



## Pre-lodgement Meeting Notes

**Application No:** PLM2022/0134  
**Meeting Date:** 21 July 2022  
**Property Address:** 53A Warriewood Road WARRIEWOOD  
**Proposal:** Community title subdivision comprising of 18 lots, extension of Lorikeet Grove, an internal road, stormwater works and landscape works  
**Attendees for Council:** Jordan Davies – Principal Town Planner  
Tony Walmsley – Waste Officer  
Robert Barbuto – Principal Development Engineer  
Liza Cordoba – Manager Strategic Planning  
James Brisebois – Coast and Catchments  
Jordan Howard – Student Town Planner

---

### General Comments/Limitations of these Notes

These notes have been prepared by Council's Development Advisory Services Team on the basis of information provided by the applicant and a consultation meeting with Council staff. Council provides this service for guidance purposes only.

These notes are an account of the advice on the specific issues nominated by the Applicant and the discussions and conclusions reached at the meeting.

These notes are not a complete set of planning and related comments for the proposed development. Matters discussed and comments offered by Council will in no way fetter Council's discretion as the Consent Authority.

A determination can only be made following the lodgement and full assessment of the application.

In addition to the comments made within these Notes, it is a requirement of the applicant to address the relevant areas of legislation, including (but not limited to) any State Environmental Planning Policy (SEPP) and any applicable sections of the Pittwater Local Environmental Plan 2014 and Pittwater 21 Development Control Plan, within the supporting documentation including a Statement of Environmental Effects, Modification Report or Review of Determination Report.

You are advised to carefully review these notes and if specific concern have been raised or non-compliances that cannot be supported, you are strongly advised to review your proposal and consider amendments to the design of your development prior to the lodgement of any development application.



## SPECIFIC ISSUES RAISED BY APPLICANT FOR DISCUSSION

### Lot layout

The subdivision design principles which apply to the development in Warriewood Valley are under *Clause C6.8 Residential Development Subdivision Principles*. Based on the current design, concern is raised regarding the proposal achieving the following outcomes and controls as require by the DCP.

### Outcomes

- *A range of lot sizes and dwelling types are provided to foster a diverse community and interesting streetscape.*
- *Proposed residential lots achieve a high level of amenity including reasonable solar access.*

### Controls

- *Lots should be rectangular. Where lots are irregular in shape, they are to be large enough and orientated appropriately to enable a future dwelling to meet the controls in this DCP.*
- *Sectors, buffer areas and development sites with an effective lot width less than 60 metres should ideally pursue opportunities for site amalgamation to facilitate orderly planning and development outcomes and the efficient use of land.*
- *A range of residential lot types (varying in area, frontage, depth and access) should be provided to ensure a mix of housing types and dwelling sizes. Not more than 40% of the lots created through a subdivision proposal may be of the same lot type. Every development application for subdivision must be accompanied by a Lot Mix table showing the lot types, number and percentage of the overall total. Lots of different lot types must have to have a difference in their lot widths of at least 2 metres.*

### Comment:

Concern is raised as to the ability to provide a quality dwelling design outcome for lots 15, 16 and 17 (and to some degree lot 18). The shallow nature of these lots will push the building close to the south-eastern boundary and the interface between lots 15-17 with the rear yards of the future dwellings to the south-east will be undesirable with regards to visual amenity/outlook and overshadowing due to the reduced setback to the south-eastern boundary. Council is concerned with the private open space of lots 15-17 receiving solar access due to the orientation and shallow lot dimensions. The lots 15-17 show a 1m/2m front setback which is non-compliant with the control and a 2.15m rear setback, also non-compliant with the control. There is no reasonable justification for Council supporting a new building with setbacks less than the DCP minimum and the proposed setbacks would be to the contrary to the future desired character of Warriewood Valley which is established by the planning controls.

