

# PRELIMINARY DESIGN INVESTIGATION & ANALYSIS

159-167 DARLEY STREET WEST, MONA VALE



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## 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 has incorporated the Arborist's preliminary advice regarding significant trees, and planning and engineering advice regarding flooding.

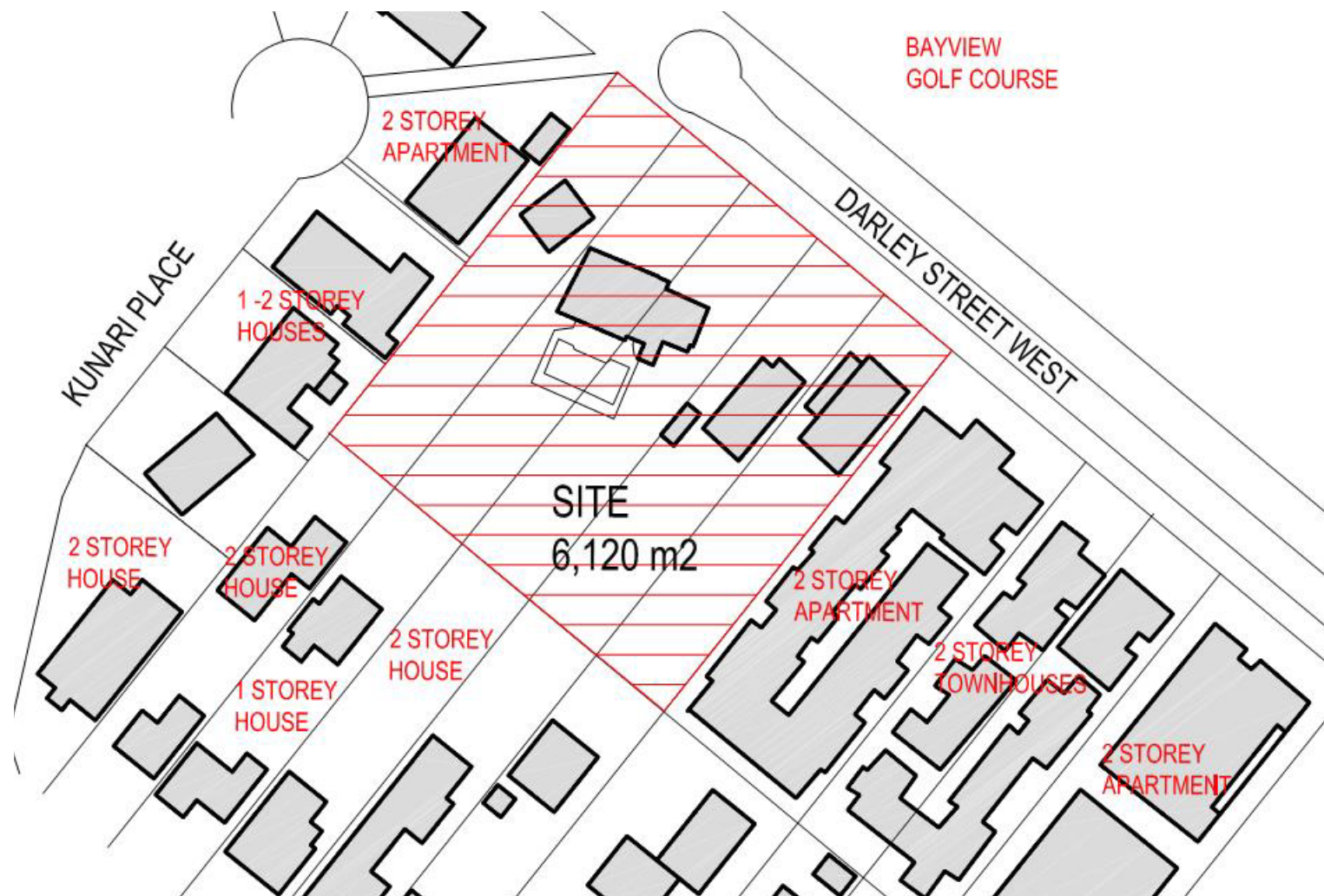




## 2.0 CONTEXT

- 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.
- 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.





