

26 February 2020

Development Assessment  
Planning and Development  
Northern Beaches Council

**COVER LETTER**

**PROPOSED RETAINING WALLS, SWIMMING POOL, AND ASSOCIATED WORKS**

**NICOLE AND BRYAN HALLETT**

**No. 2/86 ANZAC AVENUE, COLLAROY 2097**

**Also known as 58B SUFFOLK AVENUE, COLLAROY 2097**

**LOT 2 SP48382**

Please find enclosed all required plans and documentation for the proposed works at 2/86 Anzac Avenue, Collaroy. There have been extensive discussions with Kevin Short, the development planner for this site and all concerns of Council are addressed in this application and the statement of effects.

The proposed application is necessary to ensure that this site has adequate retaining and stability. The site at present is at risk from slippage and damage, not only to the residence but to the shared access driveway. The majority of the application is for retaining and this includes the small plunge pool, which will act as a retaining anchor. The pool area will also create an outdoor private open space for the family. This open spaced area is currently lacking on site. Any additional hard surface or site coverage has been kept to a minimum.

Additional plans showing elevations and sections have been supplied far exceeding Council's usual requirements.

A full arborist report accompanies this application and letters from both adjoining neighbours state that there are no concerns with the proposal and that the works should be carried out.

A full Geotech report also accompanies this application. Once approved, all engineering will be designed to a high standard ensuring that the proposed works are excellently constructed.

Permission from the neighbouring site is granted allowing access and construction of retaining walls. There is direct advice from the Site Geotechnical Consultant that the Council should provide approval as quickly as possible for the retaining on site. It is necessary that the shoring be installed to ensure the ongoing stability of the driveway (ROW) above. Temporary shoring should be permitted without consent; however, permanent structures are preferred and should not be delayed.

Please let me know if you require anything else or have any questions.

Regards

Paul Norman  
Right Angle Design and Drafting

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