

Memo

Development Assessment

To: Northern Beaches Local Planning Panel (NBLPP)

From: Dean Pattalis – Planner
CC – Steve Findlay – Manager Development Assessment

Date: 13 May 2025

Subject: Item 4.1 Local Planning Panel 7 May 2025
DA2024/1376 - 7 Cooleena Road ELANORA HEIGHTS

The purpose of this memo is to advise the panel that further information has been submitted in relation to the above application.

The panel resolved on 07/05/2025 to approve the application subject to deletion of the proposed driveway/turning area located on proposed Lot 2, as it was considered that insufficient information had been provided with the Geotechnical Report in relation to this section of the driveway. The condition was also pending advice from Council's internal referrals of any associated changes to their comments/conditions as a result.

In response, Council's Development Engineer has advised that the deletion of this section of the driveway cannot be supported from an engineering perspective, stating:

The section of driveway to proposed Lot 2 cannot be deleted as the proposed stormwater tanks are under the driveway in Lot 2. The stormwater works need to be completed for the subdivision which is not possible without the access driveway. To approve the subdivision, access and stormwater disposal must be available for each proposed lot.

We would reasonably expect the driveway to be the lid of the tanks. The OSD tank is 1.3m deep and for future access of the tank it would make sense for the driveway to be the top of the tank with access grates located in the driveway.

