MEMORANDUM

To: **Tim Shelley, Independent consultant**

From: **Rajiv Shankar, Manager Development Assessment**

Subject: **296-314 Burns Bay Road, Lane Cove** **DA 172/2016**

Dated: **23 October 2016**

Proposal:

The proposed development is for a residential flat building which includes 107 residential apartments, an attached child care centre and a neighbourhood shop. Two levels of basement parking provides of the parking requirement and services including waste management.

The proposed development would have Studio–7 (6.5%), One-bed–39 units (36%), Two-bed–48 units (45%), Three-bed–13 (12%) units and includes 21 Adaptable units with a total of 107 apartments.

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: The site is bound by Burns Bay Road towards the west, newly constructed Waterview drive towards the east which turns towards the north. Toward the south is a recently constructed 7-8 storey residential flat building complex.

The design responds to the context and the site constraints. The area is undergoing change and is being redeveloped in accordance with the desired future character envisaged by Council's Local Environmental Plan.

Compliance: The proposal meets 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 building meets the maximum permissible height limit of 25.0m. It is similar in height to the existing development towards the south. The proposed building is well articulated and provides for adequate setbacks from Burns Bay road and Waterview drive.

The proposed development complies with the maximum permissible floor space ratio of 2.0:1.

The locality is undergoing change. The building towards the south has recently been development. The bulk and scale of the proposed development would be consistent with the building towards the south and desired future character of the area which is now undergoing change.

Compliance: The proposal meets 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 would meet the FSR standard of the LEP. The proposed development meets the Height Standard of the LEP and other relevant controls. A significant number of apartments would have adequate solar access and cross ventilation.

The number of apartments proposed are considered appropriate and in accordance with the projected density within the area.

Compliance: The proposal meets 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 reasonable advantage of the northerly direction for adequate solar access.

A significant number of apartments receive more than a minimum of 2 hours of direct solar access between 9.00am to 3.00pm mid-winter to living rooms. A significant number of apartments are cross ventilated. The proposed development is accompanied by a Basix certificate which indicates that the proposed development meets the principle of sustainability.

Compliance: The proposal meets 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 proposal provides for adequate deep soil planning area and planting on structures. The total landscape area would be 32.5%. On balance the landscaping provided is considered reasonable. A comprehensive landscape plan has been proposed.

Compliance: The proposal generally meets 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: Adequate numbers of apartments receive more than the minimum direct solar access to living rooms and cross ventilation.

89 units (83%) receive more than 2 hours of direct solar access to the living areas. 78 units (73%) are cross ventilated. The proposed development would provide for adequate amenity to the dwellings.

It may be noted that the circulation corridors served by the southern core do not have any windows to provide for natural light.

Compliance: The proposal generally meets 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: The west and east facing balconies would provide for an increased perception of passive surveillance along Burns Bay Road and Waterview Drive.

Compliance: The proposal meets 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 would have a total of 107 apartments. The proposed development would have Studio–7 (6.5%), One-bed–39 units(36%) , Two-bed–48 units(45%), Three-bed–13(12%) units including 21 Adaptable units. The proposed mix would provide for adequate housing choice and is considered appropriate.

Compliance: The proposal meets the objectives 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 in particular by the use of balconies on each level which would create interest within the building form.

The use of architectural features softens the building mass. The use of complementary building materials makes the building aesthetically sound and pleasing.

Compliance:

The proposal meets the objectives of the principle.

Conclusion: The proposed development provides for adequate number of apartments with direct solar access and cross ventilation. With the exception that the circulation corridors served by the southern core do not have any windows to provide for natural light, the proposal meets the objectives of the principles of good design.

