



8

**CLERMONT
AVE**

CLERMONT RESIDENCES

ADDENDUM URBAN
DESIGN REPORT

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Quality Control

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This report will discuss proposed amendments to the approved plans for No. 8, including adding a basement level with lift access. These changes have been carefully designed to preserve the appearance of the approved building forms and will not be discernible from the street.

On the contrary, the proposed basements will provide much-needed storage for bulky goods, heating and cooling equipment that typically is associated with noise and visual impacts to neighbours. This and other aesthetic benefits will be discussed in more detail in the following sections of this report.



STREETSCAPE

The subject site is located in a traditional residential neighbourhood with a 'fine-grained' subdivision pattern comprising single or dual occupancy dwellings in the suburb of Ryde. The approved dwellings respond to its existing surrounding character by introducing 2-storey dual occupancy dwellings, which, together with single residential homes, are the archetypal built form in the precinct.

The approved built form consists of two 'fine grain' dual occupancy dwellings with integrated garages. The addition of basements will not alter the approved facades nor modify the approved building envelope as the basements are fully contained below the ground and within the footprint of the approved footprints. This is particularly important for this lot as the frontages are visible at the end of the north-south axis upon arrival to Clermont Street from Aeolus Avenue. This is consistent with RDCP 2014, 2.5.1 Streetscape - Provision (g), which states that facades visible from the public domain are to be well designed.

An important design principle and architectural feature of the approved elevations is the seamless integration of the garage entries, which positively contributes to the streetscape and complies with Objective 5 - 2.5.1 Streetscape, which aims "to ensure garages are not dominant elements in the streetscape".

Introducing basement storage ensures an aesthetically pleasing elevation whether the garage doors are closed or open. During the brief moments when the garage doors are open, these areas often disclose the natural accumulation of bulky goods and other accoutrements that accumulate due to the complexity of family life. It is not uncommon that this burdensome accumulation usually takes over garages as the default family storage pushing vehicle parking onto the streets. The provision of basement storage reduces any opportunity for vehicles to be relegated to on-street parking, which assists in alleviating the endemic lack of on-street parking in our communities.



Examples of 'concealed' garages

ATTENUATION & VISUAL RELIEF

The streetscape along Clermont Avenue is characterised by houses with front doors facing the street and lots demarcated by low and high fences. A common occurrence in these 'fine grain' environments is noise transmission across fences due to the proximity of dwellings and recreational areas only separated by fencing. One common complaint is the noise generated by Heating, Ventilation and Air Conditioning (HVAC) and pool equipment.

The other common and unfortunate impact on a dwelling of the technology associated with providing thermal comfort and indoor air quality is its ubiquitous presence and poor aesthetic quality. This is more prevalent in dual occupancy dwellings due to their shared or common walls and the immediacy of rear gardens.

In this respect, adding storage areas under the building creates an opportunity to relocate HVAC and noise-generating equipment to areas below the footprint, which are naturally sound attenuated due to their location below the ground.

Their potential relocation to a basement within the approved dwellings that is out of sight complies with RDCP 2014 Part 3.3 Provision 2.15 External Building Elements. According to this provision, any external building elements, which are highly visible from the street, should contribute to the character of the streetscape. The design of external building elements should, inter alia, "make a positive contribution to the attractiveness of the streetscape" and "contribute to a consistent built character along the street". Adding storage within a basement provides a smart solution to the usual acoustic and visual issues associated with HVAC technology.



