

## Urban Design Referral Response

<b>Application Number:</b>	DA2019/0512
<b>To:</b>	Claire Ryan
<b>Land to be developed (Address):</b>	Lot CP SP 12989 , 19 - 23 The Corso MANLY NSW 2095

### Officer comments

The proposal cannot be supported for the following reasons:

1. The proposal exceeds the 10m building height control with the proposed additional built form. The addition of a new residential unit on the roof terrace would add substantially to the mass of the existing building which is currently over the 10m height. It will also set a precedent for surrounding developments to breach the building height control in the future.
2. The proposed new bedrooms facing the light wells will not receive any solar access with the south facing windows proposed. The existing light wells will also be reduced in size allowing less solar access to other window openings into the light well.

The Apartment Design Guide (page 83) states that light wells should not be used as the primary air source for habitable rooms so the existing situation is already a compromised situation.

The amenities provided by the light wells could possibly be further compromised in the future when the next door neighbours are developed so reducing the current sizes would not be advisable.

### Recommended Heritage Advisor Conditions:

Nil.