

## Urban Design Referral Response

<b>Application Number:</b>	DA2021/0311
<b>Date:</b>	06/04/2021
<b>To:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot 7 DP 36192 , 2 The Circle NARRAWEENA NSW 2099

### Officer comments

The proposed development application is for the demolition of an existing residential dwelling and the construction of a new 12 room boarding house including manager's accommodation.

The application is considered against the following relevant controls and policies, namely;

- State Environmental Planning Policy - Affordable Rental Housing (SEPP ARH) 2009,  
*cl. 30 A Character of Local Area*
- cl. 29(2)(c) Solar Access*
- cl. 29(2)(d) Private Open Space*
- Warringah Local Environment Plan (WLEP) 2011  
*cl.4.3 Height of Buildings*
- Warringah Development Control Plan (WDCP) 2011  
*E7 Development on Land Adjoining Public Open Space*

### Background

The proposed development was subject to a pre-lodgement meeting (PLM2021/0018) held with Council on 23 February 2021 to discuss preliminary issues associated with the proposed development. Urban Design pre-lodgement advice sought clarification on several design issues and further information required to be addressed prior to lodgement of further development applications.

#### **SEPP ARH cl. 30 A Character of Local Area**

The development application is considered against cl. 30A Character of Local Area. The proposed site is located at a junction between R2 low density residential and public open space, namely Beverly Job Park in Narrabeena. The site planning strategy is such that amenity impacts to the residential neighbouring property to the east boundary have been minimised. Similarly, the treatment of the front setback zone, treatment of elevation and material selections assists the reading of the development in the context of the R2 zone in that the facade treatments break down the scale and bulk of the development.

This along with the residential type roof form and general elevational articulation and material distribution across the development sits comfortably within the character of the local area and general R2 zone. As such the proposal is considered reasonable within the context and can be supported.

#### **SEPP ARH cl. 29(2)(c) Solar Access**

The shadow diagrams submitted with the application demonstrate adequate solar access can be achieved to the neighbouring residential property to the east, with only 1 hour approximately of overshadowing to the private open space.

The site planning is generally well considered, with orientation optimised to provide the best achievable solar amenity outcomes across the site, pushing the bulk of the development away from the neighbouring property and toward the public open space boundary alignment. This site strategy is considered to be an optimal outcome for the site and unique context.

#### **SEPP ARH cl. 29(2)(d) Private Open Space**

The proposed development sits within a residential zone adjacent a heavily vegetated public open

space. The site planning strategy is considered to have optimised the outcomes for the private open space, directing the main area in closest proximity to the public open space and away from the adjacency residential neighbouring property, 4 The Circle. Located in the northern sector of the site the communal open space is considered adequate to address the needs and amenity of the occupants in accordance the SEPP requirements. Similarly the manager's private open space provides sufficient space as required under SEPP ARH>

#### ***WDCP 2011 - E7 Development on Land Adjoining Public Open Space***

The unique location gives cause to consider the locality and context of place. The proposed development, at two storeys and under the WLEP Height of buildings development standards, brackets and bookends the public open space and sits within a heavily vegetated fringe location of the public park.

The proposal at two storeys with its varied and articulated elevational treatment and abstracted residential roof forms and landscape planning sits well within the R2 zone. The advantage of the open space adjacency does have the effect of a perceived reduction on the mass and scale of the development. Additionally there is significant existing mature tree coverage sufficient to mitigate any impacts of the building when viewed from a public place, namely Beverly Job Park.

#### **Summary**

Generally the development is assessed as providing an orderly and appropriately scaled development commensurate with the site locality which has also considered the adjacent residential R2 zone and open space context. The proposal is generally supported.

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:**

Nil.