



van der meer

FLOODPLAIN MANAGEMENT REPORT

Residential Development

22 Raglan Street

Manly NSW 2095

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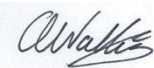
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Date:	30/10/2025
Job No:	SY222-012

REVISION STATUS

Revision	Description of Revision	Date	Issued By:
A	For DA	15 December 2022	Phillip Salem
B	Revised Development Application	03 October 2025	Rodge Wang
C	Revised Development Application	30 October 2025	Rodge Wang

Recipients are responsible for eliminating all superseded documents in their possession.

This document and its contents are intended for the addressee only and contains opinions held by the Author based on material available at the time and expresses those opinions for the purposes of consideration by the Addressee and not for general publication without written consent.

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2 Executive Summary

This report assesses the flood risk to the proposed development at 22-24 Raglan Street, Manly for compliance with the Northern Beaches Council Warringah Development Control Plan.

The amended Development Application is for a residential building with

The flood impact assessment shows that flooding is limited to the Raglan Street frontage of the site. No changes to the existing flood extents are expected since the building footprint is remaining the same.

The proposed floor levels and basement vehicular access ramp crest level are compliant with the **Flood Planning Level being RL 6.10 m AHD** as stated in the *Determination of Development Application by Grant of Consent (LEC No: 2023/00212498)*. The proposed finished floor levels of the car ramp crest and building lobby are at RL 6.10 m AHD, with the retail space located at RL 5.80 m AHD as not to impede accessibility from Raglan Street.

Flooding is not anticipated in the basement due to the proposed passenger lift and car park ramp crest being higher than the Flood Planning level.

The proposed building is also to be floodproofed in its structure, materials, and utilities connections up to the Flood Planning Level as detailed in this report.

Refer to Appendix A for Determination of Development Application by Grant of Consent – LEC No: 2023/00212498 (March 2024)

3 Introduction

van der Meer Consultants has been engaged to prepare a Flood Risk Management Report in accordance with the requirements of Northern Beaches Council's 'Water Management for Development Policy.'

In the preparation of this memo van der Meer has relied upon certain data and information contained within the following documents:

- Architectural Plans prepared by Carlisle Architects, Dated 29.09.2025
- Determination of Development Application by Grant of Consent (LEC No: 2023/00212498) March 2024
- Northern Beaches Council Warringah DCP 2022.
- Northern Beaches Council Warringah LEP 2022.
- Northern Beaches Flood Risk Management Policy 2017
- Northern Beaches Flood Prone Land Design Standard 2017
- Manly to Seaforth Flood Study, Cardno, doc number NA49913018, dated 22nd February 2019
- Northern Beaches Council Flood information report - comprehensive, issue date 14/11/2022.
- 'Technical Flood risk management guideline: Flood hazard' published by the Attorney-General's Department, dated 2014.
- Reducing Vulnerability of Buildings to Flood Damage: Guidance on Building in Flood Prone Areas published by the Hawkesbury-Nepean Floodplain Management Steering Committee (HNFMSC), dated 2006.
- 'Floodplain Development Manual: the management of Flood liable land' published by NSW Department of Infrastructure, Planning and Natural Resources (NSW DIPNR), dated April 2005.

The purpose of this report is to provide the Northern beaches Council with sufficient information to assess the proposed development which is located on Flood affected lands.

4 Description of Development

4.1 Existing Site

The subject site area is approximately 713m² and faces south onto Raglan St. Currently, the site is utilised by a three-storey residential dwelling, the site being mostly developed, and relatively flat. The site is bounded by residential and commercial buildings on the other cardinal directions.

The location of the subject site is shown in Figure 4.1 below.



Figure 4.1 – Site Plan (Google Maps, 2022)



4.2 Proposed Works

The proposed development is located at 22-24 Raglan St Manly. The site is situated on Raglan Street near the beach and adjacent to the intersection between Raglan Street and Belgrave Street and is located amongst mixed use commercial/residential blocks.

The works consist of demolishing the existing structure and replacing it with a 7-storey shop top housing with retail on ground level.

Refer to Appendix B for the Architectural Ground Floor Plan

4.3 Building Components and Method

The proposed development is to be constructed from flood compatible materials below 6.10 m AHD according to the *Determination of Development Application by Grant of Consent (LEC No: 2023/00212498)*.

Moreover, *Northern Beaches DCP Chapter 5.4.3: Flood Prone Land* states that:

Table 4.1 – Section B from Chapter 5.4.3: Flood Prone Land Northern Beaches Council

B. Building Components and Structural Soundness	
B1	All buildings shall be designed and constructed with Flood compatible materials in accordance with “Reducing Vulnerability of Buildings to Flood Damage: Guidance on Building in Flood Prone Areas”, Hawkesbury-Nepean Floodplain Management Steering Committee (2006).
B2	All new development must be designed and constructed to ensure structural integrity up to the Flood Planning Level, taking into account the forces of Floodwater, wave action, flowing water with debris, buoyancy and immersion. Where shelter-in-place refuge is required, the structural integrity for the refuge is to be up to the Probable Maximum Flood level. Structural certification shall be provided confirming the above.
B3	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 – Note that this mostly relates to the Retail/Community space. All existing electrical equipment and power points located below the Flood Planning Level within the subject structure must have residual current devices installed that turn off all electricity supply to the property when Flood waters are detected.

Generally, flood compatible floor and sub-floor materials include reinforced or mass concrete, masonry, and selected types of timber. Suspended timber sub-floor structures constructed of Class 1 (highly durable), Class 2 (durable) or H3 treated timber are flood compatible; however engineered timber products should not be used unless certified by the manufacturer as being suitable for 96-hour immersion. Hardwood strip flooring with low shrinkage rates is recommended for a timber floor option, with the next best option being marine or exterior grade plywood. Particleboard flooring is not a flood compatible material. Adequate ventilation needs to be provided to timber floors to allow the timbers to dry after flood events to minimise long term timber damage; this may require any under floor insulation to be removable in the event of floodwaters reaching the insulation.

Suitable wall structure materials include solid brickwork, blockwork, concrete, timber stud walls constructed from Class 1 (highly durable), Class 2 (durable) or H3 treated timber, and steel frames. Steel frames should be constructed of open sections where possible and have holes drilled into the bottom steel plates to allow water to drain from the frame in the event of immersion.

Flood compatible wall linings include fibre-cement board, brick, concrete (including concrete blocks), stone with waterproof grout, clay tiles glazed with waterproof mortar, glass (including glass blocks), plastic sheeting with waterproof adhesive, steel with waterproof applications, exterior grade plywood, and fully sealed solid wood products. Plasterboard is

not a flood compatible material as it requires replacement after extended immersion, however for shallow and short duration floods there may be little damage to plasterboard wall linings. It is recommended that sheet wall linings be installed horizontally with a 20-30 mm gap provided between the bottom wall plate and the base of the wall lining to facilitate ventilation and cleaning of the wall cavity after a flood event. The gap may be covered with skirting board when access to the wall cavity is not required.

Insulation should be closed cell type foam. Nails, bolts, hinges and fittings should be made from nylon, brass, stainless steel or hot dipped galvanised steel. Hinges should be of a removable pin type.

Connection to mains power supply, including metering equipment should be located above 6.10 m AHD. All electrical wiring, switches and outlets should, where possible be located above 6.10 m AHD. Note that systems located in the basement are considered above the FPL due to the car ramp crest being above the FPL at RL 6.10 m AHD. Earth core leakage systems or safety switches are to be installed. All wiring, connections, and conduit below 6.10 m AHD should be suitable for submergence in water. Conduits shall be installed so they will be self-draining in the event of flooding.

Heating and air-conditioning systems, including fuel supply and ducting, should be installed above 6.10 m AHD - Note that systems located in the basement are considered above the FPL due to the car ramp crest being above the FPL at RL 6.10 m AHD. Where this is not possible, they should be installed in such a manner as to minimise damage from submersion. This may be achieved through measures such as access for cleaning and draining of water after flood events, manually operated cut off valves for fuel supply lines and ducts, securely fastening heating equipment and fuel storage tanks to prevent buoyancy and movement and venting of fuel supply tanks at an elevation of 7.10 m AHD.

4.4 Evacuation

The State Emergency Service of NSW (SES) is responsible for providing flood updates which can be received by local, radio and television news and SMS messaging. The timing for evacuation of persons is to be established in consultation with the SES.

As the site is located within the Medium Flood Risk Precinct (Northern Beaches Council (2022)) which describes Medium Flood Risk precincts as “not subject to a High Hydraulic Hazard and where there are no significant evacuation difficulties”. As such, evacuation from site is considered feasible.

People in the proposed development should evacuate the building and head to the Manly Bowling Club Parking Area see the markup in Figure 4.2 below:



Figure 4.2 – Evacuation Route and Safe Space

5 Flood Analysis

The site is subject to flooding from an overland flow path. Overland flows pass the site via Raglan Street towards Manly beach. Flooding within the Manly catchment is the subject of (Manly to Seaforth Flood Study, 22nd February 2019, Cardno). The nature of flooding at the site has been identified as overland flow in an east to west direction. Flows originate from a catchment located up Raglan Street to the east.

The PMF floodwaters impact the site at elevations ranging between 6.04 m AHD and 6.13 m AHD (see Figure 5.1), resulting in inundation of the site to depths up to 0.22 m (at the retail space only). Flood depth information for the 1% AEP event at the site was not available at the time of this assessment.

FLOOD LEVEL POINTS



Flood Levels

ID	5% AEP Max WL (m AHD)	5% AEP Max Depth (m)	1% AEP Max WL (m AHD)	1% AEP Max Depth (m)	1% AEP Max Velocity (m/s)	Flood Planning Level (m)	PMF Max WL (m AHD)	PMF Max Depth (m)	PMF Max Velocity (m/s)
1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2	N/A	N/A	N/A	N/A	N/A	6.29	6.04	0.19	0.19
3	N/A	N/A	N/A	N/A	N/A	6.34	6.13	0.23	0.19
4	N/A	N/A	N/A	N/A	N/A	6.34	6.13	0.28	0.16

WL – Water Level

PMF – Probable Maximum Flood

N/A = no peak water level/depth/velocity available in flood event

Figure 5.1 – Flood Depth and Extent Information (Manly to Seaforth Flood Study, Cardno, doc number NA49913018, dated 22nd February 2019)

The site falls within the Medium Flood Risk Precinct (Cardno 2019) with the localised regions of the frontage on Raglan Street within the Low Flood Risk Precinct illustrated in Figure 5.2.

FLOOD MAP A: FLOOD RISK PRECINCT MAP

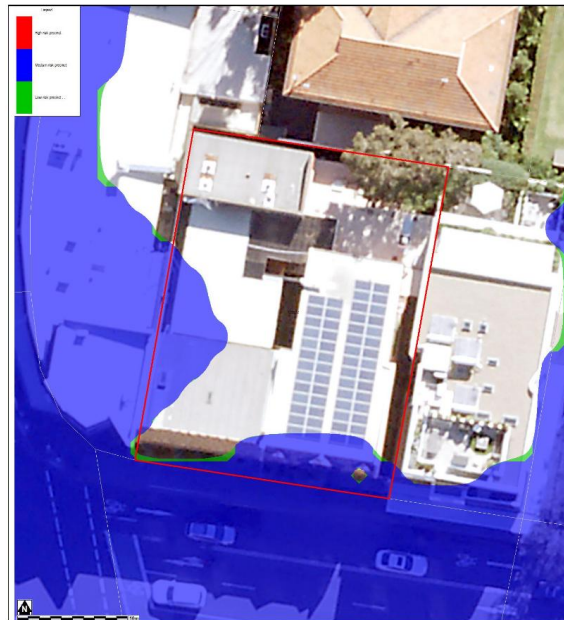


Figure 5.2 – Flood Risk Precinct Map (Manly to Seaforth Flood Study, Cardno, doc number NA49913018, dated 22nd February 2019)

It is noted that retail space (RL 5.80 m AHD) is below the Flood Planning Level of 6.10 m AHD, and it is outside the 1% AEP peak food extent as shown in Figure 5.3. The space was kept below the FPL to maintain accessibility from the footpath on the frontage of Raglan St.

However, according to the *Determination of Development Application by Grant of Consent* (LEC No: 2023/00212498),

“New floor levels within the development shall be set at or above the Flood Planning Level of 6.10 m AHD, apart from the retail unit and bin storage room on the ground floor.”

Therefore, the retail floor level of (RL 5.80 m AHD) is compliant with the Development Application.



Figure 5.3 – 1% AEP Peak Flood Extent (Manly to Seaforth Flood Study, Cardno, doc number NA49913018, dated 22nd February 2019)

Refer to Appendix C for the Manly to Seaforth Flood Study

6 Assessment of Impacts

The Manly DCP specifies prescriptive controls for development on flood prone land, which vary depending on flood risk and land use. The highest flood risk for the site of the proposed development is medium risk (Cardno, 2019) and the proposed land use is predominantly residential shown in Figure 6.1.

