

Iain Watt

From: Philip Pollard <philippollard@amenityune.com>
Sent: Thursday, 6 February 2025 6:46 PM
To: Elle Durrant
Cc: Iain Watt
Subject: Fwd: Email to UDRP - Electronic Referral - DA2024/00151 - 190 Brunner Road Adamstown

You don't often get email from philippollard@amenityune.com. [Learn why this is important](#)

Hi Elle,

Sorry, I had thought I'd sent off the reply to this. I had forwarded it to Col and I think I might have been using his reply as a prompt to forward our confirmation to you.

I confirm that the UDRP is satisfied that its principal issues have been satisfactorily addressed, and the proposal has the Panel's support.

Best regards

Philip

Dr Philip Pollard FRAIA MPIA
Director &
Nominated Architect 5241
AMENITY urban & natural environments
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amenity@gmail.com

We acknowledge the Awabakal people, the Traditional Owners and custodians of the land upon which we live and work. We pay our respects to Elders past, present and emerging.

Begin forwarded message:

From: Kerry Hunter <kerry.h@hillthalis.com.au>
Subject: Re: Email to UDRP - Electronic Referral - DA2024/00151 - 190 Brunner Road Adamstown
Date: 20 January 2025 at 2:21:57 PM AEDT
To: Philip Pollard <amenity@gmail.com>, colin brady <colin.brady@bigpond.com>

Hi Philip and Colin,

Happy new year even though we're almost at the end of January!

Just confirming I'm satisfied with the amendments: BLG 1 entry sequence and though-site link has improved (good to see the waste collection relocated albeit a bit of circuitous route from BLG 1 now).

The bin area should be properly screened so it doesn't end up a dumping area and detract from the gallery and Brunner Rd streetscape and amenity.

It's a pity the Teralba Rd setback has not been amended above the ground floor, but is not the end of the world if a small/medium tree is planted in the street reserve or just inside the boundary where the blister is located.

Bonus that the substation is not required.

Regards,

Kerry Hunter
BArch (Hons) UNSW

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From: Elle Durrant <edurrant@ncc.nsw.gov.au>
Date: Friday, 17 January 2025 at 9:32 am
To: Philip Pollard <amenity@gmail.com>, Kerry Hunter <kerry.h@hillthalys.com.au>, colin brady <colin.brady@bigpond.com>
Cc: Iain Watt <iwatt@ncc.nsw.gov.au>
Subject: Email to UDRP - Electronic Referral - DA2024/00151 - 190 Brunner Road Adamstown

Good Afternoon Panel,

I refer to the above-mentioned development application 190 Brunner Road, Adamstown which was most recently reviewed at the meeting of the UDRP held Wednesday 24th April 2024.

For the purposes of clarity, I note the following;

- The panel had previously reviewed the development proposal, most recently during the meeting held 24th April 2024, at which time the panel recommended a number of refinements and design changes be completed to achieved design quality. Summary of the 28 August 2024 UDRP advice provided below for reference;
 - *Consideration should be given to possibly moderately reducing the current 6m setback of the blocks from the north-eastern boundary, in favour of an increase of say 1m – 1.5m to the SE side boundary setback.*

