

Urban Design Referral Response

Application Number:	DA2023/0614
Proposed Development:	Demolition works and construction of a car showroom
Date:	16/06/2023
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.

Urban Design require the following additional information to assess the application:

- The LEP height limit control line should be added to all elevations and sections.
- The context and surrounding buildings should be modelled and shown on the solar analysis/shadow diagrams, to show how overshadowing will affect neighbouring properties.
- A streetscape elevation along Barrenjoey Road extending from Harkeith St to Darley Street to show the proposal in context.
- A streetscape elevation along Darley Street from Barrenjoey Road to 67 Darley Street to show the proposal in context.
- A key on the 'floorspace calculation plans' and clearly identify what is included and excluded in the Gross Floor Area/FSR calculations.

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 unsupported.

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

Recommended Heritage Advisor Conditions:

Nil.