

## Urban Design Referral Response

Application Number:	DA2018/1574
To:	Rebecca Englund
Land to be developed (Address):	Lot 11 DP 577062 , 23 Fisher Road DEE WHY NSW 2099

### Officer comments

**Council has received further revised drawings that have addressed the majority of concerns raised by the Urban Design Officer. See 2nd Response 2.05.2019 comments below**

The applicant submitted revised drawings dated 26 Feb 2019. Urban Design responses to the amendments have been added to the previous comments:

The proposal cannot be supported for the following reasons:

- 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.  
Response: There was no further information submitted. **2nd Response 2.05.2019: The revised drawings demonstrate that reduction in height has been achieved to the areas of significant impediment to view sharing. As such the revisions to the scheme can be supported.**
- The heritage 'no encroachment' curtilage has been breached on the southern edge of Building A on the higher levels.  
Response: There was no change made to the encroachment. **2nd Response 2.05.2019: Refer heritage officer response.**
- 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.  
Response: One townhouse unit on Fisher Road side was removed. The building façade facing the driveway still reads as a 7-storey built form. The natural rock outcrop has not been retained.  
**2nd Response 2.05.2019: The significant reduction of units to the north elevation and Building A of the development site is noted and supported for its considerable response to delete units to make way for landscaped open space. Additionally the further articulation of the facade to the Fisher Road elevation has provided articulation that responds to previous comments.**
- 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.  
Response: The revised proposal does not indicate the use of Pacific Lodge. Reference to  
DA2018/1574

Torrens titling of Pacific Lodge has been removed. **2nd Response 2.05.2019 : Refer Heritage Officer comments in response with regards retention of pedestrianised access and thoroughfare through the Pacific Lodge and Heritage curtilage.**

- 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.  
Response: The revised drawings show a new footpath with steps connected to the heritage ramp leading up to Pacific Lodge. No access has been shown from the footpath at St David Avenue. Therefore the pedestrian access is still from Civic Parade. Disable access is still not demonstrated. The new footpath will be inside the heritage curtilage area. **2nd Response 2.05.2019: Refer Heritage Officer comments and further comments below regarding the change of use proposed for the commercial tenancies.**
- 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.  
Response: No amendment proposed. **2nd Response 2.05.2019: The revised drawings have deleted the commercial element and revised the design to include a community facility accessible by the residents only. Design to soften the edge treatment to make it a more intimate space, including outdoor breakout spaces for activity and treatment of the facade reflecting the use whilst also addressing the street edge interface is highly encouraged. Generally supported.**
- 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.  
Response: No amendment proposed. **2nd Response 2.05.2019: The revised drawings have deleted the potential spaces that would activate this street edge, whilst retaining the natural rock outcrop by replacement of the commercial use with a community use facility as mentioned above. See comments above. Generally supported.**
- 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.  
Response: No amendment proposed. **2nd Response 2.05.2019: It is noted that RMS supports the entry point to the carpark off the roundabout at this location. No further comment.**

#### **Recommended Heritage Advisor Conditions:**

Nil.