

Memo

Development Assessments

To: Northern Beaches Planning panel Members
Cc: Peter Robinson – Executive Manager Development Assessment
From: Tony Collier – Principal Planner
Date: 11 August 2020
Subject: DA20191398 – 63 to 67 The Corso, Manly
Record Number: 2020/466544

Dear Panel Members

A. The purpose of this memo is to address questions raised by the applicant pertaining to the following conditions included in the draft consent:

- Condition 14 – Flooding.
- Condition 32 – Neighbourhood Management Statement for waste Services.
- Condition 34 – Loading and Servicing.

In the email received on 9 August 2020, the applicant requests the following:

Condition 14

As the application does not propose works to the existing ground floor Strata tenancies PT1 and PT2 we request that the words “All new development...” be replaced with “All new works to ground floor Strata tenancy PT3...”

Condition 32

This condition should be deleted as the development does not propose the creation of a neighbourhood scheme.

Condition 34

*We request that the condition be amended (as in red below) to make it clear that it relates to the **completed** development noting that construction access, in accordance with the approved Construction Management Plan, is dealt with at Conditions 16 and 20:*

The above requests are agreed with and therefore, the following amendments apply to the draft conditions:

- **Condition 14 – Flooding to be amended to read as follows:**

14. Flooding

In order to protect property and occupants from flood risk the following is required:

Building Components and Structural Soundness – C1

All new works to ground floor Strata tenancy PT3 shall be designed and constructed as flood compatible buildings in accordance with Reducing Vulnerability of Buildings to Flood Damage: Guidance on Building in Flood Prone Areas, Hawkesbury-Nepean Floodplain Management Steering Committee (2006).

Building Components and Structural Soundness – C2

All new works to ground floor Strata tenancy PT3 must be designed and constructed to ensure structural integrity up to the Flood Planning Level of 5.84m AHD, taking into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion. Structural certification shall be provided confirming the above.

Building Components and Structural Soundness – C3

All new electrical equipment, power points, wiring, fuel lines, sewerage systems or any other service pipes and connections must be waterproofed and/or located above the Flood Planning Level of 5.84m AHD. All existing electrical equipment and power points located below the Flood Planning Level must have residual current devices installed cut electricity supply during flood events.

Flood Emergency Response – E2

Appropriate access to the shelter in place refuge should be available from all areas of the new development.

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

Reason: To reduce the impact of flooding and flood liability on owners and occupiers of floodprone property and reduce public and private losses in accordance with Council and NSW Government policy.

- **Condition 32 – Neighbourhood Management Statement for waste Services to be deleted.**
- **Condition 34 – Loading and Servicing to be amended to read as follows:**

34. Loading and Servicing

Any Loading/Unloading and Servicing of the completed development from within the pedestrianised areas of Market lane, Sydney Road or The Corso must only occur between the hours of 5am and 8am when bollards in Henrietta Lane, Central Avenue and Market lane are open to facilitate servicing. Any loading or servicing requirements outside of those hours must be accommodated from within Loading Zones in surrounding streets

Reason: to ensure pedestrian safety on pedestrianised areas (DACTRGOG1)

B. Further to the above, the Panel requests that the following conditions include reference to the Acoustic Report which is contained within Condition No. 1:

- Condition 13 – Passive Ventilation Systems; and
- Condition 24 – Installation of Passive Ventilation.

- **Conditions 13 and 24 are therefore to be amended to read as follows:**

13. Passive Ventilation Systems

Details of passive ventilation for all individual residential units are to be provided to the PCA for approval prior to any Construction Certificate being issued.

All passive ventilation systems must meet the requirements for AS2107:2016 and the recommendations contained in the External Noise Intrusion Assessment dated 1 May 2020 as prepared by Acoustic Dynamics.

Reason: To meet indoor acoustic design objectives.

24. Installation of Passive Ventilation

Prior to any Occupation Certificate being issued, details are to be provided to the PCA to certify that all individual residential units have passive ventilation units installed as specified in the External Noise Intrusion Assessment dated 1 May 2020 as prepared by Acoustic Dynamics

Reason: To ensure residents benefit from the recommended noise attenuation with adequate ventilation (DACHPFPOC6)

Regards

Tony Collier
Principal Planner