

23<sup>rd</sup> August 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  
Consolidated schedule of conditional modifications  
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**

We confirm that the consolidated modifications sought to the consent are as follow.

General

- Upgrade of the perimeter fire access road into a sealed road and retain the approved 4 metre width.
- Modify the alignment of the central private access road by removing the road curvature with a generally straighter alignment and reduce the width to 4 metres to permit emergency access only.
- The provision of additional communal facilities for occupants of the development including a covered fitness area with bathroom facilities, BBQ area and swimming pool.
- Extension of Unit 50 Building D private open space.
- 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.

Town house modifications

INTERNAL FITOUT CHANGE INTO LIFT SPACE

LIFTS REMOVED FROM TOWNHOUSES 02, 03, 04, 05, 08, 09,  
10, 11, 12, 13 & 14.

FINISH CHANGES, "TIMBER LOOK" CHANGED TO "DULUX  
DURALLOY ANOTEC MID BRONZE MATT" AND "SANDSTONE  
CLADDING" CHANGED TO "SANDSTONE LOOK"

FACADE FINISH DRAFTING ERROR CORRECTIONS

LIFT OVERRUN REMOVED & ALLOWANCE FOR ROOF  
PARAPET ADDED, THE HEIGHT OF WHICH IS 100mm LOWER  
THAN THE PREVIOUSLY APPROVED LIFT OVERRUN HEIGHT.

INTERNAL FITOUT CHANGES TO UNIT 12 TO COMPLY WITH  
NDIS REQUIREMENTS

## Landscaping

Amended landscape plans prepared by Site Design + Studios reflecting the modified architectural detailing. These plans nominate plantings along the realigned internalised road to ensure that the development continues to sit within a landscaped setting.

## Civil

The application is also accompanied by modified civil and stormwater plans prepared by WScE which nominate changes to the approved stormwater management regime including the introduction of drainage swales to replace piped drainage infrastructure.

## Condition Modifications

The application seeks the modification of the following conditions:

Condition A1(a) is to be modified to reflect the modified plans and consultant reports prepared in support of this application.

Condition B20 is to be modified to read as follows:

*“Each dwelling **except one bedroom apartment 04** must have two parking spaces, dedicated on title.*

Condition B37 is to be modified to read as follows:

*“The minimum ceiling height of all habitable rooms (as defined by the Apartment Design Guidelines), including living areas, dining rooms, studies, bedrooms and kitchens, **but excluding required bulkheads**, is to be 2.7m.”*

This change is requested to provide flexibility where required bulkheads result in some areas of ceiling being less than 2.7 metres in height.

Condition B63 is to be modified as the BASIX report indicates that rainwater is to be used for irrigating **common landscaped areas only**.

Condition B66 is to be modified to read as follows:

*“The existing dwelling to be retained must ~~be connected~~ **have provision for future connection** to town water and sewer”.*

## Error in imposition of Condition C33 twice

On Mod N0440/25/S96/1) condition C33 states:

33. With the exception of works required by the NSW RFS, this consent does not authorise any works to the existing dwelling house at the site. Separate development consent will be required in this regard.

However, a subsequent modification (Mod2023/0201) then adds Condition C33 as follows:

**D. Add Condition C33 - Amendment of Landscape Plans - to read as follows:**

The submitted Landscape Plan is to be amended in accordance with the following:

- Compliance with Biosecurity Act 2015: Replace *Murraya paniculata* (General biosecurity duty in all of NSW) with native hedging.

The Landscape Plan is to be amended by a qualified landscape architect and provided to the Principal Certifier prior to issue of the Construction Certificate.

Reason: To maintain and replace habitat on the site.

Accordingly, C33 has been doubled up. We are wanting this administrative error rectification as a component of this modification.

Condition E22 is to be modified to read as follows:

*Condition E22 - Acoustic Review*

*Prior to the issue of an Occupation Certificate, an acoustic review of the rooftop mechanical plant shall be carried out by a suitably qualified person to ensure compliance under the provisions of the Protection of the Environment Operations Act 1997. Details demonstrating compliance shall be issued to the certifier prior to the issue of ~~an~~ **the relevant** Occupation Certificate.*

*Reason: To ensure adequate acoustic amenity is afforded to future occupiers”*

Condition F2(k) is to be modified as the BASIX report indicates that rainwater is to be used for irrigating **common landscaped areas only**.

Condition F5(f) is to be modified as the BASIX report indicates that rainwater is to be used for irrigating **common landscaped areas only**.

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

**Boston Blyth Fleming Pty Limited**



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