

Urban Design Referral Response

Application Number:	Mod2023/0617
Proposed Development:	Modification of Development Consent DA2021/0212 granted for demolition works and construction of a mixed development, comprising seniors housing, commercial uses, carparking, landscaping and stratum subdivision.
Date:	13/12/2023
To:	Jordan Davies
Land to be developed (Address):	Lot 11 DP 1258355 , 5 Skyline Place FRENCHS FOREST NSW 2086

Officer comments

This advice is provided as an internal referral from the Urban Design Unit to the Development Assessment Officer for consideration and coordination with the overall assessment.

The application seeks consent to modify DA2021/0212, which was approved by the NSW Land and Environment Court on 20 April 2023. The proposal includes the following modifications:

- Relocation of the common area from the Ground Floor of the western building to the Ground Floor of the central building;
- Remove commercial uses at Level 1 of the eastern building and replace with 8 Independent Living Units;
- Revise design of pool and recreation facilities on Level 2;
- Revise landscape design;
- Minor changes to floor levels at each level to ensure floor to floor heights comply with the National Construction Code 2023 (NCC 2023) resulting in an increase in height to the western building of 0.5m;
- Minor changes to layout of Independent Living Units;
- Minor changes to basement levels, including minor changes to floor levels, location of mechanical plant rooms, the waste collection and storage areas and deletion of garbage lift;
- Relocation lift shaft in the eastern building; and
- Reallocation of a minor area of communal space at Level 7 to apartment floor area in the eastern tower.

Urban Design raise no objection to the proposed development.

Please note: Regarding any view impacts and any impacts on solar amenity and overshadowing these matters will be dealt with under the evaluation of Councils Planning Officer. Any impacts of non-

compliances regarding heritage will be dealt with under the evaluation of Councils Heritage Officers, and any Landscape non-compliances will be dealt with under the evaluation of Councils Landscape Officers.

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.