The controls that apply to the proposed development, their impacts on the development, and the proposed development's compliance with these controls are listed in Table 6.2 below

		Medium Flood Risk Precinct				
		Vulnerable & Critical Use	Residential Use	Business & Industrial Use	Recreational & Environmental Use	Subdivision & Civil Works
A	Flood effects caused by Development	A1 A2	A1 A2	A1 A2	A1 A2	A1 A2
B	Building Components & Structural	B1 B2 B3	B1 B2 B3	B1 B2 B3	B1 B2 B3	
C	Floor Levels	C2 C3	C1 C3 C4 C6	C1 C3 C4 C6 C7	C3	C5
D	Car Parking	D1 D2 D3 D4 D7	D1 D2 D3 D4 D5 D6	D1 D2 D3 D4 D5 D6	D1 D2 D3 D4 D5 D6	D1
E	Emergency Response	E1 E2	E1	E1	E1	E3
F	Fencing	F1	F1	F1	F1	F1
G	Storage of Goods	G1	G1	G1	G1	
H	Pools	H1	H1	H1	H1	H1

Figure 6.1 – Flood Prone Land Matrix Requirements Manly DCP 2022

Table 6.2 – Flood Risk Management Compliance Table

Item	Description	Impact on Development	Compliance
A. FLOOD EFFECTS CAUSED BY DEVELOPMENT			
A1	Development shall not be approved unless it can be demonstrated in a Flood Management Report that it has been designed and can be constructed so that in all events up to the 1% AEP event: (a) There are no adverse impacts on Flood levels or velocities caused by alterations to the Flood conveyance; and (b) There are no adverse impacts on surrounding properties; and	A) No building footprint change – and OSD has been provided. B) Street levels are unchanged and OSD is provided meaning no	Yes

Item	Description	Impact on Development	Compliance
	(c) It is sited to minimise exposure to Flood hazard. Major developments and developments likely to have a significant impact on the PMF Flood regime will need to demonstrate that there are no <u>adverse impacts</u> in the Probable Maximum Flood.	adverse impacts to surrounding properties. Minimal and only exposure in on the Raglan St frontage. C) Minimal exposure is only on the Raglan Street Frontage.	
A2	Development shall not be approved unless it can be demonstrated in a Flood Management Report that in all events up to the 1% AEP event there is no net loss of Flood storage. Consideration may be given for exempting the volume of standard piers from Flood storage calculations. If Compensatory Works are proposed to balance the loss of Flood storage from the development, the Flood Management Report shall include detailed calculations to demonstrate how this is achieved.	Building footprint remains unchanged, there is no net loss of flood storage, in addition an OSD is provided in the proposed plans.	Yes
B. BUILDING COMPONENTS AND STRUCTURAL SOUNDNESS			
B1	All buildings shall be designed and constructed with Flood compatible materials in accordance with “Reducing Vulnerability of Buildings to Flood Damage: Guidance on Building in Flood Prone Areas”, Hawkesbury-Nepean Floodplain Management Steering Committee (2006).	Confirmed	Yes
B2	All new development must be designed and constructed to ensure structural integrity up to the Flood Planning Level, taking into account the forces of Flood water, wave action, flowing water with debris, buoyancy and immersion. Where shelter-in-place refuge is required, the structural integrity for the refuge is to be up to the Probable Maximum Flood level. Structural certification shall be provided confirming the above.	Confirmed	Yes
B3	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. All existing electrical equipment and power points located below the Flood Planning Level within the subject structure must have residual current devices installed that turn off all electricity supply to the property when flood waters are detected.	Confirmed – this note relates mainly to the retail space which has been placed below the FPL so as not to restrict access.	No

Item	Description	Impact on Development	Compliance
C. FLOOR LEVELS			
C1	New floor levels within the development shall be set at or above the Flood Planning Level of 6.10 m AHD	Main Building lobby entry, passenger lift, and basement carpark entry are set at RL 6.10 m AHD, which satisfies the FPL. However, the “Determination of Development Application by Grant of Consent” allows the Retail space to be below the FPL	Yes
C3	All new development must be designed and constructed so as not to impede the floodway for flood conveyance on the site, as well as ensuring no set loss of flood storage in all events up to the 1% AEP event. For suspended pier/file footing: (a) The underfloor area of the dwelling below the 1% AEP flood is to be designed and constructed to allow clear passage of Floodwaters, taking into account the potential for small Opening to block; and (b) At least 50% of the perimeter of the underfloor area is of an Open design from the natural ground level up to the 1% AEP flood level; and (c) No solid areas of the perimeter of the underfloor area Would be permitted in a floodway	Building footprint remains unchanged, there is not net loss of flood storage, in addition an OSD is provided in the proposed plans	Yes
C4	A one-off addition or alteration below the Flood Planning Level of less than 30 square metres (in total, including walls) may be considered only where: (a) it is an extension to an existing room; and (b) the Flood Planning Level is incompatible with the floor levels of the existing room; and (c) out of the 30 square metres, not more than 10 square metres is below the 1% AEP Flood level. This control will not be permitted if this provision has previously been utilised since the making of this Plan. The structure must be flood proofed to the Flood Planning Level, and the Flood Management Report must demonstrate that there is no net loss of flood storage in all events up to the 1% AEP event.	NA	NA
C6	Consideration may be given to the retention of an existing floor level below the Flood Planning Level when undertaking a first-floor addition provided that:	NA	NA

Item	Description	Impact on Development	Compliance
	(a) it is not located within a flood way; and (b) the original foundations are sufficient to support the proposed final structure above them. The Flood Management Report must include photos and the structural certification required as per Control B2 must consider whether the existing foundations are adequate or should be replaced; and (c) none of the structural supports/framing of existing external walls of are to be removed unless the building is to be extended in that location; and (d) the ground floor is flood proofed.		
C7	(a) The minimum floor level is no lower than the adjacent To the footpath level, and (b) The maximum internal distance from the front of the building is 5 meters, which can only apply to one side of an individual premises, and (c) The maximum area for the floor area to be below the Flood Planning level for an individual premises if 30 square meters, and (d) There is direct internal access between areas above and Below the Flood Planning Level for each individual premises	a) Floor level of retail space (RL 5.80 m AHD) is higher than footpath (RL 5.70 m AHD). Complies. b) The internal distance from the front of the building is 5.49 meters in the retail section, nevertheless, the noncompliance is very minor. c) The retail floor area (39 SQM) is greater than 30 SQM. The retail floor area should be relocated somewhere above the FPL. d) The retail area is below the FPL and is fully enclosed. As a result, there is no direct access to a higher level above the FPL. Access to parts of the building above the FPL should be designed.	No
D. CAR PARKING			
D1	Open carpark areas and carports shall not be located within a flood way.	NA	NA

Item	Description	Impact on Development	Compliance
D2	The lowest floor level of open car parks and carports shall be constructed no lower than the natural ground levels, unless it can be shown that the carpark or carport is free draining with a grade greater than 1% and that flood depths are not increased.	NA	NA
D3	Carports must be of open design, with at least 2 sides completely open such that flow is not obstructed up to the 1% AEP flood level. Otherwise, it will be considered to be enclosed. When undertaking a like-for-like replacement and the existing garage/carport is located on the street boundary and ramping is infeasible, consideration may be given for dry flood proofing up to the 1% AEP flood level.	NA	NA
D4	Where there is more than 300mm depth of Flooding in a car park or carport during a 1% AEP Flood event, vehicle barriers or restraints are to be provided to prevent floating vehicles leaving the site. Protection must be provided for all events up to the 1% AEP flood event	NA	NA
D5	Enclosed Garages must be located at or above the 1% AEP level	Basement carpark entry crest is above the FPL.	Yes
D6	All access, ventilation and any other potential water entry points, including entry ramp crests to the basement car park shall be at or above the Flood Planning Level of 6.10 m AHD. Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Construction Certificate.	Basement carpark entry crest is above the FPL.	Yes

E. EMERGENCY RESPONSE

E1	If the property is affected by a Flood Life <u>Hazard</u> Category of H3 or higher, then Control E1 applies and a Flood Emergency Assessment must be included in the Flood Management Report. If the property is affected by a Flood Life <u>Hazard</u> Category of H6, then development is not permitted unless it can be demonstrated to the satisfaction of the consent authority that the risk level on the property is or can be reduced to a level below H6 or its equivalent. If the property is flood affected but the Flood Life <u>Hazard</u> Category has not been mapped by Council, then calculations for its determination must be shown in the Flood Management Report, in accordance with the "Technical Flood Risk Management Guideline: Flood <u>Hazard</u>", Australian Institute for Disaster Resilience (2012). Where Flood-free evacuation above the Probable Maximum Flood level is not possible, new development must provide a shelter-in-place refuge where:	NA – Expected to be H1 Flood Life Hazard Category.	NA
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Item	Description	Impact on Development	Compliance
	a) The floor level is at or above the Probable Maximum Flood level; and b) The floor space provides at least 2m² per person where the Flood duration is long (6 or more hours) in the Probable Maximum Flood event, or 1m² per person for less than 6 hours; c) It is intrinsically accessible to all people on the site, plainly evident, and self-directing, with sufficient capacity of access routes for all occupants without reliance on an elevator; and d) It must contain as a minimum: sufficient clean water for all occupants; portable radio with spare batteries; torch with spare batteries; and a first aid kit Class 10 classified buildings and structures (as defined in the Building Codes of Australia) are excluded from this control. In the case of change of use or internal alterations to an existing building, a variation to this control may be considered if justified appropriately by a suitably qualified professional. Note that in the event of a Flood, occupants would be required to evacuate if ordered by Emergency Services personnel regardless of the availability of a shelter-in-place refuge.		
F. FENCING			
F1	Fencing, (including pool fencing, boundary fencing, balcony balustrades and accessway balustrades) shall be designed so as not to impede the flow of Flood waters and not to increase Flood affectation on surrounding land. At least 50% of the fence must be of an open design from the natural ground level up to the 1% AEP Flood level. Less than 50% of the perimeter fence would be permitted to be solid. Openings should be a minimum of 75 mm x 75mm.	NA	NA
G. STORAGE OF GOODS			
G1	Hazardous or potentially polluting materials shall not be stored below the Flood Planning Level unless adequately protected from Flood waters in accordance with industry standards.	Confirmed	Yes
H. POOLS			
H1	Pools located within the 1% AEP Flood extent are to be in-ground, with coping flush with natural ground level. Where it is not possible to have pool coping flush with natural ground level, it must be demonstrated that the development will result in no net loss of Flood storage and no impact on Flood conveyance on or from the site. All electrical equipment associated with the pool (including pool pumps) is to be waterproofed and/or located at or above the Flood Planning Level.	Rooftop pool is outside the 1% AEP flood extents. All electrical equipment associated with the pool is on the roof level, thus above the Flood Planning Level. All chemicals are stored	Yes

Item	Description	Impact on Development	Compliance
	All chemicals associated with the pool are to be stored at or above the Flood Planning Level.	above the Flood Planning level	

7 Conclusion

The subject site is located within the Medium Flood Risk Precinct. As previously mentioned in the report, the PMF Floodwaters will have an impact on the site ranging from 6.04 m to 6.13 m. The current Flood Planning Level (FPL) for the proposed development is 6.10 m AHD.

Evacuation from site is considered feasible as the site is located within the Medium Flood Risk Precinct which indicates the site is to have “no significant evacuation difficulties”.

The retail spaces at the ground floor are to be at the footpath level, below the FPL. However, they are to be floodproofed in structure and services up to the FPL.

The proposed development is to be capable of withstanding the loads imposed by the PMF Floodwaters. As the existing footprint of the building is not going to increase in size, the effective storage capacity of the site and surrounding areas will not change. Flood compatible building materials are to be used below 6.10 m AHD where relevant, specifically the retail space. Guidance on appropriate Flood compatible building materials is provided in Section 4.3.

Based on the foregoing, we are of the view that a proposed development in accordance with this report will generally comply with the requirements contained within Northern Beaches Council DCP 2022 and the Northern Beaches Council LEP 2022 provisions for sites affected by Flooding.

8 References

- Attorney-General's Department. (2014). Technical Flood risk management guideline Flood hazard. Barton, ACT: Author.
- Hawkesbury-Nepean Floodplain Management Steering Committee (HNFMSC). (2006). Reducing Vulnerability of Buildings to Flood Damage: Guidance on Building in Flood Prone Areas. Available from http://www.ses.nsw.gov.au/content/documents/pdf/resources/Building_Guidelines.pdf
- New South Wales Department of Infrastructure, Planning and Natural Resources (NSW DIPNR). (2005).
- Floodplain Development Manual: the management of Flood liable land. Sydney, NSW.
- Northern Beaches Council. Flood Information Report – Comprehensive. Issue Date 14/11/2022.
- Manly to Seaforth Flood Study, Cardno, doc number NA49913018, dated 22nd February 2019.
- Northern Beaches Council Warringah Development Control Plan 2022.
- Northern Beaches Council Warringah Local Environmental Plan 2022.
- Determination of Development Application by Grant of Consent (LEC No: 2023/00212498) March 2024



**Appendix A – Determination of Development Application by Grant of Consent – LEC
No: 2023/00212498 (March 2024)**

Annexure A

DETERMINATION OF DEVELOPMENT APPLICATION BY GRANT OF CONSENT

Development Application No: DA2022/2256

Development: Demolition works and construction of a mixed use development with basement car parking.

Site: Lot 100 DP 1009880, 22 Raglan Street MANLY NSW 2095

The above development application has been determined by the granting of consent subject to the conditions specified in this consent.

Date of determination: 28 March 2024

Date from which consent takes effect: Date the consent is registered on the NSW Planning Portal

TERMINOLOGY

In this consent:

- (a) Any reference to a Construction, Compliance, Occupation or Subdivision Certificate is a reference to such a certificate as defined in the *Environmental Planning and Assessment Act 1979*.
- (b) Any reference to the “applicant” means a reference to the applicant for development consent or any person who may be carrying out development from time to time pursuant to this consent.
- (c) Any reference to the “site”, means the land known as Lot 100 DP 1009880, 22 Raglan Street MANLY NSW 2095

The conditions of consent are as follows:

CONDITIONS OF APPROVAL

Application Number:	DA2022/2256
Land to be developed (Address):	Lot 100 DP 1009880, 22 Raglan Street MANLY NSW 2095
Proposed Development:	Demolition works and construction of a mixed use development with basement car parking.

Terms and Reasons for Conditions

Under section 88(1)(c) of the EP&A Regulation, the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below.

GENERAL CONDITIONS**1. Approved Plans and Supporting Documentation**

Development must be carried out in accordance with the following approved plans and supporting documentation, except where the conditions of this consent expressly require otherwise.

