

Urban Design Referral Response

Application Number:	Mod2021/0654
Date:	16/09/2021
To:	Jordan Davies
Land to be developed (Address):	Lot 25 DP 5464 , 2 Macpherson Street WARRIEWOOD NSW 2102

Officer comments

The proposal is a Section 4.55 (2) modification application to vary the approved lot boundary setbacks established by DA2019/0887 for 16 allotments along with the corresponding changes in the conditions of consent. The affected 16 lots are located in the middle section of the development with frontages orientated toward east and west to the new accessway.

The approved lot boundary setback is 900mm on both side boundaries of each dwelling to ground level, and 1500mm setback to the first storey creating a stepping back massing as building height increases. The proposed changes is 900mm on the southern side applying to both ground level and first storey with zero setback to ground level on northern side and maintaining 1500mm setback to first storey.

The modifications cannot be supported for the following reasons:

1. Building separation distances will be reduced resulting in less visual/ acoustic privacy, outlook, natural ventilation and daylight/ solar access.
2. With 900mm separation between buildings, noise nuisance and visual privacy issues will be made worse.
3. The future floor plans provided show window and door openings proposed on the zero boundary setback so compliance with building code is not achievable.
4. The single storey on the street front setback has been replaced with a two storey built form which will remove the gradual building scale step-down effect to the street.
5. The bulk and scale of the buildings will be increased resulting in a diminished and less appealing streetscape outcome compared to what was approved previously.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.