

URBAN DESIGN STUDY

159-167 DARLEY STREET WEST, MONA VALE



JUNE 2021



ARCHITECTURE INTERIORS URBAN DESIGN
LEVEL 1, 1 CHANDOS STREET, ST LEONARDS NSW 2065
P 9264 5005 E gta@gilestribe.com.au ABN 500 0129 507

TABLE OF CONTENTS

- 1.0 INTRODUCTION
- 2.0 SUMMARY OF DEVELOPMENT CONCEPT
- 3.0 CONTEXT
- 4.0 THE SITE
- 5.0 SITE ANALYSIS
- 6.0 STREETScape CHARACTER
- 7.0 DESIGN PRINCIPLES
- 8.0 PLANNING SUMMARY
- 9.0 DEVELOPMENT CONCEPT
- 10.0 VISUAL CHARACTER

1.0 INTRODUCTION

This report has been prepared for Intrec to investigate the potential for the site at 159-167 Darley Street West, Mona Vale to be re-zoned and be consistent with adjoining properties east of the site.

As part of this study, we have undertaken context, site, streetscape analysis and built form study, established the Urban Design Principles and desired architectural character and prepared an indicative development concept, which addresses site opportunities and constraints, and potential residential development.

The approach to the potential development on the site has been to allow for staged development to ensure the integrity of the streetscape character, flexibility and financial feasibility, and to avoid any site isolation issue.

This study incorporated advice from the town planning consultant, traffic engineer and the civil engineer's flooding and stormwater management strategy.



2.0 SUMMARY OF CONCEPT



Artist impression.

The five allots on 159-167 Darley Street West (Lots 1,2,3,4 &5 / DP11108) are located at the end of the no-through road and currently zoned R2. This side of Darley Street West is predominantly occupied by 2 storey medium density development (zoned R3) i.e. 2 storey apartment buildings with basement carpark and some 2 storey townhouses.

The proposed development concept is consistent in scale and the streetscape character. It consists of two 2-storey residential flat buildings and three 2-storey townhouses to the north, to transition with the lower density development at Kunari Place.

The landscaped front setback area will be maintained with the layering of high-quality landscaping. We note that the side and the rear setbacks of the property are excessive when compared to the surrounding existing developments. Clearly defined pedestrian entries and landscaped vehicular entries are to be established to improve the streetscape character.

The proposed built forms are to step down the slope to reduce the amount of cut and fill, maximising the northern aspects and views. They address the main street frontage with fenestration and large balconies, aiding passive surveillance. Their siting allows for landscaped breaks between buildings. It responds to the overland flowpath and flooding issue in its siting, as shown in the generous rear setback and raised levels of the townhouses. The intention is to create series of buildings in a landscaped setting.

Aesthetically, the built forms will be well articulated using natural material and/colour scheme, with contemporary architecture and landscaping to create the Northern Beaches coastal character.

3.0 THE CONTEXT

The site is located at the end of Darley Street West, across from the Bayview Golf Course and approximately 700m away from the Village Centre / Mona Vale Shops.

Majority of allotments along the street have been amalgamated to allow the construction of apartments and townhouses.

Darley Street West is characterised with 2 storey medium density development, consisting of predominantly 2 storey apartment buildings with basement carpark and some 2 storey townhouses. The building footprints generally occupy the site with minimum side and rear setbacks.

These buildings contribute to a strong streetscape character of two storey buildings with landscape between. Generally, these buildings have a narrow frontage due to the proportion of the lots.