Approved Plans				
Plan Number		Plan Title	Drawn By	Date of Plan
DA-01		Site Plan/ Site Analysis	Carlisle Architecture	21 February 2024
DA-02		Basement Plan	Carlisle Architecture	21 February 2024
DA-03		Ground Floor Plan	Carlisle Architecture	21 February 2024
DA-04		First Floor Plan	Carlisle Architecture	21 February 2024
DA-05		Second Floor Plan	Carlisle Architecture	21 February 2024
DA-06		Roof Plan	Carlisle Architecture	21 February 2024
DA-08		Elevations and Materials Board	Carlisle Architecture	21 February 2024
DA-09		Sections AA, BB	Carlisle Architecture	21 February 2024
DA-10		Section CC, Driveway Section	Carlisle Architecture	21 February 2024
DA-20		Demolition Plan – GR Existing GR Level	Carlisle Architecture	5 November 2021
DA-21		Demolition Plan L1 Existing Level 1	Carlisle Architecture	5 November 2021
DA-22		Demolition Plan L2 Existing Level 2	Carlisle Architecture	5 November 2021
DA-24		Excavation Plan	Carlisle Architecture	5 November 2021
C210	A	Erosion and sediment control	Van der meer	15 December 2022
C301	A	Driveway 1 , Plan and Long Section	Van der meer	15 December 2022

C310	A	Pavement Details	Van der meer	15 December 2022
C401	A	Drainage Layout, Basement Level	Van der meer	15 December 2022
C402	A	Drainage Layout, Ground Level	Van der meer	15 December 2022
C405	A	Drainage Details	Van der meer	13 December 2022
C406	A	OSD and Infiltration Trench Details	Van der meer	13 December 2022

Approved Reports and Documentation			
Document Title	Version Number	Prepared By	Date of Document
Accessibility Compliance Report	B	Access Link Consulting	21 December 2022
BASIX Certificate No. 1739172M	-	Bonnefin Consulting Pty Ltd	8 March 2024
BCA Assessment Report	1	Jensen Hughes	19 December 2022
Floodplain Management Report	A	Van der Meer	15 December 2022
Geotechnical Assessment	35612SFprt	JK Geotechnics	25 November 2022
Noise Impact Assessment	1	Pulse White Noise Acoustics	9 December 2022
Traffic and Parking Assessment Report	22561	Varga Traffic Planning	19 December 2022
Preliminary acid sulfate soil (ASS) assessment	E35612Plet-ASS	JK Envrionments	12 February 2024

In the event of any inconsistency between the approved plans, reports and documentation, the approved plans prevail.

In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

2. Compliance with Other Department, Authority or Service Requirements

The development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following:

Other Department, Authority or Service	EDMS Reference	Dated
Ausgrid	Ausgrid Referral Response	N/A

(NOTE: For a copy of the above referenced document/s, please see Application Tracking on Council's website www.northernbeaches.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other departments, authorities or bodies.

3. Approved Land Use

Nothing in this consent shall authorise the use of units as detailed on the approved plans for any land use of the site beyond the definition of a residential flat building and neighbourhood shop (Ground floor commercial tenancy), in accordance with the Dictionary of the Manly Local Environmental Plan 2013, as follows:

residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling, co-living housing or multi dwelling housing.

and

neighbourhood shop means premises used for the purposes of selling general merchandise such as foodstuffs, personal care products, newspapers and the like to provide for the day-to-day needs of people who live or work in the local area, but does not include neighbourhood supermarkets or restricted premises.

Any variation to the approved land use and/occupancy of any unit beyond the scope of the above definition will require the submission to Council of a new development application.

Reason: To ensure compliance with the terms of this consent.

4. Prescribed Conditions

- (a) All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).
- (b) BASIX affected development must comply with the schedule of BASIX commitments specified within the submitted BASIX Certificate (demonstrated compliance upon plans/specifications is required prior to the issue of the Construction Certificate);
- (c) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
 - (i) showing the name, address and telephone number of the Principal Certifier for the work, and
 - (ii) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and

- (iii) stating that unauthorised entry to the work site is prohibited.
Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.
- (d) Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifier for the development to which the work relates (not being the Council) has given the Council written notice of the following information:
 - (i) in the case of work for which a principal contractor is required to be appointed:
 - A. the name and licence number of the principal contractor, and
 - B. the name of the insurer by which the work is insured under Part 6 of that Act,
 - (ii) in the case of work to be done by an owner-builder:
 - A. the name of the owner-builder, and
 - B. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under becomes out of date, further work must not be carried out unless the Principal Certifier for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.
- (e) Development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
 - (i) protect and support the adjoining premises from possible damage from the excavation, and
 - (ii) where necessary, underpin the adjoining premises to prevent any such damage.
 - (iii) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
 - (iv) the owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this clause, allotment of land includes a public road and any other public place.

Reason: Legislative requirement.

5. General Requirements

- (a) Unless authorised by Council:
Building construction and delivery of material hours are restricted to:
 - 7.00 am to 5.00 pm inclusive Monday to Friday,

- 8.00 am to 1.00 pm inclusive on Saturday, ◦ No work on Sundays and Public Holidays.

Demolition and excavation works are restricted to:

- 8.00 am to 5.00 pm Monday to Friday only.

(Excavation work includes the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders and the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from the site).

- (b) Should any asbestos be uncovered on site, its demolition and removal must be carried out in accordance with WorkCover requirements and the relevant Australian Standards.
- (c) At all times after the submission the Notice of Commencement to Council, a copy of the Development Consent and Construction Certificate is to remain onsite at all times until the issue of an Occupation Certificate. The consent shall be available for perusal of any Authorised Officer.
- (d) Where demolition works have been completed and new construction works have not commenced within 4 weeks of the completion of the demolition works that area affected by the demolition works shall be fully stabilised and the site must be maintained in a safe and clean state until such time as new construction works commence.
- (e) Onsite toilet facilities (being either connected to the sewer or an accredited sewer management facility) for workers are to be provided for construction sites at a rate of 1 per 20 persons.
- (f) Prior to the release of the Construction Certificate, payment of the Long Service Levy is required. This payment can be made at Council or to the Long Services Payments Corporation. Payment is not required where the value of the works is less than \$250,000. The Long Service Levy is calculated on 0.25% of the building and construction work. The levy rate and level in which it applies is subject to legislative change. The applicable fee at the time of payment of the Long Service Levy will apply.
- (g) The applicant shall bear the cost of all works associated with the development that occurs on Council's property.
- (h) No skip bins, building materials, demolition or excavation waste of any nature, and no hoist, plant or machinery (crane, concrete pump or lift) shall be placed on Council's footpaths, roadways, parks or grass verges without Council Approval.
- (i) Demolition materials and builders' wastes are to be removed to approved waste/recycling centres.
- (j) No trees or native shrubs or understorey vegetation on public property (footpaths, roads, reserves, etc.) or on the land to be developed shall be removed or damaged during construction unless specifically approved in this consent including for the erection of any fences, hoardings or other temporary works.
- (k) Prior to the commencement of any development onsite for:
 - i) Building/s that are to be erected

- ii) Building/s that are situated in the immediate vicinity of a public place and is dangerous to persons or property on or in the public place
- iii) Building/s that are to be demolished
- iv) For any work/s that is to be carried out
- v) For any work/s that is to be demolished

The person responsible for the development site is to erect or install on or around the development area such temporary structures or appliances (wholly within the development site) as are necessary to protect persons or property and to prevent unauthorised access to the site in order for the land or premises to be maintained in a safe or healthy condition. Upon completion of the development, such temporary structures or appliances are to be removed within 7 days.

- (l) A "Road Opening Permit" must be obtained from Council, and all appropriate charges paid, prior to commencement of any work on Council property. The owner/applicant shall be responsible for all public utilities and services in the area of the work, shall notify all relevant Authorities, and bear all costs associated with any repairs and/or adjustments as those Authorities may deem necessary.
- (m) The works must comply with the relevant Ausgrid Network Standards and SafeWork NSW Codes of Practice.
- (n) Requirements for new swimming pools/spas or existing swimming pools/spas affected by building works.
 - (1) Child resistant fencing is to be provided to any swimming pool or lockable cover to any spa containing water and is to be consistent with the following;

Relevant legislative requirements and relevant Australian Standards (including but not limited) to:

 - (i) Swimming Pools Act 1992
 - (ii) Swimming Pools Amendment Act 2009
 - (iii) Swimming Pools Regulation 2018
 - (iv) Australian Standard AS1926 Swimming Pool Safety
 - (v) Australian Standard AS1926.1 Part 1: Safety barriers for swimming pools
 - (vi) Australian Standard AS1926.2 Part 2: Location of safety barriers for swimming pools.
 - (2) A 'KEEP WATCH' pool safety and aquatic based emergency sign, issued by Royal Life Saving is to be displayed in a prominent position within the pool/spa area.
 - (3) Filter backwash waters shall be conveyed to the Sydney Water sewerage system in sewered areas or managed on-site in unsewered areas in a manner that does not cause pollution, erosion or run off, is separate from the irrigation area for any wastewater system and is separate from any onsite stormwater management system.
 - (4) Swimming pools and spas must be registered with the Division of Local Government.

Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community.

FEES / CHARGES / CONTRIBUTIONS**6. Policy Controls**

Northern Beaches Section 7.12 Contributions Plan 2022

A monetary contribution of \$84,700.00 is payable to Northern Beaches Council for the provision of local infrastructure and services pursuant to section 7.12 of the Environmental Planning & Assessment Act 1979 and the Northern Beaches Section 7.12 Contributions Plan (as amended).

The monetary contribution is based on a development cost of \$8,470,000.00.

The total amount payable will be adjusted at the time the payment is made, in accordance with the provisions of the Northern Beaches Section 7.12 Contributions Plan (as amended).

Details demonstrating compliance, by way of written receipts issued by Council, are to be submitted to the Certifier prior to issue of any Construction Certificate or, if relevant, the Subdivision Certificate (whichever occurs first).

A copy of the Contributions Plan is available for inspection at 725 Pittwater Road, Dee Why or on Council's website at Northern Beaches Council - Development Contributions.

Reason: To provide for contributions in accordance with the Contribution Plan to fund the provision of new or augmented local infrastructure and services.

7. Security Bond

A bond (determined from cost of works) of \$10,000 and an inspection fee in accordance with Council's Fees and Charges paid as security are required to ensure the rectification of any damage that may occur to the Council infrastructure contained within the road reserve adjoining the site as a result of construction or the transportation of materials and equipment to and from the development site.

An inspection fee in accordance with Council adopted fees and charges (at the time of payment) is payable for each kerb inspection as determined by Council (minimum (1) one inspection).

All bonds and fees shall be deposited with Council prior to Construction Certificate or demolition work commencing, and details demonstrating payment are to be submitted to the Certifier prior to the issue of the Construction Certificate.

To process the inspection fee and bond payment a Bond Lodgement Form must be completed with the payments (a copy of the form is attached to this consent and alternatively a copy is located on Council's website at www.northernbeaches.nsw.gov.au).

Reason: To ensure adequate protection of Council's infrastructure.

BUILDING WORK – BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE**8. On slab landscape planters**

- a) details shall be submitted to the Certifier prior to the issue of the Construction Certificate indicating the proposed method of waterproofing and drainage to all planters over slab, over which soil and planting is being provided. Landscape treatment details shall be submitted to the Certifier prior to the issue of the Construction Certificate indicating the proposed soil type, planting, automatic irrigation, and services connections. The following soil depths are required to support landscaping: 300-450mm for groundcovers; 500-600mm for shrubs; and 1000mm for trees.
- b) design certification shall be submitted to the Certifier by a qualified Structural Engineer, that the planters are designed structurally to support the 'wet' weight of landscaping (soil, materials and established planting).

Reason: To ensure appropriate soil depth for planting and ensure waterproofing and drainage is installed.

9. **Protection of public domain pavement**

- a) as part of the Section 138 application details shall be provided outlining the protection measures to be implemented to protect the granite pavement fronting the development.
- b) any areas of new pavement must be shown on the plans and must match the existing granite unit pavement treatment.

Reason: To protect the existing public domain condition.

10. **Flooding**

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

Building Components and Structural Soundness – B1

All new development below the Flood Planning Level of 6.10m AHD (excluding the basement carpark) 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 – B2

All new development must be designed to ensure structural integrity up to the Flood Planning Level 6.10m AHD, taking into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion.

Building Components and Structural Soundness – B3

All new electrical equipment, power points, wiring, fuel lines, sewerage systems or any other service pipes and connections must be waterproofed (excluding the basement carpark), unless located at or above the Flood Planning Level of 6.10m AHD. All existing electrical equipment and power points located below the Flood Planning Level must have residual current devices installed to cut electricity supply during flood events.

Floor Levels – C1

New floor levels within the development shall be set at or above the Flood Planning Level of 6.10m AHD, apart from the retail unit and bin storage room on the ground floor.

Car parking – D6

All access, ventilation and any other potential water entry points, including entry ramp crests to the basement car park shall be at or above the Flood Planning Level of 6.10m AHD.

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

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.

11. Geotechnical Report Recommendations have been Incorporated into Designs and Structural Plans

The recommendations identified in the Geotechnical Report referenced in Condition 1 of this consent are to be incorporated into the construction plans.

Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the construction certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.

12. Erosion and Sediment Control Plan

An Erosion and Sediment Control Plan (ESCP) shall be prepared by an appropriately qualified person and implemented onsite prior to commencement. The ESCP must meet the requirements outlined in the Landcom publication Managing Urban Stormwater: Soils and Construction - Volume 1, 4th Edition (2004). The ESCP must include the following as a minimum:

- Site Boundaries and contours
- Approximate location of trees and other vegetation, showing items for removal or retention (consistent with any other plans attached to the application)
- Location of site access, proposed roads and other impervious areas (e.g. parking areas and site facilities)
- Existing and proposed drainage patterns with stormwater discharge points
- Locations and methods of all erosion and sediment controls that must include sediment fences, stabilised site access, materials and waste stockpiles locations, location of any stormwater pits on the site and how they are going to be protected.
- North point and scale.

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

Reason: Protection of the receiving environment.

13. Detailed Design of Stormwater Treatment Measures

A certificate from a Civil Engineer, stating that the stormwater treatment measures have been designed in accordance with the Van der Meer Consulting stormwater plan SY222-012 rev A dated 15.12.22 and Council's Water Management for Development Policy.

