

# Memo

Strategic Planning

**To:** Lashta Haidari  
Senior Development Assessment Officer

**From:** David Kerr  
Manager Strategic Planning

**Date:** 15 June 2010

**Subject:** DA2010/0697 – Urban Design Referral Comments

**Link:**

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We refer to your request to provide comments on DA2010/0697 proposed at 22-26 Albert Street, Freshwater. Strategic Planning have not undertaken a detailed assessment of this development application. This memo summarises our comments on broad urban design issues identified with the development.

## Urban Design Comments

### For:

1. Articulated building forms. Facades are composed with an appropriate scale, rhythm and proportion.
2. Consistent retail street address at Lawrence and Albert Street with the rest of village. Buildings contribute to the public domain and streetscape by fronting onto major streets with active uses.
3. Consolidated vehicular access point to allow continuous Lawrence/ Albert Street shopfront and mall (previously 7 driveways) providing safe pedestrian routes.

### Against:

1. The retail plaza proposed does not provide public linkages to Lawrence/ Oliver Street Car Parks or Mamora Street i.e. no through site link for the community to create more lively streets and urban areas to encourage pedestrian movement.
2. The retail plaza proposed is in shade during winter noon time i.e. east-west orientation. The plaza has been included in the landscape area calculation as a hard paved area (9.5% of H2 site area) and is the major public open space proposed in the development. The design should optimise solar access to contribute positively to public and residence amenity.
3. Building height control of 3 Storey is exceeded by 1 and 2 storeys in Block A and B respectively. Building D exceeds the height limit of 11m by 1.5m. These non-compliances will set precedence for future developments to follow.
4. The apartment buildings separation distance is not 12m for building height of 12m/ 4 Storeys and 18m for building height of 12-25m/ 5-8 Storeys as per recommendations of the Residential Flat Design Code. These will create amenity problems like lack of visual and acoustic privacy, loss of daylight access to apartments and to private and shared open spaces. It is recommended that the applicant be requested to provide further information on the percentage of units with amenity problems.
5. Building setbacks and separation distances are not dimensioned in some areas. It is recommended that the applicant be requested to provide further information.

6. The front building setback from Lawrence Street at 3rd storey does not comply with 5m required. (2-4m proposed). The façade at Albert Street has a solid roof over the 3<sup>rd</sup> storey balcony and has a setback of 2.25m. Only attached elements such as pergolas, sun control awnings and balcony balustrades which are composed of substantially transparent structures may encroach within the minimum front building setback area.
7. The balcony to unit A.2.13 encroaches over the site boundary on Lawrence Street. It is recommended that the applicant be requested to amend their design.
8. The Communal Open Space (SEPP 65) requirement of 40% of the site area has not been provided. It is recommended that the applicant be requested to provide further information on their area calculation method.

### **Conclusion**

The initial analysis demonstrates that the proposed development exceeds the current WLEP 2000 controls and does not comply fully with SEPP 65 requirements for residential flat development. There is no justification to allow a departure from the controls and the non-compliances would set precedence for future development in Freshwater village. Therefore the development cannot be supported in its current form.

I trust the above comments are useful. Please do not hesitate to contact me should you wish to discuss any aspects of the comments in more detail.

### **David Kerr**

Manager Strategic Planning

Attach.





Elevation view from South East



Elevation view from North East



Elevation view from South West



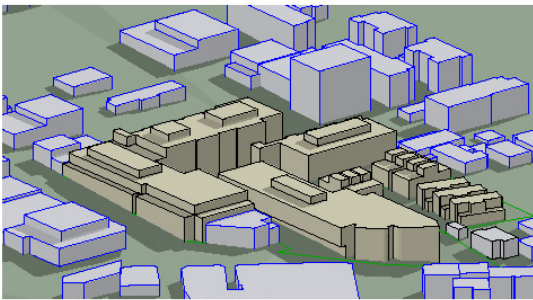
Shadow cast at 12noon Winter - 21st June



