

## Urban Design Referral Response

<b>Application Number:</b>	DA2020/1172
<b>Date:</b>	09/11/2020
<b>To:</b>	Nick Keeler
<b>Land to be developed (Address):</b>	Lot 42 DP 4689 , 54 Bardo Road NEWPORT NSW 2106

### Officer comments

The proposal has addressed the Urban Design Comments brought up in the Pre-lodgement Meeting:

1. Generally the proposal is an over-development in terms of bulk and scale comprising of six generously sized three-bedroom units. The proposed FSR of 0.617:1 is over the 0.5:1 control. Considering the 1200sqm site area is just over 200 sqm over the minimum requirement of 1000sqm, the 0.5:1 FSR should not be exceeded.

**Response:** The proposed FSR has been reduced to 0.569:1 and the overall bulk and scale of the built form has been reduced.

2. The front setback of 6.5m should be complied with strictly ie. no balcony encroachment as proposed. The front elevation treatment of long linear balconies should be broken up to make it fit contextually with the free-standing houses in the neighbourhood.

**Response:** The proposal has complied with the front setback and the street elevation fits well contextually.

3. The middle courtyard introduced to keep some existing trees is a good way to separate the two built forms proposed but it would be ideal if the narrow section of 4.12m can be increased to 6m. The Private Open Space (POS) of unit G02 would also benefit from that. The entrance to unit G03 should be moved to the existing trees side of the courtyard to give more privacy to the POS of unit G02.

**Response:** The proposal has incorporated all the suggested recommendations.

4. The landscape area of 31.8% (30% min.) site area should be increased to preserve the amenity to the next door neighbours by providing more landscape buffer. More articulation of the building façade especially on the rear west boundary should help to break up the 1.5m long linear landscape strip proposed with some wider spaces (3m min.) for decent canopy trees to be planted.

**Response:** The proposed landscape area has been increased to 36.7% with width of 2m minimum introduced.

5. The rear excavation of the proposed basement carpark is excessive being about 6m deep. Excavation should be kept to a minimum to allow more deep soil area for perimeter trees.

**Response:** The proposed rear excavation has been reduced to about 4.5m deep.

6. Privacy screens should be incorporated into the upper balconies to minimise overlooking issues into the surrounding properties.

**Response:** Privacy issues have been addressed.

7. The proposal should look at reducing the bulk and scale especially the full double storey front building proposed with treatment of single storey elements to fit contextually with the character of the surrounding free-standing single and double storey houses.

**Response:** The proposal has maintained a single storey built form for about 45% of the rear portion of the site to cater for the canopies of the existing trees retained.

8. The built forms proposed should incorporate a great degree of building separation and articulation in order to achieve a character and design which is complementary and compatible to the adjoining residential development of free-standing houses located in a verdant area.

**Response:** The separation distance between the single and double storey blocks has been increased and the building facades of the double storey block are better articulated.

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.