



northern  
beaches  
council

## MEMORANDUM

**DATE:** 25 July 2018  
**TO:** Development Determination Panel  
**CC:** Anna Williams, Manager, Development Assessments  
**FROM:** Claire Ryan, Principal Planner  
**SUBJECT:** DA2018/0379 – 34 Neptune Road, Newport

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Dear Panel,

In relation to the proposed excavation to the rear yard of No. 34 Neptune Road, Newport, the outcomes of Clause B8.1 Construction and Demolition - Excavation and Landfill of the P21 DCP 2014 are addressed as follows:

*Site disturbance is minimised. (En)*

The proposed development includes additional excavation to the rear yard, in order to provide a level lawn around the proposed pool area. The level of excavation is considered reasonable in the context of the site, in order to provide greater usable private open space. Further, the rear site is already subject to significant site disturbance, with existing excavation to the rear yard to form terraces. This is common in the locality, given the topography. Finally, the proposed development is supported by a Geotechnical Assessment. Subject to compliance with the recommendations within the Geotechnical Assessment Report, the proposed works will not present an unreasonable impact on the subject site or adjacent sites.

*Excavation, landfill and construction not to have an adverse impact. (En)*

As above, the proposed development is supported by a Geotechnical Assessment. Subject to compliance with the recommendations within the Geotechnical Assessment Report, the proposed works will not present an unreasonable impact on the subject site or adjacent sites. The Geotechnical Assessment Report is listed in the consent documents to ensure compliance is achieved.

*Excavation and landfill operations not to cause damage on the development or adjoining property. (S)*

Excavation is adequately set away from property boundaries, being no less than 1.m from the side boundaries and 3.2m from the rear boundary. This separation, along with the recommendations within the Geotechnical Assessment Report, is considered adequate to ensure earthworks do not cause damage to adjoining properties.

Claire Ryan  
Principal Planner  
Planning, Place and Community