

Urban Design Referral Response

Application Number:	Mod2022/0471
Proposed Development:	Modification of Development Consent DA2019/0154 granted for demolition works and construction of a seniors housing development
Date:	22/03/2023
To:	Gareth David
Land to be developed (Address):	Lot 1 DP 373531 , 1955 Pittwater Road BAYVIEW NSW 2104

Officer comments

This advice is provided as an internal referral from the Urban Design Unit to the Development Assessment Officer for their consideration and coordination with the overall assessment.

The application seeks consent to modify the Land and Environment Court of New South Wales (the Court) granted development consent (Proceedings 2019/00199786) (DA2019/0154).

The application includes but is not limited to the follow modifications:

- Changes to floor-to-floor heights and an increase in height;
- Amendments to the approved building envelope & appearance;
- Increased pedestrian ramp width;
- A new awning and louvre screen;
- Curved balustrades to the balconies;
- New fencing;
- New rooftop plant enclosure;
- New landscaping elements;
- Addition of vehicular access, hard standing for fire truck, and fire booster assembly;
- Amendments to the vehicular access;
- Removal of a tree on public land;

Urban Design require the following additional information to be able to assess the application:

~~1. The following heights added to the drawings as dotted lines:~~

~~a. 8m.~~

~~b. 9.5m~~

~~c. 11.5.~~

~~2. Confirmation that the 'shadows cast by existing approval' (in blue) are the shadows cast by the original unaltered LEC approval and not those of subsequent modifications. Please show the shadows in greater detail and similar to the shadow diagrams in the original LEC approved drawings.~~

~~3. Please provide a drawing illustrating the number, location, & size of trees that were to be retained as a part of the original LEC approval, and a drawing of how many trees it is currently proposed to retain.~~

~~4. Inclusion of any proposed booster assembly, including any housing is to be shown on the 3D perspective and the drawn documentation.~~

The applicant has provided the additional information requested, however; the updated photomontage shows the bare exposed pipes of the fire assembly, and the fire booster assembly is not integrated into the design of the building, and no housing is proposed. The exposed fire assembly is in a prominent location when viewed from the public domain. Please provide details of a suitably designed housing that is integrated with the overall design of the building that enhances the streetscape and character as viewed from a public place.

If the above issues are adequately addressed Urban Design may be in a position to support the proposal.

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 unsupported.

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

Recommended Heritage Advisor Conditions:

Nil.