

RESPONSE TO REQUEST
FOR ADDITIONAL INFORMATION
(ANY ADDITIONAL INFORMATION OR AMENDED PLANS
MUST BE SUBMITTED UNDER THE COVER OF THIS FORM)

DA No: N0317/16

The General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 2103

(Fax No: 9970 1200)
(Email: pittwater@northernbeaches.nsw.gov.au)

Name: PETER ROACH

Address: POB 7099

MEMMANS. POINT 2066.

Phone: 0419 226 016

Date: 24 NOV. 16

Proposed Development: **Subdivision of 62 Hillside Road into 4 residential lots plus civil and landscaping works to 62 and 85 Hillside Road to facilitate the subdivision**

At: **62 & 85 Hillside road, Newport (Lot 1, DP 408800 & Lot 2, DP 1036400)**

I am submitting additional information

☒ Yes

☐ No

I am submitting amended plans (Plus A4 reduced copy for notification)

☒ Yes

☐ No

I have attached further documentation

☒ Yes

☐ No

In the interests of public transparency please note that any additional information or amended plans you submit regarding this application are available to all interested persons on request and will also be made available on Council's Internet site through Council's Application tracking process.

ALL REQUESTED ADDITIONAL INFORMATION IS ATTACHED HEREWITH

Signature: Peter Roach

25 November, 2016

Northern Beaches Council, Mona Vale
Tyson Ek-Moller
Assistant Executive Planner
Planning and Assessment
By email

Dear Tyson,

RE: DA: N0317/16 - SUBDIVISION OF 62 HILLSIDE ROAD INTO 4 RESIDENTIAL LOTS PLUS CIVIL AND LANDSCAPING WORKS TO 62 AND 85 HILLSIDE ROAD TO FACILITATE THE SUBDIVISION AT 62 AND 85 HILLSIDE ROAD, NEWPORT, NSW (LOT 1 DP 408800 AND LOT 2 DP 1036400).

The purpose of this letter is to provide advice regarding a request by Northern Beaches Council for additional information in relation to DA N0317/16 (24 October, 2016) on behalf of Cariste Pty Ltd (P. Roach) (the 'Applicant'). Responses are provided below

1. COMMENCEMENT OF WORKS FOR PREVIOUS CONSENTS (DA N0274/09 AND N0730/10)

It is considered that lawful substantial commencement of works for both development applications has already been undertaken, with the following activities already completed:

DA N0274/09 (Driveway at 62 and 85 Hillside Road, Newport) and CC0328/14:

1. Construction certificate (CC) CC0328/14 for the approved driveway was determined 11 December, 2014.
2. The entire driveway was surveyed and pegged, satellite pegs were installed.
3. An arborist identified and marked the trees to be removed.
4. Sedimentation fences were installed.
5. Tree protection fencing and tree guards were installed.
6. Marked trees were removed, mulched, and where required, stumps removed.
7. Civil engineering works have been undertaken including benching in the road from the house and along approved driveway route.

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Head Office

Suite 201, 20 George Street,
Hornsby NSW 2077, Australia
Ph 02 9476 9999 **Fax** 02 9476
8767

> mail@martens.com.au

www.martens.com.au

MARTENS & ASSOCIATES P/L
ABN 85 070 240 890 ACN 070 240 890

8. Test pits dug via excavator to ascertain structural requirements of retaining walls along the approved driveway.
9. Six nesting boxes were installed.
10. Noxious weeds were sprayed.
11. Blue metal filled drains were installed overlaid with silt mesh.
12. Substantial commencement of approved works was confirmed with PCA by the Applicant.

Refer to Figure 1-3, Plates 1 to 17, Attachment A for photos of already completed works provided by Applicant.

For these reasons, it is considered that approval for DA N0274/09 and CC0328/14 has not lapsed and remains active.

