

## Urban Design Referral Response

<b>Application Number:</b>	Mod2023/0526
<b>Proposed Development:</b>	Modification of Development Consent DA2021/0744 granted for Demolition works and construction of shop top housing.
<b>Date:</b>	12/10/2023
<b>To:</b>	Alex Keller
<b>Land to be developed (Address):</b>	Lot 1 DP 1294911 , 48 Lawrence Street FRESHWATER NSW 2096

### 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 Mod2023/0526 seeks consent for alterations and additions at 48 Lawrence Street FRESHWATER NSW 2096.

The applicant seeks consent for modifications that relate primarily to demolition, internal and layout changes, in part resulting from changes to NCC/BCA provisions. The proposed modifications include:

- deletion of the approved internal stair and secondary external door from the western retail tenancy
- increasing the extent of glazing to the retail facades
- replacement of the operable bi-fold window glazing with fixed glazing

Urban Design raise 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 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.

---

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.