

## Strategic Planning Referral Response

<b>Application Number:</b>	DA2023/0129
<b>Proposed Development:</b>	Subdivision of one lot into 13 lots and associated works
<b>Date:</b>	09/11/2023
<b>To:</b>	Adam Croft
<b>Land to be developed (Address):</b>	Lot B DP 370222 , 4 Forest Road WARRIEWOOD NSW 2102

### Officer comments

#### INTRODUCTION

On 23 October 2023, Strategic and Place Planning received a referral request based on additional information now submitted for application (DA2023/0129), for the subdivision of 4 Forest Road into 13 lots and associated works.

On 31 July 2023, Strategic and Place Planning (Development Contributions) provided referral comments that identified several deficiencies (TRIM 2023/479475).

#### SUBJECT SITE

4 Forest Road Warriewood (Lot B DP 370222) contains a dwelling and associated ancillary structures and is bounded by residential properties at its rear and eastern (side) boundary.

8 Forest Road abuts the western (side) boundary of 4 Forest Road (the 'development site') and has a development consent on the portion of this property for residential development involving 81 dwellings/lots. The Warriewood Valley Urban Release Area boundary traverses this property. Forest Road is a closed road at the southern end. Vehicular access into the development site is from Forest Road, via the head-of the cul-de-sac.

The development site is zoned R3 Medium density residential under Pittwater Local Environmental Plan 2014 (PLEP). This land and 8 Forest Road are Sector 5 under the PLEP Urban Release Area Map and Sector 501 under the Warriewood Valley Strategic Review Addendum Report.

#### PROPOSED DEVELOPMENT

The existing dwelling and associated ancillary structures are to be demolished. The site involves land subdivision to create 13 residential allotments under Torrens Title (with each lot proposed to accommodate a single dwelling house on each lot subject to future consent). Earthworks includes:

- Construction of internal roads connecting from Forest Road to the approved road on adjoining 8 Forest Road.
- Civil drainage works for the subdivision and associated infrastructure including water management facilities.

The applicants' response to Councils' request was received on 16 October 2023 and includes:

- Discussion against the DCP provisions.
- Details of proposed subdivision, 'The OSD will be a community lot.'
- Amended Landscape Plan
- Amended Master Set Plan
- 3D Impression Plans
- Amended Civil Engineering Plans
- Transport Impact Assessment, JMT Consulting dated 16 October 2023.
- Bushfire Addendum, Travers Bushfire and Ecology dated 16 October 2023 .
- Amended Arboricultural Report, Naturally Trees dated 16th October 2023.

#### UPDATED RESPONSE

Originally, additional information requested by S&PP (Development Contributions) sought details to identified deficiencies with the application.

Number Deficiencies Identified(2023/479475)	Response as at 9 November 2023
<p>1a <i>Details on the future ownership of internal roads and associated water management facilities (raingardens on the road reserve and the detention basin) for the subdivision. Clarification is required on the proposed road being connected to the approved road (being constructed as a public road) on 8 Forest Road.</i></p>	<p><i>Only the lot containing the OSD tank is confirmed as being a Community lot. Concerns originally raised have not been addressed.</i></p>
<p>1b A plan showing the site coverage for the individual lots based on the modelling assumptions for impervious fractions under the submitted water management plan.</p>	<p>Not submitted</p>
<p>1c Provide demonstration of the mechanism/approach to be applied on the subdivision to ensure this subdivision is only accommodating 13 dwellings and that the site cover for each lot as modelled in the submitted water management report will be maintained.</p>	<p>Not submitted</p>

Since the issues remain unresolved, the application is not supported.

## RECOMMENDATION

A. The deficiencies originally identified have not been addressed by the applicant's additional information.

B. This application is not supported for the following reasons:

1. Uncertainty on the proposed future ownership of internal roads and associated water management facilities (raingardens on the road reserve and the detention basin) for the subdivision remains, making it difficult to undertake a complete assessment of the DA.
2. The applicant has not demonstrated that the site coverage for the individual lots is based on the modelling assumptions for impervious fractions under the submitted water management plan.
3. Uncertainty that only a maximum 13 dwellings will be accommodated on the site to ensure compliance with Objective (a) of Part 6.1(1)

{Note to Planner – understand this can be rephrased to be a condition of consent if the Planner is recommending the DA for approval.}

In conjunction with point 2 above, the DA does not demonstrate that the individual lot's site cover will be maintained in perpetuity (or the mechanism by which it would be maintained). This responsibility for water management is undefined.

C. If the Assessment Officer deems it appropriate to recommend approval of the DA, a referral is to be sent to Strategic and Place Planning (Development Contributions) to provide a calculation of development contributions payable to Council, for inclusion in a future consent.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

## Strategic Planning Conditions:

Nil.