

## Urban Design Referral Response

<b>Application Number:</b>	DA2019/1280
<b>To:</b>	Lashta Haidari
<b>Land to be developed (Address):</b>	Lot 3B DP 164259 , 62 Beaconsfield Street NEWPORT NSW 2106 Lot 4A DP 159498 , 11 Queens Parade NEWPORT NSW 2106 Lot 3A DP 164259 , 9 Queens Parade NEWPORT NSW 2106 Lot 2 DP 209106 , 7 Queens Parade NEWPORT NSW 2106 Lot 5A DP 158658 , 13 Queens Parade NEWPORT NSW 2106 Lot 4B DP 159498 , 60 Beaconsfield Street NEWPORT NSW 2106

### Officer comments

#### Urban Design comments 17 Feb 2020:

The amended drawings have addressed the issues mentioned below by cutting back the car park basement structure from the western boundary. The visual impact of the car park structure on the mid-eastern boundary has been reduced by introducing stepped planters. However the landscape drawings submitted do not reflect the changes made in the architectural drawings. The landscaped drawings should be updated accordingly.

#### Urban Design comments made previously:

The applicant should address the following issues:

1. The car parking semi-basement structures stick out of the natural ground levels by more than one metre and encroach into the side boundary setbacks of 3m and rear boundary setback of 6.5m on the western and mid-eastern boundaries respectively.
2. Sun access to the back yard of neighbouring house no.58 Beaconsfield Street has been compromised.
3. There is one existing tree kept in the central courtyard. All the existing street trees to Beaconsfield Street will be removed. Current proposal will make the Beaconsfield Street presentation completely bare of mature trees. Proposed road verge landscaping and trees to be planted on the public domain area will take years to give the current verdant streetscape character.

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:

### DEFERRED COMMENCEMENT CONDITIONS

#### Landscape drawings to be updated

Landscaped drawings should be consistent with architectural amendments made

Reason: To maintain consistency of whole set of documents submitted (DACHEADC1)