### 3.0 SITE

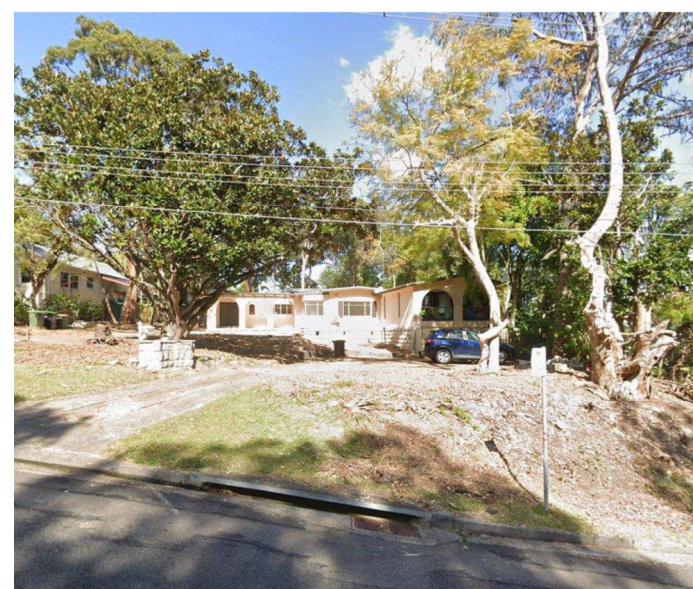
- The subject site has the only single and double storey single dwellings along this side of the street.
- It consists of 5 parcels of land in 3 ownerships with a total site area of approximately 6,120 sqm.
- The site has a cross fall of 9m from the southern corner at the rear of 159 Darley Street West, to the northern corner at the front of 167 Darley Street West.
- 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 West



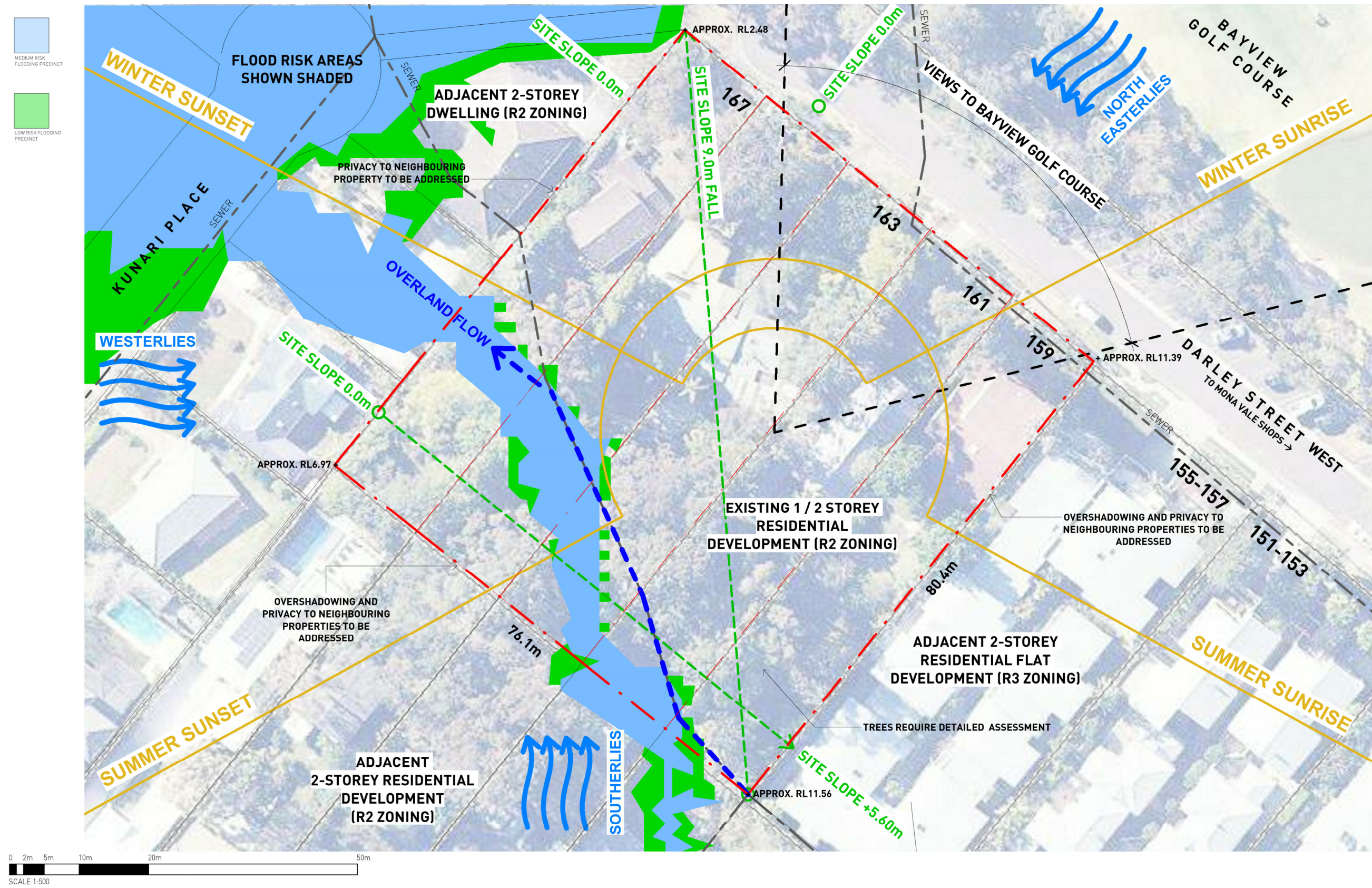
163 – 165 Darley St West



167 Darley St West



4.0 SITE ANALYSIS







135 – 137 Darley St.



