

Urban Design Referral Response

Application Number:	REV2021/0033
Date:	16/09/2021
To:	Gareth David
Land to be developed (Address):	Lot CP SP 3035 , 37 - 38 East Esplanade MANLY NSW 2095

Officer comments

The proposal is for a Section 8.3 Review of Determination Application. The amended plans propose the use of existing roof area as a rooftop deck, with the addition of new stairs and a new rooftop deck (41sqm) above the existing terrace area. The level 8 roof deck will be located on top of the existing privacy screening that wraps around the level 7 terrace. The new deck balustrades will have a height of 1.2m over the existing privacy screening. The application also includes the construction of a new storage area located over the level 7 lobby adjacent to existing lift shaft.

The application cannot be supported for the following reasons:

1. The building height exceedance at the roof terrace area (excluding lift overrun area - 25.18m) will be increased further from 21.05 to 22.25m. Clause 4.3 Height of Buildings of the LEP is 15m for the subject site.
2. The proposed higher roof deck area will be a source of noise nuisance and create overlooking privacy issues to the surrounding developments.
3. Future addition of roof furniture such as umbrellas and shade structures will block view corridors from surrounding developments.
4. Creation of a new roofed section of the lower terrace could lead to future change-in-use application or illegal alterations in the future to a habitable space which is prohibited currently.

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.