Rajiv Shankar
Architect NSW Registration 7248
Manager Development Assessment

APARTMENT DESIGN GUIDE

MEMORANDUM

To: **Tim Shelley, Independent consultant**
From: **Rajiv Shankar, Manager Development Assessment**
Subject: **296-314 Burns Bay Road, Lane Cove** **DA 172/2016**
Dated: **23 October 2016**

DESCRIPTION	RECOMMENDED	PROPOSAL	COMPLY
Part 1 Identifying the Context	Apartment Types : • Narrow infill • Row apartments • Shop top housing • Courtyard apartments Perimeter block • Tower apartments • Hybrid developments	The proposed development respects the context which has residential flat buildings within its vicinity	Yes
Part 2C Building Height	LEP – 25.0 metres	25.0 metres maximum excluding roof features.	Yes
Part 2D Floor Space Ratio (FSR)	LEP – 2.0 : 1	1.99:1	Yes
Part 2E Building Depth	12 – 18 metres from glass to glass recommended by ADG	21 to 29m. The development provides for adequate amenity and well-articulated for increased perimeter length.	No, however acceptable
Part 2F Building Separation	9 storeys and above • 12 – 24 metres Up to 8 storeys • 9 – 18 metres Up to 4 storeys • 6 – 12 metres	8 storeys overall with 7 residential storeys. Separation approx. 32meters to existing RFB towards the south.	Yes
Part 2G Street Setbacks	DCP 7.5 metres	Burns Bay Road: 7.50 m to 16.0 metres Water view Drive: 5.0m to 14.0m Consistent with surrounding buildings	Yes
Part 2H Side Setbacks	DCP 6.0 metres	North side: 9.0m South side: 24.0m	Yes
Part 2H Rear Setbacks	DCP 6.0 metres	NA. The proposal fronts Burns Bay Road and Waterview drive.	NA
Part 3A Site Analysis	Submit a Site Analysis Plan	Site Analysis Plan submitted	Yes
Part 3B Orientation	Maximum orientation to north	The building responds to orientation. It is articulated to take advantage of the northerly aspect. South	Yes

DESCRIPTION	RECOMMENDED	PROPOSAL	COMPLY
		setback is considerably increased to reduce overshadowing towards the existing building towards the south.	
Part 3C **Public Domain Interface**	Provide appropriate transition to public domain Activate street frontages Provide access to ground floor units	Child care and shop visible from Waterview drive. Pedestrian access from Burns Bay Road provided. Adequate street surveillance available.	Yes
Part 3D **Communal and Public Open Space**	Communal open space to be 25% site area with 50% solar access for 2 hours in winter	41% of the site area have been provided as communal open space. It receives the required 2 hours of direct solar access.	Yes
Part 3E **Deep Soil Zones**	Site area < 650 sqm – no minimum dimensions 650 – 1,500 sqm – 3 m Area over 1,500 sqm – 6 m 7% of site area	Site area – 4, 625 sqm Deep Soil area – 1,504 sqm 32.5 % of site area. Complies with the minimum required.	Yes
Part 3F **Visual Privacy**	Side and Rear distances : Up to 4 storeys – 6m + 3m 5 to 8 storeys – 9m + 4.5m Over 9 storeys – 12m + 6m (for habitable and non-habitable)	Separation approx. 32.0 meters to existing RFB towards the south. Adequate privacy achieved.	Yes
Part 3G **Pedestrian Access**	Provide multiple entries to activate street frontage. Clearly identify building entry	Two pedestrian entries from Riverview drive and one from Burns Bay Road.	Yes
Part 3H **Vehicle Access**	Integrate entry with façade of building Locate at the lowest point of the site. Clearly identify building entry	Provided. Vehicular entry from Riverview drive being the lowermost. Entry well identified.	Yes
Part 3J **Bicycle and Car Parking**	Provide the minimum car parking as set out in the Guide to Traffic Generating Developments	Parking requirement complies with the DCP requirement	Yes
Part 4A **Solar and Daylight Access**	70% of units in Sydney Metro Area are to receive 2 hours in mid-winter	89 units (83%) receive 2 hours and over in winter	Yes
Part 4A **Natural Ventilation**	Windows are to be 5% of the floor area of the room. 60% of are to be cross-ventilated. Units at Level 10 and above are considered to be cross	78 units (73%) are cross ventilated units (total units-107)	Yes

