

Urban Design Referral Response

Application Number:	DA2020/0634
Date:	07/08/2020
To:	David Auster
Land to be developed (Address):	Lot A DP 85983 , 402 Sydney Road BALGOWLAH NSW 2093

Officer comments

The proposal should address the following issues:

1. The proposed building height breach is excessive - 17.5m over the 12.5m allowable ie.5m over. The breach will set an undesirable precedent.
2. The excessive building height will cast additional shadow on the public domain footpath area to the south of Sydney Road.
3. The perception of overlooking issues to the neighbouring residences will be made worse with the balconies and planter boxes changes facing the rear boundary.

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.