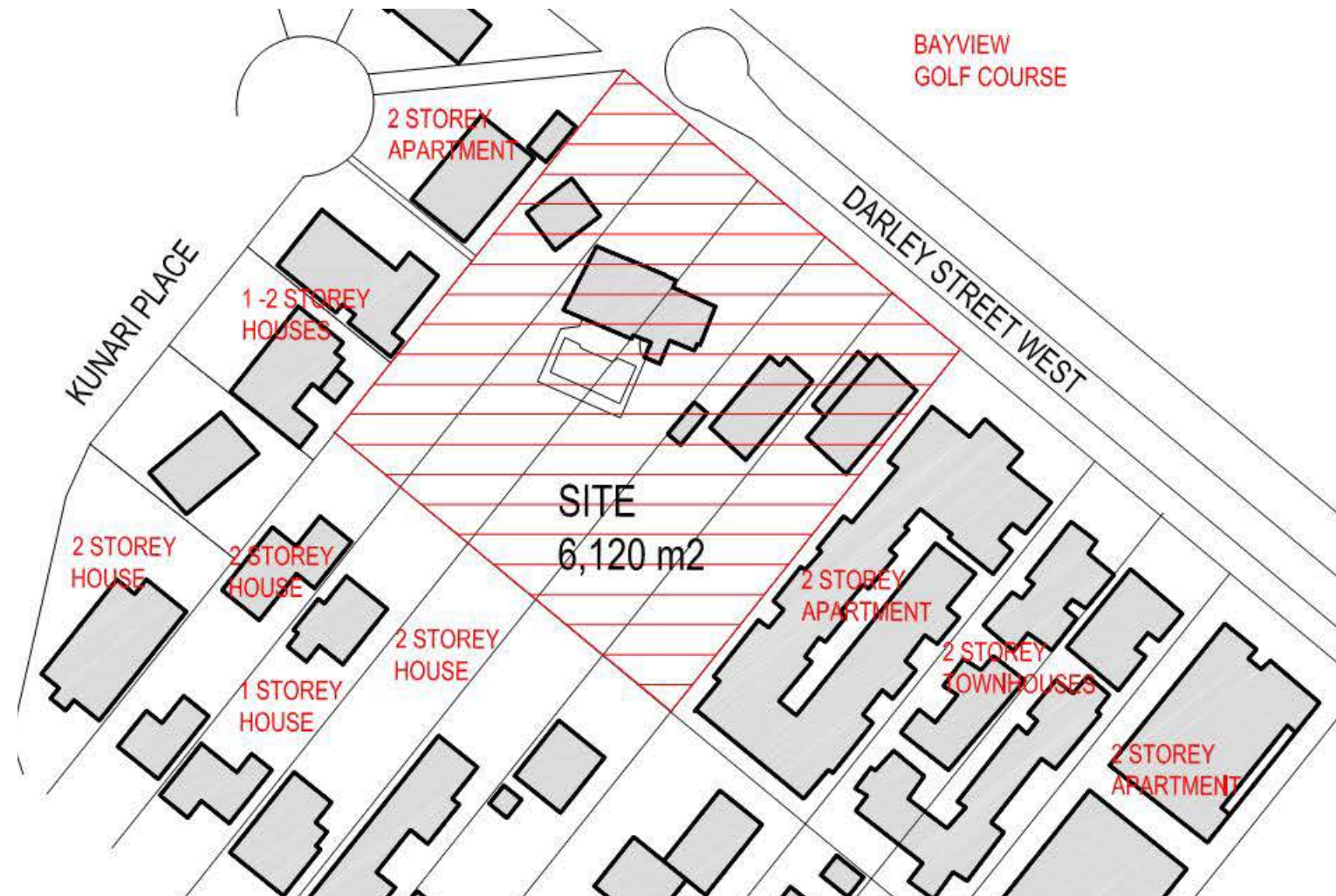
The residential buildings are generally of high-quality architecture with large balconies capitalising on the northern aspect and views over the golf course. The forms incorporate a variety of architectural devices, including raised roofs, feature louvres and variation in materials to add interest and present as high-quality housing.

Immediate surrounding as follows:

- A 2-storey apartment building immediately north on 10 Kunari Place, adjoins 167 Darley St West, with pedestrian access of Darley Street West.
- A substantial 2-storey apartment block is located immediately south of 159 Darley St West.
- To the rear are a mix of large 1 storey and 2 storey house and dual occupancy houses.



4.0 THE SITE



- The subject site consists of 5 parcels of land in 3 ownerships with a total site area of approximately 6,120 sqm.
- They are the only allotments occupied by single and double storey single dwellings on this side of Darley Street West.
- The site has a cross fall of 9m from the southern corner at the rear to the northern corner at the front of 167 Darley Street.
- The houses are c.1960-1970 and are not of significant quality.
- These houses are well set back and incorporate large gardens.
- There are a number of trees across the sites. These have been assessed by an Arborist, with significant trees identified.
- The majority of trees are generally located at the rear setback area near the overland flow path that traverses the rear of 163 – 167 Darley Street West.



