

Urban Design Referral Response

Application Number:	Mod2023/0531
Proposed Development:	Modification of Development Consent Modification of Development Consent DA2021/2567 granted for Demolition works, construction of two carparks and an increase in student numbers at an educational establishment
Date:	20/10/2023
To:	Michael French
Land to be developed (Address):	Lot B DP 395193 , 0 L Federal Parade BROOKVALE NSW 2100 Lot 100 DP 1250521 , 37 - 43 Federal Parade BROOKVALE NSW 2100 Lot 13 DP 568333 , 60 Federal Parade BROOKVALE NSW 2100

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 Modification Application Mod20230531 seeks consent to delete DA2021/2567 Condition of Consent 17 (c) regarding fence height of proposed new carparking at St Augustine's College, Federal Parade BROOKVALE NSW 2100. The proposed modification is to enable a 2.2m high palisade fence.

Urban Design note that currently the fence to Gulliver St appears already in-situ and it is solely the remote carpark at Lot 13 DP 568333 60 Federal Parade that a new fence is being installed. It is unclear why a 1.3m high fence and gates at a remote site used solely for carparking would pose a risk to child safety and security. It would be beneficial to meet with the applicant to better understand and clarify their concerns.

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 unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the

Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.