

## **Notification of Determination of an Application**

**Application No: DA 2/2017/3**

**Proposal: Deletion of Conditions C.8(c) and C.8(d)**

**Property: 1 Mona Rd (aka 80-84 New Sth Head Rd) &  
9 Mona Rd & 90 New Sth Head Rd DARLING POINT 2027**

I refer to your recent submission in relation to the above development application and advise that this application was approved under delegated authority on 7 December 2021.

In making this determination your concerns were assessed and reviewed in accordance with the advice contained in my previous letter, 'Acknowledgement of Submission/Objection'.

The approved modification to the development consent is as follows:-

### **A. Condition C.8(c) be deleted and replaced by the following:**

#### **C.8 Geotechnical and Hydrogeological Design, Certification & Monitoring**

The Construction Certificate plans and specification required to be submitted to the Certifying Authority pursuant to clause 139 of the Regulation must be accompanied by a Geotechnical / Hydrogeological Monitoring Program together with civil and structural engineering details for foundation retaining walls, footings, basement tanking, and subsoil drainage systems, as applicable, prepared by a professional engineer, who is suitably qualified and experienced in geotechnical and hydrogeological engineering. These details must be certified by the professional engineer to:

- a) Provide appropriate support and retention to ensure there will be no ground settlement or movement, during excavation or after construction, sufficient to cause an adverse impact on adjoining property or public infrastructure.
- b) Provide appropriate support and retention to ensure there will be no adverse impact on surrounding property or infrastructure as a result of changes in local hydrogeology (behaviour of groundwater).
- c) Provide foundation tanking, if deemed necessary by the geotechnical engineer upon completion of detailed geotechnical investigation, prior to excavation such that any temporary changes to the groundwater level, during construction, will be kept within the historical range of natural groundwater fluctuations. Where the historical range of natural groundwater fluctuations is unknown, the design must demonstrate that changes in the level of the natural water table, due to construction, will not exceed 0.3m at any time.
- d) Provide tanking to all new below ground structures, if deemed necessary by the geotechnical engineer upon detailed geotechnical investigation, to prevent the entry of all groundwater such that they are fully tanked and no on-going dewatering of the site is required.
- e) Provide a Geotechnical and Hydrogeological Monitoring Program as determined by the geotechnical engineer, as applicable, that:
  - Will detect any settlement associated with temporary and permanent works and structures;
  - Will detect deflection or movement of temporary and permanent retaining structures (foundation walls, shoring bracing or the like);
  - Will detect vibration in accordance with AS 2187.2-1993 Appendix J including acceptable velocity of vibration (peak particle velocity);

- Will detect groundwater changes calibrated against natural groundwater variations;
- Details the location and type of monitoring systems to be utilised;
- Details the preset acceptable limits for peak particle velocity and ground water fluctuations;
- Details recommended hold points to allow for the inspection and certification of geotechnical and hydro-geological measures by the professional engineer; and;
- Details a contingency plan.

The full development consent is available on Council's website:

<http://www.woollahra.nsw.gov.au/council/e-communication>. The applicant also has a right of appeal to the Land and Environment Court against any of the conditions.

If you have any enquiries, please contact our Assessment Officer Mrs L Holbert on 9391-7118 between 8.30am and 11.00am Monday to Friday.

Yours sincerely

Mr G Fotis

**Team Leader – Development Control**

Per:



**Kimberly Preminger**  
**Planning Assistant – Development Control**

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*We acknowledge the Gadigal and Birrabirragal people as the traditional custodians of the land in our local area.*




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