

## Urban Design Referral Response

<b>Application Number:</b>	Mod2022/0275
<b>Date:</b>	10/06/2022
<b>To:</b>	Anne-Marie Young
<b>Land to be developed (Address):</b>	Lot 1 DP 228962 , 1 Drew Place BELROSE NSW 2085 Lot 2 DP 228962 , 1 Drew Place BELROSE NSW 2085

### Officer comments

The modification application Mod 2022/0275 seeks consent to modify the Development Consent for DA2020/1072 for the demolition of the existing structures and the construction of a seniors housing development on the consolidated lot.

The Modification seeks approval for the following:

- Western building pavilion metal roof pitch increased from 5° to 14° whilst maintaining the previously approved overall ridge height for the development.
- Small sections of the metal roof below the gables on the western pavilion removed and the gables extended to be flush with the breezeway roof.
- The provision of a gable to the roof form above Unit 6 to better integrate with the breezeway roof.
- The extension of the lift overrun through the breezeway roof.
- Roof pitch to Unit 3 increased from 12° to 20°.
- The relocation and slight reduction in size of the bathroom and study windows to Unit 6.
- The provision of polycarbonate roof sheeting to the approved first floor pergolas.
- Modification of condition 1(a)

Urban Design cannot support the proposed modifications for the following reasons:

1. There appear to have been changes to the balustrades from ironwork balustrades to solid balustrades and they do not appear to have been noted. Please note all changes from the DA2020/1072 stamped approved plans.
2. Units 4 & 5 windows on level 1 courtyard elevation appear to have changed size and proportion, but it's not noted as changes.
3. There has been a reduction in quantity of Solar Panels because of the lift over-run.
4. On drawing DA08 C some colours on the drawings have dropped off, which should be rectified.
5. There is a note on DA09 'Privacy Screen' but it is no longer drawn. Please clarify and correct.
6. The proposed deletion of Condition 12a. The SEE notes, '*on the basis that appropriate levels of privacy and built form screening are afforded through a combination of spatial separation and the implementation of the approved site landscape regime*'. Planting cannot be relied upon to provide visual privacy. The applicant should provide details of any alternate solution they are proposing to address the aims of the condition.

If the above matters are address Urban Design may be able to support the modifications, but currently Urban Design cannot support the application.

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.