

Ref: 21059  
DA-0274/2022

31<sup>st</sup> August 2022

Attention: Nicole Doughty  
Shellharbour Council

RE: 37-39 Addison Street, Shellharbour  
Additional Information Request – Response to DRP Comments

Dear Nicole

We are writing in response to the matters raised in DRP comments dated 2<sup>nd</sup> September 2022

Design quality Principals

- Addison street façade has been revised back to the original design concept with a more refined and less bulky, finely detailed, verandah language typical of the streetscape.
- The street façade maintains a double storey verandah with the upper storey recessed. The incorporation of the steel post and beam and recycled brick for the lower two storeys and a change in material to light weight cladding above further reinforces the two storey element in keeping with the desired character for the street.
- The building has been setback on the North Eastern corner so that the two storey verandah element wraps around the eastern façade creating a 'corner' building approach.
- The verandah on Addison Street has been setback so that its completely within the boundary so that the heritage item is visible from the public domain. The retail on ground floor has also been positioned so that there's an open space adjoining the heritage item which further enhances the visibility of the heritage item.
- Bricks have been incorporated to the lower 2 levels in keeping with what's been approved for no 31-35 Addison.

Built Form and Scale

- The former expression along the northern street boundary has been reinstated and the two storey verandah language has been carried around to the Eastern facade. Refer to the comments above.
- The units are well planned and comply with the ADG.
- Units have good solar access and cross ventilation.
- Further refinement of the stairwell has been incorporated to open up the lightwell to the west. By doing so the building reads like two simple structures connected by a bridge.
- Whilst the Communal Open Space is under the ADG requirement, the space has been further refined to provide better amenity for the occupants. Carefully designed landscaping, bench seating, under covered seating, BBQ area have been incorporated.
- The Communal Open Space receives ample solar access.
- The Communal Open Space has a good visual relationship to the heritage item.
- Privacy to Unit 1.03 adjoining the COS has been addressed.

#### Density

- The proposal is compliant in FSR and height.
- Amenity issues have been addressed.

#### Sustainability.

- The proposal complies with Basix.
- The proposal complies with Solar and Ventilation requirements of the ADG.
- Privacy screens have been carefully considered to eliminate any privacy issues.

#### Landscape

- Landscaping has been further refined.
- Larger planters have been incorporated in the COS to allow for larger canopy trees.
- Doors to the garage have been repositioned to allow for deep soil planting.
- The Communal open space has been further developed as per comments noted in the Built form and scale section.

#### Amenity

- Verandah expression to Addison streetscape has been reinstated.
- Verandah expression has been carried around to eastern façade.
- Privacy issues between COS and adjoining units have been addressed.
- Privacy screens have been carefully considered to eliminate any privacy issues between gallery and units.
- The COS is open towards the East and West creating ample cross ventilation.
- Further refinement of the stairwell has been incorporated to open up the lightwell to the west.

#### Safety

- The southern façade is well articulated.
- Balconies and living spaces face the southern boundary for passive surveillance.
- The southern façade incorporates screening for privacy.
- The southern façade is further enhanced with the incorporation of deep soil planting.

#### Diversity and Social Interaction

- Whilst the Communal open space is under the ADG requirement, Private balconies are oversized greater than the ADG requirement.
- The development incorporates 10 units and 105m2 of COS proposed is a sufficient size for social interaction for the occupants.
- The development is walking distance to the beach and community facilities.
- As mentioned above the COS has been further refined to provide better amenity for the occupants. Carefully designed landscaping, bench seating, under covered seating, BBQ area have been incorporated.
- The COS meets the objective of the ADG which are to enhance residential amenity, provide opportunity for landscaping, allow for a range of activities, respond to site conditions, be attractive and inviting as well as designed to maximise safety.

Aesthetics

- Addressed in previous sections.

Please find attached revised architectural drawings. Stormwater plans, Landscape, Basix as well as an addendum to the Heritage Impact Statement will follow.

Should you have any further queries, please do not hesitate to contact me.

If you have any further questions, please call on 02 9527 7459.

Yours Faithfully



Peter Couvaras  
Architect