

Your ref
Our ref 256447-00
File ref

ARUP

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27 July 2021

Dear Hannah,

2 MacPherson Street, Warriewood NSW DA 2019/0887 - Modification Application

In 2019, Arup prepared the *2 MacPherson Street, Warriewood Traffic Report* and *2 Macpherson Street, Warriewood Pre-construction Traffic Supplementary Letter* to assess the transport and traffic impacts of the proposed Development Application (DA) for 2 MacPherson Street, Warriewood. The *2 MacPherson Street, Warriewood Traffic Report* identified that the proposed DA would have a negligible impact on the surrounding road network and internal roads would be designed in accordance with the *Warriewood Valley Road Masterplan* (Northern Beaches Council, 2018) and *AS/NZS 2890.1:2004*. The DA was subsequently approved in August 2020 by Northern Beaches Council.

As of July 2021, Meriton Group are preparing a Section 4.55 (2) application to modify Condition 1 of the approved DA. The modification includes slight amendments to the approved building envelope plan (BEP) to show zero lot boundaries. This letter has been prepared to identify any changes to the transport and traffic impacts of the updated BEP.

The updated BEP does not include any changes to the proposed traffic generation, parking generation, access arrangements and internal road design. Therefore, the findings of the *2 MacPherson Street, Warriewood Traffic Report* and *2 Macpherson Street, Warriewood Pre-construction Traffic Supplementary Letter* are expected to remain consistent.

If you have any further queries, please contact the undersigned on 02 9320 9259.

Yours sincerely



James Turner
Senior Traffic Engineer

Enc Updated building envelope drawing – DA001
Superseded building envelope drawing – XXXX_SK001

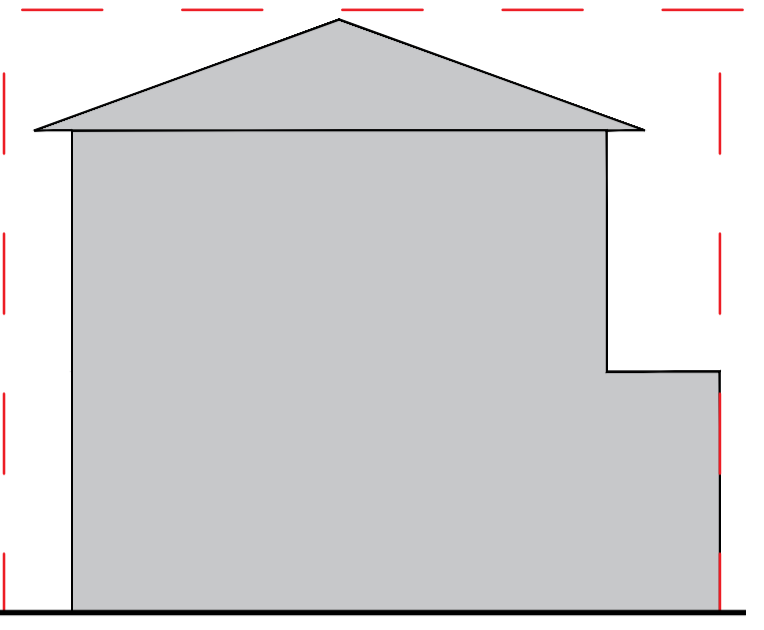
MACPHERSON STREET

EXISTING DRAINAGE CHANNEL

EXISTING 25m PRIVATE BUFFER

MAXIMUM BUILDING HEIGHT (8m)

3200 LEVEL 01
3200 GROUND
NGL



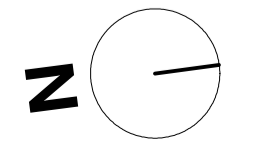
| DATE | REV | DESCRIPTION |
|------------|-----|------------------------------------|
| 16/07/2021 | D | ZERO LOT BOUNDARIES, DA SUBMISSION |
| 05/02/2020 | C | COUNCIL RFI |

- LEGEND:**
- Setbacks
 - First Floor Boundary
 - Ground Floor Boundary
 - Garage Zone
 - Driveway Locations
 - Landscaping
 - Private Open Space (20m² - min 4m depth)

