

## Urban Design Referral Response

<b>Application Number:</b>	DA2024/1286
<b>Proposed Development:</b>	Alterations and additions to a residential flat building to add an additional three residential apartments
<b>Date:</b>	03/10/2024
<b>To:</b>	Claire Ryan
<b>Land to be developed (Address):</b>	Lot CP SP 7114 , 22 Central Avenue 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 incorporate three additional apartments within the existing building envelope including infilling existing void areas resulting in minor changes to the facade treatment of the building.

Urban Design raises 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 Council Planning Officer. Any impacts of non-compliances regarding heritage will be dealt with under the evaluation of Council Heritage Officer, and any Landscape non-compliances will be dealt with under the evaluation of Council Landscape Officer.

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.