The subdivision design results in lots 15-17 being particularly awkward. Council does not support this layout based on the current information available. Should the applicant pursue the proposal with this layout, a dwelling design for each lot having regard to the proposed setbacks under the DCP must be provided with the application.

Council is not opposed to the concept of lots 10-14 presenting to Warriewood Road and having a rear access garage. As per the comments from Council's traffic team, if rear access is proposed then there will be no driveway permitted off Warriewood Road. The applicant should address how the lots are capable of accommodating a dwelling with solar access to the POS, noting the east/west orientation and the likelihood of POS having to be accommodated centrally



on the site. The 9.39m lot width is consistent with those approved fronting Warriewood Road for the adjoining site 53B Warriewood Road and maintains the detached dwelling character.

The DCP encourages site amalgamation when the lot is under 60m wide (in this case the site is 45m wide). It is recognised that development of 53B Warriewood Road has progressed to a point that any amalgamation is unlikely. Notwithstanding this, the applicant is to address this in the SEE. The fact that amalgamation may no longer be an option will not be accepted as a reason for a poor/awkward lot configuration for the development. The applicant should note the previous advice provided by the DSAP panel and Council regarding an unsatisfactory lot mix. The current proposal does not address the required lot mix required under the DCP (maximum 40% same lot type) and this will result in repetitious built form for the locality, resulting in 83% of the lots being between 9m-11m.

The applicant should explore the potential for an improved variety of building typologies including semi-detached dwellings and/or attached dwelling (town house style) to achieve the required yield and make an efficient use of the land, focusing on improved landscaping and solar access for each dwelling. Notably, Clause C6.10 PDCP provides that “*Denser housing typologies, including Residential Flat Buildings and Multi Dwelling Housing, should be located on the north eastern side of Lorikeet Grove, in close proximity to the creekline corridor*”. The applicant should investigate alternatives to detached housing fronting the creekline corridor to achieve dwelling yield and free up internal space for an improved subdivision layout.

The applicant should be aware that lots with a width less than 12.5m are permitted only a single garage (clause D16.1) to reduce the visual dominance of garages on the streetscape. This is particularly important given the proposed internal road width does not allow for on-street parking and it is unlikely more than 2 cars could be parked within the narrow allotments with a single garage.

#### **PDCP 21**

##### **C6.4 The Road System and Pedestrian and Cyclist Network**

The location of the cycleway must be consistent with Landscape Masterplan and Design Guidelines and align with the adjoining approved developments.

##### **C6.7 Landscape Area (Sector, Buffer Area or Development Site)**

Where a sector, buffer area or development site has a frontage to a creek, a minimum 35% of the site area is to be landscaped area. This must be demonstrated with the application.

#### **PITTWATER LOCAL ENVIRONMENTAL PLAN 2014 (PLEP 2014)**

PLEP 2014 can be viewed at <https://www.legislation.nsw.gov.au/view/html/inforce/current/epi-2014-0320>

<b>Part 2 - Zoning and Permissibility</b>	
<b>Definition of proposed development:</b> (ref. PLEP 2014 Dictionary)	Subdivision Roads
<b>Zone:</b>	R3 Medium Density Residential
<b>Permitted with Consent or Prohibited:</b>	Permitted with development consent



Part 4 - Principal Development Standards			
Standard	Permitted	Proposed	Compliance
4.1 Minimum lot size	No minimum lot size	226sqm – 381sqm	N/A
6.1 Warriewood Valley Release Area	Dwelling yield between 17 to 24 dwellings in buffer 1b	18 lots proposed (capable of supporting 18 dwellings)	Yes

## PITTWATER 21 DEVELOPMENT CONTROL PLAN (P21DCP)

P21DCP can be viewed at

<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Pages/Plan/Book.aspx?exhibit=PDCP>

