

Urban Design Referral Response

Application Number:	Mod2020/0655
Date:	22/02/2021
To:	Kye Miles
Land to be developed (Address):	Lot 2 DP 589654 , 197 Sydney Road FAIRLIGHT NSW 2094 Lot 87 DP 1729 , 195 Sydney Road FAIRLIGHT NSW 2094

Officer comments

The application is a modification (MOD2020/0655) of DA 2019/1708 for a part three storey/part four storey boarding house comprising 75 boarding rooms as approved by the Sydney North Planning Panel on 27 June 2019.

The modifications represent amendments to reflect conditions of consent, conditions that have no urban design implications to the development as approved in terms of any further increases in bulk, scale or streetscape modifications; removal of cafe and addition of 72sqm of communal space, the majority of built form changes being internal resulting in no additional overshadowing or privacy impacts on neighbouring properties.

Therefore it is assessed that the proposal is substantially the same development.

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.