The certificate shall be submitted to the Certifier prior to the release of the Construction Certificate.

Reason: Protection of the receiving environment.

14. Interpretation Plan

A Heritage Interpretation Plan is to be prepared for the site. The Interpretation Plan must be prepared by a suitably qualified heritage consultant in accordance with the Heritage NSW guidelines "Interpreting Heritage Places and Items" and must be submitted to Council for approval prior to the issue of the Construction Certificate. The Plan must include strategies

which are to be implemented as part of the approved development.

Details demonstrating compliance are to be provided to the Principal Certifying Authority.

Reason: To ensure that the historical and cultural significance of the site is recognised and interpreted as part of the new development of the site.

15. Heritage Architect

The applicant is to commission an experienced heritage architect to work with the consultant team throughout the design development, contract documentation and construction stages of the project. Written details of the engagement of the experienced heritage consultant must be submitted to Council for approval prior to issuing of any Construction Certificate for works on the site.

Details demonstrating compliance with this condition are to be submitted to the Principal Certifying Authority

Reason: To ensure that all matters relating to significant fabric and spaces are resolved using best practice for heritage conservation.

16. Construction Traffic Management Plan

As a result of the site constraints, limited vehicle access and parking, a Construction Traffic Management Plan (CTMP) and report shall be prepared by a TfNSW accredited person and submitted to and approved by the Northern Beaches Council Traffic Team prior to issue of any Construction Certificate.

Due to heavy traffic congestion throughout the town centre, truck movements will be restricted during the major commuter peak times being 8.00-9.30am and 4.30-6.00pm. Truck movements must be agreed with Council's Traffic and Development Engineer prior to submission of the CTMP.

The CTMP must address following:

- The proposed phases of construction works on the site, and the expected duration of each construction phase
- The proposed order in which works on the site will be undertaken, and the method statements on how various stages of construction will be undertaken
- Make provision for all construction materials to be stored on site, at all times
- The proposed areas within the site to be used for the storage of excavated materials, construction materials and waste containers during the construction period
- The proposed method of access to and egress from the site for construction vehicles, including access routes and truck routes through the Council area and the location and type of temporary vehicular crossing for the purpose of minimising traffic congestion and noise in the area, with no access across public parks or

- reserves being allowed
- The proposed method of loading and unloading excavation and construction machinery, excavation and building materials, formwork and the erection of any part of the structure within the site. Wherever possible mobile cranes should be located wholly within the site
- Make provision for parking onsite. All Staff and Contractors are to use the basement parking once available
- Temporary truck standing/ queuing locations in a public roadway/ domain in the vicinity of the site are not permitted unless approved by Council prior
- Include a Traffic Control Plan prepared by a person with suitable RMS accreditation for any activities involving the management of vehicle and pedestrian safety
- The proposed manner in which adjoining property owners will be kept advised of the timeframes for completion of each phase of development/construction process. It must also specify that a minimum Fourteen (14) days notification must be provided to adjoining property owners prior to the implementation of any temporary traffic control measure
- Include a site plan showing the location of any site sheds, location of requested Work Zones, anticipated use of cranes and concrete pumps, structures proposed on the footpath areas (hoardings, scaffolding or shoring) and any tree protection zones around Council street trees
- Take into consideration the combined construction activities of other development in the surrounding area. To this end, the consultant preparing the CTMP must engage and consult with developers undertaking major development works within a 250m radius of the subject site to ensure that appropriate measures are in place to prevent the combined impact of construction activities, such as (but not limited to) concrete pours, crane lifts and dump truck routes. These communications must be documented and submitted to Council prior to work commencing on site
- The proposed method/device to remove loose material from all vehicles and/or machinery before entering the road reserve, any run-off from the washing down of vehicles shall be directed to the sediment control system within the site
- Specify that the roadway (including footpath) must be kept in a serviceable condition for the duration of construction. At the direction of Council, undertake remedial treatments such as patching at no cost to Council
- The proposed method of support to any excavation adjacent to adjoining properties, or the road reserve. The proposed method of support is to be designed and certified by an appropriately qualified and practising Structural Engineer, or equivalent
- Proposed protection for Council and adjoining properties
- The location and operation of any on site crane

The CTMP shall be prepared in accordance with relevant sections of Australian Standard 1742 – “Manual of Uniform Traffic Control Devices”, RMS’ Manual – “Traffic Control at Work Sites”.

All fees and charges associated with the review of this plan is to be in accordance with Council’s Schedule of Fees and Charges and are to be paid at the time that the Construction Traffic Management Plan is submitted.

Reason: To ensure public safety and minimise any impacts to the adjoining pedestrian and vehicular traffic systems.

17. **Vehicle Access & Parking**

All internal driveways, vehicle turning areas, garages and vehicle parking space/ loading

bay dimensions must be designed and constructed to comply with the relevant section of AS 2890 (Off-street Parking standards).

With respect to this, the following revision(s) must be undertaken;

All internal driveways and vehicle access ramps must have ramp grades and transitions complying with AS 2890.1. To ensure the gradient requirements and height clearances are satisfied, a driveway profile must be prepared for all internal ramps showing ramp lengths, grades, surface RL's and overhead clearances, taken from the crest of the ramp to the base. The driveway profile must be taken along the steepest grade of travel or sections having significant changes in grades, where scraping or height restrictions could potentially occur and is to demonstrate compliance with AS 2890 for the B99 vehicle.

Plans prepared by a suitably qualified Engineer shall be submitted to the Certifier prior to the issue of a Construction Certificate.

Reason: To ensure compliance with Australian Standards relating to manoeuvring, access and parking of vehicles.

18. Geotechnical Report Recommendations have been Incorporated into Designs and Structural Plans

The recommendations of the risk assessment required to manage the hazards as identified in the Geotechnical Report referenced in Condition 1 of this consent are to be incorporated into the construction plans.

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

Reason: To ensure geotechnical risk is mitigated appropriately.

19. Building Code of Australia Fire Safety Requirements

The Building Code of Australia fire safety requirements for the building as detailed and recommended in the Amended BCA Assessment Report prepared by Jensen Hughes Pty Ltd, dated 19/12/2022, Rev. 116845-BCA-r1, is to be considered, including any Performance Solutions, as part of the assessment for any Construction Certificate. Details demonstrating compliance are to be provided to the Certifying Authority, prior to the issue of a Construction Certificate.

Reason: To ensure adequate provision is made for Health, Amenity, access and Fire safety for building occupant health and safety.

20. Access and Facilities for Persons with Disabilities

Access and facilities to and within the building are to be provided as required for Persons with a Disability in accordance with the Building Code of Australia and AS1428. In this regard the recommendations contained in the Accessibility Compliance Report prepared by Access Link Consulting, issue B, dated 21/12/2022. Details are to be provided to the Certifying Authority prior to the issue of the Construction Certificate and be implemented prior to occupation of the building.

Reason: To ensure adequate provision is made for access to and within the building for

Persons with a disability.

21. On-site Stormwater Detention Details

The Applicant is to provide a certification of drainage plans detailing the provision of on-site stormwater detention in accordance with Northern Beaches Council's Water Management for Development Policy, and generally in accordance with the concept drainage plans prepared by Van Der Meer Consulting, drawing number SY222-012 C000, C001, C101, C401, C402, C405 and C406 Revision A, dated 15.12.2022. Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to Engineers Australia, National Engineers Register (NER) and registered in the General Area of Practice for civil engineering.

The drainage plans must address the following:

1. Provide a junction pit at the boundary for the proposed outlet pipe.
2. Provide a second access grate in the diagonally opposite corner of the OSD tank for future maintenance.

Detailed drainage plans, including engineering certification, are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.

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

22. Tanking of Basement Level

The basement area is to be permanently tanked. The Applicant is to submit structural details of the tanking, prepared by a suitably qualified Engineer. Where temporary dewatering works are required on the development site during construction, the developer/applicant must apply for and obtain a bore license from the NSW Office of Environment and Heritage. The bore

license must be obtained prior to commencement of dewatering works. All requirements of the Water NSW are to be complied with and a copy of the approval must be submitted to the Certifier.

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

Reason: To prevent ingress of sub-surface flows into the basement area and to comply with State Government Requirements.

23. Shoring of Council's Road Reserve (Temporary road anchors)

Should the proposal require shoring to support an adjoining property or Council land, the Applicant shall provide the adjoining properties with engineering drawings, detailing the proposed shoring works for their consideration.

Written approval from Council under Section 138 of the Roads Act 1993 is required if temporary ground anchors are to be used within Council's road reserve. The Owner's approval is to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To ensure that owners consent is obtained for ancillary works, and to ensure the protection of adjoining properties and Council land.

24. Vehicle Crossings Application

The Applicant is to submit an application for driveway levels with Council in accordance with

Section 138 of the Roads Act 1993. The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges.

An approval is to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To facilitate suitable vehicular access to private property.

25. Photographic Archival Recording

A full and thorough photographic archival record of the site is to be made of all existing buildings and structures (including all interiors and exteriors and their setting), in accordance with the guidelines issued by NSW Heritage. This record must be submitted to and approved by Council's Heritage Officer prior to the issuing of the Construction Certificate. Once approved, a physical copy must also be submitted to Council's Local Studies Library at Manly Library.

The photographic record should be made using digital technology, and must include at a minimum:

- Location of property, date of survey and author of survey;
- A site plan at a scale of 1:200 showing all structures and major landscape elements;
- Floor plans of any buildings at a scale of 1:100 with dimensions of rooms;
- Internal photos detailing every room;
- Photographs which document the site, cross-referenced in accordance with recognised archival recording practice to catalogue sheets.

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

Reason: To provide a historical record of heritage significant works on the site for archival purposes.

26. Compliance with Standards

The development is required to be carried out in accordance with all relevant Australian Standards.

Details demonstrating compliance with the relevant Australian Standard are to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To ensure the development is constructed in accordance with appropriate standards.

27. Sydney Water "Tap In"

The approved plans must be submitted to the Sydney Water Tap in service, prior to works commencing, to determine whether the development will affect any Sydney Water assets and/or easements. The appropriately stamped plans must then be submitted to the Certifier demonstrating the works are in compliance with Sydney Water requirements.

Please refer to the website www.sydneywater.com.au for:

- "Tap in" details - see <http://www.sydneywater.com.au/tapin>
- Guidelines for Building Over/Adjacent to Sydney Water Assets.

Or telephone 13 000 TAP IN (1300 082 746).

Reason: To ensure compliance with the statutory requirements of Sydney Water.

28. Waste and Recycling Requirements

Details demonstrating compliance with Northern Beaches Waste Management Guidelines, are to be submitted to and approved by the Certifier prior to the issue of any Construction Certificate.

If the proposal, when compliant with the Northern Beaches Waste Management Guidelines, causes inconsistencies with other parts of the approval i.e. architectural or landscaped plans, a modification(s) to the development may be required.

Reason: To ensure adequate and appropriate waste and recycling facilities are provided.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

29. Work Zones and Permits

Prior to commencement of the associated works, the applicant shall obtain a Work Zone Permit where it is proposed to reserve an area of road pavement for the parking of vehicles associated with a construction site.

A separate application is required with a Traffic Management Plan for standing of construction vehicles in a trafficable lane and a Roads and Maritime Services Work Zone Permit shall be obtained for State Roads.

Reason: To ensure Work zones are monitored and installed correctly.

30. Road Occupancy Licence

Prior to commencement of the associated works, the applicant shall obtain a Road Occupancy License from Transport Management Centre for any works that may impact on traffic flows.

Reason: Requirement of TMC for any works that impact on traffic flow.

31. Demolition Traffic Management Plan

As a result of the site constraints, limited vehicle access and parking, a Demolition Traffic Management Plan (DTMP) shall be prepared by an suitably accredited person and submitted to and approved by the Northern Beaches Council Traffic Team prior to commencing any demolition work.

Due to heavy traffic congestion throughout the area, truck movements will be restricted during the major commuter peak times being 8.00-9.30am and 4.30-6.00pm.

The DTMP must:-

- Make provision for all construction materials to be stored on site, at all times.
- The DTMP is to be adhered to at all times during the project.
- Specify construction truck routes and truck rates. Nominated truck routes are to be distributed over the surrounding road network where possible.
- Provide for the movement of trucks to and from the site, and deliveries to the site. Temporary truck standing/ queuing locations in a public roadway/ domain in the vicinity of the site is not permitted unless prior approval is granted by Council's Traffic Engineers.
- Include a Traffic Control Plan prepared by an TfNSW accredited traffic controller for

- any activities involving the management of vehicle and pedestrian traffic.
- Specify that a minimum fourteen (14) days notification must be provided to adjoining property owners prior to the implementation of any temporary traffic control measures.
- Include a site plan showing the location of any site sheds, location of requested Work Zones, anticipated use of cranes, structures proposed on the footpath areas (hoardings, scaffolding or temporary shoring) and extent of tree protection zones around Council street trees.
- Take into consideration the combined construction activities of other development in the surrounding area. To this end, the consultant preparing the DTMP must engage and consult with developers undertaking major development works within a 250m radius of the subject site to ensure that appropriate measures are in place to prevent the combined impact of construction activities. These communications must be documented and submitted to Council prior to work commencing on site.
- Specify spoil management process and facilities to be used on site.
- Specify that the roadway (including footpath) must be kept in a serviceable condition for the duration of demolition. At the direction of Council, the applicant is to undertake remedial treatments such as patching at no cost to Council.

The DTMP shall be prepared in accordance with relevant sections of Australian Standard 1742 – “Manual of Uniform Traffic Control Devices”, RMS’ Manual – “Traffic Control at Work Sites”.

All fees and charges associated with the review of this plan is to be in accordance with Council’s Schedule of Fees and Charges and are to be paid at the time that the Demolition Traffic Management Plan is submitted.