Streetscape Character

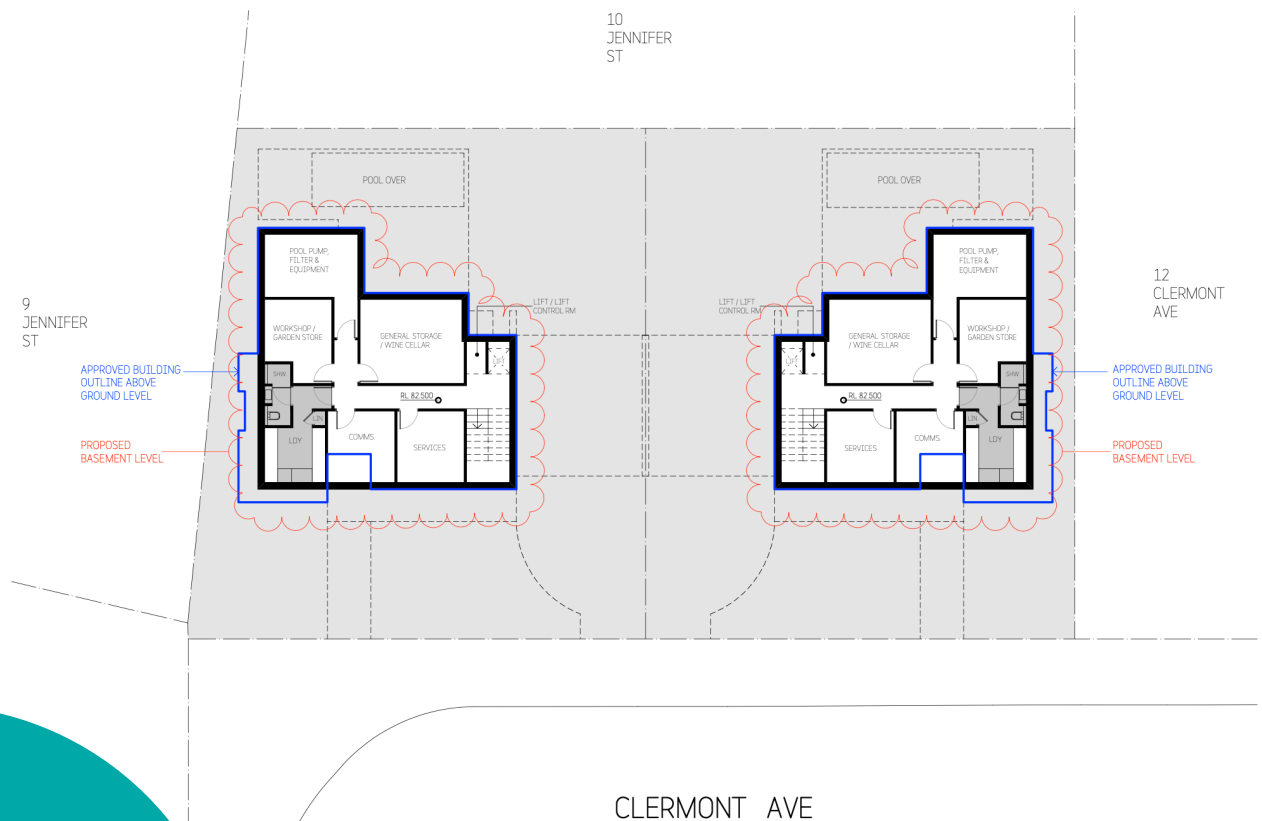


Proximity of Dwellings

LANDSCAPED AREA

The approved dual-occupancy dwellings achieved the 35% requirement by Provision 2.6.1 Deep Soil Areas, Control (a). The proposal also complies with the part of the provision that requires the deep soil areas to "include 2 special areas, the front garden, and an area with the minimum dimensions of 8 x 8 m in the back yard which is sufficiently large to support at least one mature tree". The amended proposal also complies with both of these provisions as the outline of the proposed basement level sits directly below the footprint of the approved building as seen in Basement Floor Plan - Dwg 04.

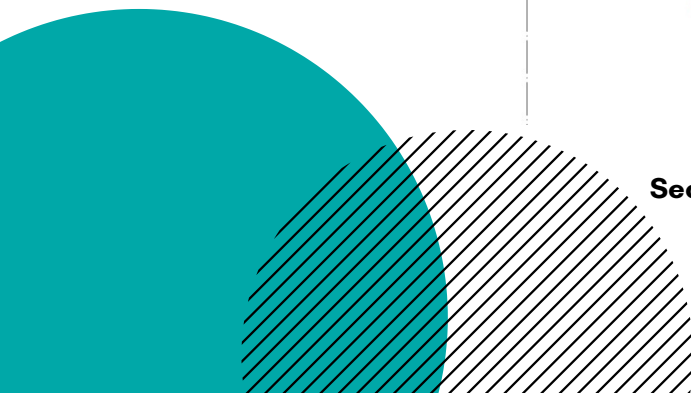
Garden areas necessitate ongoing maintenance, requiring gardening equipment. A popular solution to the gardening equipment storage need is garden sheds, which tend to sterilise a portion of the garden, are bulky and unattractive and displace valuable deep soil. The provision of a "workshop and garden store" within the basement would not only preserve the existing landscape area but will also prevent its future erosion by providing dedicated storage for future gardening needs.



Basement Floor Plan - Courtesy of Studio_BD

The approved building form complies with the traditional mechanisms that control built form and massing, such as Floor Space Ratio (FSR) and Height. Adding storage areas leads to an inevitable increase in circulation to facilitate access. This results in an increase to the allowable GFA (467.7 sqm) of 47.31 sqm for the lot. This represents a 3 to 3.5% increase above the allowable GFA per dwelling. This is a nominal increase when considering the additional GFA is underground and the many benefits generated by the proposed basement levels.

This also caters for the cross-section of the population that wishes to age in place but too often is forced to relocate due to the lack of accessible housing in their preferred area. The provision of lift access to all levels in each dwelling is a positive outcome that enhances access for all groups and intergenerational families.



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CONCLUSION & RECOMMENDATIONS

The proposed amendments to 8 Clermont Avenue, Ryde will be imperceptible from the surrounding context, thus retaining the approved building type and appearance from the street. In addition, the provision of generous areas for storage has potential benefits to the streetscape and locality in terms of acoustic attenuation and visual relief of noise-generating equipment from the rear backyards of the approved dual occupancy units.

The proposed outline of the basements sits strictly within the outline of the approved building, ensuring the same levels of open space and landscape areas as the approval.

Adding storage within a basement would contribute to the quality of the streetscape in that it can potentially prevent visibility of domestic clutter, which is evidence of the complexity of contemporary family life, i.e. sporting gear, HVAC, pool and gardening equipment. Finally, the benefits of adding lift access to all levels throughout the dwellings is inclusive and accommodates two often neglected sectors of the population in terms of quality housing stock: the differently abled and those wishing to age in place.

For the reasons outlined above the proposed modifications are recommend for approval.



8 Clermont Avenue - Approved Perspective View - Courtesy of Studio_BD



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