

Urban Design Referral Response

Application Number:	Mod2022/0397
Date:	27/07/2022
To:	Anne-Marie Young
Land to be developed (Address):	Lot 33 DP 8394 , 29 North Avalon Road AVALON BEACH NSW 2107 Lot 32 DP 8394 , 27 North Avalon Road AVALON BEACH NSW 2107

Officer comments

This advice is provided as an internal referral from the Urban Design unit to the development assessment officer for consideration and coordination with the overall assessment.

Urban Design may be able to support the modification proposal if the following issues are addressed:

- The proposed modification includes minor amendments to all internal dwelling layouts (not specifically highlighted with clouding). These amendments include reduction of doorway circulation access to some secondary bedrooms. Additional access information should be provided to ensure that the requirements of SEPP HSPD Schedule 3 can still be satisfied with all proposed internal amendments. These amendments also include an adjustment to the living rooms of the rear dwellings which are now shown as being relatively narrow at approximately 3m wide. The previous layout was preferable.
- The proposed modification includes minor amendments to external elements of the dwellings (not specifically highlighted with clouding). These amendments appear to include the extension of the roof overhang to the primary open spaces to the rear dwellings by an additional 750mm (approximately). This reduces the sunlight to these primary private open spaces, particularly dwellings 4 and 5. The previous roof overhang was preferable.

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.