

Urban Design Referral Response

Application Number:	DA2020/1287
Date:	27/10/2020
To:	Renee Ezzy
Land to be developed (Address):	Lot 38 DP 20461 , 58 Forest Way FRENCHS FOREST NSW 2086

Officer comments

The proposal cannot be supported for the following reasons:

1. The front and rear setbacks have been breached with bay-windows and roofed over bbq-patio respectively.
2. The rear 25% of site which should be single storey has a living area proposed at 4.7m floor to ceiling height which will give the impression of a two-storey built form.
3. The separation gap between the two building blocks should be a clear 3 to 4m landscaped strip to read as a proper break to reduce the bulk and scale of the development.
4. The proposed 30% landscaped area takes into account narrow strips of landscaped area that is 0.4 to 0.9m wide. Only landscaped area of 2m width should be counted. The proposed linear 0.4m wide strip next to the driveway should be increased in certain areas to create a more interesting and adequate planting buffer zones.

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.