

Mr George Elias
Urban Apartments Pty Ltd
Shop 8, 320A-338 Liverpool Road
ENFIELD NSW 2136

2 February 2011

Dear Mr Elias

**Nos. 11-15 Deane Street and 20 George Street, Burwood
Proposed 16 Storey Mixed Development over Basement Parking
DA No. BD.2010.211**

I refer to the above development application and advise that further to Council's letter dated 5 January 2011 and comments from the SRDAC emailed to you on 19 January 2011, a preliminary urban design assessment has been undertaken for the proposal.

In this regard, the preliminary analysis is as follows:

2.1 *Response to LEP objectives*

From an initial review of the proposed development and its response to the LEP objectives, GMU has identified the following issues with the development:

- Landscaping within the setback to Deane Street separates pedestrian traffic from shop fronts (access blocked and no clear path or doors shown on plans)
- Awnings to Deane Street do not cover the pedestrian footpath since they extend only halfway into the landscaped area within the setback.

2.2 *Response to LEP controls*

From an initial review of the proposed development and its response to the LEP controls, the proposed development appears to perform well against the controls of the LEP.

2.3 *Response to DCP controls*

From an initial review of the proposed development and its response to the DCP controls, GMU has identified the following issues with the development:

Building configuration:

- Isolation of strata owned development at #18 George Street, however it has been demonstrated that this site can develop to maximise its FSR independently
- No deep soil zone is provided (all is planting on structures or over basement parking)
- Street front setback to Deane Street includes at least 50% soft landscaping, however this blocks access to retail along the whole of that street front (it is unclear how access is achieved to the retail tenancies along Deane Street).

Residential amenity:

- Only 2 out of 36 units (5.5%) are shown as adaptable (10% required)
- No units shown to be accessible (5% required)
- Balcony areas to south west facing units slightly less than the required 8 sqm.

Commercial amenity:

- No access to garbage or loading from ground floor retail space located centrally along Deane Street
- No showers provided to commercial floors which discourages bicycle use
- No toilets or other amenities provided to ground floor retail.

2.4 Response to the RFDC

From an initial review of the proposed development and its response to the objectives of SEPP 65 and the guidelines of the RFDC, GMU has identified the following issues with the development:

Building configuration:

- There are no 3-bedroom units except for penthouse, which is a less varied apartment mix than suggested by the RFDC
- No separation or clear distinction between residential and commercial entrances. An attempt should be made for access to be made to the two uses from different streets
- Circulation core serves both commercial and residential floors and should be separated
- Joint entry with commercial lobby and one shared lift with commercial floors detracts from a sense of peace and home environment, as well as a sense of community and recognition – thereby reducing perceived safety
- No ground level communal open space or private open space (no ground level units)
- SEE states roof top is communal open space but plans suggest it is private
- A landscaped strip within the 3m setback to Deane Street is problematic because it receives no sun and blocks pedestrian movement
- Very limited opportunity for even small tree planting around the communal open space as root zone is less than 3.5 x 3.5m where there are wider areas in the planting strip
- Hiding place behind letterboxes in residential lobby may be a safety issue or an access issue for mail deliveries
- Specify how security is maintained to the residential lobby and between commercial and residential floors
- Bicycle parking located in deepest basement floor forcing use of lifts or cycling up 5 floors to exit
- 8.28m wide vehicle entry next to sub-station creates a long inactive portion along Mary Street

- Large blank wall behind strata development at #18 George Street will remain visible for a long time and needs to incorporate art or be redesigned to provide visual interest and/or articulation
- Roof top presents as a square block atop tower from Burwood Road and the west
- Bright blue glass balustrades and white structure dominates tower in high contrast and unnatural colours
- Metallic grey podium colouring with blue glass accents does not relate to surrounding buildings or any local landscape elements
- Compost room has no access to loading dock and located on the floor below it.

Residential amenity:

- Sun access does not comply as single aspect south facing units total 19%
- Solar access could be improved if single-aspect south facing units are redesigned as through units
- Communal open space is less than 25% of site, since the greater podium areas are accessible only from commercial floors
- Communal open space lacks privacy as it is overlooked by the gym
- No outdoor drying space provided other than on private balconies
- No flexibility of furniture layout to adaptable units as the circulation space to the main balcony is through the main living area, which is already too narrow to provide a wheelchair access path through it
- No wall suitable for use of media / television in south west facing units
- Unit 802 and units on each floor above it have bedrooms open to living area and located away from wet areas
- Window cleaning for residential tower may require hoist / abseiling accessed via penthouse open space.

Your response to these comments is requested.

If you have any enquiries in this regard, you may contact the undersigned on 9911 9873.

Yours faithfully

Rick Beers
Executive Planner

Cc Mr R Olsson, Olsson & Associates Pty Ltd