



URBAN DESIGN CONSULTATIVE GROUP MEETING

ITEM No. 3

Date of Panel Assessment:	20 th February 2019
Address of Project:	118, 120, 22 & 24 Brunner Rd, Adamstown
Name of Project (if applicable):	NA.
DA Number or Pre-DA?	DA 2017/01291
No. of Buildings:	One
No. of Units:	50 residential, 1 commercial
Declaration of Conflict of Interest:	None
Attendees:	<u>Applicant</u> Brooke Holdsworth – Holdsworth Design Andrew Daines - ABL Property Donald Proctor – Compass Housing Samuel Newman – KDC Benjamin Young - KDC <u>Council</u> Ian Clark

This report addresses only the matters referred by the JRPP.

Introduction

This application for affordable rental housing has been reviewed by the UDCG on a number of occasions, the most recent being one year ago in February 2018. The design had been progressively improved in response to the reviews, and the Panel then supported the application subject only to a number of relatively minor design issues being addressed and referred back to the Panel only if Council desired. These issues were resolved to the satisfaction of Council, and the application supported and referred to the JRPP for determination: however at its meeting on 08/11/2018 that body deferred making a decision and sought additional information and several minor amendments.

Several of these matters relate to legal issues, and a management plan for the roof-top communal open space, which are not matters for the UDCG to advise. However the following issues require comment from the Panel:-

“3. An assessment of sight-lines to ensure that there is no overlooking from the roof-top communal open space to surrounding properties or developments. Where overlooking

would occur appropriate design responses are required such as the widening of landscape planters:

4. Revised plans that:

(a) provide landscape planters around the full perimeter of the roof top communal open space area, and

(b) extend the 3m deep soil area along the entire length of the south-western boundary, along with consequential design changes required as a result of the widening:”

Comment

The current documents include a number of detailed perspective drawings, not available in earlier iterations, which are very valuable in assessing the building form and context. The design has progressed well, and it is considered that the rather complex massing would respond well to its immediate context, and ensure that it would fit comfortably into an urban environment which is changing rapidly in response to recent amendments to planning controls permitting substantial increases in density and height.

As to the two specific issues on which comment is sought:-

1. Overlooking from roof-top The landscape planters are now wider and continuous around the full perimeter, so that outlook would be to more distant views and there would be no overlooking of adjacent or nearby properties.
2. The deep-soil area This has now been extended as required along the full length of the south-western boundary, which is a worthwhile improvement.

Summary Recommendation

The design amendments requested by the JRPP have been implemented and the application continues to be supported by the UDCG.