

Urban Design Referral Response

Application Number:	Mod2020/0327
Date:	02/10/2020
To:	Alex Keller
Land to be developed (Address):	Lot 23 DP 270907 , 65 - 69 Lorikeet Grove WARRIEWOOD NSW 2102

Officer comments

Please see below Urban Design Response

The proposed modification seeks to amend the approved architectural and landscape plans as a result of post-approval design changes. The proposed modification includes:

Approved glazed balcony balustrades to be changed to metal (vertical battens) on all balconies;
Changes to selected landscaping elements including rooftop communal open space;
Relocation of Hydrant Booster assembly relocation;
Extension of the Air conditioner condenser room; and
Addition of a rooftop exhaust adjacent the lift overrun.

Balustrade

The proposed modifications represent improvements to the scheme in terms of increased visual surveillance and improved architectural detailing of the balustrade with flat metal bar balustrading providing further articulation and modulation. This aspect of the proposed modification can be supported.

Rooftop Landscape

The proposed modifications to the rooftop landscape communal open space area will have no adverse impacts to the proposed development or surrounding neighbour amenity. This aspect of the proposed modification can be supported.

Extension of Roof Plant

Any proposed addition to roof plant area is to ensure adequate screening to the additional plant proposed and provide an integrated and aesthetic architectural response that seeks to minimise any increased bulk and scale.

Additional Rooftop Exhaust Adjacent Lift Overrun

As above, any additional rooftop exhaust in combination with other rooftop plant should look to provide an integrated response to the screening of all rooftop plant including exhaust and lift overrun. Any screening or modification to rooftop plant is to provide an integrated architectural response so as not become an unsightly addition. Additionally, any future additions required to extend rooftop plant capacity is to provide similar if not same integrated architectural response to the screening of any such additions.

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.