

Development Assessment - North Team
Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099

9th March 2022

Dear North Team members,

Re: 121 Pacific Road, Palm beach Development Application no: DA2021/2364

Please find below the response to the additional information requested.

1. Development engineering

We have conducted the various stages of assessment as outlined in the Stormwater Drainage from Low Level Properties clause 5.5.1.1. We had consulted with the neighbour about the possibility of a stormwater easement to which consent was not granted. The stormwater spreader has been reviewed and endorsed by the Geotechnical engineer.

2. Bushland and Bio Diversity

Due to the concerns raised we have amended our plans to facilitate the retention of Tree 4. The retention has been endorsed by the arborist and noted on the revised architectural plans.

In regards to Tree 14 the arborist has stated that this is of ill health and will not survive in the near future. We are happy to retain tree 14 as the proposal does not impact its health. Should the tree die, we would be happy to replace it with a suitable mature replacement. If council can advise which direction, they would like by way of a DA condition concerning tree 14.

In regard to tree 2, the removal of tree 2 was granted in a previous development consent and is located within 10 meters of the existing house and deck which complies with the 10/50 rule. We had relied on the previous approval for its removal and the footprint of the building hasn't changed. Its removal is necessary for the current proposal.

Following above-mentioned approach to Tree 2, Tree 4 and Tree 14; we believe the request for a Biodiversity Development Assessment Report is redundant.

We have also attached consent letter from neighbouring property owners (119 Pacific Road and 123 Pacific Road) regarding the removal of Tree 3, Tree 20 and Tree 21.

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3. Landscaped area

The landscape plan has been revised to increase the soft landscaped area to 58%. We are not seeking any work on council assets as part of this application a minor encroachment application will be prepared as a separate application.

We trust this satisfies the issues raised.

Kindly review attached documents as a response to satisfy the raised comments.

Document list below -

1. Arborist report
2. Architectural drawing update
3. Neighbour's Consent
4. Landscape drawing update
5. Geotech engineer endorsement
6. Neighbour's recommendation for Stormwater access

Regards,

Daniel Boddam

