

## APPLICATION FOR MODIFICATION ASSESSMENT REPORT

<b>Application Number:</b>	Mod2022/0286
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<b>Responsible Officer:</b>	Luke Zajac
<b>Land to be developed (Address):</b>	Lot 2 DP 1248056, 25 - 27 Warriewood Road WARRIEWOOD NSW 2102
<b>Proposed Development:</b>	Modification of Development Consent D2020/0579 granted for construction of a Residential Flat Building, semi-detached dwelling, dwelling house and Community Title Subdivision, including internal private road
<b>Zoning:</b>	R3 Medium Density Residential
<b>Development Permissible:</b>	Yes
<b>Existing Use Rights:</b>	No
<b>Consent Authority:</b>	Northern Beaches Council
<b>Land and Environment Court Action:</b>	No
<b>Owner:</b>	J & G Knowles & Associates Pty Ltd
<b>Applicant:</b>	J & G Knowles & Associates Pty Ltd

<b>Application Lodged:</b>	30/06/2022
<b>Integrated Development:</b>	No
<b>Designated Development:</b>	No
<b>State Reporting Category:</b>	Refer to Development Application
<b>Notified:</b>	11/07/2022 to 25/07/2022
<b>Advertised:</b>	Not Advertised
<b>Submissions Received:</b>	0
<b>Clause 4.6 Variation:</b>	4.3 Height of buildings: %
<b>Recommendation:</b>	Approval

### PROPOSED DEVELOPMENT IN DETAIL

The proposal seeks consent for the following modifications to the approved development for a residential flat building, semi-detached dwellings, dwelling house and sub-division and associated infrastructure and landscaping.

- Reinstating the ramp from Lorikeet Grove to the southern apartment building.
- Reinstating the external steps to the ground floor dwellings of the southern apartment building and include a set of steps to Apartment G.01 that was inadvertently omitted from the plans in the original application.
- Amending the landscape treatment of the western front setback to Lorikeet Grove to suit the amended finished ground levels associated with pedestrian ramp/path and steps.
- Amend the retaining wall arrangement along the southern setback to Lorikeet Grove (DA-200) to

better integrate with the amended landscape treatment in the western setback and step the boundary planter wall to respond to the slope of the land/road.

- To correct an error on the landscape plans which indicated a planter with 1000mm soil depth on Council's verge either side of the basement driveway.
- To correct the plans to show the proposed fill and footpath levels in front of the northern apartment building.

## ASSESSMENT INTRODUCTION

The application has been assessed in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the associated Regulations. In this regard:

- An assessment report and recommendation has been prepared (the subject of this report) taking into account all relevant provisions of the Environmental Planning and Assessment Act 1979, and the associated regulations;
- A site inspection was conducted and consideration has been given to the impacts of the development upon the subject site and adjoining, surrounding and nearby properties;
- Notification to adjoining and surrounding properties, advertisement (where required) and referral to relevant internal and external bodies in accordance with the Act, Regulations and relevant Development Control Plan;
- A review and consideration of all submissions made by the public and community interest groups in relation to the application;
- A review and consideration of all documentation provided with the application (up to the time of determination);
- A review and consideration of all referral comments provided by the relevant Council Officers, State Government Authorities/Agencies and Federal Government Authorities/Agencies on the proposal.

## SUMMARY OF ASSESSMENT ISSUES

Pittwater Local Environmental Plan 2014 - 4.3 Height of buildings

Pittwater 21 Development Control Plan - D16.5 Landscaped Area for Newly Created Individual Allotments

Pittwater 21 Development Control Plan - D16.6 Front building lines

## SITE DESCRIPTION

<b>Property Description:</b>	Lot 2 DP 1248056 , 25 - 27 Warriewood Road WARRIEWOOD NSW 2102
<b>Detailed Site Description:</b>	The subject site has an address of 25-27 Warriewood Road, Warriewood, and has a legal address of Lot 2, DP 1248056.  The subject site is split into two parts. The southern part is an irregularly-shaped corner allotment with an area of 393.9m <sup>2</sup> (survey) ; the primary eastern boundary adjoins the Warriewood Road road reserve, while the northern boundary adjoins the Lorikeet Grove road reserve. The northern part is an irregularly-shaped allotment with an area of 7,784m <sup>2</sup> (survey) and four road frontages. The eastern

boundary adjoins the Warriewood Road road reserve and the southern and western boundaries adjoin the Lorikeet Grove road reserve; part of the northern boundary adjoins the Baz Retreat road reserve while the remainder of that boundary adjoins residential allotments. The site has an area of 8,178m<sup>2</sup> and is moderately sloped, with an east-to-west downhill slope towards the western boundary.

