building height;

Design Considerations

The following architectural design considerations informed the proposal:

- Enlargement of basement in areas which did not impact on the deep soil area in the perimeter;
- Areas where the basement has been enlarged are in the area between Building B and C, where planting is desired to be of a lower scale, garden style to maintain the view corridor to Pacific Lodge and between Building A and B which is a zone between buildings where again the desired treatment is a garden style, and it is not the preferred location for substantial trees due to the proximity to buildings;
- The façade treatments were redesigned to include more layering and expression of top, middle and base;
- Upper floor treatments were setback, and differentiated with darker more recessive colours;
- Where possible the buildings were lowered to reduce the visibility of basement walls, improve the relationship of the ground floor level with adjacent streets and levels. This also

had the benefit of improving the landscaping levels and relationship with Pacific Lodge, which is set considerably lower than the surrounding buildings;

- Roof profiles have been kept low to reduce unnecessary height;
- The site has a steep slope and the natural ground level is considerably varied due to rock levels and previous building locations. This results in a very irregular height plane within which to accommodate the building mass.

Assessment of Impacts arising

Landscape

- The very high percentage of deep soil zone, is maintained;
- There is no reduction in the deep soil area in the perimeter zone, which preserves the perimeter trees and landscape features;
- There is no reduction in the deep soil within the curtilage of Pacific Lodge;
- Where the basement extends beyond the building footprint (between Buildings A & B and Buildings B&C), planters have been provided with mounding to provide increased soil depth. The Landscape Plan includes these planters and soil profiles. (Refer Detailed sections through these areas in the drawing A 9.15 Section Through Courtyard & BDY.)

View Analysis

- Views to the site from a number of vantage points in particular west and south-west of the site were reviewed, (Refer View analysis Drawings in the Drawing A 9.01 View Analysis – View from 3 Hogarth Ave; A 9.02 View Analysis – View from 1 Vale Ave; A 9.03 View Analysis - View from 2 Hogarth Ave)
- The most elevated views are to the west where the ground rises. From here there are expansive views over the Dee Why district, with some ocean views along the horizon interrupted by some taller built form, and the most significant view to the beach area at the northern end of Dee Why, where the beach and ocean is visible;
- Review of the proposed additional height in the context of the view illustrates that the additional floor sits largely within the existing tree line. There is minor reduction in ocean views but in the context of the overall expanse these are not considered significant.
- Views to the site from the South-West are lower down, however the site is within a wider district view which includes a variety of buildings, trees and horizon glimpses. The additional height reduces some views of the tree-line against the horizon, however this is consistent with the existing nature of the view.

Solar Analysis

- Due to the site being surrounded by roads, there is negligible additional overshadowing arising from the additional height, (Refer to impact comparison (Sun's Eye) drawing A 9.20-A 9.26 in 21st of June from 9am-3pm);
- To the south the existing buildings include the Dee Why Police Station with very deeply recessed windows and the church with a blank façade to the street. Review of the solar diagrams shows negligible additional shadowing;
- To the east the area is occupied by the carpark and the back of house of the library building. Review of the solar diagrams shows negligible additional shadowing at 3pm only;

Excavation

- To reduce the impact of the additional storey, where possible Buildings were lowered resulting in additional excavation. (The proposed excavation is shown in drawing A 1.04 Excavation & Fill – Plan, A 1.04B Approved Excavation Plan, A 1.05C Excavation & Fill – Perspective 1);
- Along the southern boundary of the site, is a sandstone cut wall with trees. The lowering of the building requires some local modification to the rock where there is a locally raised area. This is an isolated instance, with the ground level either side being more closely aligned with the new floor level ground level. (The proposed relationships are shown in drawing A 9.15 Section Through Courtyard & BDY);
- The lowering of Buildings B and C allows the ground floor levels to more closely relate to the surrounding levels and reduces the extent of visible basement walls, particularly along Civic Parade and around Pacific Lodge;
- It is considered there are significant benefits arising from the increased excavation in reducing the impacts of the height and improving the ground level interface.

Summary

Given the development potential of the site, its unique opportunities and constraints the proposed additional height is considered to provide the most appropriate design response, which carefully balances the various issues and and achieves the desired design excellence.

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