- *Undercroft space leads to the deeply recessed, dark and narrow entry corridor to the Ground/basement level of Building One*
- *Consideration should be given to possibly setting the above-ground floors of Building One further from Teralba Road to achieve a more consistent street setback*
- *There is a need to ensure all windows having adequate external shading. Shading should be orientation-specific to permit winter sun and exclude mid-summer sun.*
- *Rework the landscaped area for function, privacy, and maintenance.*
- *Ensure sufficient soil depths are achievable - stepping the slab where the rear carparking spaces and storage areas could deal with a reduced ceiling height (facilitating larger soil depths for on-structure landscaping above)*
- *Unit 01, 2 x bedroom windows have poor aspect as they are primarily directed to the rear wall of the car park or sub floor void.*
- *Location of ramp for central landscaped area. Line of sight needs to be provided from any part of the communal open space to the path providing access*
- *Concern for indicated Brunner Road glass street awning which is also likely to be a maintenance concern. It was suggested that would be better as a relatively shallow concrete awning projected from the building.*
- *Concerns regarding the building setback to Teralba Road, which "results in the building's bulk sitting forward in the streetscape, in addition to a very deeply shaded and over-built ground floor area."*
-  **Amended architectural and landscape drawings** where submitted to address concerns identified by the UDRP advice and CN's assessment. Changes include:
 - Building located as before but with amended roof plan for Building One to enable sufficient solar access. Amended plans also include planter for this location. Additional overshadowing studies provided to demonstrate solar access to southern neighbours.
 - Improved entry lobby provided for Building One from Teralba Road (achievable due to relocation of waste storage area to Brunner Road frontage, see comments below)
 - Screening Type 01 applied to windows on northern elevation.
 - Amended landscape plan with additional deep soil and greater consideration of levels and access. Greater responsibility for maintenance of landscaping with the Owners Corp
 - Level 01 slab stepped down where above rear carparking spaces and storage areas below to facilitate larger soil depths for on-structure landscaping. Amended landscape plans demonstrate the soil depths achievable.
 - Limited amendments have been made to Unit 01's bedroom windows, however the amended landscape design now provides mass planting as a landscape buffer to the eastern edge of the communal open space adjacent to improve the outlook from these windows.
 - Rationalisation of access stairs and ramps along southern boundary. Introduction of accessible lifts to reduce extent of ramps. This rationalisation also improves sight lines along this circulation spine.
 - Changes to Brunner Road street awning - glass replaced with shallow projection (approx. 1.8m) awning constructed of compressed fibre cement.
 - No changes have been made to the Teralba Road building setback however, there has been a rationalisation of Teralba Road streetscape presentation (see point below). Applicant also provided written justification for Teralba Road building setbacks having regard to the applicable DCP controls (see attached email correspondence for more details).
 - Relocate the waste enclosure from ground level of Building One (Teralba Road frontage) to ground level of Building Two (Brunner Road frontage) - it is now located within 10m of the Brunner Road frontage as no suitable location for pick

up exists on Teralba (this design change is required to satisfy CN's waste servicing).

- Vehicle entry from Teralba Road secured by provision of sliding entry gate.
 - Deletion of substation (Ausgrid confirmed no new substation required) - improved streetscape outcome for Brunker Road and enabled provision of secured access path and stairs along the northern boundary for maintenance of landscape areas at centre of the site. In response to CN suggestion that a ramp would be more suitable for maintenance access, the applicant advised a ramp was considered but rejected due to the site's slope which required an excessively long ramp that reduced the landscaped and deep soil areas. Instead, 300mm deep steps were provided to enhance functionality without compromising landscaping. Tiered landscaped levels were also introduced to facilitate efficient maintenance by contractors.
- CN is satisfied that the proposal had been amended to achieve suitable design merit following advice of UDRP and CNs assessment.

@Philip Pollard as the Chairperson of the UDRP could you please confirm via return email the Panels' position to the effect that the design as amended is satisfactory.

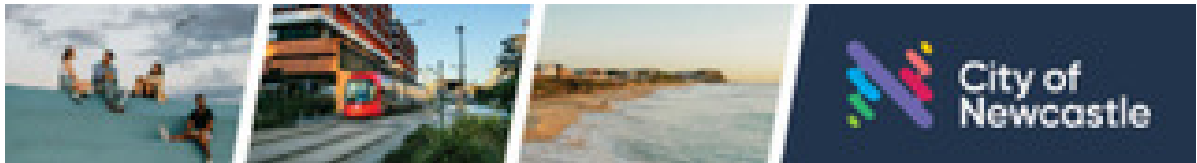
Kind regards

Elle Durrant | Principal Development Officer (Planning)

City of Newcastle | Planning & Environment

Planning, Transport & Regulation | City Significant & Strategic Planning

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City of Newcastle acknowledges the Traditional Custodians of the land of the Newcastle LGA, the Awabakal and Worimi peoples.

URBAN DESIGN REVIEW PANEL Report



Meeting:	UDRP – 24 April 2024
Date	Wednesday 24 April 2024
Chair:	Philip Pollard , Urban Design Review Panel
Attendees:	Kerry Hunter, Urban Design Review Panel Colin Brady, Urban Design Review Panel Elle Durrant, Panel Coordinator, City of Newcastle Ellise Redriff, Business Operations Officer, City of Newcastle

AGENDA	Item	Description
	2	Matters for consideration
11:45am-12:45pm [60 mins]	2.3	UD2023/00343.01 - DA2024/00151 190 Brunner Road Adamstown Affordable housing residential flat building - including community facility (gallery) and demolition of existing structures Attendees: Applicant: Howard Taylor - Planner - NSW Land and Housing Corporation ('LAHC') Carolyn Howell - Executive Planner - LAHC Charles Peters - Project Design Manager - LAHC Royce Lucero - Senior Development Manager - LAHC Kirk MacDonnell - Architect - MODE Design Officer: Iain Watt Senior Development Office (Planning), City of Newcastle

In the interest of providing open access to information to the public this referral will be made available on City of Newcastle's (CN's) Application Tracking system.

