

## Urban Design Referral Response

<b>Application Number:</b>	Mod2025/0055
<b>Proposed Development:</b>	Modification of Development Consent DA2020/1711 granted for Alterations and additions to an existing shop top housing development
<b>Date:</b>	14/04/2025
<b>To:</b>	Adriana Bramley
<b>Land to be developed (Address):</b>	<p>Lot 1 SP 12989 , 1 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 2 SP 12989 , 2 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 3 SP 12989 , 3 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 4 SP 12989 , 4 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 5 SP 12989 , 5 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 6 SP 12989 , 6 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 7 SP 12989 , 7 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 8 SP 12989 , 8 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 9 SP 12989 , 9 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 10 SP 12989 , 10 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 11 SP 12989 , 11 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 12 SP 12989 , 12 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 13 SP 12989 , 13 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 14 SP 12989 , 14 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot CP SP 12989 , 19 - 23 The Corso MANLY NSW 2095</p>

### 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:

- Removal of the residential entry from The Corso and expand the commercial space at this level. Residential entry will be from the activated laneway frontage only.
- Install bi-fold entry doors to Market Lane for a new cafe /food use.
- New ramps for level access.
- Minor internal alterations.
- New Air Conditioning units to roof level.

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.