

7 June 2017

Our Ref: 16-076DR

Lashta Haidari
Northern Beaches Council
725 Pittwater Road ,
Dee Why NSW 2099

Dear Lashta,

RE: DA2017/0206: 1113 OXFORD FALLS ROAD FRENCHS FOREST

We have been requested by the applicant to prepare a brief response to Council's Urban Design Referral comments in relation to the subject application. The Urban Designer raises three issues, as follows:

- 1. The scale and design of buildings being not consistent with Desired Future Character Statement in the LEP 2000.*
- 2. The proposed bulk and scale of the built forms appear much denser in appearance with the effect of 12 pavilions located close together rather than 6 pavilions well-spaced apart in the approved DA.*
- 3. The proposed built forms read clearly as a 3 storey building whereas the approved DA has the appearance of pavilions sitting on solid bases which are well articulated and landscaped.*

We consider these comments to be misplaced for the following reasons:

1. **Scale and design**

The Urban Designer fails to identify the specific scale and design provisions within the Desired Future Character Statement (DFCS) with which this development is purportedly inconsistent. EPIs generally control scale by way of density or FSR standards, height and setbacks. The DFCS and Locality Statement explicitly exclude seniors housing from any density standard and the development fully complies with the other controls on height and setbacks.

Therefore, in our opinion, it would be without statutory basis for Council to refuse this application on the basis of scale.

In terms of design, the DFCS allows development in the form of "detached style housing". You will recall the considerable efforts made to respond to your feedback on this issue prior to DA

lodgement, to the point where we understood you were generally satisfied that this had been achieved with the current scheme (accepting of course that this would be subject to further detailed assessment of the DA once lodged).

In support of this, we reiterate the comments in the report of the JRPP in approving the current scheme (noting that the new scheme is very similar apart from an increase of FSR from 0.2:1 to 0.23:1 accommodated in one additional storey on the pavilions):

"the proposal,, is consistent with the Desired Future Character as expressed in the LEP. The majority of the Panel notes that a residential care facility is a permissible use in the zone, that such a facility cannot reasonably be expected to take the form of rural-residential development, that the proposed buildings are nestled into the slope of the site and that the FSR of the proposal is around 0.2:1" (our emphasis).

We consider, for these reasons and as further discussed below, the proposal is entirely suitable in terms of scale and design.

2. Pavilion separation and roof form

We believe the following comparative images of the approved scheme and proposed scheme, contained in our SEE, adequately refute the Urban Designer's opinion about the denser appearance of the pavilions. Since the number of pavilion buildings does not change from the approved scheme and the spacing is largely the same, we can only assume that the concern relates solely to the roof design.



Despite the Urban Designer's opinion being inconsistent with pre-lodgement advice provided by Council in relation to the suitability of this design, and despite our opinion that it would be a retrograde design outcome, the applicant would be prepared to accept a condition that the 12 roof pitches be reduced to 6 in order to overcome this specific concern.

3. Three storey buildings

Once again, we rely on the above images to demonstrate the level of articulation of the buildings. The landscape setting remains essentially the same as that approved. Consequently, we do not understand the basis for the Urban Designer's opinion in these respects.

We can only assume that they relate to the 3 storey form of the buildings. As indicated above, the scheme is fully compliant with the development standards for height under the LEP and

there is no statutory or non-statutory provision applicable to the site preventing 3 storey buildings.

Indeed, the **attached** desk-top survey of the surrounding locality clearly demonstrates that 3 storey housing is not uncommon nor incompatible within the local 'detached housing context'.

The proposed 3 storey housing in this DA is therefore consistent with both the "detached style housing" description in the DFCS applying to the site and the context and style of housing in the immediate locality of the site. Therefore, we believe the objection to the buildings based on the number of storeys is not supportable.

We would be pleased to discuss any of the issues raised in this submission. Please do not hesitate to contact the undersigned on (02) 8270 3500 in this regard.

Yours Sincerely,

A handwritten signature in black ink, appearing to be 'David Ryan', with a stylized flourish at the end.

David Ryan
Executive Director

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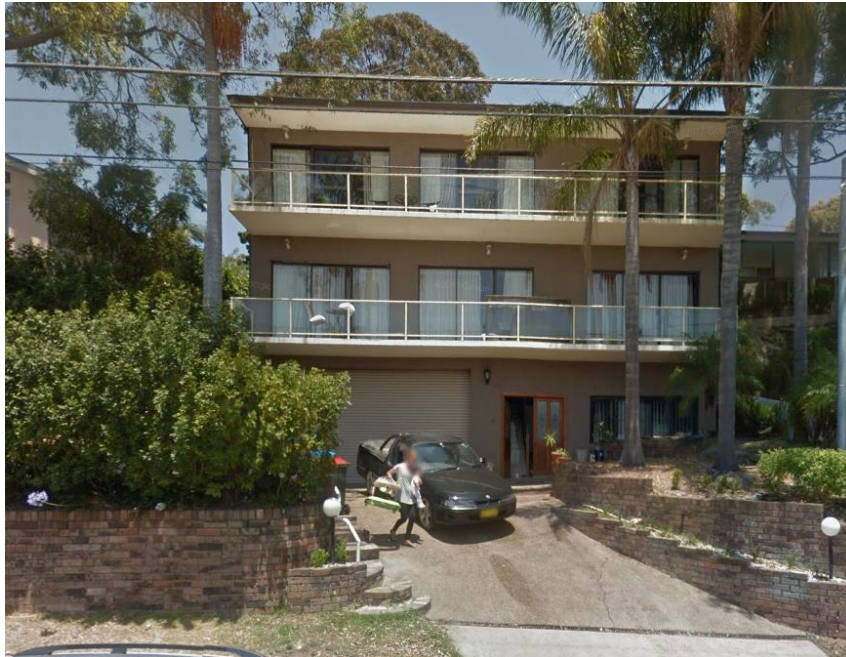


Figure 1 - 41 Oxford Falls Road, Beacon Hill



Figure 2 - 2 Newell Place, Frenchs Forest



Figure 3 - 9 Garie Place, Frenchs Forest



Figure 4 - 82 Nandi Avenue, Frenchs Forest



Figure 5 - 2 Leagay Crescent, Frenchs Forest



Figure 6 - 14 Karabah Place, Frenchs Forest



Figure 7 - 23 Brooker Avenue, Beacon Hill



Figure 8 - 3 Golden Grove, Beacon Hill



Figure 9 - 3 Golden Grove, Beacon Hill alternative



Figure 10 - 4 Fleet Place, Beacon Hill