

Urban Design Referral Response

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| Application Number: | DA2020/1198 |
| Date: | 05/11/2020 |
| To: | Ashley Warnest |
| Land to be developed (Address): | Lot CP SP 87279 , 23 Howard Avenue DEE WHY NSW 2099 |

Officer comments

| URBAN DESIGN ASSESSMENT | |
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| Project background | |
| The proposal is a change of use from a commercial office suite to a residential dwelling occupying an existing strata lot located on the second level of the 6-storey mixed use development. | |
| Comments: (+) positive (-)negative (NA) Not Applicable | |
| Layout: Urban structure | |
| Clear urban structure that integrates with the surrounding context (DCP provisions for surrounding area) | NA |
| Makes pedestrian connections (safe, logical, suitable, path of travel) | NA |
| Consider site and environmental constraints (site analysis/detail) | NA |
| <u>Comment:</u> | |
| Layout: Urban Grain | |
| Relation to the context of the surrounding area in terms of: | X |
| Urban grain (continuity, identity, appearance) | |
| Plot layout (access, presentation, services, compartments of building) | X |
| Rhythm of frontages (theme, visual interest, appropriate form) | X |
| <u>Comment:</u> | |
| <p>The residential unit will be located on a commercial floor resulting in following issues:</p> <ol style="list-style-type: none"> 1. The balcony/ winter garden area could be made unsightly as it could be used for clothes drying and storage area for the residence. 2. The access to the residential apartment will be through a commercial lift lobby which will bring about security and privacy concerns. | |
| Layout: Density and Mix | |
| Economically and socially viable development | X |
| Relation to the density of the surrounding area (over | X |

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| development, floor space, parking displacement) | |
| Higher densities can be achieved in town centres and locations with good public transport | + |
| <u>Comment:</u> | |
| <p>1. The commercial floor space reserved for securing employment in the town centre will be reduced with the change-in-use to residential.</p> <p>2. There is no car park proposed for the residential unit which could mean more parking on the street if the resident were to own a car.</p> | |
| Scale: Height and Massing | |
| Relation to the surrounding built environment in terms of: | NA |
| Height and massing (storeys, human scale) | |
| Articulation of the buildings' facades (detail, adequacy, inappropriate bulk) | NA |
| Relation to human scale | NA |
| <u>Comment:</u> | |
| There are minor changes proposed to the fenestrations on the northern facade to the building. | |
| Façade and Interface | |
| Positively address the street with an active frontage that encourages passive surveillance | + |
| Encourages activity and relates to the contextual built form (footpath area, street activity) | NA |
| <u>Comment:</u> | |
| Appearance: Details | |
| Exhibit a high quality of architectural detail that has been developed with careful consideration of its relationship with its context (advertising signs, street activity) | NA |
| <u>Comment:</u> | |
| Appearance: Materials | |
| Use a palette of materials, which has been developed with careful consideration of its relationship with its context | NA |
| <u>Comment:</u> | |
| Landscape and Streetscape | |

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| Design of public spaces and landscape (within and surrounding) carefully considered | NA |
| Successful built environment that is easy to understand ('sense of place') | NA |
| <u>Comment:</u> | |
| Other/Further Strategic Investigations | |
| SEPP 65 – Residential Flat Design Code | NA |
| Further Comments | |
| <p>COMPLETED BY:</p> <p>DATE:</p> | |

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.