

## Urban Design Referral Response

<b>Application Number:</b>	DA2020/0717
<b>Date:</b>	07/08/2020
<b>To:</b>	Renee Ezzy
<b>Land to be developed (Address):</b>	Lot 1 DP 1209581 , 357 - 373 Warringah Road FRENCHS FOREST NSW 2086

### Officer comments

The proposal has addressed the issues identified in the Pre-Lodgement Meeting:

#### PLM Urban Design Comments:

1.Objectives for Zone B7 Business Park call for “business park employment environments of high visual quality that relate favourably in architectural and landscape treatment to neighbouring land uses and to the natural environment.”

The submitted set of drawings comprises of floor plans only with no sections or elevations. The proposed building height stated in the meeting will be around 20 to 21 m above natural ground level which will be consistent with the general building height in the surrounding Business Park area. The proponent should consider a high quality building façade treatments for future submissions.

**Response:** The proposed builtform is consistent with the surrounding industrial park environment and will be surrounded with adequate landscape buffers.

2.The Bunnings Warehouse proposed will be the first three storey store layout for the company. The roof top floor plan will incorporate the plant nursery sale area with shade structures which should help to break down the building massing and help integrate the development into the business parkland setting. The coffee shop and kids play area will also be located on this top floor to take advantage of the pleasant green outlook and semi-outdoor settings.

**Response:** The proposal has incorporated the customer's amenities accordingly

3.The proposed truck-turning driveway which encroaches into the 30m building setback/ landscape area should be at ground level and should not be perceived as a building structure.

**Response:** The truck turning area does not encroach into the 30m building setback area and is located at ground level.

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.