Reason: This condition is to ensure public safety and minimise any impacts to the adjoining pedestrian and vehicular traffic systems. The DTMP is intended to minimise impact of construction activities on the surrounding community, in terms of vehicle traffic (including traffic flow and parking) and pedestrian amenity adjacent to the site.

32. **Pre-Construction Dilapidation Report**

Dilapidation reports, including photographic surveys, of the following adjoining properties must be provided to the Principal Certifier prior to any works commencing on the site (including demolition or excavation). The reports must detail the physical condition of those properties listed below, both internally and externally, including walls, ceilings, roof, structural members and other similar items.

Properties:

18 Raglan Street,
Manly 2 Pittwater
Road, Manly
23-31 Whistler Street, Manly

The dilapidation report is to be prepared by a suitably qualified person. A copy of the report must be provided to Council, the Principal Certifier and the owners of the affected properties prior to any works commencing.

In the event that access for undertaking the dilapidation report is denied by an adjoining

owner, the applicant must demonstrate, in writing that all reasonable steps have been taken to obtain access. The Principal Certifier must be satisfied that the requirements of this condition have been met prior to commencement of any works. If access is denied, then no dilapidation report is required.

Note: This documentation is for record keeping purposes and may be used by an applicant or affected property owner to assist in any action required to resolve any civil dispute over damage rising from the works.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the commencement of any works on site.

Reason: To maintain proper records in relation to the proposed development.

DURING BUILDING WORK

33. Acid Sulfate Soils

All excavation, construction and associated works must be conducted in accordance with the approved Preliminary Acid Sulfate Soil Management Plan prepared by JK Environments dated 12 February 2024ref. no. E35612PLET-ASS.

Reason: To ensure management of potential acid sulfate soils.

34. Requirement to notify about new Acid Sulfate Soils evidence

Any new information revealed during excavation works that has the potential to alter previous conclusions about Acid Sulfate Soils shall be immediately notified to the Council and the Principal Certifier and a report be obtained from a suitably qualified person. Any recommendations provided by the report are to be complied with during works.

Reason: To protect the environment.

35. Site Contamination - Acid Sulfate Soils

All stockpiles of potentially contaminated soil must be stored in a secure area in a way that is not likely to cause pollution or be a public health risk.

All contaminated soil removed from the site must be disposed of at a waste facility that can lawfully receive that waste and must be done in accordance with all relevant Acts, Regulations and Guidelines.

Copies of all test results and disposal dockets must be retained by whom? for at least 3 years and be made available to authorised Council officers on request.

Note: The following Acts and Guidelines applied at the time of determination:

- i) Protection of the Environment Operations Act 1997;
- ii) Environment Protection Authority, Waste Classification Guidelines (2014);
- iii) Water Quality Australia, National Acid Sulfate Soils Guidance (2018); and
- iv) Acid Sulfate Soil Advisory Committee, Acid Sulfate Soil Manual (1998).

Reason: To protect environment and public health.

36. Road Reserve

The applicant shall ensure the public footways and roadways adjacent to the site are maintained in a safe condition at all times during the course of the work.

Reason: Public safety.

37. **Groundwater interference investigation**

Additional geotechnical investigation is required at the site to determine if approval for construction dewatering is required from WaterNSW. The certificate shall be submitted to the Certifier prior the start of any groundwater dewatering activity.

Reason: Protection of the receiving environment.

38. **Dewatering Management**

Council's dewatering permit is required prior any construction dewatering is undertaken (rainwater or groundwater ingress). Approvals from WaterNSW may be required if large quantities of groundwater are to be removed.

Council proactively regulates construction sites for dewatering management.

Discharge of groundwater or tailwater must achieve the following water quality targets in addition to any conditions/ documentation of this consent, any requirements of the General Terms of Approval/Controlled Activity permit issued by WaterNSW (if applicable), Landform's 'Managing Urban Stormwater: Soils and Construction' (2004) (Blue Book), Council's Compliance and Enforcement Policy and legislation including Protection of the Environment Operations Act 1997 and Contaminated Lands Act 1997.

Water Quality (<one hour of planned discharge)

Oil and grease, not visible

pH, 6.5-8.5

Total Suspended Solids (TSS), <50mg/L from a meter/grab sample

NOTE: The correlation between NTU and TSS must be established by a NATA accredited laboratory prior to the commencement of dewatering activities.

All records of water discharges and monitoring results are to be documented and kept on site. Copies of all records shall be provided to the appropriate regulatory authority, including Council, upon request.

Tailwater must be discharged to the nearest stormwater pit in accordance with Council's Auspec1 Design Manual and must not spread over any road, footpath and the like. Discharge to the kerb and gutter will not be accepted. If an alternative solution is required, you must contact Council's Catchment Team at catchment@northernbeaches.nsw.gov.au

Reason: Protection of the receiving environment.

39. **Installation and Maintenance of Sediment and Erosion Controls**

Council proactively regulates construction sites for sediment management.

Sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004) and the Erosion and Sediment Control Plan prior to commencement of any other works on site.

Erosion and sediment controls are to be adequately maintained and monitored at all times, particularly after periods of rain, and shall remain in proper operation until all development activities have been completed and vegetation cover has been re-established across 70 percent of the site, and the remaining areas have been stabilised with ongoing measures such as jute mesh or matting.

Reason: Protection of the receiving environment.

40. **Implementation of Demolition Traffic Management Plan**

All works and demolition activities are to be undertaken in accordance with the approved Demolition Traffic Management Plan (DTMP). All controls in the DTMP must be maintained at all times and all traffic management control must be undertaken by personnel having appropriate TfNSW accreditation. Should the implementation or effectiveness of the DTMP be impacted by surrounding major development not encompassed in the approved DTMP, the DTMP measures and controls are to be revised accordingly and submitted to Council for approval. A copy of the approved DTMP is to be kept onsite at all times and made available to the accredited certifier or Council on request.

Reason: To ensure compliance and Council's ability to modify the approved Construction Traffic Management Plan where it is deemed unsuitable during the course of the project.

41. Implementation of Construction Traffic Management Plan

All works and construction activities are to be undertaken in accordance with the approved Construction Traffic Management Plan (CTMP). All controls in the CTMP must be maintained at all times and all traffic management control must be undertaken by personnel having appropriate TfNSW accreditation. Should the implementation or effectiveness of the CTMP be impacted by surrounding major development not encompassed in the approved CTMP, the CTMP measures and controls are to be revised accordingly and submitted to Council for approval. A copy of the approved CTMP is to be kept onsite at all times and made available to Council on request.

Reason: To ensure compliance of the developer/builder in adhering to the Construction Traffic Management procedures agreed and are held liable to the conditions of consent.

42. Ongoing Management

The applicant shall be responsible in ensuring that the road reserve remains in a serviceable state during the course of the demolition and building works.

Reason: To ensure public safety.

43. Removing, Handling and Disposing of Asbestos

Any asbestos material arising from the demolition process shall be removed and disposed of in accordance with the following requirements:

- Work Health and Safety Act;
- Work Health and Safety Regulation;
- Code of Practice for the Safe Removal of Asbestos [NOHSC:2002 (1998)];
- Guide to the Control of Asbestos Hazards in Buildings and Structures [NOHSC: 3002 (1998);
- Clause 42 of the Protection of the Environment Operations (Waste) Regulation 2005; and
- The demolition must be undertaken in accordance with Australian Standard AS2601 – The Demolition of Structures.

Reason: For the protection of the environment and human health.

44. Geotechnical Requirements

All recommendations (if any) included in the Geotechnical Report referenced in Condition 1 of this consent are required to be complied with during works.

Reason: To ensure geotechnical risk is mitigated appropriately.

45. Survey Certificate

A survey certificate prepared by a Registered Surveyor at the following stages of construction:

(a) Commencement of perimeter walls columns and or other structural elements to ensure the wall or structure, to boundary setbacks are in accordance with the approved details.

(b) At ground level to ensure the finished floor levels are in accordance with the approved levels, prior to concrete slab being poured/flooring being laid.

(c) At completion of the roof frame confirming the finished roof/ridge height is in accordance with levels indicated on the approved plans.

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

Reason: To determine the height of buildings under construction comply with levels shown on approved plans.

46. **Vehicle Crossings**

The Applicant is to construct one vehicle crossing 5.5 metres wide in accordance with Northern Beaches Council Drawing Normal and the driveway levels application approval. An Authorised Vehicle Crossing Contractor shall construct the vehicle crossing and associated works within the road reserve in plain concrete. All redundant laybacks and crossings are to be restored to kerb and footpath. Prior to the pouring of concrete, the vehicle crossing is to be inspected by Council and a satisfactory "Vehicle Crossing Inspection" card issued.

A copy of the vehicle crossing inspection form is to be submitted to the Certifier.

Reason: To facilitate suitable vehicular access to private property.

47. **Unexpected Finds**

The Applicant must ensure that if substantial intact archaeological deposits and/or State significant relics or any other buried fabric such as works not identified in Statement of Heritage Impact, are discovered, work must cease in the affected area(s) and the Heritage Council of NSW and Northern Beaches Council must be notified. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery. Works are not to recommence without the approval of the Heritage Council of NSW

Reason: Protection of archaeological relics.

48. **Heritage Architect During Works**

The nominated heritage architect is to be involved in the resolution of all matters where existing significant fabric and spaces are to be subject to preservation, restoration, reconstruction, adaptive reuse, recording and demolition. The heritage consultant is to be provided with full access to the site and authorised by the applicant to respond directly to Council where information or clarification is required regarding the resolution of heritage issues throughout the project.

Details demonstrating compliance with this condition must be provided to the Principal Certifying Authority.

Reason: To ensure that all matters relating to significant fabric and spaces are guided by heritage conservation best practice.

49. **Waste/Recycling Requirements (Waste Plan Submitted)**

During demolition and/or construction the proposal/works shall be generally consistent with the submitted Waste Management Plan titled dated 16 January 2023.

Reason: To ensure waste is minimised and adequate and appropriate waste and recycling facilities are provided.

50. **Waste/Recycling Requirements (Materials)**

During demolition and/or construction the following materials are to be separated for recycling: timber, bricks, tiles, plasterboard, metal, concrete, and evidence of disposal for recycling is to be retained on site.

Reason: To ensure waste is minimised and recovered for recycling where possible.

BEFORE ISSUE OF THE OCCUPATION CERTIFICATE

51. Acid Sulfate Soil Management Confirmation

Details demonstrating compliance with the approved Acid Sulfate Soil Management Plan titled acid sulfate soil assessment proposed mixed-use development dated 12 February 2024 ref No. 35612Plet-ASS is to be submitted to the satisfaction of the principle certifier prior to the issue of the occupation certificate

Reason: To ensure management of potential acid sulfate soils.

52. Landscape Completion

a) landscape works are to be implemented in accordance with the approved Landscape Plan(s) (drawings L-01, L-02 by Space Landscape Design dated 27/02/24), and inclusive of the following conditions:

- i) landscape works are to be contained within the legal property boundaries,
- ii) planting shall be installed as indicated on the approved Landscape Plan(s) unless otherwise imposed by any conditions,
- iii) all tree planting shall be a minimum pre-ordered planting size of 75 litres or as otherwise scheduled if greater in size; meet the requirements of Natspec - Specifying Trees; planted into a prepared planting hole 1m x 1m x 600mm depth generally, backfilled with a sandy loam mix or approved similar, mulched to 75mm depth minimum and maintained, and watered until established,
- iv) mass planting shall be installed at minimum 1 metre intervals (or less) for shrubs of a minimum 200mm container size at planting or as otherwise scheduled if greater in size, and at minimum 4 plants per metre square for groundcovers of a minimum 140mm container size at planting or as otherwise scheduled if greater in size, and shall be in a garden bed prepared with a suitable free draining soil mix and minimum 75mm depth of mulch.

b) prior to the issue of an Occupation Certificate, details (from a landscape architect, landscape designer or qualified horticulturalist) shall be submitted to the Principal Certifier, certifying that the landscape works have been completed in accordance with any conditions of consent.

Reason: Environmental amenity.

53. Basement Car Parking (D6)

A registered surveyor is to certify that all access, ventilation and any other potential water entry points, including entry ramp crests to the basement car park have been constructed at or above the Flood Planning Level of 6.10m AHD.

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

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.

54. **Certification for the Installation of Stormwater Treatment Measures**

A certificate from a Civil Engineer, who has membership to Engineers Australia and the National Engineers Register must be provided, stating that the stormwater treatment measures have been installed in accordance with the construction certificate approved plans. The certificate must confirm that stormwater treatment measures are completed, online, in good condition and are not impacted by sediment.

The certificate shall be submitted to the Principal Certifier prior to the release of an Occupation Certificate.

Reason: Protection of the receiving environment.

55. **Positive Covenant, Restriction as to User and Registration of Encumbrances for Stormwater Treatment Measures**

A positive covenant shall be created on the title of the land requiring the proprietor of the land to maintain the stormwater treatment measures in accordance with the standard requirements of Council, the manufacturer and as required by the Stormwater Treatment Measures Operation and Maintenance Plan.

A restriction as to user shall be created on the title over the stormwater treatment measures, restricting any alteration to the measures.

The terms of the positive covenant and restriction as to user are to be prepared to Council's standard requirements (available from Council) at the applicant's expense and endorsed by the Northern Beaches Council's delegate prior to lodgement with the Department of Lands. Northern Beaches Council shall be nominated as the party to release, vary or modify such covenant.

A copy of the certificate of title demonstrating the creation of the positive covenant and restriction as to user is to be submitted to the Principal Certifier prior to the issue of the Occupation Certificate.

Reason: To identify encumbrances on land, ensure ongoing maintenance, and ensure modification to the stormwater treatment measures is not carried out without Council's approval.

56. **Stormwater Treatment Measures Operation and Maintenance Plan**

An Operation and Maintenance Plan is to be prepared to ensure the proposed stormwater treatment measures remain effective.

