

Urban Design Referral Response

Application Number:	DA2019/0404
To:	Nick Keeler
Land to be developed (Address):	Lot 2 DP 1241568 , 888 Pittwater Road DEE WHY NSW 2099

Officer comments

The proposed development in its current form cannot be supported for the following reasons;

WLEP 2011

7.3 Objectives for development within Dee Why Town Centre

The objectives of this Part are as follows:

...

(h) to ensure that development responds to the surrounding natural environment and protects the scenic qualities of Dee Why and its views and vistas,

(i) to establish ground floor levels that are occupied by retail uses that:

(i) are highly active, accessible to the street and create a lively ambience, and

(ii) provide a mix of retail shops, cafes and restaurants at the edges of street, pedestrian areas and open spaces, and

(iii) are at the same level as the footpaths and provide opportunities for a generous promenade and distinctive street tree planting for shade and shelter,

...

(m) to ensure that development within the Dee Why Town Centre positively contributes to the visual quality and pedestrian comfort of the public domain and provides a seamless integration between public and private spaces.

RESPONSE

The Town Square open space created by the public amphitheatre and associated landscape and urban design response defines the civic public nature of the Dee Why Town Square.

Views and vistas across and outward from the centre of the public open space would be adversely impacted and pedestrian desire lines through the site interrupted by the hard line box structures of the proposed kiosks, thus not contributing positively to public amenity of the civic nature of the space.

There is no integration with the public and private spaces offered by the kiosks, nor is there any indication on the plans of possible loose furniture that would be associated with the kiosk structures. As such the design in its current form cannot be supported.

7.5 Design excellence within Dee Why Town Centre

In determining whether development exhibits design excellence, the consent authority must have regard to the following matters:

(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,

(b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,

(c) whether the building meets sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resources, energy and water efficiency,

(d) whether satisfactory arrangements have been made to ensure that the proposed design is carried

*through to the completion of the development concerned,
(e) whether the configuration and design of communal access and communal recreational areas within the residential elements of development incorporate exemplary and innovative treatments and will promote a socially effective urban village atmosphere.*

RESPONSE

In terms of built form and design excellence, the design of the kiosks in their current form are not considered to embody the qualities of design excellence.

The location of the kiosks seem quite arbitrary and sit in stark contrast to the surrounding built form and scale of the public space. Integration of design elements that link the kiosks to the development proper to integrate with the public realm is an opportunity that has been missed. Whilst it may be seen as providing amenity and communal facility it will ultimately be a private commercial interest. A more fine grain response to the siting and design that is in keeping with the design principles of the public civic amphitheatre and the civic square would be expected with a proposal to insert built form elements into the public civic space.

The location of the kiosks limit the flexibility of the town square in terms of a flexible multi use space moving into the future. The permanence of the built structures represented in the proposed kiosks impede the objective of a strong north south physical and visual connection between Howard Avenue and Oaks Avenue.

The current commercial tenancies of the ground floor activation at the podium level provides sufficient commercial interest and diversity on offer to the public. The primacy and importance of the site and free use and movement through the civic space cannot be underestimated and should remain as a cohesive public gathering space for the people to utilise, free of limitations and the constraints of any additional built form in the amphitheatre.

Community Facilities & Open Space

The proposed development suggests the addition of commercial tendered kiosks to the Dee Why Town Centre square.

Consideration should be made to the finer grain and active/passive zones which promote community activity and places for rest and leisure.

Tables and chairs, shade covers and the imposition of servicing to the kiosks by proxy privatises these public civic spaces, limiting future flexibility for public social gathering in an open amphitheatre type setting.

The urban design approach is void of any contextual or site analysis to support the proposed locations.

Public Amphitheatre and Green Space

The square itself provides for a significant green space in the centre of Dee Why for dedicated community use (refer Planner's notes regarding easement and VPA comments)

Any circulation that will be required as a result of occupancy by a commercial tenant; coffee facility or the like will have a permanent detrimental effect on the grassed area resulting in the requirement for regular maintenance of the grass. This is of particular concern for the northern kiosk which shows the slab would be extended from the hard surface area into the turf zone, thus breaking the geometry and desire line created by the landscape response.

Any future proposals should comprise a rigorous site analysis of the broader public realm and the site as a whole addressing the meaning and purpose of the civic public amphitheatre space, particularly if

future proposals consist of permanent built form structures. Any future proposals should be integral to the experiential qualities of the intent of the Dee Why Town Centre and the public civic square.

For the reasons outlined above the current proposal cannot be supported.

Recommended Heritage Advisor Conditions:

Nil.