

Urban Design Referral Response

Application Number:	Mod2022/0275
Date:	17/08/2022
To:	Anne-Marie Young
Land to be developed (Address):	Lot 1 DP 228962 , 1 Drew Place BELROSE NSW 2085 Lot 2 DP 228962 , 1 Drew Place BELROSE NSW 2085

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 (Mod 2022/0275) seeks consent for modifications to the approved development consent (DA2020/1072) for the demolition of the existing structures and the construction of a seniors housing development on the consolidated lot.

The applicant has provided updated and additional drawings noting several modifications in response to Urban Designs previous comments.

Urban Design raise no objection to the proposed development subject to the attached conditions.

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

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:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Prior to construction certificate - Vertical louvre privacy screens

The following amendments are to be made to the approved plans:

1. Vertical louvre elliptical blade fin privacy screens are to be included in the following locations:

- a. Inside the balustrade to the north side of the balcony of unit 5 and extend from floor level to at minimum the underside of the pergola beam, for a minimum 4m from the eastern side/wall of the balcony. To be formed in two banks of louvres: a lower bank from floor to handrail level and an upper bank from handrail to underside of the pergola beam level. The louvres in the lower louvres bank should be able to move independently of the top bank and vice-versa.
- b. Outside the handrail to the north side of the balcony of unit 6 and extend from the top of the balustrade wall to a minimum 1.7m from finished first floor level.

All the vertical louvre fins should be 90 degrees rotatable around the centre of the fin section to allow north-light into the balcony/living areas of the units while providing privacy for neighbouring properties. Elliptical fins should be sized and positioned at centres between 100mm to 200mm to suit privacy & solar access. The finish of the louvres should consider sunlight reflectivity and seek to minimise impact on surrounding properties.

Details demonstrating compliance are to be submitted to the *Certifying Authority* prior to the issue of a Construction Certificate.

Reason: To achieve development outcomes with high standard, quality urban design that responds to the existing or desired future character of areas. To maintain and improve the amenity of public and private land. To allow north light into the balcony/living area while providing privacy for neighbouring properties. To preserve the amenity of adjacent land, particularly relating to privacy between buildings. To ensure that private open space receives sufficient solar access and privacy. So that private open space is located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development. To encourage innovative design solutions to improve the urban environment.

Prior to construction certificate - Lift over-run

The following amendments are to be made to the approved plans:

1. The exterior of the lift over-run is to be finished in the same material & colour as the roof it passes through and is to appear a recessive roof element.

Details demonstrating compliance are to be submitted to the *Certifying Authority* prior to the issue of a Construction Certificate.

Reason: To achieve development outcomes with high standard, quality urban design that responds to the existing or desired future character of areas. To maintain and improve the amenity of public and private land.