

## Urban Design Referral Response

<b>Application Number:</b>	DA2021/1336
<b>Date:</b>	27/08/2021
<b>To:</b>	Gareth David
<b>Land to be developed (Address):</b>	Lot 1 SP 87279 , 1 / 23 Howard Avenue DEE WHY NSW 2099

### Officer comments

The proposed change of use from one of the two first floor office suites to a serviced apartment follows the withdrawal of a previous Development Application - DA2020/1198 for use of the unit as a residential dwelling. The plans for both applications proposed similar layout for a one bed unit comprising lounge, dining, kitchen, bathroom and laundry.

The proposal cannot be supported for the following reasons:

1. The serviced apartment is mixed with an office suite on the same level of the building so safety and amenity become an issue for serviced apartment users.
2. The serviced apartment circulation area is not clearly defined as the serviced apartment entry is not separated from the commercial entry so concealment opportunities are possible.

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.