

Urban Design Referral Response

Application Number:	DA2020/0543
Date:	04/08/2020
To:	Phil Lane
Land to be developed (Address):	Lot 1 DP 571975 , 50 Lawrence Street FRESHWATER NSW 2096

Officer comments

Please find following Urban Design Comments

WDCP 2011

G5. Freshwater Village

1. Built Form in Freshwater

Objective 04. To ensure development responds to the low scale, narrow lot pattern of Freshwater

The nature and scale of the Freshwater Village and the surrounding context is such that a finer grain response to the bulk and scale of the building having a street frontage of greater than 25 metres in length should be broken into smaller vertical sections, with a range of parapet heights and rebates of sufficient depth to provide modulation in the street façade.

2. Number of Storeys

The proposal in parts of the development represents a four-storey development, in particular to the southern portion of the site. Whilst this upper storey has been setback by approximately 10 metres, deletion of the two northern most upper levels storeys of these units is recommended to reduce the bulk and scale of the development.

3. Street Activation

01. To reinforce and enhance the main street character of Lawrence Street.

02. To ensure that all new development provides activation to the public domain including streets, lanes and public open space

The interface between public and commercial tenancies across the topography and falls of the three street frontages requires a rigorous approach with careful attention to the details of entrances and the public interface to provide increased pedestrian amenity.

The service wall fronting Dowling Street offers no public benefit in the approach to detail of this interface. Building services cupboards and the like should be provided as an integrated design element. The impact of services on the public realm should be minimised with the provision of a strong relationship between community uses and the public realm. In the pre-lodgement meeting it was discussed how this building and streetscape interface could provide a better public realm outcome. This interface has been inadequately addressed in terms of activation.

4. Street Facades and Shopfront design

01. To respond to the narrow lot pattern and smaller retail frontages with vertical

proportions that carry through into the façade above

O3. To ensure that the articulation and fenestration of the proposed development reflects the character of Freshwater and its local beachside culture

O4. To provide visual connection between the public domain and private development

The full height glazed frontage to Lawrence street wrapping around both Oliver and Dowling streets, whilst addressing or interpreting the objective of the DCP, offers little façade articulation or street activation potential and thus increases the perceived bulk and scale through the full height vertical elements and extents of the glazed street wall.

A more fine grained approach to the elevation/façade treatment that addresses pilasters, window and door frames or seating/stall risers that contribute to the street life and activation/casual occupation is highly recommended.

Active frontages should employ depth and tactility with high quality materials, as opposed to floor to ceiling glazing.

Façade projections and balconies should add activity to the public realm and form part of a cohesive architectural response.

A cantilevered concrete canopy awning that offers shade and weather protection may also be articulated so as to allow for light to the shop frontages through a small offset from the façade. Strategies that assist to break up the mass and scale of the development are highly encouraged.

10. Front Setbacks

O1. To improve pedestrian and customer amenity

O2. To expand publicly accessible areas at ground level

O3. To help enliven street frontages

O4. To maintain uninterrupted pedestrian circulation and flow

Ground level and second storey

R1. New buildings may be built to the boundary or may be set back a maximum of 3m, for outdoor seating, display of goods, etc

Exploring the option of setting back the front building alignment at ground level by 3 metres may offer an alternate strategy to activate the street frontage potentially with a well considered landscape treatment and facade articulation as described above, noting that the landscape requirement of 25% has not been met across the site, with only a small green space provided to south rear sector of the site which will have no solar access during most of the year.

14. Building Massing

O1. To respond to the original smaller lot subdivision, low scale coastal village character of Freshwater

R1. Ensure that the scale, massing and proportions respond to the narrow lot pattern of Freshwater

R2. Buildings are not to exceed a maximum building length of 20m without the provision of separate cores and entry points

The length of unbroken mass on the longitudinal elevation of the building has the effect of

increased mass, bulk and scale. As previously identified in the pre-lodgement meeting, the opportunity to break down this length with the potential of a through site link pedestrian connection on the short dept of the building between Oliver and Dowling Streets, whether an open to the sky atrium treatment or clear separation of parapet height and offset would assist to address the small lot pattern of the character of the Freshwater Village.

15. Building Sustainability

O1. To maximise opportunities to achieve resource efficiency, reuse, recycling and reduced consumption

O2. To achieve improved sustainability in the built environment, eg lower greenhouse gas emissions, reduced energy and water consumption, less waste, healthier working environments for workers, residents and visitors

O3. To facilitate rainwater collection and reuse

O4. To optimise the use of passive technologies in building design, construction, materials and operation

O5. To reduce energy bills and the whole-of-life cost of energy services

The proposed development needs to demonstrate how sustainability has been incorporated into the design of the built form; from materials selected for their embodied energy mass and whole of life low maintenance suitability, fixtures and fittings, passive design strategies that assist to reduce whole of life cost of energy services, and strategies that demonstrate a well considered sustainable outcome can be achieved.

Concluding Comments - Design Outcomes

The exterior design should establish a positive relationship between the appearance of new development and the valued characteristics of its context. The building should be visually interesting when viewed up close and from a distance. Additionally the building should incorporate sufficient design detail in the lower levels, as outlined above, to deliver a visually rich and engaging pedestrian experience. High quality design outcomes should be evidenced on all visual elevations of the building. At the pedestrian realm the building should provide visual connections between the public realm and private interior spaces with fine detailed tactility and visual interest at the public realm interface.

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.