

20-08-2023

Client : Mrs Natalie Colbert
217a Beach Rd
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Re: Development Application for Block 2, DP773132, 217a Beach Road, Denhams Beach, NSW

To Whom it May concern,

I, Nabil Adhami confirm that I have guided the Adhami Pender design team for the proposed dual occupancy Development Application located at 217a Beach Rd. Denhams Beach NSW.

In preparing the design and documentation for this Development Application, the Adhami Pender design team is familiar with, and has worked to achieve, the Design Objectives set out in Part 2 of *Low Rise Housing Diversity Design Guide*. The proposed design is consistent with the objectives.

Yours sincerely,

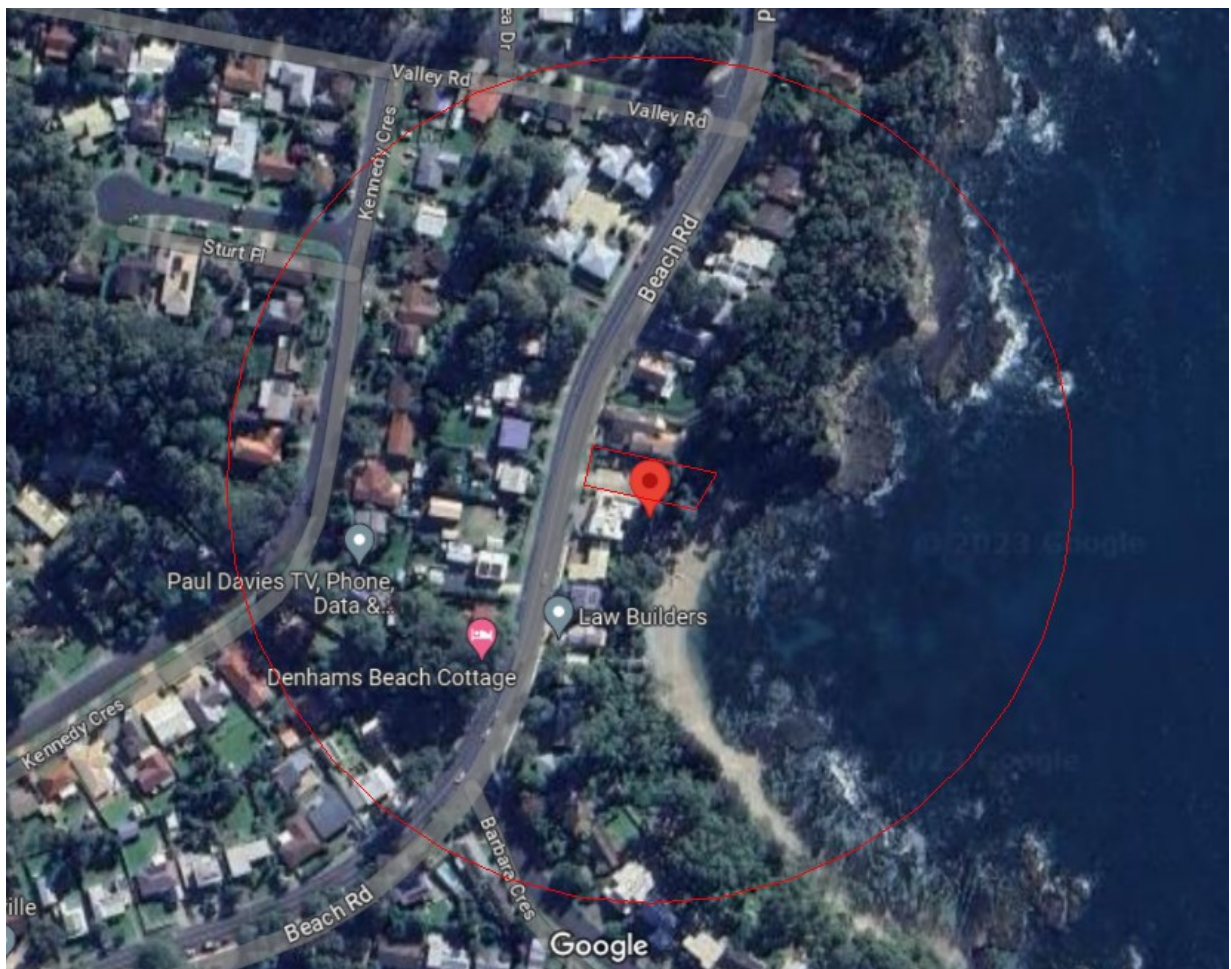
Nabil Adhami
Adhami Pender Architecture

Nominated Architect (NSW): Nabil Adhami
Registration Number: 8237

Development Type: 2.1 Dual Occupancy (side by side)

