

21 March 2017

REFERRAL RESPONSE URBAN DESIGN

FILE NO: Development Applications/ 528/2016/1
ADDRESS: 13-15A Coolong Road VAUCLUSE
PROPOSAL: Construction of a new single dwelling house including a swimming pool, ancillary structures & associated landscaping and siteworks
FROM: Tom Jones Urban Design
TO: Mr D Booth

Information

Architectural drawings:

BKH

A.00.00	COVER PAGE	A
	SITE & LOCATION	
A.00.01	LOCATION PLAN: Existing and Proposed	A
A.00.02	PLAN: Site Analysis (Existing)	A
A.00.03	PLAN: Site (Proposed)	A
	PLANNING DIAGRAMS	
A.01.01	PLAN: Buildable Area Original Lots	A
A.01.02	PLAN: Buildable Area Amalgamated	A
A.01.03	PLAN: Site Coverage	A
A.01.04	PLAN: Proposed Excavation	A
A.01.05	PLAN: Shadow Diagrams	A
	PROPOSED PLANS	
A.02.01	PLAN: LOWER GROUND	A
A.02.02	PLAN: GROUND	A
A.02.03	PLAN: FIRST FLOOR	A
A.02.04	PLAN: ROOF	A
A.02.05	ELEVATIONS: 01 (STH) + 02 (NTH)	A
A.02.06	ELEVATIONS: 03 (EST) + 04 (WST)	A
A.02.07	ELEVATIONS: 05 (NTH) + 06 (WST)	A
A.02.08	ELEVATIONS: 07 (STH Front Fence)	A
A.02.09	SECTIONS: A-A + B-B (Long.)	A
A.02.10	SECTIONS: C-C + D-D (Transv.)	A
	VIEW ANALYSIS	
A.03.01	VIEW ANALYSIS: 01-02-03_Nurran Rd	A
A.03.02	VIEW ANALYSIS: 04-05_from balconies no.26 Coolong Rd	A
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	VIEW ANALYSIS: PHOTOMONTAGES	
A.04.01	VIEW ANALYSIS: top of Nurran Rd	A
A.04.02	VIEW ANALYSIS: middle of Nurran Rd	A
A.04.03	VIEW ANALYSIS: bottom of Nurran Rd	A
A.04.04	VIEW ANALYSIS: from first floor window at no.28 Coolong Rd	A
A.05.01	PHOTOMONTAGES	A

Dated 16 November 2016

Statement of Environmental
Effects:

Daintry Associates
27 November 2017

Survey:

Hill and Blume 58315001-4A 20/05/16

Background

This DA is assessed and determined on the basis of the current controls. It is not open to Council to depart from our existing development standards unless an objection property submitted under clause 4.6 of WLEP 2014 (see below) is upheld.

Context

The site consists of 4 harbour side lots. The site looks out to the north east over Vaucluse Bay towards Manly. Coolong Road runs parallel with the shoreline. The buildings to the north east side of the street generally present as single level since the land slopes down to the harbour side, while houses to the south west side are generally two storey and sit up above the road. Coolong Road is well treed and has a wide verge to the south west side.

Proposal

The proposal is to build a substantial house in a latter day neo classical style. The three level building includes a 6 car garage on the lower level.

Controls

- Woollahra Local Environment Plan 2014 (WLEP2014)
- Woollahra Development Control Plan 2015 (WDCP2015)

Compliance

Woollahra Local Environment Plan 2014 (WLEP2014)

The use as a dwelling house is permitted in this location. The building is non-compliant with the 9.5m height limit that applies on R2 zoned land.

Woollahra Development Control Plan 2015 (WDCP2015)

The precinct character suggests three level development with a flat roof is acceptable,

Chapter B1 ► Residential Precincts

B1.10.1 Precinct character statement

Recent development has tended to take the form of three storey dwelling houses with flat roof designs.

The proposal is for a three storey building, but has a pitched roof. This chapter also states that development should retain views from public spaces.

B1.10.2 Desired future character

development is to retain views of the harbour from public spaces.

