

## Urban Design Referral Response

<b>Application Number:</b>	DA2023/0669
<b>Proposed Development:</b>	Demolition work and the construction of 28 dwellings, infrastructure, roadworks, tree removal, landscaping, community title subdivision and the dedication of the creekline corridor to Council.
<b>Date:</b>	15/06/2023
<b>To:</b>	Alex Keller
<b>Land to be developed (Address):</b>	Lot 4 DP 553816 , 16 Macpherson Street WARRIEWOOD NSW 2102

### Officer comments

This advice is provided as an internal referral from the Urban Design Unit to the Development Assessment Officer for consideration and coordination with the overall assessment.

The application seeks consent for the following works:

- Demolition of the existing dwelling and plant nursery,
- Earthworks,
- Construction of an internal road,
- Construction of 28 dwellings:
  - o 21 dwelling houses,
  - o 4 semi-detached dwellings, and
  - o 3 attached dwellings,
- Rehabilitation of the creek line,
- Half road reconstruction of the Macpherson Street frontage,
- Construction of Brands Lane including a two-way public road and the construction of a shared pathway,
- Landscaping,
- Services and infrastructure,
- Community Title subdivision of the site, and
- The dedication of the 25m inner creek line corridor.

Urban Design cannot support the proposal for the following reasons:

1. The landscape drawings show decks and paved areas which should be excluded from the landscape area calculations in the architectural drawings. Compliance with DCP C6.7 Landscape Area of 35% site area as a minimum will need to be demonstrated.

2. In view of the internal access road carriageway width being reduced from 12.5m (Warriewood Valley Roads Masterplan requirement) to 9 m wide, the front setbacks of 3m to houses on both sides of the road should be maintained to achieve a better street presentation outcome. The 0.5m setback to the double garages cannot be supported. A suggestion will be to change Lot 7 and Lots 19 to 29 to a Type A1/A2/A3 layout and treat Brands Lane boundary as a back boundary with a 4m rear setback to achieve a more usable backyard size. This will also make the landscape area of 35% site area achievable.

3. There should be a wider gap between Lots 4, 5 and 6 as the 0.9/1.2m gap proposed over two storeys is very narrow. A suggestion will be to make Lots 5 and 6 semidetached and increase the building separation distance between Lot 4 and 5 to 1.8/2.4m.

Please note: Regarding any view impacts and any impacts on solar amenity and overshadowing these matters will be dealt with under the evaluation of Council Planning Officer. Any impacts of non-compliances regarding heritage will be dealt with under the evaluation of Council Heritage Officers, and any Landscape non-compliances will be dealt with under the evaluation of Council Landscape Officers.

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.