Subdivision type: Strata

Local Character:



[Aerial photo with development in a 200m radius]

Batemans Bay is forecasted to continue to see population growth and an increase in the number of visitors. Eurobodalla Shire Council is facilitating greater housing diversity to accommodate this growth while protecting and enhancing the coastal character, and the local environmental and community values.

Buildings in Batemans Bay are setback from roads and public domains to minimise impacts on the public enjoyment of the scenic qualities of the natural reserves and coastline, and they have scale and material choices that are simple.

The eastern side of Beach road near the proposed development sit on top of a cliff edge that has been deteriorating due to natural erosion. Urgent cliff stabilization, which has started in neighbouring properties is required along the cliff face. This resulted in the design of many of the more recent higher density neighbouring properties to utilize more of the front set back than the local existing architecture and to propose developments forward towards the street away from the cliff edge.

The existing local architectural character is diverse with lightweight single and double storey buildings consistent with residential development that has taken place over the past 70 years at the South Coast. More recent developments have been skewed towards significantly larger, bolder, more solid houses with a contemporary aesthetic, with masonry and glass as the predominant materiality. The proposed building draws from the existing lightweight coastal character, with a more contemporary architectural expression that creates deep reveals and balconies. This is to both respond to the climate but also in reference to the older housing stock in the area. This is evident through the composition of building elements, material textures and utilized that reflect the positive elements of the future neighbourhood.

The proposed development comprises of 2 townhouses accessed from Beach Road with a modulated setback consistent with prevailing setbacks in the area to contribute to the existing streetscape character and assist in the blending of new development into the streetscape

Neighbourhood Scale and Streetscape:



[A panoramic streetscape photo that includes development within 20m on each side of the development site on both sides of the street]

The shoreline is to the east (rear) of this site siting behind a cliff line that extends for approximately 30m inland on the properties to the east of Beach Road near the proposed development. The cliff face has undergone significant natural erosion, and urgent cliff stabilization work is needed and has already been underway in neighbouring sites.

Neighbouring buildings appear to be 2 storey light weight and brick combination structures; both appear to be dual occupancies to the north and south of this site.

