

Urban Design Referral Response

Application Number:	DA2018/1826
To:	Rebecca Englund
Land to be developed (Address):	Lot 29 DP 5464 , 27 Warriewood Road WARRIEWOOD NSW 2102 Lot 28 DP 5464 , 25 Warriewood Road WARRIEWOOD NSW 2102

Officer comments

CURRENT RESPONSE

The revised documentation has been reviewed by Urban Design with previous comments addressed to the satisfaction of the officer.

The proposed design addresses the main issues of concern and as such the proposed development can be supported.

END COMMENTS

PREVIOUS RESPONSE

The proposal in its current form cannot be supported for the following reasons:

1. SEPP 65-Design Quality of Residential Apartment Development (ADG)

The applicant is advised that compliance with the requirements of the ADG are to be demonstrated inclusive of, but not limited to, the following clauses;

3B Orientation

Objective 3B-1 Building Types

Building types and layouts respond to the streetscape and site while optimising solar access within the development

RESPONSE

As described further in this response breaking down of the built form demonstrating a reduced mass and bulk to the two RFB's is recommended. Additionally this could provide the opportunity to address orientation and passive design strategies through clerestory windows opening to the north, with enhanced internal site amenity and a more fine grain approach to the high density nature of the proposed development.

3D Communal Open Space

Design Criteria

3D1.2 Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (mid winter)

RESPONSE

Breaking down of the 2 x large RFB's into 4 x smaller blocks with 12m separation to allow for green courtyards and view corridors to the creek and natural bushland setting will assist to minimise the impacts and intensity of the figure ground built form to space ratio across the site.

4F Common Circulation and spaces

Objective 4F-1

Common circulation spaces achieve good amenity and properly service the number of apartments

Design Guidance

Longer corridors greater than 12 metres in length from the lift core should be articulated. Design solutions may include;

- *A series of foyer areas with windows and spaces for seating*
- *Wider areas at apartment entry doors and varied ceiling heights*

RESPONSE

Recommendations provided herein; breaking down of RFB form to smaller pavilions with an east west running circulation zone, deep soil planting, open atria type arrangement of building plan to achieve a building form and wayfinding strategy with smaller buildings and a more intimate address across the site. TA reduced floor plate to the large RFB's to create 4 x smaller buildings/pavilions will also enhance the internal amenity to each block.

4F Acoustic Privacy

Design Guidance

- *Rooms with similar noise requirements are grouped together*
- *Doors separate different use zones*
- *Wardrobes in bedrooms are co-located to act as sound buffers*

RESPONSE

As described in C1.5 Visual Privacy below, a deep soil planting zone within a 6 metre minimum setback zone from the northern boundary, providing the opportunity for well established planting to mitigate acoustic noise from the roadway is recommended. Additionally acoustic shutters or external window and door treatments, particularly to units fronting roadways will also assist to mitigate noise pollution and visual privacy from the roadways.

2. Built Form Controls:

Pittwater 21 DCP 2011

Zone R3 Medium Density

C1.5 – Visual Privacy

Outcomes

Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design. (S)

A sense of territory and safety is provided for residents. (S)

Controls

Private open space areas including swimming pools and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking within 9 metres by building layout, landscaping, screening devices or greater spatial separation as shown in the diagram below (measured from a height of 1.7 metres above floor level).

Elevated decks and pools, verandahs and balconies should incorporate privacy screens where necessary and should be located at the front or rear of the building.

Direct views from an upper level dwelling shall be designed to prevent overlooking of more than 50% of the private open space of a lower level dwelling directly below.

RESPONSE

It is noted the setback on the northern boundary of the RFB is approximately 2.5m, the applicant noting the future development of a RFB adjacent to the roadway. Visual privacy concerns are raised with the current setback which provides no substantial landscaping to provide residents with internal site amenity and privacy from future development north of the site. The proposed development needs to allocate a minimum 6 metres setback to the northern boundary to provide deep soil planting to assist

with privacy and amenity from future development north of the site.

C6.7 Landscape Area (Sector, Buffer Area or Development Site)

Outcomes

Achieve the desired future character of the Locality.

Conservation of natural vegetation and biodiversity and minimisation of the ecological footprint of development.

Vegetation is retained and enhanced to screen and soften the appearance of the built form.

Stormwater runoff is appropriately managed and reduced, preventing soil erosion and siltation of natural drainage channels.

To ensure the provision of an attractive and landscaped streetscape, enhanced by street tree planting and deep soil landscaping.

Landscaped areas are predominately areas of deep soil.

Controls

Where a sector, buffer area or development site has a frontage to a creek, a minimum 35% of the site area is to be landscaped area. . .

RESPONSE

As discussed a minimum 6 metre setback zone from the north boundary is recommended in order to define the site and provide for internal privacy and amenity.