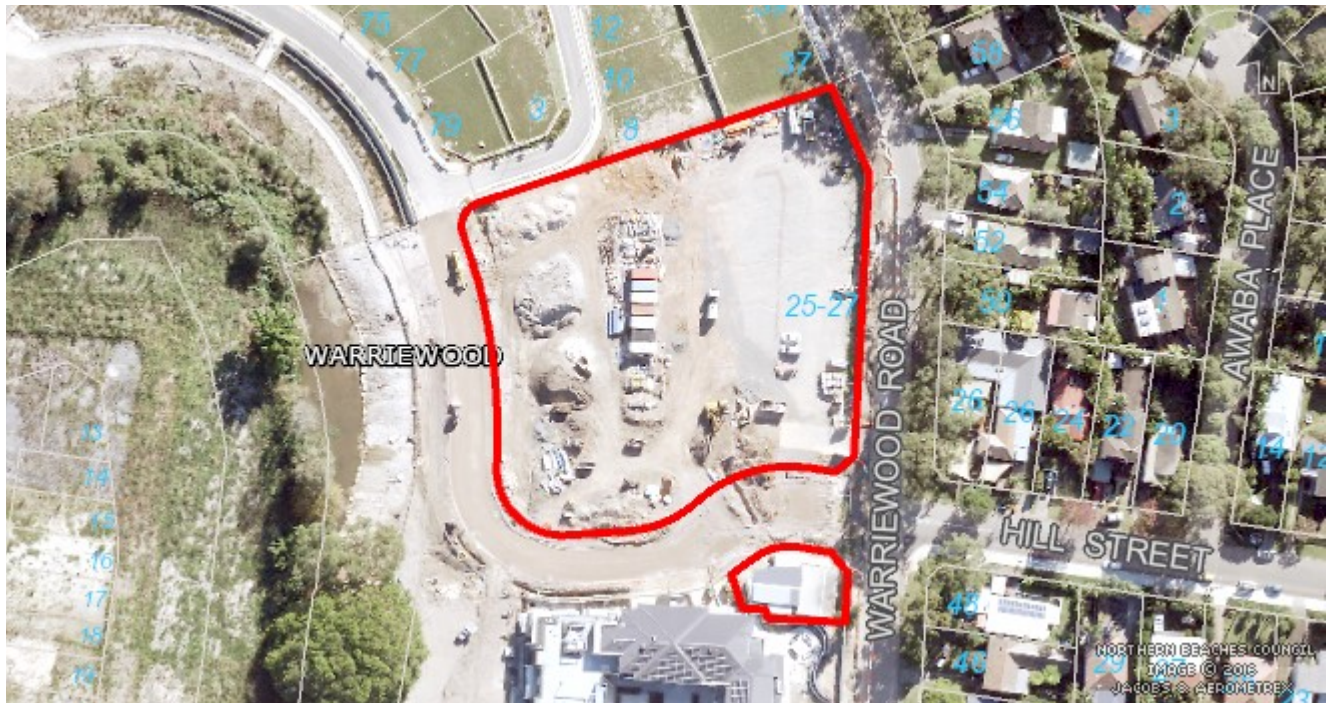
The subject site is located within an R3 Medium Density Residential zone under Pittwater Local Environmental Plan 2014 (PLEP 2014). All boundaries adjoin R3-zoned sites, with the nearest zone boundary being to an R2 Low Density Residential zone approximately 20 metres east of site. The site is mapped by WLEP 2011 as being flood prone (with affected areas located to the far western parts of the site) and affected by Class 5 Acid Sulphate Soils, though it is not mapped as being affected by any other major hazards or affectations. The subject site does not contain a heritage item, is not within a Heritage Conservation Area, and is not in close proximity to a heritage item. The site also contains a large 5-metre sewer wide easement that runs in a north-south direction through the centre of the site.

