

Urban Design Referral Response

Application Number:	Mod2019/0627
Date:	31/03/2020
To:	Nick England
Land to be developed (Address):	Lot 1 DP 601101 , 8 Wyatt Avenue BELROSE NSW 2085 Lot 101 DP 874509 , 101 / 0 Wyatt Avenue BELROSE NSW 2085

Officer comments

GENERAL COMMENTS

The proposed modifications as presented in the drawings represents an orderly and cohesive extension to the school, suggesting a cohesive built form outcome that is sympathetic to the existing buildings on the site.

HEIGHT OF BUILDINGS

The increase in the height is relevant to the overall built form, in particular the roof line/type with the revised drawings demonstrating an orderly outcome across the site with a consistent roof typology across the site.

SIDE SETBACK - Encroached Approx. 5m

The extension to the western end of the building encroaches the side setback. However it is considered the buffer between the building and the nearest neighbour provides sufficient setback at the point of the building extension.

FRONT SETBACK - Encroached approx. 2.5m

In considering the front setback zone encroachment it is assessed that a more orderly configuration of front building line, in line with those of the existing buildings presents a better built form outcome and planning across the site as it presents to the public realm.

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.