

6. DA2020/1756 - 351 Robertson Road NEWPORT

PANEL COMMENT AND RECOMMENDATIONS

General

This proposal was previously considered by the DSAP as a pre-lodgement application under PLM2020/0269 at the meeting on 26 November 2020 and again as DA 2020/1756 at the DSAP meeting of 29 April 2021.

The Panel did not support the design and made a number of recommendations some of which have been incorporated in an amended design.

The Panel both recognises and commends the applicant for making these changes, but more needs to be done.

The Panel has been made aware of community concerns regarding the vehicular access from Robertson Road and the long term objective or potential for this to be pedestrianised, but notes that vehicular access has been shown in the Newport Masterplan and is noted in clause D10.19 of the DCP.

The Panel recommended that consideration be given to not requiring visitor or retail parking on the site, and that allowance should be made for connections to adjoining sites to allow for an integrated car park in the longer term that would allow for removal of the vehicular entrance and access from Robertson Road in the future.

The applicant has indicated this possibility on the submitted drawings.

The Panel re-affirms its advice that a reduction in retail customer car parking could be investigated with the aim of minimising vehicular movement in Robertson Road. This could facilitate the closure to through traffic and conversion of Robertson Road to a shared pedestrian mall with limited vehicular movements. This would need to be explored further with Council staff.

Despite these improvements, the Panel considers the internal amenity and internal planning of the units' poor.

With the aim of providing clear **suggestions** a number of sketches are attached

It is not normal practice for the Panel to provide sketches and it should be noted that these should not be understood as instructions, but serve to identify areas of poor planning and amenity and **possible improvements**, without prejudice in relation to assessment.

Strategic context, urban context: surrounding area character

The Panel is very supportive of shop-top housing but notes that this may be sited in inhospitable locations and that the overall arrangement and built form should take this into account. In general the type of development is in character and has an appropriate range of uses.

Scale, built form and articulation

The Panel notes that the built form has been modified to reduce overshadowing impacts on the south side of Robertson Road.

The Panel also notes that there are minor intrusions into the setbacks but considered these to be minor and acceptable.

Refer to amenity section for comments relating to Unit 13

Whilst risers have been provided for commercial kitchen exhaust through the floorplates of the building, this infrastructure typically requires filters, ducting and vents on the roof. This need to be explored and

integrated into the design in the Development Application rather than left to retrofitting after the building has been constructed.

Recommendations.

1. The minor intrusions into the setbacks are acceptable.
2. Re-arrangement of Unit 13 may result in further intrusions into the 8.5m setback area. The Panel would consider this acceptable if it can be demonstrated that there is no additional impact on the overshadowing of the south side of Robertson Road (refer to section sketch).
3. Further investigation should be undertaken, and expert advice provided on the requirements for commercial kitchen exhaust and ducting on the roof top and presented in the architectural plan

Access, vehicular movement and car parking

The panel notes the improved waste and vehicular access, and the provision that has been made for joining the car park to adjoining sites at a later date. The Panel support the minor under-provision of car parking that avoids the necessity of an additional level and allows for connecting to adjoining sites.

Recommendations

4. Provide further design and construction details regarding the potential for opening to adjoining sites
5. Consider conditions of approval to ensure the potential for connection to adjoining sites
6. Provide schematic proposals for the removal and conversion of the driveway at a later date.

Landscape

The proposal has increased the common area but this is only easily accessed by 6 of the 12 units as a result of the re-design with 2 cores.

The photo montages indicate much of the landscaped area and planting will adjoin private terraces.

The Panel supports the planter boxes in the scheme and suggests that these could be extended to the roof area outside Lobby B and in front of outside the bedrooms in unit 8

The success or failure of these planter boxes will rely on easy access and on residents maintaining this landscape, which cannot be guaranteed.

Attention is draw to the Landscape referral:

Landscape Maintenance

If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components. Trees, shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilised as required at the time of planting.

If any tree, shrub or groundcover required to be planted under this consent fails, they are to be replaced with similar species to maintain the landscape theme and be generally in accordance with the approved Landscape Plan and any conditions of consent.

For all new residential works with two or more dwellings and mixed use developments, a maintenance activity schedule for on-going maintenance of planters on slab shall be incorporated to monitor and replenish soil levels as a result of soil shrinkage over time.

All weeds are to be removed and controlled in accordance with the NSW Biosecurity Act 2015.

Reason: To maintain local environmental amenity.

Recommendations.