The site is currently clear of structures, however some works associated with earlier approvals is currently being undertaken on the site.

#### **Adjoining sites and surrounding area**

The adjoining site to the south contains a large multi-storey aged-care development (Arcare Warriewood), while adjoining sites to the north contain two-storey dwelling houses. Sites on the eastern side of Warriewood Road consist predominantly of older low-density residential development (i.e. detached one and two-storey dwelling houses and associated development such as swimming pools, outbuildings and the like). Sites on the western side of Warriewood Road within the Warriewood Valley release area contains a wide range of development types; in addition to the aforementioned Arcare development, other development includes a variety of low, medium and high density residential development.

Map:



## SITE HISTORY

The land has been used for rural purposes for an extended period of time, however it has been the subject of development since approximately 2017. A search of Council's records has revealed the following relevant history:

- 1 June 2000: Development Application no. N0570/99 refused. The application proposed the subdivision of 8 existing lots into 11 lots for future industrial use; 1 lot for open space and 1 lot for future residential development.
- 10 August 2000: Development Application no. N0525/00 refused. The application proposed storage of a site shed, toilet, vehicles and a small amount of landscape materials.
- 13 July 2017: Development Application no. N0611/16 approved by the Sydney North Planning Panel for the construction of a residential aged care facility containing 130 sole occupancy high care rooms, subdivision and associated civil works, and the extension of a public road (Lorikeet Grove).
- 30 January 2018: Development Application no. N0460/17 withdrawn. The application proposed the construction of a three (3) storey residential flat building of 32 residential apartments with 83 basement parking spaces and a three (3) storey multi-dwelling housing development of 12 dwellings with associated parking spaces.
- 18 June 2019: Development Application no. DA2018/1826 approved for the construction of a mixed residential development, comprising residential flat buildings, semi-detached dwellings and dwelling houses, with associated internal road, site works, landscaping and community title subdivision.
- 18 July 2019: Section 4.55 Modification Application no. Mod2019/0171 approved to modify Development Consent no. N0611/16.
- 28 October 2020: Development Application no. DA2020/0579 approved for the construction of a residential flat building, semi-detached dwelling, dwelling house and Community Title Subdivision, including internal private road.
- 20 May 2021: Section 4.55 Modification Application no. Mod2021/0004 approved to modify Development Consent DA2020/0579.
- 21 April 2022: Section 4.55 Modification Application no. Mod2021/0883 approved to modify Development Consent DA2020/0579.

## ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 (EPAA)

The relevant matters for consideration under the Environmental Planning and Assessment Act, 1979, are:

The application has been assessed in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the associated Regulations. In this regard:

- An assessment report and recommendation has been prepared and is attached taking into all relevant provisions of the Environmental Planning and Assessment Act 1979 and associated regulations;
- A site inspection was conducted and consideration has been given to the impacts of the development upon all lands whether nearby, adjoining or at a distance;
- Consideration was given to all documentation provided (up to the time of determination) by the applicant, persons who have made submissions regarding the application and any advice given by relevant Council / Government / Authority Officers on the proposal;

In this regard, the consideration of the application adopts the previous assessment detailed in the Assessment Report for DA2020/0579, in full, with amendments detailed and assessed as follows:

The relevant matters for consideration under Section 4.55(1A) of the Environmental Planning and Assessment Act, 1979, are:

Section 4.55(1A) - Other Modifications	Comments
A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:	
(a) it is satisfied that the proposed modification is of minimal environmental impact, and	<p><b>Yes</b></p> <p>The modification, as proposed in this application, is considered to be of minimal environmental impact for the following reasons:</p> <ul style="list-style-type: none"> <li>• The height, density, bulk, scale and massing of the approved development is not changed and subject to conditions there will be no unreasonable impacts on the streetscape or character of the Warriewood area.</li> <li>• The proposal will not attribute to any unreasonable impacts upon the natural environment.</li> <li>• The proposal will not result in any unreasonable impacts on residential amenity.</li> </ul>
(b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and	<p>The development, as proposed, has been found to be such that Council is satisfied that the proposed works are substantially the same as those already approved under DA2020/0579 for the following reasons:</p> <p>As discussed above, the modification seeks minor amendments in relation to landscaping, pedestrian access and level changes within the front and secondary setback. The height, density, bulk, scale and massing of the approved development is not changed and subject to</p>

