



northern
beaches
council

MEMORANDUM

DATE: 17 November 2020
TO: Northern Beaches Local Planning Panel
CC: Steve Findlay, Manager Development Assessments
FROM: Tom Prosser, Planner
SUBJECT: DA2020/0431 – 1129 Pittwater Road, Collaroy.

Dear Panel,

Following is a supplement to the Assessment Report to address recommend deletion of a condition, and to address an issue raised in a submissions in regard to the intensification of the right of way in regard to owners consent.

Deletion of Condition 25

This condition was imposed prior to final comments and recommendations made by Council's Engineer who stated that all previous concerns were addressed. As such, it is recommended that the following condition is no longer required:

"25. DRAINS Model and Flood mitigation

The following issues are to be resolved prior to the issue of an Construction Certificate:

- *A DRAINS model is to be submitted to Council for review to verify the outputs as presented in the report by Martens Consulting Engineers.*
- *Details and a redesign is to be provided to show the Flood mitigation tank will not be impacted by the back flow of stormwater from the adjoining box culvert.*

Reason: To ensure appropriate outcome for Stormwater and Flooding."

Response to submissions made in regard to Intensification of Right of Way

A submission was raised prior to the completion of the assessment report which raised concern in regard to a lack of owner's consent given the intensification of the Right of Way.

As a deferred commencement condition is recommended to restrict the lower level premises to offices, it is considered there will not be an intensification to the right of way. This is given the current approval on the site for a restaurant with a capacity of up to 200 (and 65 during business hours). As such, the proposed boarding house and commercial premises (restricted to an office space), would not cause an intensification.



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Regards,

Tom Prosser
Planner