

## Urban Design Referral Response

<b>Application Number:</b>	DA2024/0492
<b>Proposed Development:</b>	Community title subdivision comprising of 13 lots and new road access
<b>Date:</b>	15/05/2024
<b>To:</b>	Thomas Prosser
<b>Land to be developed (Address):</b>	Lot 1 DP 524083 , 21 A Warili Road FRENCHS FOREST NSW 2086 Lot 1 DP 1298188 , 49 Blackbutts Road 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 for a proposed Community title subdivision comprising of 13 lots and new road access.

Urban Design raises 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 Council Planning Officer. Any impacts of non-compliances regarding heritage will be dealt with under the evaluation of Council Heritage Officers, and any Landscape non-compliances will be dealt with under the evaluation of Council 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.