Specialist Advice
<p><b><u>Traffic</u></b></p> <p>The proposal is for an 18 lot community title subdivision of land at 53A Warriewood Roas. Access is proposed via a 6m wide north-south road with a hammerhead turning area at its northern end.</p> <p>The following issues are raised:</p> <ul style="list-style-type: none"> <li>- The prelodgement information advises that the proposal is for an 18 lot subdivision. The prelodgement plans show lots 10 to 14 each having two points of vehicular access to both Warriewood Road and to the proposed Road 1. This is contrary to Council's DCP which allows for only 1 point of vehicle access for lots with a road frontage of less than 30m. The DCP allows consideration to be given to a second point of vehicle access "on merit" however, in this case, given that the Pittwater DCP seeks to minimise the number of driveways along Warriewood Road and noting the likely absence of visitor parking if this subdivision were to be approved each lot is to have access only from proposed Road 1.</li> <li>- The Warriewood Valley Roads Masterplan (WVRM) requires Access Streets to have a traffic lane width of 7.5m (to allow parking on one side) with a 2.5m verge on both sides i.e a 12.5m Road Reserve in total. The sub division proposal proposes that Road 1 be only 9m in width with a 6m trafficable carriageway and the verge on the west side of Road 1 being only 1m in width. This is contrary to the requirements of the WVRM and while the masterplan does make allowance for narrower "laneways" these are intended for use only as secondary points of access to small numbers of lots (up to 6 dwellings). The proposed subdivision for 18 lots is larger than intended to be satisfactorily serviced by a 6m laneway and widening of the road to 7.5m is requested. At the proposed widths and noting the number of vehicle crossings proposed off Road 1 access to and from driveways will be very constrained and no parking would be permissible at any point along Road 1. It is also noted that Road 1 makes no allowance for a footpath. The 2m verge on the east side of the road would be wide enough to accommodate a footpath however it appears that the intent is to utilise the verge for a biofilter, pedestrians would therefore be required to use the road which is undesirable and would require the road to be constructed and signposted as a 10km/h Shared Zone. The applicant would need to obtain approval for this from Transport for NSW. There is also concern that while the road alignment and lot sizes may be sufficient to allow for access to off-street parking</li> </ul>



### Specialist Advice

meeting DCP requirements the inability for any parking to occur on-street will create issues in terms of an absence of any visitor parking or parking for families with adult children who may have multiple cars. Such vehicles would normally be accommodated on-street.

- The swept path plot that has been provided to demonstrate that a 12.5m truck can turn is poorly plotted and it is unclear if the turning area allows adequately for truck turning. Entry movements and exit movements should be plotted on separate drawings for clarity in conjunction with any DA plans
- The WVRM requires the provision of a 2.1m shared path along the full Warriewood Road frontage of the site. There is also a requirement for a 2.5m wide shared path along the creek boundary at the southern edge of the site. These shared paths will need to connect with and match widths of existing approved shared path connections through Lot 3 DP 1115877 (known as 53C Warriewood Road) and Lot 106 DP 1151062 (known as 16-22 Lorikeet Grove). A 1.5m wide footpath is also required along the north side of Lorikeet Grove matching the alignment of existing footpath connections on adjacent lots.
- There is an existing bus stop on Warriewood Rd in front of No.53B Warriewood Road. Council's Traffic Committee has previously approved a relocation of that bus stop to a new location in front of No.53A. See attached plan. Item 5.5 of the Warriewood Valley Development Contributions Plan makes allowance for the provision of a Bus Bay and shelter on Warriewood Road between Manooka Place and Alameda Way. The bus bay and shelter will be sited on the frontage of No. 53A Warriewood Road and the subdivision must therefore make allowance for the westbound carriageway along the Warriewood Road frontage of the site to be no less than 6.7m in width i.e 3.7m travel lane plus 3.0m for an indented bus bay. Provision will also be required for the 2.1m for the shared path and 1.2m of verge. It is noted that the prelodgement plans for this site make allowance for a 10m Road Reserve on the south half of Warriewood Road. This road width would be sufficient to accommodate the above.
- The applicant will be required to design and meet the costs of installation of streetlighting to provide satisfactory illumination Road 1 and its junction with Lorikeet Grove and along the subdivisions Warriewood Road frontage. Plans for the location of all streetlighting fixtures will be required in conjunction with any DA approval to ensure that they comply with Council and Ausgrid requirements including underground service connections to properties on the opposite side of Warriewood Road.
- The applicant will also need to make provision for any new parking restriction signage i.e No Parking restrictions along the full length of Road 1 plus any necessary changes to parking restrictions on Warriewood Road (Bus Zone adjustment) or Lorikeet Grove
- Each driveway for each lot will need to make allowance for a pedestrian sightline triangle as per AS/NZS 2890.1 at the property boundary.

