

MEMORANDUM

To: May Li
From: Rajiv Shankar, Manager Development Assessment
Subject: 2-4 Burley Street, Lane Cove DA33/2016
Dated: 12 June 2016 / 28 August 2016 (amendments)

Proposal:

The proposed development is for an 8 storey residential flat building containing a total of 95 apartments and 4 levels of basement to accommodate 157 car parking spaces.

The proposed development would include 37 x 1 bedroom, 44 x 2 bedroom and 14 x 3 bedroom apartments.

Amended proposal: The amendments primarily are to move the vehicular entry into the basement car park from Taylors Lane to Burley Street. This has resulted in the reduction of the number of dwellings to 93 dwellings. The amended proposal now has 35 x 1 bedroom, 44 x 2 bedroom and 14 x 3 bedroom apartments. The amended proposal includes construction of a 1.5m wide footpath along Taylors Lane and dedication to the land to Council for safe movement of pedestrians on Taylors Lane.

SEPP 65 Design quality principles

Principle 1: Context and neighbourhood character

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.

Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

Assessment:

Towards the south of site is Longueville Road and towards the East is Pacific highway. Towards the north of the site and off Pacific Highway is Burley Street. Towards the east and off Burley Street is Taylors Lane.

Existing access to the site is directly of Burley Street.

Towards the west of the site is a 3 to 4 storey residential flat building.

Towards the east, across Pacific Highway is a 10-12 residential flat building development.

The prescient has been rezoned to high density residential with an overall height of 25m and an FSR for 2.4:1. The prescient is undergoing change. Given that the proposed development would mostly meet the development standards of the LEP, the proposed development would meet the desired future character of the area.

Amended proposal: The amended proposal provides a 1.5m wide footpath along Taylors Lane. The context and neighbourhood character would remain unchanged.

Compliance: The proposal meets the objective of the principle. The amended proposal would continue to meet the objective of the principle.

Principle 2: Built form and scale

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

Assessment:

The proposed development mostly meets the overall height requirement of a maximum of 25m. There is a breach of height control by approximately 1.0m for a minor part of the roof form at the north western corner of the proposed development due to the topology of the site.

The proposed development meets the maximum FSR requirement of 2.4:1.

The proposed development relates to the irregular shape of the site and is well-articulated. The building has adequate setbacks from site boundaries. The proposed building is horse shoe shaped which allows for a depth of the building around 18m being the maximum which provides for adequate solar penetration and cross ventilation.

The built form and scale of the proposed development is consistent with the envisaged future character of the area.

The amended proposal would continue to meet the overall height standard of 25m and FSR standard of 2.4:1. The built form would mostly remain unchanged.

Compliance: The proposal meets the objective of the principle. The amended proposal would continue to meet the objective of the principle.

Principle 3: Density

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

Assessment: The proposed development generally meets the overall height standard of the LEP. The proposed development meets the maximum FSR standard of the LEP.

The proposed development provides an adequate range of apartment sizes. The proposal provides reasonable and adequate amenity to the apartments.

The proposed development meets the requirements of solar access and cross ventilation.

The number of dwellings and the achieved density is considered appropriate.

Amended proposal: The amended proposal generally meets the overall height standard of the LEP. The amended proposal meets the maximum FSR standard of the LEP. While the number of apartments have been reduced by 2 apartments, the proposed density is considered appropriate within the context.

Compliance: The proposal meets the objective of the principle. The amended proposal would continue to meet the objective of the principle.

Principle 4: Sustainability

Good design combines positive environmental, social and economic outcomes.

Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.

Assessment: The site is irregular and oriented in such a manner that it can take advantage of the northerly direction for adequate solar access.

70% of the apartments receive a minimum of 2 hours of direct solar access between 9.00am to 3.00pm mid-winter to living rooms. The apartments are reasonably well designed. In the amended proposal 70% of the apartments would receive a minimum of 2 hours of direct solar access between 9.00am to 3.00pm mid-winter to living rooms.

72% of the apartments are cross ventilated. In the amended proposal 65% of the apartments would be cross ventilated. The proposed development is accompanied by a Basix certificate which indicates that the proposed development meets the principle of sustainability. The amended proposal is accompanied by an amended Basix certificate.