The content of this advice is intended to provide information for the Assessment Officer to consider in the determination of the relevant application. The Urban Design Review Panel (UDRP) is an advisory Panel only and the advice provided by the Panel is to inform the assessment process.

It is not the purpose of the UDRP to have any role in the determination of development applications, nor are its recommendations binding on CN's determination of an application.

Scope

The following drawings / documents have been reviewed:

Plan No / Supporting Document	Prepared by	Reference/ date
Architectural drawings (30 pages)	Mode	Issue A 23 January 2024
Landscape drawings (7 pages)	Mode	Revision 1 24 January 2024

URBAN DESIGN REVIEW PANEL Report

House SEPP - Design Verification Statement - DA Mode
Submission (42 pages)

Issue C
31 January 2024

Art Thinking Plan of Management Report for Brunner Unknown
Road Street Gallery (18 pages)

Draft V1.2
17 January 2023

Background

The development proposal has previously been considered by the UDRP on pre-application basis at the meeting held 28 June 2023 and advice provided.

The proposal has been subject to a previous Pre-DA application with CN assessment staff (PR2023/00035).

Subsequently, the subject development application DA2024/00151 has been lodged and is currently under assessment.

Relevant extracts from previous UDRP written advice have been reiterated below in italics, followed by comments on the current development application.

1. Context and Neighbourhood Character

28 June 2023

Brunner Road in the context of the site is characterized by a mix of Inter- War and later 20th Century free standing residences with more recent infill of larger residences, moderate scale apartment and shop-top housing construction and town house developments. The immediate site to the north is occupied by a former service station adapted as a bottle shop. To the south, on the corner of Olney Rd and Brunner Rd is a funeral home, and adjacent on the corner of Olney Road and Teralba Road, the locally heritage listed former Masonic Hall has been adapted and extended as a low scale apartment building.

At the rear, Teralba Road is characterized by a more consistent grouping of two storey residential flat buildings transitioning to single storey free standing residences. Brunner Road carries a substantial traffic flow, with Teralba Road having the lesser traffic volume.

The adjacent site to the southwest has an approval for a townhouse complex, but a recent application has been lodged for (only) three residences on the site.

The subject site comprises three lots proposed to be amalgamated with demolition of existing single storey multi dwelling housing. The combined sites will have a fall of some 5 metres over the 68 m from the Teralba Road to Brunner Road frontages. The replacement building will continue to be operated by the Land and Housing Corporation providing 100% affordable housing.

24 April 2024

The context of the site is largely unchanged. The Panel was advised that the earlier development approval for an amalgamated site on the adjacent lots to the south-west of the subject Site, being 143 & 145 Teralba Road and 194 Brunner Road, has been superseded by a proposal to develop separate low-scale residential developments comprising New 2 storey 3 unit multi dwelling housing proposal for the amalgamated site which no longer includes 194 Brunner Road.

2. Built Form and Scale

28 June 2023

The application proposes demolition of all structures on the site and construction of a four-storey residential flat building accommodating 11 X 1 Bed units and 13 x 2 bed units with semi-basement parking including two accessible spaces.

Construction is proposed as concrete frame and floor slabs with external face brick, expressed concrete frame elements, vertical bladed screening, obscure balustrades to balconies, and horizontally expressed banks of metal framed windows. Roofs are proposed as low pitch metal cladding.

The development comprises two sections cranked in alignment, stepping up the slope from Teralba Road, the lower section extending into the slope beneath a central open courtyard.

Both street frontages are proposed to have shallow depth display enclosures intended as gallery space for fixed or changing exhibitions - potentially of indigenous art works.

The proposed height of the buildings is beyond LAHC self-approval powers (9m). This threshold has been mooted to be increased by the Minister in the future, but it remains at this stage unknown when this might occur or how the "threshold" height might be varied.

The massing provides substantial height at the Brunner Road frontage. The Panel suggested the applicant investigate pushing the fourth-floor massing back (west) even if this generates a slightly increased breach to the Height Control relative to the land slope. Whilst noting any such height exceedance would require an application under Clause 4.6 of the NLEP, the Panel considered the breach to provide a less dominant built form on Brunner Road.

