

Urban Design Referral Response

Application Number:	DA2020/1743
Date:	20/01/2021
To:	Anne-Marie Young
Land to be developed (Address):	Lot 3 DP 26532 , 45 Lantana Avenue WHEELER HEIGHTS NSW 2097

Officer comments

The proposal's responses to the Urban Design Comments highlighted during the Pre-Lodgement Meeting are provided below:

1. The overall building bulk and scale should be reduced to be similar to the next door development (comprising of 7 units within four smaller building blocks) to be contextually fitting with the surrounding free-standing houses. The proposed FSR is over the 0.5:1 requirement so the proposed 8 number of units could be reduced to 7. The top floor units should be reduced in area to allow a less top-heavy look by having single storey elements incorporated. Roof overhang could also be reduced to maximise sunlight access to neighbouring properties and comply strictly with the building envelope controls.

Response: Proposed FSR is 0.55:1. The proposal is still top heavy with the top floor units not reduced in size. Balconies to upper units need privacy treatment to minimise overlooking issues.

2. The 30% landscape calculation should be based on landscaped area that is 2m minimum width. As such the footpath along the eastern boundary could be more integrated into the landscape concept. The existing tree courtyard could be taken advantage of being the entry court leading to the units and lift lobbies. One of the ground floor unit in the rear block could be deleted to create a more welcoming entrance.

Response: No ground floor unit in the rear block has been deleted. The entry to the rear block lift lobby is long and narrow resulting in an unpleasant environment.

3. Unit 07 has bedroom and utilities windows opening into the entry passage which is not desirable. Sunlight access to this unit could be improved further.

Response: Unit 08 layout has been revised to avoid windows facing the entry passage.

4. Pedestrian footpath entry from the shared driveway could potentially be dangerous having to cross two basement entry ramps. Consider collaborating with the next door neighbour to combine the basement ramp entry point and creating less of a bottle-neck effect improving the entry experience for both developments.

Response: The suggestion has not been explored.

5. Proposed built forms to comply with the 8m building height and two storey requirement by making sure basement do not protrude above natural ground by more than one metre. Strict compliance with Building envelopes to be demonstrated on drawings.

Response: Proposed basement/ planter box protrudes above natural ground by more than one metre on the northern boundary (Section A). The proposed entry walkway is hard up against the northern boundary and elevated from natural ground (East Elevation) creating overlooking privacy and noise nuisance issues to neighbouring property at No. 47 Lantana Avenue. The elevated privacy fence proposed along the north boundary is also a concern. No side boundary building envelope controls have been indicated on drawings.

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.