Compliance: The proposal meets the objective of the principle. The amended proposal would continue to meet the objective of the principle.

Principle 5: Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A

positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.

Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.

Assessment: The proposed development includes basement levels for car parking and has little opportunities for deep soil plantation. The proposed development provides for 25% deep soil plantation. 18 existing mature trees would be retained.

The proposed development does provide a significant size of onsite storm water detention system for controlled discharge of stormwater into Council's stormwater system. On balance the landscaping provided is considered reasonable.

In the amended proposal, relocation of the vehicular access from Taylors Lane creates additional open space which has been included in the communal open space. Construction of a 1.5m wide footpath would provide additional benefit to the residents and users of Taylors Lane.

Compliance: The proposal generally meets the objective of the principle. The amended proposal would continue to meet the objective of the principle.

Principle 6: Amenity

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.

Assessment: 70% of the apartments receive a minimum of 2 hours of direct solar access between 9.00am to 3.00pm mid-winter to living rooms. 72% of the apartments are cross ventilated.

The apartments are well designed to provide for adequate amenity to the future residents. The apartment design does not include circulation through usable spaces such as kitchen. The internal layouts are efficient and the amenity of the apartments has not been compromised. Circulation corridors have access to natural light and ventilation.

In the amended proposal 70% of the apartments would receive a minimum of 2 hours of direct solar access between 9.00am to 3.00pm mid-winter to living rooms. In the amended proposal 65% of the apartments would be cross ventilated.

Compliance: The proposal meets the objective of the principle. The amended proposal would continue to meet the objective of the principle.

Principle 7: Safety

Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

Assessment:

There are balconies and windows which face all four sides of the proposed development which provides for an increased perception of passive surveillance along Lane Cove Road, Pacific Highway, Burley Street and Taylors Avenue.

In the amended proposal the opportunities remain unchanged.

Compliance: The proposal meets the objective of the principle. The amended proposal would continue to meet the objective of the principle.

Principle 8: Housing diversity and social interaction

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.

Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.

Assessment:

The proposed development has a total of 95 apartments which includes 37 x 1 bedroom (39%), 44 x 2 bedroom (46%) and 14 x 3 bedroom (14.7%) apartments.

It is noted that the 3 bedroom apartments are more than the minimum 10% requirement.

It is considered that the proposed mix would provide for adequate housing choice and considered appropriate.

In the amended proposal the total number of apartments has been reduced to 93 dwellings. The amended proposal now has 35 x 1 bedroom (35%), 44 x 2 bedroom (47%), and 14 x 3 bedroom (15%), apartments.

The number of 3 bedroom apartments would continue to be more than the minimum 10% requirement. The proposed mix within the amended proposal would continue to provide adequate housing choice and considered appropriate.

Compliance: The proposal meets the objectives of the principle. The amended proposal would continue to meet the objective of the principle.

Principle 9: Aesthetics

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

Assessment: The building block is well articulated, modulated and broken into smaller building elements. The wrap around balconies with curved corners creates a design characteristic which is unique. The overall building form and use of complementary building materials makes the building aesthetically sound and pleasing.

In the amended proposal the overall building form, articulation and treatment would remain unchanged. There would be minor change to the building form because of the proposed amendments, however the overall form and aesthetic appearance would remain sound.

Compliance:

The proposal meets the objectives of the principle. The amended proposal would continue to meet the objective of the principle.

Conclusion: The proposal meets all the objectives of the principles of good design.

The proposed development would meet the minimum requirements for solar access and cross ventilation.

The mix of the unit types is considered appropriate to provide adequate housing choice.

The apartments are well designed and provide for adequate amenity. All corridors have access to natural light and ventilation.

The proposed development meets the principles set out within the State Environmental Planning Policy 65, Design Quality of Residential Apartment Development.

The proposed amendments have been carried out to improve vehicular movement and provide better facilities for pedestrian movement. The number of apartments would be reduced by two apartments which is considered acceptable. The amended proposal would continue to provide the minimum numbers of apartments with adequate solar access and cross ventilation. The amended proposal would continue to meet the principles set out within the State Environmental Planning Policy 65

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