



Memo

Planning Place & Community

To: All Councillors
From: David Kerr
General Manager Planning Place & Community
Date: 4 October 2017
Subject: Proposed Boarding House at 22 Ramsay Street Residents
DA2017/0844
Record Number 2017/369791

I refer to a recent request from Cr De Luca on behalf of the Ramsay Street residents regarding DA2017/0844 and provide the following response.

1. ***The Constituents would like to undertake Mediation with the applicant - what is the process to make this happen and what is involved?***
Council's process is to seek a response from the applicant in regards to the requested mediate. Mediation is a voluntary process. All residents have been contacted indicating receipt of their request and will be informed if mediation will occur.
2. ***The Constituents would like the DA referred to the Northern Beaches Independent Hearing Panel - what is the process to make this happen?***
Given the issues and submissions, the application will be referred to the Panel. All residents making a submission will be informed of the date of the Independent Assessment Panel meeting.
3. ***The Constituents are concerned about the following issues:***
 - a. ***The DA does not include coatings, as required?***
A schedule of finishes has been provided with the architectural plans accompanying the application. A total cost of development has been provided on the application form. A cost breakdown has also been provided, however these breakdowns are not released to the public.
 - b. ***They are under the apprehension that if a DA is over 500sqm a Model of the proposal must be provided and appears not to have been provided?***
The former Council checklist requires a model for development as described above. Council's new checklist requires a model for developments greater than \$2 million, however there is no legislative requirement for a physical model of a proposed development to be provided. Council will be requesting a model; however this is not an issue alone to refuse an application.
 - c. ***No comprehensive Traffic Study has been included?***
The applicant has submitted a Traffic Management Report. This is currently being assessed by Council's Traffic Engineer.
 - d. ***No Demolition Plan has been included?***
The application is not accompanied by a demolition plan. The demolition plan and any other outstanding information will be requested from the applicant.



e. **What will Council do to review the Walkover Survey of 23 February 2017?**

A Geotechnical Report was submitted with the application. It is currently being assessed as part of Council's assessment.

f. **What will Council do to review the Land Overflow Report, particularly considering the intermittent creek?**

The applicant submitted an overland flow analysis report and stormwater designs. Council's Development Engineers are currently assessing the application.

g. **In relation to the Erosion Report, will the landslide in nearby Fraser St be taken into consideration and what risk mitigation will Council insist on if the DA were to be approved?**

A Geotechnical Report was submitted with the application. It is currently being reviewed as part of Council's assessment.

h. **Has Council done any specific Car Parking / Traffic studies for Ramsay Street? If so could I please be sent a copy?**

Council has not undertaken any recent car parking or traffic studies for Ramsay Street.

The application is still currently under assessment. The progress of the application can be followed via Council's website.

Should you require any further information about matters raised in this memo please contact my office on 9942 2652.

David Kerr
General Manager Planning Place & Community