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MEMORANDUM

DATE: 22 November 2023
TO: Northern Beaches Local Planning Panel
CC: Rodney Piggott, Manager, Development Assessments
FROM: Claire Ryan, Principal Planner
SUBJECT: DA2022/1950 – 23 Ashburner Street, Manly

Dear Panel,

In response to queries raised by the Panel regarding the assessment report for DA2022/1950 – 23 Ashburner Street, Manly please find the following responses:

Number of Parking Spaces

Residents of Ashburner Street use the space in front of the subject site to park two cars at a 90-degree angle to the kerb. However, the area immediately adjacent to the street tree (outlined in yellow) does not meet the minimum dimensions as required by Australian Standards. While it may anecdotally be used for parking, it cannot be considered as such for the purpose of the assessment. Additionally, residents of the subject site use the lawn area to the front of the existing dwelling as a parking space (outlined below in blue). This is also not a parking space which has been endorsed under a development consent, nor does it have a driveway and layback approved under the Roads Act and is accessed via the neighbouring layback at 25 Ashburner Street as per the arrow shown. As such, one parking space exists to the front of the subject site (outlined below in green). This parking space is proposed to be removed in order to create vehicular access to the subject site, and the area adjacent to the street tree (outlined in yellow) is proposed to be expanded and converted to a compliantly dimensioned parking space. Additionally, one parking space is proposed on the subject site.



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Resident Parking Permit Condition

Condition 45 *Resident Parking Permits* is commonly applied to applications referred to the Traffic team in Manly. If parking is being provided on site to meet DCP requirements OR if the developer is claiming that their parking is adequate to support the parking needs of the development (even if below DCP requirements – as in this case), this excludes the development from accessing parking permits in the resident parking scheme.

Flooding Condition

The recommendation included Condition 9 *Flooding* that erroneously referred to a basement parking area, which is no longer accurate to the proposed development (deleted by way of amended plans). It is recommended that the Panel amend condition 9 to remove reference to the basement parking.

Recommendation:

That condition 9 be amended to read as follows:

Flooding

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

Flood Effects Caused by Development – A2

There is to be no filling of the land or any other reduction of the available flood storage which results in a net loss of storage below the 1% AEP flood level.

As outlined in the Flood Management Report prepared by Northern Beaches Consulting Engineers dated 16/03/2023 the following measures are to be implemented to ensure there is no net loss of storage below the 1% AEP flood level.



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- The pool room must be raised above the FPL of 4.70m AHD, with an open substructure as to not impede the flow of flood waters.
- To offset flood storage area losses the external rear landscaping must be lowered by 100mm below the existing NGL.
- The proposed pool coping is to be flush with the adjacent natural ground level and the section of wall running adjacent to the pool must be removed, or open to RL 4.70m AHD as to not impede the flow of floodwaters.

Details demonstrating compliance are to be submitted to the Principal Certifier for approval.

Building Components and Structural Soundness – B1

All new development below the Flood Planning Level as determined in the Flood Management Report prepared by Northern Beaches Consulting Engineers dated 16/03/2023 shall be designed and constructed as flood compatible materials.

Building Components and Structural Soundness – B3

All new electrical equipment, power points, wiring and connections must be waterproofed and/or located above the Flood Planning Level as determined in the Flood Management Report prepared by Northern Beaches Consulting Engineers dated 16/03/2023.

Floor Levels – C1

New floor levels within the development shall be set at or above the Flood Planning Level of 4.70m AHD.

Fencing – F1

F1 - New fencing (including pool fencing, boundary fencing, balcony balustrades and accessway balustrades) shall be open to allow for the unimpeded movement of flood waters. It must be designed with a minimum of 50% open area along any straight length, from the natural ground level up to the 1% AEP flood level. Openings shall be a minimum of 75mm x 75mm.

Details demonstrating compliance are to be submitted to the Principal Certifier for approval.

Storage of Goods – G1

Storage areas for hazardous or potentially polluting materials shall not be located below the Flood Planning Level of 4.70m AHD unless adequately protected from floodwaters in accordance with industry standards.

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

Pools - H1

The pool's coping is to be flush with the natural ground level.

All electrical equipment associated with the pool (including pool pumps) are to be waterproofed and/or located at or above the Flood Planning Level or adequately protected from floodwaters. Pool fencing shall be open to allow for the unimpeded movement of flood waters. It must be designed with a minimum of 50% open area from the natural ground level up to the 1% AEP flood level of 4.33m AHD.



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Details demonstrating compliance are to be submitted to the Principal Certifier for approval.

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