A traffic and parking impact report will be required which addresses the above.



## Specialist Advice



Figure 1 – Warriewood Road Bus stop relocation plan

### Waste

For the swept path diagram on the supporting document, the applicant is to confirm if the red lines reflect the road alignment on the plans. If this is not the case, the waste team have concerns with the access and would need to see the swept paths as per the plans to be submitted with the DA which allow a 3 axle HRV to turn around.

The master plan shows 1 metre between the kerb and the property boundaries on the western side of Road 1. Note that Council's waste management guidelines require 1.5m width. If the properties have boundary fences the residents will not be able to wheel and place bins ready for collection – bins are not to be left on the roadway. (Note bins are 750mm from front to back when standing vertically).

Waste services advice the new design would could be acceptable from a waste perspective subject to the above items being addressed and below comments being addressed by the applicant.

Additional Information regarding community accessway:

- The road pavement and any infrastructure place under the pavement must be designed and constructed to allow for the operation of a 23 tonne waste collection vehicle without failure.



### **Specialist Advice**

- A height clearance of 4.5 metres must be maintained above the road pavement to allow for the operation of the waste collection vehicle. Please consider appropriate tree plantings (location & species) to meet this requirement into the future.
- Parking restrictions are to be placed on the western side of the community road - 6.00am to 6.00 pm on the scheduled day of waste collections. A clause must be placed in the Community Management Statement enforcing the required parking restrictions.

Other standard conditions with regard to indemnity and the Community Management Statement when entering private property for waste collection will be also need to be applied to any development.

### **Flooding**

If all the land is above the FPL (from our modelling, maximum FPL on the property is 5.02m AHD), then there are no flood related objections.

Otherwise, general comments are the same as for the previous PLM2021/0026 on the same property:

The property is subject to flooding in the 1% AEP event. A DA would need to address the flood requirements set out in Clause 7.4 of the Pittwater LEP 2014, Clauses B3.11 and C6.1 of the Pittwater 21 DCP, and the Warriewood Valley Urban Land Release Water Management Specification. Details demonstrating compliance would need to be provided in the Water Management Report submitted with the DA.

Flood modelling would need to be undertaken, to demonstrate that the proposed development has no impact on flooding on surrounding properties, and to demonstrate compliance with the requirements for the various design events outlined in Table 4.3 of the Warriewood Valley Water Management Specification.

Modelling would need to assess the pre- and post-development scenarios (including any basins and/or compensatory Works) and must extend a sufficient distance upstream and downstream to accommodate all likely hydraulic influences such as potential overland flow paths from upstream areas, downstream culverts and tidal conditions.

In particular:

- Modelling is to include the PMF, 1% AEP, 20% AEP and 50% AEP events;
- Flood levels and velocities are to be shown to 2 decimal places;
- Flood impact mapping is to be presented;
- Calculations for pre- and post-development storage are to be presented, with no net loss of flood storage below the 1% AEP flood level;
- Floor levels are to be above the Flood Planning Level; and
- Flood emergency response planning needs to be included.

### **Riparian and Water Management**

The development application is considered integrated development and therefore is to be referred to the Department of Planning Environment –Water for Controlled Activity Approval under the Water Management Act 2000.

