

Memo

Development Assessment

To: Local Planning Panel

Cc: Rodney Piggott
Acting Executive Manager Development Assessment

From: Jordan Davies
Town Planner

Date: 15 July 2021

Subject: DA2021/0200 – 1100 Barrenjoey Road PALM BEACH - Additional submission and additional information received

Record Number: 2021/508549

Dear Panel,

Council received an additional submission from Davies Geotechnical Consulting Engineers dated 5 July 2021, on behalf of the neighbouring property 1110 Barrenjoey Road. The report forms Attachment 1 of this memo.

The above referenced report provides comment on the submitted architectural plans, geotechnical report prepared by Crozier dated 15 December 2020 and the Arborist Report prepared by Rain Tree Consulting dated 14 January 2021. The report provides a geotechnical opinion on the geotechnical issues and risks associated with the proposed development and potential impacts upon the site 1110 Barrenjoey Road and existing trees adjacent to the shared boundary T21 and T22.

In concluding comments within the Davies Geotechnical Report it states '*We conclude that there are potential adverse effects for No.1100 in regard to the stability of the land at the boundary, and impacts on the two spotted gums T21 and T22 noted in the arborist report, from the proposed excavations on No.1110*'. Furthermore, the Davies Geotechnical report raised issue that the Crozier Report dated 15 December 2020 and the Arborist Report dated 14 January 2021 referenced a previous revision of architectural plans and this should be addressed in the documentation submitted with the DA.

Following receipt of this, Council wrote to the applicant requesting the applicant's geotechnical engineer and arborist provide addendum reports that referenced the latest issue of architectural plans and provide a response to the concerns raised in the submission. It is noted that the latest issue of plans have maintained the same setback for the secondary dwelling and increased the setback for the pool adjacent to the southern boundary (shared with 1110 Barrenjoey Road). A slight increase in the excavated footprint of the secondary dwelling resulted from the amended plans, the changes shown in the below figure and are minor in nature.

Figure 1, T21 & 22 management areas

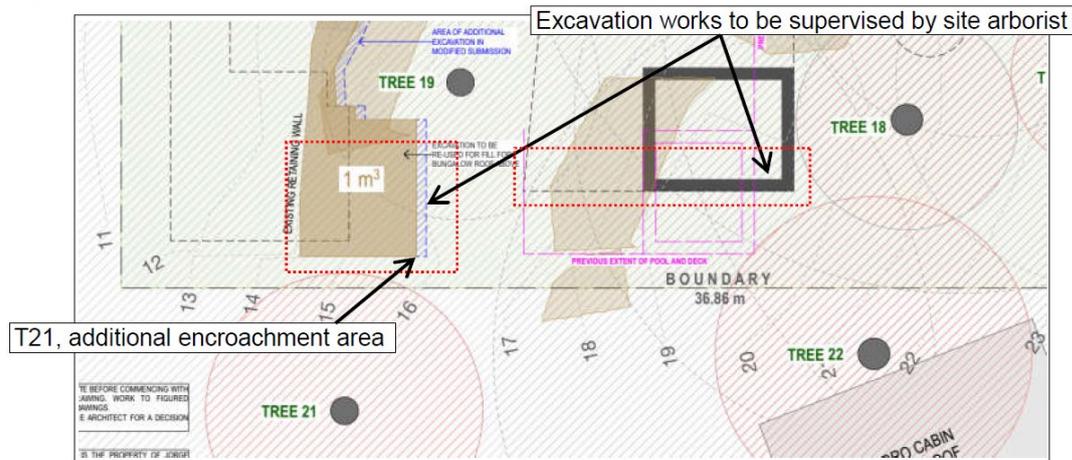


Figure 1 – Extract from Addendum Arborist Report explaining changes to plans, figure from Rain Tree Consulting dated 13 July 2021.

The applicant provided an updated Geotechnical Report (Attachment 2) and Geotechnical Assessment for the revised architectural drawings (Attachment 3) both dated 13 July 2021 and prepared by Crozier. The applicant provided an Addendum Arboricultural Report dated 13 July 2021 prepared by Rain Tree Consulting (Attachment 4). The applicant also provided an updated plans DA2221 and DA2222 (Attachment 5) showing tree removal and tree impact based on the amended plans. No further trees are removed as a result of the amended plans.

