

Urban Design Referral Response

Application Number:	DA2025/1087
Proposed Development:	Subdivision of three lots into 63 residential lots, one (1) community title lot and one (1) residue lot including the construction of a bridge, associated infrastructure, services and access works
Date:	26/08/2025
To:	Anne-Marie Young
Land to be developed (Address):	Lot 1 DP 5055 , 8 Forest Road WARRIEWOOD NSW 2102 Lot 5 DP 124602 , 120 Mona Vale Road WARRIEWOOD NSW 2102 Lot 4 DP 124602 , 120 Mona Vale Road WARRIEWOOD NSW 2102 Lot 3 DP 124602 , 120 Mona Vale Road WARRIEWOOD NSW 2102

Officer comments

The proposed development is for the subdivision of three lots into 63 residential lots, one community title lot and one residue lot including the construction of a bridge, associated infrastructure, services and access works at 120 Mona Vale Road and 8 Forest Road Warriewood.

There is no information at a masterplan scale about how the subject site relates to 8 Forest Road Warriewood. Drawings must include the relationship between the two sites, the connection to existing and future road networks, and a detailed understanding of the road hierarchy.

Urban Design requires the following information in order to assess this proposed development:

Bridge

- Insufficient information has been provided to understand the proposed bridge design and its context. Scale plans, sections and visualisations are required.
- Explore possibilities for the road/bridge to be located at natural ground level.

Built Form

- Provide information about the housing typologies proposed on the 63 residential lots showing the front, side and rear setbacks, proposed built form, and the corresponding building heights as measured from the natural ground level
- 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
- Provide a shadow impact study of the proposed built form
- Address issues such as overlooking and privacy

Road interface

- Provide detail of retaining structures for roads, footpaths and planting verges, considering the future architectural character and the natural environment

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 unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.