

**New Farm retirement living project**  
**Actions & updates following information sessions**  
**December 2022**

Thank you for your interest in our retirement living project proposed at the former residential aged care home at Sargent St. New Farm. We appreciate the attendance of residents at our recent information sessions.

**Following is a record of key discussions & actions, along with clarification on storeys across the site.**

**Commitment to new design direction:**

We confirm we no longer intend to progress the initial design lodged with Council. Our approach is to:

- Reduce height across the site compared to earlier plans
- Ensure buildings present as three (3) storeys at Sargent Street and Hazelwood Street boundaries
- Restrict overlooking – enhanced screening measures & reduced height, compared to earlier designs
- Retain the ‘Queenslander’ house at 11 Sargent Street and street trees.

**Confirmation of design intent and clarification about storeys**

- Our new design intent is to primarily present the building as three (3) storeys
- At natural ground level on Sargent Street and Hazelwood Street there are three (3) apartment storeys, with recessed roof top recreation areas, as per illustrations provided and discussions
- At the Hazelwood Street boundary interface there is an apartment level which commences below the natural ground level, in addition to the three (3) apartment levels above natural ground. The building becomes four (4) storeys above natural ground level towards the middle of the site due to the slope of the site. This aspect of the design exceeds the three (3) storeys above natural ground level allowance at the mid-point of the site. We apologise for any miscommunication or misunderstanding created by us about the number of storeys across the site.

**Please see the Figure on page 2 which illustrates these elements.**

**Ongoing design review based on feedback and requests:**

- **Design review of proposed building at corner of Sydney and Sargent Streets:** We are reviewing the façade design of the apartment building and material selection, based on your feedback.
- **Assessment of footprint of the proposed building at corner of Sydney and Sargent Street:** We are undertaking a design review of the building footprint to further consider the interface with existing units on Sargent Street. We are assessing building design elements and screening, and whether the existing large tree at the boundary can be retained, based on your feedback.
- **Assessment of interface with Sydney Street properties:** We are further examining the interface, building elements, aspect, and screening with neighbouring properties at Sydney Street.

**Visualisation and perspectives:** We continue to work with near residents on requests for elevations from the perspective of their properties. This work has commenced and will likely be completed in January 2023. If you are yet to request an illustration and/or have not yet provided a photo and address, please contact us. We are also working on other visualisations around the site and neighbourhood, as requested, which we share early next year.

Please email our team at: [contact@newfarmboltonclarke.com](mailto:contact@newfarmboltonclarke.com) if you have any further requests, questions, and comments. We wish you a happy, healthy, and safe Christmas and New Year, and we will be back in touch in 2023.

**Bolton Clarke New Farm project team**

## Design outcomes – Cross section from 'lower' Sargent Street