However the development blocks views of the Harbour from Nurrans Road. Chapter B3 also states that : *The built form should not detract from the unique features of the natural landscape, or be of such a scale that it dominates adjoining development, or is visually intrusive when viewed from the streetscape or the harbour.* The building is from an urban design perspective *of such a scale that it dominates adjoining development and is visually intrusive when viewed from the harbour.*

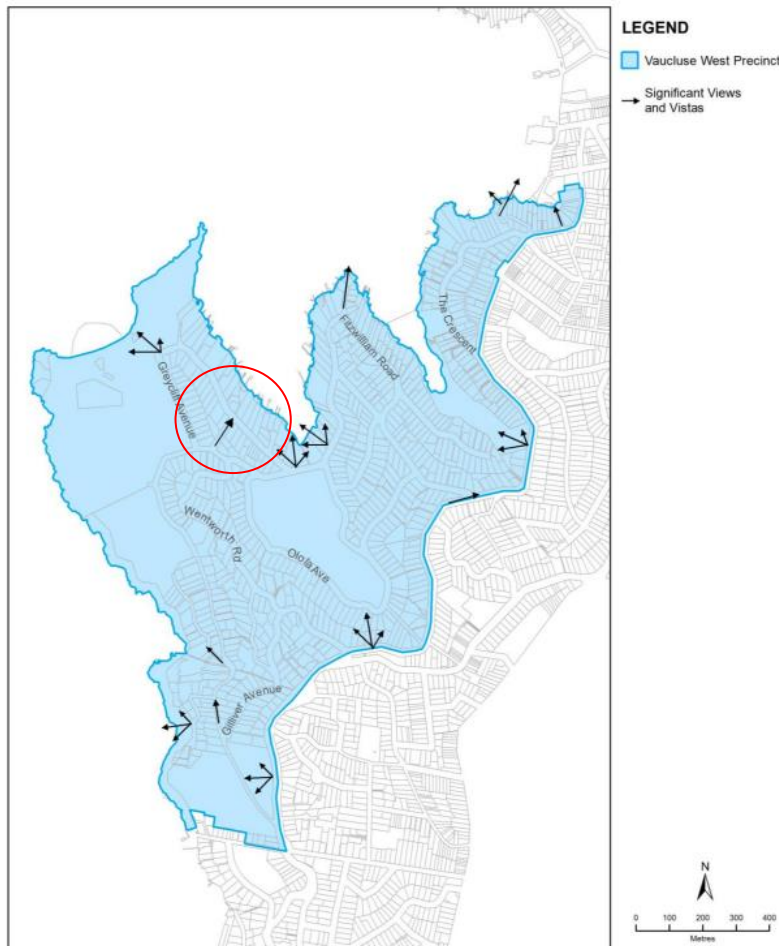
Vaucluse West Precinct desired future character objective O6 says:

O6 To protect important views from the public spaces of the precinct to the harbour and the city skyline including view corridors between buildings.

The proposed building on the amalgamated site blocks views of *the harbour* that are currently seen through *view corridors between buildings*. The view down Nurrann Road to the North east is identified on the precinct map as a *significant view*. See MAP 10 from WDCP2015 below. (circle is added)

B1.10 Vaucluse West Precinct

MAP 10 Vaucluse West Precinct



The WDCP2015 general controls contain an objective as follows:

Chapter B3 ► General Development Controls

B3.1.3 Objectives

O2 To ensure that the form and scale of development is not excessive and maintains the continuity of building forms.

This building does not *maintain the continuity of building forms* and might well be considered to be *excessive in form and scale*. As such, it does not fulfil this objective.

Urban Design Review

The over-arching concern from an urban design perspective is that the scale of this development changes the character of the location. The controls generally aim to

retain the existing character, while providing development potential. This building that amalgamates four lots allows the construction of a building that is on a significantly bigger scale than its neighbours.

The proposed building doesn't attempt to mitigate this contrast in scale or relate to the particular environment within which it sits. Rather the building's symmetry and style promotes its own grandeur and denies any contextual relation to its unique harbourside setting. This is in my opinion a missed opportunity and does not fulfil O3 of the precinct objectives;

O3 To maintain the evolution of residential building styles through the introduction of good contemporary buildings incorporating modulation and a varied palette of materials

since it is not a contemporary building. It is however debatable whether it is reasonable for Council to dictate the architectural style an applicant uses.

The building does block views of the Harbour from public space. The pitched roofs which seem an unnecessary component of the design could be removed, this amendment would enable the proposal to both; retain more of the view from the public realm and largely comply with the height limit.

Recommendation

From an urban design perspective this application should be refused since it does not fulfil the desired future character objectives for the location. If it is determined that the building be approved, I would suggest the pitched roofs be removed.

Tom Jones
Urban Design