

1<sup>st</sup> May 2020  
REF: DA2019/1157



The General Manager  
Northern Beaches Council

Attention: Rodney Piggot  
Manager – Development Assessment  
E: rodney.piggott@northernbeaches.nsw.gov.au

Dear Rodney

**Response to Departmental Referrals  
DA2019/1157 – 351 Barrenjoey road, Newport NSW 2106**

Further to the referral responses from the following department:

- Waste Management dated 01/04/2020
- Engineering dated 02/04/2020
- Landscape dated 01/04/2020
- Urban Design dated 03/04/2020
- Natural Environment dated 20/04/2020

we have made amendments to the DA documents to address most of the concerns of Council with respect to the current application. Noting that the issues regarding flooding have been discussed with our consultant engineer and Council's engineer resulting in a satisfactory resolution of the matters raised.

**Waste Management**

- The bin room has been amended to allow for single rows of bins with a minimum clear space of 1 metre between the bins. Refer to the amended ground floor plan for details.
- The bin room has been increased in size to allow for 12 x 240L bins.
- The bin room is 6.5m from the front boundary.
- The ramp to the bin room is at a gradient of 1:8 max.

**Engineering**

- The stormwater outlet design has been amended to address the concerns of Council's engineer with respect to the 225mm outlet pipe. Refer to amended engineering drawings forming part of this updated submission.

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Nominated Architects  
Tony Gray 5303 Paul Godsell 6726

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- With respect to the flood issues, Council's engineer has updated the referral response (dated 29/04/2020) in support of this application.

## Landscape

- Council is in support of this application subject to stated conditions of consent.

## Urban Design

- The shopfronts on Robertson Road have been amended by moving the glazing to the street boundary, therefore activating the street frontage.
- The minor breach in building height is supported by Council.
- The shop awning on Barrenjoey road has been extended to the property boundary.
- The tree recesses to the shop awning along Robertson Street have been deleted with the awning set back 1.5 metres from the kerb.
- The roof windows to the 2nd floor units have been relocated and increased in size to achieve greater daylighting to the living spaces of Units 11,12 and 13.
- Drawings have been co-ordinated to address discrepancies as noted.

The following documents are included in the revised submission

## Architectural

- 180757\_A001\_Coversheet\_ Issue 02
- 180757\_A002\_Site Analysis\_ Issue 02
- 180757\_A010\_Site Plan\_ Issue 02
- 180757\_A011\_Demolition Plan\_ Issue 02
- 180757\_A012\_Excavation Plan\_ Issue 02
- 180757\_A100\_B2 Floor Plan\_ Issue 08
- 180757\_A101\_B1 Floor Plan\_ Issue 08
- 180757\_A102\_Ground Floor Plan\_ Issue 11
- 180757\_A103\_L1 Floor Plan\_ Issue 09
- 180757\_A104\_L2 Floor Plant\_ Issue 10
- 180757\_A105\_Roof Plan\_ Issue 10
- 180757\_A300\_South Elevation\_ Issue 08
- 180757\_A301\_East Elevation\_ Issue 06
- 180757\_A302\_North & West Elevation\_ Issue 07
- 180757\_A310\_Section AA\_ Issue 05
- 180757\_A311\_Section BB\_ Issue 05
- 180757\_A320\_Materials & Finishes\_Issue 02
- 180757\_A321\_Photomontage\_ Issue 02

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- 180757\_A400\_Shadow Diagrams 1\_ Issue 02
- 180757\_A401\_Shadow Diagrams 2\_ Issue 02
- 180757\_A405\_Solar Studies\_ Issue 02

## Stormwater

- 219120.SW04\_Sediment Control Plan\_P4
- 219120.SW05\_Sediment & Erosion Control Details\_P1
- 219120.SW00\_Stormwater Notes & Drawing Schedule\_P2
- 219120.SW01\_B2 Drainage Concept Plan\_P4
- 219120.SW02\_Ground Floor Drainage Concept Plan\_P5
- 219120.SW03\_Roof Level Drainage Concept Plan\_P3

The following previously submitted documents remain unchanged

- Arborist Report
- Access Report
- Basix
- BCA
- CTMP
- Cost of Works Estimate
- Geotechnical
- Landscape
- Traffic & Parking Impact Assessment
- SEPP 65 Design verification Statement
- Site Survey
- Waste Management Plan

We trust that the amendments to this DA application will enable Council to prepare a favourable report and subsequent approval.

Should any additional information be required please contact the under-signed.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Tony Gray', with a horizontal line drawn through the signature.

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Tony Gray  
Managing Director

Encl.  
Cc. Developmentlink

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