

23 May 2014

**Warringah Council**

Civic Centre,  
725 Pittwater Road,  
DEE WHY NSW 2099

Attention: **The General Manager**

Dear Sir,

**RE: Section 96 (2) APPLICATION FOR WOOD PARK PTY LTD  
DEVELOPMENT APPLICATION NUMBER 2002/1314DA &  
MODIFIED DEVELOPMENT APPLICATION NUMBER DA2009/0354  
CONSTRUCTION CERTIFICATE NO: 0004 – 065 (15-4-2004)**

**Applicant Name:** Wood Park Pty Ltd

**Applicant Address:** 22C, 70 Alfred Street, South  
Milsons Point NSW 2061

**Land to be developed (Address):** Lot 101 DP 1007178, 762-770 Pittwater Road, Brookvale.

On behalf of our client Wood Park Pty Ltd, we hereby submit the modified development application submission documentation to the approved Development Application No: 2002/1314DA approved on the 7<sup>th</sup> August 2013 and subsequent Section 96 Modified Development Application No: 2009/0354 approved on 18 March 2010 including the following documentation:

1. Development Application signed by the client Wood Park Pty Ltd and owners consent letter signed by Geoff Davis dated 23 May 2014,
2. This letter including a Statement of Environmental Effects by Humel Architects dated 23 May 2014,
3. Site Context Plan,

4. Architectural Drawings No's:

- DA1 S96(2) – 2 Development Data & Notes & Site Analysis Plan
- DA2 S96(2) – 2 Demolition Plan & Site Plan
- DA3 S96(2) – 2 Basement & Ground Floor Plans
- DA4 S96(2) – 2 First & Second Floor Plans
- DA5 S96(2) – 2 Roof Plan
- DA6 S96(2) – 2 Elevations
- DA7 S96(2) – 2 Sections A-A, B-B, C-C and D-D
- DA8 S96(2) – 2 Stormwater pipe Sections
- L01 S96(2) – 2 Ground Floor Landscaping Plan

5. Parking Plan No: 2006.75 – P1 Rev: S96(2)-2 by Humel Architects Pty Ltd,

6. Traffic Report by Varga Traffic Planning Pty Ltd Ref 13687 dated 20 December 2013,

7. Site Survey and Draft Plan of Consolidation by Bee & Lethbridge Surveyors dated 10 October 2006,

8. Building Code Statement from Eagle Consulting dated 10<sup>th</sup> May 2013 and Schedule of Essential Services,

9. Hydraulic Engineers Stormwater Drawings dated 7th March 2014 including:

- XX - 0001 P3 Cover sheet, legend and notes,
- XX - 0002 P4 Site Plan
- XX – 0003 P3 Basement & Ground Floor Plan
- XX – 0004 P2 First Floor & Second Floor Plan
- R1 – 0005 P2 Roof Plan
- XX – 0006 P3 Hydraulic Grade Line Section

10. Hydraulic Engineers Stormwater Assets Design Summary Letter dated 28<sup>th</sup> January 2014, including:

- Council Drainage Assets Diagram &
- Veolia Assets Location Report.

11. Original stormwater concept drainage plan for the site by Acor Consultants dated 27 April 1998.

12. Letter finalisation of DA conditions and physical commencement dated 6 November 2009,

13. Annexures including;

- Engineering Referral Response based granting approval for the proposed REV 2013/0074.

We trust the above information is acceptable and if Council requires further information please contact our office.

Yours faithfully,

Ben Humel

**Humel Architects Pty Ltd**

cc. Wood park Pty Ltd

Att: Geoff Davis

**STATEMENT OF ENVIRONMENTAL EFFECTS****A. Proposed Development:**

On behalf of our client Wood Park Pty Ltd and in relation to the S96(2) submission for DA No: 2002/1314DA and Construction Certificate No: 0004 – 065 (15 – 04 – 2004), we hereby confirm that the proposed modifications in relation to the previously approved DA include:

- Extend the existing ground floor motor vehicle showroom to the east of the site zone line in accordance with Warringah Councils LEP 2011,
- Extend the existing first floor motor vehicle showroom to the east to the site zone line to follow the ground floor modification,
- Modify the second floor office level to include two small bay windows (in lieu of one bay window previously shown) and make a balcony over the extended second floor showroom,
- Relocate the Stair:2 exit to the east and reconfigure to an open stair case in lieu of glazed,
- Relocate the motor vehicle hoist to the east,
- Delete Stair:3 in the front north-east corner of the building,
- Remove disabled ramp at the rear of the site and provide new disabled parking spaces at the upper and lower parking areas of the site,
- Redirect the main stormwater line traversing the site to suit the proposed alignment of the ground floor showroom and ensure compliance with Councils storm water line policies,
- Extend the existing stormwater detention tank to provide access compliant with Councils stormwater detention tank policies,

Further we confirm the following:

- There is no change of building use to the proposed facility,
- There is no change to the approved overall height of the proposed development ,
- There is no change to the previously approved floor levels of the building,
- There is no change to the previously approved roof parapet level,
- There is no change to the proposed basement parking for the development.

