

## Urban Design Referral Response

<b>Application Number:</b>	Mod2021/0041
<b>Date:</b>	19/03/2021
<b>To:</b>	Lashta Haidari
<b>Land to be developed (Address):</b>	Lot 11 DP 577062 , 23 Fisher Road DEE WHY NSW 2099

### Officer comments

The proposed modifications seek internal reconfigurations, adjustment to levels and construction of an additional level on Building A, B and C to accommodate an additional 21 residential apartments (resulting in total of 147 units). In addition, 34 new car spaces and adjustment of basement levels are also proposed under Buildings A, B and C. The proposal cannot be supported for the following reasons:

1. The maximum building height of 13m will be breached further (WLEP2011). The proposed works result in a maximum height of RL+57.38m (ridge of Building A), resulting in a maximum 2.35m over the 13m height control (18% variation). Building B and C exceed the height control (at their maximum ridge line) by 1.60m to 1.95m.
2. Proposed increase of bulk and scale of the buildings will result in view loss for the surrounding residences located on higher ground. The modified built form will extend above the tree canopy and the height control by 2.35m. The proposed impact compared to the previous and earliest approved Stage 1 DA2011/1274 dated August 2011 will be substantial as proposed and the view corridors proposed previously will be affected.
3. Floor to floor height recommended in Apartment Design Guide of 3.1m (to allow for 2.7m floor to ceiling height) has been reduced to 3m ie. Amenities to apartments have been compromised to gain an extra storey for all the building blocks.
4. Increased excavation to the basement size as a result of internal reconfigurations to accommodate 34 additional car spaces and adjustment of basement levels in Buildings A, B and C will reduce deep soil area for landscaping. The proposed additional excavation will encroach into deep soil area between Building B and C and remove two additional existing established trees on site.

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.