

From: [Rod Pindar](#)
To: [Planning Panels - Northern Beaches](#)
Cc: [Phillip Lane](#)
Subject: DDP Item 3.7 - DA2023/1578 at 21 Moore Street CLONTARF
Date: Tuesday, 13 February 2024 5:59:59 PM
Attachments: [image001.png](#)
[image002.png](#)

To the DDP Co-ordinator.

I am writing regarding DA2023/1578 at 21 Moore Street CLONTARF that is Agenda Item 3.7 for the DDP tomorrow (14th Feb 2024).

In assessing the application I kindly request the DDP review 'Condition of Consent 11. External Finishes to Roof' which states:

The external finish to the roof shall have a Solar Absorptance (SA) greater than 0.46 in accordance with the requirements of the BASIX Certificate to minimise solar reflections to neighbouring properties. Any roof with a metallic steel or reflective finish is not permitted.

I note that this condition is not in accordance with the requirements of the BASIX Certificate and is in fact contradictory to it, as well as current NCC requirements.

BASIX requires an SA less than 0.475.

NCC Volume One require SA less than or equal to 0.45.

A condition that requires the roof to have an SA greater than 0.46 is impractical in light of BASIX and NCC requirements for compliance.

I kindly request the wording of this condition be altered to allow more flexibility in colour selection to ensure a compliant outcome can be achieved.

It is our intent to select a colour from Colourbond's new Matt range which will help with minimising reflectivity.

I would be happy for this to be included in the condition of consent.

[COLORBOND® steel - Matt finish | STEEL SELECT®](#)

Thank you.

ROD PINDAR
Partner



fitzpatrick
+partners

Please click on our logo for our
contact details and statutory
notifications

We acknowledge Aboriginal and Torres Strait Islander peoples as the traditional custodians of our land – Australia.
The Gadigal of the Eora Nation are the traditional custodians of this place we now call Sydney where our studio is located.