

12 May 2023

The Chief Executive Officer
Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099

FAO: Gareth David
Sent via e-mail: gareth.david@northernbeaches.nsw.gov.au

Dear Gareth

Re: Amended plans and supporting information - response to e-mail dated 28/04/23 -Development Application for Alterations and Additions at 762 Barrenjoey Road, Avalon Beach – DA2023/0207

Thank you for your e-mail of 28 April 2023 outlining the Council's Development Engineers referral response.

I have attached amended plans that address the stormwater and geotechnical points raised. I have sent this covering letter and amended plans by e-mail and uploaded onto the Planning Portal. The amended plans and additional information overcome the concerns raised for the following reasons:

Stormwater drainage - The proposed hardstand area is greater than 50sqm, as per Council's Water Management for Development Policy, an On-site Stormwater Detention system (OSD) is required. Amended plans with OSD are requested for further assessment.

Response – The subject site already has an On-site Stormwater Detention system, in addition to additional proposed rainwater storage tanks and an existing 500 x 500 tank under the rear deck, collecting water from the existing balcony roof and rear garden via ag pipes. Given the existing stormwater provision on site, the Amended Plans have been reannotated to note that stormwater drainage will feed into the existing stormwater line, OSD and water tanks. I trust that the existing provisions overcome the need for any additional OSD.

Geotech - Seems like the extent of excavation for proposed pool is 1.5m (and within 1.2m of the side boundary), hence a Geotech Report with form 1 and 1A is required as per Council's Geotechnical Risk Management Policy for Pittwater relating to the potential impact of excavation on land stability. Refer Clause 8.1 DCP Pittwater.

Response – The location of the pool has been moved further from the side boundary by 300mm to ensure that the distance from the boundary is greater than the excavation of the pool. Notes are annotated on the plan which detail that the pool excavation is 1227mm and the setback off the boundary is 1500mm. I trust that the Amended Plan overcome the need for a Geotechnical Report, in accordance with DCP Control 8.1.

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Please can you confirm acceptance by return correspondence and provide an update on the progress of the DA.

Kind regards,

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Planning Progress