

Urban Design Referral Response

Application Number:	Mod2023/0613
Proposed Development:	Modification of Development Consent DA2020/1453 granted for demolition works and construction of a shop-top housing development
Date:	21/11/2023
To:	Thomas Prosser
Land to be developed (Address):	Lot 1 DP 1283322 , 4 Collaroy Street COLLAROY NSW 2097

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.

The Modification Application Mod2023/0613 seeks to amend Development Consent DA2022/1453 granted by the Land & Environment Court; Case number 2021/00048099, at 4 Collaroy Street COLLAROY NSW 2097.

The proposed modifications include:

- Changes to the window privacy screens and solar shade treatments to the windows.
- Inclusion of privacy screen between the balconies of apartments A301/A302 and C303/D301.
- Modification of condition 1 – approved plans and supporting documentation to reflect the modified plans and supporting documentation included with Mod2023/0613

Urban Design raise no objection to the proposed development subject to the attached conditions.

Please note: Regarding any view impacts and any impacts on solar amenity and overshadowing these matters will be dealt with under the evaluation of Councils Planning Officer. Any impacts of non-compliances regarding heritage will be dealt with under the evaluation of Councils Heritage Officers, and any Landscape non-compliances will be dealt with under the evaluation of Councils Landscape Officers.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Prior to construction certificate - Amendments to the Approved Plans: Solar Shading Devices

Amendments to the Approved Plans: Solar Shading Devices

Before the issue of a construction certificate, the certifier must be satisfied the approved proposal documentation has been amended so that the development shall provide the following:

1. to all glazing that receives greater than 15 minutes direct sunlight on the surface of the glazing between the months of October to April, and hours of 10:30am to 8:10pm inclusive:
 - a. operable external solar shading devices for western, or eastern sunlight,
 - b. fixed or operable shading devices to all glazing that receives northern sunlight.
2. shading device design shall be appropriate to the orientation of the glazed area and achieve the aim of minimising solar heat gain inside the building through the glazing by shading the glazed area between the months of October to April, and hours of 10:30am to 8:10pm inclusive.

The modifications are to be submitted to and approved by the Certifying Authority prior to the issue of a Construction Certificate.

Reason: To achieve a development whose design incorporates shading and glare control, particularly for warmer months in accordance with objective 4A-3 of the Apartment Design Guide 2015 and achieve development that incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer in accordance with objective 4U-2 of the Apartment Design Guide 2015.

Prior to construction certificate - Amendments to the Approved Plans: Privacy

Amendments to the Approved Plans: Privacy

Before the issue of a construction certificate, the certifier must be satisfied the approved proposal documentation has been amended so that the development shall provide the following:

1. All windows and glazed doors of all habitable rooms as defined in the Apartment Design Guide are to be fitted with retractable internal net curtains for visual privacy during daylight hours.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours. To encourage innovative design solutions to improve the urban environment. To include building design elements that increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space summer in accordance with objective 3F-2 of the Apartment Design Guide 2015.