

Urban Design Referral Response

Application Number:	DA2023/0803
Proposed Development:	Alterations and additions to the existing Hills Flower Market site
Date:	07/07/2023
To:	Maxwell Duncan
Land to be developed (Address):	Part Lot 1 DP 845094 , 287 Mona Vale Road TERREY HILLS NSW 2084

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 DA2023/0803 seeks consent for alterations and additions to the existing Hills Marketplace development located at No. 287 Mona Vale Road, Terrey Hills.

The following is proposed:

- Demolition of some buildings, carparking and landscape;
- Re-grading of part of the site;
- Re-designed landscape;
- Alteration to existing buildings;
- Two new buildings to accommodate a larger garden centre;

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.