

Urban Design Referral Response

Application Number:	DA2023/0020
Proposed Development:	Demolition work and change of use of site to an educational establishment (Stella Maris College) and installation of temporary demountable buildings.
Date:	21/06/2023
To:	Jordan Davies
Land to be developed (Address):	Lot CP SP 12627 , 50 Eurobin Avenue MANLY NSW 2095 Lot 1 SP 12627 , 1 / 50 Eurobin Avenue MANLY NSW 2095 Lot 2 SP 12627 , 2 / 50 Eurobin Avenue MANLY NSW 2095 Lot 42 DP 14521 , 48 Eurobin Avenue 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 applicant's proposal seeks to demolish the existing houses at 48 and 50 Eurobin Avenue, Manly, and erect temporary demountable classrooms for up to 24 months. After that, the site is to be made good with turf.

The proposal does not comply with the DCP setback controls nor the LEP FSR controls, and it needs to be apparent in the design of the demountable classrooms that the School Quality Design Principles have been incorporated.

The demountable classrooms are temporary in nature (24 months), and because of their temporary nature, non-compliances may be entertained, where otherwise they would not. However, Urban Design is concerned that accepting non-compliances because the demountable classrooms are temporary will form a precedent that impacts the streetscape and built form of any subsequent development. Greater certainty that any temporary non-compliance will not result in permanent non-compliances or set a precedent would make any temporary impacts on the streetscape and built form more palatable and potentially supportable. Urban Design would like any temporary non-compliances with the controls created by the acceptance of the temporary buildings shall not form a precedent for future breaches of controls.

Urban Design understands there are approval routes other than a Council-approved Development Application, for example, SEPP Transport & Infrastructure 2021, which incorporates development standards regarding height, side & rear setbacks, front setbacks, design & materials, noise, overshadowing, privacy, landscape, etc. Some of these controls differ from Northern Beaches LEP & DCP controls, and in the case of the front setback, they are based on the average existing building line. Urban Design is concerned that accepting the temporary non-compliant 3.268m front setback will form

a precedent for future development, reducing the prevailing & average front setback and affecting the streetscape.

The Urban Design Unit understand that Urban Design considerations are only one aspect of a complex planning assessment, and on balance, planning considerations may over-rule Urban Designs concerns. Urban Design request that the attached condition is incorporated into any approval so that the potential to ultimately reinstate the residential streetscape character of the part of Eurobin Ave by the subject sites is retained, and any temporary non-compliance doesn't become a precedent for a permanent change to the streetscape character.

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 supported.

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

Recommended Heritage Advisor Conditions:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Ongoing Operational Condition: Landscape

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Following the removal of the temporary demountable building after 24 months, a 5m front setback landscape zone adjoining Eurobin Avenue shall be created, which shall consist of deep soil landscaping and shall be maintained as an ongoing operational deep soil landscape zone.

Reason: So that any temporary non-compliances regarding the landscape & streetscape character accepted due to the temporary nature of the proposal do not become permanent, and the landscaped residential character of the streetscape is reinstated after the temporary building has been removed.

