

Urban Design Referral Response

Application Number:	DA2019/1157
Date:	03/04/2020
To:	Claire Ryan
Land to be developed (Address):	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

Additional comments has been added regarding amended proposal dated 30 Mar 2020.

1. The proposed south-western setback for alfresco dining to the shops facing Robertson Road seems odd with the two sets of stairs (one up & down), pedestrian ramp and a low wall - potentially acting as a barrier rather than welcoming pedestrian to the shops. The alfresco seating area will also be in shade all the time. Better street activation could be achieved with the shopfronts located on the Robertson street boundary similar to the shops fronting Barrenjoey Road with internal step-ups incorporated to comply with the flood plain level.

Additional comments: The shopfronts along Robertson Road have been redesigned to be similar to the shops fronting Barrenjoey Road. This issue is resolved.

2. The minor breach in building height can be supported as it will not cast additional shadows on surrounding developments being surrounded by streets on the southern portion of the site. However roof eaves cantilever on the top-floor on the south-western side should be reduced 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.

Additional Comments: No change has been proposed. The applicant should address this issue.

3. The shop awning to Barrenjoey Road should be extended to the boundary for pedestrian amenity reasons. Generally, cut-outs for trees are not preferred for the shop awning fronting Robertson Road. It should be set back 1.5m from the kerb line in a straight line to allow for the street trees proposed.

Additional comments: No change has been proposed. The applicant should address this issue.

4. Apartment Design Guide (ADG) of 70% sunlight access to units is not achieved with the 64.2% proposed. It is noted the 3m boundary wall in front of the stairwell on the north-eastern boundary has been omitted with the solar studies which could make the solar access percentage calculations less compliant. It is also noted 26% of the units proposed receive no direct sunlight at mid-winter (ADG requirement 15% max). The top floor units could be designed with some roof light features to improve sunlight access to units.

Additional comments: Statement of Environment Effects was not revised. Some apartment layouts have been changed to receive more sun. The solar study was not conducted with the amended design.

5. The street elevation to Robertson Road has a discrepancy with the floor plan as it indicates the top-floor is set backed about 2m from the north-western boundary.

Additional comments: Drawing generally still have discrepancies. eg. ground floor flooding plan, solar studies, photo montages, material finishes and landscape drawings not updated to amended design.

6. The overland flow-path proposed on the north-western common boundary should be a drainage easement indicated on the drawings.

Additional comments: Building gap indicated on drawing.

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.