

LETTER

May 22, 2023

To: Northern Beaches Council (Att. Olivia Ramage)

Subject: Response to Development Application No: DA2023/0152 – Landscaped Areas Concerns

Dear Olivia,

I hope this letter finds you well.

In response to the letter received on 10th May 2023 regarding the development application (DA2023/0154) for the construction of a new dwelling on Lot 9 at 6 Orchard St, Warriewood. I would like to address the concern raised regarding the landscaped area in the proposed development.

We acknowledge that the proposed development exceeds the minimum landscape requirement of 35%. However, it falls short of meeting the minimum 4-meter dimension as stipulated in the guidelines. We would like to bring to your attention that this design variation has been implemented based on our previous experience with approved development applications, wherein we were exempted from the 4-meter minimum dimension with a total landscape area exceeding the minimum requirement. These exemptions were supported by a referral response from the Council's Landscape Officer for the adjoining site managed by Skycorp at 10 Fern Creek Rd, Warriewood.

To provide further context, I would like to reference the approved DAs that support our case:

- DA2021/2505 for Lot 9, 10 Fern Creek Rd, Warriewood
- DA2021/2404 for Lot 10, 10 Fern Creek Rd, Warriewood

We believe that these approved applications, set a precedent for our current development proposal. To strengthen our case, we have attached a technical letter prepared by Northern

Beaches Planning (NBP) that provides detailed justification for the variation in the landscaped area dimension.

Considering the above, we kindly request the Council's consideration to treat this application in a manner consistent with the previously approved applications. We believe that the reasonable variation in the minimum dimension is justified based on the exemption provided in the past.

We appreciate your attention to this matter.

If you require any additional information, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "M. El Bakkar".

Mohamad El Bakkar

Project Manager