

Urban Design Referral Response

Application Number:	Mod2023/0473
Proposed Development:	Modification of Development Consent Land and Environment Court for N0267/16 granted by the Land and Environment Court for Demolition of all existing structures and the construction of a shoptop housing development, comprising 3 commercial units, 20 residential units and off-street parking.
Date:	09/07/2024
To:	Claire Ryan
Land to be developed (Address):	Lot 171 DP 16212 , 8 Rickard Road NORTH NARRABEEN NSW 2101 Lot 173 DP 16212 , 4 Rickard Road NORTH NARRABEEN NSW 2101 Lot 172 DP 16212 , 6 Rickard Road NORTH NARRABEEN NSW 2101 Lot 174 DP 16212 , 2 Rickard Road NORTH NARRABEEN NSW 2101

Officer comments

Urban Design may be in a position to support the proposal if the following issues are addressed:

1. Provide privacy screen (1.8m wide and 1.8m high) at the north-western corner to the northern "terrace" of Units 8 and 18 to provide privacy for overlooking issue into the swimming pool area of the next door neighbour.
2. Increase the boundary setback to the "terrace" area of Unit 17 to 6m to provide privacy for overlooking issue into the swimming pool area of the next door neighbor.
3. Ensure that the "timber clad balcony structure" walls indicated at the "terraces" of Units 4,5,14 and 15 facing the terrace garden common area will act as a see-through privacy screen to provide better amenity (sunlight and visual privacy).

Previous Urban Design 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 application was previously approved at a Section 34 Conciliation Conference (File No. 2016/302237) under the provisions of the Land and Environment Court (LEC) Act 1979. The original DA (N0267/16) was refused by Council on 14 November 2016. This application seeks consent to major modifications to the approved 4 storey shop top housing development as follow:

- Basement - Reconfiguration of approved basement parking to accommodate 40 cars, lift, stairs, services, and storage
- Ground Floor - Reconfiguration of existing entry to provide new fire exit
- First Floor - Reconfiguration of approved units into larger units with additional bedrooms, including conversion of Unit 4 to accessible unit
- Second Floor - Reconfiguration of approved units into larger units with additional bedrooms, including conversion of Unit 14 to accessible unit

Urban Design cannot support the proposed modifications for the following reasons:

1. The proposed modifications have resulted in the reduction of building setbacks on the western and northern boundaries to increase some of the unit sizes. As such, the proposal does not comply with SEPP 65/ Apartment Design Guide requirements of building separation distances as approved by the LEC previously.
2. The proposed bigger building footplate has also resulted in the loss of landscaping on the site resulting in the loss of overall amenity.

Please note: Regarding any view impacts and any impacts on solar amenity and overshadowing these matters will be dealt with under the evaluation of Council Planning Officer. Any impacts of non-compliances regarding heritage will be dealt with under the evaluation of Council Heritage Officers, and any Landscape non-compliances will be dealt with under the evaluation of Council 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:

Nil.