7. Incorporate a planter box accessible from and adjoining lobby B.
8. Ensure the body corporate is committed to maintenance of the planters and planting in the common areas.

Amenity

The amenity of some of the units remains poor. The internal planning is inefficient and contorted.

There are many aspects that could be improved, but these should be resolved in the re-design. The applicant should refer to the Apartment Design Guideline (ADG) for guidance.

Recommendation.

9. Review and amend planning for unit and refer to suggestions on attached drawings. (DSAP 1-4)

Façade treatment/Aesthetics

The material pallet presented is supported with the exception of the glass balustrades on the out side of the planter boxes.

A number of submissions referred to the 'commercial scale' of some of the shopfronts. The Panel agrees with this statement.

Recommendation.

10. Delete glass balustrades and replace with non scalable balustrades on the inside of planter boxes.
11. Investigate finer grain fenestration on Robertson Road

Sustainability

Some of the previous recommendations of the Panel have been adopted

There is space for a lot more PV on the roof, however it may need to connect through to the apartments directly or the retail, as 15kW is probably already more that what is needed for the communal energy use.

The Panel supports the incorporation of roof lights. Ventilated roof lights in the bathrooms will improve amenity, and domed skylights in the kitchens to improve daylight access.

The single level basement is a good outcome in relation to embodied energy and CO₂-e.

Recommendations.

12. Gas cooktops have been included, but a better result will be achieved with induction cooktops
13. Gas hot water is proposed, but heat pump hot water will be a better outcome
14. Rainwater is no longer included, recommend it is reinstated to improve sustainability
15. Investigate additional PV
16. The rainwater tank appears to be deleted, none is shown on the drawings and there is no rainwater in the BASIX certificate. If there is a rainwater tank, it should be connected to landscaping or toilet flushing and included on the BASIX certificate

PANEL CONCLUSION

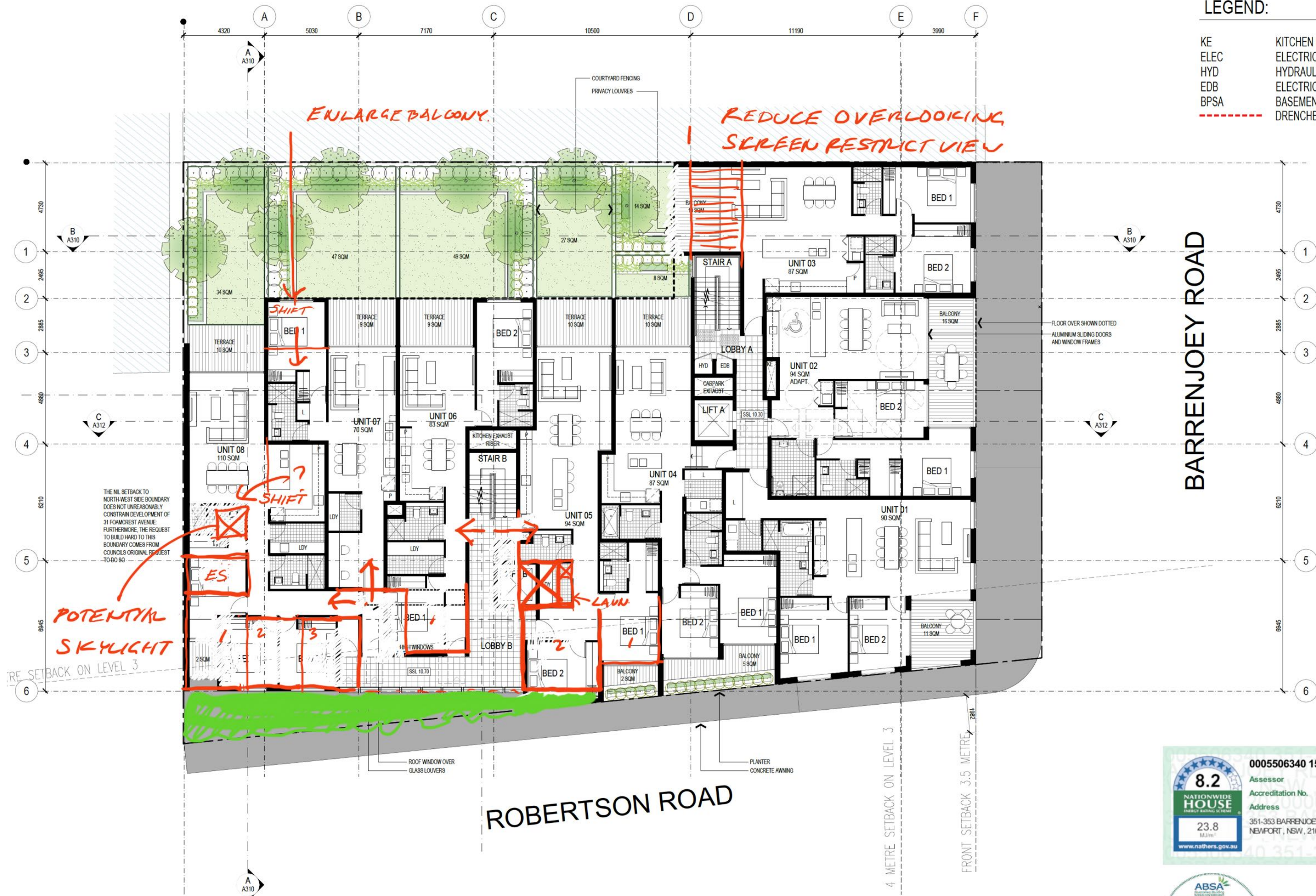
Despite the changes that have been made Panel does not support the proposal in its current form due to the poor interior planning and low amenity of some of the units.

