

Urban Design Referral Response

Application Number:	Mod2023/0574
Proposed Development:	Modification of Development Consent DA2021/0311 granted by the Land and Environment Court for Demolition works and construction of a Boarding House.
Date:	03/11/2023
To:	Phil Lane
Land to be developed (Address):	Lot 7 DP 36192 , 2 The Circle NARRAWEENA NSW 2099

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 application seeks consent to make changes to:

- delete the small triangular balconies along the north western side at ground floor level and incorporate the space within the boarding rooms
- add loft bedrooms within a mezzanine at first floor level
- amend roof form by removing saw-tooth' form and replacing with skillion form
- amend windows W5, W7, W8, W9 at ground floor level
- widen the main external stair from 2.1m wide to 2.2m wide to achieve BCA compliance
- widen the secondary external stair to the first floor level from 1.0m to 1.2m to achieve BCA compliance
- delete communal laundry and maintenance store; add securable storage cupboards
- add loft bedrooms within a mezzanine at first floor level
- amend roof form by removing saw-tooth' form and replacing with skillion form
- amend kitchens
- amend bathrooms

DA2021/0311 was approved by the NSW Land and Environment Court on 21 December 2022 for demolition and construction of a 'new generation' boarding house containing 12 boarding rooms and one manager's residence.

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

1. LEP Clause 4.3 Height of buildings - The proposed modifications involve an increased building height up to 8.875m to accommodate the new mezzanine levels. The exceedance of height ranges from 145 to 375mm. The previous design was approved with varying building roof heights well below the 8.5m height control changing substantially the overall height impact of the development. As such, the proposal does not address the objectives of the height of buildings control under the LEP:
 - (a) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,
 - (b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access,
 - (c) to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments,
 - (d) to manage the visual impact of development when viewed from public spaces such as parks and reserves, roads and community facilities.

2. DCP Part B - Built form controls - The Side Boundary Envelope along the north western side of the proposed building where it adjoins the public open space land has been exceeded. The bulk and scale of the proposal has been increased substantially by the changes in roof forms from a 'saw -tooth' appearance to flat roofs with parapets resulting in less articulations in the built form and changing substantially the appearance of the development.
3. Section 4.15 Matters for Consideration and 4.56 Modifications:
 - The nature and extent of the proposed modifications are substantial and not within the scope of Section 4.56, being modifications involving substantially the same development for which consent was originally approved on the land.
 - The proposed modifications will result in a built form outcome of bigger bulk and scale resulting in increased overshadowing impacts on the amenity of neighbouring properties.
 - The likely impacts of the proposed modification will be a building with a very different appearance without the 'saw-tooth' roofs. The public interest will not be served by the approval of the application.

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 unsupported.

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

Recommended Heritage Advisor Conditions:

Nil.