

Urban Design Referral Response

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| Application Number: | DA2020/1711 |
| Date: | 13/01/2021 |
| To: | Rebecca Englund |
| Land to be developed (Address): | Lot 1 SP 12989 , 1 / 21 - 23 The Corso MANLY NSW 2095 Lot 2 SP 12989 , 2 / 21 - 23 The Corso MANLY NSW 2095 Lot 3 SP 12989 , 3 / 21 - 23 The Corso MANLY NSW 2095 Lot 4 SP 12989 , 4 / 21 - 23 The Corso MANLY NSW 2095 Lot 5 SP 12989 , 5 / 21 - 23 The Corso MANLY NSW 2095 Lot 6 SP 12989 , 6 / 21 - 23 The Corso MANLY NSW 2095 Lot 7 SP 12989 , 7 / 21 - 23 The Corso MANLY NSW 2095 Lot 8 SP 12989 , 8 / 21 - 23 The Corso MANLY NSW 2095 Lot 9 SP 12989 , 9 / 21 - 23 The Corso MANLY NSW 2095 Lot 10 SP 12989 , 10 / 21 - 23 The Corso MANLY NSW 2095 Lot 11 SP 12989 , 11 / 21 - 23 The Corso MANLY NSW 2095 Lot 12 SP 12989 , 12 / 21 - 23 The Corso MANLY NSW 2095 Lot 13 SP 12989 , 13 / 21 - 23 The Corso MANLY NSW 2095 Lot CP SP 12989 , 19 - 23 The Corso MANLY NSW 2095 |

Officer comments

The proposal generally proposes no change to the overall form and scale of the building. The proposed alterations to the rear façade will improve the presentation of the building to Market Place and the amenity of the rear units. The responses to the previous Urban Design Comments are as follows:

1. There is no proposed increase of building bulk except the glass balustrades on the roof terrace which is over the 10m building height control. The balustrades should be set-backed from the building edges to create a non-trafficable area to minimise overlooking/ privacy issues into neighbouring developments and also to be less visible from street level.

Response: No change is proposed to the existing roof terrace.

2. The light wells are not proposed to be reduced in size but there will be new windows altered and added in the light wells and on the party walls at the common boundaries. Fire engineered solutions using sprinklers are proposed to be used. As such, there should be no exposed pipes or building services/elements on the heritage building facades.

Response: No exposed pipes will be located on the heritage facades.

3. Compliance with the Disability access code should be demonstrated as there is no lift proposed for the four storey building.

Response: Accessibility Review report has been provided.

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.