

Urban Design Referral Response

Application Number:	DA2019/1157
To:	Claire Ryan
Land to be developed (Address):	Lot 66 DP 6248 , 353 Barrenjoey Road NEWPORT NSW 2106 Lot 65 DP 6248 , 351 Barrenjoey Road NEWPORT NSW 2106 Lot 64 DP 1090224 , 351 Barrenjoey Road NEWPORT NSW 2106

Officer comments

The applicant should address the following issues:

1. The proposed south-western setback for alfresco dining to the shops facing Robertson Road seems odd with the two sets of stairs (one up & down), pedestrian ramp and a low wall - potentially acting as a barrier rather than welcoming pedestrian to the shops. The alfresco seating area will also be in shade all the time. Better street activation could be achieved with the shopfronts located on the Robertson street boundary similar to the shops fronting Barrenjoey Road with internal step-ups incorporated to comply with the flood plain level.
2. The minor breach in building height can be supported as it will not cast additional shadows on surrounding developments being surrounded by streets on the southern portion of the site. Roof eaves cantilever on the top-floor on the south-western side should be reduced to maximise sunlight access to footpaths and future courtyard alfresco dining areas located across Robertson Road as envisaged in the Newport Village Commercial Centre Masterplan.
3. The shop awning to Barrenjoey Road should be extended to the boundary for pedestrian amenity reasons. Generally, cut-outs for trees are not preferred for the shop awning fronting Robertson Road. It should be set back 1.5m from the kerb line in a straight line to allow for the street trees proposed.
4. Apartment Design Guide (ADG) of 70% sunlight access to units is not achieved with the 64.2% proposed. It is noted the 3m boundary wall in front of the stairwell on the north-eastern boundary has been omitted with the solar studies which could make the solar access percentage calculations less compliant. It is also noted 26% of the units proposed receive no direct sunlight at mid-winter (ADG requirement 15% max). The top floor units could be designed with some roof light features to improve sunlight access to units.
5. The street elevation to Robertson Road has a discrepancy with the floor plan as it indicates the top-floor is set backed about 2m from the north-western boundary.
6. The overland flow-path proposed on the north-western common boundary should be a drainage easement indicated on the drawings.

Recommended Heritage Advisor Conditions:

Nil.