

Urban Design Referral Response

Application Number:	DA2021/0008
Date:	01/02/2021
To:	Rebecca Englund
Land to be developed (Address):	Lot 22 DP 7577 , 14 Ponsonby Parade SEAFORTH NSW 2092 Lot 21 DP 7577 , 12 Ponsonby Parade SEAFORTH NSW 2092

Officer comments

The proposal does not comply with the following building control requirements:

1. The proposed floor space ratio of 0.6:1 exceeds the floor space ratio control of 0.5:1 (SEPP) and 0.45:1 (Manly LEP) resulting in additional built form bulk and scale.
2. The proposed street elevations as continuous facades without a middle strong break treatment being a double lot consolidation does not respond to the massing and scale of the existing streetscape of free-standing house forms (SEPP 4.1.6 Design Requirements: Responding to Context - Street and lot layout/ Subdivision layout/ Consistency of built form; Impact on neighbours: Minimise impacts by maintaining a consistency in pattern of building).
3. The proposed building block separation is inadequate resulting in visual and noise privacy issues between habitable rooms and balconies/ compromised sun light access to the private open spaces proposed between the building blocks (SEPP 4.1.6 Site Planning & Design - Maximise solar access and access to private open space; Internal site amenity). Using a guide (Apartment Design Guide) of 12m building separation would be more appropriate.

The proposal is therefore unsupported.

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

Recommended Heritage Advisor Conditions:

Nil.