

Urban Design Referral Response

Application Number:	DA2020/1758
Date:	15/02/2021
To:	Kent Bull
Land to be developed (Address):	Lot B DP 369977 , 11 Lewis Street BALGOWLAH HEIGHTS NSW 2093

Officer comments

The proposal in its current form cannot be supported for the following reasons:

1. 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.
2. The northern boundary setback should also be increased to 2.4m around the lift core area and provide more articulations on the generally flat building facade.
3. 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.
4. In terms of Part 3 and Part 4 of the Child Care Planning Guideline, the general design and choice of material finishes of the building could have more of a residential house look to fit in contextually with the surrounding houses in a suburban neighbourhood. The current street elevation looks institutional with the flat parapet roof form, strong vertical elements of the lift and stair cores, and fully glazed front door area. Other considerations in suburban neighbourhood settings include relationships and interface with existing houses, appropriateness of roof forms, landscape setting, and the pattern of front and rear gardens.

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.