

## Urban Design Referral Response

<b>Application Number:</b>	Mod2024/0083
<b>Proposed Development:</b>	Modification of Development Consent DA2022/0145 granted for Demolition works and construction of a mixed-use development comprising a residential flat building and shop top housing, basement parking, lot consolidation and torrens title subdivision.
<b>Date:</b>	27/03/2024
<b>To:</b>	Gareth David
<b>Land to be developed (Address):</b>	Lot CP SP 32072 , 812 Pittwater Road DEE WHY NSW 2099 Lot CP SP 32071 , 4 Delmar Parade DEE WHY NSW 2099

### 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 the following modifications to the basement area of the development:

- introduction of a setback from Delmar Parade boundary to facilitate the construction of the basements.
- Introduction of additional part basement level 3 by reducing the extent of basement levels 1 and 2 as the basement construction involves deep piling to depths of 12-18m to reach rock.
- There is no change to the previously approved car parking provisions on the site.

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.