

1st July 2024

The CEO
Northern Beaches Council
Po Box 882
MONA VALE NSW 1660

Attention: Maxwell Duncan – Principal Planner

Dear Mr Duncan,

**Modification application Mod2024/0051
Addendum Statement of Environmental Effects/ Referral Responses
Modification of Development Consent N0440/15 granted for the subdivision of
land and the construction of a residential development incorporating 81
dwellings and associated civil works and landscaping
8 Forest Road, Warriewood**

This submission details the considered response to the various internal and external referrals and is to be read in conjunction with the following amended plans and documentation:

- Consolidated schedule of amendments prepared by ADS Architects (Attachment 1).
- Amended Architectural plans A000(08), A001(12), A099.1(11), A099.2(11), A100.1(18), A100.2(18), A101.1(11), A101.2(11), A102.1(11), A102.2(11), A103.1(09), A103.2(09), A300(11), A301(11), A302(11), A350(03), A351(03), A352(03), A353(03) and A354(03) prepared by ADS Architects.

Note: Only plans A001(12), A099.2(11), A100.1(18) and A100.2(18) have been further amended.

- Amended landscape plans, Revision U, prepared by Site Design Studio.
- Amended Water Management Report, dated 18th June 2024, prepared by WScE and associated civil and stormwater plans including DRAINS AND MUSIC models.
- Addendum Bushfire Threat Assessment, dated 25th June 2024, prepared by AEP.
- Addendum Traffic and Parking Review, dated 1st July 2024, prepared by MLA Transport Planning.
- Updated Operational Waste Management Plan, Revision C, prepared by EF Consulting.

The further amendments can be summarised as follows:

Architectural amendments

- The retention of the previously approved external fire trail road alignment adjacent to the retained farmhouse.
- The introduction of 2 external garbage storage areas and an external holding area and the provision of a waste truck service bay in the north-eastern corner of the property. Bin locations/ numbers comminated in accordance with the accompanying updated waste management plan.

Note: It was identified that the waste management plan had not been updated since 2020. Whilst coordinating with the waste consultant it was identified that additional waste rooms were required in order to provide waste disposal to residents within an acceptable walking distance with the only waste room in the basement not able to accommodate the required number of bins.

Further, although waste collection is required to occur from ground level there were no temporary bin holding areas nominated on the plans. Accordingly, we have nominated a waste holding area and service bay for collection and additional waste storage rooms to adequately service the site.

Civil/stormwater

Please see below a list of amendments and find attached the HGL analyses that is to supplement the DRAINS model.

- Road alignment
- Road levels
- Road long section and cross sections
- Road pavement extents
- Mounding to the north of the NE basin and diversion swale
- Retaining wall alignment
- Bulk earthworks levels
- Surrounding footpath and landscaping levels
- Addition of the VC detail
- Site stormwater layout, pit RLs and invert levels
- Location of diversion pipe headwall
- 1500 diversion pipe alignment, pit RLs and invert levels
- Shape of NE basin slightly revised
- Basin weir RLs
- Added scour protection to basin weirs
- Bioretention filter areas updated consistent with plan
- OSD volumes revised based on actual effective depth
- NW basin orifice
- Orifice plate detail added

Landscape

- The landscape plans have been updated to reflect the amended architectural plans and to nominate a sealed perimeter fire access road and paved pedestrian linkages within the internal emergency shared accessway.

We respond to the various referral issues as follows.

Rural Fire Service

Response: The issues raised in the RFS referral response dated 11 June 2024 been addressed in the Addendum Bushfire Threat Assessment, dated 25th June 2024, prepared by AEP.

Heritage

Response: The road edge has been reverted back to the approved position to maintain the previously approved curtilage and visual separation between the development and farmhouse

Stormwater management

Response: The accompanying amended Water Management Report, dated 18th June 2024, prepared by WSce and associated civil and stormwater plans including DRAINS AND MUSIC models addresses the stormwater management concerns raised.

Traffic Engineering

Response: We confirm that the amended plans clearly nominate the internal shared access road being for emergency access only. There is appropriate opportunity for visitor, delivery and overflow parking along the western side of the access road with a dedicated waste collection bay now proposed adjacent to the north-eastern corner of the property.

