

Urban Design Referral Response

Application Number:	DA2021/1436
Date:	03/09/2021
To:	Penny Wood
Land to be developed (Address):	Lot 1 DP 137168 , 0 Kenneth Road MANLY NSW 2095 Lot 10 DP 1177 , 0 Kenneth Road MANLY NSW 2095 Lot 6 DP 1177 , 0 Kenneth Road MANLY NSW 2095 Lot DP 55906 , 0 Kenneth Road MANLY NSW 2095 Lot 2 DP 535058 , 0 Kenneth Road MANLY NSW 2095 Lot 30 DP 649787 , 0 Kenneth Road MANLY NSW 2095

Officer comments

The proposed development comprises of the following:

- Demolition of the walls and roof of the existing maintenance shed with the floor slab to be retained and demolition of the existing sand and soil stockpile areas;
- Minor earthworks involving cut and fill;
- Construction of a new maintenance facility building and six (6) proposed sand and soil bays with retractable weather covers;
- Construction of a heavy-duty concrete paving hardstand area with twelve (12) car parking spaces and with an existing vehicular driveway access and a security gate to Kenneth Road;
- Retention of several existing buildings and other works including two (2) sheds, demountable office and amenities building, two (2) awning structures, two (2) water tanks, electrical kiosk and electrical switchboard; and
- Retention of existing native trees and vegetation.

The siting and design of the proposed development will have minimal impact to the streetscapes and surrounding properties. There will be no adverse visual impact of the proposed maintenance facility when viewed from the public domain areas of the surrounding streets due to the existing mature screen trees and vegetation along the road frontages of the site.

The proposed structural steel framing with an insulated steel roof sheeting in a natural earthy Colorbond colour with roller shutter doors, operable windows, glass louvre panel system and PV cells on the roof is appropriate to the development.

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.