

Urban Design Referral Response

Application Number:	DA2021/0053
Date:	10/03/2021
To:	Jordan Davies
Land to be developed (Address):	<p>Lot 7 DP 1251955 , 121 Dove Lane WARRIEWOOD NSW 2102</p> <p>Lot 1 DP 1266557 , 111 Dove Lane WARRIEWOOD NSW 2102</p> <p>Lot 4 DP 1251955 , 101 Dove Lane WARRIEWOOD NSW 2102</p>

Officer comments

The proposal is to create 33 dwellings comprising of 5 villas, 6 semi-detached, 20 townhouses and 2 sub-divided lots. The proposal has addressed the following issues identified during the Pre-Lodgement Meeting:

1. Proposal to comply with the Voluntary Planning Agreement (VPA) between Frasers Development and Northern Beaches Council and Reference Council Documents:

- a. Warriewood Valley Landscape Masterplan and Design Guidelines, August 2018 (WVLMDG)
- b. Warriewood Valley Roads Masterplan, August 2018 (WVRM)

Response: DA-2018/1044 was granted on approval on 15 May 2019 for subdivision for three development lots, an extension to Fern Creek Road, drainage infrastructure and remediation. The DA placed environmentally sensitive parts of the former site in a separate lot (now under public ownership) and created a structure for future development to deliver a new public park and medium density housing adjoining a vegetated ridgeline and creek corridor.

2. The WVRM states that laneways are not suitable for single frontage lots and must not form the primary street frontage for any buildings. The proposed laneways should be upgraded to Access Streets with Traffic Lane Widths Total 7.5m carriageway to cater for traffic, parking, cyclists. Cycle Lane to share roadway with vehicles, Verge Width 2.5m on both sides, Footpath Width 1.5m on one side of the carriageway. Total Road Reserve Width 12.5m minimum (Refer WVRM & WVLMDG for more information)

Response: The proposed lane is a 6m wide carriageway that is clear at all times of on-street parking or any other obstructions to facilitate waste collection.

3. Fern Creek Road is a Local Street with share-path/cycleway to be provided. (Refer WVRM & WVLMDG for more information)

Response: A 1.5m wide footpath will be provided to one side of Fern Creek Road aligning with the footpath for the adjoining properties in accordance with approved DA2018/1044.

4. Built form controls and information in line with the LEP/DCP controls to be provided with the Development Application (such as building footprint/layout /height, one/ two storey building envelope controls, boundary setbacks, private open-space area/garage/driveway locations, sunlight/ privacy analysis, etc)

Response: The proposal complies substantially with the built form controls except for minor variations to the front setback for Semi 1, Semi 2 and Townhouse 12; side setbacks to upper floor of Townhouse 6 and 20. The variations can be supported as the proposed built forms are well articulated generally

and the proposal fronts on to a park across Dove Lane.

5. With the driveway locations determined, public domain amenity and facilities such as street trees, footpath, street parking/ lighting location, etc can be located.

Response: Public domain amenities have been provided.

6. Compliance with the 25% (semi/ townhouse) to 35% (villa) of site area for open space requirements to be demonstrated.

Response: Open space requirement calculations have been provided demonstrating compliance.

7. Solar access to Private Open Space (Clause D16.9 DCP) of 2 hours of direct sunlight to be demonstrated.

Response: Solar access compliance has been demonstrated.

8. More built form variations/ articulations should be introduced to create streetscape interest. Building break of 1.5m minimum width to be provided between every 3 attached dwellings of the same lot width (Clause C6.8 DCP). More information on the Villas should be provided.

Response: Built form variations/ articulations have been incorporated to create streetscape interest.

9. More details on material finishes to be provided.

Response: Appropriate material finishes have been provided.

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.