

Urban Design Referral Response

Application Number:	DA2020/1480
Date:	22/02/2021
To:	Anne-Marie Young
Land to be developed (Address):	Lot 1 DP 5055 , 8 Forest Road WARRIEWOOD NSW 2102

Officer comments

The proposal has responded to the issues identified in the Pre-Lodgement Meeting as follows:

1. Generally, compliance with the Apartment Design Guidelines (ADG) will need to be demonstrated. Some area of concerns with the preliminary design submitted are:

a. Building separation distance between the apartment building and the sub-divided lots/ dwelling houses to be 12m minimum. (New sketch has indicated this but more landscape planting buffer information needed)

Response: Building separation distances of 7.1 to 8.2m have been provided between the three storey buildings. The windows proposed are not overlooking each other directly and where they do, privacy screens have been provided.

b. Private open space and balconies – ground floor apartment Private Open Space not indicated

Response: Detailed landscape plans have been provided addressing the issues above.

c. Street setbacks/ side and rear setbacks – limited landscape buffer especially on south-east corner and eastern façade to footpath. Boundaries for strata-titled apartment blocks should be indicated for common property/ landscaping boundary delineation, landscape percentage calculations, entry gates, public road/footpath reserve, etc.

Response: Detailed landscape plans have been provided addressing the issues above.

e. Pedestrian access and entries – celebrate and made more obvious for wayfinding purposes

Response: Detailed landscape plans have been provided addressing the issues above.

f. Common circulation and spaces – Maximum of 8 units to lift core – 12 proposed (new sketch has addressed this)

Response: Maximum of 6 units have been proposed per circulation core.

g. Building Facades – Breakup of long linear built form in north and south elevations- suggest creating building gap of 8m on the northern and southern side of courtyard. Improve entry wayfinding. Address base, middle, top façade elements as per ADG.

Response: Proposed building articulations is acceptable.

h. Landscape design – privacy buffer to Public Open Space from public footpaths. Address inadequate planting buffer to road verges.

Response: Detailed landscape plans have been provided addressing the issues above.

2. Sub-divided lots/ houses built form controls should be established with setbacks, building height – 8m, car parking area, driveways, etc, defined. The access road to be made a public road should be consistent with the DCP and Warriewood Masterplan Controls – road width proposed is inadequate currently. Generally street trees, footpath, driveway culvert, street parking, etc, should be indicated. Council road engineer should be made aware of public roads to be handed over to Council to maintain. Ownership of the landscape strip proposed along the Eastern boundary should be clarified. (New

sketch has deleted this strip)

Response: Subdivided lots/ houses area is now a separate DA application. The support of this DA will be subjected to the torrens title lot subdivisions DA building separation being 12m apart as a minimum.

3. Retention of existing cottage on site to be clarified. Heritage values to be integrated and respected as part of overall site layout.

Response: Refer to Heritage officer's comments.

4. Clarify annotation for "Future sub-division" on the southern portion of the site.

Response: Statement of Environmental Effects has addressed this issue.

5. Connections to the future roads visible on SEA Cadastre on the west and south boundaries should be clarified.

- The built form of the Torrens title free-standing houses should have more single storey elements to break up the bulk and scale. There should also be a few variation of house design types to create an interesting streetscape as it looks very monotonous as per the sketch design submitted.

Response: Subdivided lots/ houses area is now a separate DA application.

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.