

Urban Design Referral Response

Application Number:	DA2020/0272
Date:	01/10/2020
To:	Lashta Haidari
Land to be developed (Address):	Lot 1 DP 166322 , 691 Pittwater Road DEE WHY NSW 2099

Officer comments

The proposal seeks consent for the construction of an eight storey boarding house and the retention of the heritage Art Deco bank facade to Pittwater Road. The proposal also includes a rooftop terrace and some commercial and retail floorspace. The proposed built form has complied with all the building setbacks to Pittwater Road and allowed for a 6m setback to the rear of the site where a future laneway will be located as required by Key Site 'E' in the DCP. The proposed building facades are well articulated and respond well to the heritage bank facade.

However it is noted, in the future when the rear laneway is built, the number of bicycle parking proposed currently will drop drastically with the 3 car parking spots created and loss of laneway bicycle parking area. $(127 - 66 - 12 - 5 = 44 \text{ bicycle spots approx})$. The area of landscaping which currently include the laneway area will be reduced as well. $(146.6\text{sqm} - 80.2\text{sqm} = 66.4\text{sqm})$ DCP require 20% of site ie. 130sqm)

Solar access to the middle courtyard and rooms facing the courtyard will be drastically affected when the next door site at 693a Pittwater Road gets developed in the future.

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.