

Urban Design Referral Response

Application Number:	DA2020/0816
Date:	08/09/2020
To:	Adam Croft
Land to be developed (Address):	Lot 2 DP 748426 , 33 Bassett Street MONA VALE NSW 2103

Officer comments

The applicant has addressed the following issues brought up in the Pre-Lodgement Meeting:

1. The general resort style conceptual layout can be supported. Areas for further investigation are:

a. Moving the upper level lounges to have a northern orientation to allow for more sun access and offer variety in window outlook into different parts of the garden and surroundings.

Response: The upper floor lounge has been moved to the northern facade.

b. The extensive garden design should offer a range of different experiences and themes to cater for a more stimulating outdoor environment for the aged residents.

Response: The garden design proposes a variety of themes.

c. Façade treatment can be made less monotonous to add interest and variety to fit contextually into the existing low residential density streetscape of single and double storey houses.

Response: The proposed facade treatment is well articulated and contextually fitting.

d. In addition to the generous rear building setback proposed, the predominantly double storey rear façade should have more single storey elements incorporated to help bring down the scale of building gradually which will minimise the impacts on adjoining properties further.

Response: Single storey elements have been introduced to break down the building scale.

e. Sun penetration to internal courtyards and rooms opening into courtyard should be investigated further to maximise solar access.

Response: Solar access has been considered for the courtyard.

2. The loading dock and car parking vehicle entry area should have a clear demarcation of truck manoeuvring area separated from vehicles entering and exiting the basement carpark.

Response: The loading dock area has been demarcated.

3. Consideration for vehicle movement after dropping off elderly passengers at the front entrance porte-cochere to access the car parking basement and vice versa should be planned for in conjunction with the one-way road loop system due to the wide median strip in Bassett Street.

Response: Vehicle movement for drop-offs has been considered.

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.