

Urban Design Referral Response

Application Number:	DA2019/1274
To:	Daniel Milliken
Land to be developed (Address):	Lot 1 DP 1215531 , 70 South Creek Road DEE WHY NSW 2099

Officer comments

Clause 4.6 Justification for Varying the Development Standard Height of Buildings

Summary

The proposed development comprises alterations and additions to an existing school, Pittwater House in Collaroy.

The development presents an ordered and carefully considered new infill development to accommodate an increase in student numbers from 887 (currently) to 1091 by 2030.

The bulk and scale, mass and articulation of the built form can generally be supported. Similarly the material treatment is supportable. However consideration as to the reflectivity of any roofing and facade materials should be carefully analysed to address the broader contextual view corridors and the impacts of large expanses of reflective roof sheeting. (this was discussed at length in the pre-lodgement meeting)

New Lift Core

Understanding the planning and requirement for universal access across the site, the proposed development, including upgrades to site circulation, landscape and accessibility involve significant landscape works to address the key issues of site legibility, wayfinding and address.

A consequence of the site topography and the differing datum levels to the south wing and west wing along with the above mentioned requirement for accessibility necessitates the requirement for a lift to service accessibility requirements.

For this reason, along with the small element of the lift overrun and the roof leading edge in the context of the broader view corridors, street address and surrounding neighbourhood residential zone, it is assessed;

1. lift overrun alone will have little impact and thus can be supported on the grounds of the requirement for universal access across the site.

The lift core is proposed to overrun the height limit by approx 3.06m (RL28.98). As such the proposed development can be supported.

2. new building roof leading edge only breaches height due to the geometry and forms of the building bulk and as such can be supported.

3. All breaches of the height control are minimal and located centrally on the site.

Library/Student Services

Taking into account the overland flow issues and the need to link the floor datums between the new library and student services building and existing M block, the height breach of 2.735m (RL25.055) can be supported. Similarly, it is also noted that drawing L-DA 503 shows the new Library building in context with South Wing building and that the new building height is actually below that of the current existing building on site.

The significant setback of the building from the road with the landscape treatment to the carpark mediating the elevation the height breach is lessened in this circumstance and therefore the proposal can be supported.

Generally the proposal in its current form can be supported.

Recommended Heritage Advisor Conditions:

Nil.