DESCRIPTION	RECOMMENDED	PROPOSAL	COMPLY
	ventilated. Maximum depth of unit is 18 metres		
Part 4C **Ceiling Heights**	2.7 m – habitable room. 2.4 m – non-habitable room 3.3 m – ground + first floors	2.7 m – habitable room 2.4 m – non-habitable room 3.3 m – child care centre at ground floor	Yes
Part 4D **Apartment Size and Layout**	Studio – 35 sqm One-bed – 50 sqm Two-bed – 70 sqm Three-bed – 90 sqm Add 5 sqm for extra bathrm	Meet the minimum size requirements	Yes
Part 4D **Apartment Size and Layout**	Master Bedroom – 10 sqm Other-bedrooms – 3.0 m One-bed Living – 3.6 m Lounge Room – 4.0 m Unit Width – 4.0 m Wardrobe – 1.5 m	provided	Yes
Part 4E **Private Open Spaces**	Studio – 4 sqm One-bed – 8 sqm + 2.0m Two-bed – 10 sqm + 2.0m Three-bed – 12 sqm + 2.4m Minimum width 1 metre to be counted as balcony area	Are of open spaces more than the minimum provided	Yes
Part 4E **Private Open Spaces**	Ground Level or on a podium level – 15 sqm 3 m minimum depth	Open spaces appropriately located	Yes
Part 4F **Common Circulation and Spaces**	Maximum 8 units per core Multiple cores are encouraged. Maximum 40 units per lift. Windows should be provided to circulation spaces. Corridors over 12 m should be articulated	Northern core serves 9 apartments however it can serve a maximum of 12 apartments. Southern core serves 7 apartments. The southern core corridor does not provide windows	**Partly** No
Part 4G **Storage**	Studio – 4 cum One-bed – 6 cum Two-bed – 8 cum Three-bed – 10 cum 50% to be in the apartment	Provided	Yes
Part 4H **Acoustic Privacy**	Isolate bedrooms and living areas from lift and stairs Limit the party walls	Achieved	Yes
Part 4J **Noise and Pollution**	Isolate units from road and rail noise. Integrate enclosed balconies with openable louvres	Achieved by adequate acoustic treatment	Yes
Part 4K	Provide a mixture of	Studio–7 (6.5%)	Yes

DESCRIPTION	RECOMMENDED	PROPOSAL	COMPLY
Apartment Mix	apartment configurations	One-bed–39 units(36%) Two-bed–48 units(45%) Three-bed–13(12%) units Includes 21 Adaptable units	
Part 4L **Ground Floor Apartments**	Provide direct street access Retail or home/office units. Elevate above street 1.0 to 1.5 metres for privacy	Ground floor has a child care centre, and retail shop. There are significant level difference and setbacks between the road and the buildings. Safety provided	**No**, however acceptable as direct access not achievable given the site constraints
Part 4M **Facades**	Provide a Schedule of Finishes	Provided. Building well-articulated.	Yes
Part 4N **Roof Design**	Roof design is an important element in the design of the building	Roof design is integrated into the development and roof feature provided. Roof space not usable for residential accommodation	Yes. Partly
Part 4O **Landscape design**	Landscape design is an important element in the design of the project	Landscape design is integrated into the development.	Yes
Part 4P **Planting on Structures**	Landscape design is an important element in the podium level within the project	A detailed landscape proposal provided.	Yes

DESCRIPTION	RECOMMENDED	PROPOSAL	COMPLY
Part 4Q **Universal Design**	Flexible and adaptable design apartments are to be provided	21 adaptable units, 20% of the units have been provided.	Yes
Part 4R **Adaptive Reuse**	New additions to existing building to be contemporary provide residential amenity and not precluding future adaptive reuse.	Proposal is for a new development.	NA
Part 4S **Mixed Use**	Provided in appropriate locations, provide active street frontages and encourage pedestrian movement. Safety and amenity	A neighbourhood shop and a child care centre provide in an appropriate location.	Yes
Part 4T **Awning and Signage**	To be well located and responds to context and streetscape.	Signage to be subject to a separate DA.	NA
Part 4U	Incorporates passive solar	Adequate lighting and	Yes

DESCRIPTION	RECOMMENDED	PROPOSAL	COMPLY
Energy and Efficiency	design and natural cross ventilation	ventilation provided. BASIX report provided.	
Part 4V Water Management and conservation	Portable water minimised. Urban storm water treated before discharging. Flood management system integrated.	Comprehensive water and storm water management proposed.	Yes
Part 4W Waste Management	Waste storage facilities designed, streetscape entry and resident amenity considered	Onsite waste collection within the basement provided.	Yes
Part 4X Building Maintenance	Protection from weathering, ease of maintenance, material cost to reduce maintenance cost.	Achieved.	Yes

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