

Urban Design Referral Response

Application Number:	Mod2022/0230
Date:	13/05/2022
To:	Lashta Haidari
Land to be developed (Address):	Lot 1 DP 881326 , 4 Collaroy Street COLLAROY NSW 2097 Lot CP SP 5367 , 1 Alexander Street COLLAROY NSW 2097

Officer comments

Urban Design comments for the assessing officer:

1. The unit numbers referred to in the SEE need to be coordinated with the unit numbers on the plans, currently they differ, and it is unclear what is changing. The SEE notes variously; Unit 21, Units 29-30, Unit 08, but no such units are noted on the plans, which note units as A203, A301, C303, D302, etc.
2. The changes should be bubbled, but not over bubbled with a unique number that is cross-referenced to the text in the SEE, which clearly identifies what element on the plans the SEE is referring to.
3. Comparing the proposed modification to the original LEC stamped approved plans there appear to have been changes to the communal open space, which have not been noted on the modification plans. Please provide a clear set of drawings that notes all changes from original approved drawings.
4. There appears to be a disparity between the drawings noted on the Notice of Orders and the LEC stamped plans, and the revision letters do not appear to match. Please provide a full drawing set of the original approved documents.

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.