

Strategic Planning Referral Response

Application Number:	Mod2022/0070
Date:	22/04/2022
To:	Adam Mitchell
Land to be developed (Address):	Lot 1 DP 5055 , 8 Forest Road WARRIEWOOD NSW 2102

Officer comments

N0440/15 was approved by the Land and Environment Court on 3 May 2017 for the subdivision of land and the construction of a residential development incorporating 81 dwellings and associated civil works and landscaping. This application has been subsequently modified on a number of occasions.

The Statement of Environmental Effects (SEE) submitted with MOD2022/0070 indicates that this modification application is seeking:

- *“a refinement in the design and internal layout of approved apartments ...*
- *reintroduction of the originally approved loft floor space associated with townhouses 1 -14 ...*
- *change in apartment mix with a number of 1 bedroom apartments modified to incorporate 2 bedrooms and the larger 2 bedroom apartments modified to incorporate 3 bedrooms to reflect market demand...*
- *minor changes proposed to the external detailing of the residential flat buildings and townhouses to accommodate the floor plan modifications ...*
- *locate integrated and appropriately screened air-conditioning condenser units on the roof of the residential flat building...*
- *the basement layout is also amended to improve circulation efficiencies and enhance buildability...”*

The Warriewood Valley Contributions Plan (2018) Amendment 16 Revision 3 is the applicable Contributions Plan on the land at 8 Forest Road, Warriewood. For residential development, the plan levies for additional lots/dwellings only.

MOD2022/0070 does not seek a change to the number of additional lots/dwellings, or a change to the creek land to be dedicated to Council. Therefore, this modification application will not require changes to the approved development contribution condition (Condition C9).

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Strategic Planning Conditions:

Nil.