The development application and supporting documentation must be in accordance with:



### Specialist Advice

- **Warriewood Valley Water Management Specification (2001)** - *(Detailed guidance on the restoration of creekline corridors in Warriewood)*
- **Pittwater LEP 2014 6.1 Warriewood Valley Release Area** - *(Protection and rehabilitation of creekline corridors and riparian areas, including water quality and flows, and bank stability)*
- **Pittwater 21 DCP C6.1 Integrated Water Cycle Management** - *(Use and rehabilitation of creekline corridors and riparian land)*
- **Pittwater 21 DCP C6.2 Natural Environment and Landscaping Principles** - *(Integration and landscaping of the creekline corridor)*
- **Warriewood Valley Landscape Masterplan and Design Guidelines (2018)**
- **SEPP (Resilience and Hazards) 2021** - Coastal Wetlands Proximity *(Protecting the hydrological integrity of the adjacent coastal wetland and no impact to quantity and quality of surface and groundwater flows)*
- **Northern Beaches Water Management for Development Policy.**

In addition to the specifications outlined in the Warriewood Valley Water Management Specification (2001) the following state government guidelines for waterfront land should be adhered to where applicable:

- Guidelines for instream works on waterfront land.  
[https://water.dpie.nsw.gov.au/\\_\\_data/assets/pdf\\_file/0005/386204/licensing\\_approvals\\_controlled\\_activities\\_instream\\_works.pdf](https://water.dpie.nsw.gov.au/__data/assets/pdf_file/0005/386204/licensing_approvals_controlled_activities_instream_works.pdf).
- Guidelines for riparian corridors on waterfront land  
[https://water.dpie.nsw.gov.au/\\_\\_data/assets/pdf\\_file/0008/386207/licensing\\_approvals\\_controlled\\_activities\\_riparian\\_corridors.pdf](https://water.dpie.nsw.gov.au/__data/assets/pdf_file/0008/386207/licensing_approvals_controlled_activities_riparian_corridors.pdf).
- Guidelines for outlet structures on waterfront land  
[https://water.dpie.nsw.gov.au/\\_\\_data/assets/pdf\\_file/0007/386206/licensing\\_approvals\\_controlled\\_activities\\_outlet\\_structures.pdf](https://water.dpie.nsw.gov.au/__data/assets/pdf_file/0007/386206/licensing_approvals_controlled_activities_outlet_structures.pdf)
- Guidelines to completing and submitting a new or amended controlled activity approval  
[https://www.dpie.nsw.gov.au/\\_\\_data/assets/pdf\\_file/0005/386186/New-or-amended-approval-controlled-activity-supporting-guide.pdf](https://www.dpie.nsw.gov.au/__data/assets/pdf_file/0005/386186/New-or-amended-approval-controlled-activity-supporting-guide.pdf).

### Required reports

- Water Management Plan
- Riparian Land Vegetation Management Plan
- Sediment and Erosion Control Plan
- Detailed design drawings of proposed works (engineering certification may also be required).
- Detailed design drawings which include a surveyed plan, cross sections (across the watercourse) and a long section of the watercourse, showing the proposed works relative to existing and proposed bed and bank profiles and water levels. The cross





### Specialist Advice

section should extend to the landward limit of the identified riparian corridor. All plans must include a scale bar.

- Detailed report of pre and post construction hydraulic conditions. The report should address bank full discharge, velocity, tractive force or sheer stress, afflux (Modified RTA method is acceptable), Froude and Manning's 'n' roughness values, relative to the proposed structure.
- Detailed plans of permanent bed and bank stabilisation works for scour protection.
- Site Management Plan incorporating a works schedule, sequence and duration of works, contingencies (in case of flood or similar), erosion and sediment controls and proposed monitoring and reporting periods.