The Plan must be attached to the Positive Covenant (and the community or strata management statement if applicable) and contain the following:

1. Detail on the stormwater treatment measures:
 - a) Work as executed drawings
 - b) Intent of the stormwater treatment measures including modelled pollutant removal rates
 - c) Site detail showing catchment for each device
 - d) Vegetation species list associated with each type of vegetated stormwater treatment measure

- e) Impervious area restrictions to maintain the water balance for the site
 - f) Funding arrangements for the maintenance of all stormwater treatment measures
 - g) Identification of maintenance and management responsibilities
 - h) Maintenance and emergency contact information
2. Maintenance schedule and procedure - establishment period of one year following commissioning of the stormwater treatment measure:
- a) Activity description, and duration and frequency of visits Additionally for vegetated devices:
 - b) Monitoring and assessment to achieve an 80 percent survival rate for plantings
 - c) Management of weeds, pests and erosion, with weed and sediment cover limited to a maximum of 5 percent of the total area of the stormwater treatment measure
3. Maintenance schedule and procedure - ongoing
- a) Activity description, and duration and frequency of visits
 - b) Routine maintenance requirements
 - c) Work Health and Safety requirements
 - d) Waste management and disposal
 - e) Traffic control (if required)
 - f) Renewal, decommissioning and replacement timelines and activities of all stormwater treatment measures (please note that a DA may be required if an alternative stormwater treatment measure is proposed)
 - g) Requirements for inspection and maintenance records, noting that these records are required to be maintained and made available to Council upon request.

Details demonstrating compliance shall be submitted to the Principal Certifier prior to the release of the Occupation Certificate.

Reason: Protection of the receiving environment.

57. Works as Executed Drawings - Stormwater Treatment Measures

Works as Executed Drawings for the stormwater treatment measures must be prepared. The drawings shall be submitted to the Principal Certifier prior to the release of the Occupation Certificate.

Reason: Protection of the receiving environment.

58. Maintenance of Stormwater Treatment Measures

Stormwater treatment measures must be maintained at all times in accordance with the Stormwater Treatment Measure Operation and Maintenance Plan, manufacturer's specifications and as necessary to achieve the required stormwater quality targets for the development.

Where replacement cartridges or other necessary components for the system become unavailable, an alternative system is required to be retrofitted into the development to

achieve an equivalent pollutant reduction outcome. Evidence supporting the replacement must be retained on site and made available to Council as required.

Northern Beaches Council reserves the right to enter the property and carry out appropriate maintenance of the device at the cost of the property owner.

Reason: Protection of the receiving environment.

59. Geotechnical Certification Prior to Occupation Certificate

A Geotechnical Engineer or Engineering Geologist is to provide written confirmation that they have inspected the site during construction or reviewed information relating to the construction and that they are satisfied that development referred to in the development consent has been constructed in accordance with the intent of the Geotechnical Report referenced in Condition 1 of this consent.

Written certification is to be provided to the Principal Certifier prior to the issue of the Occupation Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.

60. Positive Covenant and Restriction as to User for On-site Stormwater Disposal Structures

The Applicant shall lodge the Legal Documents Authorisation Application with Council. The application shall include the original completed request forms (NSW Land Registry standard forms 13PC and/or 13RPA) and a copy of the Works-as-Executed plan (details overdrawn on a copy of the approved drainage plan), and Civil Engineers' certification.

The Applicant shall create on the Title a positive covenant in respect to the ongoing maintenance and restriction as to user over the on-site stormwater disposal structures within this development consent. The terms of the positive covenant and restriction as to user are to be prepared to Council's standard requirements at the applicant's expense and endorsed by Northern Beaches Council's delegate prior to lodgment with the NSW Land Registry Services. Northern Beaches Council shall be nominated as the party to release, vary or modify such covenant. A copy of the certificate of title demonstrating the creation of the positive covenant and restriction as to user is to be submitted.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure the on-site stormwater disposal system is maintained to an appropriate operational standard.

61. Approved Heritage Interpretation Plan

The approved Heritage Interpretation Plan must be implemented to the satisfaction of Council's Heritage Officer prior to the issuing of the Occupation Certificate.

Details demonstrating compliance with this condition are to be provided to the Principal Certifying Authority.

Reason: To ensure that the historical and cultural significance of the site is recognised and interpreted as part of the new development of the site.

62. Garbage and Recycling Facilities

All internal walls of the waste rooms shall be rendered to a smooth surface, coved at the floor/wall intersection, graded and appropriately drained to the sewer with a tap in close proximity to facilitate cleaning.

Waste room floors shall be graded and drained to an approved Sydney Water drainage system.

Waste rooms shall be clear of any other services or utilities infrastructure such as gas, electricity air-conditioning, plumbing, piping ducting or equipment.

Reason: To prevent pollution of the environment, provide a safe workplace for contractors and residents and to protect the amenity of the area.

63. Sydney Water

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation.

Application must be made through an authorised Water Servicing Co-ordinator. Please refer to the Building Developing and Plumbing section of the web site

www.sydneypwater.com.au <<http://www.sydneypwater.com.au>> then refer to "Water Servicing Coordinator" under "Developing Your Land" or telephone 13 20 92 for assistance.

Following application a "Notice of Requirements" will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Co-ordinator, since building of water/sewer infrastructure can be time consuming and may impact on other services and building, driveway or landscape design.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure compliance with the statutory requirements of Sydney Water.

64. Waste and Recycling Facilities Certificate of Compliance

The proposal shall be constructed in accordance with the Northern Beaches Waste Management Guidelines.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure waste and recycling facilities are provided.

65. Waste/Recycling Compliance Documentation

Evidence of disposal for recycling from the construction/demolition works shall be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure waste is minimised and recycled.

66. Positive Covenant for Council and Contractor Indemnity

A positive covenant shall be created on the title of the land prior to the issue of an Occupation Certificate requiring the proprietor of the land to provide access to the waste storage facilities. The terms of the positive covenant are to be prepared to Council's requirements, (Appendix E of the Waste Management Guidelines), at the applicant's expense and endorsed by Council prior to lodgement with NSW Land Registry Services.

Northern Beaches Council shall be nominated as the party to release, vary or modify such covenant.

Reason: To ensure ongoing access for servicing of waste facilities.

67. Authorisation of Legal Documentation Required for Waste Services

The original completed request form (NSW Land Registry Services form 13PC) must be submitted to Council for authorisation prior to the issue of an Occupation Certificate. A copy of the work-as-executed plan (details overdrawn on a copy of the approved plan) must be included with the above submission. Where required by Council or the Principal Certifier, a Compliance Certificate shall also be provided in the submission to Council.

If Council is to issue the Compliance Certificate for these works, the fee is to be in accordance with Council's Fees and Charges.

Reason: To create encumbrances on the land.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

68. Deliveries, waste and recycling collection hours

Deliveries, waste and recycling collection from the site is to be carried out between 7am and 10pm only to minimise noise.

Reason: To minimise noise to residential receivers.

69. Landscape Maintenance

a) if any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components.

b) trees, shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilised as required at the time of planting.

c) if any tree, shrub or groundcover required to be planted under this consent fails, they are to be replaced with similar species to maintain the landscape theme and be generally in accordance with the approved Landscape Plan(s) and any conditions of consent.

d) a maintenance activity schedule for on-going maintenance of planters on slab shall be incorporated to monitor and replenish soil levels as a result of soil shrinkage over time.

e) the approved landscape planted areas, whether containing lawn, gardens or planters shall in perpetuity remain as planting under the development consent, and shall not be replaced with any hard paved surfaces or structures.

Reason: To maintain local environmental amenity.

70. Geotechnical Recommendations

Any ongoing recommendations of the risk assessment required to manage the hazards identified in the Geotechnical Report referenced in Condition 1 of this consent are to be maintained and adhered to for the life of the development.

Reason: To ensure geotechnical risk is mitigated appropriately.

71. Hours of Operation

The hours of operation for the neighbourhood shop are to be restricted to:

- Monday to Sunday - 7:00am - 7:00pm

Upon expiration of the permitted hours, all service (and entertainment) shall immediately cease, no patrons shall be permitted entry and all customers on the premises shall be required to leave within the following 30 minutes.

Reason: Information to ensure that amenity of the surrounding locality is maintained.

72. Commercial Waste and Recycling Storage

Commercial waste and recycling material/storage bins must be stored in a separate area to the residential waste and recycling material/storage bins as shown on the approved plans.

Reason: To ensure that commercial waste and residential waste is not mixed and is properly managed.

73. Resident Parking Permits

Any residents and/or tenants of the subject site are not eligible for resident parking permits even if they reside in a Permit Parking Scheme area. This condition is to be provided on the property Title.

Reason: to encourage sustainable transport alternatives and ensure that residents/tenants are aware that they are not entitled to a permit

74. Retail Premises Parking Permits

Any businesses and/or tenants of the subject site are not eligible for business parking permits. This condition is to be provided on the property Title.

Reason: to ensure businesses premises/tenants are aware that they are not entitled to permits irrespective of the location of the development within a permit parking area.



Appendix B – Ground Floor Architectural Plan – Carlisle Architects (October 2025)

REV	DATE	NOTES
A	29-09-2025	CONSULTANT ISSUE
B	24-10-2025	DA ISSUE

DEVELOPMENT APPLICATION

PROJECT:
ALTERATIONS & ADDITIONS TO
EXISTING APPROVED DA

ADDRESS:
22-24 RAGLAN STREET
MANLY, NSW, 2095

CLIENT:
PARA-ERE HOLDINGS



T: 0424 504 500
E: MATT@CARLISLEARCHITECTS.COM
WWW.CARLISLEARCHITECTS.COM
NOMINATED ARCHITECT: MATT CARLISLE
NSW ARB REG No 7739 ABN: 63 604 133 299
DESIGN & BLG PRACTITIONER ACT REG. DEP 0002030

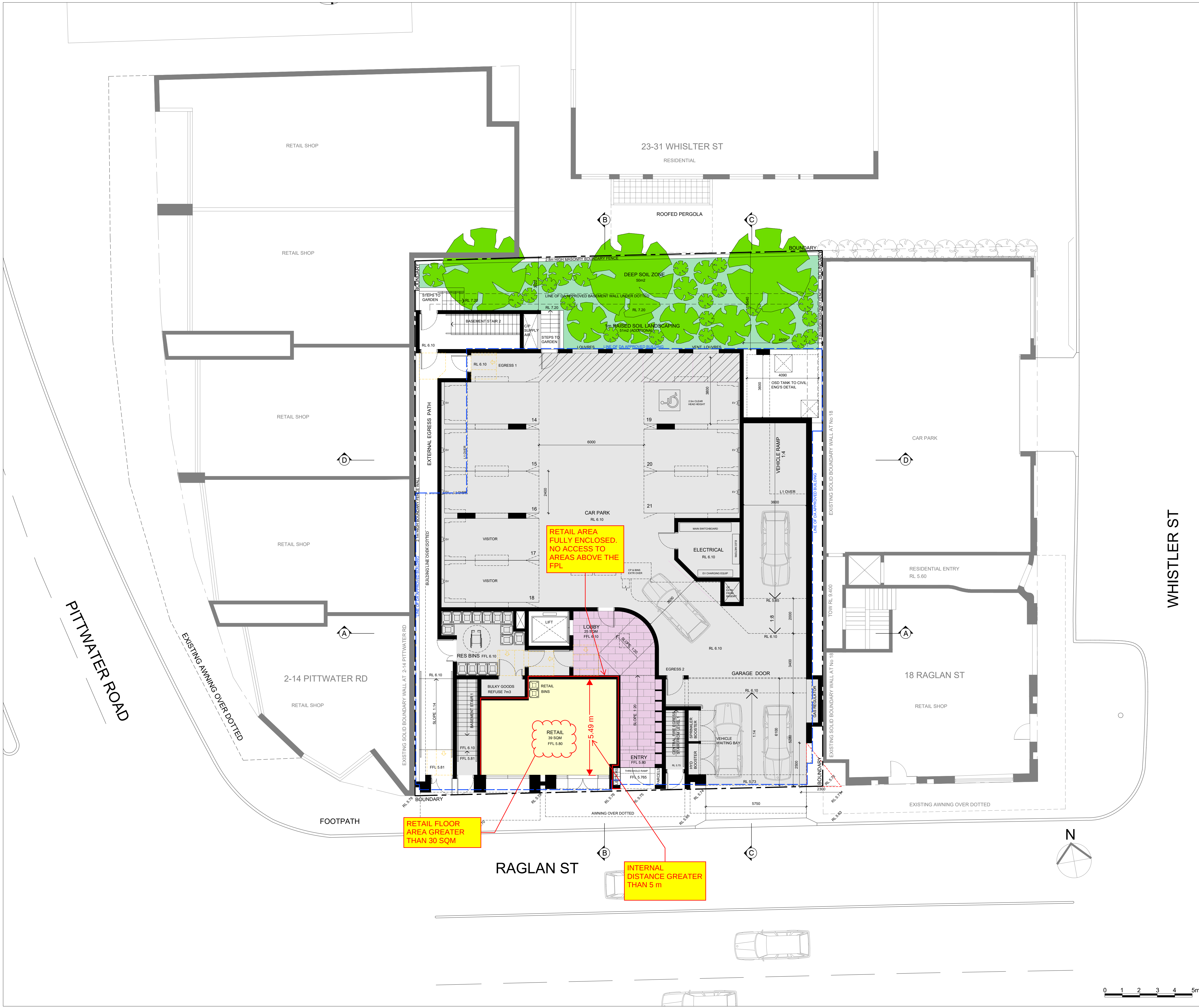


- NOTES:
- COPYRIGHT IN ALL DOCUMENTS AND DRAWINGS PREPARED BY CARLISLE ARCHITECTS AND IN ANY WORKS EXECUTED FROM THOSE DOCUMENTS SHALL REMAIN THE PROPERTY OF CARLISLE ARCHITECTS
 - ALL STRUCTURAL FOUNDATIONS, BEAMS, WALLS, SLABS, COLUMNS ETC TO BE TO STRUCTURAL ENGINEER'S SPECIFICATION & DOCUMENTATION.
 - ALL CONSTRUCTION WORK TO COMPLY WITH CURRENT RELEVANT AUSTRALIAN STANDARDS AND THE NCC / BUILDING CODE OF AUSTRALIA
 - CHECK AND VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF ANY WORK AND BEFORE ORDERING OR FABRICATING ANY PARTS OF THE WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK
 - USE LABELLED DIMENSIONS. DO NOT SCALE FROM DRAWINGS

