

Place Studio AU Pty Ltd
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Woolloomooloo, NSW 2011
ABN: 87 611 292 187

02/10/2024

Eurobodalla Shire Council
Cnr Vulcan and Campbell Streets,
Moruya NSW 2537

ATT: Kristy Robinson | Senior Development Assessment Planner

Dear Kristy,

Re: DA0593-23 - 20 Heradale Parade Batemans Bay

Please find below a brief summary of the design development and further information prepared for this Development Application in response to the Council Request for Information letter dated 17 April 2024, and subsequent meeting with Council on the 2nd of May.

Following this meeting, the proponents have undertaken:

- Revised flood modelling and civil documentation taking into consideration the surrounding concept stormwater designs provided by Council,
- Aboriginal Heritage investigations and site assessments resulting in an Archaeological Technical Report for the subject site and proposed development, and
- Design modifications to take into consideration the specific commentary raised in the Council RFI letter.

The specific design amendments are outlined in a brief format below:

Overall:

- Design amended reflective of flood modelling and in response to Council RFI.
- Apartment mix adjusted from 57 (2x One Bedroom, 11x Two Bedroom and 44x Three + Bedroom units) to 60 units (2x One Bedroom, 12x Two Bedroom and 46x Three + Bedroom units).
- Floor-to-floor levels adjusted for flooding, buildability and amenity outcomes, and
- Parking provision adjusted from 118 Cars (Inc. 3 Carwash) to 91 Cars (Inc. 3 Carwash).

Basement Floor:

- Basement extent - Reduction in size and extent of the basement floor, especially along the northern boundaries, to provide sufficient deep soil for larger trees on the ground floor for amenity and privacy treatment to the neighbouring properties at 16 and 18 Heradale Parade.
- Culvert - The previous proposed enclosed culvert running along the basement soffit has been removed and replaced with a swale incorporated into the landscaping above.

Ground Floor:

- Swale - Addition of the swale within the landscape design in coordination with the storm water.
- Communal Open Space
 - The section of communal open space that spans between buildings A and C has been reduced to allow for the swale and the clearances required. The design employs a “floating” walkway system that allows us to connect the COS through the site and to the street while also sitting above the swale.
 - The walkway in front of building C has been removed to allow for more deep soil with larger trees for increased amenity and privacy purposes.
 - The proposed pool has been relocated from the ground level to the roof of Building C.
- Building A and B
 - Minor changes on the ground floor to accommodate revised entries off Bavarde Avenue.
 - The building / balcony outlines have been refined and layouts adjusted to accommodate better unit layouts and quality of space for the residents.
 - OSD tanks for both buildings have been relocated to better suit the requirements of the civil consultant (Telford).
 - Rearrangement of Waste room to provide adequate space for waste pickup.
- Building C - The building / balcony outlines have been refined and layouts adjusted to accommodate better unit layouts and quality of space for the residents.
- Landscape updated to reflect additional planting for privacy, increased deep soil, removal of pool from ground level, and incorporation of swale in landscape design.

First & Second Floors:

- Building A and B - The building / balcony outlines have been refined and layouts adjusted to accommodate better unit layouts and quality of space for the residents.
- Building C - The building / balcony outlines have been refined and layouts adjusted to accommodate better unit layouts and quality of space for the residents. Additional unit stack added to the northwestern side of plate.

Third Floor:

- Building A and B - The building / balcony outlines have been refined and layouts adjusted to accommodate better unit layouts and quality of space for the residents.
- Building C
 - Removal of all the north facing units on this floor to remove privacy concerns.
 - Provision of communal open space to roof level, including relocated pool, bbq facilities, and toilet.
 - Incorporation of 2.5m wide planter to edge of CoS to improve privacy and separation from 16 and 18 Heradale Parade.

We are happy to attend a meeting to go through the revised documentation or provide any additional information if needed. Please feel free to contact me if you have any questions regarding the revised documentation submitted for this application.

Yours sincerely,



Nicholas Grimes,
Director of Design | Place Studio