

## Urban Design Referral Response

Application Number:	DA2019/0108
To:	Nick England
Land to be developed (Address):	Lot 100 DP 615225 , 11 - 13 Cook Street FORESTVILLE NSW 2087

### Officer comments

#### CURRENT COMMENTS PROVIDED 4/07/2019

Upon review of the setbacks to both the north and the east boundaries please find following comments.

1. Eastern Boundary adjacent to the neighbouring church/education facility has been reviewed and assessed as satisfactory.
2. Northern boundary adjacent to an R2 residential zone presents more of an issue to the neighbouring properties given the scale, bulk and height of the proposed storage warehouse. A minimum 4.5 metre setback will be required to provide some relief to this elevation with a landscaped planting buffer a minimum of 3 metres and the 1.2 metres allowed for the egress path required. Refer Condition prior to issue of Construction Certificate.

### PREVIOUS COMMENTS

The proposal in its current form cannot be supported for the following reasons:

#### 1. WLEP 2011

1. The objectives of the WLEP 2011 building height development standard are set out below:

- a) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,
- b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access,
- c) to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments,
- d) to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.

#### Height of Building

The proposal exceeds the 9m building height by up less than a metre. In the context of the locality and IN1 Light Industrial area the height breach can be supported.

However, of interest is the pitch annotated on the roof at 1.5 degrees. The applicant needs to demonstrate that an increased roof pitch as determined by selection of roof sheeting material can be achieved without further breaches of the height control.

#### 2. WDCP 2011

##### Rear Setback

It is noted that the rear boundary abuts an education facility. Views from the education facility will have direct line of sight from their external play area.

The proposed setback to the rear of the site at 2 metres which includes an egress path approximately 1200 mm wide within a 2000mm setback (measured off the drawings) is insufficient to allow for any meaningful growth of trees or landscaping buffer (800mm) to soften the monolithic nature (assuming precast in the materiality) of the façade facing the adjacent education facility with large tree canopy. The setback at this boundary should allow for the path (1200mm if required) plus an additional 3 metres for substantial planting bringing the overall dimension to 4.2m at a minimum, in order to soften and mediate the immediacy of the development and extensive façade to the education facility and the

surrounding suburb.

The nature of the facility is such that it is a large volume of building bulk with no break in the built form in this area, no real articulation or modulation of the façade facing the facility and monotonous materiality to this elevation.

Whilst the other elevations address the articulation through a robust and colourful presentation in the materials the lack of considered address to the school facility in the predominant blank wall presents no consideration for the occupants of this facility. Treatments that incorporate a dialogue with the education facility by way of specific and meaningful interaction/ façade treatment or visual interest will be required.

For these reasons the application in its current form cannot be supported.

END COMMENTS

**Recommended Heritage Advisor Conditions:**

**CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION  
CERTIFICATE**

**Side Boundary Setback - North**

<Side Setback Northern Boundary 4.2 metres>

Reason: <A minimum 4.2 metres setback to building line (including 3 metre planting/buffer zone and 1.2 metre pedestrian path as required under the BCA) will be required to provide a transition buffer zone to the residential neighbouring properties to the north.> (DACHECPCC1)