Attachment 1 - PLN16/0938 - 13A Adam Street Burnley - Engineering Comments

MEMO

To:	**Nish Goonetilleke**	
From:	**Artemis Bacani**	
Date:	**12 October 2017**	
Subject:	**Application No:**	**PLN16/0938**
	Description:	**Alterations to Dwelling**
	Site Address:	**13A Adam Street, Burnley**

I refer to the above Planning Application received on 22 September 2017 in relation to the proposed development at 13A Adam Street, Burnley. Council's Engineering Services unit provides the following information:

DEVELOPMENT LAYOUT DESIGN

Layout Design Assessment

Item	Assessment
Access Arrangements	
Car Space Entrance	Width of the proposed gate is not shown on the drawings.
Car Parking Modules	
Car Parking Envelope	The dimension of the parking envelope is not shown on the drawings.

Design Items to be Addressed

Item	Details
Car Space Entrance	The width of the gate must be dimensioned on the drawings.
Car Parking Envelope	To be dimensioned on the drawings.

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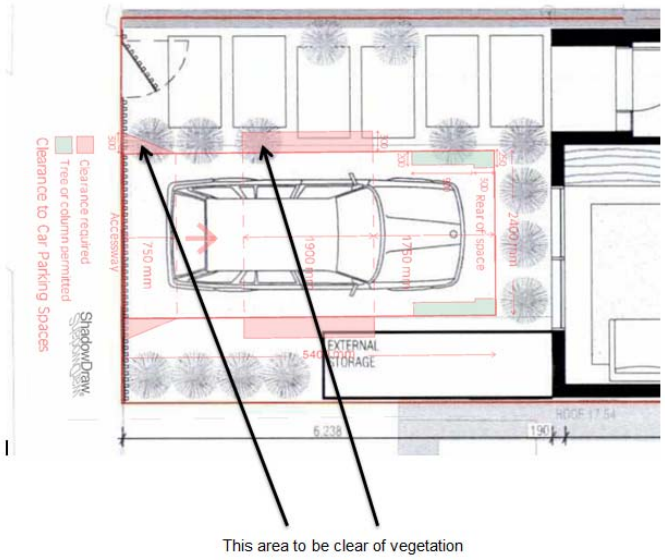
Design Items to be Addressed

Item	Details
Clearance to Car Parking Spaces	The areas shown in the diagram below are to be clear of any vegetation/landscaping to satisfy *Diagram 1 Clearance to car parking spaces* of *Design standard 2 – Car parking spaces*. 

Regards

Artemis Bacani
Roads Engineer
Engineering Services Unit

Attachment 2 - PLN16/0938 - 13A Adam Street Burnley - Urban Design Unit

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TO:	**Nish Goonetilleke**
FROM	**David Pryor**
DATE**:**	**1 November 2017**
SUBJECT:	**13A Adam Street Burnley**
APPLICATION NO:	**PLN16/0938**
DESCRIPTION:	Construction of a double-storey dwelling

Urban design advice has been sought regarding the design of the proposed dwelling:

COMMENTS SUMMARY

This proposal is supported, subject to the comments below, including the following qualifications:

- The material and finish of the screening should be shown, and the front window screening needs to be well-spaced
- If the cover page is included with the endorsed documents, the perspective should be amended to show natural timber to the shed and Level 1 facade.

Site and Context

The site is zoned GRZ2. DDO5 applies.

A modern 2-storey house currently occupies the site, part of a pair of matching dwellings.

Built Form and Streetscape

The proposal is 2 storeys tall and extends to the full width of the site. This is consistent with the adjoining buildings on each side, except for the addition of a roof deck.

Development in Adam St is varied in character, ranging from single-storey heritage houses to 4-storey blocks of flats. Timber weatherboard, render and brick cladding are common. In this context, the proposed modernist proposal would not be out of place.

The proposed setback – about 6.2m at Ground Floor and 5.3m at Level 1 – mediates between the two immediate neighbours and is supported.

The front setback is largely occupied with carparking, and a narrow shed extends out to within about 3m of the front boundary. These are not positive elements, but are not considered unreasonable, noting that the timber-clad shed relates to the geometry and materiality of the dwelling.

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Building Design and Finishes

The façade is well-proportioned and is articulated vertically and horizontally.

13 Adam St has a deep recess adjoining the common boundary, revealing the proposal's north elevation. The northwest corner of the building therefore needs to be designed in the round. This is well achieved at Ground Floor level, where the painted brickwork turns the corner. At level 1, the proposed cladding changes from natural timber at the front to black metal on the side. Given that low-maintenance finishes are needed on the boundary, this could be a reasonable outcome, provided the junction between the two materials is well detailed.

The design incorporates extensive screening. To ensure a reasonable level of passive surveillance, it is important that this is not too solid. I recommend that screening to the front window be at least 75% open and that the fence be at least 33% open. This would be comparable to the photos below of Lord St, Richmond. The material and colour of the screening should be stated. If it is black, as shown in the perspective, the result would be bold but effective.

House in Lord St, Richmond

The inclusion of natural timber contributes a tactile character well-suited to a residential building. The perspective may be deceptive in this respect, showing the timber as black.

The above advice is limited to urban design issues, and does not address ESD, landscaping, amenity or heritage, for example.