

Urban Design Referral Response

Application Number:	DA2020/1758
Date:	21/01/2021
To:	Kent Bull
Land to be developed (Address):	Lot B DP 369977 , 11 Lewis Street BALGOWLAH HEIGHTS NSW 2093

Officer comments

The proposal does not comply with the side setback at the southern elevation of the first floor level, providing a setback of 1 metre instead of the 2.3 metres (approx.) required. The southern boundary of the subject site adjoins the Balgowlah Heights Public School and the proposal will result in greater visual building bulk and scale and increased solar impacts to the school compound and classrooms.

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.