

Relevant Information for Local Planning Panel

FILE: D/2021/1478 **DATE:** 12 May 2023

TO: Local Planning Panel Members

FROM: Andrew Thomas, Executive Manager Planning and Development

SUBJECT: Information Relevant To Item 3 – 29-33 Ithaca Road, Elizabeth Bay – D/2021/1478

Alternative Recommendation

It is resolved that deferred commencement consent be granted to Development Application No D/2021/1478, subject to the conditions detailed in Attachment A to the subject report to the Local Planning Panel on 17 May 2023, subject to the following amendments (additions shown in ***bold italics***, deletions shown in ~~strikethrough~~):

(32) SITES IN THE VICINITY OF BUILDINGS WITHIN A HERITAGE CONSERVATION AREA – MAJOR DEVELOPMENT

- (a) A protection strategy for the duration of the construction works, is to be submitted to and approved by Council's Urban Design and Heritage Manager / Area Coordinator Planning Assessments / Area Planning Manager prior to the issue of any Construction Certificate. The Strategy is to detail how the proposed works will ensure that the buildings at No.68 Elizabeth Bay Road, No.72 Elizabeth Bay Road, ~~and~~ No.74 Elizabeth Bay Road, ***No.27 Ithaca Road and No.28 Onslow Avenue*** are to be suitably protected and stabilized during the construction process including from any construction waste, dust, damp, water runoff, vibration or structural disturbance or damage.
- (b) Additionally the protection strategy is to include:
 - (i) A geotechnical report detailing the investigation of the location and depth of footings of the adjacent buildings. The report must address details of lateral ground movement, advice of any additional boundary offsets that may be required as a result of the location of footings and on the suitability of structural engineer's proposals for underpinning or other support to adjacent footings.

Reason

To ensure the protection of adjacent/nearby heritage items.

Background

Condition 32 requires a protection strategy and geotechnical investigation to adjoining properties in order to ensure adequate protection and safeguarding during construction and excavation associated with the proposed development.

The modified condition wording extends the requirement for a protection strategy and geotechnical investigation for the properties at No.27 Ithaca Road and No.28 Onslow Avenue to address public submissions and ensure consistency in the protection measures afforded to adjoining properties.

Prepared by: Daniel Stanley, Planner

Approved

A handwritten signature in black ink, appearing to read 'A-T' or 'A-JT', is positioned to the right of the 'Approved' text.

ANDREW THOMAS

Executive Manager Planning and
Development