

Philip J Low
49 Julia Street
BURLEIGH HEADS QLD 4220

16 February 2024

Development Advisory Team
Northern Beaches Council

Dear Ms Surtees

Application No. DA2023/1692 - PAN-390766
Address: 11 Catalina Crescent AVALON BEACH
Applicant Response to Council Letter dated 2 February 2024

The following conceptual amendments and response is provided to Council's letter.

1. Landscape Officer

An Arboricultural Impact Assessment by BLUEGUM – Tree Care and Consultancy has been obtained and uploaded to the Planning Portal. This Arboricultural Impact Assessment has determined the SRZ (Structural Root Zone) and TPZ (Tree Protection Zone) for the existing paperbark tree, which are shown on the revised Site Analysis Plan (refer DRG CATALINA_09 Rev. A 16/02/24). The Arboricultural Impact Assessment considers placement of two piers within or close to the SRZ of this tree and allows these piers with the following conditions.

- Hand excavation only
- Test digging required to determine suitable locations for the piers between structural roots greater than 50mm.
- Supervision by the project Arborist with photographic records kept for certification purposes.
- Piers to be as slender as possible.

A preliminary design of the pier supports has been prepared as documented on DRG. CATALINA_11 Rev. A 16/02/24). One only hand excavated pier is required within the SRZ of the paperbark tree. The design allows considerable flexibility in the placement of this pier as the spacing of bearers can be adjusted and cantilever of bearers maximized to accommodate the approved pier location as determined in accordance with the Arboricultural Impact Assessment. All other piers within the TPZ of the paperbark tree will be hand excavated and approved by the project Arborist, with locations adjusted if necessary.

There is no trench excavation required for the proposed stormwater drainage system. Refer to Item 4 below and DRG CATALINA_10 Rev. A 16/02/24 for more detail.

2. Bushland and Biodiversity Officer

Please refer to Item 1 response above as relevant.

3. Flood Engineer

- A1 and A2

Revised calculations for the net loss of flood storage due to retention of the existing cabin slabs have been undertaken as shown on DRG. CATALINA_12 Rev. A 16/02/24. Cabin 1 net flood storage loss is 3.3m³. Cabin 2 net flood loss is 0.2m³ (negligible). Combined net flood storage loss is 3.5m³.

Clause A2 of the Pittwater DCP (2014) Cl.B3.11 allows compensatory works to balance the loss of flood storage from the development. Accordingly, it is

Philip J Low
49 Julia Street
BURLEIGH HEADS QLD 4220

proposed that 3.5m³ of soil be removed below the 1% AEP water level (3.52m AHD) to compensate for the loss of flood storage. This is considered a better solution than removing the existing Cabin 1 slab as it minimizes demolition and waste materials for removal and minimizes disturbance over the TPZ of the paperbark tree as discussed in the Arboricultural Impact Assessment.

The proposed area for the compensatory excavation works is under and adjacent to the proposed deck at the western end of the proposed building as shown on DRG CATALINA_01 Rev. A 16/02/24 and DRG. CATALINA_12 Rev. A 16/02/24. The average depth of excavation is approximately 250mm. Excavation works will be undertaken under the supervision of the project Arborist.

- C3

The proposed floor framing is shown on DRG. CATALINA_11 Rev. A 16/02/24 and CATALINA_12 Rev. A 16/02/24.

There are no small openings below the 1% AEP water level which can become blocked where the existing slabs have been retained. Flood water is able to spread freely and without blockage under the floor framing in the proposed deck area and the area between the retained slabs.

- E1

Please refer to the Flood Emergency Response Assessment (14/02/24) uploaded to the Planning Portal.

4. Riparian Lands and Creeks Officer

The plans have been updated to show a proposed level spreader for the discharge of stormwater as suggested. The middle section of roof allows rainwater to fall freely onto the ground. Please refer to CATALINA_10 Rev. A 16/02/24 for detail.

5. Planning Concerns

The drawing scale has been checked and confirmed as correct. Please note that the plans must be printed as A3 size for direct measurement to the nominated scale.

A full set of the current plans including the new and amended drawings referenced above have been uploaded to the Planning Portal.

Yours Faithfully,



Philip Low

M: + 61 410 542466

E: philip.low@app.com.au