

## Urban Design Referral Response

<b>Application Number:</b>	Mod2022/0630
<b>Date:</b>	01/12/2022
<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 1034722 , 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 application seeks to amend the existing consent by installing a pool and spa on the approved terrace of the level 4 apartment.

Urban Design cannot support the proposal because of the following issues:

1. The safety balustrades/ fencing required for pool and planter box maintenance have not been provided adequately.
2. There are concerns that the additional pool/ planter box structure and higher safety fencing required will obstruct the view corridor for the existing next door apartments. Future obscuring of glass balustrade for improving privacy to the pool area will exacerbate the problem.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### Recommended Heritage Advisor Conditions:

Nil.