

Kelly Gallo  
130 Elanora Rd  
Elanora Heights  
NSW 2101

8 June 2020

Northern Beaches Council  
1 Park St  
Mona Vale NSW 2103

Attention: Tony Collier

**RE: DA2020/0246**

Dear Mr Collier,

We refer to your letter dated 11May2020 raising several points regarding our DA, however we only received the letter via email on the 19May2020 after requesting a copy. No hardcopy has been received yet.

**Pittwater Local Environment Plan 2014**

The objectives stated can be satisfied, our response to the specific issue is addressed below.

**Landscape Referral Report**

Council's Landscape Referral Response of 5May2020 clearly states "*proposal is therefore supported*" and supports the removal of several trees with conditions.

The subsequent letter to the applicant dated 11May raised the issues Sydney Blue Gum and Sydney Red Gum, and states that these trees Tree 2 and Tree 5 are for removal.

Tree 2 is unaffected by the development, as stated in the Arborist report.

Tree 5 which is in "*fair condition*" as stated in our arborists report Mark Bury Consulting dated 14 Oct 2019. This tree will be replaced as per the arborist report and landscape referral response.

Please find attached revised Arboricultural Impact Statement, refer points 6 and 7 which have been revised to include Tree 5, for consistency throughout the report.

**Arborists Additional Information**

Our arborist Mark Bury has provided additional commentary:

*"The loss of the tree (T5) will have little impact on the forest type of the vicinity as there was no signs of any fauna using it as a habitat . . ."*

Mark Bury is happy to speak directly with Council representative should this be required.

## **Pittwater 21 Development Control Plan**

### **Traffic Engineer Report**

Concern was raised to the initial driveway design. A subsequent Transport Network Manager Referral Response report supports the DA subject to the following:

*The driveway is to accommodate 2 passing bay opportunities. The initial within the first 6.0m of the property boundary, and the second just after the front two buildings. All vehicles must be able to enter and exit the site in a forward direction. The proposal is therefore supported.*

We include an amended driveway design (attached) which satisfies the above condition. The revised design also provides compliance with:

- Car parking for No.130 Elanora Rd
- Proximity of the driveway to the existing dwellings by partial demolition of the garage on No.132 and partial demolition of No.130 resulting in no overhang
- Filling in of Nature Strip
- Engineering details on retaining walls and driveway design

### **Development Engineer Report (Hydraulic Engineer)**

We attach Stormwater Design by our Hydraulic engineer which provides details as requested on:

- Connection of existing dwellings
- Stormwater design showing collection and connections
- Pits, grates and pipes from the access driveway
- Capacity to accommodate volume of stormwater in existing pipe which drains to Council's drainage system

The existing easements are recorded on the Certificate of Title on both 132 Elanora Rd and 40 Iluka Ave (refer Land registry Services DP1246833). No additional easements or consents are required to any adjoining properties.

### **Sub-Division Plan**

Please refer to revised plan with the relevant amendments to right of way, drainage easements and access driveway that have been made.

## Summary

We believe we have addressed all of Council's concerns regarding the DA with the submission of:

- Commitment of re-planting trees as specified and additional commentary by our arborist of T5
  - Arboricultural Impact Statement Amended June 2020 130-132 Elanora Road Elanora Heights NSW
- Amended engineering for the driveway with details showing recommended access exit and entry, no overhang, retaining wall and road reserve designs
  - 19-240 C2.1 DRIVEWAY CROSSING REV A
  - 19-240 C2.0 DRIVEWAY CROSSING REV D
  - 19-240 C1.0 DRIVEWAY CROSSING REV D
  - 19-240 C3.0 DRIVEWAY CROSSING REV A
- Hydraulic engineering design of stormwater to Council's drainage system
  - 19-240 D1 Typical Notes REV A
  - 19-240 D2 Pre-Development & Typ Details REV A
  - 19-240 D3 Post Development REV B
- Amended Survey plan
  - 19051-DSUB\_REV-F

We look forward to working with Council with our goal of gaining development approval.

Regards



Kelly Gallo

On behalf of the owners Gallo and Vezmar

## Attachments:

- Arboricultural Impact Statement Amended June 2020 130-132 Elanora Road Elanora Heights NSW
- 19-240 C2.1 DRIVEWAY CROSSING REV A
- 19-240 C2.0 DRIVEWAY CROSSING REV D
- 19-240 C1.0 DRIVEWAY CROSSING REV D
- 19-240 C3.0 DRIVEWAY CROSSING REV A
- 19-240 D1 Typical Notes REV A
- 19-240 D2 Pre-Development & Typ Details REV A
- 19-240 D3 Post Development REV B
- 19051-DSUB\_REV-F