Additionally the breaking down of the built form as described above will provide an opportunity for east west axis green fingers to each of the RFBs will assist to reduce the the mass and bulk of the RFB's fronting the creek and natural bushland setting. A finer grain approach to articulation of the elevations with a building set within a distinctive landscape and ecologically sensitive urban area is highly recommended.

DCP Warriewood Valley Locality

D14.2 Scenic Protection – General

Outcomes

Achieve the desired future character of the Locality.

Bushland landscape is the predominant feature of Pittwater with the built form being the secondary component of the visual catchment. (En, S)

Preservation of the visual significance of the Ingleside/Warriewood Escarpment. (En, S)

Controls

Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve. . .

Variations

Nil

Information to be included in the Statement of Environmental Effects

An analysis of the development in terms of how it impacts on the visual character of the area, demonstrating that the proposal:

- ensures that the bushland landscape is the predominant feature of Pittwater with the built form being the secondary component of the visual catchment; (En, S)*
- preserves the visual significance of the Ingleside/Warriewood Escarpment. (En, S)*

RESPONSE

Residential Flat Buildings (RFB)

The applicant describes the 'urban form of the residential flat building incorporates a two building block form with central courtyard form and is appropriate for the elongated shape of the allotment . . . The site layout and building location positively responds to the existing streetscape setting in that it alleviates the

bulk and scale of the development and the presentation of the continuous façade . . .

What has not been evaluated or responded to accordingly in the design is the aspect/views from the semi detached dwellings down and across the site toward the creek line residential RFB's that will have a view over two very large expanses of metal roof sheeting.

The internal view amenity will be significantly interrupted with the 2 x RFB's in that each individual roof area is approximately 850-900 m², the sheer size of the roof expanse potentially posing reflectivity issues, along with potentially unsightly roof area plant etc.

The applicant is encouraged to reduce the bulk and expanse further, with each RFB broken down into two smaller buildings with an open to the air circulation axis that runs east west. The roof form broken down further could also address solar amenity through the addition of clerestory windows and a skillion roof form with highlight windows oriented to the north aspect. This also addresses the expanse of roof form and picks up on the proposed typology across the other buildings on site providing consistency across the whole development.

By virtue of breaking down the form of both blocks further, the opportunity to address additional communal open space within each of the individual blocks with a courtyard typology is another alternative solution.

Currently the communal open space between the two buildings moreover presents as an entry and large circulation zone rather than private open communal space to be occupied at leisure by the residents and more as an access to the two RFB off either side of the entrance pathway.

The recommended reduction in the large expanse of each of the roofs, providing further green space between the buildings on the east west axis with a minimum dimension of 12 metres will provide for views down to the natural creek and bushland setting, will reduce the bulk significantly providing a more refined articulation of built form enhancing residential views aspects from the eastern higher side of the block.

The proposed development of the RFB's and their impacts on internal site amenity is not supported in its current form.

Studio and Garage Buildings

The studio and garage buildings fronting the laneway present as a blank hard edge wall. The studio apartments (Fonzie Flats) above the garage built form are generally not supported. Opportunities to soften the edges of the semi detached garages' built form should be further explored through material selection and fine grain articulation. There is currently only 1.5m approx. between the double fronting garage blocks. Options to provide double loaded parking and providing a greater landscaped treatment between each of the garages will assist to break down the built form and hard street wall edge further. A much more sympathetic treatment to this elevation with varied material treatments as presented in the other elevations is preferred over a hard edge elevation of garage doors fronting the laneway.

1 D14.3 Building colours and materials

2 Outcomes

Achieve the desired future character of the Locality.

The development enhances the visual quality and identity of the streetscape. (S)

To provide attractive building facades which establish identity and contribute to the streetscape.

To ensure building colours and materials compliments and enhances the visual character its location with the natural landscapes of Pittwater.

The colours and materials of the development harmonise with the natural environment. (En, S)

The visual prominence of the development is minimised. (S)

Damage to existing native vegetation and habitat is minimised. (En)

3 Controls

External colours and materials shall be dark and earthy tones as shown below:

REFER COLOUR CHART IN DCP

White, light coloured, red or orange roofs and walls are not permitted:

Limited use of corporate colours may be permitted within Business and Light Industrial zoned land.

Finishes are to be of a low reflectivity.

4 Variations

Council may consider lighter coloured external walls (excluding white) only for residential development within Area 3 on the Landscaped Area Map, and for non-residential development in areas that are not visually prominent.

RESPONSE

The material palette describes a distinctive off form concrete finish to the external building finish. Generally this is supported however Concrete additives to achieve anything lighter than 'mid tone grey' as described in the DCP colour palette should be avoided. (Noting the perspectives represent the off form elements as close to white.) Darker colours that assist the building to recede into the landscape are recommended. Refer DCP Colour palette.

Recommended Heritage Advisor Conditions:

Nil.