

urbaine architectural

Development Advisory Service Team.
Northern Beaches Council.

Wednesday 23rd February,

Application No. DA2022/0025 - PAN-185484
Address: 70 The Corso MANLY
Return of Application

Dear Sirs,

This summary letter has been prepared in response to the Development Advisory Service Team, 'Return of Application', Dated 14th January, 2022.

1. Owners Consent - Company/Organisation

As the property is owned by Nasus Investments Pty Ltd, the Applicant must provide details of the company/organisation along with an ASIC Current Company Extract document. Where there is more than one company owner, council may request additional supporting documentation. Document must list office holders.

This is provided within the attached documents. No.1

2. Boundary Identification Survey

A Boundary Identification Survey that is prepared by a registered surveyor and signed by the surveyor. The survey must show the surveyors name and registration number and must be less than 24 months old. The survey notes must clearly stipulate that the "Boundaries of the site have been identified (or defined) by Survey". Boundaries that are taken from title (DP) dimensions only are not acceptable. A Boundary Identification Survey is required if the proposed development includes any external works to the existing/approved building, other than the replacement of existing/approved signage.

This is provided within the attached documents. No.2

3. Cost Summary Report Form - Cost of Works less than \$100,000

Council's Cost Summary Report Form for the proposed development is to be completed by a suitably qualified building industry professional, along with the methodology used to calculate that cost, or by providing details in accordance with the criteria set out in the Cost Summary Report Form.

A "suitably qualified person" is a builder who is licensed to undertake the proposed works, a registered architect, a qualified and accredited building designer, a registered quantity surveyor or a person who is licensed and has the relevant qualifications and proven experience in costing of development works at least to a similar scale and type as is proposed.

I am a Qualified Architect. This is provided within the attached documents. No.3

4. Statement of Environmental Effects

A Statement of Environmental Effects addressing the relevant planning controls applying to the proposed development under MLEP 2013 and MDCP 2013 and any other relevant legislation (SEPP's), the impacts of the development on the site and surrounding properties and how those impacts have been addressed in the design. The Statement of Environmental Effects must describe the proposed development in detail and address the use of the premises as a recreation facility (indoor) in greater detail. Please address the current planning controls for this land, being MLEP 2013 and MDCP 2013, and remove any reference to repealed planning controls.

This is provided within the attached documents. No.4

5. Access Report

An Access Report addressing the relevant provisions of the MDCP 2013 and any other relevant legislation and Australian Standards. Whilst the submitted report is current, it does not relate to the proposed development under this development application.

This is provided within the attached documents. No.5

6. Building Code of Australia (BCA) Report

A Building Code of Australia (BCA) Report as the proposed development involves the creation and use of a new premises. Whilst the submitted report is current, it does not relate to the proposed development under this development application.

This is provided within the attached documents. No.6

7. Construction Traffic Management

A Construction Traffic Management Plan as the proposed development involves a constrained site where access is difficult or involves a large project that will generate large volumes of construction traffic. Whilst the submitted report is current, it does not relate to the proposed development under this development application.

In response to this request, we would contend that the construction traffic management requirements for the new work is very limited. It is likely to involve 2 deliveries of materials only and no removal of any demolished or waste material, beyond anything that can be removed by hand. The delivery parking will be in the same location as specified within the original Construction Traffic Management Plan. In light of this, we do not believe a new Construction Traffic Management Plan is necessary and would be happy to discuss this further with the Planners, if required. This is provided within the attached documents. No.7

8. Statement of Heritage Impact - within a Heritage Conservation Area

A Heritage Impact Statement as the property is heritage listed or is situated within a Heritage Conservation Area under MLEP 2013. Whilst the submitted report is current, it does not relate to the proposed development under this development application.

In response to this request, we would contend that the material change to the rear of the building, being only the addition of a glazed shopfront, does not impact on the heritage component of the building overall. The insertion of the glazed shopfront is within the newly constructed portion of the existing development, as described in the existing Statement of Heritage Impact. The rear of the building faces Rialto Lane and reflects the architectural treatment of similar buildings along the lane. In light of this, we do not believe a new Statement of Heritage Impact is necessary and would be happy to discuss this further with the Planners, if required. This is provided within the attached documents. No.8

9. Acoustic Report

An Acoustic Report/Noise Impact Study as the proposed development is likely to impact on the amenity of adjacent or nearby properties or sensitive uses. The report is to be prepared by a suitably qualified acoustic consultant.

In response to this request, we would contend that the potential of any noise being generated by the new development is minimal at most. The new development will

contain a small number of pre-booked infra-red sauna cubicles at the rear of the shop and a service counter at the front. There is no noise-generating equipment, nor significant numbers of people entering the building and the amount of noise would be less than that created by access to the office floors above, on a daily basis.

In light of this, we do not believe an Acoustic Report is necessary and would be happy to discuss this further with the Planners, if required.

10. Traffic and Parking Report

A Traffic and Parking Report, which addresses the relevant provisions of the MDCP 2013 and any relevant Australian Standards and RMS requirements. The submitted report is more than 12 months old and does not relate to the proposed development under this development application.

There is no parking associated with the new development. The single staff member will be local, or will use the public parking facilities on Wentworth Street. In light of this, we do not believe a Traffic and Parking Report is necessary and would be happy to discuss this further with the Planners, if required.

11. Architectural Drawings - Missing or Inadequate

The set of architectural drawings for the development are missing or are unsatisfactory. In this regard, a scaled Site Plan is required to be submitted, as well as Floor Plans which clearly identify the existing/approved and proposed works. Any signage is to also be included on the elevations.

The signage location is shown in the drawings – the graphics have not yet been designed. These are provided within the attached documents.

Please phone me directly if any further information is required.
Many thanks,

A handwritten signature in black ink, appearing to read 'John Aspinall', with a stylized flourish at the end.

John Aspinall, DIRECTOR, Urbaine Architectural.

