

Urban Design Referral Response

Application Number:	Mod2025/0392
Proposed Development:	Modification of Development Consent DA2020/0008 for Demolition works and construction of a seniors housing development
Date:	01/08/2025
To:	Anaiis Sarkissian
Land to be developed (Address):	Lot 27 DP 9151 , 3 Central 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.

The application seeks consent to modify the following:

- Simplification of the entry ramp
- Tree removal due to infrastructure provision required, with replacement of trees provided
- Open egress stairs enclosed for all weather protection
- Thickening of slab at rear to provide set down
- 60mm to terrace level changes
- Simplification of roof forms
- Fire resistant cladding to replaced approved metal cladding
- Addition of carpark exhaust duct

Urban Design raises no objection to the proposed development.

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

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.