

## Urban Design Referral Response

<b>Application Number:</b>	DA2018/1574
<b>To:</b>	Adam Mitchell
<b>Land to be developed (Address):</b>	Lot 11 DP 577062 , 23 Fisher Road DEE WHY NSW 2099

### Officer comments

The proposal cannot be supported for the following reasons:

1. The building height control of 13m has been breached in multiple areas by up to 2.9m. The Statement Environmental Effects report states that the massing of the proposal is consistent with the previous DA approved and will adhere to the requirements established by view sharing planning principle established by the land and Environmental court. No drawings or illustrations have been submitted to substantiate the statement.
2. The heritage 'no encroachment' curtilage has been breached on the southern edge of Building A on the higher levels.
3. The proposed townhouses below the apartments facing the northern boundary of Building A give an overall impression of a 7-storey building. The stone outcrops and vegetation that form the bottom 3 storeys have been infilled with built form which is not in keeping with the WDCP development objectives for dwellings in landscaped settings and be of similar scale housing to the adjacent area. The submitted heritage report has also identified the rock outcrop and vegetation in this area as 'significant natural landscape' which should be retained.
4. The proposed sub-division of Pacific Lodge to be used as a residential house is not suitable. The lot will be land locked as Civic Parade is not a public road. It should be made part of the strata-subdivision and be used by the residents as a communal space. That will also open up the garden areas surrounding the heritage house without having to deal with privacy and security issues associated with being a private residence ie. fences, planting buffer, etc. to demarcate private garden area.
5. The proposed commercial space fronting Civic Parade is not disable-accessible. The proposed steps and part of the new ramp to access the commercial area are outside the boundaries of the site. The new ramp will also be inside the heritage curtilage area.
6. Terraces should be explored around the proposed commercial space fronting Civic Parade to provide opportunity for alfresco dining or seating areas. It will also be a great spot to appreciate the heritage-listed Pacific Lodge.
7. The pedestrian footpath fronting the St David Avenue boundary will be heavily used with the activation of the street-front with the proposed commercial area. The footpath should be widened to 2.2m minimum including kerb and gutter reconstruction, associated street stormwater drainage and inlet pits, line marking, traffic signage etc. Full width paving and associated streetscape works will be required to be constructed along the Fisher Road and St. David Avenue frontages. All works are to be designed in accordance with Council's Engineering specification –Auspec 1 and other Council specifications. The proponent shall also demonstrate that the road geometry complies with Council's specifications to ensure adequate arrangements are made for infrastructure.
8. The proposed car park entry and exit point from the round-about at the Fisher Road boundary will disrupt the footpath making it unsafe and unpleasant for pedestrian. It will be preferred if the footpath along Fisher Road is broken only once at the northern corner to cater for all vehicle ingress and egress.

**Recommended Heritage Advisor Conditions:**

Nil.