DRAWING TITLE:
GROUND FLOOR PLAN

SCALE: 1:100 @ A1	DATE:	N 
STAGE: DEVELOPMENT APPLICATION	JOB No: 25-02	
DRAWING NO:		REV:

DA-03





**Appendix C – Manly to Seaforth Flood Study, Cardno, doc number NA49913018,
(February 2019)**

FLOOD INFORMATION REPORT – COMPREHENSIVE

Property: 22 Raglan Street MANLY NSW 2095

Lot DP: Lot 100 DP 1009880

Issue Date: 14/11/2022

Flood Study Reference: Manly to Seaforth Flood Study 2019, Cardno

Flood Information for lot ¹:

Flood Risk Precinct – See Map A

Flood Planning Area – See Map A

Maximum Flood Planning Level (FPL) ^{2,3,4} 6.34 m AHD

1% AEP Flood – See Flood Map B

1% AEP Maximum Water Level ^{2,3}: N/A m AHD

1% AEP Maximum Depth from natural ground level³: N/A m

1% AEP Maximum Velocity: N/A m/s

1% AEP Hydraulic Categorisation: N/A See Flood Map D

Probable Maximum Flood (PMF) – See Flood Map C

PMF Maximum Water Level ⁴: 6.13 m AHD

PMF Maximum Depth from natural ground level: 0.34 m

PMF Maximum Velocity: 0.65 m/s

PMF Hydraulic Categorisation: N/A See Flood Map E

Flooding with Climate Change (See Flood Map F)

The following is for the 30% Rainfall intensity increase and 0.9m Sea Level Rise Scenario:

1% AEP Maximum Water Level with Climate change³: 5.88 m AHD

1% AEP Maximum Depth with Climate Change³: 0.24 m

1% AEP Maximum Velocity with Climate Change³: m/s

Flood Life Hazard Category – See Map G

Indicative Ground Surface Spot Heights – See Map H

¹ The flood information does not take into account any local overland flow issues nor private stormwater drainage systems.

² Overland flow/mainstream water levels may vary across a sloping site, resulting in variable minimum floor/flood planning levels across the site. The maximum Flood Planning Level may be in a different location to the maximum 1% AEP flood level.

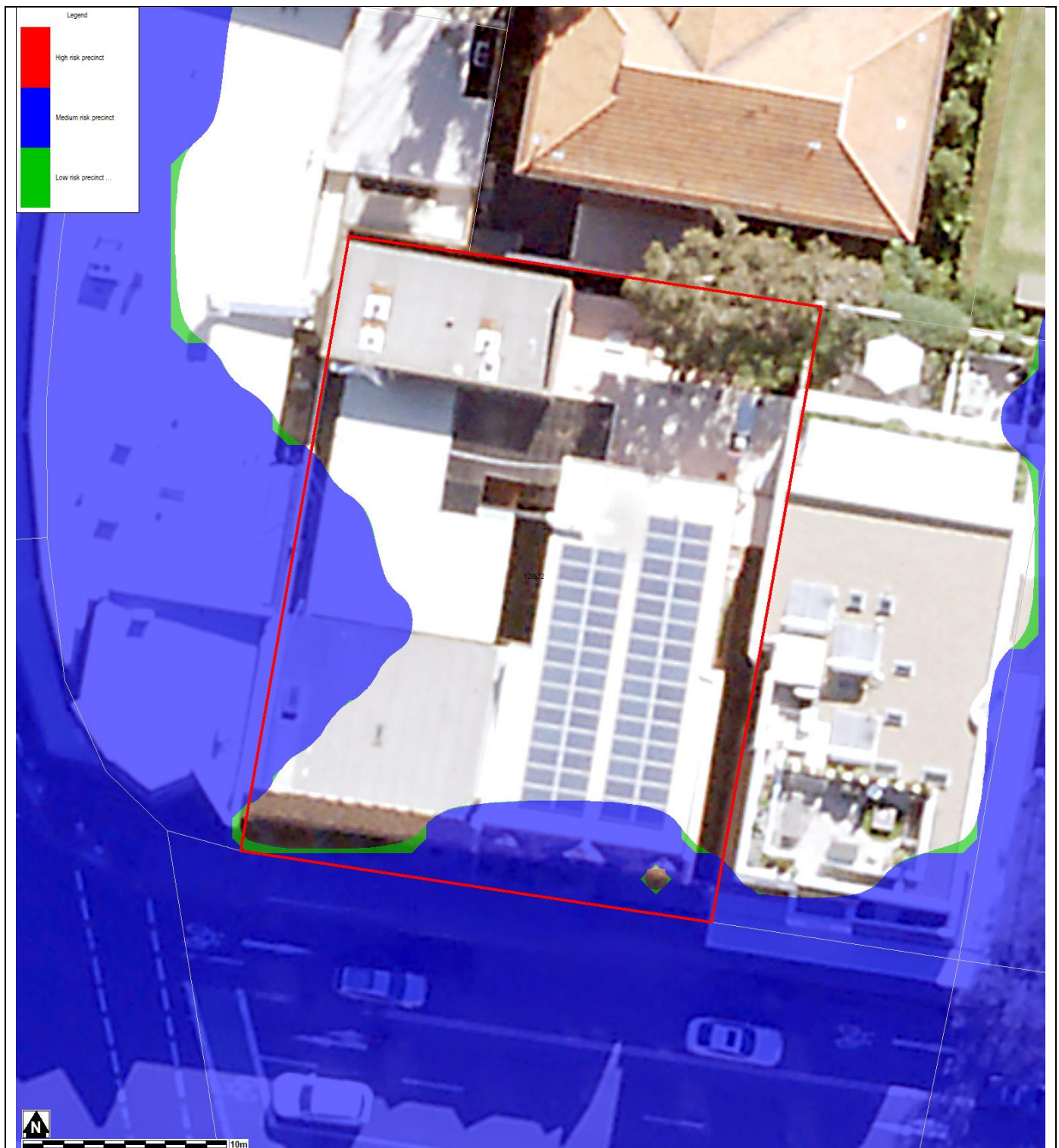
³ Intensification of development in the former Pittwater LGA requires the consideration of climate change impacts which may result in higher minimum floor levels.

⁴ Vulnerable/critical developments require higher minimum floor levels using the higher of the PMF or FPL.

General Notes:

- All levels are based on Australian Height Datum (AHD) unless otherwise noted.
- This is currently the best available information on flooding; it may be subject to change in the future.
- Council recommends that you obtain a detailed survey of the above property and surrounds to AHD by a registered surveyor to determine any features that may influence the predicted extent or frequency of flooding. It is recommended you compare the flood level to the ground and floor levels to determine the level of risk the property may experience should flooding occur.
- Development approval is dependent on a range of issues, including compliance with all relevant provisions of Northern Beaches Council's Local Environmental Plans and Development Control Plans.
- Please note that the information contained within this letter is general advice only as a detail survey of the property as well as other information is not available. Council recommends that you engage a suitably experienced consultant to provide site specific flooding advice prior to making any decisions relating to the purchase or development of this property.
- The Flood Studies on which Council's flood information is based are available on Council's website.

FLOOD MAP A: FLOOD RISK PRECINCT MAP



Notes:

- **Low Flood Risk precinct** means all flood prone land not identified within the High or Medium flood risk precincts.
- **Medium Flood Risk precinct** means all flood prone land that is (a) within the 1% AEP Flood Planning Area; and (b) is not within the high flood risk precinct.
- **High Flood Risk precinct** means all flood prone land (a) within the 1% AEP Flood Planning Area; and (b) is either subject to a high hydraulic hazard, within the floodway or subject to significant evacuation difficulties (H5 or H6 Life Hazard Classification).
- The **Flood Planning Area** extent is equivalent to the Medium Flood Risk Precinct extent, and includes the High Flood Risk Precinct within it. The mapped extent represents the 1% annual Exceedance Probability (AEP) flood event + freeboard.
- None of these mapped extents include climate change.

FLOOD LEVEL POINTS



Note: Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source:) and aerial photography (Source: NearMap 2014) are indicative only.

Flood Levels

ID	5% AEP Max WL (m AHD)	5% AEP Max Depth (m)	1% AEP Max WL (m AHD)	1% AEP Max Depth (m)	1% AEP Max Velocity (m/s)	Flood Planning Level (m)	PMF Max WL (m AHD)	PMF Max Depth (m)	PMF Max Velocity (m/s)
1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2	N/A	N/A	N/A	N/A	N/A	6.29	6.04	0.19	0.19
3	N/A	N/A	N/A	N/A	N/A	6.34	6.13	0.23	0.19
4	N/A	N/A	N/A	N/A	N/A	6.34	6.13	0.28	0.16

WL – Water Level

PMF – Probable Maximum Flood

N/A = no peak water level/depth/velocity available in flood event

A variable Flood Planning Level might apply. Freeboard is generally 0.5m above the maximum 1% AEP water level. However for overland flow with a depth less than 0.3m and a VelocityxDepth product less than 0.3m²/s, a freeboard of 0.3m may be able to be justified.

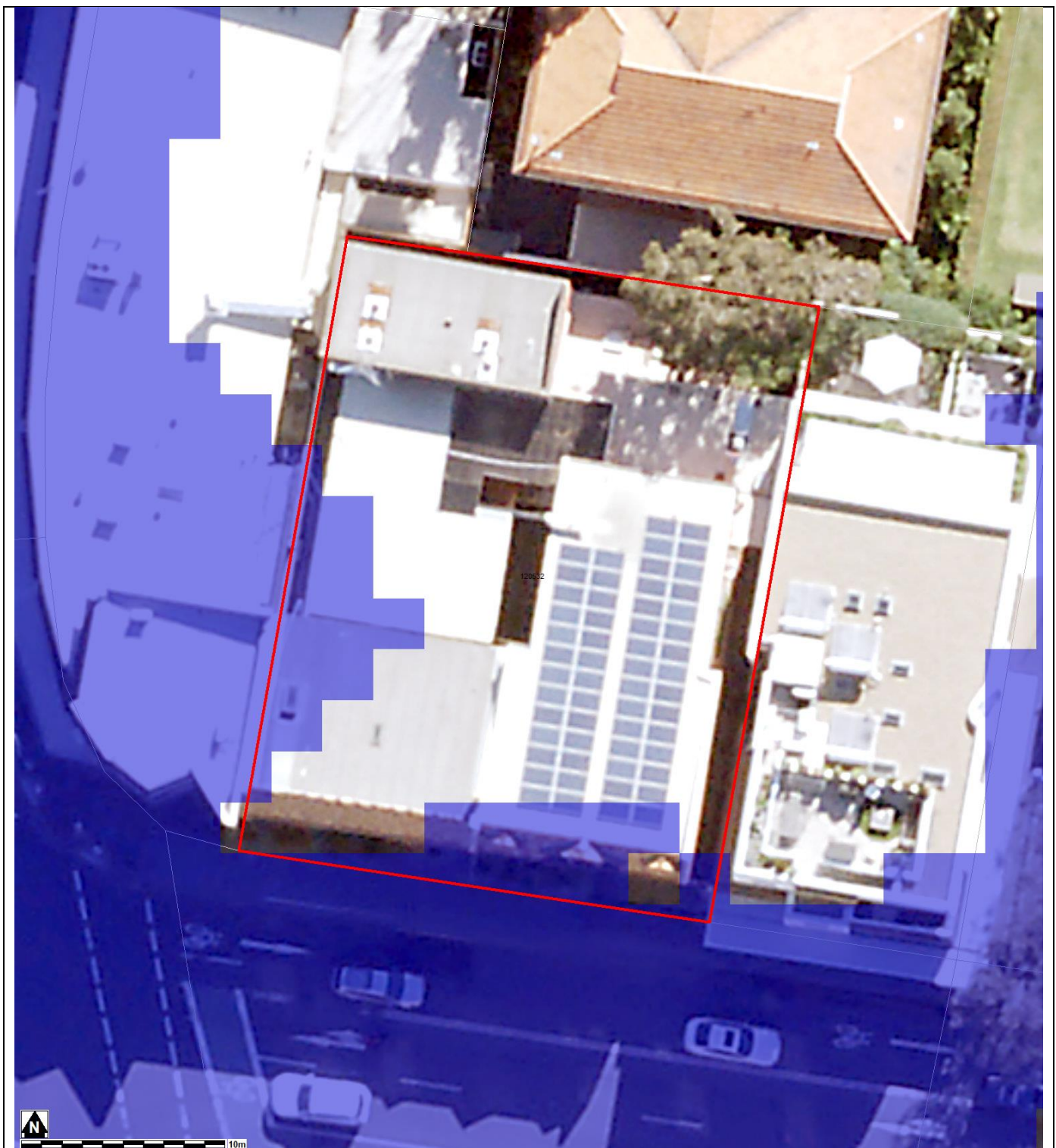
FLOOD MAP B: FLOODING - 1% AEP EXTENT



Notes:

- Extent represents the 1% annual Exceedance Probability (AEP) flood event.
- Flood events exceeding the 1% AEP can occur on this site.
- Extent does not include climate change.
- Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source:) and aerial photography (Source Near Map 2014) are indicative only.

