

NO.	CONTENTIONS TO BE ADDRESSED	RESPONSES BY ARCHIDROME	REFERENCED PLANS BY
1	The provisions of P21 DCP require shared driveway crossings to Lorikeet Drive and Warriewood Road in order to maximise on-street parking. This can readily be accommodated in the proposed development.	Towards the lots along Lorikeet Drive and Warriewood Road now have shared driveway crossings in order to maximise on-street parking.	A03
2	Lot 3 is very tight and is awkward due to the angled front boundary - please provide an indicative floor plan.	Lot boundaries have now been adjusted and areas have been re-distributed. Lot 3 is now larger than before and can accommodate a dwelling comfortably. Site plan and other related drawings updated with new lot areas.	A03, Subdivision plan by SUMMIT GEOMATIC
3	Subdivision plan prescribes that dwellings fronting Warriewood Road are to be setback 9m from the rear boundary - how is this to be restricted?	Instrument 888 and Subdivision plan update (RESTRICTION ON THE USE OF LAND (RUL) added on LOTS 1-5 RESTRICTION ON THE USE OF LAND (RUL) added on LOTS 6-11	Instrument 888 and Subdivision plan by SUMMIT GEOMATIC
4	Fencing forward of the front building line of dwellings is not supported.	Fencing Forward to the building line has been removed. Fencing Plan has been updated.	A03.a
5	Can the external wall of the ground floor living rooms be setback to increase the area of the covered POS and decrease the depth of the living space (which exceeds 8m)?	The ground floor have units with cross through floor plans that access natural light from both ends of the floor plate. Thus the 8m restriction is not applicable here, as the layouts are open plan at the ground level with glazing on both sides.	
6	Covered POS required for upper floor units at each end. This should be achieved within the existing internal floor space without extending the roof, particularly as there has been very little change to the massing of the buildings as a whole.	Units in the upper floor have been further setback to accommodate POS within floor plates. A total usable area of 234.950M has been reduced in the upper floor in total in order to reduce the massing of the buildings as a whole. Plans, Sections, Elevations, Views and Shadow analysis updated.	A07, A09.3, A10.3
7	Integrated planter at ends of upper floor should wrap around the perimeter of the balcony to prevent downward overlooking of neighbouring properties and POS of units below.	Updated Plans show planter wrapping around the perimeter.	A07, A09.3, A10.3
8	A formalised pathway is not required for maintenance along the western side of Block C. Also, it is unclear why this is to be elevated above the ground level of the neighbouring site and the proposed POS of Block C. (See Section aa and bb on A12.3 and EE), resulting in fences exceeding 1.8m in height. The internal fence to the POS for Block C could be lowered to 1.5m, as there shouldn't be an ongoing privacy issue associated with maintenance of the landscaping.	Pathway and adjoining retaining wall levels have now been reduced in accordance with neighboring site and proposed POS of Block C. Additionally, fences along the walkway behind Block C now have a reduced height of 1.500m. Site plan, Fencing plan and Detailed Sections are updated in the latest set of refs.	A03, A03.1, A12.3
9	Trees proposed to the east of Block D are too close to the proposed retaining wall for the easement.	CPS to Respond	Refer Landscape Drawings
10	Proposed elevated internal fencing is not shown on shadow diagrams.	Elevated fencing is now reflected in shadow diagrams. Shadow analysis sheets updated.	A13.1-A13.15
11	Proposed internal front fencing is not shown on perspective images.	Views updated to show internal fencing behind landscape/planters/benches.	A16.1
12	Solar access diagrams need to highlight impact to dwellings along Bubalo Street associated with height non-compliance.	Additional sheets added in Shadow analysis focusing on dwellings along bubalo St.	A13.1-13.15
13	Consider operable roofs to POS of balconies that get no sun to increase daylight to these units.	Stylight added to roofs of balconies that get no sun. Plans and shadow analysis updated.	A07, A08
14	Units D11, D12, C16 and C17 (10m ² minimum area) should be considered 3 bedroom units, not 2 bedroom as suggested. The proposal does not provide any of the required 4 x studio, 4 x 1 bedroom or 4 x 2 bedroom apartments required by clause C6.8 of P21 DCP.	Units in the upper floor have been further setback to accommodate POS within floor plates. And the referenced unit sizes have now been reduced. A total usable area of 234.950M has been reduced in the upper floor in total in order to reduce the massing of the buildings as a whole. Larger 2 Bed units that are	A07, A09.3, A10.3
15	One ground floor unit next to recessed planters at lift core could borrow amenity from the proposed landscaping with a semi-transparent/open style fence (there is no need for solid fences to both sides).	Open Style slatted fence incorporated in pos on one side near each lift core. Fencing plan and drawings updated.	A03.a
16	Further detail is required re: planting in lift recesses and whether there is suitable soil depth and area provided. The perspectives confirm that it is not reading as a landscaped gap between buildings. The design of the basement should be reconsidered where it clashes with these deep soil areas.	Basement under planting in lift recess is now reduced and aligned to the lift well to ensure full soil depth, thereby eliminating raised planters. Basement Plan and Bulk and Scale analysis Plat 3 Sheet - showing section of this area is now updated. PLANTER BOX HAS BEEN REMOVED.	A12.7
17	Flip location of kitchen and living room in Unit C13.	Location of Living room and kitchen floor as requested.	A07, A09.3
18	The retention of Lot 13 in separate ownership is not supported and should form part of Lot 12.	This will be addressed in the SEE (i.e. at 13 and Creative corridors partnership and management is not shown on any updated drawings).	