

Request for Additional Information Response Letter

DEVELOPMENT APPLICATION DA2024/0826

FOR

Cass & Rob SIMS

AT

71 Pitt Road, North Curl Curl, NSW 2099

ISSUE

02/07/2024

Response

This letter is in response to the request for additional information received from Northern Beaches Council 01/07/2024

Query

1. Clarification of Trees to be removed or impacted

An Arboricultural Impact Assessment Report, prepared by a qualified AQF5 (or higher) arborist, must be submitted when works are proposed within 5m of a tree irrespective of property boundaries, or a tree is proposed for removal. No Arborist Report is required for trees and species within the development site that can be removed without approval (i.e. Exempt Tree Species and trees under 5m in height).

Response

In accordance with Northern Beaches Council Development Application & Modification Lodgement Requirements document, an Arboricultural Impact Assessment Report has not been commissioned on the basis that all trees within 5m of the proposed works are either exempt tree species or trees under 5m in height.

The documents have been revised to clarify that trees on the neighbouring lot to the southeast (no.14 Jamieson Avenue) are Cocos Palms which are listed as an exempt species on the Northern Beaches Council Exempt tree species list. Refer figures 1 & 2.



Figure 1 View from no.71 looking southeast to Cocos Palms at no.14 Jamieson Avenue

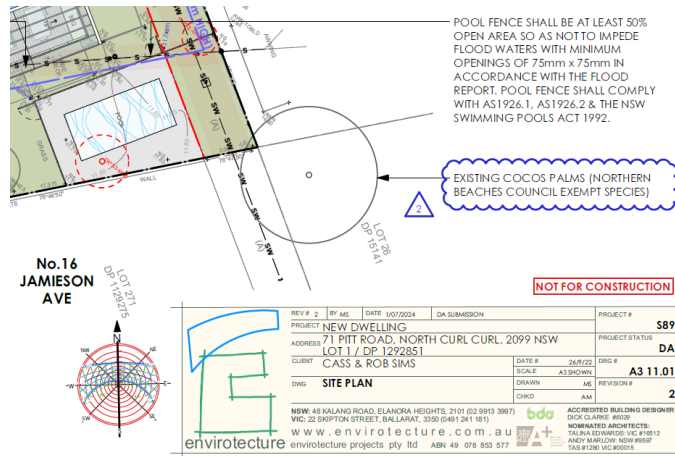


Figure 2 Revised site plan

Recent aerial photos confirm that trees on the neighbouring lot to the southwest (no.18 Jamieson Avenue) which were likely to be higher than 5m, have been removed. Refer figure 3.



Figure 3 Aerial photo courtesy NSW SIX Maps Viewer

Reference to the aforementioned site conditions in relation to trees to be removed or impacted is made in the submitted Statement of Environmental Effects in the section titled Part E The Natural Environment.

Query

2. Landscape Plan

A Landscape Plan including a planting schedule for new plantings (species, quantities, pot sizes and heights at maturity) and trees to be removed and retained.

Response

The landscape plan has been revised to nominate species, quantities, pot sizes and heights at maturity for new plantings, and to clarify trees to be removed and retained.

Query

3. Swimming Pool Plans

Detailed plans for the swimming pool, including site plan, sections and elevations.

Response

Please refer to the landscape drawings for detailed plans of the swimming pool, including site plan, sections and elevations. The swimming pool is drawn to scale and dimensioned on landscape drawing no.1. Landscape drawing no.2 depicts a cross section through the swimming pool including proposed coping level and base level.

Revised Documentation

Original submission	Revised submission
Combined architectural drawings. Filename: "S89-DA-A3 - 2024-05-28.pdf"	Combined architectural drawings. Filename: "S89-DA-A3 - 2024-07-01.pdf"
Individual architectural site plan. Filename: "S89-DA-A3 11.01-1-SITE PLAN.pdf"	Individual architectural site plan. Filename: "S89-DA-A3 11.01-2-SITE PLAN.pdf"
Landscape drawings. Filename: "71 PITT RD, NORTH CURL CURL - LANDSCAPE PLAN-V6 - 5.6.24.pdf"	Landscape drawings. Filename: "71 PITT RD, NORTH CURL CURL - LANDSCAPE - V7 2.7.24.pdf"

Note

Revised documents have been uploaded to the NSW Planning Portal as required. Documents from the original submission which are superseded (1st column above) shall be discarded by the consent authority to avoid confusion.

Conclusion

We trust this response is satisfactory and the assessment of the application can proceed accordingly. Please don't hesitate to contact this office if any further clarification is required.