

Memo

To: Northern Beaches Local Planning Panel

Cc: Daniel Milliken, Acting Manager Development Assessment

From: Renee Ezzy, Principal Planner

Date: 2 July 2019

Subject: MOD2019/0029 – 46 Victoria Parade, Manly

Record Number 2019/368967

Dear Panel,

The following is an addendum to the original assessment report to address amended plans provided to Council on Thursday 27 June 2019.

The amendments to the plans are in response to meetings held between the owners/developer of No. 46 Victoria Parade and the adjoining owners of No. 42-44 Victoria Parade and seek to address the outstanding issues identified by the adjoining property owners and detailed within the assessment report. The following specific changes are proposed on the attached plans:

Ground Floor:

- Installation of an automated security roller shutter door to carpark entrance;
- Basement exit stair soffit has been chamfered at the Victoria Avenue frontage
- Installation of a landscaped planter box to the rear S/W corner adjacent to car park ramp (finished level RL 4.68)
- Roof over basement driveway access (finished level RL8.50, parapet RL8.55)

Comment:

Roller shutter - The inclusion of the security roller shutter at the driveway boundary of the site on Dungowan Lane will relocate it from the base of the driveway ramp. Council's Traffic Engineers have not had adequate time to review this change to establish whether this is likely to cause issues with traffic movements within Dungowan Lane.

Increased driveway wall height - The approved wall adjoining the driveway had a height of RL7.45 in accordance with Condition 97 of the original consent for the purpose of blocking headlights. This wall is to be increased to RL 8.55.

New driveway roof enclosure - The plans also detail a new roof enclosing the driveway access to the basement. This roof section has a finished level of RL 8.5 enclosing this area between the building and the boundary. The height of this new roof is 1.05m higher than the driveway retaining wall as approved and will be above the finished floor level of the Level 1 apartments in the adjoining property. While this additional bulk at the rear of the building will be visible from the adjoining property to the west it is undetermined whether it will create further additional adverse impacts.

Level 1

- Unit 1B balcony has been reinstated (previously proposed to be partially infilled) – the room now becomes a study and not a bedroom.
- Tapered Planter Box located to western side behind RL7.45 wall

Comment:

Balcony Infill - The location of the southern façade of Unit B has been set back to reinstate a balcony across the full face of the building in this location removing the solid infill which is considered an improvement.

Notwithstanding, the setback of the entire facade is still maintained at 1.565m further south within the rear setback than the approved building façade. No justification has been provided for this reduced setback. The applicant has stated that *“we no longer require an amendment to Condition 1 regarding setbacks given that we are no longer infilling the balconies to levels 1 and 2.”* In order to comply with Condition 1, the entire setback of the development indicated on the plans would also need to be amended to 4.77m. The setback currently remains at approximately 3.2m.

The amendments also maintain fixed louvre screens on the southern extent of the balcony which extend across both Level 1 and Level 2 for a height of approximately 6.05m. These louvres are in the same location as the previously proposed building façade and will present as a wall in this position.

There are further uncertainties around the changes to the planter area within the rear south-west boundary and the new roof over the driveway access as there are no sections to clearly identify how these areas work.

Level 2

- Unit 2C Balcony has been reinstated (previously proposed to be partially infilled) – bedroom and sitting room have been pushed back due to corridor width and slightly smaller.
- Louvre screens aligning with southern edge of balcony

Comment:

Balcony Infill - As detailed under Level 1, the setback to the southern boundary (at all levels) remains reduced and the amendments maintain the fixed louvre structure 3.2m from the boundary and within the sight lines from the neighbouring property.

Level 3

- Unit 3B north western corner planter box has been reduced in size. Balcony area reduced to western side 50sqm (previously 60sqm).

Comment:

Balcony/planter reduction - The north facing balcony to Unit 3B facing has been extended to align with the southern façade of the building, reducing the length of the planter box. No objections to this balcony amendment.

Level 4

- Unit 4A Planter box has been removed to north western corner.
- Stair soffit has been chamfered

Comment:

Balcony/ planter reduction - The balcony return to the west of Apartment 4A has been reduced in length by approximately 2.6m. There is no objection to the reduction of this balcony return or the additional chamfer to the stair soffit.

Level 5

- Roof portion over stair has been chamfered to 33 degrees

Comment:

No objection to the increased chamfer to the stair roof.