

Urban Design Referral Response

Application Number:	Mod2020/0097
Date:	31/03/2020
To:	Tony Collier
Land to be developed (Address):	Lot 11 DP 577062 , 23 Fisher Road DEE WHY NSW 2099

Officer comments

1. The proposed colour scheme is generally acceptable.
2. Condition 22(k) of the approved DA calls for the exit door to the east to be deleted. If the fire exit door is to be retained, a direct escape route to St David Avenue will have to be proposed as the current route leads to Civic Drive which is not a public road. The existing rock outcrop and mature trees along St David Avenue boundary will be affected so Council landscape officer will need to be consulted.
3. On the same basement 1 plan, the residential common room has been relabeled 'subfloor'. It is noted the door has been deleted but the windows are retained. The applicant will need to clarify the use of the room.
4. Condition 22(i) calls for balustrades at the lower levels to be solid to improve visual privacy looking into the courtyards/ balconies and also to hide unsightly items eg. laundry drying rack. The additional screening/ balustrade treatment with 'full integration into the existing design' needs to be defined in terms of design and construction material finishes and clearly illustrated in the DA proposal.

The proposal is therefore unsupported.

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

Recommended Heritage Advisor Conditions:

Nil.