159 Darley St West



161 Darley St

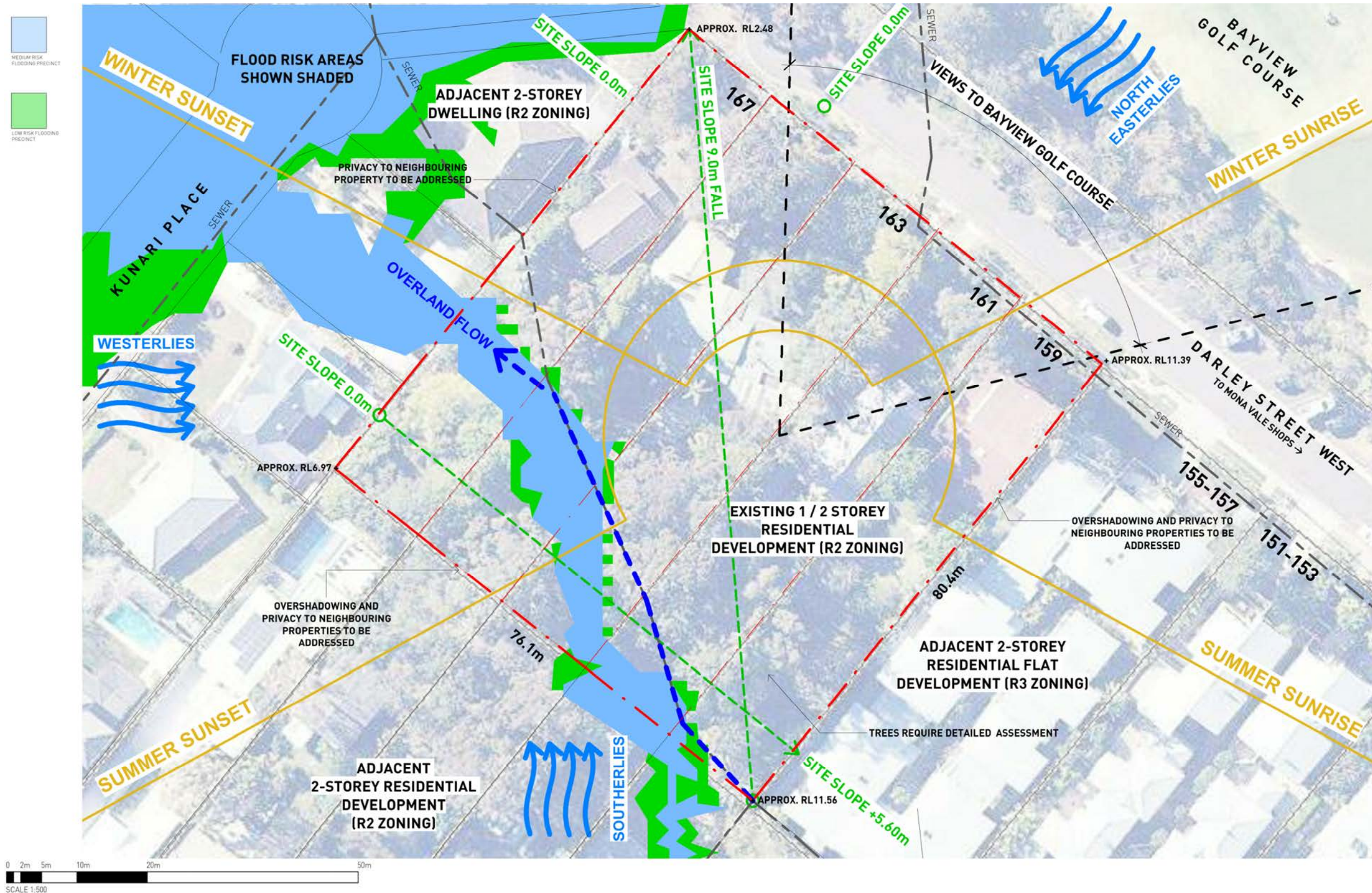


163-165 Darley Street



167 Darley St frontage

5.0 SITE ANALYSIS



6.0 STREETScape CHARACTER



135 – 137 Darley St.



139 – 141 Darley St.



143-145 Darley St.



147 – 149 Darley St.



