

Urban Design Referral Response

Application Number:	Mod2020/0488
Date:	15/10/2020
To:	Anne-Marie Young
Land to be developed (Address):	Lot 12 DP 8270 , 14 Patey Street DEE WHY NSW 2099 Lot 93 DP 8139 , 14 Patey Street DEE WHY NSW 2099 Lot 94 DP 8139 , 14 Patey Street DEE WHY NSW 2099 Lot 58 DP 1239854 , 58 Quirk Street DEE WHY NSW 2099

Officer comments

The application seeks to regularise the use of a number of modifications that occurred during the construction process to achieve compliance with Australian code regulations and requirements. These works included minor internal changes to room layouts and associated fenestration placement, the relocation of the hydrotherapy pool, an increased lift overrun height, and the reconfiguration of on-site parking resulting in a net increase in 2 carparking spaces. A plant room and associated acoustic screening was also constructed at roof level to house the necessary mechanical plant and associated equipment.

The proposed screened roof plant area and lift overrun is well set-back in the middle of the built form and will not be obvious from street views and will not cast additional shadow on neighbouring sites.

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.