The proposed changes relate to the modification of the internal planning of the building and adjustment of the motor vehicle showroom area in association with the parking distribution for the site. The building alignment of the eastern facade has been moved in accordance with the site zoning boundary as shown on the Warringah Council Zoning maps. This alignment also works with the existing north/south retaining wall which separates the eastern and western parts of the site and generally defines the motor vehicle showroom functions at the upper level from the motor vehicle workshop functions at the lower level.

A detailed description of the proposed building modifications is described below.

**B. Schedule of Modifications**

The proposed building modifications include the following:

**Basement Level & Lower Ground Floor Level**

1. Relocate Stair No:2 to the east,
2. Fire control room relocated to the east,
3. Main meter room and electrical switchboard relocated to the east,
4. Vehicle hoist location relocated to the east,
5. Delete 3 x car parking spaces in lieu of the relocation of Stair:2, Vehicle Hoist and the meter room and fire control room and reconfigure the existing low level parking to accommodate a new disabled parking space.

**Ground Floor Level**

6. Modify the ground floor motor showroom with a gross floor area increase of 287m<sup>2</sup>,
7. Relocate Stair 2 to the east and delete Stair:3,
8. Relocate vehicle hoist to the east,
9. Provide new disabled parking space in the forecourt with access to the ground floor accessible entry,
10. Extend the existing stormwater detention tank to the south,
11. Realignment of the north-east glazing,
12. Reconfigure landscaping to suit plan amendments,

**First Floor**

13. Modify the first floor motor showroom with a gross floor area increase of 337.5m<sup>2</sup>,
14. Relocate Stair 2 to the east and delete Stair:3,
15. Relocate vehicle hoist to the east,
16. Realignment of the north-east glazing,

**Second Floor**

17. Modify second floor office with a gross floor area increase of 86m<sup>2</sup> provide in two bay windows in lieu of one previously shown,
18. Relocate Stair 2 to the east and delete Stair:3,
19. Relocate vehicle hoist to the east,
20. Realignment of the north-east glazing,

**Roof Level**

21. Modify roof profile to follow second floor bay window modifications.

**C. Stormwater Easement Pipe and Detention Tank**

The modifications of the ground floor motor showroom will require the relocation of the stormwater pipeline traversing the site such that it remains accessible in accordance with Councils building over storm water lines policy. Further, whilst the easement for the stormwater pipe currently partially exists on the site adjacent the northern boundary at present for approximately 19,700mm length x 1830mm wide and 33m<sup>2</sup>, the proposed drawings provide for a widened easement to be provided over the proposed new location of the stormwater pipe for its entire length.

The second floor level of the building is proposed to be constructed partially over the proposed stormwater line however, the second floor level is located some 8 metres above the existing ground level providing adequate clearance for any future maintenance access of the stormwater line.

As the site is proposed to be consolidated in accordance with the site consolidation plan by Bee & Lethbridge dated 10 October 2006, the proposed easement will not be required to traverse the current site boundaries and will be accommodated within the consolidated site.

The modifications of the ground floor motor showroom will cover the existing stormwater detention tank and quality control device. Therefore, the hydraulic engineer has proposed to extend the stormwater tank to the south to provide additional volume and maintenance access and ventilation to the stormwater tank and compliance with Warringah Councils stormwater policy.

The top of the extended stormwater tank is proposed to be landscaped.

Refer to Hydraulic Engineers letter and plans by Mott MacDonald for further detailed documentation and we have included a copy of the original stormwater drainage plan by Acor Consultants Pty Ltd for Councils information.

