

## Urban Design Referral Response

<b>Application Number:</b>	DA2019/1234
<b>To:</b>	Kent Bull
<b>Land to be developed (Address):</b>	Lot 1 DP 1170245 , 0 Wharves And Jetties MANLY NSW 2095

### Officer comments

The proposal cannot be supported for the following reasons:

1. The proposed permanent timber screens, cabana Structures, 1m high block walls, steel posts with catenary lightings, 1.5m high glass balustrade around the roof perimeter will give the impression that the restaurants have spread over the whole roof area effectively extending the second storey impression from the essentially single storey heritage wharf building façade composition. The second storey restaurants area was approved by the Land and Environment Court. The additional proposed roof elements combined with the expected large crowd gathering on the roof terraces will be too obtrusive that it will destroy the understated elegance of the heritage wharf area that is already being pushed to the limit currently.
2. The screen walls and cabana structures could potentially block more view corridors which were already reduced from the recent second storey addition.
3. The colourful Mexican theme of El Camino is not in keeping with the neutral and natural colour palette and material finishes of the existing heritage building and annexes.
4. The eastern Esplanade linear park area is already a popular evening gathering spot to have sunset picnics resulting in a high party/ festive mood noise level. The proposal of 438 additional outdoor seating will increase the current noise nuisance to an unacceptable level.

### Recommended Heritage Advisor Conditions:

Nil.