

## Urban Design Referral Response

<b>Application Number:</b>	DA2019/1475
<b>Date:</b>	06/10/2020
<b>To:</b>	Renee Ezzy
<b>Land to be developed (Address):</b>	Lot 3 DP 86034 , 22 Victoria Parade MANLY NSW 2095

### Officer comments

The amended proposal (Oct 2020) is to add one new storey to the approved DA167/2015 of 3 storeys. Shadow impact has been reduced but there are still additional shadow casted compared to the approved DA. The built form impact of the additional top storey remains as it breaches the 11m building height by about 2m affecting view corridors from surrounding apartments. The proposed FSR of 1.5:1 is still double of what is permissible (0.75:1).

### Previous Urban Design Comments:

The proposal is to add two new storeys to the approved DA167/2015 of 3 storeys.

1. The building height control of 11m will be breached by up to 4.9m. The floor space ratio has also been increased to 1.73:1 over the permissible 0.75:1. These will set negative precedents for future developments in the area.
2. The increased building height and bulk will cast additional shadow to the neighbouring residences and open spaces thereby reducing their solar access further. The solar analysis when compared to the current situation with the existing building will show a greater loss of sunlight access. The submitted solar analysis is done in comparison with the approved DA only.
3. The increased building height and bulk will also reduce view corridors of adjacent properties. No view sharing analysis were undertaken with this proposal submission.
4. The proposed roof deck will increase overlooking/ privacy and noise nuisance issues to surrounding properties. The proposed plant truss structure can also potentially be enclosed in the future adding to increased building bulk and overshadowing issues.
5. The 'mechanical equipment to future detail' notation on the roof plan is a concern as future roof plant proposal could be unsightly and add to the height and bulk of the building.

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.