

Urban Design Referral Response

Application Number:	Mod2022/0230
Date:	03/08/2022
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

The applicant has supplied updated plans and documentation.

The application seeks consent to modify the Land & Environment Court of New South Wales granted development consent (case No. 2021/00048099). The modifications proposed in the application Mod2022/0230, include reconfiguration of the basement car park, a new substation, amendments to internal space planning, changes to window locations, flipping of Units c102, c202 maintaining the approved building separation, adjustments to units b301 & c301, and changes to the height of the approved scheme, inclusion of acoustic screens to rooftop plant.

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

Blank condition prior to construction certificate - replace with title of your condition

External Material Finishes

The external materials are noted on Mod2022/0230 Walsh Architects drawings; DA008 Rev2, DA009 Rev 02, DA010 Rev 2, DA011 Rev 2, DA012 Rev 2;

1. Physical materials samples are to be provided for approval prior to issue of Construction Certificate.

Details demonstrating compliance are to be submitted to Councils Development Assessment Area Planning Manager, for approval by Council Urban Design Unit prior to the issue of the Construction Certificate.

Reason: To achieve development outcomes with high standard, quality urban design that responds to the existing or desired future character of areas.

Amendments to the Approved Plans

The following amendments are to be made to the approved plans:

1. The 'exterior finishes legend' and 'colour legend' noted on the approved DA2018/1870 drawing by Gartner Trovato drawing DA-13 revision A5, is to be included and referenced on the Mod2022/0230 drawings.

Details demonstrating compliance are to be submitted to *the Certifying Authority* prior to the issue of the construction certificate.

Reason: To achieve development outcomes with high-standard, quality urban design that responds to the existing or desired future character of areas.