

Urban Design Referral Response

Application Number:	DA2020/1042
Date:	06/10/2020
To:	Rebecca Englund
Land to be developed (Address):	Lot 63 DP 6248 , 349 Barrenjoey Road NEWPORT NSW 2106

Officer comments

The applicant has addressed the following issues identified in the Pre-Lodgement Meeting:

1. The proposed external stairs and platform lift encroachment into the 3.5m footpath setback along Barrenjoey Road cannot be supported. They should be relocated to be in-line with the shop fronts to maintain an unobstructed footpath setback area. The proponent should consider the possibility of the lift lobby access to be from Robertson Road next to the vehicle entry/ exit/ service area to gain a higher street level access point. That will also result in a longer shopfront address to Barrenjoey Road which will be desirable for footpath activation. The continuous shop awning proposed should cantilever out the full width of the 3.5 setback footpath area.

The loading dock address to Robertson Road should consider the high quality public domain amenity of the popular pedestrian footpath by using a higher quality of finishes and interior treatments to enhance the welcoming entrance gesture. That could also improve the arrival experience of residents and visitors if the lift lobby entrance is relocated next to the loading dock as suggested earlier.

Response: The entry to the lift lobby has been shifted to the courtyard area providing continuous shop frontages and street awnings for public amenities at Barrenjoey Road. The presentation of the vehicle entry area for car parking and services has been appropriately treated.

2. The ramp to access the courtyard alfresco dining area could also be potentially shortened if it is relocated to the north-west corner of the site subjected to the logistic of working with the flood levels. Integration with the future courtyard space when the neighbouring site to the west is developed should also be considered.

Response: The courtyard area level changes have been addressed with an external platform lift which caters for the residential lift lobby as well as the retail shops. The alfresco dining area is now at the same level as the footpath for half the width of the plaza which will integrate and work well with the public footpath.

3. The Newport Village Commercial Centre Masterplan 2014 indicates a preference for a site amalgamation with the next door site to the south with the Built form Strategy on page 48. The Masterplan states that topmost level of buildings should be designed to promote view sharing and to give openness to the streetscape with full breaks between them of minimum 6m. There should be a two storey street wall height to reduce apparent scale and setbacks on the top floor to modulate and breakdown building massing. The proposed top floor plan should consider the 4/3m setbacks from the façades of the lower floors fronting Barrenjoey/ Robertson Road respectively. All building facades fronting the Robertson Road plaza should be two storey and with a 3m setback on the top floor to reinforce an intimate pedestrian scale.

The proponent should demonstrate amalgamation efforts with the southern neighbouring site failing which the proponent should demonstrate that the next door site can still be reasonably developed in the future.

Response: The setbacks to the built form have been incorporated. Majority of the top floor has been setbackted 3m from the southern common boundary allowing future development to the south to have the 6m building separation on the top floor.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.