

Attachment 4: UDRP comments 5 July 2016:

723-731 Victoria Road, Ryde	
UDRP Comments	Applicant Comments
The Panel has reviewed a number of pre-DA proposals for this site. The material provided deals primarily with site planning, building form, a preliminary architectural expression and the building's general arrangement. The proposal is for a mixed residential scheme comprising 4 buildings, ranging from 3 to 6 storeys in height. Earlier review by the Panel concluded that a number of apartments provided inadequate amenity, and that some critical interfaces between the building and the public domain were not creating desirable design outcomes. The revised proposal has addressed these earlier shortcomings in a satisfactory manner. However, the Panel has identified a number of relatively minor matters which if addressed will enhance the overall quality of the proposal. The general site planning approach and indicative architectural resolution is supported by the Panel. The preliminary material palette and references to the sandstone St Anne's church are supported. The Panel encourages the ongoing refinement of the architectural expression as a key means of achieving a strong contextual fit in the neighbourhood.	Noted and amended to address concerns. Noted.

The scale of the proposal is generally consistent with the applicable building height controls and has been modelled to respond to the scale of the adjacent St Anne's church, by dropping Building A to 3 storeys. This strategy is supported by the Panel. Along the Victoria Road elevation, the Panel supports the vertical emphasis provided between Building B and C, whereby 2 bays of the building are deeply recessed. The Panel suggests this recess and setback be continuous from ground level to the top of both Buildings B and C. This implies the modification of Unit CG01.	Noted. Unit CG01 balcony & CLG01 roof slab (outside BG03 on Victoria Road) have been revised to continue the vertical recess in between building B & C
The proposal is generally consistent with the applicable floor space and density controls for the site. The built form and siting strategies have been considered in a manner with creates internal amenity and minimizes off-site impacts typically associated with increased density. The impacts of building form and scale have been previously discussed and are generally supported by the Panel.	Noted.
Specific sustainability strategies were not discussed, however achievement of ADG targets for solar access, and cross ventilation, along with satisfactory BASIX scores will address this objective.	A BASIX report is enclosed, supporting the sustainability required targets. Solar access and ventilation diagrams are also included in the enclosed Architectural Set. (DA701 & 702), which demonstrate compliance with the ADG objectives.
A detailed landscape design has not yet been prepared, but the site planning and building siting strategies are strong and clear and capable of achieving high quality public realm and communal open spaces. The indicative landscape design is	The proposal has been assessed and considered by a qualify landscape Architect. Updated Landscape plans have been supported by Council. The proposal has provided a concept scheme for the public art to be located in the garden area. This has been

supported by the Panel. The Panel understands the applicant will propose a public art installation and an indicative location on Little Church Street adjacent to the ground floor commercial tenancy has been identified. The Panel supports this suggested arrangement. The Panel encourages the provision of access to the roof of Building C for residents of Buildings C and D as an augmentation of the communal open space provided elsewhere in the scheme.	considered by Council's public art officer and is considered satisfactory. Building C has been revised to include a roof terrace.
A significant improvement evident in the proposal is the removal of earlier, 'subterranean' apartments along Little Church Street. The Panel supports the new proposed arrangement of ground floor apartments in this location and the reconfiguration of the ground floor commercial tenancy, noting that the introduction of a projecting awning will allow better potential for outdoor seating in this area and also provide acoustic and visual privacy for residents above. The Panel is concerned for the amenity provided in Lower Ground apartment CLG04, which is deeply recessed below the building and overlooks the basement carpark ramp. The Panel recommends this dwelling be eliminated from the proposal. Similarly, the Panel is concerned for amenity provided in Ground Floor apartments CG04 and DG04, which both orient key habitable spaces towards the same undercroft location. The Panel recommends reconfiguring these apartments to improve outlook and amenity. In the case of apartment CG04, the Panel also notes its concern for large study rooms, which could be confused as	An opaque glass awning is provided to the ground floor commercial area, increasing the provision for outdoor seating and improving the amenity of the units above. A planter has been added to the south-eastern side of the Unit CLG04, which improves the amenity of the unit and decreases any perceived negative impact on the driveway directly below. The amenity of Unit CG04 has been greatly improved by its reconfiguration of the unit to remove the study and reorientate the outlook.

habitable bedrooms with inadequate amenity, rather than ancillary spaces. The Panel is concerned for amenity provided in bedrooms such as CG03 and any others with a similar configuration, which rely on a 'snorkel' arrangement to obtain outlook and natural light. The ADG provides guidance on this matter. The Panel is concerned for compromised privacy and outlook between adjacent apartments in the internal corners of the building, typically in apartments B103 and above, and apartments C102 and above. Some reconfiguration is encouraged to address the limited outlook.	The bedrooms with snorkel windows have been conditioned to provide an additional window to their northern elevation to improve amenity. See Condition 1 (a). The recess is purely a design measure to break the elevation. The recess affords direct outlook unimpeded and is not compromising vertically which is open to the sky above. Noted and amended to provide side privacy screen to the balcony of B103 reduce any overlooking concerns. The proposal complies with the building separation between habitable room to non habitable room .
The Panel is keen to ensure there is a clear demarcation between the public and private realms, and that the communal spaces are defensible and secure. Similarly, the Panel is keen to ensure that ground floor apartments each have an independent address and 'front door' to the street.	The plans have been modified to clearly indicate the proposed fence lines demarking the public and private domains All the ground floor apartments have been provided with independent access to the street front with the exception of Unit CLG04
The proposed planning suggests an acceptable apartment mix.	Noted.
As noted above, the early architectural expression is supported in principle. The Panel expects a level of design development associated with a formal Development Application that commits to a material palette and refined typical façade systems and details. The Panel noted that the parapet visible in the 3D views above Building B, when viewed from the corner of Victoria Road and Little Church Street could be set back to recede from the view and to allow the	The material legend on all elevations and the material schedule have been amended to provide more detail with respect of colours and materiality The elevations of the buildings to the corner of Victoria Road and Little Church Street have been amended to reduce the initial parapet and further accentuate the slab edge. Much like the levels below the main parapet has

white balcony projection to be the element which terminates the building against the sky.	been setback further within the floor plate to reduce the visual bulk to the building edge.
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