

Urban Design Referral Response

Application Number:	DA2019/1173
To:	Anne-Marie Young
Land to be developed (Address):	Lot A DP 411784 , 3 Berith Street WHEELER HEIGHTS NSW 2097

Officer comments

The proposal can be supported as the cluster of single and double storey pavilion built forms proposed are well articulated and will fit well into the surrounding context of detached style housing within a landscaped setting especially with the 14.4m front building setback (6.5m required) proposed to keep the existing mature trees.

The minor breach of rear setback for the single storey units (6m required - proposal varies between 0.95m shortfall and 0.75m excess) is acceptable as the perimeter deep soil planting zone will ensure adequate green buffer required for visual and acoustic privacy separation. The proposed front and side building setbacks provide for a compliant building envelope that is well in excess of requirements resulting in appropriate building separation between properties ensuring amenities to surrounding neighbours are reasonably preserved and maintained.

The natural tone of material palette proposed for the building external finishes are also appropriate and will ensure an appropriate fit for the general neighbourhood.

Recommended Heritage Advisor Conditions:

Nil.