Section 4.55(1A) - Other Modifications	Comments
	conditions there will be no unreasonable impacts on the streetscape or character of the Warriewood area.
<p>(c) it has notified the application in accordance with:</p> <p>(i) the regulations, if the regulations so require,</p> <p>or</p> <p>(ii) a development control plan, if the consent authority is a council that has made a development control plan under section 72 that requires the notification or advertising of applications for modification of a development consent, and</p>	The application has been publicly exhibited in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2021, and the Northern Beaches Community Participation Plan.
<p>(d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.</p>	No submissions were received in relation to this application.

### Section 4.15 Assessment

In accordance with Section 4.55 (3) of the Environmental Planning and Assessment Act 1979, in determining an modification application made under Section 4.55 the consent authority must take into consideration such of the matters referred to in section 4.15 (1) as are of relevance to the development the subject of the application.

The relevant matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act, 1979, are:

Section 4.15 'Matters for Consideration'	Comments
Section 4.15 (1) (a)(i) – Provisions of any environmental planning instrument	See discussion on “Environmental Planning Instruments” in this report.
Section 4.15 (1) (a)(ii) – Provisions of any draft environmental planning instrument	There are no current draft environmental planning instruments.
Section 4.15 (1) (a)(iii) – Provisions of any development control plan	Pittwater 21 Development Control Plan applies to this proposal.
Section 4.15 (1) (a)(iiia) – Provisions of any planning agreement	None applicable.
Section 4.15 (1) (a)(iv) – Provisions of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation 2021)	<p><u>Part 4, Division 2</u> of the EP&amp;A Regulation 2021 requires the consent authority to consider "Prescribed conditions" of development consent. These matters have been addressed via a condition of consent.</p> <p><u>Clause 29</u> of the EP&amp;A Regulation 2021 requires the submission of a design verification certificate from the</p>

Section 4.15 'Matters for Consideration'	Comments
	<p>building designer at lodgement of the development application. This documentation was submitted with the original application.</p> <p><u>Clause 61</u> of the EP&amp;A Regulation 2021 requires the consent authority to consider AS 2601 - 1991: The Demolition of Structures. This matter has been addressed via a condition of the original consent.</p> <p><u>Clause 69</u> of the EP&amp;A Regulation 2021 requires the consent authority to consider the provisions of the Building Code of Australia (BCA). This matter has been addressed via a condition of the original consent.</p>
<p>Section 4.15 (1) (b) – the likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</p>	<p>(i) <b>Environmental Impact</b> The environmental impacts of the proposed development on the natural and built environment are addressed under the Pittwater 21 Development Control Plan section in this report.</p> <p>(ii) <b>Social Impact</b> The proposed development will not have a detrimental social impact in the locality considering the character of the proposal.</p> <p>(iii) <b>Economic Impact</b> The proposed development will not have a detrimental economic impact on the locality considering the nature of the existing and proposed land use.</p>
<p>Section 4.15 (1) (c) – the suitability of the site for the development</p>	<p>The site is considered suitable for the proposed development.</p>
<p>Section 4.15 (1) (d) – any submissions made in accordance with the EPA Act or EPA Regs</p>	<p>See discussion on “Notification &amp; Submissions Received” in this report.</p>
<p>Section 4.15 (1) (e) – the public interest</p>	<p>No matters have arisen in this assessment that would justify the refusal of the application in the public interest.</p>

## EXISTING USE RIGHTS

Existing Use Rights are not applicable to this application.

## BUSHFIRE PRONE LAND

The site is not classified as bush fire prone land.

## NOTIFICATION & SUBMISSIONS RECEIVED

The subject development application has been publicly exhibited from 11/07/2022 to 25/07/2022 in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2021 and the Community Participation Plan.

As a result of the public exhibition of the application Council received no submissions.

