

Urban Design Referral Response

Application Number:	DA2020/0618
Date:	11/09/2020
To:	Alex Keller
Land to be developed (Address):	Lot 17 DP 5427 , 27 Hope Street SEAFORTH NSW 2092

Officer comments

The applicant has submitted amended drawings to increase the upper floor setback to 2.05m. The built form controls are now complied with except for a minor shortfall in open-space requirement. The proposal will not cast additional shadow or reduce the amenity to neighbouring properties.

Previous Urban Design comments:

The proposal is to demolish the existing dwelling with associated structures and construct a two-storey dual occupancy development with Strata Title subdivision. The subject site has an area of 568.7m² and falls within Residential Density Area "D4", which has a permissible density of 300m² per dwelling which means that there is a shortfall of 31.3m².

The proposal also does not comply with the following:

- DCP Open space requirement of 55% (proposed 51.1%)
- DCP upper floor side setbacks of 2.05m (1/3 x 6.15m) with 1.74m proposed.

The non-compliance will result in undesirable outcomes which the DCP requirements sought to provide ie.

...To ensure and enhance local amenity by:...

- *providing privacy*
- *providing equitable access to light, sunshine and air movement; and*
- *facilitating view sharing and maintaining adequate space between buildings to limit impacts on views and vistas from private and public spaces.*
- *defining and adding character to the streetscape including the provision of adequate space between buildings to create a rhythm or pattern of spaces; ...*

The additional building bulk proposed will result in less open space and additional shadow cast on the southern neighbouring residence. Considering all the above comments with the shortfall in site area required for the duplex development, the proposal should be redesigned to comply strictly with the built form and open-space controls.

The proposal is therefore supported.

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

Recommended Heritage Advisor Conditions:

Nil.