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MEMORANDUM

DATE: 16 November 2020

TO: Northern Beaches Local Planning Panel (NBLPP)

CC: Anna Williams, Development Assessment Manager
Peter Robinson, Executive Manager

FROM: Anne-Marie Young, Principal Planner

SUBJECT: Item 3.1 - DA2020/0147 – 2 Wyadra Avenue, Freshwater

REFERENCE: Geotechnical Report

Dear Panel Members,

OVERVIEW

The purpose of this memo is to advise the Panel that the applicant has submitted a geotechnical report prepared by Crozier Geotechnical Consultants dated 12 November 2020.

By way of background the subject site is mapped as Landslip risk in the WLEP and Class B and Class C land in the WDCP. It is noted that clause E10 of the WDCP does not require a preliminary assessment of site conditions if the proposed development does not involve any site, building or structural work.

Crozier previously supplied a geotechnical report for the initial subdivision and detailed design of a dwelling, including excavation, at No. 2 Wyadra Avenue which was approved under DA2015/1123.

The subject development application is for subdivision and a boundary re-alignment and no physical or structural work to the rock outcrop is proposed as part of this application. The application increases the size of the lot at No. 2 Wyadra Avenue which would in turn will involve the future construction of a larger house on the rock outcrop (subject to a DA for the detailed design). As such, Council Officers deemed it necessary for the submission of a new geotechnical report to consider the principle of a larger house on the rock outcrop.

The November 2020 Crozier geotechnical report confirms that the site is suitable for the construction of a dwelling as detailed in the indicative concept plans. The report makes recommendation for the design and construction of the dwelling and parking platform, excavation, support, retaining structures, drainage and hydrogeology.

In summary, should the Panel be minded to approve the application it is requested that condition 1 (Approved Plans and Supporting Documentation) be amended to include reference to the Crozier 12 November 2020 Geotechnical report (indicated in ***bold / italics***) as follows. (Subject to the inclusion of Crozier November 2020 Geotechnical report the recommendations of this report must in turn be



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included in any future development application for the detailed design of the dwelling at No. 2 Wyadra Avenue).

Recommendation:

That Condition 1 in the assessment report be replaced with the following condition:

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
- 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:

Architectural Plans- Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
DA1 Amend 1 Drawing 01 Issue 4 Survey Future Boundaries	22 September 2020	Peter Stutchbury Architecture
DA1 Amend 1 Drawing 200 Issue 4 East / West Elevation	22 September 2020	Peter Stutchbury Architecture
DA1 Amend 1 Drawing 300 Issue 2 Section 1 Driveway	22 September 2020	Peter Stutchbury Architecture
DA1 Amend 1 Drawing 301 Issue 4 Section 2 Mid cross	22 September 2020	Peter Stutchbury Architecture
DA1 Amend 1 Drawing 302 Issue 3 Section 3 - South Cross	22 September 2020	Peter Stutchbury Architecture
DA1 Amend 1 Drawing 303 Issue 3 Section 3 - South Cross	22 September 2020	Peter Stutchbury Architecture

Reports / Documentation – All recommendations and requirements contained within		
Report No. / Page No. / Section No.	Dated	Prepared By
TTW Driveway Traffic Assessment Ref 201459 TAAA	4 September 2020	Taylor Thomson Whitting (TTW)
Geotechnical Assessment	12 November 2020	Crozier Geotechnical Consultants



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