

Urban Design Referral Response

Application Number:	DA2019/0154
To:	Catriona Shirley
Land to be developed (Address):	Lot 1 DP 373531 , 1955 Pittwater Road BAYVIEW NSW 2104

Officer comments

The proposed seniors housing development cannot be supported for the following reasons;

1. SEPP Housing For Seniors or People with a Disability

2 Aims of Policy

(1) This Policy aims to encourage the provision of housing (including residential care facilities) that will:

(a) increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and

(b) make efficient use of existing infrastructure and services, and

(c) be of good design.

(2) These aims will be achieved by:

(a) setting aside local planning controls that would prevent the development of housing for seniors or people with a disability that meets the development criteria and standards specified in this Policy, and

(b) setting out design principles that should be followed to achieve built form that responds to the characteristics of its site and form, and

Part 3 – Design Requirements

Division 1 General

30 Site Analysis

33 Neighbourhood Amenity and Streetscape

34 Visual and Acoustic Privacy

35 Solar Access and Design for Climate

RESPONSE

The proposed development does not meet some of the basic design requirements. The planning demonstrates an over development of the site with an extensive footprint, excessive cut and excavation and reduced internal site amenity.

33 Neighbourhood amenity and streetscape

The proposed development should:

(a) recognise the desirable elements of the location's current character (or, in the case of precincts undergoing a transition, where described in local planning controls, the desired future character) so that new buildings contribute to the quality and identity of the area,

(c) maintain reasonable neighbourhood amenity and appropriate residential character by:

(i) providing building setbacks to reduce bulk and overshadowing, and

(ii) using building form and siting that relates to the site's land form, and

...

RESPONSE

The building does not represent core quality and identity values of the desired future character of the Church Point Bayview Locality.

Desired Future Character Church Point and Bayview Locality

The Church Point and Bayview locality will remain a low-density residential area with dwelling houses a maximum of two storeys in any one place in a natural landscaped setting, integrated with the landform and landscape. Secondary dwellings can be established in conjunction with another dwelling to encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations. Any dual occupancy dwellings will be located on lowlands in the locality on land that has less tree canopy coverage, species and habitat diversity and fewer other constraints to development. Retail, community and recreational facilities will serve the community.

It is assessed that the development, as previously outlined in this response represents an excessive style of development. The low-density residential area with dwelling house of no more than two storeys is the predominant character. The proposed development does not meet the desired future character objectives.

A view analysis from prominent locations; Scotland Island and Bilgola Plateau have not been addressed in the application and as such is not supported.

34 Visual and acoustic privacy

The proposed development should consider the visual and acoustic privacy of neighbours in the vicinity and residents by:

- (a) appropriate site planning, the location and design of windows and balconies, the use of screening devices and landscaping, and*
- (b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.*

RESPONSE

It is noted the location of units fronting the Pittwater Road elevation will pose potential acoustic, amenity and pollution issues. Additionally, it is noted that the internal planning locates all the bedrooms to this elevation. Bedrooms are located close to the driveway and basement parking. Visual and acoustic privacy and amenity may be an issue for the neighbouring low rise residential properties.

Part 4 Development standards to be complied with

Division 1 General

40 Development standards—minimum sizes and building height

(1) General A consent authority must not consent to a development application made pursuant to this Chapter unless the proposed development complies with the standards specified in this clause.

*...
where residential flat buildings are not permitted If the development is proposed in a residential zone where residential flat buildings are not permitted:*

(a) the height of all buildings in the proposed development must be 8 metres or less, and
Note.

Development consent for development for the purposes of seniors housing cannot be refused on the ground of the height of the housing if all of the proposed buildings are 8 metres or less in height. See clauses 48 (a), 49 (a) and 50 (a).

(b) a building that is adjacent to a boundary of the site (being the site, not only of that particular development, but also of any other associated development to which this Policy applies) must be not more than 2 storeys in height, and
Note.

The purpose of this paragraph is to avoid an abrupt change in the scale of development in the streetscape.

(c) a building located in the rear 25% area of the site must not exceed 1 storey in height.