Council’s development engineers were asked to review the contents of the Crozier Report once more, following receipt of the Davies Geotechnical Report. Council’s development engineers agreed that the Crozier Report needed to be updated to make reference to the latest issue of plans, however were of the opinion that there was no fundamental issue with the contents and recommendations of the Crozier report and the report concludes that the development will result in an ‘Acceptable’ risk levels during excavation, construction and for the design life of the development and is acceptable with the level of detail require at DA submission stage. Condition 1 is recommended to be updated to reference the updated Geotechnical Report and addendum Geotechnical Report.

The applicant’s Addendum Arboricultural Report reviews and comments on the latest issue of plans and note that the recommendations within the original Arborist Report can continue to apply. It is noted the amended plans provide an increased setback to the pool from the southern boundary and an increased setback from T22. The setback to the southern boundary for the secondary dwelling remains unchanged, with a slight increase in excavation footprint to the east. Council’s Landscape officer has reviewed the addendum report and is satisfied the amended plans will not have an unacceptable impact on T21 and no additional conditions need to be recommended above what is already in the Council assessment report. Condition 1 within the assessment report is recommended to be updated to refer to the addendum arborist report.

Council has taken into consideration the additional submission and geotechnical report prepared by Davies Geotechnical consultants. The additional information provided by the applicant adequately addresses the issues raised in the submission and Council is satisfied the development will not result in unacceptable geotechnical hazards or

impacts to adjoining properties trees, subject to compliance with the conditions as recommended by Council.

Amended Condition 1 - (Condition amendments in bold)

1. **Approved Plans and Supporting Documentation**

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

a) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
DA1001 - Rev A	18/06/2021	Jorge Hrdina
DA2000 - Rev A	15/06/2021	Jorge Hrdina
DA2001	22/02/21	Jorge Hrdina
DA2002 - Rev A	15/06/2021	Jorge Hrdina
DA2003 - Rev A	15/06/2021	Jorge Hrdina
DA2004 - Rev A	15/06/2021	Jorge Hrdina
DA2005 - Rev A	15/06/2021	Jorge Hrdina
DA2221 – Rev A	13/07/2021	Jorge Hrdina
DA2222 – Rev A	13/07/2021	Jorge Hrdina
DA3000 - Rev A	18/06/2021	Jorge Hrdina
DA3001	22/02/2021	Jorge Hrdina
DA3002	22/02/2021	Jorge Hrdina
DA3003	22/02/2021	Jorge Hrdina
DA3004	22/02/2021	Jorge Hrdina
DA3100	22/02/2021	Jorge Hrdina
DA3103	22/02/2021	Jorge Hrdina
DA3102	22/02/2021	Jorge Hrdina

Engineering Plans		
Drawing No.	Dated	Prepared By
Site stormwater drainage, H-DA-01, Rev A	21/12/2020	ITM Design

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Flora and Fauna Assessment	05/02/2021	GIS Environmental
Arboricultural Impact Assessment, Ref - 221	14/01/2021	Rain Tree Consulting
BASIX Certificate No. 1166191S	17/02/2021	Damian O'Toole Town

		Planning
Geotechnical Report, 2020-232, Issue 1	13/07/2021	Crozier Geotechnical Consultants
Geotechnical Assessment for revised architectural drawings, 2020-232	13/07/2021	Crozier Geotechnical Consultants
Arboricultural Addendum Report, Ref 10721	13/07/2021	Rain Tree Consulting

- a) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in writing by Council.
- b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.
- c) The development is to be undertaken generally in accordance with the following:

Landscape Plans		
Drawing No.	Dated	Prepared By
Landscape Plan Rev A	20/02/2021	Pangkarra

Waste Management Plan		
Drawing No/Title.	Dated	Prepared By
Waste Management Plan	Undated	Jorge Hrdina

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.

9. **Geotechnical Report Recommendations have been Incorporated into Designs and Structural Plans**

The recommendations of the risk assessment required to manage the hazards as identified in the Geotechnical Report prepared by Crozier Geotechnical Consultants dated **13 July 2021** 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.

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

Reason: To ensure geotechnical risk is mitigated appropriately.

Attachments to this Memo

Attachment 1 – Submission from Davies Geotechnical Engineers dated 5 July 2021 (on behalf of 1110 Barrenjoey Road)

Attachment 2 – Updated Geotechnical Report prepared by Crozier dated 13 July 2021

Attachment 3 – Geotechnical assessment for revised architectural drawings prepared by Crozier dated 13 July 2021

Attachment 4 - Addendum Arboricultural Report prepared by Rain Tree Consulting dated 13 July 2021

Attachment 5 – Updated Drawings DA2221 and DA2222 dated 13 July 2021.