

Urban Design Referral Response

Application Number:	DA2021/0199
Date:	12/04/2021
To:	Lashta Haidari
Land to be developed (Address):	<p>Lot B DP 402309 , 4 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 1 DP 595298 , 4 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 7 DP 455967 , 4 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 6 DP 8561 , 4 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 5 DP 8561 , 4 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 4 DP 654321 , 4 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 6 DP 737137 , 4 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 8 DP 455967 , 4 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 3 DP 8561 , 2 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 2 DP 8561 , 2 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 1 DP 8561 , 2 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 15 DP 26902 , 2 Jacksons Road WARRIEWOOD NSW 2102</p>

Officer comments

The proposal has responded appropriately to the Urban Design Comments identified in the Pre-Lodgement Meeting:

1. Generally the proposal is a low scale and low impact development despite the big rooms and spaces it has to accommodate. The dark colour scheme and strong forms in a cluster format - designed to retain existing trees and vistas is a sensitive and fitting approach.

Response: The current proposal maintains the initial concept of low scale and low impact development.

2. The encroachment of the site past the existing community centre site boundary allows the 'courtyard' / 'open arms' scheme to be possible and in a way 'blurs' the boundary to the sports field is a good outcome but will be subjected to Parks and Reserves team's feedback.

Response: The proposal maintain the 'courtyard' / 'open arms' concept resulting in a good outcome.

3. Parks and Reserves team's comment on keeping more existing trees could be balanced by reducing car parking requirement would be a good compromise as public transport is available near-by.

Response: Additional existing trees have been retained.

4. The possibility of extending the eastern carpark to provide a drop off and pick up point to the B-line

bus stop at Pittwater Road especially for peak hours should be explored.

Response: The car park layout has provided for a drop-off/ pick-up area near the B-line stop.

5. Future development of the design to let more natural light into the entry lobby through the roof should be explored.

Response: The proposal has incorporated high level windows in the roof design to allow more natural light to filter into the entry lobby.

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.