

Urban Design Referral Response

Application Number:	Mod2023/0239
Proposed Development:	Modification of Development Consent DA2021/2409 granted for Alterations and additions to a residential flat building
Date:	15/05/2023
To:	Alex Keller
Land to be developed (Address):	Lot 5 SP 31425 , 5 / 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 remove works from the scope of works due to their inclusion in a separate Development Application DA2023/0325 lodged with Northern Beaches Council on 14/04/23. Mod2022/0735 was approved previously with the removal of the single skin brickwork balustrades to four balconies adjoining Lot 5 on Level 3 and replacement with new balustrades to meet current standards for balustrading.

As this proposal results in the existing conditions of the affected balconies remaining unchanged, Urban Design raise no objection to the proposed development.

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.