

## Urban Design Referral Response

<b>Application Number:</b>	DA2021/0545
<b>Date:</b>	19/07/2021
<b>To:</b>	Alex Keller
<b>Land to be developed (Address):</b>	Lot 806 DP 752038 , 8 Lady Penrhyn Drive BEACON HILL NSW 2100

### Officer comments

On 14 July 2011, the site received Approval for the construction of 32 independent living units for aged / disabled persons in a masterplan environment. The approved development has been subject to a number of modification applications to increase the number of units and building design/ aesthetic changes resulting in a compromised outcome compared to the intentions of the approved masterplan. The current proposal seeks an additional 10 units for aged / disabled persons in the location of "Building D" to create a total of 44 units on site, including changes to the existing internal access roadway.

The additional units housed in two additional building blocks linked by a central circulation core has intensified the layout of the original masterplan. The proposal should address the following concerns of the LEP Desired Future Character Statement (partial extract): '...Future development will be limited to new detached style housing conforming with the housing density standards... low intensity, low impact uses...Buildings will be located and grouped in areas that will minimise disturbance of vegetation and landforms whether as a result of the buildings themselves or the associated works including access roads and services.' The proposal should also address the Warringah LEP 2000 Schedule 16 (Neighborhood Amenity and Streetscape requirement under subclause 21):...contribute to an attractive residential environment with clear character and identity...where possible, maintain reasonable neighbour amenity and appropriate residential character by providing building setbacks that progressively increase as wall heights increase to reduce bulk and overshadowing...where possible, maintain reasonable neighbour amenity and appropriate residential character by using building form and siting that relates to the site's land form...

As such, the proposed development should address the following issues:

1. The additional built form proposed has compromised the existing amenities to the built and approved Blocks C1, C2, B1 and A1. The applicant should submit more information especially on sunlight access to the habitable rooms of the surrounding units.
2. The proposal will result in a less desirable outlook outcome for the units in the surrounding blocks. Existing Block C2 will now be surrounded by buildings on all 4 sides and Block B1 will be surrounded on three sides.
3. The proposal should explore other options with detailed site analysis to lessen the new built form impact on the existing blocks C1, C2 & B1 and future block A1. The proposal should illustrate that design decisions are based on careful analysis of the site conditions and relationship to the surrounding context.

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.