

## Urban Design Referral Response

<b>Application Number:</b>	Mod2021/0793
<b>Date:</b>	11/11/2021
<b>To:</b>	Lashta Haidari
<b>Land to be developed (Address):</b>	Lot 101 DP 1209504 , 5 Skyline Place FRENCHS FOREST NSW 2086

### Officer comments

The proposed application has the following issues:

1. The following additional information is required to be able to assess the application:
  - a. Please provide clear solar access drawings, preferably view from sun drawings, illustrating compliance with the Apartment Design Guide (ADG).
  - b. Please provide clear drawings illustrating how Natural Cross Ventilation is being proposed to be provided. Please refer to the ADG Glossary definition of a Natural Cross Ventilation: *natural ventilation which allows air to flow between positive pressure on the windward side of the building to the negative pressure on the leeward side of the building providing a greater degree of comfort and amenity for occupants. The connection between these windows must provide a clear, unobstructed air flow path. For an apartment to be considered cross ventilated, the majority of the primary living space and n-1 bedrooms (where n is the number of bedrooms) should be on a ventilation path.* Please provide diagrams illustrating the unobstructed air flow path similar to that's shown on p85 of the ADG, Figure 4B.8 illustrating that the apartments nominated as naturally cross ventilated comply with the definition.
  - c. Please provide floor to ceiling heights dimensioned on drawings.
  - d. It is unclear if changes have been made to the Communal Open Space and Deep Soil, please provide clear coloured drawings outlining the: Communal open space and deep soil with areas and dimensions noted on drawings.
  - e. Please provide clear coloured drawings outlining compliance with: 4D, 4E of the ADG with minimum dimensions and areas highlighted on the plans to aid assessment for the apartments being amended.

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.