RESPONSE

(4) Height in zones where residential flat buildings are not permitted If the development is proposed in a residential zone where residential flat buildings are not permitted:

(a) the height of all buildings in the proposed development must be 8 metres or less, . .

The drawings demonstrate the middle section of the development as shown on drawing DA-06 North East Elevation would appear to breach the 8 metre height control/development standard of the SEPP HSPD. The dashed line shows the ground line floating in the middle of the drawing and as such does not appear to be tied to a level (not clearly articulated on the drawings)

Drawing DA-06 shows three levels, the development being three or more units, as such SEPP 65 Residential Flat Buildings would apply to the development.

It is difficult to ascertain the height of the building from natural ground line and as such the current application cannot be supported.

(c) a building located in the rear 25% area of the site must not exceed 1 storey in height.

The documentation shows development of two/three storeys located in the rear 25% of the site to the south western corner. The documentation is inadequate to accurately assess compliance with this control, however a measure off the drawings reveals the bed, bathroom and portion of the family rooms over two levels encroach this 25% zone.

As such the proposed development in its current form cannot be supported.

2. SENIORS LIVING POLICY : Urban Design Guideline for Infill Housing 2004

2. Site Planning and Design (page 6)

Objectives

- To minimise the impact of new development on neighbourhood character.

RESPONSE

The opportunity to break down the built form into smaller blocks across the site with courtyards and internal landscape treatments that optimise orientation, pedestrian amenity, wayfinding and environmental conditions should be further explored. The distribution of two double storey blocks carefully sited across the site would offer the opportunity to comply with some of the design quality principles and recommendations in the SEPP Seniors Living Policy as follows ;

- Site Planning to optimise solar gain and natural ventilation
- Fine grain approach to the pedestrian ground plane and wayfinding across the site
- Opportunity for internal courtyard gardens and pedestrian amenity at the ground level to support the recommended individualisation of the blocks that have distinct identity
- Reduce the impacts on the existing streetscape (adjacent R1 low rise residential)

Trees, Landscaping and Deep Soil Zones (page 7)

- Retain trees and planting at the rear of the lot to minimise the impact of new development on neighbours and maintain the pattern of mid block deep soil planting.

RESPONSE

The location and extent of the basement carparking and lower ground level is setback just 400 mm from the boundary. This creates no opportunities for deep soil planting on the periphery of the site to provide a privacy buffer. By virtue of the basement below the eastern boundary, insufficient depth limits the planting and development of significant trees.

4. Impacts on Neighbours (page 10)

Objectives

- to minimise impacts on the privacy and amenity of existing neighbouring dwellings
- to retain neighbours' views and outlook to existing mature planting and tree canopy
- to provide adequate building separation

Design Principles and Better Practice

- Reduce the visual bulk of roof forms by breaking down the roof into smaller elements rather than having a single uninterrupted roof structure
- Design the relationship between buildings and open space to be consistent with the existing block patterns

RESPONSE

As previously discussed, the proposed development does not demonstrate a relationship between buildings and open space. Breaking down the building form to allow for ground level courtyard and open space to with smaller two storey pavilion type developments is recommended to address the surrounding context and natural bushland setting. The current development is more reflective of a multi residential flat building. A less intense development that has relationship between building and open space is recommended.

5. Internal Site Amenity (page 12)

Design Principles and better practice

In villa or townhouse style developments provide dwellings with a sense of individual identity through building articulation, roof form and other architectural elements;

- Provide buffer spaces and or barriers between dwelling and driveways, or between dwellings and communal areas
- Use trees, vegetation and fencing or screening devices to establish curtilages for individual dwellings,

...

RESPONSE

As noted in the comments above (2. Site Planning and Design) the internal site amenity should be further considered in the planning strategy to provide dwellings that give a sense of individual identity and amenity. This can be achieved with a smaller scale distribution of buildings across the site arranged so as to provide individual identity and wayfinding, more outdoor ground plane pedestrian friendly green courtyards and landscaping that filters through the site and buffers the adjacent residential development from the condition of major arterial road. Breaking down the single monolithic built form of into two smaller two level pavilion style buildings separated internally with green planting and buffers will assist to achieve this.