24 April 2024

A range of changes to the previously presented design were noted, several of which were intended to address the UDRP's previous comments. These include:

- The UDRP previously raised issues with overshadowing of the adjacent sites to the south-west. The introduction of a mansard style roof to the upper floor is indicated to have made some improvement to the previously noted overshadowing impacts on the neighbouring lots, but the proximity of the development to its south-western boundary and the non-compliance with the DCP envelope continues to bring about a considerable degree of overshadowing to the adjacent sites. This should be considered and demonstrated in the light of the most recent development proposals for the adjacent sites. Consideration should be given to possibly moderately reducing the current 6m setback of the blocks from the north-eastern boundary, in favour of an increase of say 1m – 1.5m to the SE side boundary setback.
- The concept scheme proposed a shallow display space on Teralba Road, at minimal setback from the street boundary, similar to the frontage to Brunner Road. The UDRP previously advised that this commercial frontage was not the DCP's intent for future character for Teralba Road. In response to this advice, a deeply recessed landscape area has been introduced at ground level, but on floors above, Building One's Street façade to Teralba Road remains extended almost to the street boundary. The DCP control calls for a 4m setback, with a 2m articulation zone for balconies. The proposal results in the building's bulk sitting forward in the streetscape, in addition to a very deeply shaded and over-built ground floor area. This undercroft space leads to the deeply recessed, dark and narrow entry corridor to the Ground/basement level of Building One. The UDRP considered that this deeply recessed ground-floor void space was unlikely to support viable landscape in the medium term and the nature of the entry corridor was unnecessarily oppressive. Consideration should be given to possibly setting the above-ground floors of Building One further from Teralba Road to achieve a more consistent street setback. This could be achieved by a modest reduction of the open

space between the two proposed blocks. Some angled privacy screens on openings to the eastern end of Building One would be sufficient to achieve a reasonable separation from Building 2 – say of 10m minimum.

- The proposed Gallery on Brunner Road has been secured from residences and from the street, and the depth of the gallery space has been slightly increased (to allow physical access to setup installations).

The UDRP supported the gallery space and its capacity for introducing a community based cultural endeavour to the street.

3. Density

28 June 2023

Complies with FSR.

No particular discussion here beyond the applicant noting the proposed accommodation represents ‘a drop in the bucket toward resolving the housing needs of those eligible for housing support.

24 April 2024

The proposed density appears capable of support – subject to the satisfactory resolution of other potentially impacting shortfalls.

4. Sustainability

28 June 2023

The applicant noted the objective of minimising maintenance contributed to the selection of higher quality materials and finishes – which was supported.

The Panel noted the need for PV cells to the roof and recommended provision of EV charging to parking spaces, acknowledging this in the short term would more likely serve carers or maintenance workers than financially disadvantaged residents.

Alternative transport such as electric bicycles would also benefit from Solar generated power.

*The Panel noted the need for BASIX compliance to be calculated in the submission.
Fit out of the apartments should employ all electric rather than electric/gas services.*

Ensure compliance with BASIX noted as not yet calculated.

Electric heat-pump hot water heaters are recommended rather than gas.

24 April 2024

- There is a need to ensure all windows having adequate external shading - so they are not relying on dark glazing - which has impacts not just for future residents amenity in terms of outlook but also impacts in the streetscape - public and private interactions.
- Window shading devices are supported by the Panel in principle – but some indicated louvres are orientated such that winter sun is excluded. Shading should be orientation-specific to permit winter sun and exclude mid-summer sun.

- The Applicant indicated that there is intended to be PV panels installed – which is supported. Consideration of EV charging provision – or at a minimum, wiring and sufficient power supply to the building for vehicle charging appears essential.
- Homes NSW has a policy of phasing out gas, and dwellings are intended to be all-electric. This is supported by the UDRP.

5. Landscape

28 June 2023

The LAC need landscape to be substantially private outside spaces rather than communal due to known difficulty of maintenance with the tenancies.

The applicant intends to design green space not as a party/gathering place, but as open space remaining usable as a thoroughway with limited occasional meeting space for residents being located in places of good casual surveillance.

