

Urban Design Referral Response

Application Number:	Mod2023/0567
Proposed Development:	Modification of Development Consent DA2022/0145 granted for Demolition works and construction of a mixed-use development comprising a residential flat building and shop top housing, basement parking, lot consolidation and torrens title subdivision.
Date:	10/11/2023
To:	Gareth David
Land to be developed (Address):	Lot CP SP 32072 , 812 Pittwater Road DEE WHY NSW 2099 Lot CP SP 32071 , 4 Delmar Parade DEE WHY NSW 2099

Officer comments

This advice is provided as an internal referral from the Urban Design Unit to the Development Assessment Officer for consideration and coordination with the overall assessment.

The Modification Application Mod2023/0567 seeks consent for alterations and additions to a development at 812 Pittwater Road DEE WHY NSW 2099 Mod2023/0567 & 4 Delmar Parade DEE WHY NSW 2099.

Urban Design comment on DA2022/0145 was previously provided by the Design and Sustainability Advisory Panel (DSAP), and it may be beneficial for DSAP to comment on the proposed modifications for consistency.

Referral comment has been requested from Urban Design solely on the areas of proposed modification.

The proposed modifications include:

1. Basement 2
 - a. Ramping basement levels changed
 - b. Carparks and storage reconfigured to accommodate structure
 - c. Structure adjusted
 - d. Stairs added adjacent to Lift A
 - e. Basement 2 level raised
2. Basement 1
 - a. Ramping basement levels changed

- b. Carparks and storage reconfigured to accommodate structure
- c. Structure adjusted
- d. Stairs added adjacent to Lift A
- e. Grease arrestor moved to basement for access

3. Ground

- a. Accessible bathrooms added to commercial tenancies
- b. Unit layouts adjusted
- c. Mix adjusted
- d. Gym / Residents lounge opened
- e. Storage rooms reconfigured
- f. Services room added to ground
- g. Grease arrestor room relocated to basement
- h. Substation moved to the Pittwater Road building southern façade and doubled in size due to increased EV vehicle electrical demand loading in NCC. (refer to new arch ground floor).

4. Level 1

- a. Northern corner balconies of Delmar building curved
- b. Unit layouts adjusted
- c. Mix adjusted
- d. Changes to windows
- e. Structure adjusted
- f. Length of western internal planters on Delmar building Reduced
- g. B.305 & C.302 Bedroom area reduced
- h. Pittwater commercial corner curved
- i. Planter removed from over flood void
- j. E.201 shroud removed

5. Level 2

- a. Northern corner balconies of Delmar building curved
- b. Unit layouts adjusted
- c. Mix adjusted

- d. Changes to windows
- e. Structure adjusted
- f. D.303 Balcony extended south
- g. B.305 & C.302 Bedroom area reduced
- h. E.306 balcony extended
- i. E.308 balcony extended
- j. E.302 shroud removed
- k. F.301 balcony curved
- l. F.303 Western façade widened, and balcony lengthened
- m. Skylight locations adjusted

6. Level 3

- a. Northern corner balconies of Delmar building curved
- b. Unit layouts adjusted
- c. Mix adjusted
- d. Changes to windows
- e. Structure adjusted
- f. D.403 Balcony extended south
- g. B.405 & C.402 Bedroom area reduced
- h. E.406 balcony extended
- i. E.408 balcony extended
- j. E.402 shroud removed
- k. F.401 balcony curved
- l. F.403 Western façade widened, and balcony lengthened

7. Level 4

- a. Northern corner balconies of Delmar building curved
- b. Planter removed from Delmar façade
- c. Unit removed from core A
- d. Unit layouts adjusted
- e. Mix adjusted

- f. Changes to windows
- g. Structure adjusted
- h. D.503 Balcony extended south
- i. E.505 & C.502 Bedroom area reduced
- j. E.506 balcony extended
- k. E.508 balcony extended
- l. E.502 shroud removed
- m. F.501 balcony curved
- n. F.503 Western façade widened, and balcony lengthened