139 – 141 Darley St.



143-145 Darley St.



147 – 149 Darley St.



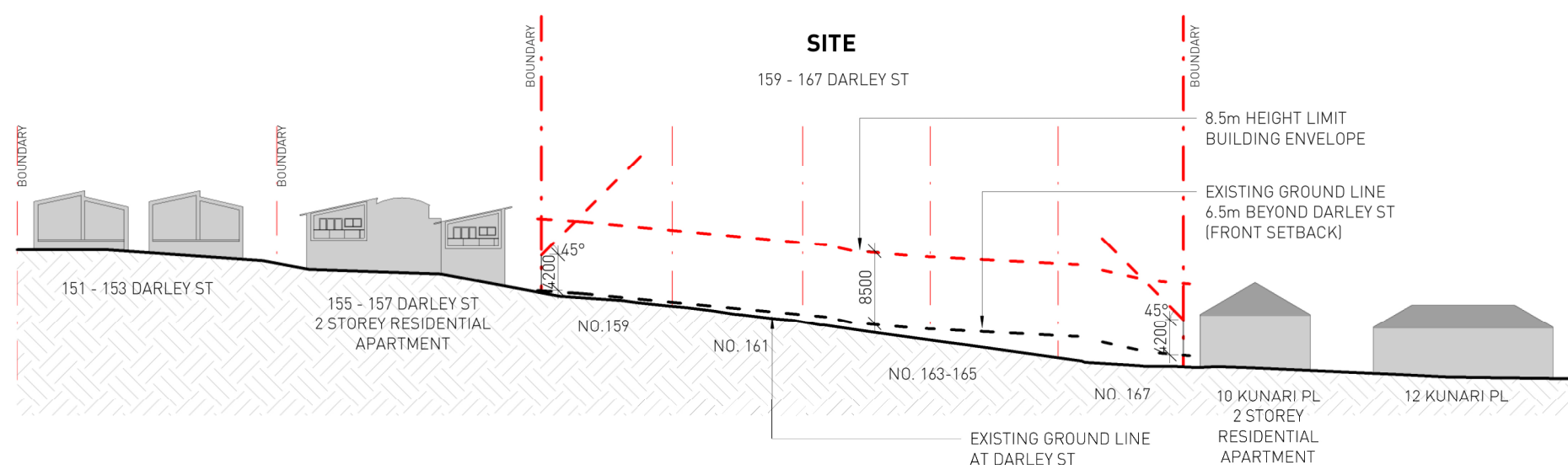
151 – 153 Darley St.



