

Urban Design Referral Response

Application Number:	DA2020/1179
Date:	13/10/2020
To:	Renee Ezzy
Land to be developed (Address):	Lot 4 DP 76695 , 1795 Pittwater Road MONA VALE NSW 2103 Lot 1 DP 219265 , 1797 Pittwater Road MONA VALE NSW 2103 Lot 2 DP 219265 , 38 Park Street MONA VALE NSW 2103 Lot 5 DP 77493 , 1793 Pittwater Road MONA VALE NSW 2103

Officer comments

The proposal should address the visual and noise privacy issues to the windows of all bedrooms in unit 01 from the entry path.

The proposal has addressed some but not all of the Urban Design issues identified in the Pre-Lodgement Meeting provided below:

PLM Urban Design Comments:

1. Applicant to confirm that the site will be amalgamated as the vehicle ramp to basement and entry path to the lift lobby at ground floor are straddling the north boundary. Building setback to north boundary as proposed is zero.

Response: The four lots will be amalgamated.

2. Front building setbacks of 6.5m to Parks Street and 10m to Pittwater Road to have similar breaches as the approved seniors living development to the north.

Response: The proposed front setbacks could be increased further to reduce built form impact to the streets.

3. South boundary side setback is not acceptable – suggest 3.5m to maintain adequate landscape buffer to southern neighbour. South elevation treatment should have a large indent(4x2m) in the middle for additional landscape treatment to break down building bulk and scale.

Response: The proposed south boundary setback has been amended to about 2.5 to 3 metre to provide additional green buffer but the basement setback is less than a metre wide to the southern boundary. There should be a new building section cut in the north-south direction to indicate that deep planters (one metre deep soil) can be incorporated.

4. Vehicular ramp turning circle in basement looks really tight - refer to traffic officer's comment.

Response: Traffic officer has approved basement layout subjected to conditions.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.