The design should be modified in accordance with the recommendations. This should be discussed with the assessing officer at Council prior to amending the proposal.

The Panel has made suggestions for how the planning could be improved and are shown on the attached Drawings "DSAP 1-4"

The Panel refers the applicant to the Apartment Design Guide for aspects related to amenity and internal planning of apartments.

- LEGEND:
- KE KITCHEN EXHAUST
 - ELEC ELECTRICAL ROOM
 - HYD HYDRAULICS RISER
 - EDB ELECTRICAL BOARDS
 - BPSA BASEMENT PARKING SUPPLY AIR
 - DRENCHES



0005506340 15 Dec 2020

Assessor Damian O'Toole

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30	21.06.22	DA ISSUE
29	21.06.21	DA ISSUE
28	21.06.21	ISSUED TO CONSULTANTS
ISSUE	DATE	AMENDMENTS

CLIENT DEVELOPMENT LINK

PROJECT MIXED USE DEVELOPMENT

351-353 BARRENJOEY ROAD, NEWPORT NSW 2106

LOT 65 & 66 SEC 5 DP 6248

TITLE FIRST FLOOR PLAN

SCALE 1:100 @ A1

APPROVED MT LH

CHECKED PG

DATE JAN 2019

STATUS DA

PROJECT NUMBER 18057

DRAWING NUMBER A103

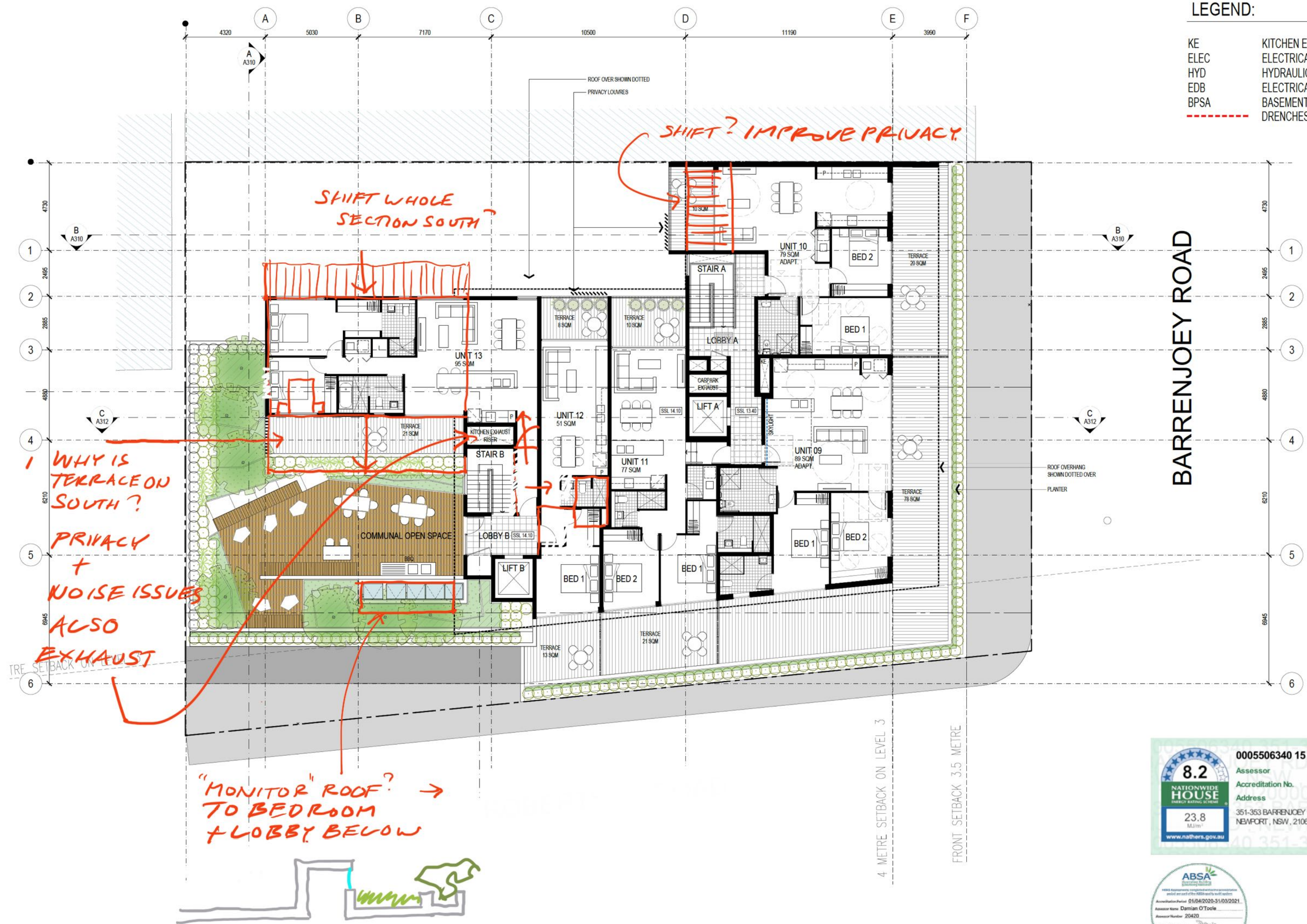
ISSUE 30

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210924. DSAP 01

LEGEND:

KE	KITCHEN EXHAUST
ELEC	ELECTRICAL ROOM
HYD	HYDRAULICS RISER
EDB	ELECTRICAL BOARDS
BPSA	BASEMENT PARKING SUPPLY AIR
---	DRENCHES



BARRENJOEY ROAD



8.2

NATATIONWIDE HOUSE ENERGY RATING SCHEME

23.8

MUM

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ABSA

Accreditation Period: 01/04/2020-31/03/2021

Assessor Name: Damian O'Toole

Assessor Number: 20420

Assessor Signature: [Signature]

BY: [Signature]
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ISSUE	DATE	AMENDMENTS
29	21.06.22	DA ISSUE

CLIENT: DEVELOPMENT LINK
PROJECT: MIXED USE DEVELOPMENT
351-353 BARRENJOEY ROAD, NEWPORT NSW 2106
LOT 65 & 66 SEC 5 DP 8248

