

## Urban Design Referral Response

<b>Application Number:</b>	DA2019/0730
<b>To:</b>	Benjamin Price
<b>Land to be developed (Address):</b>	Lot 4 DP 345419 , 71 A Queenscliff Road QUEENSCLIFF NSW 2096 Lot 41 DP 300057 , 71 Queenscliff Road QUEENSCLIFF NSW 2096

### Officer comments

The development application can be supported.

The proposed development represents a well articulated response to site and context. Setting back of upper levels to the Queenscliff Road frontage assists to reduce the perceived bulk and scale.

The articulation carried through to the side setbacks to increase the setback in the central zone of the building is supported.

The encroachment into the 4.5m setback, requested by Council, by several of the bedrooms can be supported considering the modulation of the form to reduce its overall mass and bulk. Privacy screens should provide adequate privacy to these rooms.

END COMMENTS

### Recommended Heritage Advisor Conditions:

Nil.