### Landscape

#### 1. SUBDIVISION PROPOSAL

Reference Council Documents:

- Warriewood Valley Landscape Masterplan and Design Guidelines, August 2018 (WVLMGD)
- Warriewood Valley Roads Masterplan, August 2018 (WVRM)

Subdivision and landscape plans shall document the following landscape items:

#### ***The Road System and Pedestrian and Cyclist Network***

To satisfy the Warriewood Valley Landscape Masterplan and Design Guidelines, August 2018 and the Warriewood Valley Roads Masterplan, August 2018, the following path network is required:

#### ***Warriewood Rd***

A 2.1m wide footpath is required along Warriewood Rd and shall be shown on subdivision plans, and shall be co-ordinated to align with the proposed 2.1m footpath for the adjoining properties.

Street tree planting is required in accordance with the Warriewood Valley Landscape Masterplan and Design Guidelines, August 2018. Where appropriate, the footpath should be aligned to abut the kerb to increase deep soil area for street tree planting.

#### ***Lorikeet Grove***

A 1.5m wide footpath is required to one side of Lorikeet Grove and shall be shown on subdivision plans, and shall be co-ordinated to align with the proposed 1.5m footpath for the adjoining properties, and generally these are located to the side of the creekline corridor.

Street tree planting is required to both sides of Lorikeet Grove in accordance with the Warriewood Valley Landscape Masterplan and Design Guidelines, August 2018.

#### ***Creekline Corridor***

A 2.5m wide sharepath is required within the Outer creekline corridor, and shall be shown on subdivision plans, and shall be co-ordinated to align with sharepath locations for the adjoining properties.



## Specialist Advice

Within the creekline corridor, the proposal must demonstrate the location and connectivity of a 2.5m width sharepath above the 20% AEP flood level.

### 2. DWELLINGS and LANDSCAPE PROPOSAL

Reference Council Documents:

- Warriewood Valley Landscape Masterplan and Design Guidelines, August 2018 (WVLMGD)
- Pittwater 21 DCP, including D16.1, D16.5, D16.6, and D16.12

Landscape plans shall document the following landscape items:

#### **D16.1 Character as viewed from a public place**

The development facing Warriewood Road must ensure that vegetation is dominant over the built form. To achieve this, the front setback to Warriewood Rd must be sufficient in deep soil area to support large canopy trees, and it is advised that the front setback to Warriewood Road should contain mass planted gardens and lawn areas to such small sized front setbacks are not encouraged.

Landscape treatment is to be integrated with the building design to screen and soften the visual impact of the built form. The height and scale of the landscaping in the setback area to the public place must be proportionate to the height and scale of the building

#### **D16.5 Landscaped Area for Newly Created Individual Allotments and D16.6 Front Building Lines**

Proposed development is required to satisfy D16.5 Landscaped Area for Newly Created Individual Allotments, with attention to providing landscaped areas that are deep soil areas capable of supporting trees, to allow new development to blend into the streetscape.

The bulk and scale of the built form is to be minimised by landscape treatment, enhanced by tree planting within the front setback, to screen the visual impact of the built form.

#### **D16.12 Fences**

In all cases, vegetation is preferable over fencing to delineate the property boundary.

Fencing is not permitted forwards of the building line. Boundaries between public and private land should be delineated by vegetation such as low hedges, garden beds or the like.

#### **Note:**

##### **Landscape Plans**

Shall be prepared to satisfy the DA Lodgement Requirements.

#### **Other:**

##### **Aboricultural Impact Assessment**

Should any existing trees occur within 5 metres of development, an Aboricultural Impact Assessment is required, to document the impact upon the existing trees from the proposed development, from excavation and construction activities.

