

Urban Design Referral Response

Application Number:	DA2024/0427
Proposed Development:	Demolition, excavation and construction of an industrial building for self-storage units
Date:	03/05/2024
To:	Adam Croft
Land to be developed (Address):	Lot 13 DP 7258 , 12 William Street BROOKVALE NSW 2100

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 for the construction of a new building comprising self-storage units.

The proposal exceeds the maximum building height development standard prescribed by WLEP 2011 of 11m, by 3.89m. The upper floor which exceeds the height control is setback behind a landscaped planter on the roof, reducing the visual impact as viewed from the street.

Urban Design raise 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.