

## Memo

**To:** Northern Beaches Local Planning Panel

**From:** Ashley Warnest  
Planner

**Date:** 19 August 2020

**Subject:** DA2019/1539 - 165 & 165A Seaforth Crescent SEAFORTH NSW

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Dear Panel,

The applicant has raised concerns with Condition 5 of the recommended conditions of consent. The condition is of concern as there are structural components of the building and deck that the condition requires to be removed. The applicant also identifies that the existing elevated deck does not impede the access to the rear lot.

Council agrees that the removal of the structure would impact upon the long term structural adequacy of the existing dwelling house. Council recommends the deletion of Condition 5 with the existing structures to form part of an easement. No additional conditions are required to be imposed.

Two additional conditions are to be imposed I regards to the connection of the stormwater and structural adequacy of the garage. A full geotechnical report is not required as there is no excavation and fill beyond 1m. The relevant conditions are as follows:

### Condition 6A - Stormwater Disposal

The applicant is to demonstrate how stormwater from the new development within this consent is disposed of to an existing approved system or in accordance with Northern Beaches Council's MANLY SPECIFICATION FOR ON-SITE STORMWATER MANAGEMENT 2003.

Details by an appropriately qualified and practicing Civil Engineer demonstrating that the existing approved stormwater system can accommodate the additional flows, or compliance with the Council's specification are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for disposal and stormwater management arising from development.

### Condition 6B - Structural Adequacy and Excavation Work

Excavation work is to ensure the stability of the soil material of adjoining properties, the protection of adjoining buildings, services, structures and / or public infrastructure from damage using underpinning, shoring, retaining walls and support where required. All retaining walls are to be structurally adequate for the intended purpose, designed and certified by a Structural Engineer, except where site conditions permit the following:

(a) maximum height of 900mm above or below ground level and at least 900mm from any property boundary, and

(b) Comply with AS3700, AS3600 and AS1170 and timber walls with AS1720 and AS1170.

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

Reason: To provide public and private safety.

Kind regards,

Ashley Warnest

Planner