

Urban Design Referral Response

Application Number:	DA2021/0619
Date:	03/06/2021
To:	Jordan Davies
Land to be developed (Address):	Lot 202 DP 1019363 , 15 Jubilee Avenue WARRIEWOOD NSW 2102

Officer comments

The development application seeks consent for excavation works, tree removal and the construction of a mixed-use development for 59 self-storage units and 24 light industrial units. The proposal can be supported for the following reasons:

1. The eastern side of the building sits comfortably below the 11-metre maximum building height permitted where it adjoins the residential neighbour. The extent of height breach ranges up to about 1.8m above the 11-metre height limit but considering the 10.5m height limit permissible above the flood planning level, the breach is about 1m. The minor variation (9.5% variation) to the height of buildings standard will not result in any adverse impact on the character of the locality.
2. The proposed front setback is consistent with the 6m (6.5m required D1.8 PDCP) setback of the adjoining commercial/industrial building to the west. The proposed front setback landscape buffer which consists of trees, shrubs and groundcovers integrated with existing vegetation will soften the street frontage impact.
3. The proposal has addressed the potential visual and acoustic impacts on the neighbouring residential dwellings with the following features:
 - The proposed development is setback 3m from the eastern boundary (with the exception of a pedestrian ramp) to provide a landscape buffer to soften and screen views of the building from the adjoining property.
 - A 2.4m high acoustic barrier will be provided along the eastern side of the car park area and part of the pedestrian ramp to minimise potential acoustic impacts from Level 1 on the residential dwelling at 19 Jubilee Avenue.
 - The development height is below the 11-metre height limit on the eastern side which will minimize the visual and shadow impact of the building on the adjoining dwelling. The shadow diagrams show that the development will not shadow the adjoining dwelling at any time between 9am and 3pm on 21 June and majority of the open space of the adjoining dwelling will receive over 3 hours of solar access.
4. The proposed signages are appropriate to the existing character of the area. The size and location of the building signage is appropriate to the size and scale of the building façades. The flush mounted signs will not be illuminated so there will be no impact on the adjoining residential property.

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.