

## Urban Design Referral Response

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| <b>Application Number:</b>             | DA2020/0341   |
| <b>Date:</b>                           | 21/05/2020  |
| <b>To:</b>                             | Claire Ryan   |
| <b>Land to be developed (Address):</b> | Lot 2413 DP 752038 , 87 Blackbutts Road FRENCHS FOREST NSW 2086 |

### Officer comments

The proposed development at 87 Blackbutts Road Frenchs Forest has been lodged under the Seniors State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004 (the Seniors SEPP). The proposed development was the subject of a pre-lodgement meeting PLM 2019/0301 which identified several recommendations for consideration when lodging further applications for development of the site; bulk and scale, character and locality and general controls under the WLEP 2011 and DCP 2011.

The drawings received generally address the recommendations from Council's Urban Design officer which sought to reduce bulk and scale of the development through consideration of materials, articulation and modulation and a considered response to the character of the residential area.

In terms of application of the recommendations the referral officer is satisfied the proposed development has adequately addressed the recommendations.

As such the proposed developed is able to be supported.

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.