

Urban Design Referral Response

Application Number:	Mod2021/0733
Date:	20/05/2022
To:	Lashta Haidari
Land to be developed (Address):	Lot CP SP 11874 , 5 Commonwealth Parade MANLY NSW 2095

Officer comments

The applicant has provided additional drawings in support of their application.

Urban Design raise no objections subject to conditions as recommended.

Please note: Regarding any view impacts, 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 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:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

External Material Finishes

The external materials are noted on drawings A2.01 C, A2.02 C, A2.03 C, A2.04 C, A3.01 C, A3.02 C;

1. Physical materials samples are to be provided for approval prior to issue of Construction Certificate.

Details demonstrating compliance are to be submitted to Councils Development Assessment Area Planning Manager, for approval by Council Urban Design Unit prior to the issue of the Construction Certificate.

Reason: To achieve development outcomes with high standard, quality urban design that responds to the existing or desired future character of areas.

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Air Conditioning Condenser Unit Enclosures

The following amendments are to be made to the approved plans:

1. All air conditioning condenser units are to be fully enclosed and hidden from view in a louvered screen enclosure to maintain visual amenity. The housing is to be finished in colours sympathetic to the context.

Details demonstrating compliance are to be submitted to Councils Development Assessment Area Planning Manager, for approval by Council Urban Design Unit prior to the issue of the Construction Certificate prior to the issue of the construction certificate.

Reason: To achieve development outcomes with high standard, quality urban design that responds to the existing or desired future character of areas.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Garage Door Acoustic Attenuation

A silent-drive DC motor with soft-stop, soft-start type garage door drive with acoustic attenuation to the door is to be installed in the development:

The operation of the garage door will omit a maximum Sound Pressure Level of 59 dB when recorded at 1 meter from the door drive.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To maintain the environmental and acoustic amenity of neighbours.