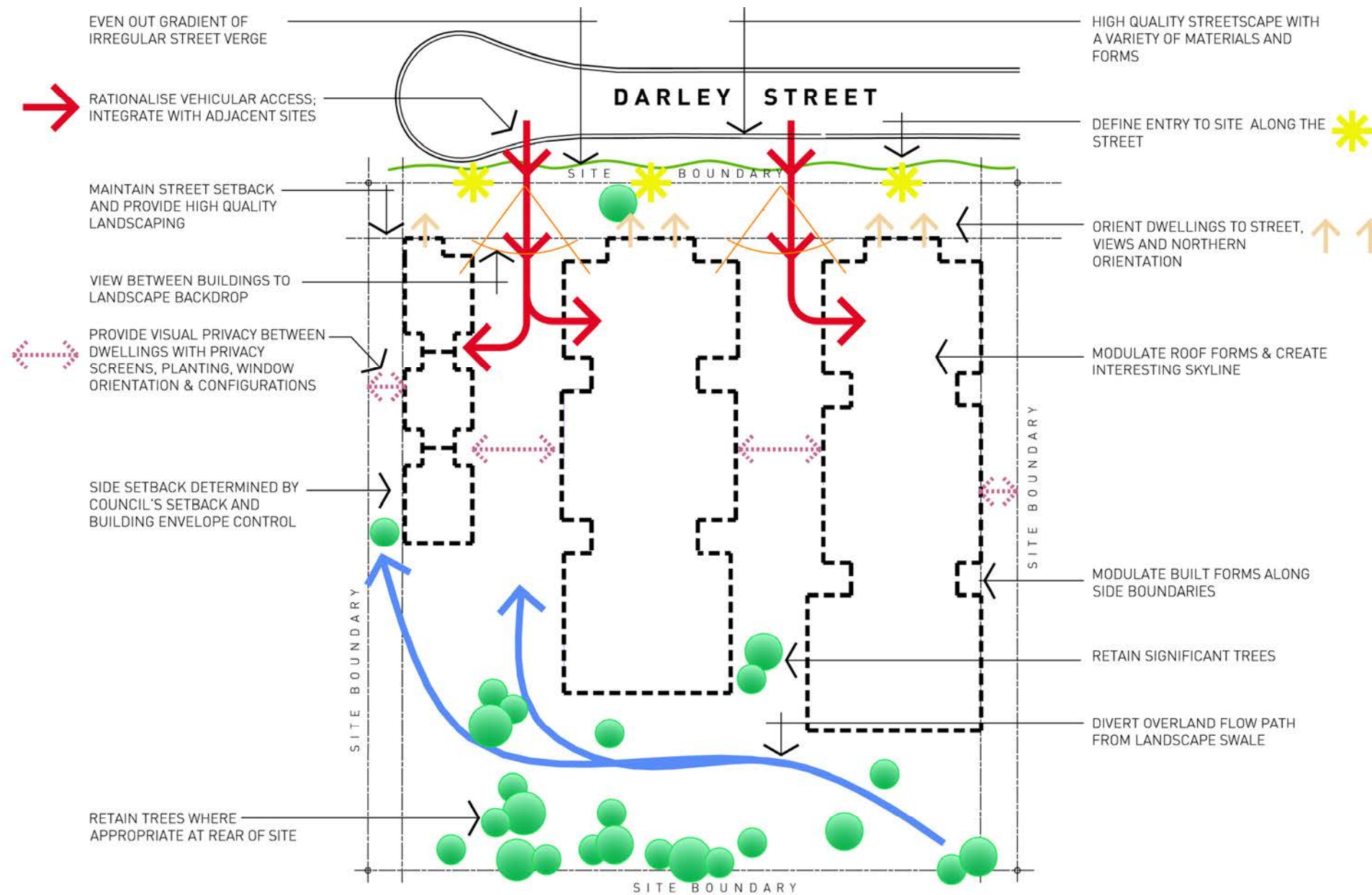
151 – 153 Darley St.



155 – 157 Darley St.

- The streetscape character is established by the existing 2 storey medium density development evident at Darley Street West. The existing developments are 2 storey apartment buildings with basement carpark and some 2 storey townhouses.
- Consistent alignment of dwelling frontages along Darley Street West.
- Frontages of dwellings are well landscaped with some landscaping integrated within fences along Darley Street. The height of fences and boundary walls are consistent.
- Landscaping along the front boundaries are generally layered and some merge with the nature strip.
- Pedestrian and vehicular entries are clearly separated.
- Buildings facades have rendered and paint finishes, with neutral colour schemes which are complementary with each other.
- Buildings have recessing and projecting architectural elements providing visual interests to the street.
- Variations in roof forms – parapet, pitched and skillion.

