

Urban Design Referral Response

Application Number:	Mod2023/0474
Proposed Development:	Modification of Development Consent Land and Environment Court for DA2020/1351 granted by the Land and Environment Court for Demolition of all existing structures and the construction of a 3 storey shop top housing development.
Date:	14/09/2023
To:	Adam Croft
Land to be developed (Address):	Lot 5 DP 229309 , 1 Bilambee Lane BILGOLA PLATEAU 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 DA2020/1351 (S34 agreement approval). The proposed modifications concerning urban design include the reduction of the proposed retail area and the removal of one basement parking level as a result of the reduced retail area. The reduced retail area has been converted into "covered colonnade" area with no explanation of how it will be used.

Urban Design requires the following additional information to be able to assess the application:

1. The applicant should provide more explanation on how the "covered colonnade" area is going to be used.
2. The public footpath area should be activated with active shopfronts or café/ restaurant seating areas, etc.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.