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MEMORANDUM

DATE: 7 October 2020

TO: Northern Beaches Local Planning Panel (NBLPP)

CC: Anna Williams, Development Assessment Manager
Peter Robinson, Executive Manager

FROM: Anne-Marie Young, Principal Planner

SUBJECT: DA2020/0645 Item 4.1 – 37 - 43 Federal Place, Brookvale

REFERENCE: Student numbers and amend correct condition 12 (Environmental Reports Certification)

Dear Panel Members,

OVERVIEW

Student Numbers

The purpose of this memo is to advise the Panel of the student numbers. The history section of the assessment report refers to the student number being capped at 820 under DA600/4368 and there being issues with the school exceeding the student numbers.

A search of Council records confirm that condition 45 of consent DA2013/1336 capped student enrolment to 1,200 students.

Condition 12 (Environmental Reports Certification)

This memo also seeks to amend condition 12 (Environmental Reports Certification) which currently reads:

Written certification from a suitably qualified person(s) shall submit to the Principal Certifying Authority and Northern Beaches Council, stating that all the works/methods/procedures/control measures/recommendations approved by Council in the following reports have been completed.

(a) Structural Assessment Report prepared by Geoff Ninnes Fong, Ref R23019, dated 29 May 2019 and prepared by Partners.

(b) Construction Methodology and Traffic Management Plan dated August 2019 and prepared by Monique Nichols, Northern Beaches Council.

In addition, certification is required to demonstrate compliance with condition (8) noise from electrical inverter equipment:

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the



northern
beaches
council

issue of a Interim / Final Occupation Certificate.

Reason: To ensure compliance with standards.

It is requested that the Part (a) is updated to reference the following structural report:

Structural Report prepared by SPAD Consulting Engineers, Ref V076, dated 24 October 2019

It is requested that part (b) be deleted.

It is also requested that reference to certification to demonstrate compliance with condition (8) noise from electrical inverter equipment be deleted.

The amended condition will read:

Condition 12 Environmental Reports Certification

Written certification from a suitably qualified person(s) shall submit to the Principal Certifying Authority and Northern Beaches Council, stating that all the works/methods/procedures/control measures/recommendations approved by Council in the following reports have been completed.

Structural Report prepared by SPAD Consulting Engineers, Ref V076, dated 24 October 2019

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of an Interim / Final Occupation Certificate.

Reason: To ensure compliance with standards.