

Urban Design Referral Response

Application Number:	DA2020/1756
Date:	09/02/2021
To:	Jordan Davies
Land to be developed (Address):	Lot 66 DP 6248 , 353 Barrenjoey Road NEWPORT NSW 2106 Lot 65 DP 6248 , 351 Barrenjoey Road NEWPORT NSW 2106 Lot 64 DP 1090224 , 351 Barrenjoey Road NEWPORT NSW 2106

Officer comments

The applicant has not responded to all the issues brought up during the Pre-Lodgement Meeting and Design and Sustainability Advisory Panel (DSAP) meeting:

1. Breach of the 8.5m building height by the top floor units 13 & 14 will affect sun access to the public plaza to the south between 9 to 11 am which could be outdoor seating area for cafe serving breakfast. The proposal should submit a complying scheme and demonstrate that the additional building bulk will not cast any additional shadow. The DSAP has made the following suggestion: "The impact could be almost entirely be eliminated by setting the upper-floor apartments back further from the Robertson Road street alignment".
2. Address and provide a response to all DSAP issues and recommendations with rationale whether they have been adopted or not.

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.