

Urban Design Referral Response

Application Number:	Mod2022/0204
Date:	30/05/2022
To:	Lashta Haidari
Land to be developed (Address):	Lot 1 DP 166322 , 691 Pittwater Road DEE WHY NSW 2099

Officer comments

This advice is provided as an internal referral from the Urban Design unit to the development assessment officer for consideration and coordination with the overall assessment.

Urban Design may be able to support the modification proposal if the following issues are addressed:

- The proposed modifications appear to reduce some of the boarding rooms to an accommodation size below 16m² (for example Rooms 14 and 20 and typicals) (using the same method of measurement as the development application). Recent case law suggests that the areas in boarding rooms of this configuration should be calculated excluding circulation space adjacent to the kitchen which would make the measured accommodation size smaller. These rooms may no longer be suitable for occupation by two lodgers.
- The documentation clearly annotates most of the proposed modifications, however some small changes are not highlighted, for example reducing the commercial plant room area, and reducing the entry corridor to Room 19 (and typicals). The full extent of proposed changes should be clearly indicated on the drawings.

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.