

Urban Design Referral Response

Application Number:	REV2019/0056
To:	Lashta Haidari
Land to be developed (Address):	Lot 2 DP 1241568 , 888 Pittwater Road DEE WHY NSW 2099

Officer comments

The applicant seeks approval to construct two kiosk structures and associated outdoor seating

The proposal cannot be supported for the following reasons:

1. WLEP2011 7.11 Town Square and pedestrian connections extract:

...a Town Square that will be the heart of the community and will contain attractive, useable open spaces that are interlinked by a secure network of pedestrian connections....be a flexible, multi-use space that will be suitable to accommodate markets, entertainment and community events and serve as a meeting place for the general public, and...

The proposed kiosks are too bulky and permanent in nature. They will obstruct views to the stage for audience sitting on the tiered grass seating areas and alfresco dining colonnade area. The proposal should be more 'food cart' like being in an urban garden setting of the Town Square. They should be:

- a) easy to set up and pack up, possibly on wheels so they can be mobile,
- b) more see through so as to allow views through and not obstruct performances on the stage,
- c) presentable and attractive so that they complement the town square,
- d) operated on a temporary basis like a market stall set-up for a changing range of products.

2. The Landscape concept (by Arcadia Landscape Consultant) approved previously has demonstrated how the Town Square can be activated as a flexible and multi-use space. The proponent should explore the programmes suggested. An extract of the document has been produced below:



TOWN PLAZA PROGRAMMING

CAFE & SEATING		<p>EXPERIENCE The primary function of the pedestrian arcade is to provide efficient and accessible circulation for users moving through the space. There is ample space around these zones to be utilized as an extension of adjacent cafe and restaurant seating with movable tables / chairs / deck chairs etc for seating and eating.</p>	MARKET DAY		<p>EXPERIENCE Market stalls and pop up shops provide temporary activation and energy and facilitate social interactions among community members. With the water side of the square available for stalls and vendors to supply the community with a range of products / food and services and provide a further square structure.</p>
OUTDOOR CINEMA		<p>EXPERIENCE Night time activation is important for this precinct as providing space for community gatherings that involve around the broadcast of movies / sporting events is a living use. Advanced food and beverage outlets may also benefit with potential for special menus or pop ups.</p>	SUMMER CONCERT		<p>EXPERIENCE Level changes across the site allow for a series of terraces and raised decking. The formation of this provides a flexible area for temporary staging that bands / performers / speakers could utilize for any number of events. There is also potential for proper staging to be brought in that would enhance the square flexibility.</p>
COMMUNITY RALLY		<p>EXPERIENCE A public square inherently takes on a more role for the local community. This space offers for community activities / food fundraising and fun days / group events. While generally sustained the space should be available for public programming that will enhance relevance for the community.</p>	OTHER	<p>PLACEMAKING & ACTIVATION Placemaking and activation of public space is not an exact science. Generally it involves not only the physical platform provided but also on the process of community engagement and interaction with space. We have identified the need for an adaptable public space within the fabric of the Dee Why Town Centre that has the potential to serve as a number of roles. We believe the success of this space is built partially on day to day activity and partially on flexible programming that engages with local and transient users. Below additional programming ideas that could be explored for the open spaces and organized through Council or local community groups:</p> <ul style="list-style-type: none"> / building / night market stalls / plays / performances / art display / wine tasting / road closure competition / beach volleyball exhibition / yoga classes / group exercise / food truck parking / bedouin dwelling / wall film festival / community football soccer / childrens carnival ride / art / lighting installation / star gazing 	



DEE WHY TOWN CENTRE LANDSCAPE DEVELOPMENT APPLICATION

PREPARED BY: Amelita Landscape Architecture DATE: Dec 2018
 CLIENT: Council REVISION: SCALE: A3
 ARCHITECT: Chris Architects ISSUE: 2

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Recommended Heritage Advisor Conditions:

Nil.