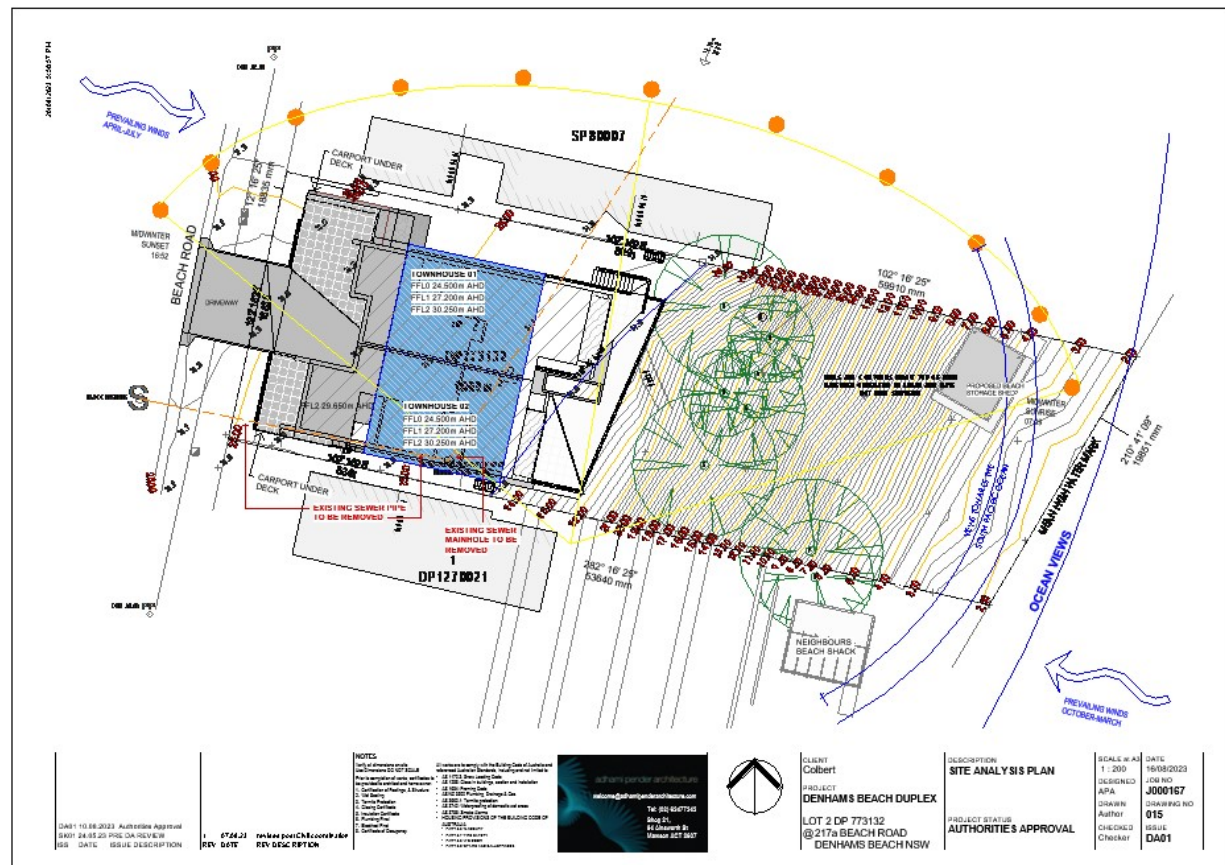
The area has a forecasted growth in population and local council is facilitating the growth of residential opportunities and encouraging greater housing diversity to accommodate the growth.

The part of this site available for development is clear and has no existing structures or significant vegetation. The cliff part of the site had some large significant trees to be retained, and other vegetation is to be assessed and considered as part of the urgent cliff retention work to be undertaken as part of a separate application.

The proposed development is for 2 side by side townhouses that make efficient use of the part of site available for development and provides great amenity for their future residents, while utilizing the 180 degrees views available to the east. It is sited mostly within councils allowed setbacks, with the exception for a proposed lightweight deck and carport within the front setback where it responds well to site constraints while keeping with character, scale and street proximity of neighbouring properties along Beach Road. There is a more generous setback on the Northern boundary due to a proposed drainage easement. The proposed includes this easement relocation. The proposed building is below the maximum height limit.

The proposed is respectful to the identity of the area and will not dominate upon adjoining neighbouring sites or the streetscape. The proposed will provide a desired and well considered accommodation option that sit comfortably with projected population increases for the area. The site is close to local amenities, local shops and transportation.

Site Scale:



[Analysis of site and development within 10m of the boundary]

The site sits on top of a cliff edge that has been deteriorating due to natural erosion. Urgent cliff stabilization, which has started in neighbouring properties is required along the cliff side

A sewer easement currently runs across the site. This proposal includes relocation of easement to the northern side of the site. Refer to architectural and civil drawings for details.

The proposed development of 2 townhouses is designed in response to the site limitations and restraints present; it adheres to the required setbacks and maximum building height stated in the DCP and LEP, with the exception for front setback where it responds well to site constraints while keeping with character, scale and street proximity of neighbouring properties along Beach Road. The proposed is also designed below the maximum height limit required..

It conforms to the slope in the topography of the site and appears to follow its contours; and while it provides great amenities to the residents of the townhouses, it also is respectful to the scale and form of other buildings in the area. The building façades are articulated in a way that reduces its visual bulk when viewed from the street or the surrounding areas and are designed in a way that promotes visual interest and avoids blank unarticulated walls. Though carports are designed in front of the building line, they integrate harmoniously with the building design and respond positively to the street. They are defined by a beautiful screen to the street the upper floor decks above.. This articulation provides required function and creates facade interest without dominating the front façade of the building. Roof line is setback, has very minimal presence from the street or nearby areas, while it helps define the architectural geometries.