## **Strategic Planning**



### Specialist Advice

1. From a strategic planning perspective, the site coverage requirements must be considered wherein it is 50% of the developable area (this excludes the inner 25m creekline corridor) and originates from the well-established 50% impervious fraction in the adopted Warriewood Valley Water Management Plan. I can't recall if the applicant is also proposing the construction of individual dwellings on each of the proposed lots under the one DA as this has another implication on the individual site coverage requirement for water management for each lot under Control D16.4 that relies upon what site coverage % for the individual lots was modelled for any future Water Management Report approved for the subdivision that creates the individual residential lots.
2. Control D16.4 is different to the landscaped area requirements for a dwelling under Control D16.5.
3. Based on the submitted information, the applicant should confirm in its formal Development Application the following:
  - Works being undertaken in the outer 25m riparian corridor immediately abutting the southern alignment of Lorikeet Road
  - Design drawings for the rehabilitation of the inner 25m riparian corridor in accordance with any Water Management Report submitted with the DA.
  - Location of a section of the sharepath on 53A Warriewood Road and how this links to the sharepath approved/constructed on the adjacent properties.
4. The applicant is advised there are development contributions to be imposed on any residential development issued on the subject property in accordance with Section 7.11 of the Environmental Planning and Assessment Act and the adopted Warriewood Valley Contributions Plan Amendment 16 Revision 4 (came into effect on 1 July 2022). The monetary contributions payable to Council, before any Construction Certificate can be issued on the site, can be reduced by confirming as part of the formal DA:
  - The inner 25m creekline corridor land, to be transferred to Council already has a land value attributed to it in the adopted Contributions Plan. As such, the cash contribution amount payable to Council will be reduced by the land value for the creekline corridor.
  - What infrastructure identified in the adopted Contributions Plan will be constructed by the applicant, such as the section of sharepath? The applicant is to confirm this with any submission to Council.

### Development Engineering

- 1) The proposal is to demonstrate consistency with the provisions of clause C6.4 of P21 DCP, the *Warriewood Valley Roads Masterplan 2018(WWVRM)* and the *Warriewood Valley Landscape Masterplan 2018*.
- 2) The internal road should be designed as an 'Access Street', the proposed road and verge widths do not comply with the WWVRM the minimum access street width 7.5m . This width allows for on street carparking and the proposed reduced width will lead to increased spill over and demand on the adjoining road network as the on street car parking is not provided. The recently approved community title subdivision (DA2019/0263) at 53B Warriewood Road has an approved access road width of 7.5m. The verge widths are to be 2.5m wide for both sides of the access street and are to



### Specialist Advice

feature a 1.5m wide concrete footpath on one side. The current verge widths do not comply with the WWVRM. Comments also are to be obtained from Councils landscape architect as to the suitability of the proposed access street verge widths for landscaping as they do not comply with the *Warriewood Valley Landscape Masterplan 2018*. The proposed rain gardens with the footpath verges are not supported given the requirements for street tree planting and services allocation conflicts.

- 3) Warriewood Road: The design of the half road reconstruction of Warriewood Road is to align with the roads works approved in relation to adjoining properties and comply with the *Warriewood Valley Roads Masterplan*. The half width of Warriewood Road for the full property frontage is to be reconstructed in accordance with the design parameters in the WWVRM and Auspec one. The final AC seal is to overlap 10.5m into the eastern carriageway. All existing overhead power lines are to be undergrounded in accordance with Ausgrid and Council requirements. Please note that Councils traffic engineer has provided comments on Councils requirements for an indented bus bay and bus stop for Warriewood Road. Council's landscape architect is to provide comments re landscaping requirements as required by the *Warriewood Valley Landscape Masterplan 2018*.
- 4) Lorikeet Grove: Lorikeet Grove is to align with the location of those sections of Lorikeet Grove approved on adjoining sites, and is to be designed in accordance with the *Warriewood Valley Roads Masterplan*.
- 5) A 2.1m wide shared path is to align on approved locations of both the Warriewood Road and Lorikeet Drive frontages.

A thorough Water Management Report will be necessary. The requirements are detailed in the *Warriewood Valley Water Management Specification*. On site storm water detention is to be provided in accordance with the specification and the hydraulic modelling requirements followed. Impervious area OSD calculations are based on 50% of the *total* site being impervious, including the riparian corridor. Rainwater tanks cannot be oversized to provide OSD storage. A thorough stormwater management plan is to be prepared addressing all aspects and requirements of the specification.

