

## Urban Design Referral Response

<b>Application Number:</b>	Mod2014/0230
<b>To:</b>	Luke Perry
<b>Land to be developed (Address):</b>	Lot 100 DP 1015283 , 145 Old Pittwater Road BROOKVALE NSW 2100

### Officer comments

The proposed height is 20m from ground level (RL10) so the top of the sail structure is about RL30. That is 2m over the WDCP 2011 envelope control of RL28. It is noted that there are higher envelope controls of RL30 and RL34.8 nearby so the visual impact of the sail structure will be low given the structure is an open steel truss. Nevertheless there are concerns for view impact from properties overlooking the roof area from the higher escarpment area. The applicant will need to provide a view impact study if the sail structure exceeds the RL28 building envelope control.

### Recommended Heritage Advisor Conditions:

## DEFERRED COMMENCEMENT CONDITIONS

### Centre court sail structure

The applicant will need to provide a view impact study if the new centre court sail structure exceeds the RL28 building envelope control.

Reason: The proposed height is 20m from ground level (RL10) so the top of the sail structure is about RL30. That is 2m over the WDCP 2011 envelope control of RL28. There are concerns for view impact from properties overlooking the roof area from the higher escarpment area. (DACHEADC1)