## REFERRALS

Internal Referral Body	Comments
Building Assessment - Fire and Disability upgrades	<p>The application has been investigated with respect to aspects relevant to the Building Certification and Fire Safety Department. There are no objections to approval of the development.</p> <p>Note: The proposed development may not comply with some requirements of the BCA. Issues such as these however may be determined at Construction Certificate stage.</p>
Landscape Officer	<p>The application is to modify development consent No. DA 2020/0579 and as modified under Mod2021/0883. The modification application is for the following proposal:</p> <ul style="list-style-type: none"> <li>• Amend the landscape treatment to the western front setback to Lorikeet Grove,</li> <li>• Reinstated the ramp from Lorikeet Grove to the apartment building,</li> <li>• Re-instate the external steps to the ground floor dwellings of the southern apartment building,</li> <li>• Amend the retaining wall arrangement along the southern setback to Lorikeet Grove.</li> </ul> <p>The Statement of Environmental Effects notes that the proposed modifications are, in part, to revert to the landscape treatment of the western setback to Lorikeet Grove to that of the original approval and to better integrate the landscape treatment and design as it returns around the southern setback of Lorikeet Grove. As stated in the Statement of Environmental Effects and as illustrated in the Landscape Plans accompanying the modification application, the proposed modification reinstates the original arrangement of the entry ramp and steps to each balcony and removes the batter that would otherwise be required for the approved Modification. The ground levels are therefore lowered to create a more natural landscape setting compared to the 'artificial' look of a batter. Furthermore, the Landscape Plans amend the retaining wall arrangement along the southern setback to Lorikeet Grove to better integrate with the amended landscape treatment in the western setback and step the boundary planter wall to respond to the slope of the land/road. The approved plans did not show the retaining wall and this has now been added and at a maximum of 1000mm. Additionally, other landscape treatment proposals are indicated on the Landscape Plans as reviewed under the modification application.</p> <p>It is reported that the Landscaped Area requirement of a minimum 41% of the site area is maintained by the proposed modification. The structure of the landscape scheme and plant species remains the same as the approved design.</p> <p>No Landscape Referral concerns are raised regarding the landscape</p>



Internal Referral Body	Comments
	outcome of the proposed modification, and details to reference the updated Landscape Plans shall be included under the Condition - Approved Plans and supporting Documentation.
NECC (Bushland and Biodiversity)	The site is currently cleared and the proposed modification will not change the impacts to existing biodiversity values. The amended landscape plan is acknowledged and this will be assessed for suitability by others.
NECC (Development Engineering)	No objections to the proposed section 455(1) modifications , as they do not impact the stormwater drainage works as approved.
NECC (Water Management)	The proposed modification will not impact the stormwater management strategy for the development.

External Referral Body	Comments
Ausgrid - SEPP (Transport and Infrastructure) 2021, s2.48	The proposal was referred to Ausgrid who provided a response stating that the proposal is acceptable subject to compliance with the relevant Ausgrid Network Standards and SafeWork NSW Codes of Practice. These recommendations will be included as a condition of consent.

## ENVIRONMENTAL PLANNING INSTRUMENTS (EPIs)\*

All, Environmental Planning Instruments (SEPPs and LEPs), Development Controls Plans and Council Policies have been considered in the merit assessment of this application.

In this regard, whilst all provisions of each Environmental Planning Instruments (SEPPs and LEPs), Development Controls Plans and Council Policies have been considered in the assessment, many provisions contained within the document are not relevant or are enacting, definitions and operational provisions which the proposal is considered to be acceptable against.

As such, an assessment is provided against the controls relevant to the merit consideration of the application hereunder.

## State Environmental Planning Policies (SEPPs) and State Regional Environmental Plans (SREPs)

### SEPP 65 - Design Quality of Residential Apartment Development

Clause 4 of State Environmental Planning Policy No. 65 – Design Quality for Residential Apartment Development (SEPP 65) stipulates that:

(1) This Policy applies to development for the purpose of a residential flat building, shop top housing or mixed use development with a residential accommodation component if:

(a) the development consists of any of the following:

- (i) the erection of a new building,
- (ii) the substantial redevelopment or the substantial refurbishment of an existing building,
- (iii) the conversion of an existing building, and

(b) the building concerned is at least 3 or more storeys (not including levels below ground level

(existing) or levels that are less than 1.2 metres above ground level (existing) that provide for car parking), and  
(c) the building concerned contains at least 4 or more dwellings.