PROJECT:
Warriewood
2 Macpherson St, Warriewood

DRAWING NAME:
BUILDING ENVELOPE
DRAWING NUMBER:
DA001
REVISION:
D

SCALE: 1:200@A1



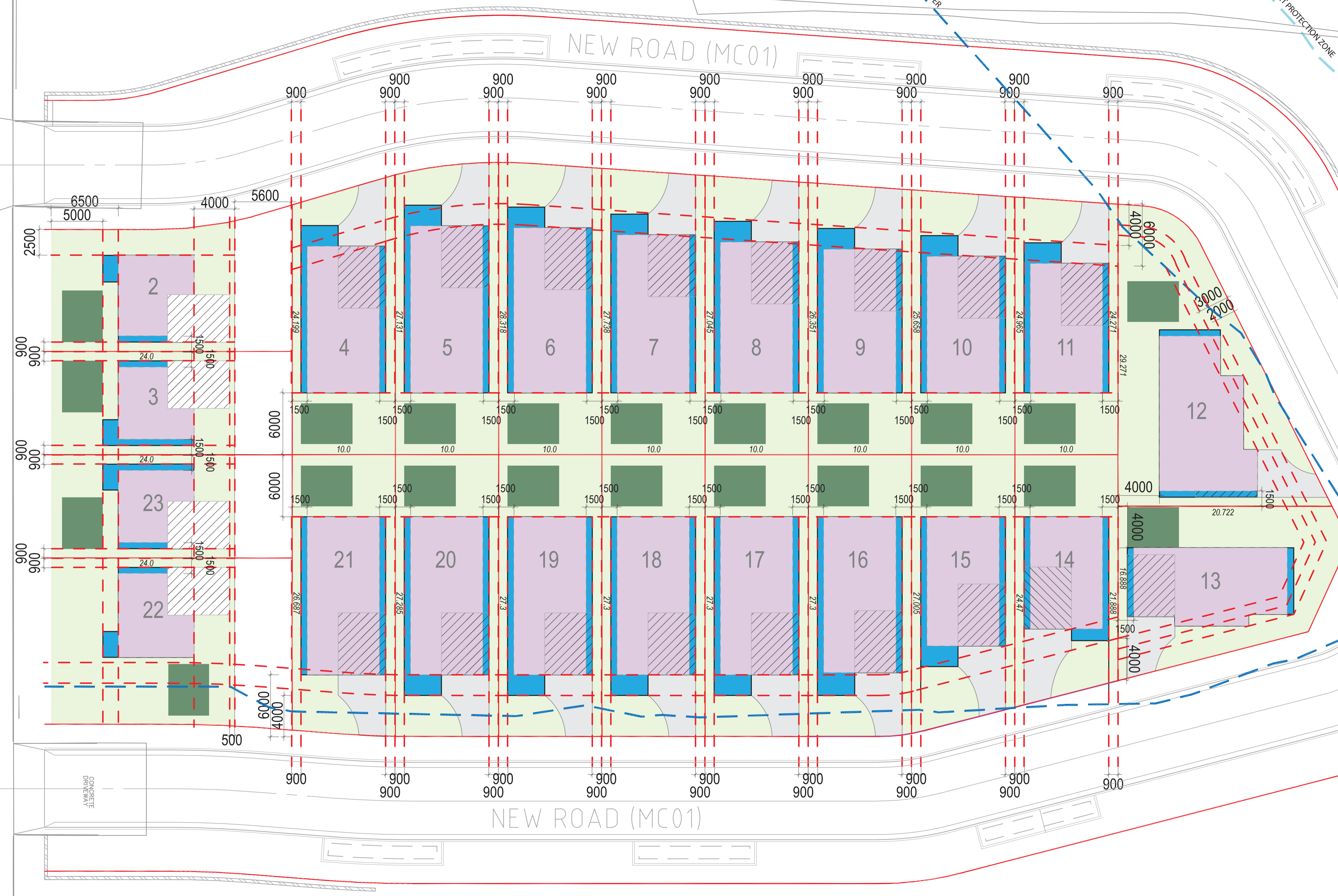
| Lot Number | Lot Area (m ²) | Site Coverage (m ²) | % | Landscaped Area (%) | POS Area (m ²) |
|------------|----------------------------|---------------------------------|------|---------------------|----------------------------|
| 2 | 317 | 80 | 25.2 | 74.8 | 10.0 |
| 3 | 256 | 79 | 30.9 | 69.1 | 10.0 |
| 4 | 257 | 124 | 48.2 | 51.8 | 10.0 |
| 5 | 279 | 139 | 49.8 | 50.2 | 10.0 |
| 6 | 281 | 138 | 49.1 | 50.9 | 10.0 |
| 7 | 274 | 133 | 48.5 | 51.5 | 10.0 |
| 8 | 267 | 127 | 47.6 | 52.4 | 10.0 |
| 9 | 260 | 121 | 46.5 | 53.5 | 10.0 |
| 10 | 253 | 116 | 45.8 | 54.2 | 10.0 |
| 11 | 246 | 110 | 44.7 | 55.3 | 10.0 |
| 12 | 388 | 128 | 33.0 | 67.0 | 10.0 |
| 13 | 295 | 113 | 38.3 | 61.7 | 10.0 |
| 14 | 232 | 93 | 40.1 | 59.9 | 10.0 |
| 15 | 257 | 109 | 42.4 | 57.6 | 10.0 |
| 16 | 272 | 131 | 48.2 | 51.8 | 10.0 |
| 17 | 273 | 133 | 48.7 | 51.3 | 10.0 |
| 18 | 273 | 133 | 48.7 | 51.3 | 10.0 |
| 19 | 273 | 133 | 48.7 | 51.3 | 10.0 |
| 20 | 273 | 133 | 48.7 | 51.3 | 10.0 |
| 21 | 273 | 128 | 46.9 | 53.1 | 10.0 |
| 22 | 415 | 82 | 19.8 | 80.2 | 10.0 |
| 23 | 256 | 79 | 30.9 | 69.1 | 10.0 |