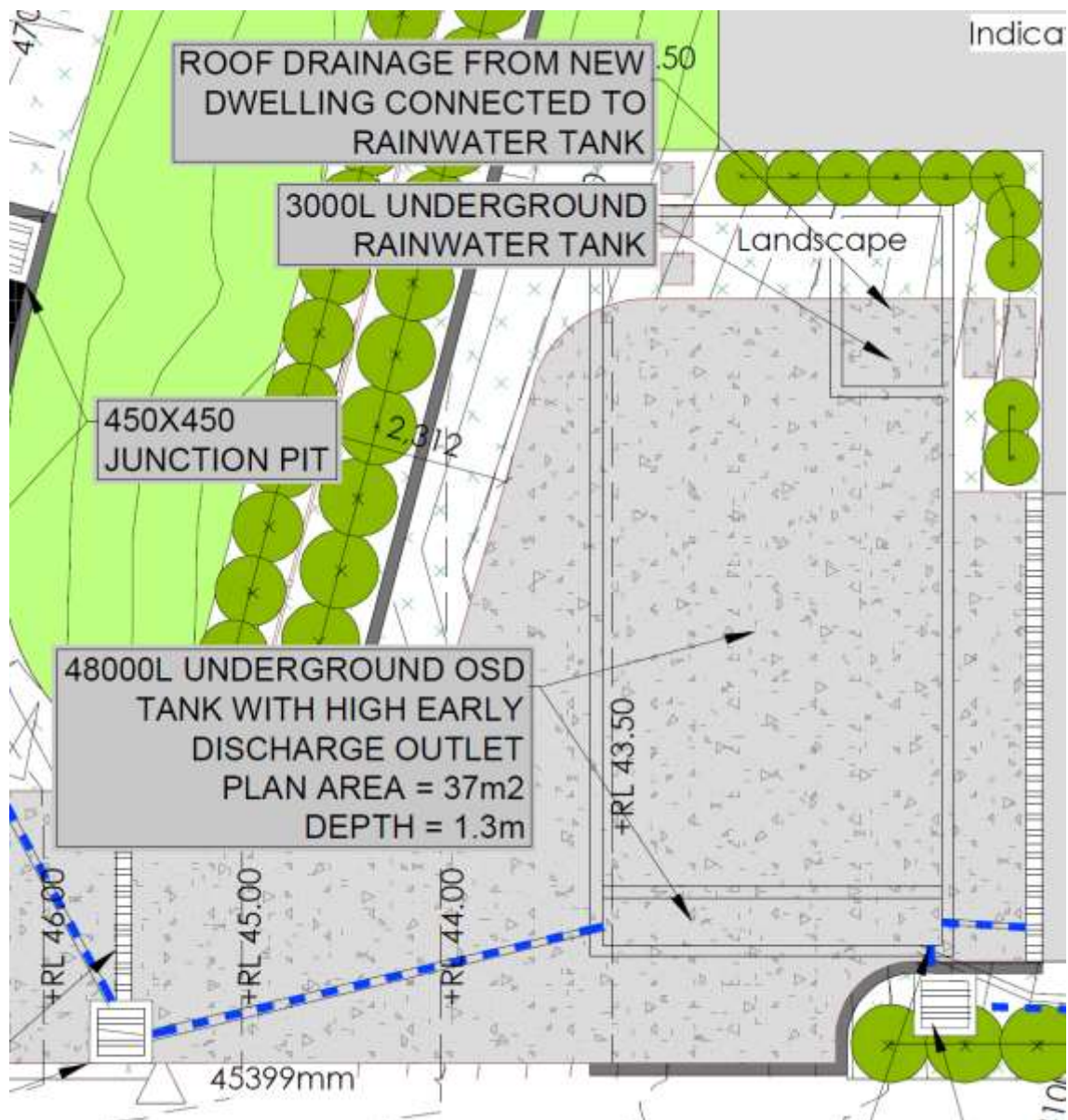


Figure 1 - Details of On-site detention



Figure 2 - Location of On-site detention

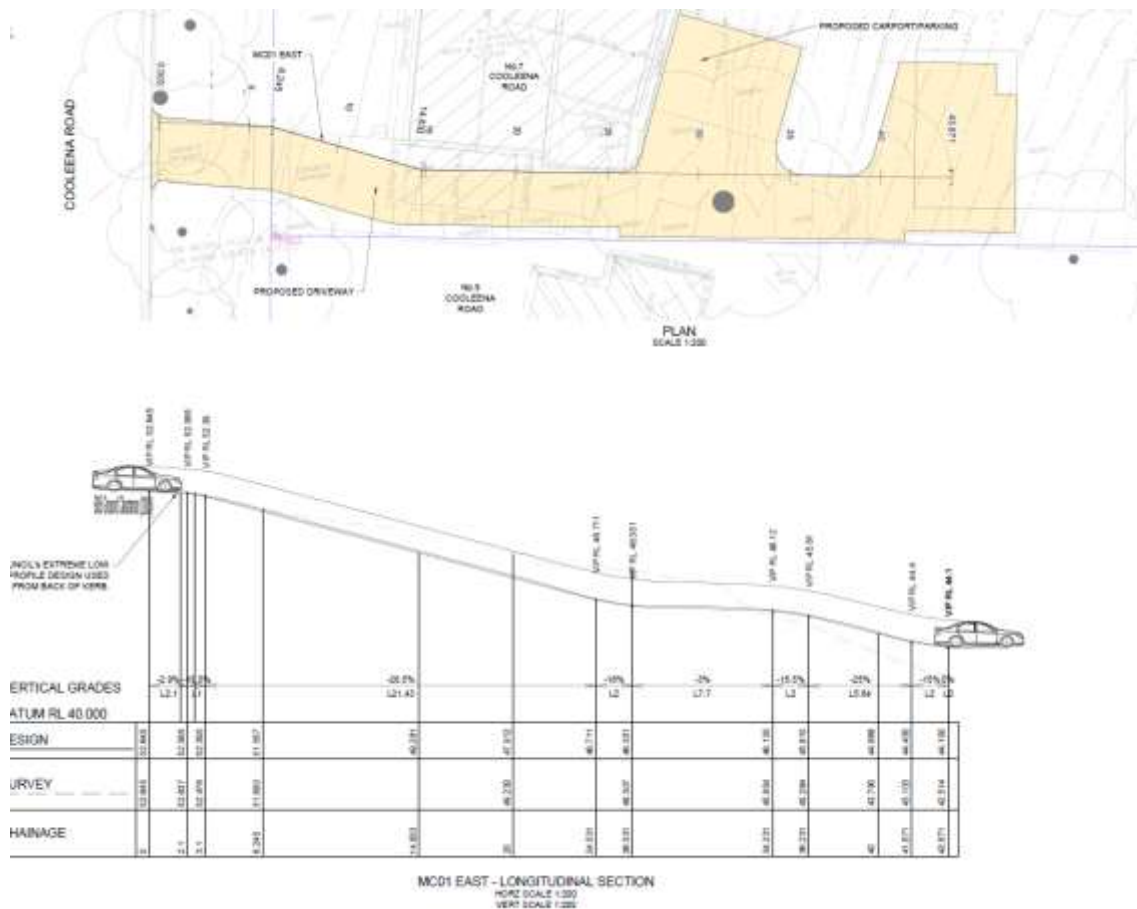


Figure 3 - Driveway details

As an alternative Council has sought an amended Geotechnical Report to resolve the issue's raised with the existing driveway. An addendum letter has been submitted on 12/05/2025 by White Geotechnical Group, which has considered the section of the driveway on Lot 2 and provided recommendations for ease of construction and geotechnical integrity. Please find the letter attached.

Conclusion

The amended Geotech report directly addresses the issues raised by the Panel, rather than delete the section of driveway. Conditions of consent have been amended to include the updated Geotechnical Report as well as an additional condition for the entirety of the driveway located within Lot 2 to be setback a minimum of 700mm from the western side boundary to allow for screen planting.

Recommendation

That the following changes be made to the draft conditions of consent contained in the agenda.

Condition 2. Approved Plans and Supporting Documentation amended as follows:

Development must be carried out in accordance with the following approved plans (stamped by Council) and supporting documentation, except where the conditions of this consent expressly require otherwise.

Approved Plans

Plan Number	Revision Number	Plan Title	Drawn By	Date of Plan
L01	Q	Subdivision Plan	WY Design Studio	18/03/2025
L03	Q	Demolition Plan	WY Design Studio	18/03/2025
L07	R	Driveway Detail Plan 01	WY Design Studio	18/03/2025
L08	R	Driveway Detail Plan 02	WY Design Studio	18/03/2025
L09	G	Carport Detail Plan 01	WY Design Studio	18/03/2025
