

Urban Design Referral Response

Application Number:	DA2020/0511
Date:	05/08/2020
To:	Jordan Davies
Land to be developed (Address):	Lot B DP 415552 , 89 Iris Street BEACON HILL NSW 2100 Lot A DP 415552 , 87 Iris Street BEACON HILL NSW 2100

Officer comments

The proposal has been designed as a one/ two storey built form consistent with the architectural character of recent development in the surrounding area. The proposed built forms surrounded by landscape buffer will be sympathetic with the existing surrounding houses in the locality. The proposal has addressed the issues raised in the Pre-lodgement meeting (provided below):

Pre-lodgement Meeting - Urban Design Comments:

1. Neighbourhood character – As a development that will increase residential density, it should not be out of character with the surroundings. Well-designed buildings respond to and enhance the qualities and identity of the area with appropriate massing and spaces between buildings. The proposed street elevation presents rather flat and linear double storey façade with a small gap to define the main entrance. It should give the impression of two houses with a generous landscaped indent courtyard (6m wide minimum) in the middle to highlight the entrance and fit contextually within the surrounding single to double storey houses.

Overall, a more appropriate built form in terms of building alignments, proportions, articulation and the manipulation of building elements should be achieved. Visual bulk can be further reduced by using variation in materials, colours and openings to order building facades with scale and proportions that respond to adjoining houses.

Response: The street elevation gives the impression of two houses with the entrance to the lift lobby in the middle landscape strip.

2. Introducing a mix of smaller dwellings comprising 2 bedrooms will also help with achieving a greater articulated built form of single and double storey elements; and improve affordability of housing choices generally.

Response: Some two bedroom plus study units have been incorporated.

3. Internal site amenity – The proposed triple row of dwellings reduces the opportunity of achieving better amenities compared to a preferred double row of dwellings. Nevertheless, the proposed built forms can be supported if further improvements to issues of overlooking especially from a higher habitable space to a lower habitable space are comprehensively designed for.

Response: The proposed landscape design and planter boxes on the upper balconies will minimise overlooking issues.

The wider entrance courtyard mentioned in item 1 can be used to improve outlook aspects of units 4 to 7 and reducing overlooking into unit 1 & 3 - bedrooms 3. The entrance courtyard should be designed to optimise usability, privacy and opportunities for social interaction, equitable access and respect for neighbours' amenity.

Response: The enlarged entrance court is welcoming and well landscaped.

4. Impacts on neighbours – Increase in the number of dwellings will result in intensification of impacts reducing amenity such as less visual and acoustic privacy, compromised outlook, etc. The proposal of upper floor living units 1, 3, 6 and 7 should consider incorporating privacy screens to windows and

balconies to minimise impacts on the privacy and amenities of existing neighbouring dwellings.

Response: The side setbacks provide landscape buffer to minimise overlooking issues.

5. Material palette – Future submission should address usage of a variety of materials, colours and textures to fit contextually to the streetscape.

Response: The proposal uses material finishes that are similar to surrounding houses in the neighbourhood.

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.