

Urban Design Referral Response

Application Number:	DA2023/0020
Proposed Development:	Demolition work and change of use of site to an educational establishment (Stella Maris College) and installation of temporary demountable buildings.
Date:	20/01/2023
To:	Jordan Davies
Land to be developed (Address):	Lot CP SP 12627 , 50 Eurobin Avenue MANLY NSW 2095 Lot 1 SP 12627 , 1 / 50 Eurobin Avenue MANLY NSW 2095 Lot 2 SP 12627 , 2 / 50 Eurobin Avenue MANLY NSW 2095 Lot 42 DP 14521 , 48 Eurobin Avenue MANLY NSW 2095

Officer comments

This advice is provided as an internal referral from the Urban Design Unit to the Development Assessment Officer for consideration and coordination with the overall assessment.

The applicant's proposal seeks to demolish the existing houses at 48 and 50 Eurobin Avenue, Manly, and erect demountable classrooms for up to 24 months. After that, the site will be made good with turf.

Urban Design requires the following additional information to be able to assess the application:

1. Further information to address the School Quality Design Principles, in particular, how the proposal addresses; 'Context, built-form & landscape', being 'Sustainable, efficient & durable', and 'Amenity', including; sunlight, natural ventilation, outlook, visual & acoustic privacy.
2. Please add the setbacks controls noted in Part 4.1 of the DCP and the existing predominant front and rear setbacks to the drawings;
3. Coloured drawings highlighting what area has been included as GFA in the calculation of FSR;
4. Please include/illustrate the bounds of the classroom, verandah, etc., areas noted on the drawing so that it is clear what is included.

Please note: Regarding any view impacts and any impacts on solar amenity and overshadowing these matters will be dealt with under the evaluation of Councils Planning Officer. Any impacts of non-compliances regarding heritage will be dealt with under the evaluation of Councils Heritage Officers, and any Landscape non-compliances will be dealt with under the evaluation of Councils Landscape Officers.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.