

Urban Design Referral Response

Application Number:	Mod2022/0075
Date:	08/04/2022
To:	Anne-Marie Young
Land to be developed (Address):	Lot 1 DP 1252335 , 701 Barrenjoey Road AVALON BEACH NSW 2107

Officer comments

The application seeks consent for modification to an approved development consent for the construction of a four-unit Seniors Living development with basement car parking landscaping and strata subdivision.

The applicant has provided drawings noting several modifications, including but not limited to; removal of a 'popped roof' reducing the roof height, new skylights, a new external cowling for the basement exhaust vent, replacement of roof materials, replacement of some windows and doors, changes to some materials and other changes.

No objections are raised subject to conditions as recommended.

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:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Blank condition prior to construction certificate - replace with title of your condition

Prior to Construction Certificate

Amendments to the approved plans

The following amendments are to be made to the approved plans:

- The 'vent cowling' for the basement exhaust is to be housed in a louvered screen box to maintain visual amenity. The housing is to be finished in dark recessive colour similar to the roof finish.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the



construction certificate.

Reason: To ensure development is harmonious with the character and visual amenity of the area.