



From: Planning Panels - Northern Beaches
To: Planning Panels - Northern Beaches
Subject: DA2024/0492 draft conditions - 21A Warili Road Frenchs Forest & 49 Blackbutts Road, Frenchs Forest
Date: Wednesday, 26 February 2025 8:52:07 AM
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Hi Thomas,

Further to my email yesterday, please see below comments from the Civil Engineer for further consideration by Council.

BUILDING WORK – BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE			
9	Amended Plans	<p>Amended Plans shall be issued to the Certifier prior to the issue of a Construction Certificate to include the following details to be amended:</p> <p>i) the retaining walling along the along the eastern boundaries of lots 5 to 13 inclusive shall be relocated to provide an unobstructed 1.2 metres wide landscape planting zone,</p> <p>ii) the stormwater pits and drainage lines shall be relocated accordingly.</p> <p>Certification shall be provided to the Certifier that these amendments have been documented.</p>	<p>Enspire Comments 25-02-25</p> <p>This will be a significant shift that will need to consider an existing sewer line approximately 2m away from the boundary.</p> <p>The stormwater line may need to shift on the western side of the sewer line further impacting the backyards of the lots.</p> <p>Preference is to keep the alignment as shown.</p> 
12	On-Site Stormwater Detention	<p>The Applicant is to provide a certification of drainage plans detailing the provision of on-site stormwater detention in accordance with Northern Beaches Council's Water Management for Development Policy, and generally in accordance with the concept drainage plans prepared by Enspire, drawing number 230057-00-DA C5.01 (Rev 4), C5.02 (Rev 4), C17.01 (Rev 17.01), dated 22/1/25. Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to Engineers Australia, National Engineers Register (NER) or Professionals Australia (RPENG) and registered in the General Area of Practice for civil engineering.</p> <p>The drainage plans must address the following:</p> <p>i. Detail the installation of a orifice plate as detailed in the DRAINS model.</p> <p>ii. Detail the installation of a suitably sized catchdrain upstream of the properties known as 21-23 Warili Road and connected into the on site stormwater system.</p> <p>Detailed drainage plans, including engineering certification, are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.</p> <p>Reason: To ensure appropriate provision for the disposal of stormwater and stormwater management arising from the development.</p>	<p>Item ii. condition should not be included due to the following reasons:</p> <ul style="list-style-type: none"> The existing topography of the site has a larger catchment free draining to the existing Lots 21-23 (141m2). The proposed design proposes a 1.2m strip along this boundary edge, 75m2 bypassing to these lots. The natural sag point is at the southeast corner of the site, with a level difference of almost 3.0m. It will not be possible to grade a catch drain back to connect to the onsite stormwater system. <p>The DRAINS modelling conveys the PSD requirements are met considering the minor bypass.</p> 
Before the Issue a Subdivision Certificate			
67	Submission of Engineering Plans	<p>The application is to include four (4) copies of Civil Engineering plans for the design of a new road and stormwater drainage under community Lot number 1; including footpath, kerb and gutter, and indented parallel parking bay, which are to be generally in accordance with the Council's specification for engineering works - AUS-SPEC #1. The plan shall be prepared by a qualified civil engineer.</p> <p>The design must include the following information:</p> <p>a) Construct a new internal access road, minimum 6m wide; with the exception of the 5.5m wide section from Warili Road to the property boundary of No.21 Warili Road and Lot 13.</p> <p>b) Kerb and gutter (vertical faced only) and associated stormwater drainage for the full length of the internal access road.</p> <p>c) The access road driveway crossing at Warili Road is to include a kerb splay to enable access for Council's Waste vehicle.</p> <p>d) Construct a 1.5m wide concrete footpath on the eastern side of the road, from Warili Road connecting with the existing footpath on Blackbutts Road.</p> <p>e) Construct a 12.2m radius turning circle for Council's 10.5m Waste vehicle to turn around in a continuous movement.</p> <p>f) A swept path analysis is required for a widened road design which enables both Council's 10.5m waste vehicle and a B99 design vehicle to pass simultaneously on the curved section of road. The final kerb alignment and road layout must be approved by Council's Traffic Engineer.</p> <p>g) Construct a single consolidated indented parking bay south of the turning circle providing 5 visitor parking spaces. The parking bay should be 2.1m wide and indented with a 45 degree angle transition to facilitate entry and exit. Linemarking of the intermediate spaces should be 6m in length and the end spaces 6.3m in length. Parking spaces must be designed and constructed to comply with the relevant section of AS 2890 (Off-street Parking standards).</p> <p>The submitted Signage and Linemarking Plans, Drawing No.230057-00-DA-C11.01 and 230057-00-DA-C11.02 Revision 1, must be amended and submitted to Council's</p>	<p>67 f) Can the private certifier review and approve the final kerb alignment?</p> <p>This condition appears to be in the wrong section of the consent conditions and should be shifted to the before construction Certificate portion.</p>

