

Urban Design Referral Response

Application Number:	DA2020/1072
Date:	17/09/2020
To:	Anne-Marie Young
Land to be developed (Address):	Lot 1 DP 228962 , 1 Drew Place BELROSE NSW 2085 Lot 2 DP 228962 , 1 Drew Place BELROSE NSW 2085

Officer comments

The proposal has addressed the issues highlighted in the Pre-Lodgement Meeting (PLM):

PLM Urban Design Comments:

1. SEPP seniors calls for 25% rear of site to be single storey. Council's interpretation of the single storey portion would be the north-eastern corner of the site. As such the proposal does not comply as it has a two storey built form proposed in that corner. The objective of this control is to minimise the built form impact and overlooking/privacy issues to the next door neighbours' backyard.

Response: The DA proposal has a slight encroachment of the 25% single-storey rear portion of site which is acceptable as there will be adequate landscape buffer to soften the built form impact and maintain privacy distances.

2. A fitting built form would be one that resembles two houses being a double lot amalgamation in a streetscape of detached single and double storey houses. As such a clear break in the built form to allow substantial soft landscaping would be preferred.

Response: The proposed DA built form is well articulated with single and double storey elements with a clear break creating the impression of two houses.

3. Future submissions should include sunlight and privacy analysis to ensure amenities of next door neighbours are maintained.

Response: Amenities to proposed units and neighbouring residences have been appropriately addressed.

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.