The accompanying Addendum Traffic and Parking Review, dated 1st July 2024, prepared by MLA Transport Planning confirms the acceptability of the amended internal access road arrangement having regard to the maintenance of a compliant quantum of carparking in accordance with the applicable DCP provisions. Swept path analysis has been provided to demonstrate that emergency vehicles will be able to use the internal access road.

The plans have also been amended to clearly nominate the sealing of the perimeter fire trail and to provide a paved internalised pedestrian pathway system providing convenient access between apartment buildings and the footpath on the western side of the main 8m wide access road.

Pursuant to section 113 of the Environmental Planning and Assessment Regulation 2021 we hereby seek to formally amend the application as detailed above. We consider the amendments to be minor in nature and inconsequential in relation to residential amenity, environmental and design quality impacts and to that extent are appropriately dealt with pursuant to the above provisions. This request has been uploaded to the New South Wales Planning Portal.

Do not hesitate to contact me should you have any questions in relation to this submission.

Boston Blyth Fleming Pty Limited

A handwritten signature in black ink, appearing to read 'Greg Boston', written in a cursive style.

Greg Boston
B Urb & Reg Plan (UNE) MPIA
Director

Attachment 1 – Consolidated schedule of amendments

Pn_0800_ 8 Forest Rd Warriewood



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14th June 2024

Schedule of Amendments

The following changes have been made to the proposed development:

<u>Amendments</u>	<u>Related Documents</u>
1. Upgraded Fire Trail access to 4m wide & internal road to be 4m wide	<ul style="list-style-type: none"> • Ground Floor Plans A100.1-A100.2 • Traffic Report
2. Common open space area to be created between buildings consisting of: <ul style="list-style-type: none"> a. Swimming pool b. BBQ areas c. Fitness area d. Sitting/ Picnic Areas e. Landscape 	<ul style="list-style-type: none"> • Ground Floor Plans A100.1-A100.2 • Detail Plans & Sections A350-A354
3. Waste Management updated consisting of x3 bin rooms and holding area for kerb side collection	<ul style="list-style-type: none"> • Site Plan A001 • Ground Floor Plan A100.1 • Ground Floor Plan A100.2
4. Deep soil landscape for internal courtyard area reduced from 780m2 to 747m2.	
5. Extension of Unit 50 building D private open space due to removal of ramp access building D lobby. Private open space increased by 20sqm	<ul style="list-style-type: none"> • Ground Floor Plan A100.2
7. Internal purchaser changes that extend fitout	<ul style="list-style-type: none"> • Basement Floor Plans A099.1 • Ground Floor Plans A100.1 • Level 1 Floor Plans A101.1 • Level 2 Floor Plans A102.1
8. Lifts removed from Townhouses 02, 03, 04, 05, 08, 09, 10, 11, 12, 13 & 14.	<ul style="list-style-type: none"> • Basement Floor Plans A099.1 • Ground Floor Plans A100.1 • Level 1 Floor Plans A101.1 • Level 2 Floor Plans A102.1
9. Finish changes, "Timber look" changed to "Dulux Duralloy Anotec Mid Bronze Matt" and "Sandstone Cladding" changed to "Sandstone Look"	<ul style="list-style-type: none"> • Building A and B A300 • Building C and D A301 • Townhouses A302

<p>10. Façade finishes drafting error correction – finish ID's on some elevations were incorrect and did not match the design intent nor sync up correctly with adjacent elevations of the same building at corners.</p>	<ul style="list-style-type: none"> • Building A and B A300 • Building C and D A301 • Townhouses A302
<p>11. Lift overrun removed & allowance for roof parapet added, the height of which is 100 mm lower than the previously approved lift overrun height. 300mm parapet height matches the approved parapet height on buildings A, B, C & D</p>	<ul style="list-style-type: none"> • Townhouses A302
<p>12. Internal fitout change to unit 12 to comply with NDIS requirements</p>	<ul style="list-style-type: none"> • Level 1 Floor Plan A101.1

The following changes have been made to the application in response to the returned application:

<u>Amendments</u>	<u>Related Documents</u>
<p>Additional pool sections</p>	<ul style="list-style-type: none"> • Gym & Pool Ground Floor Plan A350-A351 • Gym & Pool Sections A354
<p>Shadow Diagrams</p>	<ul style="list-style-type: none"> • Shadow Diagram June 21 A601

Kind regards,

Pavlo Doroch
Principal
Registered Architect no. 9170 in NSW