

Urban Design Referral Response

Application Number:	DA2018/0339
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To:	Rebecca Englund
Land to be developed (Address):	Lot 25 DP 5464 , 2 Macpherson Street WARRIEWOOD NSW 2102

Officer comments

The proposal in its current form cannot be supported for the following reasons;

The issue of setting a 'zero lot boundary' and the proposed boundary setbacks are generally not consistent of the detached dwelling character of the existing land use pattern and subdivision in the area.

More information is required to assess; building bulk, scale, building envelope, amenity (visual and acoustic), landscape and private open space allocations.

The following context and site analysis issues need to be addressed as follows;

- Responding to context
- Site Planning and Design
- Impacts on the streetscape
- Impacts on neighbours
- Internal Site Amenity

Recommended Heritage Advisor Conditions:

Nil.