

## Urban Design Referral Response

<b>Application Number:</b>	Mod2023/0564
<b>Proposed Development:</b>	Modification of Development Consent DA2022/0581 granted for Alterations and additions to a Recreation Facility (Outdoor) - Mona Vale Golf Club
<b>Date:</b>	09/11/2023
<b>To:</b>	Adam Croft
<b>Land to be developed (Address):</b>	Lot 2 DP 1275526 , 1 Golf Avenue MONA VALE NSW 2103 Lot 249 DP 752046 (SPL 76319) Lot 323 DP 824000 (Crown Lease 200108) , 3 Golf Avenue MONA VALE NSW 2103 Lot 249 DP 752046 (SPL 76319) Lot 323 DP 824000 (Crown Lease 200108) , 3 Golf Avenue MONA VALE NSW 2103

### 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.

The Modification Application Mod2023/0564 seeks to amend Development Consent DA2022/0581 at 1 Golf Avenue MONA VALE NSW 2103.

The proposed modifications include:

- Modification of Condition No. 40 relating to hours of operation of a restaurant space on the ground floor of the clubhouse.

Urban Design raise no objection to the proposed development.

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**Please note:** Regarding any view impacts and any impacts on solar amenity and overshadowing these matters will be dealt with under the evaluation of Councils Planning Officer. Any impacts of non-compliances regarding heritage will be dealt with under the evaluation of Councils Heritage Officers, and any Landscape non-compliances will be dealt with under the evaluation of Councils Landscape Officers.

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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:**

Nil.