

Memo

Development Assessments

To: Northern Beaches Planning panel Members
Cc: Peter Robinson – Executive Manager Development Assessment
From: Tony Collier – Principal Planner
Date: 10 August 2020
Subject: DA20191398 – 63 to 67 The Corso, Manly
Record Number: 2020/462667

Dear Panel Members

The purpose of this memo is to advise of revised plans which have been submitted in response to:

- a) Questions asked by the Panel via email on 7 August 2020;
and to advise of the following two matters;
 - b) Inclusion of a 1.8m high timber fence to the roof;
 - c) Exclusion of reference in the Assessment Report to the replacement of existing windows with French doors and metal Juliet balconies to the northern façade; and
 - d) Identify an error in the floor space ratio calculation in the Assessment Report.
- a) Questions asked by the Panel

The questions asked in the email dated 7 August 2020 are:

- *Is there a roof demolition plan? We have sections and elevations showing roof structures to be demolished but on plan as well please.*
- *South elevation (The Corso) shows existing and proposed roof structures but these are not clear (e.g. the new masonry wall to be clearly defined).*
- *Also, north elevation isn't clear – appears to be showing the existing metal fence to be lower than the proposed new masonry wall and this seems to be at odds with the south elevation. As per the south elevation, the new masonry wall to be clearly defined (as well as those structures going and the new ones proposed).*
- *We have a “bubbled” set to show amendments from the original DA (I'm assuming that is the case as the report doesn't include any DA history indicating that amended plans were submitted) – however, a clean set of plans to be “stamped” (i.e. showing the final design under consideration) would be good.*

The architect has submitted clearer plans which remove the amended annotations (bubbles/clouds/text etc) and address the above questions, including the Demolition Plan for the roof. It was noted that, on issue, the architect annotated these plans as revisions (DA4) and, as such, the plans referenced in Condition 1 of the draft consent will be required to be amended to reference these revisions.(with exception to Plan 103 which was issued with a fault in the drawing and therefore the DA2 issue is retained).

Condition 1 is therefore to be amended to read as follows:

1. Approved Plans and Supporting Documentation

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

a) Approved Plans

Architectural Plans – Endorsed with Council’s Stamp		
Drawing No..	Dated	Prepared By
101 (DA4)- Ground Floor Plan	7 August 2020	Platform Architects Pty Ltd
102 (DA4) – Mezzanine Plan	7 August 2020	Platform Architects Pty Ltd
103 (DA2) – First Floor Plan	23 March 2020	Platform Architects Pty Ltd
104 (DA4) – Second Floor Plan	7 August 2020	Platform Architects Pty Ltd
105 (DA4) – Roof Plan/Site Plan	7 August 2020	Platform Architects Pty Ltd
108 (DA4) – Roof Demolition Plan	7 August 2020	Platform Architects Pty Ltd
201 (DA4) – South Elevation – The Corso	7 August 2020	Platform Architects Pty Ltd
202 (DA4) – West Elevation	7 August 2020	Platform Architects Pty Ltd
203 (DA4) – North Elevation	7 August 2020	Platform Architects Pty Ltd
204 (DA4) – East Elevation	7 August 2020	Platform Architects Pty Ltd
301 (DA4) – Section AA	7 August 2020	Platform Architects Pty Ltd
302 (DA4) – Section BB	7 August 2020	Platform Architects Pty Ltd
303 (DA4) – Section CC	7 August 2020	Platform Architects Pty Ltd
304 (DA4) – Section DD	7 August 2020	Platform Architects Pty Ltd
305 (DA4) – Section EE	7 August 2020	Platform Architects Pty Ltd
306 (DA4) – Section FF	7 August 2020	Platform Architects Pty Ltd
Roof Terrace Design (Issue A)	12 May 2020	Platform Architects Pty Ltd

Reports/Documentation – All recommendations and requirements contained within:		
Report	Dated	Prepared By
External Noise Intrusion Assessment	1 May 2020	Acoustic Dynamics
DA Stage BCA Access Report	6 November 2019	Urban Health Consultants Pty Ltd
Structure Load Check	1 September 2016	MPN Group Consulting Engineers
Construction Management Plan	14 November 2019	Low Impact Development Consulting

- (b) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in writing by Council.
- c) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

- d) The development is to be undertaken generally in accordance with the following:

Waste Management Plan		
Drawing No./Title	Dated	Prepared By
Waste Management Plan	15 November 2019	Low Impact Development Consulting

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.

b) Inclusion of 18m high timber fence on the roof

It was also noted that the north and south elevation includes a 1.8m high timber screen surround to the air-conditioning condensers on the roof. I'm advised by the applicant that this feature was incorrectly notated on the northern and southern elevations as a 1.0m high masonry wall. It is noted that this screen was depicted however on Section EE (now re-labelled in the revised set as Section FF).

An explanatory email was received from the applicant on 9 August 2020 and is attached to this memo for your information.

Notwithstanding, if the Panel considers it necessary, the height of this screen could be reduced to 1.0m in height and, should this be required, Condition 7 could be amended to read as follows:

7. Amendments to the approved plans

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

- Bedroom 1 in Apartments 04 and 05 are to be increased to achieve a minimum area of 10m².
- Bedroom 2 in Apartments 08 and 11 are to be designated on the plans as Studies only.
- The timber screen surrounding the air conditioning condensers on the roof is to be reduced in height to a maximum of 1.0m above the finished floor level of the roof terrace.

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

Reason: To ensure development minimises unreasonable impacts upon surrounding land.

c) Exclusion of reference in the Assessment Report to replacement of existing windows with French doors and metal Juliet balconies to the northern façade.

In the section 'Proposed development in Detail' in the Assessment Report, the replacement of existing windows with French doors and metal Juliet balconies at on the northern façade of Level 2 (the top floor) to match those on Level 1 were erroneously excluded from the description for Level 2.

The features improve the amenity of the proposed second floor units and regularise the existing façade treatments of the building to correspond with the windows/balconies at the lower levels. These features were included in the plans and no objection to these features was raised by Council's Heritage Officer in their referral response.

d) Identification of error in the floor space ratio calculation in the Assessment Report

The floor space ratio calculated in the Assessment Report is incorrect and should read a variation of 4% as opposed to 1.70% (as per the Clause 4.6 request). The error arose from a mistyping of the permitted 2.5:1 ratio which should read 1,225.75m² and not 1,255.7m² (resulting in a difference of 51.25m² as opposed to 21.3m²).

Notwithstanding, the consideration and outcome of the Clause 4.6 request and assessment in the Assessment Report remains unaltered.

Regards

Tony Collier
Principal Planner