

Our Ref: 0097/17LT1

11 March 2019

The General Manager
Northern Beaches Council
PO Box 82
MANLY NSW 1655

Attention: Mr. Steve Findlay, Development Assessment Manager

Dear Sir,

**ADDITIONAL INFORMATION SUBMISSION ON DA-2019/099256
181 ALLAMBIE ROAD ALLAMBIE HEIGHTS (Lot 2615 DP 752038)**

As you are aware, we act on behalf of the applicant in relation to the proposed development at the above property. The purpose of this submission is to respond to the concerns raised in Council's letter dated 25 February 2019.

Provided with this submission are the following documents:

- Bushfire Assessment Report by D. B. Macarthur J.P;
- Total Earth Care response to RFS Referral;
- Total Earth Care response to Riparian Referral;
- Jackson Teece response to Urban Design Referral; and
- Woods and Grieve Engineers response to Engineering Referral.

Please note that the requested information for the updated Biodiversity Development Assessment Report (BDAR) is currently being prepared and will be submitted to Council within 1 week of the date of this letter. Similarly, the required water and sewer information has been requested from Sydney Water and we are informed from the Authority that our request will be answered next week (it is typically a 4 week turnaround time, however, we are hopeful of a 3 week turnaround time given the circumstances).

Provided below is a correlated response to the planning issues raised.

SEPP (Housing for Seniors or People with a Disability)

Clause 29 and Clause 33

The proposed development is found to be inconsistent with the requirements Clause 29 and Clause 33 which relates to Design Principles as outlined within the Division 2 of the SEPP. This is because the length, scale and mass of Building B as one entity does not reflect the predominant character of residential development in the surrounding locality.

This issue was raised at the pre-lodgement stage, where it was recommended that Building B should be broken up into modules/pavilions or deep recesses provided to better relate to the predominant built form in the locality, which is detached style housing.

Notwithstanding there are limited vantage points in which the building will be viewed from the public domain, the compatibility of the built form with the predominant built form in the locality must still be addressed and resolved.

Response: We agree with Council (as stated above and in their Urban Design referral) that the subject proposal will not be readily visible from the public domain and will not be in view, or block aspects of view, from adjoining properties.



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Council specifically raises the issue of the 'predominant' built form in the locality. Provided at Figure 1 is an aerial image of the site and surrounding locality (site outlined red). Allambie Road runs north-south through the centre of the image. To the west of Allambie Road, it is clear that the built form is made up of larger blocks reflecting the uses on those sites. These uses include the Allambie Heights Village, Fred Hutley Village and the subject site. These are Seniors Housing and aged care facilities. To the east of Allambie Road, building typology comprises low density residential development. It is therefore clear that the 'predominant' built form in the locality is different depending on which side of Allambie Road a site is located on. However, 'character' relates to what can be seen ('visible') at ground level; a principle that has long been held in the Land & Environment Court (see *Project Venture Developments v Pittwater Council [2005] NSWLEC 191*). So whilst, an aerial photograph is useful to analyse character of a locality in a more general sense, the impact that a development proposal has on local character must relate to how it will be viewed.

In this regard, the proposed building will not be readily visible from Allambie Road or Martin Luther Place, and it will therefore have no impact on local character. As outlined in the accompanying submission prepared by Jackson Teece architects, the proposed building exhibits a contemporary architectural language and will create internal amenity for the future residents that is superior to existing residential accommodation that is found within the locality. The submitted photomontages reveal a building that has high levels of architectural quality and will not be a long unarticulated mass as claimed by Council's Urban Design referral. The proposal will be consistent with character of buildings located on the western side of Allambie Road.



Figure 1 Aerial image of site and locality

Provided in the table over page is a response to the Urban Design referral comments that should be read in conjunction with the submission prepared by Jackson Teece architects.





Issue	Response
<p>Urban Design</p> <p><u>SEPP Housing for Seniors or People with a Disability</u></p> <p><i>30 Site Analysis</i></p> <p>The shadow diagrams presented demonstrate there are instances of apartments that will have no solar gain at all to private open space. The small slivers of solar gain to the media rooms in block B are inconsequential and provide little to no additional solar amenity.</p> <p>Opportunities exist to increase the solar amenity to apartments by breaking down the form of Block B into 3x smaller semi-detached blocks with landscaping between which would assist to provide additional solar amenity. Blocks similar in length to the adjacent development (approx.. 30 metres on the longest length) would be a more suitable building footprint and approach to the distribution of development on the site.</p> <p>Alternatively, splitting the length of the block B into two blocks with a substantial separation (a minimum of 10 metres) and cranking the eastern block side to form a wedge of space will provide substantial green connections and through site links enhancing view aspects for the Block A further up the site.</p> <p><i>35 Solar access and design for climate</i></p> <p>There is sufficient area on the site to address the non-compliances in regards to solar amenity. The proposed development should aim to achieve minimum 3 hours of solar access during the winter months to apartments across the development, in particular the apartments that do not receive any solar access. The demonstration of lack of solar amenity in the shadow diagrams for the lower levels of units of block B is of concern. Recommendations set out below in <i>5. Internal Site Amenity</i> aims to address ways to achieve some additional solar amenity to the lower level apartments.</p>	<p>The Apartment Design Guide acknowledges that achieving the solar access design criteria may not be possible “on south facing sloping sites”, and “where significant views are oriented away from the desired aspect for direct sunlight”.</p> <p>Both of these attributes are present on the subject site. Nonetheless, the proposal technically complies with the ADG by providing compliant solar access to the media room.</p> <p>The site is constrained by ecological factors and bushfire hazard, and the proposal utilises the most suitable part of the site for new built form whilst minimising adverse impacts on adjoining properties and the public domain. The proposal is designed to respond to the site constraints and opportunities, and will achieve a high level of amenity for the future residents.</p>

CONCLUSION

We submit that the amended proposal has addressed the issues and concerns raised by Council, particularly in relation to ecological, bushfire and urban design issues. The proposal provides for a high quality seniors housing development that manages and enhances the ecological values of the site.





As detailed in this correspondence and presented through the submission further supporting documentation, the revised scheme suitably addresses those concerns as raised in Council's letter dated 25 February 2019.

For these reasons, we respectfully request that the Council reports the application to the Planning Panel on the information available and in a favourable manner.

Should you require any further information or clarification in this regard, please do not hesitate to contact Rasmus Altenkamp (Planner) or the undersigned on 9531 2555.

Yours faithfully,
Planning Ingenuity Pty Ltd

Benjamin Black
DIRECTOR