L10	G	Carport Detail Plan 02	WY Design Studio	18/03/2025

Approved Reports and Documentation

Document Title	Version Number	Prepared By	Date of Document
Geotechnical Investigation	J5831, J5831A and J5831B	White Geotechnical Group	12/05/2025
Arboricultural Impact Assessment	-	Advanced Treescape Consulting	21/08/2024
Driveway Plan	A	Barker Ryan Stewart	02/04/2025
Stormwater Plan	B	Lodessa	22/08/2024
Waste Management Plan	-	JV Urban	Undated

In the event of any inconsistency between the approved plans, reports and documentation, the approved plans prevail.

In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

Condition 19. Amendments to the approved plans amended as follows

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

- No approval for side and rear boundary fencing is given under this consent, as this is a matter for civil negotiation between relevant property owners. Plans are to be amended to remove reference to all side and rear boundary fencing.
- The entirety of the section of the approved driveway located within proposed Lot 2 shall be setback a minimum of 700mm from the western side boundary with screen planting provided between the driveway and boundary in accordance with the following:

- a) the selected planting is to comprise of species capable of attaining a minimum height of 4 metres at maturity,
- b) plants are to be installed at minimum 1 metre intervals and be of a minimum container size of 200mm at planting in a garden bed prepared with a suitable free draining soil mix and minimum 75mm depth of mulch.

Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To ensure consistency with the relevant legislation under the Dividing Fences Act 1991.