

Liza Cordoba, Principal Officer Land Release
8:00am to 5:30pm Monday - Thursday, 8:00am to 5:00pm Friday
Phone 9970 1150

6 March 2013

Charles Hill Planning
PO Box 5113
ELANORA HEIGHTS NSW 2101

Dear Mr Hill

Re: Notice of determination of draft Planning Proposal R0002/12 at 120-122 Mona Vale Road, 4A Boundary Street and 10 Jubilee Avenue, Warriewood.

At the meeting of 4 March 2013, Council considered application R0002/10 that was seeking to amend the Pittwater Local Environmental Plan 1993 to permit residential development on 120-122 Mona Vale Road, 4A Boundary Street and 10 Jubilee Avenue, Warriewood.

The resolution was as follows:

That Council **refuse** application No. R0002/12 – draft Planning Proposal for 120-122 Mona Vale Road, 4A Boundary Street and 10 Jubilee Avenue, Warriewood to initiate the process to amend Pittwater Local Environmental Plan 1993 for the reasons outlined below:

- The trees within 10 Jubilee Avenue and 4A Boundary Street are identified as Significant or of High Landscape Significance and the potential tree loss including information on location and number of trees to be removed is unknown.
- Unacceptable impacts on flora and fauna both on and adjacent to 4A Boundary Street and 10 Jubilee Avenue.
- The resultant adverse visual impact on the Escarpment due to the significant extent of cut required for the road combined with the significant amount of vegetation and tall canopy trees required to be removed is unacceptable.
- It is recognised that the application is only a Planning Proposal however, there is no certainty that the design and location of the road can comply with the relevant Australian Standards or Warriewood Valley Roads Masterplan in the following area:
 - a. The maximum longitudinal grade of the proposed access road exceeds the 15% maximum specified in the Austroad Standard to roads having the function of a Local Road and as such is not acceptable;
 - b. The proposed intersection design of the proposed road and Jubilee Avenue is not acceptable and does not reflect the design in the Warriewood Valley Roads Masterplan
 - c. The proposed intersection design of the proposed road and Boundary Street is not acceptable;

- d. The proposed intersection design of the proposed road and Jubilee Avenue is not acceptable and does not reflect the design in the Warriewood Valley Roads Masterplan;
 - e. The proposed intersection of the proposed road with the existing Right-of-Way to the Uniting Church needs to be designed in accordance with Pittwater 21 DCP, B6.2.
 - f. The functionality of the proposed road for emergency vehicles and its use as an evacuation route has not been established.
 - g. The future traffic volumes on Jubilee Avenue and Ponderosa Parade that will exist when the Warriewood Valley Urban Land Release project is complete; and
- The submitted bushfire report does not accurately identify the vegetation category or site gradient. A revised report is required. It is likely that upon correct identification of these features a revised masterplan layout will be required.
 - Failure to satisfy s117 Direction 4.4 Planning for Bushfire Protection. Failure to adequately address risk to life and property from bushfire threat.
 - Inadequate information on how water can be managed on all four properties to demonstrate there is no detrimental impact on downstream properties in the catchment.
 - Insufficient information demonstrating compliance with State Environmental Planning Policy No 55 – Remediation of Land.
 - No information on aboriginal archaeological and cultural heritage assessment.
 - The proposed access onto Mona Vale Road directly or via Boundary Street is not acceptable.
 - Given that 120 and 122 Mona Vale Road are visually prominent sites, concern is raised to the ability to accommodate appropriately size canopy trees in the proposed lots.
 - Lot layout as currently proposed will have unacceptable impacts on the existing wildlife corridor.

Should you have any questions regarding this matter or the report I can be contacted on 9970 1150.

Yours sincerely

Liza Cordoba
PRINCIPAL OFFICER LAND RELEASE
