

Urban Design Referral Response

Application Number:	DA2021/2567
Proposed Development:	Demolition works, construction of a car park and increase in student numbers at an education establishment
Date:	21/12/2022
To:	Anne-Marie Young
Land to be developed (Address):	Lot B DP 395193 , 0 L Federal Parade BROOKVALE NSW 2100 Lot 100 DP 1250521 , 37 - 43 Federal Parade BROOKVALE NSW 2100 Lot 13 DP 568333 , 60 Federal Parade BROOKVALE NSW 2100

Officer comments

Supported, subject to conditions

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 seeks consent for a proposed increase in the student population and construction of new staff car parking areas at St Augustine's College, located at 37-43 & 60 Federal Parade, Brookvale, under DA2021/2567, and the proposed development comprises of the following:

- An increase to the current approved student population cap of 1,200 students to 1,600 students;
- Demolition of the existing building and construction of a new 24 space at grade car park on 60 Federal Parade; and
- Construction of a new 30 space at grade car park (including one accessible parking space) on the south-eastern corner of the College site.

Urban Design raise no objection to the proposed development subject to conditions.

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 supported.

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

Responsible Officer.

Recommended Heritage Advisor Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Amendments to the Approved Plans:

Amendments to the Approved Plans: 60 Federal Parade; Front Building Setback

The following amendments are to be made to the plans:

1. The paved material finish is to be drivable grassed pavers within the 6.5m front setback, or two parking space widths; to coordinate with parking bays.
2. The remaining paving is to be water permeable paving.

The modifications are to be submitted to and approved by *the Certifying Authority* prior to the issue of a Construction Certificate.

Reason: To achieve development outcomes with high standard, quality urban design that responds to the existing or desired future character of areas. To provide landscaping and aesthetic improvement to the front building setback area to appear landscaped and generally free of any structures, and car parking. To minimise the impact of development on and improve the visual quality of the streetscape. To maintain the visual continuity, pattern of building placement and front landscaping elements. To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment. To site and design parking facilities (including garages) to have minimal visual impact on the street frontage or other public place. To ensure that parking facilities (including garages) are designed so as not to dominate the street frontage or other public spaces. To aid water infiltration. Protection of the natural environment. Protection of private and public infrastructure and assets.

Amendments to the Approved Plans: 60 Federal Parade; Front Building Setback Fence Design

The following amendments are to be made to the plans:

1. The fence height and any gates within the 6.5m front building setback zone are to be a maximum 1.3m above footpath level.

The modifications are to be submitted to and approved by *the Certifying Authority* prior to the issue of a Construction Certificate.

Reason: To achieve development outcomes with high standard, quality urban design that responds to the existing or desired future character of areas. To create a sense of openness and arrival. To provide opportunities for casual surveillance of the street. To minimise the impact of development on and improve the visual quality of the streetscape. To maintain the visual continuity, pattern of building

placement and front landscaping elements. To ensure that fencing, terracing, and retaining walls are compatible with the existing streetscape character. To site and design parking facilities (including garages) to have minimal visual impact on the street frontage or other public place. To avoid a 'walled in' streetscape. To ensure fences are to be constructed to allow casual surveillance. To ensure that development maintains and enhances the security and safety of the community. No solid front fences or front walls will be permitted on flood prone land.

Amendments to the Approved Plans: Junction of Alfred Rd & Gulliver St; Front Building Setback

The following amendments are to be made to the plans:

1. The paved material finish is to be drivable grassed pavers within the 6.5m front setback, or one parking space length; to coordinate with parking bays.
2. The remaining paving is to be water permeable paving.

The modifications are to be submitted to and approved by *the Certifying Authority* prior to the issue of a Construction Certificate.

Reason: To achieve development outcomes with high standard, quality urban design that responds to the existing or desired future character of areas. To provide landscaping and aesthetic improvement to the front building setback area to appear landscaped and generally free of any structures, and car parking. To minimise the impact of development on and improve the visual quality of the streetscape. To maintain the visual continuity, pattern of building placement and front landscaping elements. To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment. To site and design parking facilities (including garages) to have minimal visual impact on the street frontage or other public place. To ensure that parking facilities (including garages) are designed so as not to dominate the street frontage or other public spaces. To aid water infiltration. Protection of the natural environment. Protection of private and public infrastructure and assets.

Amendments to the Approved Plans: Fence Design

The following amendments are to be made to the plans:

1. All fencing on flood prone land is to comply with Warringah DCP Part E

The modifications are to be submitted to and approved by *the Certifying Authority* prior to the issue of a Construction Certificate.

Reason: To achieve development outcomes with high standard, quality urban design that responds to the existing or desired future character of areas. No solid front fences or front walls will be permitted on flood prone land. Protection of the natural environment. Protection of private and public infrastructure and assets.

Amendments to the Approved Plans: Lighting

The following amendments are to be made to the plans:

1. All bollard lighting is to be non-glaring and filtered to direct light directed downwards to comply with Warringah DCP Part D12

The modifications are to be submitted to and approved by *the Certifying Authority* prior to the issue of a Construction Certificate.

Reason: To achieve development outcomes with high standard, quality urban design that responds to the existing or desired future character of areas. To ensure that development will not result in overspill or glare from artificial illumination or sun reflection. To maintain and improve the amenity of public and private land. To ensure that development maintains and enhances the security and safety of the community.

Amendments to the Approved Plans: Gates

The following amendments are to be made to the plans:

1. No gates are to encroach over the property boundary when opening, closing, or stationary.

The modifications are to be submitted to and approved by *the Certifying Authority* prior to the issue of a Construction Certificate.

Reason: To achieve development outcomes with high standard, quality urban design that responds to the existing or desired future character of areas. Not to encroach on public land.

Amendments to the Approved Plans: 60 Federal Parade; Gated Pedestrian Entry

The following amendments are to be made to the plans:

1. A gated pedestrian entry separated from the vehicular entry is to be provided.
2. The gate is to be the same height as the front fence.
3. A clear path of travel for pedestrians is to be provided from the public footpath.

The modifications are to be submitted to and approved by *the Certifying Authority* prior to the issue of a Construction Certificate.

Reason: To achieve development outcomes with high standard, quality urban design that responds to the existing or desired future character of areas. To minimise traffic hazards, vehicular and pedestrian conflict. To ensure vehicular access points for parking, and pedestrian access are designed to provide vehicular and pedestrian safety. To ensure convenient, comfortable, and safe access for all people including older people, people with prams and strollers and people with a disability.



northern
beaches
council