

Urban Design Referral Response

Application Number:	DA2023/0129
Proposed Development:	Subdivision of one lot into 13 lots and associated works
Date:	08/11/2023
To:	Adam Croft
Land to be developed (Address):	Lot B DP 370222 , 4 Forest Road WARRIEWOOD NSW 2102

Officer comments

Urban Design Comments Nov 2023:

The applicant has submitted revised drawings on October 2023 with additional sections indicating:

- how each dwelling lot platform relates to the natural ground level,
- the 'cut and fill' required to achieve the road layout and
- how each dwelling lot addresses the road.

Urban Design cannot support the proposed modifications because of the following issues:

1. No detailed house design has been considered on the housing lots. The proposed earthworks rely on high retaining walls within each lot (height ranging up to 4.2m) and on the common boundaries (height ranging up to 2.8m). Site grading and retaining walls do not respect the existing terrain and instead, large 'cuts and fills' are used to create flat platforms on each lot without consideration of future house design and layout. Retaining walls should be used to reduce slope disturbances, rather than modify the natural terrain. As such, larger lot sizes should be considered as the natural slope increases.
2. The proposal should exhibit building designs that are integrated into the hillside context. Dwellings should incorporate stepped designs that follow the natural terrain and should not stand out vertically from the hillside. Exposed retaining walls should be designed with a natural-looking finish and buffered with landscaping elements. Significant natural scenic features, such as rock outcrops, should be retained where possible.
3. Retaining structures for roads, footpaths and planting verges proposed should integrate well with the onsite architectural character and natural environment.

Previous Urban Design 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 the subdivision of land of total site area 9,709.8 m² into 13 individual lots that involves:

- Demolition of the existing dwelling and associated ancillary structures,
- Construction of roads including a connection to the approved road through to No. 8 Forest Road,

- Earthworks to create the associated road hierarchy and to facilitate the future construction of dwelling houses under separate applications,
- Civil drainage works to support the proposed subdivision and facilitate future residential use,
- Tree removal to facilitate the proposed development and future residential land uses on the resultant lots (removal of twenty-three high category trees and fourteen low category trees).

Urban Design cannot support the proposed modifications for the following reasons:

1. The proposal involves substantial cut and fill of the hill slope resulting in a series of stepped terraces with increases to ground levels by up to 7 meters (approximately) using retaining walls up to 3.5m high. Some of the structural retaining walls (up to 2.8m high) proposed are right on the common boundaries to neighbouring developments. All new structures including retaining walls should comply with site setback requirements.
2. There is inadequate information provided with the proposed architectural built forms. Some of the proposed overall height of the individual houses will breach the 10.5m height control as building height is measured from the natural ground level, not the elevated fill levels. Clause 4.3 of the PLEP2014 sets a maximum building height limit of 10.5m. The proposed building heights should be shown on the architectural plans (using sections, elevations, 3D illustrations and etc.) demonstrating compliance with the building envelope and site setback controls.
3. Issues such as overlooking and privacy between proposed houses and neighbouring developments should be addressed.
4. A shadow impact study should be submitted with the proposed future built forms to be built on the elevated terrace levels.

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.

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.