

Urban Design Referral Response

Application Number:	Mod2022/0059
Date:	28/02/2022
To:	Anne-Marie Young
Land to be developed (Address):	Lot 4 DP 76695 , 1795 Pittwater Road MONA VALE NSW 2103 Lot 1 DP 219265 , 1797 Pittwater Road MONA VALE NSW 2103 Lot 2 DP 219265 , 38 Park Street MONA VALE NSW 2103 Lot 5 DP 77493 , 1793 Pittwater Road MONA VALE NSW 2103

Officer comments

The proposed modifications are generally acceptable for the following reasons:

- The siting and scale of the development is generally the same as the approved scheme except for the minor increase in building height.
- The proposal maintains the previously approved setbacks, Floor Space Ratio and landscaped area outcomes.

As such, the modified proposal will have minor impact to adjoining development with regards to visual and audio privacy, solar access and view sharing.

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.