

## Urban Design Referral Response

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| <b>Application Number:</b>             | DA2020/0579  |
| <b>Date:</b>                           | 07/08/2020   |
| <b>To:</b>                             | Tony Collier   |
| <b>Land to be developed (Address):</b> | Lot 29 DP 5464 , 27 Warriewood Road WARRIEWOOD<br>NSW 2102<br>Lot 28 DP 5464 , 25 Warriewood Road WARRIEWOOD<br>NSW 2102 |

### Officer comments

The proposed changes to the previously approved Development Application have addressed the issues identified in the Pre-Lodgement Meeting:

- The 3m gaps between the townhouses are treated appropriately with soft landscape and cloth drying areas. Care should be taken to ensure the long, narrow and tall resultant space does not become unusable and become neglected by the residents.  
**Response:** Cloth drying areas are provided and big corner windows incorporated to shorten effect of long building gaps.
- The larger central common garden area proposed as a result of the townhouse lots made shorter is a positive improvement to the overall site layout. Soft landscape treatment to create a semi-public garden spaces for use by the residents would be preferred to physical barriers like fences, walls and gates.  
**Response:** Soft landscape treatment/ integrated barriers incorporated.
- The relocation of the air-conditioner condenser units from the balconies and terraces area to the basement and roof top area should ensure that adequate screenings are provided so that they are hidden and do not create nuisance. Ease of access for maintenance should be considered in the relocation.  
**Response:** A/C roof enclosure provided.
- The proposal to open up the large glazed windows in the apartments on the western elevation to take advantage of the views to the creek corridor should consider the western sun exposure. The substitution of western sun-shading external blinds to other form of sun shading treatment should be accompanied with updated 'BASIX' calculations and specifications.  
**Response:** Bifold shutters have been provided to control western sun and updated Basix report has been submitted.
- The new DA to be submitted should capture the changes from the currently approved DA clearly in the new set of documents to facilitate and expedite the approval and checking process.  
**Response:** List of changes provided.

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.