

## Urban Design Referral Response

<b>Application Number:</b>	Mod2021/0654
<b>Date:</b>	24/12/2021
<b>To:</b>	Anne-Marie Young
<b>Land to be developed (Address):</b>	Lot 25 DP 5464 , 2 Macpherson Street WARRIEWOOD NSW 2102

### Officer comments

A revised proposal dated 20 Dec 2021 was submitted to address the concerns below. The revised scheme is now generally acceptable except for lot 10, 11, 14 and 15 which should have the rear upper floor setbacks applied as well similar to lot 4 to 9 and 16 to 21. Lot 14 could be further improved by flipping the plan around with the driveway located to the north boundary side.

### Previous 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 supported.

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

### Recommended Heritage Advisor Conditions:

## DEFERRED COMMENCEMENT CONDITIONS

### To improve amenity to the rear garden areas

< Incorporate rear upper floor setback of 3m relative to the ground floor plan to Lot 10, 11, 14 and 15. Lot 14 could be further improved by flipping the plan around with the driveway located to the north boundary side.>

Reason: <To improve amenity to the rear garden areas>