

Urban Design Referral Response

Application Number:	DA2020/1759
Date:	04/03/2021
To:	Anne-Marie Young
Land to be developed (Address):	Lot 2 DP 233083 , 51 Arthur Street FORESTVILLE NSW 2087

Officer comments

Summary

The property is located in a B1 neighbourhood centre and sits within the context of 1 and two storey residential development.

Proposed as shop top housing with 4 x residential split level apartments of two storeys above a retail ground level the development seeks to maximise the site coverage.

The site is constrained by its topography and fall across the site from east to west and north to south. The impacts of the development at the western boundary are amplified due to this constraint. As such the proposed two level apartments with a reduced floor to floor height in addition to the proposed reduced floor to floor height for the ground level retail demonstrates the additional level being the upper level of the apartments is in clear breach of the height of buildings and would be exacerbated further if recommended floor to floor level under the ADG were adhered to.

Notwithstanding this, the development has the potential to re-invigorate the local context and provide an updated commercial/retail offering to the local neighbourhood.

Generally the proposed development represents a development of design merit. Unfortunately the merit of the design proposal does not outweigh the substantial breach of the height control and further design testing to reduce the height through either deletion of the upper level to that of a single storey and reduced yield of residential suites to break up the mass across the development is recommended.

WLEP

Cl. 4.3 Height of Buildings

Floor to Floor (and Ceiling) Heights

Current proposal of 2.9m floor to floor including minimum dimension of 200mm slab leaves insufficient room for ceiling lining and in ceiling servicing.

The upper storey residential should have a minimum 3.1m standard floor to floor dimensions

Current proposal of 3.4 metre floor to ceiling height for the ground floor commercial is insufficient and does not meet the recommendation of the ADG for ground floor commercial floor to ceiling heights.

The implementation of the recommended 4.2m floor to floor at ground level demonstrates an additional 800mm shortfall in dimension for ground floor retail.

Similarly if an additional 200mm for each residential floor above ground level were implemented an increase in height of 1200mm on top of the current 1380 mm breach of height would bring the overall breach of height to a minimum 2.580 metres over the 8.5m height plane representing an overall height of 11.80m. (Refer DA402 for dimensioned levels)

WDCP 2011

B1 Wall Height

There are insufficient dimensions on the drawings to demonstrate a clear indication of the wall heights relative to the 7.2m height control. A calculation of the spot levels provided on drawing DA401 Section A demonstrates a height of 10.02 at the point of cross section demonstrating the breach of the height

control.

B3 Side Boundary Envelope

There is a minor encroachment of the side boundary envelope to the southern boundary, not representing a major breach of the control.

B9 Rear Boundary Setback

The nil setback proposed does not provide sufficient area to allow for a transition to the adjacent residential building to the south. A minimum 2m setback to allow for a significant mature tree planting buffer would assist to break down the bulk and scale of the building presentation to the street and adjoining property.

D9 Building Bulk

The mass and excessive bulk is exacerbated at the eastern boundary where nil setback is provided and the increase height with no stepping back of the built form of the upper adding to the perceived bulk and scale where development should seek to minimise the visual impact.

F1 Local and Neighbourhood Centres

(6) Buildings greater than 2 storeys are to be designed so that the massing is substantially reduced on the top floors and stepped back from the street front to reduce bulk and ensure that new development does not dominate existing buildings and public spaces.

The eastern boundary elevation presents the most issues with regard to transitioning to the adjacent single storey residential development. Upper levels should be reduced to provide a softer transition to the eastern boundary by removal of the upper storey or the entire unit to the east so the building reads as a single storey transitioning to a perceived two storey development.

Additionally; Solar Access

The shadow diagrams indicate increased overshadowing to the property to the south during the winter months.

Access Ramp to Apartments

The access ramp to the southern elevation is comprised six ramps with interstitial landings both at doorways and at the central point of the apartment walls. Is there an opportunity with the gradient of the fall across the site to rationalise the ramp to reduce number of ramps and provide more generous landings at the doorway, noting that the ramps are at the maximum fall of 1:10 and the maximum length of ramp is 9metres before the requirement of the landing.

Streetscape and Urban Design

The townhouse style and form of building goes some way to demonstrating a building that could be read as 2 storeys and not three. However the significant breach of the height control needs to be acknowledged. The general design and articulation can be supported in that it demonstrates a good design response to the neighbourhood typology with abstraction of pitched rooves articulation and material use adding to the upper level articulation.

Rear Terrace Garden

Concern is raised with the potential for overlooking the neighbouring property to the south. Noting the roof is annotated as non trafficable, meaning it cannot be occupied by residents as a communal open space, however regular maintenance will require the roof to be trafficable. Clarification of the use and intent of this space The green roof does represent merit in the development.

Similarly there is a question as to the useability and the life span of the small garden to the south at ground level which serves no real function or provides any contribution to the streetscape, being it is located in the south eastern sector abutting a three storey wall and a dry store and cool room enclosing

the space. There is no clear point of access to the space other than through an enfilade arrangement through the dry store or cool room.

Streetfront Access to Tenancies

The drawings demonstrate a 1m wide access point to the three tenancies on the Arthur Street elevation. Further details on the pavement profile that demonstrates access into and across the frontage will be compliant with AS1428.1 is required. Further details showing the pavement plan, falls across the retail frontage and adequate circulation and compliant access can be achieved is required.

Materials

The general material palette of face brick and screening elements generally can be supported. The material distribution of the face brick and the vertical 'non-combustible' screening detail to the eastern elevation has the effect of amplifying the verticality of the elevation, and whilst it provides a modernist articulation to the development it may be considered quite monolithic.

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.