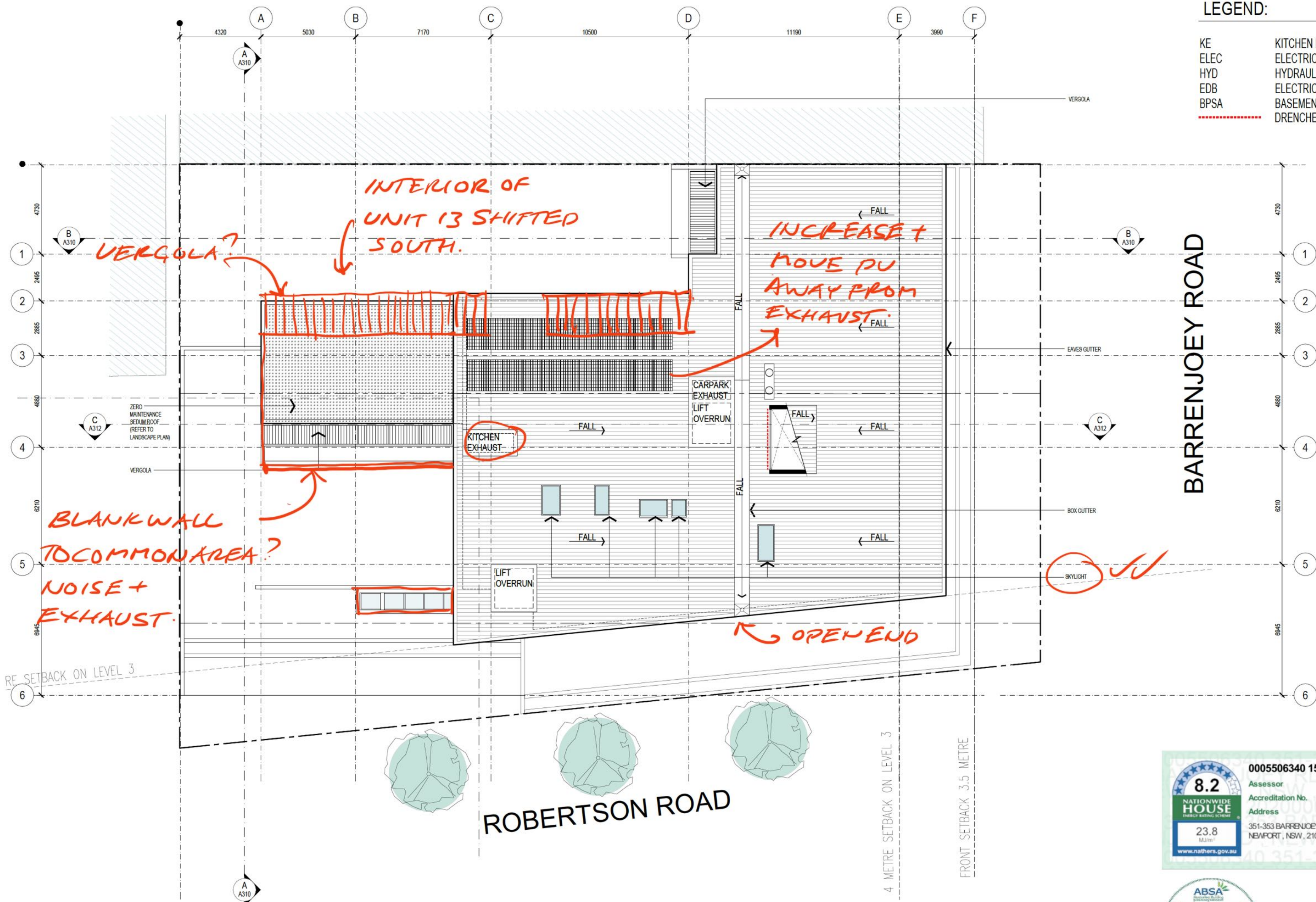
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APPROVED: [Signature]
DRAWN: MT LH
CHECKED: PG
DATE: JAN 2019
STATUS: DA

PROJECT NUMBER: 18057
DRAWING NUMBER: A104
ISSUE: 29
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210924 DSAP 02

LEGEND:

KE	KITCHEN EXHAUST
ELEC	ELECTRICAL ROOM
HYD	HYDRAULICS RISER
EDB	ELECTRICAL BOARDS
BPSA	BASEMENT PARKING SUPPLY AIR
*****	DRENCHES



0005506340 15 Dec 2020

