

Urban Design Referral Response

Application Number:	DA2022/1625
Date:	28/10/2022
To:	Olivia Ramage
Land to be developed (Address):	Lot 6 DP 31806 , 38 Frenchs Forest Road SEAFORTH NSW 2092 Lot 5 DP 31806 , 38 Frenchs Forest Road SEAFORTH NSW 2092 Lot 4 DP 31806 , 38 Frenchs Forest Road SEAFORTH NSW 2092

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, redevelop the residential apartment in the existing building, rebuilding it from a three bedroom unit to a new four bedroom unit plus one additional studio in the third storey that operates together as a dual-key unit, and associated civil engineering works. Council has previously granted consent to DA/2021/2024 for the alteration of the residential apartment in the existing building converting it from a three bedroom unit to a four bedroom unit.

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

1. The FSR has been exceeded. The proposed FSR of 1.067:1, is non-compliant with Council's Manly Local Environmental Plan 2013 (LEP) maximum floor space ratio development standard of 1:1.
2. The building height has been breached. The proposal has a 300mm non-compliance with Council's LEP 8.5m maximum height of building development standard.
3. The proposed reduced ceiling height (2.4m approx.) to the entry, dining and bedroom area of the lower apartment is not acceptable.
4. The surrounding streetscape comprises of generally one to two storey houses and buildings. The proposed three storey built form will not be consistent with the general streetscape and will set an undesirable precedent for future 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.