

## Urban Design Referral Response

<b>Application Number:</b>	DA2023/1358
<b>Proposed Development:</b>	Alterations and additions to a mixed use building
<b>Date:</b>	20/10/2023
<b>To:</b>	Nick Keeler
<b>Land to be developed (Address):</b>	Lot CP SP 7114 , 22 Central Avenue MANLY NSW 2095

### 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 Development Application DA2023/1358 seeks consent for alterations and additions at 22 Central Avenue MANLY NSW 2095.

The applicant seeks development consent for alteration and additions including:

- **Basement Level**
  - o Nine (9) Individual storage units
  - o Building Managers Office - kitchenette
  - o Loading bay from Short Street
- **Ground Level**
  - o Ramp up to ground level storage units and office.
  - o Seventeen (17) Individual storage units
  - o New building managers office
  - o Loading Bay from Central Avenue
- **External**
  - o New roller shutter door to Short Street
  - o Minor alterations and additions.

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.

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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.