

Urban Design Referral Response

Application Number:	DA2023/0714
Proposed Development:	Demolition works and alterations and additions to the Covenant Christian School
Date:	22/06/2023
To:	Alex Keller
Land to be developed (Address):	Lot 101 DP 1159742 , 212 Forest Way BELROSE NSW 2085 Lot 1 DP 725754 , 212 Forest Way BELROSE NSW 2085 Lot 2 DP 725754 , 212 Forest Way BELROSE NSW 2085

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 to make alterations and additions to Building Block D to enable the refurbishment of the existing library and staff facilities. The proposed development comprises of the following works:

- Minor cut and fill works
- Demolition of existing staff facilities
- Demolition of Block D first floor
- Partial demolition of Block D ground floor including:
 - o Internal partition walls
 - o Internal and external staircase
 - o Four (4) entrance doorways
 - o Removal of internal partition walls and doors
- Refurbishment of ground floor and creation of new learning and staff facilities
- Construction of an internal mezzanine level
- Reconstruction of the First Floor to provide staff facilities.

The proposed built forms will respond appropriately to the contextual setting of the broader school campus. Majority of the proposed roof planes would sit below the required 8.5m height limit except for a 0.5m exceedance that occurs at the end of the roof's projecting eaves. The breach is consider minor and will not have any impact on the surrounding neighbouring sites.

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.