

## Urban Design Referral Response

<b>Application Number:</b>	DA2019/1260
<b>To:</b>	Renee Ezzy
<b>Land to be developed (Address):</b>	Lot 33 DP 8394 , 29 North Avalon Road AVALON BEACH NSW 2107 Lot 32 DP 8394 , 27 North Avalon Road AVALON BEACH NSW 2107

### Officer comments

The proposed development was subject of a pre-lodgement meeting with the applicant held in February 2019.

The development represents a moderate intensification of the site which is comparable to similar developments in the local area. Comments provided by the Urban Design officer to the applicant in the pre-lodgment meeting have generally been addressed.

The development represents a style that is architecturally sympathetic to the adjacent neighbouring properties and sits well within the context. The lightweight nature of the architectural materiality and the selective shading and privacy devices assist to reduce the perceived bulk and scale of the overall development. Deep balconies also provided for passive climate control whilst this enhanced private open space to each of the apartments is generous.

Similarly the site planning is well considered and articulated across the site optimising the climatic conditions and orientation enhancing the solar and ventilation strategies across the site through the buildings' orientation whilst remaining within the relevant development controls of setbacks and building envelope.

The proposed development can generally be supported.

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.