

Memo

Development Assessment

To: Development Determination Panel (DDP)

Cc: Rod Piggott
Manager, Development Assessments

From: Phil Lane
Principal Planner

Date: 7 December 2020

Subject: DA2020/0432 - 9 - 11 Birdwood Avenue, Collaroy

Record Number: 2020/771375

Dear Panel,

On 11 November 2020 the DDP resolved the following:

“The Panel deferred this item to allow the applicant to provide further information and consideration by the Panel.”

On 27 November 2020 Council received amended plans from the applicant's architect.

A review of the plans notes the following amendments:-

	DDP Plans	Amended Plans	Difference
Upper Roof	RL15.4	RL15.08	-0.32m
Lower Roof	RL14.55	RL14.23	-0.32m
Ground Level	RL11.5	RL11.18	-0.32m
Garden Level	RL11.2	RL10.97	-0.23m

All levels have been reduced in height and a recessed section has been included to the rear portion of the proposal.

However, it is noted that the garden level has only been altered by 0.23m and not 0.32m. If the Panel recommends approval this area should be conditioned to be reduced from RL11.2 to RL10.88.

Council's Planner has liaised with the Senior Landscape Architect and suitable native planting can be achieved in the recessed rear portion of the proposal as follows: -

Banksia ericifolia,
Callistemon citrinus

These types of trees can grow to 5m to 6m in height.

Council's Planner has also contacted the Manager, Traffic Network and discussed the use of Birdwood Avenue for the path of travel from the subject site to the northern side of Birdwood Avenue. The Manager did not require a refuge island or pedestrian crossing given the level of vehicular movements within Birdwood Avenue and that Birdwood Avenue was a dead end road.

Recommendation:

That the proposal be approved with the following changes:

Amend Condition 1 to read.....

1. Approved Plans and Supporting Documentation

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

a) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.		
DA.01		
DA.02		
DA.03		
DA.04		
DA.05		
DA.06		
DA.07		
DA.19		
DA.20		
Exterior Finishes/Palette		

The Upper Ground Floor Plan and Roof Plan are to be in accordance with the following:

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
SK.01	26.11.2020	Edaa
SK.02	26.11.2020	Edaa
SK.03	26.11.2020	Edaa

Reports / Documentation – All recommendations and requirements contained within:
Report No. / Page No. / Section No.
Operational Waste Management Plan
Traffic and Parking Assessment Report
Biodiversity Assessment
BCA Compliance Capability Statement
Aboriginal Impact Assessment
Geotechnical Report into Acid Sulphate Soils
Geotechnical Report Site
Accessibility Design Review

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

c) The development is to be undertaken generally in accordance with the following:

Landscape Plans
Drawing No.
LALP101/C
LALP102/C
LALP103/E
LALP104/C

Waste Management Plan
Drawing No/Title.
DA.08

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.

Amend Condition 13 to read as follows:-

13. Amendments to the approved plans

The following amendments are to be made to the approved plans:

- Maximum fill of the rear ground level (rear boundary setback) of no more than RL10.88 this includes any retaining structures/walls (maximum RL10.88);
- Swimming pool finished coping level (maximum of RL11.1);
- Upper Roof RL15.08
- Lower Roof RL14.23
- Upper Ground Floor RL11.18

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the construction certificate.

Reason: To ensure development minimises unreasonable impacts upon surrounding land and compliance SEPP (HSPD) 2004.

Amend Condition 56 to read as follows:-

56. Landscape completion

Landscaping is to be implemented in accordance with the Landscape Plan LALP101, LALP102, LALP103, and LALP104, all issue C, prepared by Black Beetle Landscape Architecture, inclusive of the following conditions:

- i) All tree and palm planting within the rear southern setback shall be deleted,
- ii) Planting along the rear southern boundary shall be maintained at 2.5 metre maximum height above ground, and
- iii) All *Rhaphiolepis* species proposed are to be deleted and replaced with a non self-seeding species of similar form and height.

Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape architect or landscape designer shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with any conditions of consent.

Reason: To maintain environmental amenity.

Amend Condition 84 to read as follows:-

84. Height of vegetation

Any planting installed along the eastern and western boundaries of the site are to be maintained at height not exceeding six (6) metres, measured from the ground level adjacent to the trunk.

Any planting along the rear southern boundary shall be maintained at 2.5 metre maximum height above ground

Reason: Protection of local amenity and maintenance of view corridors.

Delete Condition 61 and Condition 65 as these conditions are now superseded by amendments to Conditions 56 and 84 above.