FLOOD MAP C: PMF EXTENT MAP



Notes:

- Extent represents the Probable Maximum Flood (PMF) flood event
- Extent does not include climate change
- Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source:) and aerial photography (Source: NearMap 2014) are indicative only

FLOOD MAP D: 1% AEP FLOOD HYDRAULIC CATEGORY EXTENT MAP

Not Available

FLOOD MAP E: PMF FLOOD HYDRAULIC CATEGORY EXTENT MAP

Not Available

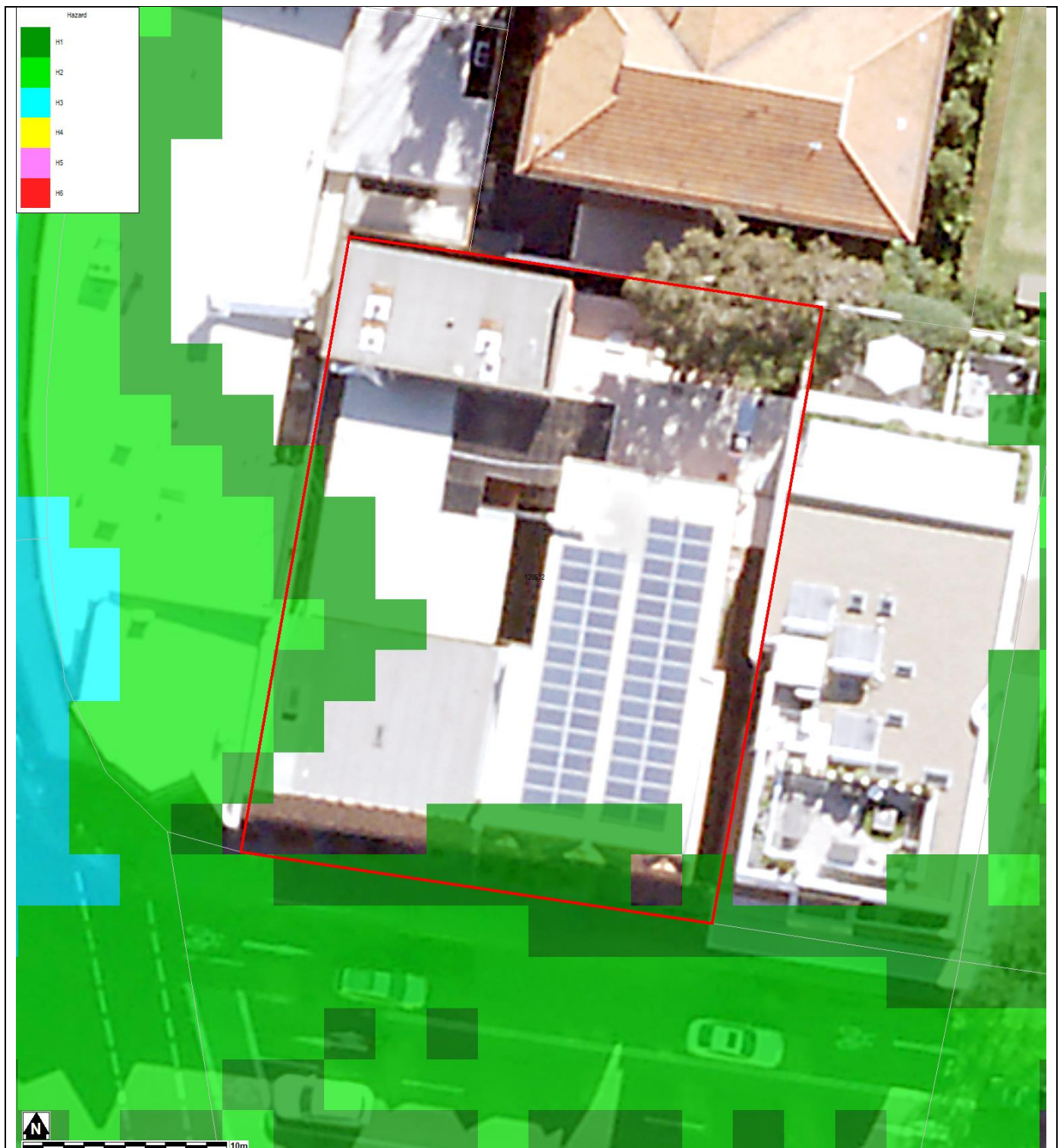
FLOOD MAP F: FLOODING – 1% AEP EXTENT PLUS CLIMATE CHANGE



Note:

- Extent represents the 1% annual Exceedance Probability (AEP) flood event including 30% rainfall intensity and 0.9m Sea Level Rise climate change scenario
- Flood events exceeding the 1% AEP can occur on this site.
- Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source:) and aerial photography (Source: NearMap 2014) are indicative only

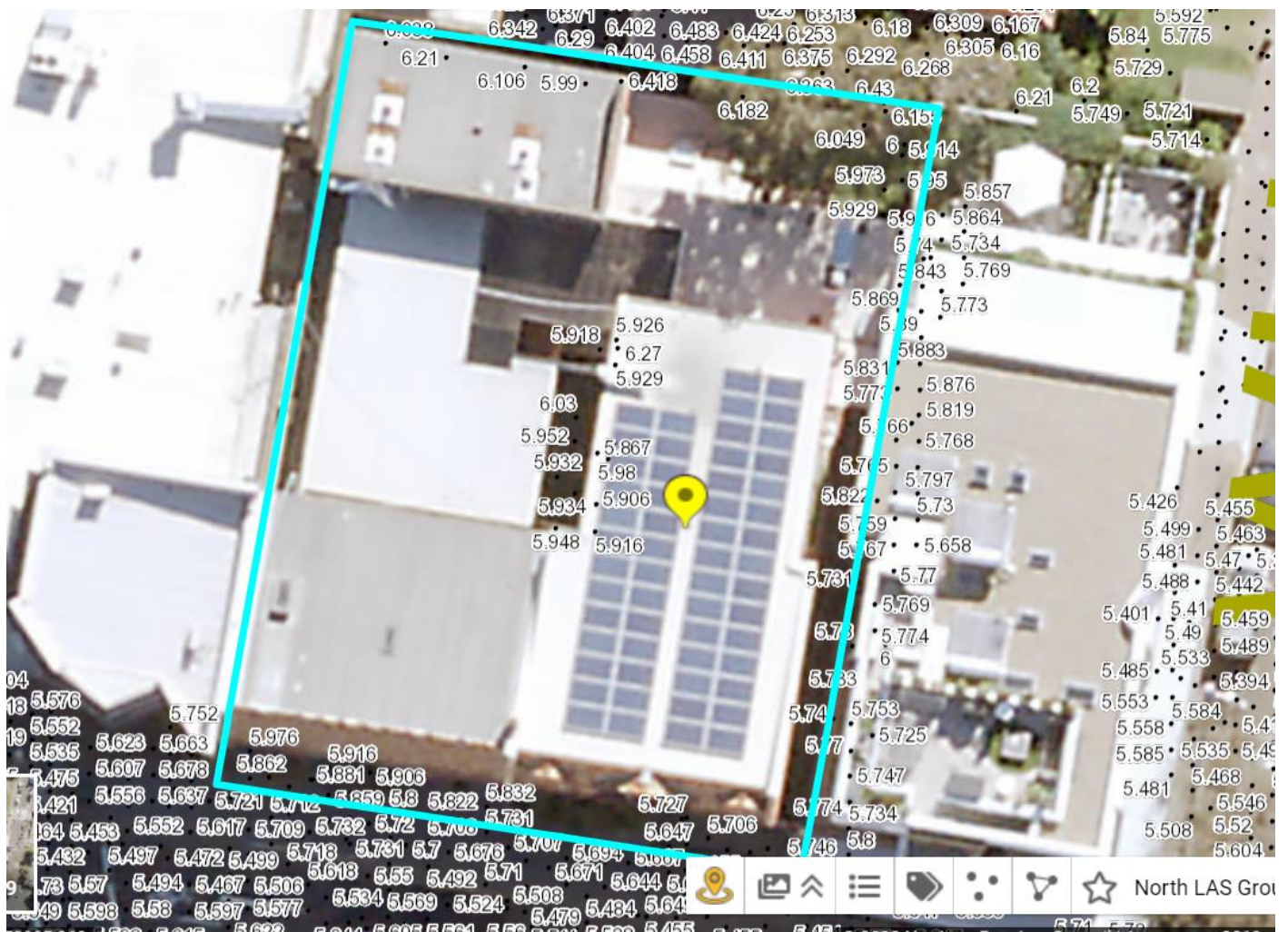
FLOOD MAP G: FLOOD LIFE HAZARD CATEGORY



Notes:

- Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source:) and aerial photography (Source Near Map 2014) are indicative only.

MAP H: INDICATIVE GROUND SURFACE SPOT HEIGHTS



Notes:

- The surface spot heights shown on this map were derived from Airborne Laser Survey and are indicative only.
- Accuracy is generally within $\pm 0.2\text{m}$ vertically and $\pm 0.15\text{m}$ horizontally, and Northern Beaches Council does not warrant that the data does not contain errors.
- If accuracy is required, then survey should be undertaken by a registered surveyor.

Preparation of a Flood Management Report

Introduction

These guidelines are intended to provide advice to applicants on how to determine what rules apply on flood prone land, and how to prepare a Flood Management Report. The purpose of a Flood Management Report is to demonstrate how a proposed development will comply with flood related planning requirements.

Planning Requirements for Flood Prone Land

Development must comply with the requirements for developing flood prone land set out in the relevant Local Environment Plan (LEP) and Development Control Plan (DCP). There are separate LEPs and DCPs for each of the former Local Government Areas (LGAs), although preparation of a LGA-wide LEP and DCP is currently under way.

The clauses specific to flooding in the LEPs and DCPs are as follows:

LEP Clauses	DCP Clauses
Manly LEP (2013) – 6.3 Flood Planning	Manly DCP (2013) – 5.4.3 Flood Prone Land
Warringah LEP (2011) – 6.3 Flood Planning Warringah LEP (2000) – 47 Flood Affected Land *	Warringah DCP (2011) – E11 Flood Prone Land
Pittwater LEP (2014) – 7.3 Flood Planning Pittwater LEP (2014) – 7.4 Flood Risk Management	Pittwater 21 DCP (2014) – B3.11 Flood Prone Land Pittwater 21 DCP (2014) – B3.12 Climate Change

* The Warringah LEP (2000) is relevant only for the “deferred lands” which affects only a very small number of properties, mostly in the Oxford Falls area.

Development on flood prone land must also comply with Council's Water Management for Development Policy, and if it is in the Warriewood Release Area, with the Warriewood Valley Water Management Specification. Guidelines for Flood Emergency Response Planning are available for addressing emergency response requirements in the DCP. These documents can be found on Council's website on the [Flooding page](#).

Note that if the property is affected by estuarine flooding or other coastal issues, these need to be addressed separately under the relevant DCP clauses.

When is a Flood Management Report required?

A Flood Management Report must be submitted with any Development Application on flood prone land (with exceptions noted below), for Council to consider the potential flood impacts and applicable controls. For Residential or Commercial development, it is required for development on land identified within the Medium or High Flood Risk Precinct. For Vulnerable or Critical development, it is required if it is within any Flood Risk Precinct.

There are some circumstances where a formal Flood Management Report undertaken by a professional engineer may not be required. However the relevant parts of the DCP and LEP would still need to be addressed, so as to demonstrate compliance. Examples where this may apply include:

- If all proposed works are located outside the relevant Flood Risk Precinct extent
- First floor addition only, where the floor level is above the Probable Maximum Flood level
- Internal works only, where habitable floor areas below the FPL are not being increased

Note that development on flood prone land will still be assessed for compliance with the relevant DCP and LEP, and may still be subject to flood related development controls.

What is the purpose of a Flood Management Report?

The purpose of a Flood Management Report is to demonstrate how a proposed development will comply with flood planning requirements, particularly the development controls outlined in the relevant LEP and DCP clauses. The report must detail the design, measures and controls needed to achieve compliance, following the steps outlined below.

A Flood Management Report should reflect the size, type and location of the development, proportionate to the scope of the works proposed, and considering its relationship to surrounding development. The report should also assess the flood risk to life and property.

Preparation of a Flood Management Report

The technical requirements for a Flood Management Report include (where relevant):

1. Description of development

- Outline of the proposed development, with plans if necessary for clarity
- Use of the building, hours of operation, proposed traffic usage or movement
- Type of use, eg vulnerable, critical, residential, business, industrial, subdivision, etc

2. Flood analysis

- 1% AEP flood level
- Flood Planning Level (FPL)
- Probable Maximum Flood (PMF) level
- Flood Risk Precinct, ie High, Medium or Low
- Flood Life Hazard Category
- Mapping of relevant extents
- Flood characteristics for the site, eg depth, velocity, hazard and hydraulic category, and the relevance to the proposed development

If the property is affected by an Estuarine Planning Level (EPL) which is higher than the FPL, then the EPL should be used as the FPL. If the FPL is higher than the PMF level, then the FPL should still be used as the FPL, as it includes freeboard which the PMF does not.

3. Assessment of impacts

- Summary of compliance for each category of the DCP, as per the table below.

	Compliance		
	N/A	Yes	No
A) Flood effects caused by Development			
B) Building Components & Structural Soundness			
C) Floor Levels			
D) Car parking			
E) Emergency Response			
F) Fencing			
G) Storage of Goods			
H) Pools			

- Demonstration of how the development complies with any relevant flood planning requirements from the DCP, LEP, Water Management for Development Policy, and if it is in the Warriewood Valley Urban Land Release Area, with the Warriewood Valley Water Management Specification (2001)
- For any non-compliance, a justification for why the development should still be considered.
- Calculations of available flood storage if compensatory flood storage is proposed
- Plan of the proposed development site showing the predicted 1% AEP and PMF flood extents, as well as any high hazard or floodway affectation
- Development recommendations and construction methodologies
- Qualifications of author - Council requires that the Flood Management Report be prepared by a suitably qualified Engineer with experience in flood design / management who has, or is eligible for, membership to the Institution of Engineers Australia
- Any flood advice provided by Council
- Any other details which may be relevant

Further information and guidelines for development are available on Council's website at:

<https://www.northernbeaches.nsw.gov.au/planning-and-development/building-and-renovations/development-applications/guidelines-development-flood-prone-land>

Council's Flood Team may be contacted on 1300 434 434 or at floodplain@northernbeaches.nsw.gov.au .