

Urban Design Referral Response

Application Number:	DA2023/1275
Proposed Development:	Alterations and additions to existing residential flat building (remedial work)
Date:	20/10/2023
To:	Nick England
Land to be developed (Address):	<p>Lot 1 SP 44636 , 1 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 2 SP 44636 , 2 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 3 SP 44636 , 3 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 24 SP 44636 , 24 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 25 SP 44636 , 25 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 26 SP 44636 , 26 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 27 SP 44636 , 27 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 28 SP 44636 , 28 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 4 SP 44636 , 4 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 5 SP 44636 , 5 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 6 SP 44636 , 6 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 7 SP 44636 , 7 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 8 SP 44636 , 8 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 9 SP 44636 , 9 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 10 SP 44636 , 10 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 11 SP 44636 , 11 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 12 SP 44636 , 12 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 13 SP 44636 , 13 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 14 SP 44636 , 14 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 15 SP 44636 , 15 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 16 SP 44636 , 16 / 140 - 142 North Steyne MANLY NSW 2095</p>

	Lot 17 SP 44636 , 17 / 140 - 142 North Steyne MANLY NSW 2095
	Lot 18 SP 44636 , 18 / 140 - 142 North Steyne MANLY NSW 2095
	Lot 19 SP 44636 , 19 / 140 - 142 North Steyne MANLY NSW 2095
	Lot 20 SP 44636 , 20 / 140 - 142 North Steyne MANLY NSW 2095
	Lot 21 SP 44636 , 21 / 140 - 142 North Steyne MANLY NSW 2095
	Lot 22 SP 44636 , 22 / 140 - 142 North Steyne MANLY NSW 2095
	Lot 23 SP 44636 , 23 / 140 - 142 North Steyne MANLY NSW 2095
	Lot CP SP 44636 , 140 - 142 North Steyne MANLY NSW 2095

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 Development Application DA2023/1275 seeks consent for alterations and additions at 140 - 142 North Steyne MANLY NSW 2095.

The applicant seeks development consent for alteration and additions including:

- Demolition works.
- Removal of the pyramidal roof and replacement with a flat roof on the covered pavilion at the pedestrian entry to the site.
- Alterations and additions to the bin storage room.
- Additions to the first-floor balconies, while maintaining the existing privacy screens.
- Timber soffits to the first-floor balconies.
- New continuous glass balustrade to the balconies.
- Removal of the terracotta roof tile and installation of a low-profile metal roof.
- Removal of the half-hexagonal in plan roof elements at level 4 and replacing them with a continuous projecting roof element with a timber soffit.
- Replacement of glazing

The proposed development is within the Foreshore Scenic Protection Area.

Urban Design require the following additional information and clarification to be able to assess the application:

- Updated Photomontage - the photomontage should match the proposed plans and include the surrounding buildings and context and include the privacy screens shown on the first-floor

plans, but not in the photomontage, as should any other privacy screen required on upper levels. The plans and photomontage need to be coordinated.

- The current design includes planting between level 1 & 2 balconies, and the proposed plans illustrate screens on the level 1 balconies, but not on the level 2 balconies. It is unclear how privacy issues are being addressed and what the proposed screens will look like. The Manly DCP & ADG have requirements relating to amenity that need to be addressed.
- The side setback controls should be included on the drawings and illustrate how the proposed infill balcony sections on the corners of the proposal relate to the infilled corners. The Manly DCP has requirements relating to amenity and further information is required to ascertain if the proposed infill balcony elements will impact privacy and views of neighbours; particularly the properties at 143-144 North Steyne. The applicant should include dimensions from the proposed infill elements to the existing neighbouring balconies and private open space, and potentially a view analysis from the neighbouring balconies.
- The Manly DCP has requirements regarding sustainability, but the proposal does not appear to include any solar shading. The applicant should illustrate how they have met the requirements of the DCP.
- The applicant has provided a tabulated assessment relating to the requirements of SEPP 65 and the Apartment Design Guide (ADG). The applicant has noted in the schedule provided that the development complies with Part 4A, 4B, 4D, 4E, 4J, 4K, 4M, 4T, 4U, 4W of the ADG, but it is unclear from the documentation provided that it does comply, and existing provision is not the same as compliance. If compliance is being claimed, the private open space should be dimensioned, and the floor area provided noted on the plans. Further evidence showing how the proposed façade complies with Part 4M is also required. The existing façade is composed of seven half-hexagonal bays; however, the proposal removes the modulation provided by the bays, and the variety and vertical & horizontal composition it afforded.

It may be beneficial to meet with the applicant to help ascertain and clarify some of the issues.

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 unsupported.

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

Recommended Heritage Advisor Conditions:

Nil.