

Urban Design Referral Response

Application Number:	DA2018/0149
To:	Daniel Milliken
Land to be developed (Address):	Lot 2211 DP 752038 , 60 Binalong Avenue ALLAMBIE HEIGHTS NSW 2100 Lot 2223 DP 752038 , 60 Binalong Avenue ALLAMBIE HEIGHTS NSW 2100

Officer comments

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

1. SEPP (Affordable Rental Housing) 2009, Clause 30 A - Character of local area. The proposal is not compatible with the character of development within the current local context. The proposal needs to be compatible with the architectural form and style of the established development character. It should complement the site's appearance when viewed from the street and public spaces and incorporate a highly articulated façade treatment and roof form. The proposal will have an unacceptable impact to neighbouring houses when considering key amenity issues such as visual impact, noise and privacy. The visual impact of the proposal can be minimised with a better modulated and articulated building form in a well-considered landscaped setting. A street elevation to demonstrate how the proposal will fit in contextually to the next door houses will be required.

2. Built form controls:

- WLEP 2011 Aims of the LEP in relation to residential development, are to:

- i. protect and enhance the residential use and amenity of existing residential environments, and
- ii. promote development that is compatible with neighbouring development in terms of bulk, scale and appearance, and
- iii. increase the availability and variety of dwellings to enable population growth without having adverse effects on the character and amenity of Warringah

Aims of the zone to ensure low density residential environments in harmony with the surrounding single and double storey neighbourhood houses have not been achieved. The proposed continuous linear form needs to be broken up into similar bulk to the neighbouring houses with a bigger vertical indentation to allow soft landscaping to be inserted. There should be adequate facade articulation and greater 'gaps' should be imposed within parts of the building to improve built form to be sympathetic to detached style housing. To reduce the monolithic bulk of the Binalong Avenue elevation, the addition of breezeways by deleting units 6, 9, 15, 23, 26 and 33 will allow greater solar gain and cross-ventilation. They should be further articulated with single and double storey elements to improve the stepping-down effect of the proposed built form to the surrounding houses. The reduction in scale from two storeys to one storey on the Jeniffer Avenue elevation by removing unit 9 would also help the stepping down of building mass similar to the southern boundary.

- WDCP 2011 B1 – Wall Heights

Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building

- WDCP 2011 B7 – Front Boundary Setbacks Development is to maintain a minimum setback to road frontages.

The front boundary setback should be 6.5m and the area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, garbage storage areas and fences.

The communal area nominated as fronting the Jennifer Avenue elevation has a secondary frontage setback of 3.5m with access to this common outdoor area directly from the units on this frontage. A 6.5m setback should be provided.

3. Fixed privacy screenings of windows to upper units will be required to minimise privacy issues to immediate neighbours.

Recommended Heritage Advisor Conditions:

Nil.