

Urban Design Referral Response

Application Number:	DA2025/0541
Proposed Development:	Alterations and additions to a shop-top housing development
Date:	14/07/2025
To:	Dean Pattalis
Land to be developed (Address):	Lot CP SP 89359 , 209 - 211 Ocean Street NARRABEEN NSW 2101

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 for new external cladding, the extension of the existing awning, and the creation of winter gardens using new window systems.

Urban Design has reviewed the additional material provided by the Applicant on Thursday 10 July 2025. Urban Design has no objection to the proposal.

Previous Urban Design Comments (5 June 2025):

It has been noted that the proposed new external cladding is outside the property boundaries. Urban Design does not have an issue with this as it does not affect the visual impact of the building. The extension of the awning and creation of the winter gardens have a minor impact on the look of the building.

Urban Design require the following additional information to complete the assessment:

1. Provide an accurate 3D perspective photomontage with the proposed material finishes incorporated.
2. Provide a high resolution material swatch - the swatch provided is not sufficient.

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 Officer, and any Landscape non-compliances will be dealt with under the evaluation of Council Landscape Officer.

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.