

Urban Design Referral Response

Application Number:	DA2023/0614
Proposed Development:	Demolition works and construction of a car showroom
Date:	21/12/2023
To:	Thomas Prosser
Land to be developed (Address):	Lot 4 DP 835792 , 61 Darley Street MONA VALE NSW 2103

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 for a new car showroom at 61 Darley Street, Mona Vale (Lot 4 DP 835792).

The application proposes construction of a three (3) storey car showroom, including:

- A lower / basement level containing eighteen (18) parking spaces will be accessed via the vehicle access ramp.
- A ground floor level with vehicle delivery bay & the vehicle lift. Pedestrian access via the main entry on the Darley Street & Pittwater Road.
- An upper level containing offices, staff lunchroom & amenities, a dedicated training / boardroom, customer lounge and vehicle display area.
- New landscaping to the Barrenjoey Road frontage of the lot.

The proposal is marginally over the 8.5m height control and a section 4.6 accompanies the application.

The applicant provided the additional information requested by Urban Design.

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.