

## Urban Design Referral Response

<b>Application Number:</b>	DA2020/1077
<b>Date:</b>	14/09/2020
<b>To:</b>	Gareth David
<b>Land to be developed (Address):</b>	Lot 20 DP 218395 , 23 Reynolds Crescent BEACON HILL NSW 2100

### Officer comments

The proposed alterations and additions with the new windows and doors added to the eastern facade, increase in wall height and new roof do not comply with the State Environmental Planning policy (exempt and Complying Development Codes). Consent is sought to maintain an existing front setback (6m) that did not comply with the code requirement of 6.5m and also the breach in building envelope control.

The proposed breach in built form controls will not result in amenity and overshadowing issues to the neighbouring houses. The proposed front facade is consistent with the streetscape character of surrounding houses.

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.