northern
beaches
council

Urban Design Referral Response

Application Number:	DA2021/0139

Date:	18/03/2021
To:	Alex Keller
Land to be developed (Address):	Lot 100 DP 817162 , 2 Cross Street BROOKVALE NSW 2100

Officer comments
The proposal should address the following issues:

1. The Brookvale Draft Structure Plan (August 2017) has identified Cross Street to undergo future investigations to create landscaping initiatives for enhancement of the pedestrian environment whilst maintaining vehicle connectivity throughout the precinct. The objective will be to create tree lined streets that provide workable and attractive access for the east and west precincts of the Strategic Centre and also link the green grid assets across Brookvale.

That means a landscaped street interface between buildings and the public domain footpaths area will be required along Cross Street including Green Street. As such the 4.5m WDCP front building setback requirement should be complied with along both streets to allow street tree canopies to overlap and to maintain adequate landscape buffer.

2. The proposed increase in building height of 14.1m ie.3.1m over the 11m control will set a negative building height precedent for the surrounding future developments and therefore cannot be supported.

3. The design of facades contributes greatly to the visual interest of the building and the character of the local area. Facades that face the streets have an impact on the public domain. High quality facades are a balanced composition of building elements, textures, materials and colour selections. Well designed facades also reflect the use, internal layout and structure of the building. The proposed elevation treatment to create interest such as the big overhanging hoods framing windows should be more meaningful applications eg. to provide privacy or sun-shading purposes.

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.