

## Urban Design Referral Response

<b>Application Number:</b>	DA2020/0512
<b>Date:</b>	08/08/2020
<b>To:</b>	Tony Collier
<b>Land to be developed (Address):</b>	Lot 40 DP 7027 , 532 Pittwater Road NORTH MANLY NSW 2100

### Officer comments

The proposed bulk and scale of the built form can generally be supported except the modular design approach could appear too industrial in appearance being surrounded by free-standing houses in the neighbourhood.

The applicant should explore a wider material palette to soften the effect of the large areas of blank wall to make it more contextually fitting as required in the character test called out by the SEPP.

The proposed roof forms could also be simplified to give it more of a residential house look and feel.

Apart from that, another improvement will be to relocate the entrance for Unit L02 to the west boundary so that the disable access route is more direct from the pedestrian entry gate and do not have to cross the vehicular driveway to enter the unit. The resultant east facing courtyard could potentially get more sunlight exposure. The disable parking lot could also be located to the western boundary side as well.

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.