

Urban Design Referral Response

Application Number:	DA2019/0447
To:	Alex Keller
Land to be developed (Address):	Lot 806 DP 752038 , 8 Lady Penrhyn Drive BEACON HILL NSW 2100

Officer comments

The proposal cannot be supported for the following reasons:

1. The proposal encroaches into the 20m front boundary setback. The previous Development Application approval has adopted the 20m front setback to Lady Penrhyn Drive which should be applied consistently to the current proposal. Lady Penrhyn Drive should not be considered a secondary road and therefore the proposed 10 m setback do not apply.

2. The scale and design of building is not consistent with the Warringah Local Environmental Plan 2000 – Desired Future Character of the locality: ... *Future development will be limited to new detached style housing conforming with the housing density ... low intensity, low impact uses... The natural landscape including landform and vegetation will be protected and where possible, enhanced. Buildings will be located and grouped in areas that will minimise disturbance of vegetation and landforms...*

The proposal will be prominently visible from Lady Penrhyn Drive with the reduced vegetated buffer of 20m wide reduced to 10m. The proposal sits over a steep sloping section of the site which involves major cut and fill (2 storey high) of the existing landform and vegetation.

3. The proposal does not follow the extent of the Asset Protection Zone proposed in the previous Development Application.

Recommended Heritage Advisor Conditions:

Nil.