

## Urban Design Referral Response

<b>Application Number:</b>	DA2024/1822
<b>Proposed Development:</b>	Alterations and additions to seniors housing
<b>Date:</b>	19/02/2025
<b>To:</b>	Thomas Burns
<b>Land to be developed (Address):</b>	Lot 1 DP 774980 , 1 / 0 Veterans Parade NARRABEEN NSW 2101 Lot 1 DP 803645 , 1 / 0 Veterans Parade NARRABEEN NSW 2101 Lot 2026 DP 752038 , 1 / 0 Veterans Parade NARRABEEN NSW 2101 Lot 2611 DP 752038 , 1 / 0 Veterans Parade NARRABEEN NSW 2101 Lot 2641 DP 752038 , 1 / 0 Veterans Parade NARRABEEN NSW 2101 Lot 573 DP 752038 , 1 / 0 Veterans Parade NARRABEEN NSW 2101

### 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 building and services upgrades, improvements, landscaping works and amendments to the existing parking layout to the Montgomery Centre. The application also seeks approval for the demolition of some existing structures, including a private bus shelter, I.T. infrastructure and a decommissioned fire booster. The proposed works are proposed to improve the accessibility, circulation, function and efficiency of the Centre. No internal changes are proposed to the Montgomery Centre.

Urban Design raises 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 Council Planning Officer. Any impacts of non-compliances regarding heritage will be dealt with under the evaluation of Council Heritage Officer, and any Landscape non-compliances will be dealt with under the evaluation of Council Landscape Officer.

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.