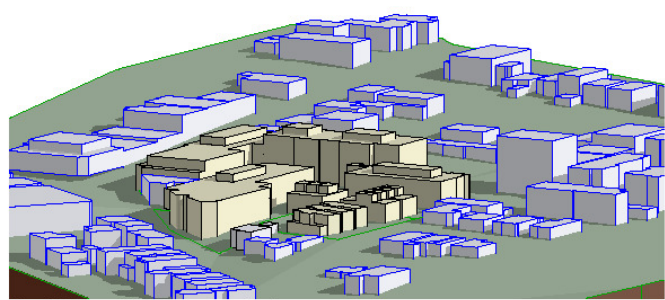
Elevation view from North West

# URBAN FORM STUDY

FRESHWATER VILLAGE DEVELOPMENT  
June 2010



Aerial view from South East



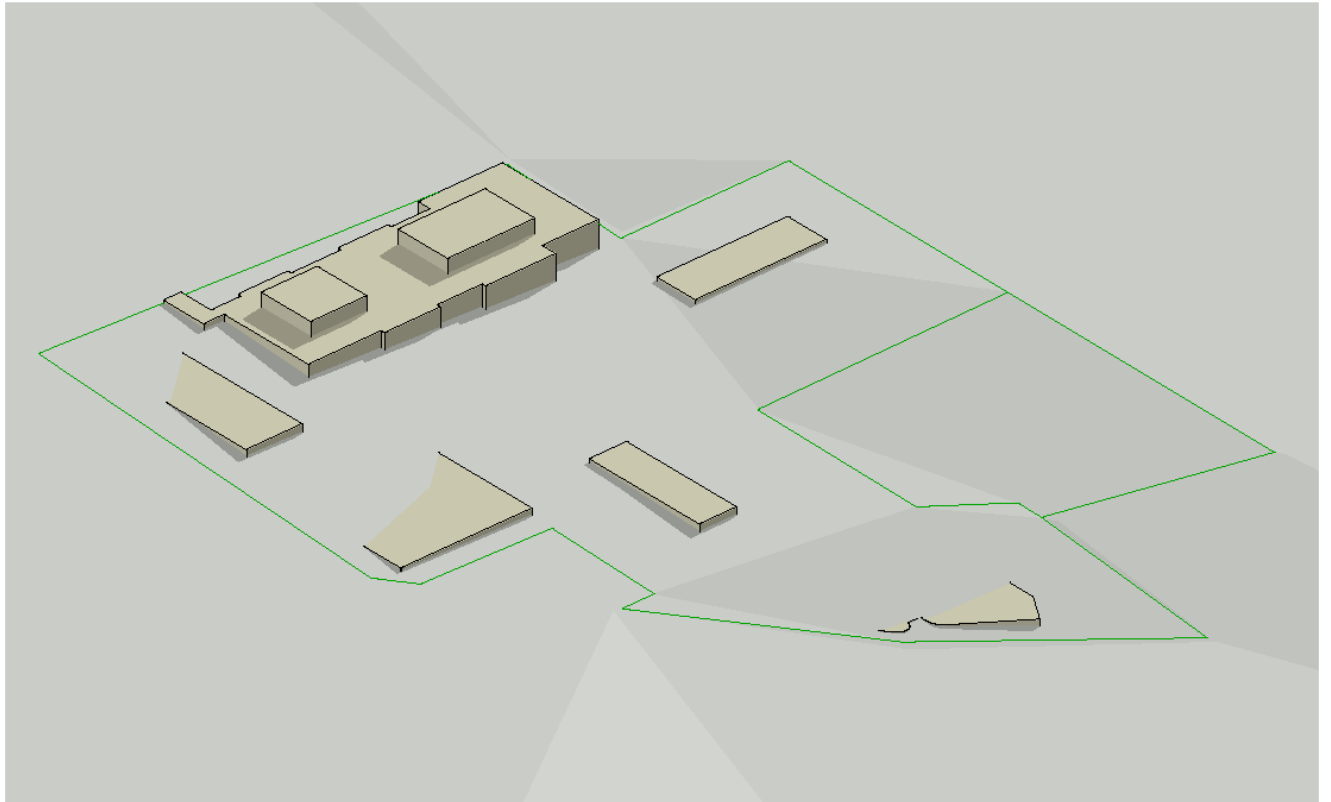
Aerial view from North East



Site Plan with AHD levels

FRESHWATER VILLAGE DEVELOPMENT  
June 2010





11m Height Plan Projection

FRESHWATER VILLAGE DEVELOPMENT  
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