24 April 2024

Accessible path of travel through the site to the central raised courtyard area

- the ramps are quite impactful – especially to Unit 1 in respect to privacy.
- Where the footpath is located close to the S-W boundary – more useful consolidated landscaping along the boundary is desirable. The Panel asked if there is some way to reduce those ramps so there is some more deep soil landscape near the boundary? For example, is it possible to eliminate the switch back ramp by utilising the lifts?
- It is unclear whether the deep – soil areas outside Units 01 and 02 are intended to be managed & maintained by Homes NSW, or how these areas are to be safely accessed for maintenance.
- The extensive on-structure landscape area associated with Unit 05 is excessively large, and leaves a small remnant of communal space between it and the side boundary. This area should be incorporated in the broader landscape area maintained by Homes NSW.
The majority of this area would be better included as a non-trafficable soft- landscape area that is maintained by Homes NSW, and which contributes to the amenity of the communal open space adjacent to Unit 5.
- Landscape Sections should be provided through all planter beds on structure, with indicative soil volumes that are capable of supporting proposed species selections. Preliminary Engineering input is needed at DA stage re structural elements supporting on-structure planting to ensure structure, particularly slabs, are adequate for loads and capable of the needed drainage penetrations etc.
- Synthetic turf is not considered a sustainable material and is not supported by the Panel.
- Podium landscape on the north-eastern boundary should be sufficient to visually shield the neighbouring properties from overlooking and to keep users of the communal space away from the boundary fencing. Getting as much landscape along the boundaries is an important priority.

Deep soil

- Landscape presentation to Teralba Road is currently compromised by the lack of setback from the street, creating a deeply shaded, covered undercroft area in which any living landscape treatment will struggle. It is important to get non-covered deep soil into the Teralba Rd streetscape.

6. Amenity

28 June 2023

The Panel considered the viability and durability of works in the proposed gallery spaces. Whilst supporting the concept in principle, it was emphasised that the need for respect/ security of the proposed gallery displays would require a Plan of Management, incorporating curation. The limited protection of the display space to Teralba Road was considered more suited to a permanent light-tolerant and durable installation.

It is likely a substation would be required by the supply authority. Allowance for screening of this should be included in the design either within the building facade or within landscaping. Treatment of the fire booster hydrant should be similarly considered. It is likely that a pad-mount style substation with sufficient landscaping may be best suited to the proposal as presented.

Impact of the proposal on the southern adjoining lots needs to be considered, although the massing of the approved townhouses gives no evidence of that proposed development having considered its solar access and likely future development on the subject site. The break between the two proposed building blocks does permit useful sunlight access to the southern lots.

Aspects of the proposed gallery spaces discussed with the Panel:

- *Exhibition space on Teralba Road was not considered necessary or desirable, given the quieter nature of the street and the setback of the building. The Ground floor facade to the Teralba Rd frontage is better used for on-site services with a permanent graphic screen to the street.*

The Gallery facing Brunner Road is proposed to be on the street front. It would be of a limited functionality, and would possibly display Indigenous art.

The Panel made the following recommendations in respect to the display space:

- *The gallery on Brunner Road with the zero setback is considered a reasonable alternative to traditional activation i.e. commercial uses.*
- *There is a need for clear curation, and to project in its presentation that the works are being well cared for and secured.*
- *Works would be hanging art or installations within the current 1m depth of the display space to Brunner Road.*
- *The Panel supported the idea that the gallery will be viewed from the outside, without entry to the site. However, the space may need to be somewhat deeper in plan, to allow for some flexibility in the displays, and for at least a small storage space, and to allow access for setting up and dismantling exhibitions.*
- *Digital screens may give the gallery more options and allow for off-site exhibition change.*
- *Consider the lighting for this space, and allow flexibility for differing exhibitions.*
- *Depending on the nature of the works, maintenance of the art, regarding conditions inside the gallery needs to be considered eg. Are aircon/temperature controls needed to ensure works aren't damaged?*

24 April 2024

The pedestrian entry at street level for Teralba Rd lacks dignity – It is narrow, next to the bins, and quite inboard of the building – a dark, deep space. This area needs some further consideration, to provide a pleasant secondary opening into that street.

Unit1's bedroom windows have poor aspect as they are primarily directed to the rear wall of the car park. This is exacerbated by the possible overlooking of the void into which the windows face, from the communal space above. A related issue is the location of the pedestrian ramp serving compliant access

to the central landscaped communal space, which precludes any useful boundary landscaping to the southern side, and which brings pedestrians immediately past the highlight corner bedroom window of Unit 1. One option to assist this might involve the ramp accessing the communal space being partially located by a lower-ceiling above the storage area of the garage below. Better landscape provision and privacy for Unit 1 could be achieved by adjusting this access arrangement.

Unit 2's bedroom has a secondary window looking into a sub-floor void. This will be a very poor aspect, and is unlikely to provide useful cross ventilation as the void is closed to the south. If a secondary window is provided to the bedroom, it would be better placed towards the outer corner of the room where it has some light and aspect.