DA N0730/10 (Subdivision of 1 lot into 2 lots at 85 Hillside Road, Newport):

1. Section B, Condition 3 - Water and Utilities: Under Sect 4.1.3 of *Planning for Bush Fire Protection* (NSW Rural Fire Service, 2006), queries were made by the Applicant to Sydney Water to separately supply water and a meter on each block. The Applicant was advised that Sydney Water was not able to do this until a building application was received, and as the Applicant was not in a position to submit a building application this condition could not yet be completed.
2. Static water supply (5,000 L) established in storage tank at bottom driveway.
3. An APZ was maintained around the existing house.
4. Section C, Condition 4 – Access: Section 4.1.3 (2) of *Planning for Bush Fire Protection*, the current house is within 70m of the public road, therefore access to the dwelling is compliant.
5. Section B, Condition 5 - Design and Construction: All gutters were removed from the house to avoid leaf build up and non-combustible mesh applied to valleys.
6. Works were carried out in accordance with advice received by PCA, and substantial commencement of approved works was confirmed with PCA by the Applicant.

The subdivision certificate to be issued for DA N0730/10 was compromised because it is dependent on completion of the full length of the driveway, well past the two blocks at 85 Hillside Road, which is subject to some alteration in the present application (DA N0317/16). Therefore, completion of the driveway was suspended pending the success of the current application.

Refer to Figure 3, Plate 18, Attachment A for photo of already completed works.

For these reasons, it is considered that approval for DA N0730/10 has not lapsed and remains active.

2. VEGETATION MANAGEMENT PLAN

Refer to Attachment B for consultant advice.

3. STORMWATER MANAGEMENT

This DA comprises a subdivision of the site (62 Hillside Road, Newport) of 1 lot into 4 lots, minor stormwater works to service the proposed lots, and minor vegetation clearing for APZ development and proposed individual maximum building envelopes in accordance with documentation provided with DA application (N0317/16).

The attached drainage plans (refer to Attachment C, Martens & Associates, 2016, P1203617PS02-R04) are for subdivision development only, the previous approved DA N0274/09, CC0328/14 for driveway construction includes stormwater measures relevant to driveway construction. The drainage plans have been prepared for proposed building platforms for each new allotment, additional stormwater management information may be required to be provided to Council at individual dwelling development stage.

DRAINS hydraulic modelling for comprehensive civil and stormwater engineering confirms that incorporation of onsite detention (OSD) measures as indicated on the attached drainage plans (Martens & Associates, 2016, P1203617PS02-R04), will result in no changes to existing overland flow and drainage to onsite drainage depression. OSD has been incorporated into the stormwater management system to ensure post-development flow rates do not exceed the pre-development flow rates. Further, outlets will be designed to dissipate discharging water to prevent concentrated flows and subsequent erosion and scour. As a result, no additional drainage easements will be required. Refer to drainage plans (Martens & Associates, 2016, P1203617PS02-R04) for indicative water quality and OSD requirements for each proposed allotment.

4. BUILDING ENVELOPE

The Subdivision Plan (Martens & Associates, P1203617PS03-A400, Attachment D) has been amended, removing the reference to 'indicative building envelope'. The legend key has been revised to read 'Proposed Maximum Building Envelope 200 m²', as since the application and supporting documentation provided to Council is still not yet determined/approved, the building envelopes are not able to be specified as 'set' (i.e. the application is still in a 'proposal' stage). This will be assumed when plans are stamped by Council, after which time an application to change Council consent would be required to alter the building envelope.

As also discussed with Jodi Harvey (Northern Beaches Council, 23 November, 2016), given the large amounts of documentation already provided for this application, we feel that the few references to the 'indicative building envelope' within the supporting documentation do not necessitate a re-submission of large volumes of documentation. Any reference within the supporting documentation to the plans, particularly when stamped by Council, will be overridden by the information on the final stamped subdivision plan.

5. RESPONSE TO SUBMISSIONS

The following advice has been provided by the Applicant:

- The Applicant believes that the number of objections received by Council regarding this application is due to the large number of adjoining neighbours, in this case, eleven.
- The eleven adjoining neighbours, particularly the eight neighbours from Kanimbla Crescent, have enjoyed the long term benefits of overlooking a bushland setting with distant views of the ocean. The development has been designed to limit

canopy loss, and landscape recommendations for the development will enable sufficient vegetation to be restored, retained or replanted to compliment and maintain the visual amenity of the site.

