

Urban Design Referral Response

Application Number:	Mod2021/0733
Date:	06/10/2021
To:	David Auster
Land to be developed (Address):	Lot CP SP 11874 , 5 Commonwealth Parade MANLY NSW 2095

Officer comments

The proposed modifications cannot be supported for the following reasons:

1. The proposed overall height of the building will breach the 11m height control by up to 1090mm.
2. There will also be an increase in FSR of 1.18% above the current consent which has already exceeded the control. (Control 0.75:1, Approved DA 1.36:1, Proposed MOD 1.37:1).
3. The increase in height of the built form will cast additional shadow to the residential unit development to the south.
4. The additional building height will block view corridors from the adjacent residential developments.

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.