

Urban Design Referral Response

Application Number:	DA2020/0433
Date:	19/08/2020
To:	Nick England
Land to be developed (Address):	Lot 2 DP 543012 , 4 Cross Street BROOKVALE NSW 2100

Officer comments

The proposal has complied with the 4.5m front setback with appropriate landscaping buffer to complement the future 'Green Street' concept of Cross Street. The breach in building height will result in minor builtform impact to the surrounding amenities and will be softened by the street front landscaping proposed.

Amended drawings were submitted in August 2020 to indicate the following built form changes: Step-down in the Cross Street facade to comply with the 11m height control is an improvement. Stepped built form up to the lift cores will help to break down the scale of the building when viewed from Cross Street side.

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.