

Memo

Development Assessment

To: Development Determination Panel

From: Phil Lane
Principal Planner

Date: 7 May 2020

Subject: DA2019/1457 – 1A Russell Street, Clontarf

Record Number: 2020/262146

Dear Panel,

Reference is made to the subject Development Application on the agenda for the Development Determination Panel to be held on 13 May 2020. Reviewing the report and conditions it is noted that the following condition is required to be added:-

“External Finishes to Roof

“The external finish to the roof shall have a medium to dark range (BCA classification M and D) in order to minimise solar reflections to neighbouring properties. Any roof with a metallic steel finish is not permitted.

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

Reason: To ensure that excessive glare or reflectivity nuisance does not occur as a result of the development.”

It is recommended that this condition be inserted under the heading “CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE” and condition would be numbered as follows:-

18A. External Finishes to Roof

The external finish to the roof shall have a medium to dark range (BCA classification M and D) in order to minimise solar reflections to neighbouring properties. Any roof with a metallic steel finish is not permitted.

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

Reason: To ensure that excessive glare or reflectivity nuisance does not occur as a result of the development.