

Urban Design Referral Response

Application Number:	DA2019/0812
To:	Claire Ryan
Land to be developed (Address):	Lot 2 DP 363929 , 33 Starkey Street FORESTVILLE NSW 2087

Officer comments

The applicant seeks approval to demolish the existing structures and construction of a new boarding house development containing 12 boarding rooms, 1 manager's room and common living areas. The proposal cannot be supported for the following reasons:

1. Clause 30A of the SEPP states that:

A consent authority must not consent to development to which this Division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area.

The proposal can be made more compatible with the character of the local area:

- a. The surrounding neighbourhood is generally dominated by single and double storey traditional and contemporary dwellings with a range of pitched and flat roofs. The proposal seeks to incorporate a double storey contemporary design with a butterfly metal roof incorporating dark grey face-brick feature walls/ frames and rendered & painted elements. This style of building is becoming increasingly prevalent within the area and is generally acceptable as a transitional approach if the bulk and scale of the built form is treated sensitively.
- b. The proposed elevations appear very institutional like with the double height framing consistently repeated around the building so much so it gives the impression of a residential flat building look which is out of character with the surrounding freestanding houses. The facade treatment should be broken down further into single and double storey elements to help break down the scale. The two piece butterfly roof could also be split into smaller skillion roofs treatment to help break down the bulk of the building. The preferred impression should be that of a 'well-articulated big house look' to blend in better with the surrounding houses.

2. Privacy screenings of windows to the upper units should only be used as a last resort to minimise privacy issues to immediate neighbours. Balconies to Unit 103, 106 and 207 should be re-orientated to the Eastern rear setback area to minimise noise and overlooking issues to the neighbouring house on the north.

Recommended Heritage Advisor Conditions:

Nil.