

Supplementary Report

To: Chair, Northern Beaches Local Planning Panel

Cc: Peter Robinson, Executive Manager Development Assessment

From: Adam Susko, Principal Planner

Date: 7 July 2022

Subject: Item 4.4 at NBLPP Meeting on 1 June 2022
Application - DA2021/1502
Proposal – Residential Flat Building
Property - 1622 Pittwater Road, Mona Vale

Record Number: 2022/407919

On 1 June 2022, Development Application No. DA2021/1502 was reported to the Northern Beaches Local Planning Panel (“NBLPP”) with a recommendation for **approval** of demolition works and the construction of a residential flat building at 1622 Pittwater Road, Mona Vale.

The NBLPP resolved to defer further the determination of the DA as follows:

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, defers further consideration of Application No. DA2021/1502 for Demolition works and the construction of a residential flat building on land at Lot CP SP 44234, 1622 Pittwater Road, MONA VALE, to give the applicant the opportunity to submit to Council by 16 June 2022 an updated arborist report which takes into account the information in the Flood Impact Study dated 15 February 2022 by Capital Engineering Consultants, including any potential impact of the proposed development on trees 1 and 22 (shown in the arborist’s existing report, prepared by Rain Tree Consulting) located on the adjoining property at 1620 Pittwater Road, Mona Vale.

Following the Panel’s decision, Council received the following reports.

1. Updated Arboricultural Impact Assessment by Rain Tree Consulting, dated 15 June 2022.
2. Arboricultural Impact Letter by Stride Landscape Design, dated 15 June 2022, which was provided by the neighbouring body corporate at 1620 Pittwater Road.

Both reports conclude with the same recommendation that the proposed cut and retaining wall solution adjacent to neighbouring trees would result in an unacceptable impact to those trees.

Upon receipt of these reports, Council provided the applicant with an opportunity to revise the proposal to the retain trees on the neighbouring property and to ensure that any design changes would not unacceptably impact on flood storage.

On 5 July 2022, Council received a revised set of architectural drawings and a letter from Capital Engineering Consultants.

The revised plans modified the location of retaining walls on the subject site to such an extent that the neighbouring trees could be retained. The letter from the applicant's engineering consultants confirm that the changes will not result in a negative impact in flooding on the site or for neighbouring properties.

Council's Flood Engineers were consulted on the revisions made to the plans and advised that, given the retention of a net positive flood impact, they had no additional comments or concerns to make on the proposal.

Upon receipt of the above information Council emailed the relevant documents to the neighbours in 1620 Pittwater Road, Mona Vale to update them on progress and the revisions made. No response was received to that email.

Recommendations

- a. That Council is satisfied that the applicant has adequately demonstrated, through the revised retaining wall design, that the trees on the neighbouring property can be retained.
- b. That Council is satisfied that the changes to the flood storage capacity are minor and, as detailed by the applicant's engineers, would have a minimal flooding impact.
- c. That Council is satisfied that the revised plans do not warrant the re-notification of the proposal in accordance with the Community Participation Plan, as the changes to the retaining wall are not readily visible from the public domain or neighbouring properties, and result in a lesser environmental impact than the original scheme.
- d. That the NBLPP consider the revised information and determine the development application.
- e. Should the NBLPP decide to approve the application, changes are required to the following conditions to reflect the new documentation:
 - Condition 1 – Approved Plans and Supporting Documentation