

## Urban Design Referral Response

<b>Application Number:</b>	Mod2021/0853
<b>Date:</b>	18/11/2021
<b>To:</b>	Anne-Marie Young
<b>Land to be developed (Address):</b>	Lot 27 DP 9151 , 3 Central Road AVALON BEACH NSW 2107

### Officer comments

The Floor Space Ratio area is incorrectly calculated with the lift lobbies area allocated with only 4 sqm each. The applicant is requested to resubmit the area calculations.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### Recommended Heritage Advisor Conditions:

Nil.