8. Level 5

- a. Skylight locations adjusted
- b. Mechanical plant zone added to roof
- c. Communal open space shifted east
- d. Accessible bathroom added to communal open space
- e. Roof and lift overrun levels increased
- f. Unit layouts adjusted
- g. Mix adjusted
- h. D.602 Balcony extended south
- i. D.605 façade line adjusted
- j. Ramp added into communal open space
- k. E.601 balcony extended
- l. E.603 balcony extended
- m. E.605 balcony extended
- n. E.609 balcony extended
- o. F.601 balcony curved
- p. F.603 Western façade widened, and balcony lengthened

9. Level 6

- a. Skylight locations adjusted
- b. Mechanical plant zone added to roof

- c. Roof and lift overrun levels increased
- d. Roof line adjusted to match changes below
- e. Communal open space added to Pittwater building
- f. Accessible bathroom added to communal open space
- g. Lift E and stairs brought up to level 6 to service communal open space
- h. F.705 reduced to allow access to communal open space from Core F
- i. F.705 & F.706 façade line adjusted and balconies increased
- j. F.701 balcony curved
- k. F.703 Western façade widened, and balcony lengthened

10. Level 7

- a. F.805 & F.806 façade line adjusted and balconies increased
- b. F.701 balcony curved
- c. F.703 Western façade widened, and balcony lengthened

11. Level 8

- a. Skylight locations adjusted
- b. Mechanical plant zone added to roof
- c. Roof and lift overrun levels adjusted
- d. Roof line adjusted to match changes below

Some items need clarification and possibly some further attention.

- Please request that the applicant provide the following on their plans:
 - o The relevant minimum depth dimension for each private open space on plans, so it is possible to assess this requirement.

The minimum area and depth in the Apartment Design Guide are:

1. All apartments are required to have primary balconies as follows:

Dwelling Type	Minimum Area	Minimum Depth
Studio Apartments	4m ²	
1 Bedroom Apartments	8m ²	2m
2 Bedroom Apartments	10m ²	2m
3+ Bedroom Apartments	12m ²	2.4m

The minimum balcony depth to be counted as contributing to the balcony area is 1m.

- o The faint outline of the private open space and built form of the 'Ground Floor' plan on the 'Level 1' plan so that we can see the relationship between the POS and communal space on the 'Ground Floor' and that of 'Level 1'.
- o The balconies of Units 125, 227, 327, 424, have been projected further into the open space and closer to neighbour's bedroom windows and the separation distance dimension(s) should be included on the plans.
- Consider requesting the applicant address the following:
 - o The POS of Unit 123 has been reduced in size. The unit is a one-bedroom plus study, and it is likely that the study may be used as a bedroom. Consider requesting the POS of a two-bedroom provision.
 - o The balconies of Units 125, 227, 327, 424, have been projected further into the open space and closer to neighbour's bedroom windows. The location of the balconies may cause visual and acoustic privacy issues. Consider requesting the applicant to move the POS further away from the bedroom windows. The ADG says noisy spaces should be separated from quiet ones and adequate separation should be provided.
 - o The western part of Units 111, 114, 213, 216, 313, 316, 410, 413 have been redesigned. Units 111, 213, 313, get no direct sunlight. Consider requesting the applicant to provide a small secondary POS on the western side the attains some direct sunlight.
 - o The application includes changes to the balconies. The approved design had areas of solid and glass balustrade. The ADG says to maintain visual privacy and allowing for a range of uses on the balcony....Solid and partially solid balustrades are preferred. The balustrades proposed in this Modification are open vertical balustrades and do not include solid, nor partially solid area. Consider requesting the applicant to provide solid and partially solid balustrades to maintain visual privacy and allow a range of uses on the balcony.
 - o The previously proposed façade incorporated solar shading devices to windows and glazed areas, but the modified façade does not appear to incorporate solar shading devices. Solar shading devices to reduce solar heat gain to glazed areas relevant to the orientation should be incorporated.

Please note: Regarding any view impacts and any impacts on solar amenity and overshadowing these matters will be dealt with under the evaluation of Councils Planning Officer. Any impacts of non-compliances regarding heritage will be dealt with under the evaluation of Councils Heritage Officers, and any Landscape non-compliances will be dealt with under the evaluation of Councils Landscape Officers.

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.