

Urban Design Referral Response

Application Number:	Mod2021/0016
Date:	11/02/2021
To:	Lashta Haidari
Land to be developed (Address):	Lot 1113 DP 752038 , 1113 / 752038 Oxford Falls Road FRENCHS FOREST NSW 2086

Officer comments

The proposed Modifications articulated in the Statement of Environmental Effects and demonstrated on the amended drawings submitted can be supported.

Clause 29 WLEP 2000

Cl. 29 (a) Building Height

With an approved maximum building height of 8.5m (8m to ceiling height), the proposed modifications demonstrate the height of buildings 6-9 will be reduced by 50mm and the height of buildings 2-3 and 4-5 will be minimally increased 290mm thus demonstrating the buildings are still within the Height of Buildings control. As such the modifications present no demonstrable change to the urban design outcomes across the site and can be supported.

Cl. 29 (b) Density and Scale

The density and scale remain relatively unchanged for that approved, with primarily improved internal configurations, improved landscaping and private open space amenity, amended to address further design development and compliance with Australian Standards and NCC requirements.

Part 4 - General Principles of Development Control

Cl. 66 Building Bulk

The modifications represent relatively little change in the building bulk and scale. The deletion of Building 10 additionally reduces the intensity of the development to the main entrance and frontage to the site, thus reducing the impact on address to the site. Material changes and rationalisation of the balconies as described in the Statement of Environmental Effects and demonstrated on the drawings can be supported.

Setbacks

The 20m minimum required front setback is maintained and therefore the modification can be supported. Noting the deletion of building 10 this represents a far better outcome in respect to contextual relationships of the development within the landscape and a better interface between the public and private realms.

Amenity

The revised scheme demonstrates that no additional amenity impacts will result from the modifications and, in some respects, improved amenity is provided; maintained setbacks of 20m, deletion of Building 10, increase in communal open space, enhanced landscaping and deep soil provisions.

Summary

It is considered that the modifications to the approved development present no increased of further impacts in terms of urban design and can 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.