7. Safety

28 June 2023

Key considerations by the Panel were:

- *Securing the carpark which also further protects pedestrian accesses.*
- *How is pedestrian access from private outside space made safe.*
- *Bike storage is recommended to be lockable cages. The bike storage room needs more vision panels and is a concern for entrapment. (Applicant advised that they might further breakup bike storage into more locations on the site)*
- *The Panel supports the idea of more storage in the apartments rather than separate.*
- *The substation and landscape should be designed so as not to generate concealment spaces.*
- *Secure access only should be permitted to the gallery.*

24 April 2024

- A Slatted/ mesh security roller door has been provided to carparking area – this allows visibility but secures the area from the street.
- The necessity of a separate pedestrian path within the car park is questioned, particularly as it occurs at the expense of deep soil landscape area. While a pedestrian gate to the car park might possibly be a useful inclusion for returning cyclists, this would not necessitate a separate parallel internal path to the driveway.
- Storage cages area (in garage) - The Panel questioned if another line of security might be useful for this area – but conceded that there are pros and cons associated. The Applicant observed a push type bar internally might be an option to avoid entrapment areas. The Panel noted that CCTV, whilst it isn't useful for immediate danger, does provide a level of deterrence.
- Lockable cages for bike storage with e-bike charging is proposed within the bike lockers – which was supported. The Panel questioned if there are any fire protection measures required? The Applicant noted the potential to have timed charging periods so that the bike batteries can't be charging for long periods, to reduce the potential to overheat and combust.
- Pedestrian access to the mid-block Communal Open space- safety: a line of sight needs to be provided from any part of the communal open space to the path providing access - by palisade fencings (as proposed) and planting selection (ground covers, low shrubs).

8. Housing Diversity and Social interaction

28 June 2023

Applicant advised that this would be general housing. Note while LAHC build and own the properties the tenants are provided by Department of Communities & Justice or other social housing providers.

24 April 2024

No further comments.

9. Aesthetics

28 June 2023

In response to the applicant's enquiry

Should the Brunner road building frontage be increased to not have a gap in the zero front setback on Brunner road?

In response to questions of how the proposal responds to the anticipated Brunner Road streetscape focused on zero setback and shop fronts for the length of Brunner road, it was advised that continuous shopfronts would be unlikely to eventuate [and impractical] given existing forms and lot sizes.

Following questions regarding the required Substation's location, the Panel considered the pad-mounted landscaped option was probably the preferred option – but if other infrastructure also needs to be housed, the Panel was open to a well-designed continuous built form to be extended further along the Brunner Road frontage at Ground level. The Panel noted this should be resolved in design development with security/concealment issues considered relative to the privacy benefits of a screen wall.

24 April 2024

Materials

- Applicant confirmed the white element shown in renders would be concrete, with a pre-finished cmc element and Colorbond cladding in-between. Punched metal balustrades.
- Colourbond "basalt" or lighter roofing should be provided - not a dark roof.

The Panel noted that some of the corner junctions of the buildings need further resolution. How materials meet at corners appears likely to be tricky for construction and waterproofing. The Brunner Road façade has a lot of elements converging at those corner junctions. Also in this area is the indicated glass street awning – which introduces an unrelated component, which is also likely to be a maintenance concern. It was suggested that would be better as a relatively shallow concrete awning projected from the building.

Panel Recommendation:

28 June 2023

The Panel considered the proposal favourable to the brief and setting, and is likely to gain support, subject to the above recommendations for development of design.

The proposal when it reaches DA will need to be presented to the Panel again – to satisfy SEPP65 requirements.


24 April 2024

Some issues that have been addressed in response to earlier advice have not yet fully resolved concerns and require further consideration. Some new inclusions also give rise to identified matters that also warrant further design consideration.

URBAN DESIGN REVIEW PANEL

Report

The Panel remains supportive of the broad concept for the proposal, and fully supports the Applicant's intent to good quality, affordable housing in the area.

Selected Recommendation	Description	Action
<p>Amber</p> 	<p>The UDRP generally supports the proposal with caveats that require further consideration.</p> <p>The UDRP advises that this is a reasonably well considered and presented scheme and that the architectural, urban design and landscape quality can achieve a reasonable standard with the adoption of some noted adjustments.</p>	<p>The applicant and design team are encouraged to address the issues outlined above.</p> <p>The amended application requires further review by the UDRP – but this need not necessarily require a presentation, unless desired by the Applicant.</p>