## D. Parking & Traffic

The proposed ground floor extension requires the removal of existing car spaces as shown on the Architectural Demolition Plan. Notwithstanding the total parking of the site remains consistent with Appendix 1 Car Parking Requirements Warringah DCP 2011 as shown in the following calculations which demonstrate the sequence of approvals on the site:

### Original DA Approval 762 Pittwater Road

#### Honda Showroom

Approved Parking

Honda Work shop

Honda Showroom

### Approval 1996

15 spaces total

(9 external spaces & 6 work bays)

6 cars

(accommodated in the forecourt)

### Original DA 762 Pittwater Road – 2002/1314DA

Approved parking

### Approved 7 August 2003

23 cars in basement

(21 cars required plus 2 surplus spaces)

### Modified DA 762 Pittwater Road -

#### Mod 2209/0354-DA2002/1314

Approved parking

### Approved 18 March 2010

23 cars in basement

(21 cars required plus 2 surplus Spaces)

Previous parking provided for the site

58 car spaces

Sub-total parking previously required for the site

42 car spaces

### Proposed Modified DA 762 Pittwater Road

Honda Work Shop

### Submitted 10-05-2013

15 cars

(9 external spaces & 6 work bays)

Honda Showroom

6 cars in forecourt

Proposed parking

23 cars in basement

5 additional cars in forecourt

Sub-total of parking provided for the site

49 cars

Sub-total parking required for the site

49 cars

The proposed building modifications will require an additional 4 car spaces for the increased area of the motor showroom site and the small increase in office area. Therefore, a total of 49 car spaces will be required to be accommodated for the modified proposal with 49 provided in locations as shown on the Architectural Plans.

Furthermore, disabled parking has been reconfigured to provide an accessible car space at the lower level parking area and an accessible car space at the upper level parking in the forecourt with easy access into the ground floor of the motor vehicle showroom subject of this development application. Within the proposed building a passenger lift serves all levels satisfying the requirements of disabled access to all levels of the building.

The modification of the ground floor showroom area will result in the deletion of the current vehicle driveway serving the centre of the site. This will provide an additional kerb side parking space in West Street.

In terms of vehicle deliveries to the site, we confirm that these will be managed by off site deliveries to a central vehicle holding depot and then individual vehicles driven to the site as required.

#### **E. BCA 2013 Assessment**

The plan modifications have given rise to the reconfiguration and relocation of the proposed egress stairs from the building. Notwithstanding we confirm that current Building Code of Australia 2013 compliance is maintained with the new layout as described in the Building Code Statement from Eagle Consulting attached dated 10<sup>th</sup> May 2013.

**F. Site Analysis**

The key influences on the building design are illustrated on the Architectural Drawing DA1 submitted as part of this development application.

The fundamental design approach is to provide an extension and integration of the existing Honda Showroom with the proposed new showroom and office building. This has been achieved by the following:

- a) The new building has been set back from Pittwater Road to open up the vista to the existing Honda Showroom.
- b) The new building ground floor level has been set to allow an integration of the existing Honda Showroom forecourt and landscaping levels with the new building levels.
- c) The building has been designed in a circular form to be individual in design and also relate to the segmented glass façade of the existing Honda Showroom.
- d) The new building has been set back from West Street at an average distance from the boundary in relation to the adjacent buildings set backs which provides a transition in the set backs for West Street.
- e) The scale of the building has been articulated with the use of balconies, expressed columns and sun louvers to the northern and eastern facades. This not only defines each elevation in terms of the showroom and office space but also reduces the scale of the building while shading the façade.
- f) The proposed building modifications do not require the removal of any trees,
- g) The proposed building modifications do not impact the views, privacy or sunlight of any adjoining neighbours commercial or industrial properties.



**G. Summary to the Statement of Environmental Effects**

The site straddles the zoning boundary between B5 – Business Development and 1N1 – General Industrial and as such can accommodate a mixture of bulky goods retail, motor showroom and servicing and industrial uses. The proposed building modifications to DA 2002/1314 and subsequent Mod 2009/0354 provide for a larger motor showroom environment at the ground floor and first floor levels. The proposal extends the building to the east and within the existing site, to the B5 zoning interface line whilst retaining the motor vehicle workshop environment within the 1N1 – General Industrial zone covering the east of the site.

The proposed building modifications have no impact on any neighbours properties as the proposed plans are of minor significance in relation to the total site based on the following:

- There is no change of building use to the proposed facility,
- There is no change to the approved overall height of the proposed development ,
- There is no change to the previously approved floor levels of the building,
- There is no change to the previously approved roof parapet level,
- There is no change to the proposed basement parking for the development.

As such we confirm that the proposed modifications are compliant with Warringah Councils LEP 2011 for the existing and proposed uses of the site and as such are readily approved under Section 96 of the EPA Act.

We trust the enclosed information is acceptable and if Council requires any further information please contact our office.

Yours faithfully,

Ben Humel  
**Humel Architects Pty Ltd**

cc. Wood Park Pty Ltd

Att: Geoff Davis