

Urban Design Referral Response

Application Number:	DA2019/1398
Date:	18/06/2020
To:	Tony Collier
Land to be developed (Address):	Lot 3 SP 67337 , 3 / 63 - 67 The Corso MANLY NSW 2095

Officer comments

The amended proposal has reduced the visual bulk of the stairs and lift core to access the roof terrace. Timber screens have also been introduced to hide the a/c condenser units.

The submitted image board indicates an integrated landscaped theme which will work well as a roof terrace communal area.

Previous Comments (20 April 2020)

The applicant has submitted amended plans to address the concerns highlighted previously. The shortfall in solar exposure to the units can be made up with access to the sunny roof terrace communal space. On the whole, the proposal can be supported provided more integration treatment is done at the roof terrace area. The proposed extended lift core and enclosed stair access are new built form elements that are jarring and could be made more harmonious with the roof terrace landscape theme. Some suggestions to soften the visual impact are:

1. Convert the stair access to an open-air stair design (e.g. spiral staircase) to keep away from the common boundary and reduce the built form impact.
2. Reduce the lift overrun height by exploring other lift mechanism/ technology. Treat the lift shaft as part of the roof landscape elements (e.g. backdrop to feature green walls, planter box wall treatment, etc) to hide the a/c units area in a unifying landscape theme.
3. The material finishes selection should also reflect the landscape theme for a better fit.

Previous Comments (17 February 2020)

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 supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.