

Urban Design Referral Response

Application Number:	DA2020/1489
Date:	03/03/2021
To:	Anne-Marie Young
Land to be developed (Address):	Lot 1 DP 5055 , 8 Forest Road WARRIEWOOD NSW 2102

Officer comments

The proposal should consider the following:

1. Generally built-form controls of the sub-divided lots have not been comprehensively established. The landscape strip previously proposed along the Eastern boundary should be clarified. The current proposal has deleted this strip.
2. The proposal should demonstrate that landscape area of 35% has been provided. This is important to preserve the overall character of the area.
3. The proposal should provide more variety of built forms other than repetitious detached dwellings with 900mm separation. A distinct break or change have to be provided every three abutting dwellings. Other possible built forms to investigate are semi-detached dwellings providing wider gaps of 1.8m in between buildings or terrace dwellings with a distinct break every 3 dwellings.
4. Front setback of 5.5m will be required for tandem parking if proposed. Front setback articulation zone should have a variety of treatment proposed. Variety of facades with different material finishes should also be explored.
5. Variation of roof forms should be considered to create interest in the streetscape. The upper floor profile has not been indicated and building height controls have not been provided. Roof eaves proposed should also be designed to improve sunlight penetration between buildings.
6. Street width of 7.5m with 1.5 road verges on both side should be provided as per the DCP and Warriewood Masterplan Controls.
7. Landscaping of street verge to be provided with appropriate tree planting. The rear landscape area will benefit from perimeter boundary planting buffer to provide better amenities between dwellings and neighbouring developments.

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.