

Urban Design Referral Response

Application Number:	DA2020/0008
Date:	03/04/2020
To:	Claire Ryan
Land to be developed (Address):	Lot 27 DP 9151 , 3 Central Road AVALON BEACH NSW 2107

Officer comments

Urban Design Comments

1. Built form controls

Proposal to demonstrate compliance with side building envelope control 45 degree splay at 3.5m height.

Proposal does not comply with the SEPP seniors requirement of 8m building height and buildings located in the rear 25% area of the site to be one storey in height.

2. Proposed FSR of 0.65:1 is an over-development (Permissible FSR 0.5:1). Suggestion to reduce proposal to single storey facing Dunbar Park will resolve this issue. Stepping built forms to the south-west will also allow more sunlight access to rear gardens and terraces of the proposed units fronting Dunbar Park.

3. Basement car park structure should not protrude above existing ground line by more than 1m in height in order not to counted as a storey above ground.

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.