

25 August 2025



Mcdonald Jones Homes
2 Solent Circuit
NORWEST NSW 2153

Dear Sir/Madam,

Development Application No: DA2025/0938 for Construction of a dwelling house at 15 Raven Circuit WARRIEWOOD.

An assessment has been undertaken of your application. The assessment has found that it is unsatisfactory in its current form for the reasons identified below:

- **Insufficient information**

The following information/documentation is required to complete the assessment of the application:

1. Acid Sulfate Soils

Council's Environmental Health Team have provided the following referral comments:

The development relates to land classified as class 3 acid sulphate soils. It is reasonably presumed that foundation work will be required for such elements as footings and the like as well as drainage, which will involve soil disturbance. No preliminary investigation into the presence of actual or potential acid sulphate soils has been undertaken. Until such time as investigation into the potential presence of acid sulphate soils has been undertaken, the proposal is not supported.

2. Stormwater

Council's Development Engineering Team have provided the following referral comments:

As per consent condition 1 of subdivision DA2019/0887, Future housing development on individual lots is to provide on-site stormwater detention in accordance with Northern Beaches Council's –Warriewood Valley Urban Release -Water Management specification and generally in accordance with the concept drainage plans prepared by A T and L , Drawing No: SKC 014, Dated 21/6/20 (internal Reference TRIM 2020/363144 and 2020/457164).

No stormwater plan have been submitted and Council's Flood Team have confirmed that the subject site is not flood affected as the land was filled to the



PMF level as part of the subdivision works for 2 Macpherson Street. As such OSD is required for the proposed development.

Stormwater plans are to be provided to cater for the OSD requirements as per concept drainage plans prepared by A T and L , Drawing No: SKC 014, Dated 21/6/20:

Site Storage Requirements: LOT 15- 8.9m³

PSD Requirements 1%-30 mins: LOT 15- 3.35L/sec

- **Issues**

The following is a list of the issues and concerns identified in the assessment that cannot be supported:

1. Rear Building Line

As per D16.7 of the P21DCP, front loaded lots greater than or equal to 20m deep are required to provide minimum rear building lines of 4m to ground level and 6m to the upper level. The proposed upper level is setback 4.7m from the rear boundary which does not comply. The proposal shall be amended to provide a compliant rear setback to ensure the bulk and scale of the built form is minimised and the impact of the proposed development on adjoining properties is minimised.

2. Landscaped Area

As per D16.5 of the P21DCP, a minimum of 35% of the site area is to be landscaped with minimum dimensions of 4m. The proposal provides 30.9% (75m²) landscaped area that meets the minimum dimensions and does not comply. As the proposal is for a new build, the landscaped area must be increased to demonstrate compliance with the control.

Options available to the Applicant

Council is providing you with two (2) options to progress your application:

1. Prepare and submit further supporting information/amendments to address the above issues. Please carefully read the below advice if you choose this option.
2. Request that the current proposal proceed to determination in its current form, which may result in refusal of the application.

Please advise of your selected option by responding **within 7 days of the date of this letter** by email sent to council@northernbeaches.nsw.gov.au marked to the attention of the assessment officer. Should Council not receive your response by this date, Council will determine the application in its current form.

Submitting further information/amendments



Council will offer **one** opportunity to provide feedback on conceptual amendments addressing the issues raised in this letter. We strongly request that you contact the assessment officer directly for a 'without prejudice' discussion on your proposed resolution of the issues and the submission requirements **before** lodging any documentation on the NSW Planning Portal.

Conceptual amendments must be provided to Council for feedback by **8 September 2025** within 14 days of the date of this letter. If conceptual amendments are deemed sufficient, we will then provide you with a timeframe upon which an amended application is to be lodged on the NSW Planning Portal (generally 14 days).

Please ensure that the amended/additional information submitted on the NSW Planning Portal is a genuine attempt to resolve the issues as Council will generally not seek any further information/amendments after that point. Council will proceed to assess and determine the application based on the submitted information without further consultation. Whilst we will provide feedback on your conceptual amendments in good faith, this cannot guarantee the approval of the amended application.

As part of any amended application, it may be necessary to update your supporting documentation (e.g., BASIX certificate, bushfire report, geotechnical report, etc.). Failure to do so may affect Council's ability to determine the application favourably.

Please ensure that any amendments are accompanied by a summary/schedule of amendments cover sheet.

Council reserves its right under section 37 of the *Environmental Planning and Assessment Regulations 2021* not to accept any information/amendment if it is not considered to be a genuine attempt to resolve the issues. In which case, Council will inform you that the changes have not been accepted and the application will proceed to be determined.

This process has been established to ensure an efficient and responsible level of service which meets the requirements of the Department of Planning and Environment's *23A Guidelines on withdrawal of Development Applications 2023*, Ministerial Orders *Statement of Expectations 2021* and the *Development Assessment Best Practice Guide 2017*.

As per the requirements of section 36 of the *Environmental Planning and Assessment Regulation 2021*, you are advised that this application was accepted on 18 July 2025 and 38 days in the assessment period have now elapsed.

This letter will be released on Council's webpage as part of the application's documentation.

Should you wish to discuss any issues raised in this letter, please contact Olivia Ramage on 1300 434 434 during business hours Monday to Friday.

Yours faithfully

Olivia Ramage



Planner

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