

Urban Design Referral Response

Application Number:	DA2018/1828
To:	Alex Keller
Land to be developed (Address):	Lot A DP 411784 , 3 Berith Street WHEELER HEIGHTS NSW 2097

Officer comments

The proposal in its current form can be generally supported.
Please find following comments for consideration.

Rear Setback

It is noted that the built form encroaches the rear setback by approximately 950mm.
Considering the rear building is a single story semi-detached dwelling containing 2 x 2 bed units and the peripheral planting zone allows for deep soil planting for large trees enabling visual and acoustic privacy to both the adjoining property and the proposed development, the proposal is supportable.
The applicant is to ensure there is no further encroachment within the rear setback zone.

Built Form and Articulation

The general form, articulation and material palette is generally supported.
However we note the rear single storey dwelling has not been paid too much attention. The applicant is encouraged to explore further articulation in design and material selection at a fine grain level, similar to the design attention paid to the two storey building to the front of the site.

Recommended Heritage Advisor Conditions:

Nil.