Driveway and Pedestrian Path

Encroachment onto council land for construction of the driveway and pedestrian path is not supported. Refer Council's Development Engineering referral.

3. ADG SEPP 65

Application of SEPP 65

The development application represents a proposed development of three storeys containing four dwellings and as such the development is also assessed against the principles and objectives of SEPP 65 Design Quality of Residential Apartment Buildings.

3A Site Analysis

Insufficient site analysis details accompany the documentation and as such the development cannot be adequately assessed.

3D Communal and Open Public Space

There is no provision of communal open space.

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

The amenity of the underground corridor and passages as the main pedestrian thoroughfare/tunnel does not represent a good design outcome for residents, with no access to daylight and a less than optimum response to CPTED principles.

3F Visual Privacy

The planning arrangement places bathrooms and bedrooms located in the north eastern zone of the building. Bedrooms and bathrooms are not optimally oriented in the planning arrangements with full height glazing presenting potential privacy issues to the occupants of the units.

There are visual privacy issues with the windows on the western and eastern elevations which show no indication of privacy screening or other measures to mitigate overlooking onto neighbouring properties on both the north and south boundaries of the site.

4C Ceiling Height

Section AA on DA-10 shows insufficient floor to floor dimensions. Whilst the floor to ceiling dimensions show 2700 clear the 200 mm slab dimensions is inadequate to accommodate for concealed ceiling in addition to any services, ceiling lining and battening build up. The ADG recommends minimum 3100mm floor to floor comprising of 2700mm with 400mm allocated for slab and services zone. Refer Figure 4C.1 on page 86 and objectives on page 87 of the ADG.

4. PITTWATER 21 DCP

C1.21 Seniors Housing

Outcomes

Visual bulk and scale of development is limited. (En, S)

Restricted footprint of development on site. (En)

Retention of the natural vegetation and facilitate planting of additional landscaping where possible. (En)

Achieve desired future character of the locality. (En, S)

Social mix of residents in the neighbourhood. (S)

Minimal cumulative impact from State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.(S)

Controls

Cumulative Impact

Seniors housing developed in accordance with the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, outside the *R3 Medium Density Residential and B4 Mixed Use zones shall:*

- *Be in keeping with the development of the surrounding area in regard to bulk, building height, scale and character.*
- *Not result in such an accumulation of Seniors Housing developments to create a dominant social type in the surrounding neighbourhood.*
- *Not result in such an accumulation of Seniors Housing developments to create a dominant 'residential*

flat building' appearance in the neighbourhood.

Variations

Nil

Advisory Notes

The Desired Future Character for each locality can be found in Part A4 of this DCP.

Information to be shown on the Development Drawings

• A locality and neighbourhood plan that satisfactorily addresses the minimum site analysis criteria of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, and identifies the elements contributing to the desired future character of the locality.

Information to be included in the Statement of Environmental Effects

An analysis of the proposed development demonstrating that: -

- The visual bulk and scale of the development fits in with surrounding development*
- The development contributes positively to the Desired Future Character of the locality*
- The footprint of the development on the site has been restricted and has responded to significant vegetation and other site constraints*

• The retention of natural vegetation and the planting of additional landscaping can be achieved

As part of the Statement of Environmental Effects, applicants shall:

- include an assessment of the cumulative impact of the proposal, and*
- demonstrate that the potential cumulative impact of the development has been minimised, and*
- make reference to reports prepared by suitably qualified professionals such as urban designers and social planners.*

RESPONSE

The visual bulk and scale of the development is not in keeping with Low density residential nature of the surrounding environment

The development will not have a positive impact on the desired future character of the locality.

The excavation and extents of the proposed footprint of the development is excessive.

The potential to break down the impacts of a perceived 3 storey development should consider breaking down of the built form into smaller double storey pavilion type development on the site.

Recommended Heritage Advisor Conditions:

Nil.