

Memo

To: Northern Beaches Development Determination Panel

From: Kent Bull
Planner

Date: 25 November 2020

Subject: DA2020/0702 – 9 Steinton Street, Manly NSW 2095

Record Number: 2020/738121

Dear Panel,

Following a neighbour submission received on 24 November 2020, a Panel Member has requested for the following conditions to be put forward in case they are deemed necessary:

Condition: Stormwater Disposal

Unless evidence can be submitted to the Certifying Authority that the property benefits from an existing stormwater easement, all stormwater drainage arising from the development must be accommodated within the site and disposed of in accordance with Northern Beaches Council's MANLY SPECIFICATION FOR ON-SITE STORMWATER MANAGEMENT 2003.

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

Condition: Party Wall for lateral or vertical support

Prior to the issue of a Construction Certificate, Architectural Plans accompanied by a Structural Certificate must be provided to the Certifying Authority. The certificate must verify that the architectural plans that are the subject of the Construction Certificate application do not rely on the Party Wall for lateral or vertical support and that the additions are independently supported, unless consent is obtained from all owners of the party wall and a structure engineer's certification has been provided. A copy of the certificate and plans must be provided to the consent authority and all owners of the party wall/s.

Reason: To ensure the support of the adjoining property.

Kind regards,

Kent Bull
Planner