

Urban Design Referral Response

Application Number:	DA2020/1162
Date:	07/10/2020
To:	Renee Ezzy
Land to be developed (Address):	Lot 33 DP 11462 , 27 Bellevue Avenue AVALON BEACH NSW 2107

Officer comments

The proposal has addressed the Urban Design issues identified in the Pre-Lodgement meeting:

1. Neighbourhood character – As a development that will increase residential density, it should not be out of character with the surroundings. Well-designed buildings respond to and enhance the qualities and identity of the area with appropriate massing and spaces between buildings. The proposed main street elevation to Bellevue Avenue should be setback 6.5m to be comparable with the generally green and lush streetscape. The Wickham Lane elevation should be setback 3.25m as a secondary front setback and the double storey built form be reduced to one as required by SEPP seniors (rear 25% of site to be one storey)

The proposed semi-basement parking should similarly be setback 6.5m from the Bellevue Avenue boundary to allow for deep soil landscaping.

Response: The proposal has been designed as two pavilions that step down the slope with appropriate massing that is in character with the streetscape. The rear Wickham Lane builtform of a single storey structure cantilevered above the natural ground level is acceptable given the site constraints of a sloping site and existing trees to be retained.

2. The pavilion style built form design approach to allow gaps of landscape to separate building blocks is supported.

Response: The proposal has been designed as two pavilions with appropriate landscaping separation.

3. The possibility of a dual-occupancy development was discussed as issues of footpaths and street kerb construction which involve cutting down substantial number of trees might be minimised. The provision of accessible design will also be more manageable.

Response: The proposal has allowed existing trees to be retained and accessible design has been incorporated.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.