

## Urban Design Referral Response

<b>Application Number:</b>	Mod2023/0397
<b>Proposed Development:</b>	Modification of Development Consent DA2021/2257, approved by the Land and Environment Court for alterations and additions to an existing building to comprise shop top housing and strata-subdivision.
<b>Date:</b>	16/08/2023
<b>To:</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	Lot 100 DP 1069144 , 75 The Corso MANLY NSW 2095 Lot 101 DP 1069144 , 75 The Corso MANLY NSW 2095 Lot 102 DP 1069144 , 75 The Corso MANLY NSW 2095 Lot 1 DP 1280856 , 42 North Steyne 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 Modification Application Mod2023/0397 seeks consent for alterations and additions at 75 The Corso MANLY NSW 2095.

The applicant seeks consent for modifications that relate primarily to demolition, internal and layout changes, in part resulting from changes to NCC/BCA provisions. The proposed changes include:

- remove bedroom 2 window on unit 201
- addition of sliding doors to studies
- curve corners to glazing
- slight modification of mullions & transom
- new skylights added on the roof level
- floor levels raised to meet flood levels

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.