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MEMORANDUM

DATE: 14.6.2022

TO: Northern Beaches Local Planning Panel (NBLPP)

CC: Steve Findlay, Development Assessment Manager

FROM: Anne-Marie Young, Principal Planner

SUBJECT: Item 5.3, MOD2021/0870 19 Bungan Street, Mona Vale

REFERENCE: Correction of Draft Condition Drawing Number/Dates and Condition Numbers

Dear Panel Members,

The purpose of this supplementary memo is to correct a number of typographical errors in the draft conditions in respect of the following:

- Dates of the BASIX and NatHERS certificates
- Dates and the drawing numbers of the landscape drawings and
- Condition No.s 13 and 17 to correctly reference the original condition numbers in respect of stormwater and geotechnical recommendations as detailed in original Notice of Determination DA2019/0748, dated 19.02.2020.

The updated conditions now correctly reference the drawings and reports that have been exhibited on Council’s website, which were considered as part of the assessment of the application.

It is also noted that the contents page on the Agenda (Page 3) and Reason for Referral to NBLPP Summary (Page 222) incorrectly refers to the site as being **No. 12 Bungan Street, Mona Vale**. The Assessment Report correctly refers to the site as “**19 Bungan Street, Mona Vale**”.

The draft conditions which have been updated are identified in ***bold and italics***:

1A. Add Condition No.1A - Modification of Consent - Approved Plans and supporting Documentation to read as follows:

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

a) Modification Approved Plans

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By



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Acoustic Assessment Ref RWDI#2105067 Version B	03.11.2021	RWDI Australia Pty Ltd
BASIX Certificate number 1249649M_03	07. 11 .04.2022	Eco Certifiers
NatHERS Certificate No. 0006756520	07 . 11 .04.2022	Eco Certifiers
Traffic and Parking Assessment Report	03.11.2021	Terraffic Pty Ltd
Livable Housing Design Guideline Ref P221_337-2	04.11.2021	Design Confidence
BCA Design Assessment Report Ref P211_337-4	10.11.2021	Design Confidence
Arboricultural Impact Assessment	October 2021	Urban Forestry Australia
Acoustic Assessment Rev B Ref RWD1#2105067	03.11.2021	Wilkinson Murray
Access Design Assessment Report Ref P221_337-2	04.11.2021	Design Confidence
Addendum to the Preliminary Site Investigation Report (Contamination)	03.11.2021	EI Australia
Addendum to the Geotechnical Assessment Project No 2018-132	04.11.2021	Crozier Geotechnical Consultants

Landscape Plans		
Drawing No.	Dated	Prepared By
LA LP 01 / 05 Ground Level	31.0 5 3.2022	Black Beetle
LA LP 02 / 05 Level 01	31.0 5 3.2022	Black Beetle
LA LP 03 / 0 5 1 Level 02 & 03	31.0 5 3.2022	Black Beetle
LA LP 0 4 4/ 0 5 2 Notes, Legend, Plant Schedule	31.0 5 3.2022	Black Beetle

D. Amend Condition 17-13 – Geotechnical Report Recommendations have been Incorporated into the Design and Structural Plans to read as follows:

The recommendations of the risk assessment required to manage the hazards as identified in the Geotechnical Report prepared by Crozier Geotechnical Consultants dated 3 June 2019 and 04 November 2021 and are to be incorporated into the construction plans. Prior to issue of the Construction Certificate, Form 2 of the Geotechnical Risk Management Policy for Pittwater (Appendix 5 of P21 DCP) is to be completed and submitted to the Accredited Certifier. Specific reference is given to the following recommendations:

- An assessment of the water table and the potential for lowering the water table within adjacent Acid Sulfate Soils Class 1 to 4.
- Further geotechnical investigation in at least four locations within the site to provide accurate soil and bedrock strength parameters prior to structural design and construction.
- Confirming of the groundwater conditions at depth below the site by the installation (and potentially monitoring) of groundwater piezometers to confirm the requirement for tanking or dewatering.

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



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Reason: To ensure geotechnical risk is mitigated appropriately.

E. Amend Condition 13 17 - On-site Stormwater Detention Details to read as follows:

The Applicant is to provide drainage plans detailing the provision of on-site stormwater detention in accordance with Northern Beaches Council's Water Management for Development Policy Clause 9.3.1, and generally in accordance with the concept drainage plans prepared by Erbas, drawing number SYD21326-SW000, SW100, SW101, SW102 and SW201 Issue P3 dated 01/11/21.

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. The access grate within the retail waste room must be a solid cover.
2. A services plan for the outlet pipes in the road reserve.

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

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

N. Amend Condition 73 - Environmental Reports Certification to read as follows:

Written certification from a suitably qualified person(s) shall submit to the Principal Certifying Authority and Northern Beaches Council, stating that all the works/methods/procedures/control measures/recommendations approved by Council in the following reports have been completed:

- (a) Acoustic Assessment Ref RWDI#2105067 Version B, dated 03.11.2021, prepared by RWDI Australia Pty Ltd
- (b) BASIX Certificate number 1249649M_03, dated 07.11.04.2022, prepared by Eco Certifiers
- (c) NatHERS Certificate No. 0006756520, dated 07.11.04.2022, prepared by Eco Certifiers
- (d) Traffic and Parking Assessment Report, dated 03.11.2021, prepared by Terraffic Pty Ltd
- (e) Livable Housing Design Guideline Ref P221_337-2, dated 04.11.2021, prepared by Design Confidence
- (f) BCA Design Assessment Report Ref P211_337-4, dated 10.11.2021, prepared by Design Confidence
- (g) Arboricultural Impact Assessment, dated October 2021, prepared by Urban Forestry Australia
- (h) Acoustic Assessment Rev B Ref RWD1#2105067, dated 03.11.2021, prepared by Wilkinson Murray
- (i) Access Design Assessment Report Ref P221_337-2, dated 04.11.2021, prepared by Design Confidence
- (j) Addendum to the Preliminary Site Investigation Report (Contamination), dated 03.11.2021, prepared by EI Australia
- (k) Addendum to the Geotechnical Assessment Project No 2018-132, dated 04.11.2021, prepared by Crozier Geotechnical Consultants