

## Urban Design Referral Response

<b>Application Number:</b>	DA2020/0484
<b>Date:</b>	12/08/2020
<b>To:</b>	Lashta Haidari
<b>Land to be developed (Address):</b>	Lot 7335 DP 1152473 , 7335 / 1152473 Hakea Avenue FRENCHS FOREST NSW 2086 Lot 7336 DP 1152473 , 7335 / 1152473 Hakea Avenue FRENCHS FOREST NSW 2086

### Officer comments

The proposed chapel building breaches the 8.5m building height and 6.5m setback to Hakea Avenue. The additional building height will not be obvious when viewed from Hakea Avenue as the site drops away from the road but there will be inadequate landscape buffer to reduce the visual impact.

The applicant has submitted additional information to support the feasibility of the current location for the chapel. They have also proposed additional landscape buffer on the public road reserve to reduce the visual impact of the Chapel from Hakea Avenue. Given, the chapel will be a place for gathering and funeral services, the built form can have more presence from the main approach street for way-finding reason. The proposed roof form is also appropriate and can be identified as a place of worship.

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.