Assessor: Damian O'Toole

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DEVELOPMENT LINK		MIXED USE DEVELOPMENT	
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		LOT 65 & 66 SEC 5 DP 6248	

TITLE

ROOF PLAN

SCALE 1:100 @ A1

APPROVED

DRAWN

CHECKED

DATE

STATUS

MT LH HH

PG

JAN 2019

DA

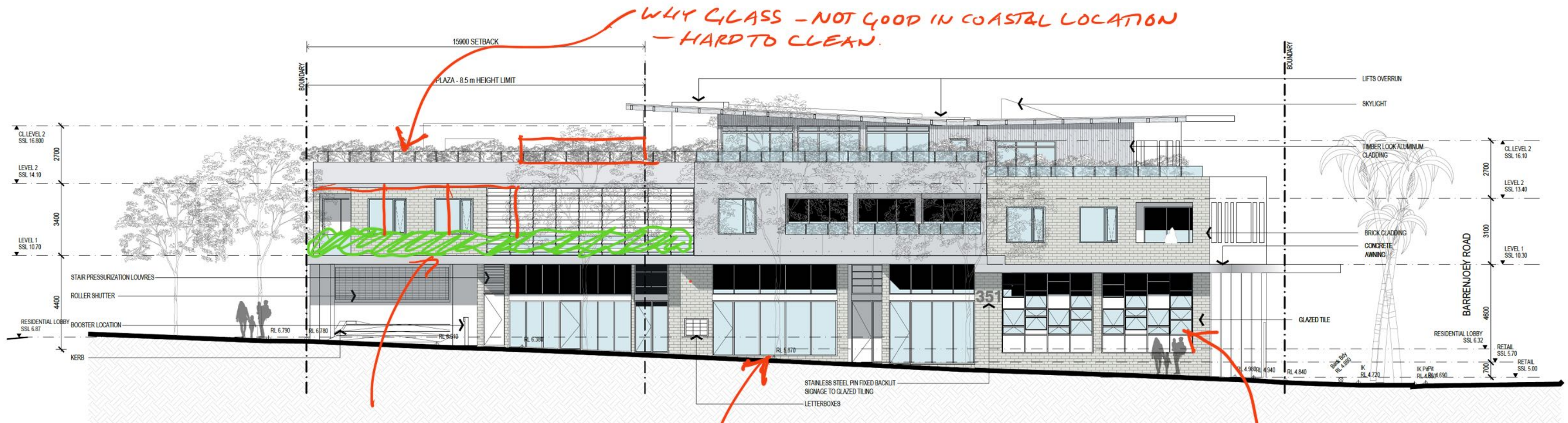
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DRAWING NUMBER A105

