

## Urban Design Referral Response

<b>Application Number:</b>	Mod2023/0716
<b>Proposed Development:</b>	Modification of Development Consent DA2019/0081 granted for Demolition Works and construction of residential accommodation
<b>Date:</b>	23/02/2024
<b>To:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot 1 DP 115705 , 12 Boyle Street BALGOWLAH NSW 2093 Lot D DP 335027 , 307 Sydney Road BALGOWLAH NSW 2093

### 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 modification application Mod2023/0716 seeks consent for alterations to a Land & Environment Court Consent (Proceedings 2020/53946) for demolition works and construction of 3 separate multi dwelling housing incorporating an existing heritage building across the consolidated allotment; Development Application; DA2019/0081 at 12 Boyle Street and 307 Sydney Road, Balgowlah, Manly.

The proposed modifications are detailed on the following amended/additional plans and documentation:

- Architectural plans DA-001(8), DA-101(8), DA-103(8), DA-201(8) to DA-204(8), DA-301(8), DA-302(8), DA-401(8) to DA-403(8), DA-501(8) to DA-506(8), DA-601(8), DA-701(8), SK-208(8) and SK-209(8) prepared by Architectural Projects,
- Landscape plans LA01 to LA03 and LD01 prepared by Taylor Brammer,
- Heritage archival reports and Heritage Impact Statement prepared by Architectural Projects,
- Structural Integrity Methodology Report prepared by Adams Engineering,
- Geotechnical Investigation prepared by JK Geotechnics,
- Arborist advice prepared by Tree Wise Men,
- Access Assessment Report prepared by Building Code Clarity,
- BCA Compliance Assessment Report prepared by Building Code Clarity,
- Stormwater Management Plans prepared by Adams Engineering,
- Survey prepared by Geosurv,
- Traffic and Parking Assessment prepared by TTPA,
- View Impact Assessment prepared by Richard Lamb and Associates, and
- Updated BASIX Certificate prepared by Credwell Energy

The proposed modifications include:

- Changes to the approved plans as a result of conditions of consent;
- Modifications as noted in the supplied reports and documented on the plans;
- Removal of the rounded façade treatments and the introduction of a more horizontal/orthogonal façade design;
- Changes recommended by the Council Local Planning Panel from the pre-lodgement meeting.

None of the conditions of consent are specifically noted as Urban Design, and it may be that they relate to other disciplines. Condition 9, Amendments to the approved plans notes several changes required to the plans although these are not specifically urban design. The design has undergone changes in areas and some of these conditions no longer appear necessary, although they may have been included by other disciplines whose concerns may still remain.

The applicant proposes removal of the rounded façade treatments and the introduction of a more horizontal/orthogonal façade design, which urban design raise no objection to from an urban design perspective.

Urban Design raise no objection to the proposed modifications.

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**Please note:** Regarding any view impacts and any impacts on solar amenity, overshadowing, and privacy 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.

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The proposal is therefore supported.

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

**Recommended Heritage Advisor Conditions:**

Nil.