

Urban Design Referral Response

Application Number:	Mod2022/0735
Proposed Development:	Modification of Development Consent DA2021/2409 granted for Alterations and additions to a residential flat building
Date:	12/01/2023
To:	Megan Surtees
Land to be developed (Address):	Lot 5 SP 31425 , 5 / 9 Eustace Street MANLY NSW 2095 Lot CP SP 31425 , 9 Eustace Street 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 application seeks consent to the following works:

1. 2 x skylights deleted from rumpus area ceiling,
2. Addition of balcony repair/ modification works,
3. Inset of west boundary wall to approved bathroom to allow clearance around vent stack,
4. Introduction of sink cupboard to unit 5 terrace,
5. Minor modification to lower level north facade to incorporate wall nib and separated bedroom/ walk in robe doors and glazing,
6. Using translucent louvres to sections of fixed translucent window glazing to the upper-level north-facing highlight window W41,
7. Modification of proposed finishes.

Urban Design raises no objection to the proposed modifications.

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.

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.