

Urban Design Referral Response

Application Number:	DA2021/0166
Date:	22/03/2021
To:	Alex Keller
Land to be developed (Address):	Lot 40 DP 7027 , 532 Pittwater Road NORTH MANLY NSW 2100

Officer comments

The proposal should address the following issues:

1. Provide a BCA compliance report to address the low ceiling height proposed in the lodgers/ boarding rooms (variable from 1.6 to 3.4m with 2.1m generally - minimum BCA requirement is 2.4m clear ceiling height).
2. Provide more shelter/ amenity to boarder entering the lodger/ boarding room eg. roof overhang over the front door area to keep dry when it is raining.
3. The common lounge and terrace interface could be improved with full height glazing and not have a column in the middle. Another window facing the driveway could be provided for cross ventilation. The common terrace could be improved with the relocation of the stairs towards the rear to make the space more flexible and spacious. The common lounge could be made bigger for a larger crowd to gather.

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.