

From: [Greg Boston](#)
To: [Planning Panels - Northern Beaches](#); [Rodney Piggott](#); [Peter Robinson](#)
Cc: [Charlie Wyer](#)
Subject: Register to address NBLPP - 34-35 South Steyne, Manly - Comments in relation to draft conditions
Date: Tuesday, 31 October 2023 7:33:50 AM
Attachments: [image001.png](#)
Importance: High

Good morning,

I would like to register the following persons to be available to address/ answer questions in support of the above matter and on behalf of the applicant:

[REDACTED]

We also request that the NBLPP consider the following amendments to the draft conditions:

General

- The conditions reference BASIX throughout. Can we please remove reference to BASIX as it is a commercial development to which BASIX does not apply and would like to remove ambiguity for PCA.

4) No Approval for any Signage

- We have provided a signage plan with the DA architectural pack. This condition is saying we will require a separate DA for these works. We request that this condition not apply to the signage as proposed.

6d) Policy controls

- Delete this condition as there is no residential work.

7n) Pool Spa

- Delete this condition as there are no spa/ pools.

21) Vehicle Driveway Gradients

- The submitted driveway plan is compliant and approved by traffic referral officer. Can we remove this condition as the cover page of the conditions note that the conditions take priority over the approved drawings so we do not want to have to amend the drawings when they are already compliant.

32) Pre-construction dilapidation reports

- We consider the requirement to obtain a dilapidation report on the building at 25 Wentworth Street to be overly onerous given that no common boundary is shared with

this property and the significant number of apartments within this adjacent building.

47) Restriction as to user and positive covenant over the self actuating flood gate

- We request that this condition be reworded to note that the removal of the flood gate is permitted so long as the required flood protection outcome is maintained through other means.

Regards

Greg Boston
B Urb & Reg Plan (UNE) MPIA
B Env Hlth (UWS)
Director



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