Outlets to the creek should be designed so that flow enters the creek in a direction similar to the flow of the creek (no more than 30 degrees is recommended).

### Documentation to accompany the Development Application

- Lodge Application via NSW Planning Portal
- Statement of Environmental Effects
- Scaled and dimensioned plans
- Subdivision Plan
- Dwelling plans (if proposed) including site, floor, elevation, section and landscape plans
- Cost of works estimate/ Quote – If over \$1 Million, prepared by a QS
- Survey Plan (Boundary Identification Survey)
- Site Analysis Plan
- Demolition Plan
- Excavation and fill Plan
- Waste Management Plan (Construction & Demolition)
- Road Design Plans
- Erosion and Sediment Control Plan / Soil and Water Management Plan



- Stormwater Management Plan / Stormwater Plans and On-site Stormwater Detention (OSD) Checklist
- Swept paths
- Traffic and Parking Impact Assessment
- Landscape Plan
- Flood Impact Assessment
- Water Management Report
- Riparian Land Vegetation Management Plan
- Detailed design drawings of proposed works (engineering certification may also be required).
- Detailed design drawings which include a surveyed plan, cross sections (across the watercourse) and a long section of the watercourse, showing the proposed works relative to existing and proposed bed and bank profiles and water levels. The cross section should extend to the landward limit of the identified riparian corridor.
- Pre and post construction hydraulic conditions
- Detailed plans of permanent bed and bank stabilisation works for scour protection.
- Site Management Plan incorporating a works schedule, sequence and duration of works, contingencies (in case of flood or similar), erosion and sediment controls and proposed monitoring and reporting period.

#### **IMPORTANT NOTE FOR DA LODGEMENT**

Please refer to the Development Application Lodgement Requirements on Council's website (link details below) for further detail on the above list of plans, reports, survey and certificates.

<https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/pdf-forms/development-application-da-modification-or-review-determination/2060-da-modification-lodgement-requirements-mar21.pdf>

The lodgement requirements will be used by Council in the review of the application after it is lodged through the NSW Planning Portal to verify that all requirements have been met for the type of application/development.

#### **Concluding Comments**

These notes are in response to a pre-lodgement meeting held on 21 July 2022 to discuss an 18 lot community title subdivision and road construction at 53A Warriewood Road, Warriewood. The notes reference the plans prepared by Sekisui House dated 4/05/2022.

The current subdivision layout heavily relies on a detached dwelling house typology which puts constraints on the subdivision and lot configuration to achieve the required dwelling density required by the LEP and required lot mix under the DCP. Concern is raised regarding some of the lot configurations internal of the site (lots 15-18) and the future development outcome resulting from the non-standard lot dimensions. Council would not support this lot layout unless it was demonstrated by the applicant how each lot could successfully be developed in accordance with the DCP and have no unreasonable impacts on the properties to the south-east.

Of note, Council's development engineers and traffic team require widening of the internal road and this would put further pressure on the size of the lots within the subdivision. The applicant should explore an improved lot mix as envisaged by the DCP to achieve the required yield and this would likely result in an improved mix of dwelling typologies (such as semi-detached dwellings or attached dwellings/townhouses).



### **Concluding Comments**

The applicant shall resolve the issues flooding, landscaping and water management having regard to the water quality and environmental outcomes required for the adjoining creekline.

Overall, there are issues still remaining with the proposal and the concerns remain as to the lot mix and resulting development outcome for the vacant lots proposed within the subdivision based on the lot geometry and orientation of these lots.

The applicant is encouraged to review and take on board this feedback with the continued design development and address these issues prior to lodgement of an application.

### **Question on these Notes?**

Should you have any questions or wish to seek clarification of any matters raised in these Notes, please contact the member of the Development Advisory Services Team at Council referred to on the front page of these Notes.