EXISTING DRAINAGE CHANNEL

NEW ROAD (MC01)

EXISTING 25M PRIVATE BUFFER

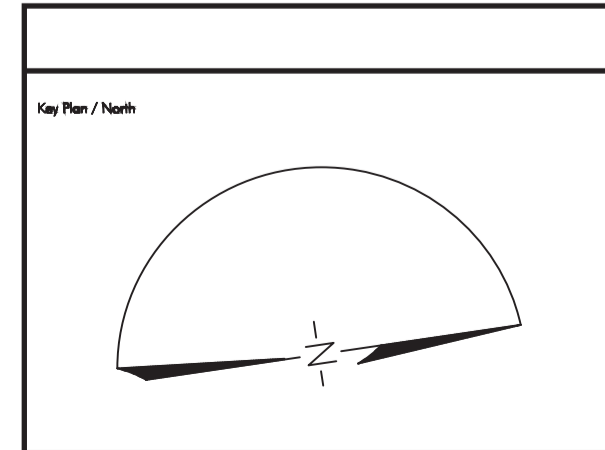
EXISTING 20M ASSET PROTECTION ZONE



Note:
All future proposed residential dwellings will be two storeys.
A maximum building height of 8m applies to each residential lot.

FOR INFORMATION

MACPHERSON STREET



| Issue Description | Date |
|--------------------------|------------|
| A Issued for information | 20.12.2018 |

| Legend |
|-------------------------|
| --- Setbacks |
| ■ First Floor Boundary |
| ■ Ground Floor Boundary |
| ▨ Garage |
| ■ Landscaping |
| ■ Private Open Space |
| ■ Driveway Locations |

| | | | |
|---------|------------------------|--|---------------------|
| CLIENT | | TITLE WARRIEWOOD MASTERPLAN DESIGN INTENT | |
| PROJECT | DRAWN MERITON | CHECKED | SCALE 1:200 @ A1 |
| | NUMBER XXXX _ SK001 | ISSUE B | |

| | | | |
|---------|------------------------|--|---------------------|
| CLIENT | | TITLE WARRIEWOOD MASTERPLAN DESIGN INTENT | |
| PROJECT | DRAWN MERITON | CHECKED | SCALE 1:200 @ A1 |
| | NUMBER XXXX _ SK001 | ISSUE B | |

