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Lu Liao
Ghazi Al Ali Architects
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Leichhardt NSW 2040
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Re: 85-87 Anzac Avenue – Communal Open Space Noise Review
RWDI Ref#2204452

Dear Lu

Introduction

We understand Council have raised concerns regarding the communal open space at the proposed boarding house at 85-87 Anzac Avenue, West Ryde. In the scheme before Council at the S34 conference (Issue B shown in Figure 1) the only communal open space was located between the two buildings and would have been overlooked by the neighbours to the north (83 Anzac Avenue) and to the south by 89 Anzac Avenue, both 3 storey buildings.



Figure 1 S34 Issue B Ground Floor Scheme

This scheme contained 71 rooms, 19 single rooms 51 double rooms and 1 managers residence and approximately 285m² of communal open space.



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All use of the communal open space will be required to adhere to a Plan of Management which documents hours of use and recommendations regarding behaviour and numbers.

Council Comments

Council do not have a numeric requirement for the amount of communal open space relating to the number of rooms and people.

Council's concerns were summarised as follows

- *Communal open space should accommodate the population of the buildings. Limitations on the number of people who can use the courtyard is concerning. The courtyard shape should be maximized for common use*
- *The design of the central courtyard is dominated by private open space along the edges and services, which reduce the area for common recreational use. The private space should be reduced in area to add more space in the centre space. The clothes drying should be moved to a less central location to increase the usable space.*
- *The design includes little amenity with significant areas of paving, two triangular planters and a table and BBQ. The design should be revised to address a greater diversity in use and to support seating for a range of group sizes and activities. Increased planting for shade and green outlook should also be incorporated within the space and along its edges.*
- *The rear setback area should be converted from private to communal space to enable deep soil and tree planting and to provide additional common open space for residents.*

Revised Scheme and Justification

Council provided conflicting requirements in terms of requesting more communal open space, which would allow more people to congregate (including at the rear of the property where 3-4 additional adjoining residences (40-46 Forster Street) may be impacted and then are concerned about noise impacts to neighbours.

Council suggested converting the rear area from private outdoor space to communal open space, which has not been adopted. This would reduce the number of people in the central courtyard communal open space. But it introduces a new noise source to the 3-4 residential buildings at the rear which overlook this area and also is overlooked by the rooms on the western side of Block B and eliminates generous private outdoor space from the five ground floor rooms of Block B requiring those people to use the communal open space.

Deep soil planting can still be included in the private outdoor space.



Figure 2 Site showing neighbours to north west and parking areas

The likelihood communal open space is used is dependent on the number of rooms for which private outdoor space is provided, the proximity of the development to public parks and the size and design of available communal open space.

The proposed scheme has reduced the total number of rooms to 66, 20 single, 45 double and 1 manager and increased the area of communal open space by 155m² to 440m², by incorporating an additional communal open space on the roof at the rear of Block B. The ground floor layout is shown in Figure 3 and the top floor of Block B in Figure 4.

The reduction in number of rooms will reduce the number of people considering using the communal open space.

The development is also within a short walk of less than 70m to the corner of Anzac Park, which is a large park with a children’s play area and BBQs.

Table 1 provides a summary of the key changes and provides the justification for the rejection or adoption.



Figure 3 Revised Ground Floor Plan

S 27.09	S 27.49	S 27.26	S 27.49	S 27.09	H 28.43	S 27.26	S 27
H 25.40	H 25.57	H 25.40	H 25				
S 24.22	S 24.63	S 24.39	S 24.63	S 24.22		S 24.39	S 24
W	W	W	W	W	D	W	W
						BALCONY	



BALCONY			
H 24.06		H 24.06	I
S 22.85		S 22.81	I
H 26.85	H 26.85	H 26.85	I
S 25.55		S 25.40	I

Figure 4 Top Floor Plan (Block B)

Table 1 Justification for Design Changes

Design Change	Reason	Comment
<p>Roof top communal open space</p>	<p>Provides additional area so would potentially reduce the number of people in the central courtyard.</p> <p>Does not impact on the rooms on the western side of Block B like the proposed ground floor COS option suggested by Council.</p> <p>The buildings to the north and south at 83 & 89 Anzac Avenue do not extend to the western parts of these blocks as they are used for car parking so this maximises the distance to neighbours</p>	<p>Introduces communal open space in front of the entrances to the five rooms on the top floor of block B, but this can be minimised with a screen.</p> <p>Introduces a new noise source to the 3-4 residential buildings at the rear, but because the COS is elevated above the neighbouring buildings and incorporates a solid screen at the perimeter noise propagation is minimised. Of the 4 buildings, three are set back 11m and only one extends closer to its eastern boundary, again maximising separation distances to surrounding residences.</p>
<p>Central Courtyard Redesign</p>	<p>With more overall space available because of the roof area, this space has been landscaped to break it into a few smaller areas, using bench seating preventing the congregation of larger groups. The main focus of the BBQ is towards the centre of the space maximising the distance to the neighbours.</p> <p>It is considered that as this space is overlooked by rooms in both block A and B that a degree of “self policing” of the behaviour in this area will occur as they are closer than the neighbours.</p>	<p>This central space remains overlooked by the neighbouring buildings to the north and south.</p> <p>To minimise this impact the area includes a pergola roof with glass panels, to increase shielding.</p> <p>People have the option to eat in the adjacent common room.</p>



Summary

The current scheme provides ample area across two communal open spaces within the development, one at ground floor in the central courtyard and one on the roof on the western half of block B.

The development is located within a short walking distance of approximately 70m to a large park (Anzac Park)

60 of the 66 rooms have their own private open space, with 1 single and 5 doubles on the ground floor not having any.

The design of both communal open spaces is mindful of their proximity of rooms within the proposed development and more importantly the neighbouring buildings, including their relative elevation and overlooking.

Within the constraints of a Plan of Management and on site building manager we consider the amenity of surrounding residents will not be significantly affected by the proposed boarding house.

We trust this information is sufficient. Please contact us if you have any further queries.

Yours faithfully

A handwritten signature in black ink, appearing to read 'N.L. Gross', with a large, stylized flourish underneath.

Neil Gross
Associate Principal
RWDI