

## Urban Design Referral Response

<b>Application Number:</b>	DA2019/0114
<b>To:</b>	Rebecca Englund
<b>Land to be developed (Address):</b>	Lot A DP 39108 , 267 Condamine Street MANLY VALE NSW 2093 Lot B DP 39108 , 267 Condamine Street MANLY VALE NSW 2093

### Officer comments

The proposal should reconsider the following:

1. The building height control of 11m has been breached in multiple areas by up to 2.6 m. The proposed breach comprises of an apartment with a big roof garden. The development will benefit from a communal room and open space located on the roof deck as recommended by the Apartment Design Guide (ADG). The proposed apartment should be made smaller to accommodate the communal room in order to not increase the building footprint on the roof. The proposed breach in building height is sympathetic to the surrounding developments which have similar taller built form that is well set backed from the main street facade.
2. The ceiling heights proposed in Retail 3 and 4 are below the 3.3m floor to ceiling height recommended in the ADG.
3. The vehicular ramp access to the basement divides up the retail area 3 and 4. It also creates two entry points to the residential lift lobbies which is not desirable.
4. The 1350mm wide strip between the retail frontages and footpath to Condamine Street should follow the same level and gradient as the public footpath to avoid trip hazard ie. there should not be a step-down as indicated in the Condamine street elevation and perspective view drawing.

### Recommended Heritage Advisor Conditions:

Nil.