

16 May 2019

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URBAND DESIGN ADVICE - RESPOSE TO DRP COMMENTS

DESIGN ADVICE - 824-834 FOREST RD, PEAKHURST [19_028]

Dear George,

We refer to the above site and your request for us to provide comment with respect to the proposed built form – in particular whether the proposed development should be contained within one building or two.

CONTEXT

The site is located at 824-834 Forest Road Peakhurst. It is bounded by residential areas to the north and west that are undergoing transition from single dwellings to multi-residential. On the south and to the east is the commercial area.

The site is bookended by commercial development to the east and west.

Forest Road is a ridgeline road and the site falls to the north away from the road.

New development in the local area generally consists of 3 & 4 storey apartment development. As noted by the Design Review Panel the proposal fits well into the framework. It has a similar character to other recently approved and completed development in the vicinity in that the scale

Forest Road is and arterial road that contains 6 lanes of traffic.

An acoustic report has been prepared as part of the development application and indicates the site is moderately affected by traffic noise. In order to meet the noise criteria set by the Infrastructure SEPP. In order to achieve this criteria all apartments – including those facing away from the road, glazing has been specified by the acoustic engineer. To meet the acoustic requirements windows are required to be closed.

BUILT FORM AND SCALE

The division of the development into two forms is consistent with the pattern of development within the area.

The gap between the buildings provides an opportunity for landscape and a view corridor from Forest Road through to Peake Parade. The development to the north of the site has a

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similar footprint. By breaking the built form where is it currently proposed the gaps between the buildings align and provide a continuous band of vegetation from Forest Road through to Peake Parade.

Figure 1 below provides an analysis of recently approved and constructed development and the building footprints – at a street wall length of 36m the proposed development is already at the higher end of the scale of built form in the area.



FIGURE 1: PLAN INDICATING FOOTPRINTS OF BUILDINGS IN THE VICINITY OF THE PROPOSED DEVELOPMENT

Amendments have been made to the plans to revise the location and configuration of the communal open space so that it is located further from the street. The communal space is divided into multiple spaces to service different functions – including lawn space, BBQ space and gathering space.

A wider setback of 9m is provided to the rear of Block B increasing the active communal space along this part of the site and providing additional space for tree planting along the boundary.

The landscape response in the central courtyard has been amended to locate the communal space further from Forest Road – this achieve acceptable acoustic outcomes along with a pleasant space between the buildings that assist in providing screening between apartments and a pleasant outlook.

Although the building has a large footprint (Building A: 19-29 x 34 and Building B: 21-28 x 34), the building has a significant perimeter resulting from the large number of intents in the plan. The large perimeter provides significant opportunity for good daylighting and natural ventilation.

A analysis of the natural ventilation supports the 'slots' in providing effective cross ventilation for the apartments.

The built form is broken down into smaller parts through the expression of the building form. The building presents the classic proportion creating a 'bottom, middle and top. The lower floor is recessive and allows views to the landscape, the mid levels are well composed and provide a contrasting language of framed balconies and 'double storey windows. 'The top floor is setback from the main façade, and with increased glazing and a roof form divided into three elements successfully fragments the skyline. It provides for a polite addition to the Forest Road streetscape. The colour palette is 'earthy' with enough contrast of mid, light and dark colours to provide visual balance.

A consolidated built form would provide a significantly larger footprint and street wall to Forest Road compared to other development in the area, interrupting the pattern of development on the site. Although it would create more 'northern frontage' it would also likely result in a greater quantity of the façade facing south to Forest Road. Given the development potential on the site, a consolidated footprint would likely result in less façade area – providing a reduced level of amenity for the apartments with access to daylight reduced.

Although for a building of similar gross floor area it would have a narrower depth, it would appear from the street and surrounding properties to have a more significant bulk as the view from the ends is not readily perceivable.

Although other permeations are available– such as a long block and short block, the longer block would be still have a greater street wall length than other approved development in the area and would not be consistent with the establishing character. The longer block would also likely result in a greater number of single orientated apartments, resulting in a reduced amenity outcome.

CONCLUSION

In my opinion the proposed development – presented as two buildings provides an appropriate response to both the context and the site. The two buildings allow separation by a landscaped courtyard that breaks up the visual bulk and scale of the street and provides a view through and past the development behind.

The built form is appropriate modulated and well proportioned.

The proposal provide apartment that have adequate amenity and the multiple slots in the plan serve to both fragment the built form, increase daylight and provide opportunities for natural ventilation.

A single building – even with an additional core – would not necessarily achieve the same outcomes.

Yours Faithfully
SMITH & TZANNES,

A handwritten signature in black ink, appearing to read 'Peter Smith', with a period at the end.

Peter Smith
Director