

Urban Design Referral Response

Application Number:	DA2021/2567
Date:	14/01/2022
To:	Daniel Milliken
Land to be developed (Address):	Lot 13 DP 568333 , 60 Federal Parade BROOKVALE NSW 2100

Officer comments

The proposal has the following issues:

1. The proposal for 60 Federal Parade does not comply with the front setback requirements, and the proposal may need to reduce the number of parking spaces.
2. The height and design of the proposed front fencing and gate are unclear. Further details, including plans and elevational drawings of the proposed fencing, gate, and landscaping within the 6.5m setback zone, are required for 60 Federal Parade. The proposal should be compatible with the residential streetscape character of the north side of Federal Parade. There should be sufficient planting between the proposed fence and footpath to maintain the residential streetscape character.
3. The applicant should illustrate how they have considered safety and security and demonstrate how the proposed design meets the requirements of the DCP. The applicant should demonstrate how the issue of minimising light pollution for neighbours while providing security lighting has been addressed and include details, plans and elevations of any security lighting. A separate gated pedestrian entry should be considered for 60 Federal Parade to minimise the time the vehicular gate is open and provide for pedestrian safety.
4. The applicant should consider planting trees within the proposed car parking area to reduce the Urban Heat Island Effect and provide shade.
5. The applicant should provide details, including drawings and plan of the location of signage, to identify the car parking, and brand it as belonging to the school. In particular, the site at 60 Federal Parade as it is remote from the main school.

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.