

Urban Design Referral Response

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| Application Number: | Mod2023/0201 |
| Proposed Development: | Modification of Development Consent N0440/15 granted for the subdivision of land and the construction of a residential development incorporating 81 dwellings and associated civil works and landscaping. |
| Date: | 19/05/2023 |
| 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 modify a Land & Environment granted consent for a residential development comprising of 81 dwellings and associated civil works and landscaping on Lot 1, DP 5055, No. 8 Forest Road, Warriewood.

The application seeks consent for the following modifications:

- Changes to the façade finishes and layout.
- Addition of 1.8m palisade fences on sandstone clad plinths to the ground-floor private open space of dwellings.
- The addition of a sliding door on the ground floor of Townhouse 6.
- The addition of a back-yard door on Townhouse 4, 6, 9, and 10.
- Flipping the plan of the Master Bedroom, with wardrobe & en-suite, for Townhouses 2 to 13.
- The front-yard of all townhouses changed from lawn to decking material.

Urban Design raise no objection to the proposed modifications.

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

and any Landscape non-compliances will be dealt with under the evaluation of Councils Landscape Officers. Any flood impacts resulting from the modifications will be dealt with under the evaluation of Councils Engineers.

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.