

## Urban Design Referral Response

<b>Application Number:</b>	DA2020/1453
<b>Date:</b>	08/12/2020
<b>To:</b>	Lashta Haidari
<b>Land to be developed (Address):</b>	Lot 1 DP 881326 , 4 Collaroy Street COLLAROY NSW 2097 Lot CP SP 5367 , 1 Alexander Street COLLAROY NSW 2097

### Officer comments

#### DA2020/1453 6 Collaroy Street and 1 Alexander Street Collaroy – Urban Design Referral

#### **WLEP 2011**

##### *4.3 Height of Buildings*

The site fronts both Alexander and Collaroy Streets set behind the Pittwater frontage of older tenancies in a B2 Local neighbourhood comprising mixed use, commercial and residential areas with a distinctive character fronting Collaroy Beach.

Further back into the site is a distinct transition to the R2 low density zone.

The height of the proposed development is 4 storeys including an additional smaller pop top roof element screening roof plant and lift overruns that assist to break down the expanse of roof form. This additional storey set back from the leading edge has the effect of a fifth storey which is not supported.

Additionally the upper storey Level three plan is regarded as an over development of the site.

The building is significantly over the Height of Buildings control and therefore cannot be supported.

#### **B2 Local Centre**

##### *Objectives of zone*

- *To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.*
- *To encourage employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To provide an environment for pedestrians that is safe, comfortable and interesting.*
- *To create urban form that relates favourably in scale and in architectural and landscape treatment to neighbouring land uses and to the natural environment.*
- *To minimise conflict between land uses in the zone and adjoining zones and ensure the amenity of any adjoining or nearby residential land uses.*

#### **RESPONSE**

The form and bulk, including building line setbacks at ground and upper levels should relate favourably in scale and architecture to the adjoining context by the provision of a transitioning approach to the building bulk to both Alexander and Collaroy St frontages and particularly to the rear boundary adjoining

the R2 zone where the transition is most critical.

As the site is mediated by a row of commercial buildings on the Pittwater road frontage and is dissected by a service laneway, the development demonstrates potential for the relationship between the two sites to develop a more pedestrian friendly streetscape and laneway in future development of the area. As previously discussed the consideration of a wider footpath and circulation zone to the eastern boundary of the site would be recommended.

The activation of this pedestrian edge fronting the laneway can be supported, however a more generous pedestrian path is highly encouraged.

## **B2 - Number of Storeys**

### *Objectives*

- *To ensure development does not visually dominate its surrounds.*
- *To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.*
- *To provide equitable sharing of views to and from public and private properties.*
- *To ensure a reasonable level of amenity is provided and maintained to adjoining and nearby properties.*
- *To provide sufficient scope for innovative roof pitch and variation in roof design.*
- *To complement the height of buildings control in the LEP with a number of storeys control.*

## **RESPONSE**

3 Storeys height control

The proposed development suggests five storeys to parts of the building. With a building height of approximately 2 storeys higher than the permitted 3 storeys and represents a significant breach of the storey control.

This combined with the lack of setback at the upper storeys has the effect of the building reading as an overdevelopment.

Additionally there are the smaller roofed elements over the rooftop terraces and similarly to the housing/screening of mechanical plant on the Alexander street building.

## **WDCP 2011**

## **SETBACKS GENERALLY**

### **Front Setback Control – Ground and First Floor Street Frontage Alignment**

As the development spans a full block with through site links it is assumed the length and extent of the Alexander Street frontage and the Collaroy Street Frontage could be assessed as front setbacks.

With a built to line control for front setback is noted that through pre-lodgement the development of a significant pedestrian pathway was develop to address level of activation to this elevation and somewhat to the Collaroy Street elevation/frontage.

Provision of a minimum 3.5 – 4 metre setback to the building lines to both Alexander and Collaroy street provides a far more activated and pedestrian friendly.

The two 6m x 6m deep soil planting zones with understory landscape and large tree canopy to the Alexander street frontage assist with breaking up the bulk and scale of the building when viewed from the ground plane and surrounding street views. The strategy can be supported.

At upper levels, Level 2 and up, the control steps the upper levels back 5 metres from the built line. A discussion as to the merit of this control could be has as to whether this is required given the bulk and scale breakdown resulting from the deep soil planting zones/stepping back of built form discussed above negates this control.

**Side Setback Control – Merit**

Whilst the side set back is merit based we would seek to ensure that sufficient setback and stepping back at upper levels of the building to the western boundary to ensure adequate transition between the B2 local Centre and R2 Residential.

Similarly and as previously discussed the laneway considered as a side setback would benefit from and increased pedestrian circulation zone.

Generally the development presents as an overdevelopment of the site and cannot be supported.

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.