7.0 DESIGN PRINCIPLES



- Proposed built form should continue the strong existing scale and streetscape character i.e. 2 storey medium density residential.
- Front landscaped setback along Darley Street West are maintained with high quality and likely tiered landscaping.
- Buildings respond to the topography and to step down the slope.
- Buildings are in landscaped setting.
- Buildings to be oriented to the street and maximise the northern aspect and views, as well as to facilitate passive surveillance of the street.
- Provision of clearly defined pedestrian and vehicular entry points.
- Garage entry points to be located on the lower end of site to utilise the slope.
- Plantings to the rear should be retained where possible to maintain the landscape buffer to the existing residential properties behind.
- Integrate rain garden along the overland flow path at the rear setback area, as a feature of the landscape design.
- Maintain view corridors between buildings to landscape backdrop.
- Site landscaping to incorporate local native as well as coastal plantings.
- Promote contemporary coastal character in the built form using various textures & natural colour scheme.

8.0 PLANNING SUMMARY

PITTWATER LEP 2014

- Zoning: R2 (to be rezoned to R3)
- HOB: 8.5m

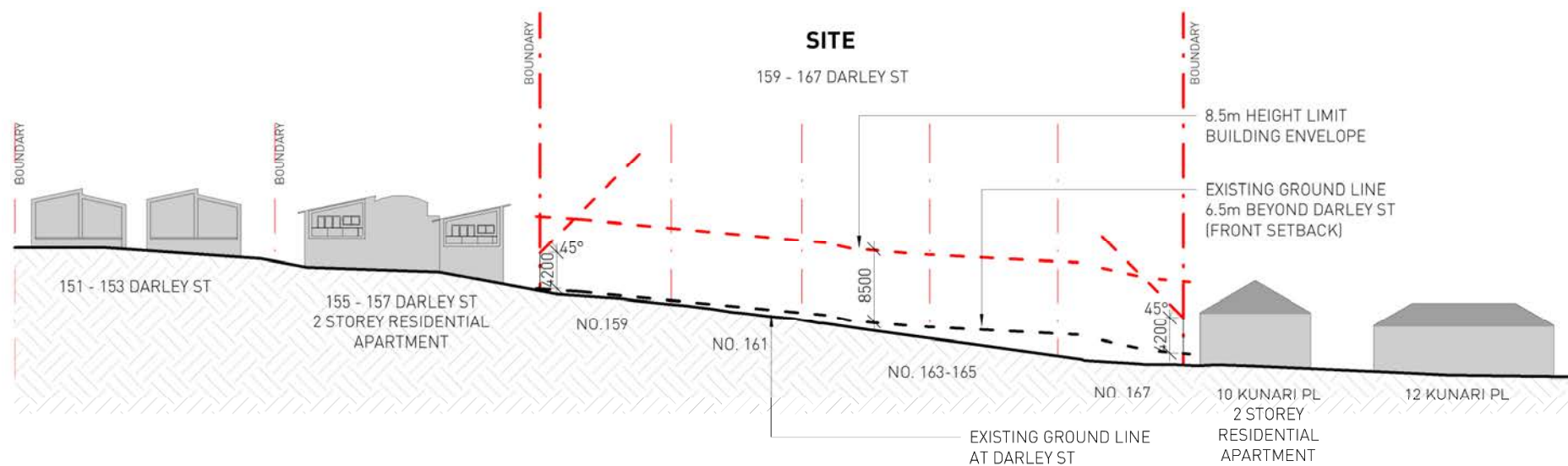
PITTWATER 21 DCP

(Applicable to Multi Dwelling Housing & RFB) – addressed in proposed concept plan.

- Subdivision requirement: street frontage is greater than or equal to one third of the length of the longest side boundary.
Site frontage: 76m, depth: 80.5m
- Front setback: min. 6.5m
- Front setback landscaping: more than 50%
- Side & rear setback: min. 3m.
- Building Envelope: Planes at 45 degrees from a height of 4.2 metres above ground level (existing) at the side boundaries to the maximum building height
- Landscaped area: min. 50% (deep soil 3,135 sqm)
- Private Open Space: min. 30 sqm, with minimum dimension of 4m.
- Communal Open Space (including children play) to be provided at the rear of buildings.
- Adaptable Units – TH: 50%, RFB: 20% silver level – to be appointed in DA stage.
- Parking: 1 space for 1 bed, 2 space for 2+bed
- Solar Access: min. 3 hrs between 9am – 3pm on 21 June

SEPP 65 - APARTMENT DESIGN GUIDE

(Applicable to Residential Flat Buildings) – addressed in Part 9.2 PRELIMINARY COMPLIANCE



9.0 DEVELOPMENT CONCEPT

9.1 POTENTIAL DEVELOPMENT

Site Area : 6,123 m²
 Overall GFA : 3,683 m²
 Proposed FSR : 0.6:1
 No. of dwellings : 41