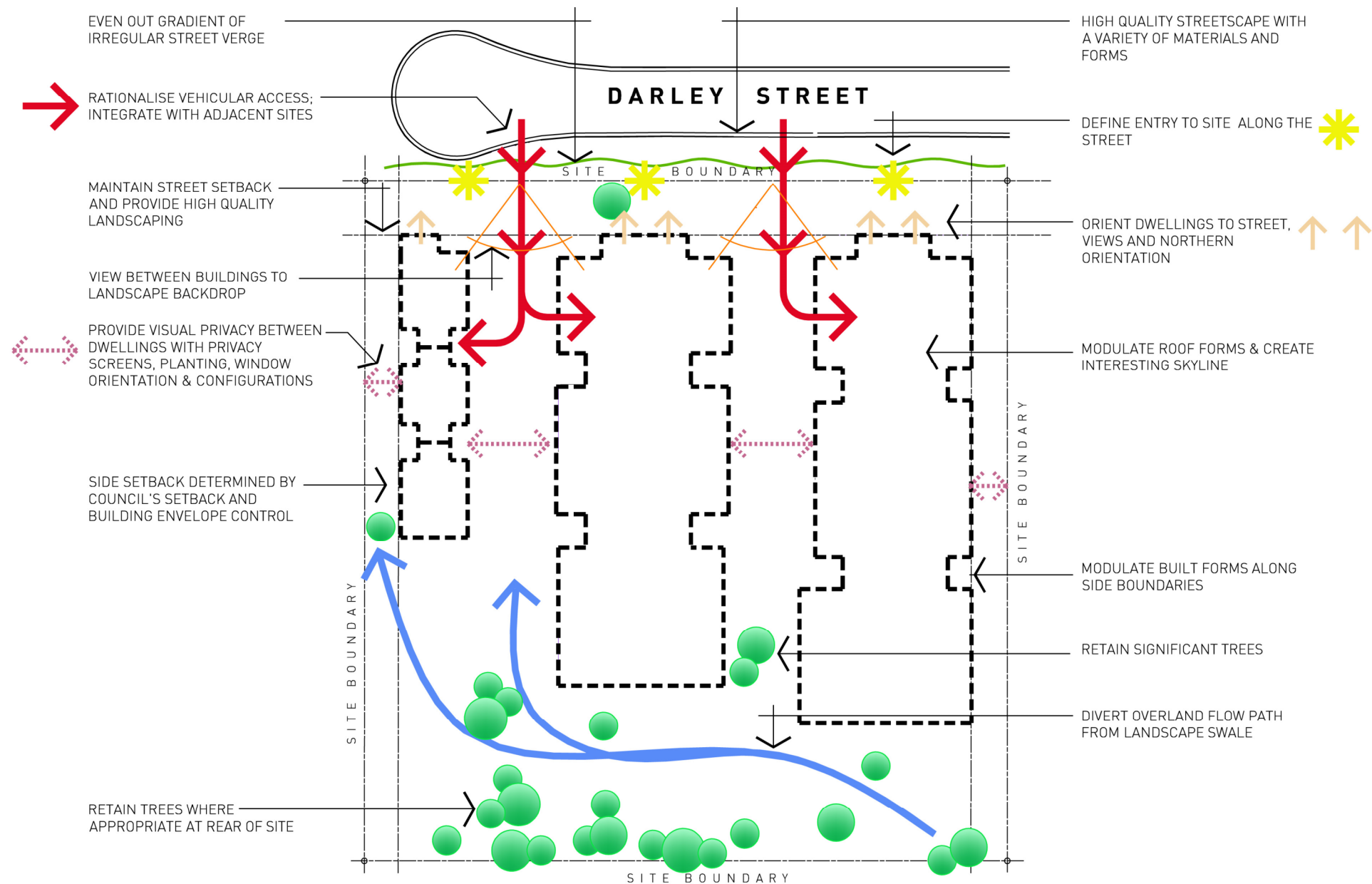
155 – 157 Darley St.

## 5.0 STREETScape CHARACTER

- 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.



## 6.0 URBAN DESIGN



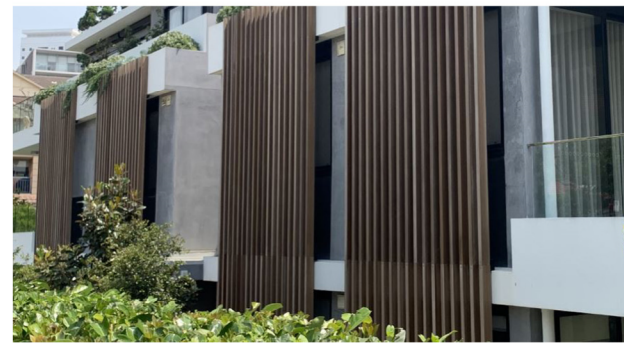
- Built form should continue the strong existing streetscape character i.e. 2 storey medium density residential.
- Buildings in landscaped setting.
- Buildings respond to the topography and step down the slope.
- Tiered landscape along the front setback area.
- Buildings to be oriented to the street and maximise the northern aspect and views
- Buildings should facilitate passive surveillance of the street
- Defined pedestrian and vehicular entry points.
- Garage entry points to be located 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 flowpath as part of the landscape design.
- Landscape to incorporate local native as well as coastal plantings.
- Contemporary built form character using various textures & natural colour scheme.
- Views between buildings to landscape backdrop.





## 7.0 DESIRED CHARACTER

- Contemporary architecture with the Northern Beaches coastal feel.
- Stepped built form to follow the site topography.
- Provide a defined street entry to the buildings.
- 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.
- Integration of natural landscaping with built forms.
- Privacy screening between buildings.





# 8.0 INDICATIVE DEVELOPMENT CONCEPT

POTENTIAL DEVELOPMENT WILL BE COMPRISED OF:

- THREE 2-STOREY TOWNHOUSES**  
 (BUILDINGS C, D & E)  
 GFA: 139m<sup>2</sup> EACH  
 TOTAL GFA: 417m<sup>2</sup>
- TWO 2 STOREY RESIDENTIAL FLAT BUILDINGS**  
 BUILDING A  
 GFA: 1,607.4m<sup>2</sup>  
 BUILDING B  
 GFA: 1,567.6m<sup>2</sup>  
 SITE AREA: 6,120m<sup>2</sup>  
 OVERALL GFA: 3,592m<sup>2</sup>  
 PROPOSED FSR: 0.59:1



Site Plan



