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## MEMORANDUM

**DATE:** 1 July 2022

**TO:** Northern Beaches Local Planning Panel (NBLPP)

**CC:** Peter Robinson, Executive Manager

**FROM:** Maxwell Duncan

**SUBJECT:** 117 Seaforth Crescent, Seaforth

**REFERENCE:** Deferral of DA2021/2313

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Dear Panel Members,

The purpose of this memo is to inform the panel that the additional information for DA2021/2313 has been provided by the applicant. This is in response to the deferral of the application on 15 June 2022. An assessment of the amended proposal against the deferral recommendations is provided below:

- 1. The deletion of the music room and the void area at level 3 as identified in purple on the floor plan below.**

The amended plans have deleted the music room and the partial void area specified in the NBLPP minutes, and therefore satisfactory.

- 2. The parking area to the south of the bin and bike store at level 3 is to be deleted and replaced with a green roof as identified in green on the floor plan below. This may require a redesign and relocation of the bin and bike store.**

The parking area to the south of the of the bin and bike store has been replaced with a green roof as part of the amended plans, in accordance with the above recommendation. It is noted that the proposed bin area will not be accessible with the green roof replacing the hardstand area. It is recommended via condition of consent that an access path to the bin storage area from the garage/dwelling house entrance is provided.

- 3. A planter box with a minimum width of 500mm shall be provided across southern edge of level 3 as identified in blue on the floor plan below.**

The amended plans include a planter box along the southern edge of level 3 in accordance with the above recommendation.

- 4. All excavation works between the proposed dwelling house and southern boundary for the proposed external stairs and retaining wall is to be deleted, with existing ground**

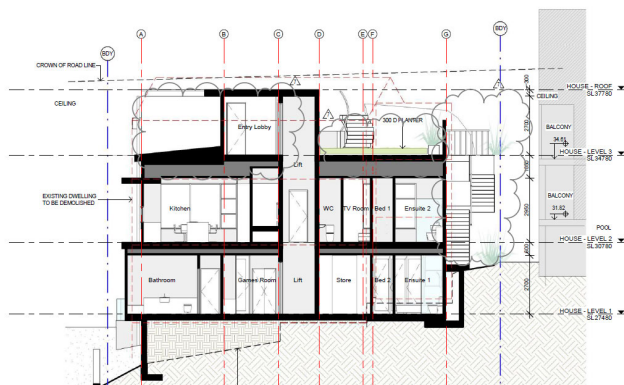


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**level retained. This may require a redesign of the external access stairs and deletion of the proposed retaining wall.**

The amended plans have lowered the height of the external staircase along the south-western side of the dwelling house. The height of the amended staircase is largely consistent with the height of the existing external access.

Further information has been provided to justify the retaining wall and excavation proposed along the southern side of the dwelling house. The height and general extent of the retaining wall is shown in the amended section 2 plan below. The applicant's response and geotechnical report (prepared by Crozier, dated November 2021) states that the retaining wall is required as supported to protect the shared boundary.



Based on the amendments proposed and the additional information provided the amended staircase and associated retaining wall are supported.

**5. The suspended path, and deck with footpath are to be deleted from the proposed landscape plan and architectural plans.**

The suspended deck to the rear of the house has been deleted from the amended set of plans however, the path is retained. Insufficient information has been provided to detail the height of the path. Therefore, it is recommended condition 12 be retained deleting this aspect of the proposal.

## LANDSCAPE REFERRAL

Council's landscape architect noted that given the suspended deck was to be deleted Trees 18, 20 and 30 are to be retained.

## RECOMMENDATION

- i. As a result of the proposed revised drawings, it is recommended that Condition 1 – Approved Plans and Supporting Documentation for both DA2021/2313 be amended as follows:



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### 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

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
1.01/ Revision 7	29 June 2022	Baxter and Jacobson Architects
1.10/ Revision 7	29 June 2022	Baxter and Jacobson Architects
2.30/ Revision 7	29 June 2022	Baxter and Jacobson Architects
2.31/ Revision 7	29 June 2022	Baxter and Jacobson Architects
2.32/ Revision 7	29 June 2022	Baxter and Jacobson Architects
2.33/ Revision 7	29 June 2022	Baxter and Jacobson Architects
3.30/ Revision 7	29 June 2022	Baxter and Jacobson Architects
3.31/ Revision 7	29 June 2022	Baxter and Jacobson Architects
3.32/ Revision 7	29 June 2022	Baxter and Jacobson Architects
3.33/ Revision 7	29 June 2022	Baxter and Jacobson Architects
4.30/ Revision 7	29 June 2022	Baxter and Jacobson Architects
4.31/ Revision 7	29 June 2022	Baxter and Jacobson Architects
4.32/ Revision 7	29 June 2022	Baxter and Jacobson Architects
4.33/ Revision 7	29 June 2022	Baxter and Jacobson Architects
4.34/ Revision 7	29 June 2022	Baxter and Jacobson



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		Architects
4.35/ Revision 7	29 June 2022	Baxter and Jacobson Architects

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Geotechnical Report	November 2021	Grozier Geotechnical Consultants
Bushfire Assessment Report	9 November 2021	Bushfire Hazard Solutions
Arboricultural Report	16 November 2021	Naturally Trees
BASIX Certificate no. 1162316s_02	7 December 2021	Leith Schmidt Architect

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

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

Landscape Plans		
Drawing No.	Dated	Prepared By
LC01/ Revision E	29 June 2022	Studio Plum
LC01/ Revision E	29 June 2022	Studio Plum

Waste Management Plan		
Drawing No/Title.	Dated	Prepared By
Waste Management Plan	12 November 2021	Mark Baxter

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.

- ii. If the panel is to approve the application based on the additional information provided, it is recommended that condition 12. *Amendments to the approved plans* is amended as follows:



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### 9. Amendments to the approved plans

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

- A privacy screen is to be provided across the extent of south-western side of the level 1 balcony to a height of 1.8m above finished floor level.
- The suspended path on the landscape plan (Dwg No LC01, prepared by Studio Plum, dated 29 June 2022) is to be deleted.
- The proposed bin and bike store located at entry level is to be reduced to 1.6m in height.
- An access path with a maximum width of 1m to the bin storage area shall be provided to ensure access to the bin storage area at entry level.

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.

- iii. If the panel is to approve the application based on the additional information provided, it is recommended that condition 8. *Tree Protection Plan* is amended to ensure that trees T18, T20 and T30 which are retained as follows:

### 8. Tree Protection Plan

a) A Tree Protection Plan shall be submitted to the Certifying Authority for approval prior to the issue of a Construction Certificate, demonstrating tree protection measures to protect the following trees:

- i) street trees identified as T1, T2, T3 and T4,
- ii) trees T6, T22, T23, T26, T27, **T18, T20 and T30**

b) The Tree Protection Plan shall be prepared by an Arborist with minimum AQF Level 5 in arboriculture, incorporating the following:

- i) layout of the development, including existing and proposed underground services,
- ii) location of all trees identified for retention, including extent of canopy,
- iii) access routes throughout the site for construction activity,
- iv) either / or all of the following: location of tree protection fencing / barriers, root protection in the form of mulching or boards proposed within the tree protection zone, and trunk and branch protection within the tree protection zone,
- v) location of stockpile areas and materials storage,
- vi) inspection hold points,
- vii) other general tree protection measures.

c) Tree protection methods are to be in accordance with AS4970-2009 Protection of Trees on Development Sites.