- This development is for 4 large blocks which will allow for extensive retention of bushland. The remaining high quality littoral rainforest vegetation and habitat will be protected and maintained within the established conservation area, and costs shared amongst future landowners of the proposed subdivided lots at 62 Hillside Road.
- Some neighbouring properties have extended their gardens over their boundary, and onto the subject site, as observed on site aerials. Not all adjoining gardens include endemic rain forest species, including property owners who may have discussed their objection to removal of native vegetation onsite. It must be considered that the 'littoral rain forest' community did not stop at the subject site boundaries, and many of the adjoining properties were once the same vegetation, which has subsequently been removed or replaced.
- Assessment of the site has determined that any potentially affected fauna are highly mobile, with the subject site providing a small portion of the total home range, and so no significant adverse impacts to fauna migration, nesting or breeding are expected to occur as a result of the proposed development.
- The already approved driveway on 85 and 62 Hillside Road complies with all development engineering conditions, and provides all off street parking and visitor parking to the proposed new allotments. The approved driveway (120m in length) is wider than Hillside Road, a Council-owned road, which does not conform to 'standard' engineering widths. Many residents park cars on the street rather than on their property, likely including many neighbouring property owners who have discussed their objection to the proposed development due to traffic issues.

Additional information regarding traffic, vegetation and fauna issues, as well as technical matters, are specifically addressed in the extensive consultants' reports.

Please don't hesitate to contact the writer if you have any further questions.

For and on behalf of

MARTENS & ASSOCIATES PTY LTD



CAROLYN STANLEY

Environmental Scientist

Attachments

ATTACHMENT A – FIGURES/PLATES



Plate 1: Survey pegs for driveway.



Plate 2: Trees marked by arborist for removal.



Plate 3: Tree protection and SEC measures.



Plate 4: SEC and barrier measures.



Plate 5: Tree protection measures.



Plate 6: SEC measures.

Martens & Associates Pty Ltd ABN 85 070 240 890		Environment Water Wastewater Geotechnical Civil Management	
Drawn:	CS	Plates 1 - 6 Response to NBC Correspondence (24 October 2016) 62 and 85 Hillside Road, Newport, NSW Source: P.Roach, 2016	Drawing No:
Approved:	GT		FIGURE 1
Date:	24.11.2016		
Scale:	Not to Scale		Job No: P1203617



Plate 7: Driveway benching and excavation works.



Plate 8: Driveway benching and excavation works.



Plate 9: Driveway benching and excavation works.



Plate 10: Driveway benching and excavation works.



Plate 11: Gravel drains/mesh.



Plate 12: Driveway benching and excavation works.

Martens & Associates Pty Ltd ABN 85 070 240 890		Environment Water Wastewater Geotechnical Civil Management	
Drawn:	CS	Plates 7 - 12 Response to NBC Correspondence (24 October 2016) 62 and 85 Hillside Road, Newport, NSW Source: P.Roach, 2016	Drawing No:
Approved:	GT		FIGURE 2
Date:	24.11.2016		
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Plate 13: Driveway excavation works.



Plate 14: Driveway excavation works.



Plate 15: Driveway benching and excavation works.



Plate 16: Driveway benching and excavation works.



Plate 17: Nesting boxes.



Plate 18: Installation of 5,000 L concrete water storage tank for fire fighting.

Martens & Associates Pty Ltd ABN 85 070 240 890		Environment Water Wastewater Geotechnical Civil Management	
Drawn:	CS	Plates 13 - 18 Response to NBC Correspondence (24 October 2016) 62 and 85 Hillside Road, Newport, NSW Source: P.Roach, 2016	Drawing No:
Approved:	GT		FIGURE 3
Date:	24.11.2016		
Scale:	Not to Scale		Job No: P1203617