

**From:** [Michael Haynes](#)  
**To:** [Lashta Haidari](#); [Council Northernbeaches Mailbox](#)  
**Cc:** [Clayton Seager](#); [Craig Blackstone](#); [Allan Watson](#)  
**Subject:** 691 Pittwater Rd Dee Why - room sizes approved v modifications - Mod2022/0204  
**Date:** Friday, 5 August 2022 4:22:09 PM  
**Attachments:** [image001.jpg](#)  
[image003.png](#)

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Dear Lashta,

We have reviewed Council's Urban Design referral response and would like to address the below comments raised in that review, specifically:

1. *"The proposed modifications appear to reduce some of the boarding rooms to an accommodation size below 16m<sup>2</sup> (for example Rooms 14 and 20 and typicals) (using the same method of measurement as the development application)"*,

The modification is intended to improve amenity through the provision of balconies. Its therefore not the intent, and indeed not proposed, to reduce room sizes to below 16m<sup>2</sup>. In response, further architectural design development of the internal bathrooms and wall thicknesses have resulted in revised architectural plans dated 03/08/2022. They accompany this email at the link below (they are too large to email). The plans include an accommodation area schedule (on plan sheet DA003, which I copy for your easy reference below); key to note is the fifth column ('Mod 4.55 B') which shows the updated room sizes, all being compliant.

<https://www.dropbox.com/s/x0lrv523elmuans/691%20Pittwater%20Road%20Dee%20Why%20-%20S455.pdf?dl=0>

The applicants (copied) wish to respectfully request that these plans replace with the previously submitted plans (which as per the design development, now reference superseded room areas – Mod 4.55A dated 12/04/2022).

In summary, in comparison to the previous submissions, the revised drawings reflect the following:

- a. The proposed modifications will not reduce boarding rooms to below 16m<sup>2</sup> (Rooms 14 and 20 typical remain over 16m<sup>2</sup> as demonstrated in column 3).
- b. 37 rooms will increase in size.
- c. 15 of the 'larger room' types will marginally reduce in size, none of which result in an area below 19.9m<sup>2</sup>.
- d. The majority of rooms will gain usable balconies, significantly increasing amenity.
- e. No increase in GFA

The above is achieved by refining the design of the bathrooms, and specification of wall types

2. Regarding Council's Urban Design Referral comment, *"The documentation clearly annotates most of the proposed modifications, however some small changes are not highlighted"*, the architects have confirmed that all changes have now been clouded in the updated plans.

Please note that the intention is not to delay the current assessment, and it is hoped that these minor internal amendments may be considered within the current modification's assessment.

My clients would appreciate the opportunity to provide any further clarification of the matter and more broadly discuss the status and timing for the determination of the Modification. Please advise of your earliest availability to quickly catch-up to discuss the modification and best way to implement the above.

Kind Regards  
Michael Haynes  
Director

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**Accommodation Schedule**