		<p>Traffic team prior to the issue of any Construction Certificate:</p> <p>Installation of double dividing barrier line (BB lines) from Warili Road to the start of the turning area.</p> <p>Installation of an unbroken yellow 'No Stopping' line (C3 line) in the turning circle.</p> <p>Removal of proposed signage. Removal of proposed 'Give Way' holding line.</p> <p>Details demonstrating compliance are to be submitted to Council for approval prior to the issue of the Construction Certificate.</p> <p>Reason: To ensure engineering works are constructed in accordance with relevant standards and Council's specification. To prevent parking along the internal access road and reduce signage clutter.</p>	
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Cheers
Asher



Asher Richardson | Senior Associate | RPIA + EIA

Willowtree Planning

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From: Asher Richardson
Sent: Tuesday, 25 February 2025 12:49 PM
To: Thomas Prosser <Thomas.Prosser@northernbeaches.nsw.gov.au>
Cc: Gerard Alves <[REDACTED]>; Michelle Nortje <[REDACTED]>
Subject: DA2024/0492 draft conditions - 21A Warili Road Frenchs Forest & 49 Blackbutts Road, Frenchs Forest

Hi Thomas,

I hope you're well.

In preparation for the panel meeting tomorrow, we have reviewed the draft conditions. Please see comments below that we'll be seeking to resolve tomorrow.

Condition No.	Condition	Detail	Comment
General Conditions			
4(g)(iii)	General Requirements	Prior to the release of the Construction Certificate, payment of the following is required: iii) Housing and Productivity Contribution - Payment must be made on the NSW Planning Portal for development to which this contribution applies. The amount payable is subject to indexation at the time of payment.	Request to change timing to 'Prior to Subdivision Certificate Release'. This is consistent with the attached HPC guide issued by NSW DPHI (see page 7 highlighted)
49	Provision of Services for Subdivision	The applicant is to ensure all services including water, electricity, telephone and gas are provided, located and certified by a registered surveyor on a copy of the final plan of subdivision. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Subdivision Certificate.	Sekisui House are not installing gas in this development. Can the reference to 'gas' please be removed.

Cheers
Asher



Asher Richardson | Senior Associate | RPIA + EIA

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From: Gerard Alves <[REDACTED]>
Sent: Monday, 24 February 2025 10:04 PM
To: Asher Richardson <[REDACTED]>
Cc: Michelle Nortje <[REDACTED]>
Subject: Sekisui House - Frenchs Forest - DRAFT DA Conditions

Hi Asher and Gary,

Following our separate chats over the phone this afternoon, below is the summary of questions Michelle and I have on the DRAFT DA conditions issued from Council.

- Can we please clarify with Council the terminology between Construction Certificate and Subdivision Works Certificate? I assume this is the same thing.
- Some of the conditions listed in 'Subdivision Certificate' should be 'prior to SWC release', do you agree?

Condition Nbr	Condition	Detail	Comment
General Conditions			
4(g)(iii)	General Requirements	Prior to the release of the Construction Certificate, payment of the following is required: iii) Housing and Productivity Contribution - Payment must be made on the NSW Planning Portal for development to which this contribution applies. The amount payable is subject to indexation at the time of payment.	Request to change timing to 'Prior to Subdivision Certificate Release'. This is consistent with the attached HPC guide issued by NSW DPHI.
49	Provision of Services for Subdivision	The applicant is to ensure all services including water, electricity, telephone and gas are provided, located and certified by a registered surveyor on a copy of the final plan of subdivision. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Subdivision Certificate.	Sekisui House are not installing gas in this development. Can the reference to 'gas' please be removed.

I would appreciate if you can provide some responses to the above and advise on other DA Conditions that may be of risk to the projects programme?

I'll give you a call sometime in the morning to confirm receipt and discuss in preparation for the meeting with Council on Wednesday.

Regards,

Gerard Alves
Development Manager
Residential Communities & Home Building

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