

24th December 2014

Warringah Council
Civic Centre
725 Pittwater Road,
Dee Why NSW 2099

Att: Kevin Short – DA Officer

**RE: RESPONSE TO WARRINGAH COUNCIL LETTER DATE 16 DECEMBER 2013 FOR
SECTION 96AB REVIEW OF MODIFICATION DETERMINATION APPLICATION FOR
WOOD PARK PTY LTD DEVELOPMENT APPLICATION NUMBER 2002/1314DA &
MODIFIED DEVELOPMENT APPLICATION NUMBER Mod 2013/0079 CONSTRUCTION
CERTIFICATE NO: 0004 – 065 (15-4-2004)**

Further to Warringah Council's letter dated 16 December 2013, we hereby enclose the following information itemised in relation to Council's letter as follows:

Traffic & Parking

In relation to Council's comments, we have enclosed a traffic and parking report prepared by Varga Traffic Planning Pty Ltd dated 20 December 2013, describing the original approved parking for the site and the proposed parking as a result of the S96 building modifications and compliance requirements. The report concludes that in the context of the previous DA approvals for the site and the proposed floor area, that the site retains a surplus of one parking space when assessed under Council's Parking Code requirements. Further the design and layout of the car parking facilities for the site complies with the relevant Australian Standards for *Parking Facilities Part 1 – Off Street Car Parking AS2890.1*.

Further the Varga Planning traffic report concludes, *"the proposed parking facilities satisfy the relevant requirements specified in both Council's Parking Code as well as the Australian Standards and it is therefore concluded that the proposed development will not have any unacceptable parking implications."*

Attachment 1 Varga Traffic Planning Pty Ltd S96 Parking Assessment Report
dated 20 December 2013.

NO. ITEM:

CRITICAL ACTION*Engineering Issues;**

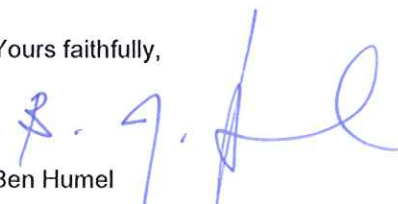
In relation to Councils letter and further to the meeting minutes dated 17th January 2013 and under the helpful and clear direction of Councils Engineers Sean Khoo and Paul David, we have instructed the clients engineers to redesign the stormwater pipe line traversing the site in accordance with Councils requirements based on the catchment area for the Pittwater Road locality and calculations of the flows for the 1 in 20 year ARI and as such we have enclosed the following information as attached:

- A Council Stormwater Asset Design Summary letter by Mott MacDonald demonstrating the detailed calculations, modelling and design compliance parameters used to determine the alignment, size and levels of the new stormwater pipe,
- Updated stormwater pipe design by Mott MacDonald taking into consideration the alignment as requested by Sean Khoo and Paul David,
- Updated Pittwater Road locality catchment plan on which the stormwater pipe design has been assessed,
- Architectural Details demonstrating clearance to Councils redirected stormwater pipe in accordance with Section C6 Building over or adjacent to Constructed Council Drainage Easements and in relation to the new stormwater pipe alignment as shown on the Mott MacDonald Engineering Drawings.

- Attachment 2 - Council Stormwater Design Summary Letter by Mott MacDonald dated 24 January 2014.
- Attachment 3 - Stormwater pipe design by Mott MacDonald Drawing No's: XX0001 – P2, XX-0002 - P3 and XX-0006 – P2,
- Attachment 4 - Architectural Details and Cross Sections demonstrating clearance to Councils stormwater pipeline Drawing No's: DA1 S96AB-2, DA2 S96AB-2, DA3 S96AB-2 & DA8 S96AB-2.
- Attachment 5 - Minutes of Council Engineers Meeting dated 17 January 2013 and accompanying Council Drainage Plan and concept catchment plan.

We trust the enclosed information will enable Council to provide a favourable determination of the S96 submission and if anything further is required please contact our office.

Yours faithfully,


Ben Humel**Humel Architects Pty Ltd**