

## Urban Design Referral Response

<b>Application Number:</b>	DA2019/0860
<b>Date:</b>	24/03/2020
<b>To:</b>	Alex Keller
<b>Land to be developed (Address):</b>	Lot 52 DP 881594 , 24 Darley Street East MONA VALE NSW 2103

### Officer comments

Urban Design comments on amended design 24 Mar 2020

The proposed design is now a two to three storey articulated built form which steps down to two storey in the most visible corners. As such it has minimised the built form impact to the surrounding developments and is more contextually fitting.

Previous comments:

1. The 8m SEPP Seniors building height has been breached. The single storey requirement for the back 25% of the site has not been complied with.
2. Allowing for a built form control consideration in an R3 Medium Density Zone, the proposed built form is top heavy with the extensive roof overhangs proposed. Some of the soffits to the roof structures have very low height clearance over the middle concrete roof that construction and maintenance will be an issue. Nevertheless, the 8.5m building height calls for a two storey building with a roof form to fit in contextually with the streetscape. The top floor should be well set backed from the lower storeys to create a less visible floor that will not be obvious from the surrounding streets and next door developments, ideally within the form of a roof structure.
3. The back 25% portion of the development should not be a three storey built form and should step down to two storeys to minimise building scale impact to surrounding neighbours at the back of the site.

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:

Nil.