



Outlook Planning and Development
PO Box 8 Beresfield NSW 2322

ABN: 14 590 938 126

T 0432 848 467

E admin@outlookplanningdevelopment.com.au

W www.outlookplanningdevelopment.com.au

23rd September 2020

Re: Additional Information Response - DA2020/0770 for Subdivision of 1 lot into 2, alterations and additions to a dwelling house and secondary dwelling including swimming pool and change of use at 26 Riverview Road AVALON BEACH

Dear Sir/Maddam,

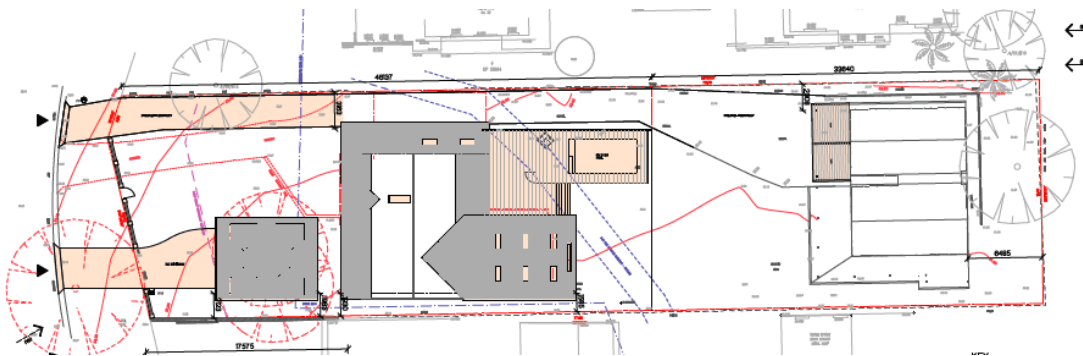
An additional information letter dated 15 September 2020 which raised the following:

1. Council will only permit one vehicular crossing for the proposed two lots as the site frontage is less than 30m. The proposed two vehicular crossings are not permitted.
2. An overland flow study report shall be submitted to Council for assessment. The report shall demonstrate overland flow path within the updated drainage easement. Please refer to Council's stormwater Team's email for more details in regards to the requirements of the updated drainage easement.
3. Council's stormwater Team suggests objection to the proposed structures over Council pipeline, details shown in the email.
4. The three trees identified for removal comprise part of a broader local occurrence of Pittwater Spotted Gum Forest Endangered Ecological Community (EEC) and are significant healthy specimens with high retention value. The proposal to remove these trees to facilitate an additional driveway for the new subdivided lot indicates that the abovementioned controls have not been considered at the design stage. Moreover, whilst the arboricultural assessment (Growing My Way Tree Consultancy, June 2020) suggests that the removed trees are proposed to be replaced on a 1:2 basis, this is not indicated in the submitted landscape plan or Statement of Environmental Effects (SEE). The landscape plan is also noncompliant with PDCP Clause B4.7 (i.e. no net loss of native canopy trees and new landscaping to be at least 80% PSGF EEC), while the SEE fails to include reference to or assess compliance against relevant biodiversity provisions.

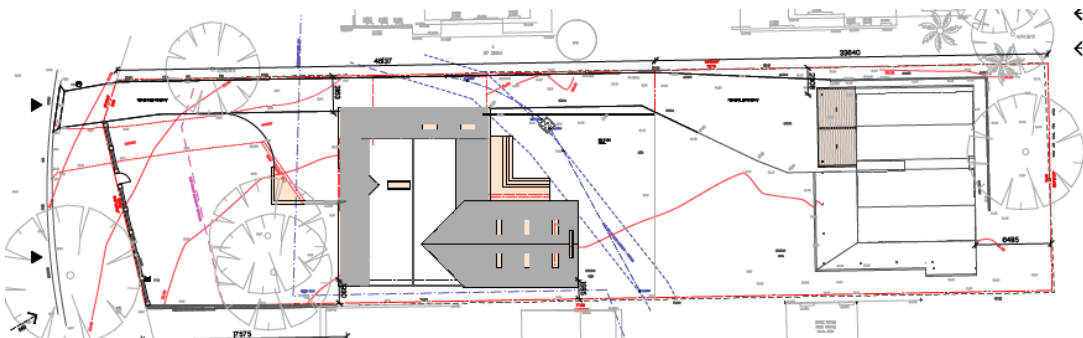
The proposal is therefore considered to be inconsistent with the controls and cannot be supported. Any future development application should seek to demonstrate that the proposal has been designed and sited to avoid impact to existing native vegetation. Further assessment against the Biodiversity Conservation Act in the form of a 'Test of Significance' may also be required should native trees be proposed for removal.

As a result of the issues raised by Council the owner has revised the plan with the following changes to mitigate the concerns raised by Council:

- Remove the second driveway and garage for the front lot to retain the existing trees
- Remove the swimming pool and decking area over the easement
- Provide a hardstand area for off street parking for the front lot.



Original Site Plan



Amended site plan

It is considered that the proposed amended plans address the concerns from Council and result in a better planning outcome for the dwelling and the wider community. It is noted that the size and design of the dwellings remain unchanged aside from the removal of the swimming pool area and therefore there is minimal impact on neighbouring properties and therefore it is requested that re-notification should not be required.

Kind regards,

Joshua Taylor-Real

Principal Planner