

Urban Design Referral Response

Application Number:	Mod2024/0051
Proposed Development:	Modification of Development Consent N0440/15 for the subdivision of land and the construction of a residential development incorporating 81 dwellings and associated civil works and landscaping
Date:	19/03/2024
To:	Maxwell Duncan
Land to be developed (Address):	Lot 1 DP 5055 , 8 Forest Road WARRIEWOOD NSW 2102

Officer comments

This advice is provided as an internal referral from the Urban Design Unit to the Development Assessment Officer for consideration and coordination with the overall assessment.

The application seeks consent to:

- Upgrade of the perimeter fire access road into a sealed road and retain the approved 4 metre width.
- Modify the alignment of the central private access road by removing the road curvature with a generally straighter alignment and reduce the width to 4 metre to permit traffic flow in one direction from east to west only,
- The introduction of 4 kerbside car parking spaces on the western side of the approved 8 metre wide access road for use as short term parking for deliveries and ride share/taxi drop off, and
- The provision of additional communal facilities for occupants of the development including a covered fitness area with bathroom facilities, BBQ area and swimming pool.
- Extension of Unit 50 Building D private open space.

Urban Design raises no objection to the proposed development.

Please note: Regarding any view impacts and any impacts on solar amenity and overshadowing these matters will be dealt with under the evaluation of Council Planning Officer. Any impacts of non-compliances regarding heritage will be dealt with under the evaluation of Council Heritage Officer, and any Landscape non-compliances will be dealt with under the evaluation of Council Landscape Officer.

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.