

Subject: Design Review of Concept
Site: 1 Girraween Avenue, Lane Cove North
Division: Environmental Services Division
Date: April 2020
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1.0 INTRODUCTION

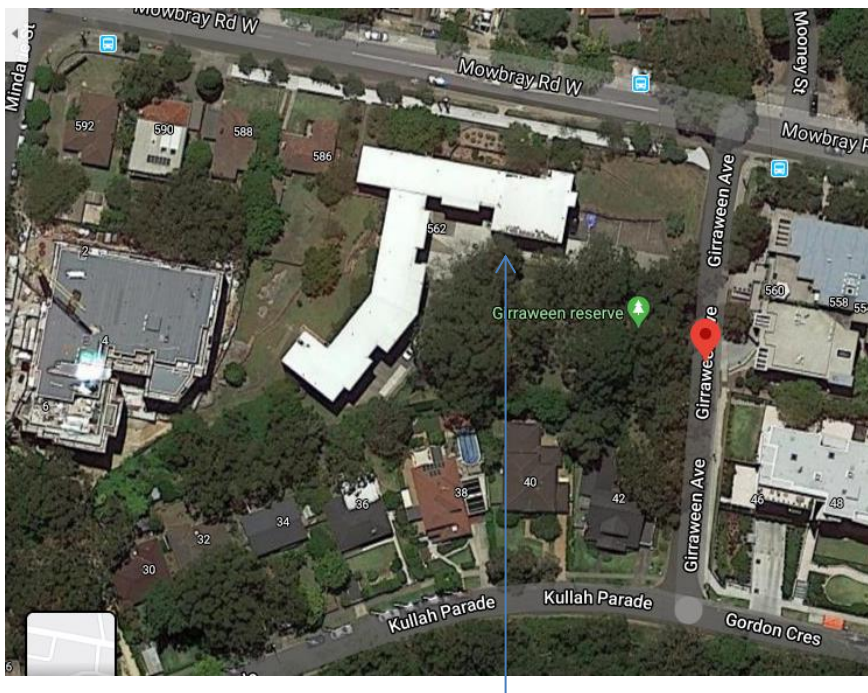
This report reviews the consent design prepared by the Department of Housing for the construction of a residential flat building. The drawings considered are Schematic drawings dated 7/05/2018 prepared by LEA (Pacific) Pty Ltd.

2.0 PROPOSED DEVELOPMENT

The proposed development is for the construction of a four storey residential flat building with a basement carpark. There are two lift cores proposed. A vehicular access is proposed from Girraween Avenue south of the site. Another driveway is proposed towards mid-way of the site which provides vehicular access to the existing building towards the west of the site.

3.0 SITE AND CONTEXT

The subject site described as 1 Girraween Avenue, Lane Cove North.



Subject site 1 Girraween Avenue (Source Google maps)

The site is irregular in shape and contains an existing residential flat building towards the west of the proposed location of the residential flat building. The site has a steep slope from north to south.

Towards the east of the site is Girraween Avenue across which is a recently constructed 4 storey residential flat building. Towards the north of the site is Mowbray Road. South of the site adjoins the rear boundaries of single dwelling houses facing Kullah Parade.

4.0 SURROUNDING DEVELOPMENT

Towards the west of the proposed development is an existing 4 storey residential flat building with under cover parking on stilts towards the south.



Photo 1: Existing residential flat building toward the west.

Towards the east across Girraween Avenue is a recently constructed 4 storey residential flat building.



Photo 2: Recently constructed residential flat building.

South of the proposed development adjoins the rear boundary of single dwelling houses facing Kullah Parade.



Photo 3: Dwelling houses south of the site.

5.0 BUILT FORM, SCALE AND STREETSCAPE

5.1 Mowbray Road.

Towards the north of the proposed development is an existing 4 storey residential flat building. The proposed 4 storey building would have an 8.0m setback from Mowbray Road being consistent with that of the existing building towards the west and in excess of that specified by Council's controls.

The newly constructed residential flat building east of Girraween Avenue is 4 storeys with a front setback of 7.5m from Mowbray Road.

The proposed setback would be consistent with that of the adjoining and surrounding developments as perceived from Mowbray Road.

5.2 Girraween Avenue.

The building setback of the recently constructed 4 storey residential flat building east of Girraween Avenue is 6.0m. The proposed development would have similar setback and height of the proposed development.

In view of the above it is considered that the proposed design would be consistent with the bulk and scale of the existing buildings and the recently constructed residential flat buildings. The

bulk and scale of the proposed development would be consistent and in harmony with the streetscape.

6.0 AMENITY

The potential impact upon the amenity of the adjoining development has been considered. The potential impact which the proposed development would have on the adjoining properties is overshadowing to the existing single dwelling houses south of the proposed development.

The proposed development is stepped and is lower in height and number of storeys towards the south to allow for additional solar access toward the south the proposed development. In addition, the proposed side setback from the southern boundary is 7.0m which is in excess of that specified by Council's Controls.

A review of the shadow diagrams indicates that the proposed development would allow for adequate and reason solar access to the existing dwelling houses south of the proposed development.

7.0 CONCLUSION

The proposed development has taken into consideration the site constraints and the topography of the site.

Mowbray Road has exiting and recently constructed 4 storey residential flat buildings. The proposed development provides a consistent setback from Mowbray Road. The proposed 4 storey development is considered to be consistent with the streetscape of Mowbray Road.

The proposed development provides a similar setback from Girraween Avenue as that provided by the recently constructed 4 storey residential flat building east if Girraween Avenue. The proposed 4 storey development is considered to be consistent with the emerging character of the area.

The proposed development provides a generous setback of 7m from the southern site boundary being more than the current controls. The building towards the south is stepped to reduce the impact of overshadowing and to allow of additional solar access to the dwelling houses to the south.

Overall, it is considered that the proposed development has taken into consideration the site constraints and topography. The proposed development is consistent with the streetscape and the emerging character of the area. The proposed development minimises overshadowing impacts to the existing dwelling houses to the south and is supported in its concept form.

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