

Urban Design Referral Response

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| Application Number: | DA2020/1517 |
| Date: | 10/03/2021 |
| To: | Anne-Marie Young |
| Land to be developed (Address): | Lot 2 DP 349085 , 45 Warriewood Road WARRIEWOOD NSW 2102 Lot 1 DP 349085 , 49 Warriewood Road WARRIEWOOD NSW 2102 |

Officer comments

Urban Design Comments March 2021

Additional information has been provided for the Torrens title allotments:

1. Lots fronting Warriewood road are rather bulky with identical floor plates proposed for the double storey houses. The rear setback of 10m has not been complied with. Height limit has not been indicated. Building separation of minimum 12m must be maintained with the apartment building to ensure amenity and privacy for building occupants and a desirable urban form.
2. Lots fronting Lorikeet Grove do not comply with 6/10m setback for ground/ upper floor respectively. Height limit has not been indicated. Building separation of minimum 12m must be maintained with the apartment building to ensure amenity and privacy for building occupants and a desirable urban form.

Previous Urban Design Comments

Consent is sought for development of the site for a twelve lot residential subdivision, construction of integrated residential development with two residential flat buildings containing thirty-four apartments, associated civil/ creekline works and residential development on some of the created allotments.

The breaches of the height standard up to 1.84m over the 10.5m limit, will not be visibly apparent when the general ground levels are raised towards the southern end of the site due to the flood hazard.

The proposal is being lodged as an 'integrated' development (i.e. subdivision works and residential development as one development proposal). More information regarding built form controls and information complying with the LEP/DCP controls should be provided for the twelve lot residential subdivision (such as building footprint/layout /height, one/ two storey building envelope controls, boundary setbacks, private open-space area/garage/driveway locations, sunlight/ privacy analysis, etc).

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.