

## Urban Design Referral Response

<b>Application Number:</b>	Mod2023/0677
<b>Proposed Development:</b>	Modification of Development Consent DA2020/0511 granted for Demolition works and construction of a Seniors Housing Development
<b>Date:</b>	21/12/2023
<b>To:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot A DP 415552 , 87 Iris Street BEACON HILL NSW 2100 Lot B DP 415552 , 89 Iris Street BEACON HILL NSW 2100

### Officer comments

This advice is provided as an internal referral from the Urban Design Unit to the Development Assessment Officer for consideration and coordination with the overall assessment.

The application seeks consent to the following modifications:

1. Change the dwelling mix from 5 x 2 bedrooms/ 5 x 3 bedrooms to 10 x 3 bedroom dwellings
2. Increase the size of the approved basement carpark resulting in increase to 22 car spaces (20 residential and 2 visitor) and reducing basement boundary setbacks
3. Modifying landscaping, planter boxes and retaining walls
4. Increase the size of the lifts
5. Change the building configuration and the dwellings and associated private open spaces
6. Modify the pitch of the approved roof forms (Units 2, 3, 6 & 7) and increase in the floor to ceiling height of Units 8 and 9.

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

1. The bulk and scale of the development has increased with the extended terraces, pergolas and privacy screens moved to the extended terrace edges. Landscaping areas that soften the spaces and provide visual privacy between the building blocks are reduced as a result. Shadow casted into internal courtyards and on adjacent properties has also increased. Noise nuisance issue affecting amenity to next door properties have also increased as the extended upper terraces are closer to the common boundaries.
2. The void spaces on top of the extended carpark basement are drawn as rooms without windows but labeled 'void'. There is no real need to raise the last row of units 8,9 and 10 as the units are located above void spaces above carparks.

**Please note:** Regarding any view impacts and any impacts on solar amenity and overshadowing these matters will be dealt with under the evaluation of Council Planning Officer. Any impacts of non-compliances regarding heritage will be dealt with under the evaluation of Council Heritage Officers, and any Landscape non-compliances will be dealt with under the evaluation of Council Landscape Officers.

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.