

## Urban Design Referral Response

<b>Application Number:</b>	DA2019/1398
<b>To:</b>	Tony Collier
<b>Land to be developed (Address):</b>	Lot 3 SP 67337 , 3 / 63 - 67 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 comprising of roof pergolas, lift shaft and stairs to access the existing roof deck. The additions would add to the overall mass of the existing building which is currently about half a storey over the 10m building height. It will also set a precedent for surrounding developments to breach the building height control in the future.
2. The proposal intends to make the existing roof deck accessible for the residents. The existing roof deck has makeshift screens installed to minimise overlooking privacy issue to the surrounding developments. Making the roof deck more accessible will exacerbate the overlooking issue as the roof deck will have increased usage leading to the possibility of more noise generated. The roof deck should be deleted from the proposal. No precedent will also be established for surrounding developments in the future.
3. The proposed bed and dining rooms facing the light-wells will not receive adequate solar exposure. The Apartment Design Guide (page 83) states that light wells should not be used as the primary air source for habitable rooms. The amenities provided by the south-western light-well could possibly be further compromised in the future when the next door neighbour (No. 44, The Corso) is developed.
4. The existing boarding house does not have car parking provision as there are adequate modes of public transport near-by. Future residential occupants are more likely to have cars which will need to be parked on the streets or public car parks thereby putting more stress on the current parking shortage issues in the Manly town centre area.
5. Applicant to check whether fire sprinklers are required as that will require ground floor shopfront to be replaced with sprinkler booster pump.

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.