THREE 2-STOREY TOWNHOUSES

(Buildings C, D & E)
 GFA : 139m² each
 Total GFA : 417m²

TWO 2 STOREY RESIDENTIAL FLAT BUILDINGS

Building A - GFA : 1,748 m²
 Mix : 4 (3 bed), 10 (2bed), 6 (1bed)
 Yield : 20 dwellings
 Building B - GFA : 1,518 m²
 Mix : 2 (3 bed), 10 (2bed), 6 (1bed)
 Yield : 18 dwellings

9.2 PRELIMINARY COMPLIANCE

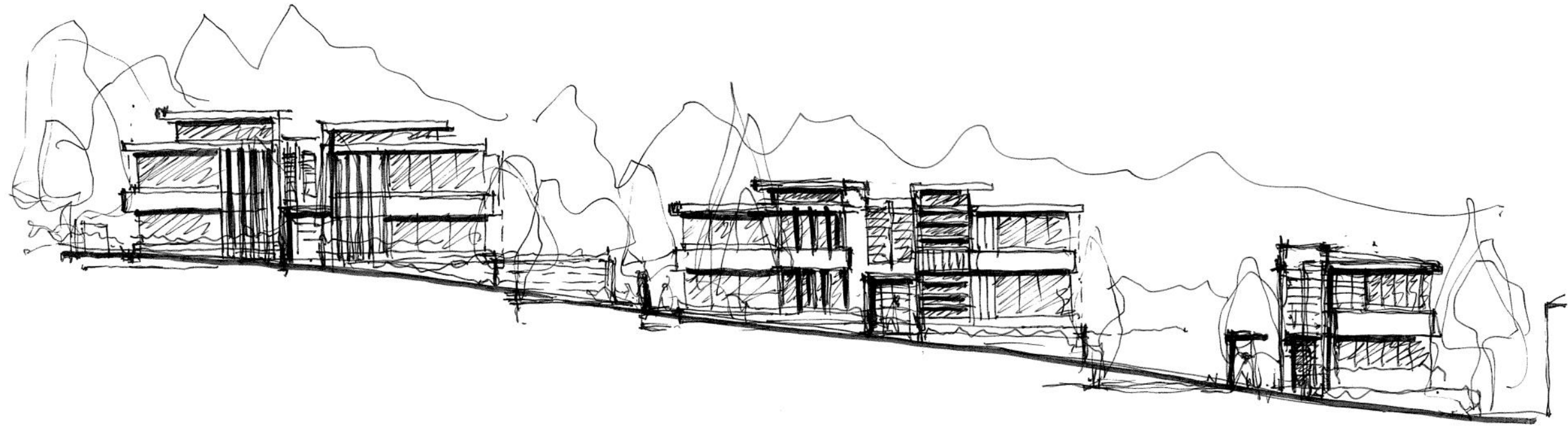
SEPP 65 – APARTMENT DESIGN GUIDE

(Refer to Drawing No. A30 Compliance & Area Summary)

- Communal Open Space - complies.
Min. 25% - provided: 1,757 sqm (28.7%).
- Deep Soil Zone – complies.
Min. 15% - provided: 1,772 sqm (28.9%).
- Solar Access – complies.
Min. 70% - 34 of 38 of apartments (89.5%) receives at least 2 hrs of solar access between 9am-3pm on 21 June.
- Cross Ventilated Units - complies.
Min. 60% - 24 of 38 apartments (63.15%) are cross ventilated.
- Building Separation (see Floor Plans
 Building A & B: 12 m (habitable to habitable) - complies
 Building B & townhouses (C, D & E) – nearest distance 10.04 m, however most of the townhouse windows & doors will be north facing. privacy screens can meet privacy requirements. No over-shadowing resulted from reduced separation.



Concept Plan



Perspective Sketches

10.0 VISUAL CHARACTER

- Contemporary architecture with the Northern Beaches coastal feel.
- Aesthetics – natural colour scheme with a contemporary palette.
- Use of durable materials for ease of maintenance.
- Juxtaposition of materials with various textures to provide contrast and visual interest.
- Harmonious relationship between horizontal and vertical elements.
- Generous balconies to address Darley Street and maximise outlook towards Bayview Golf Course.
- Provide outdoor rooms to respond to the coastal lifestyle.
- Integration of natural landscaping with built forms.
- Privacy screening between buildings.

