

Urban Design Referral Response

Application Number:	Mod2022/0187
Date:	18/05/2022
To:	Anne-Marie Young
Land to be developed (Address):	Lot 13 DP 801798 , 62 May Road NARRAWEENA NSW 2099 Lot 14 DP 801798 , 60 May Road NARRAWEENA NSW 2099 Lot 15 DP 801798 , 58 May Road NARRAWEENA NSW 2099 Lot 16 DP 801798 , 56 - 56 May Road NARRAWEENA NSW 2099 Lot 17 DP 801798 , 54 - 54 May Road NARRAWEENA NSW 2099

Officer comments

The application seeks consent for modification to an approved development consent (DA2020/0739) construction of a shop-top housing development comprising ground floor commercial premises and sixteen (16) residential apartments above, over a basement level.

The applicant has provided drawings noting several modifications, including but not limited to the following;

- Relocation of lift core to the centre of the site.
- The addition of air-conditioning and condenser units on balconies.
- Inclusion/relocation of mechanical exhaust risers.
- Additional storage capacity and plant room.
- Reconfiguration of carpark layout.
- Removal of service lift.
- Moving the fire stairs to the north.
- Amendments to the carpark layout.
- Relocation of storage spaces.
- Carpark exhaust relocated adjacent to the new position of the lift core.
- Removal of the mechanical plant screening.

Commercial service areas and circulation should be separated from residential. Removal of the separate service lift implies that the residential lift will have to be used to move commercial supplies to and from commercial service areas, and commercial visitors from the carpark, which is a reduction in residential amenity and is not supported.

All air-conditioning condenser units are to be fully enclosed and hidden from view in a louvered screen enclosure to maintain visual amenity, and achieve development outcomes with high standard, quality urban design that responds to the existing or desired future character of areas.

Regarding the mechanical exhaust riser, and mechanical exhaust flu; the screening noted on the approved plans appears to have been removed, although is noted in text. The mechanical plant riser also appears exposed at the top of the lift and should be enclosed similar to the approved plans. Please ensure the following:

1. Mechanical exhaust risers are to be fully enclosed and hidden from view.
2. Mechanical exhaust flues are to be housed in a louvered screen enclosure to maintain visual amenity. The enclosure is to be finished in dark recessive colour like the roof finish.

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.