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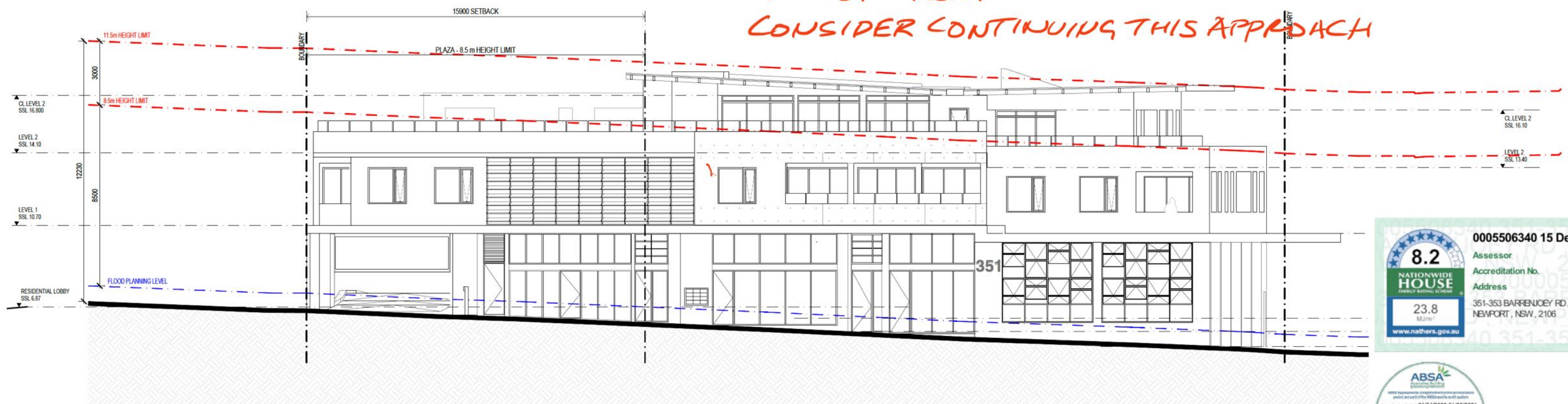
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STREET ELEVATION / ROBERTSON ROAD

CONSIDER
PLANTER.

SUBMISSIONS CONCERNED
ABOUT COMMERCIAL SCALE
OF SHOP FRONTS
CONSIDER CONTINUING THIS APPROACH



STREET ELEVATION / ROBERTSON ROAD - HEIGHT PLANES



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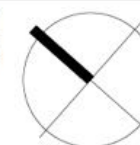
ISSUE	DATE	AMENDMENTS
19	21.06.21	DA ISSUE
18	21.06.15	ISSUED TO CONSULTANT
17	21.06.11	ISSUED TO CONSULTANT
16	20.12.15	DA ISSUE
15	20.12.15	DA ISSUE
14	20.12.09	ISSUED TO CONSULTANT

CLIENT
DEVELOPMENT LINK

PROJECT
MIXED USE DEVELOPMENT

351-353 BARRENJOEY ROAD, NEWPORT NSW 2106
LOT 65 & 66 SEC 5 DP 6248

TITLE
SOUTH ELEVATION



SCALE
1:100 @ A1
APPROVED
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DATE
STATUS
DA

PROJECT NUMBER
18057

DRAWING NUMBER
A300

ISSUE
19

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