

Urban Design Referral Response

Application Number:	DA2023/1293
Proposed Development:	Use of Premises as an educational establishment, fit out and signage
Date:	29/09/2023
To:	Olivia Ramage
Land to be developed (Address):	Lot 20 DP 235980 , 19 Sydney Road 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 for the change in use to an education college with new fit-outs. The proposed works are:

Ground Floor:

- Reconfiguration of internal wall layout to create classrooms and associated spaces.
- Replacement of existing signage, using the same location and dimensions as the previous tenancy.

First Floor:

- Reconfiguration of internal wall layout to create classrooms and associated spaces.

The proposed works are internal layout changes which will not alter the external look and built form of the building. The signages proposed are similar to the existing signages on the building. Urban Design raises no objection to the proposed works.

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 Officers, and any Landscape non-compliances will be dealt with under the evaluation of Council Landscape Officers.

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.