As previously outlined the approved development included the erection of a residential flat building (RFB). The proposed modification seeks minor landscaping, pedestrian access and level changes within the front and secondary street setbacks.

As per the provisions of Clause 4 outlining the application of the policy, the provisions of SEPP 65 are applicable to the assessment of this application.

As previously outlined within this report Clause 50(1A) of the Environmental Planning and Assessment Regulation 2000 requires the submission of a Design Verification Certificate from the building designer at lodgement of the development application. This documentation has been submitted with the original application.

Clause 28 of SEPP 65 requires:

(2) In determining a development application for consent to carry out development to which this Policy applies, a consent authority is to take into consideration (in addition to any other matters that are required to be, or may be, taken into consideration):

- (a) the advice (if any) obtained from the design review panel, and
- (b) the design quality of the development when evaluated in accordance with the design quality principles, and
- (c) the Apartment Design Guide.

## **DESIGN REVIEW PANEL**

Northern Beaches Council did not have an appointed Design Review Panel when the original DA was determined. The proposed modifications are minor and do not require a review by the current Design Panel.

## **DESIGN QUALITY PRINCIPLES**

### **Principle 1: Context and Neighbourhood Character**

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

#### Comment:

The proposed modification to the landscaping associated with the RFB are minor and the design of the development continues to be appropriate in terms of its response to the existing and desired future character of the Warriewood Valley.

## **Principle 2: Built Form and Scale**

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

### Comment:

There is no change to the scale of the development. The minor changes to the landscaping continues to be appropriate as it defines the public domain and contributes to the character of the streetscape.

## **Principle 3: Density**

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

### Comment:

There is no change to the approved density.

## **Principle 4: Sustainability**

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.

### Comment:

The modification will not diminish the sustainability qualities of the RFB.

## **Principle 5: Landscape**

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.

### Comment:

The minor changes to the landscaping and pathways associated with the RFB relate to the reinstatement of stairs and ramps previously approved under the original application, and the introduction of a 1m retaining wall within the secondary setback. The modification will not diminish the quality of the approved landscaping associated with the RFB.

### **Principle 6: Amenity**

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.

#### Comment

Pedestrian access from the apartments to the front setback will be maintained, with access reverted from paths to stairs. The modification of the central path staircase to a ramp will maintain step free access to the development. The amenity of the development, in terms to access to landscaped front setback, remains to be acceptable.

### **Principle 7: Safety**

Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

#### Comment:

The development continues to optimise safety and security within the development and public domain.

### **Principle 8: Housing Diversity and Social Interaction**

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.

#### Comment:

There is no change the housing diversity.

### **Principle 9: Aesthetics**

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and

textures.

The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

Comment:

The minor change to the front landscape area will not result in any unreasonable adverse impacts on the aesthetics of the approved development.

**APARTMENT DESIGN GUIDE**

The following table is an assessment against the criteria of the 'Apartment Design Guide' as required by SEPP 65.

Development Control	Criteria / Guideline	Comments												
<b>Part 3 Siting the Development</b>														
<b>Site Analysis</b>	Does the development relate well to its context and is it sited appropriately?	No change												
<b>Orientation</b>	Does the development respond to the streetscape and site and optimise solar access within the development and to neighbouring properties?	No change												
<b>Public Domain Interface</b>	Does the development transition well between the private and public domain without compromising safety and security?  Is the amenity of the public domain retained and enhanced?	The amenity of the public domain is not compromised.												
<b>Communal and Public Open Space</b>	Appropriate communal open space is to be provided as follows:  1. Communal open space has a minimum area equal to 25% of the site 2. Developments achieve a minimum of 50% direct sunlight to the principal usable parts of the communal open space for a minimum of 2 hours between 9 am and 3pm on 21 June (mid winter)	The modification seeks minor landscaping changes in the front and secondary setback.  The proposal will not change the amount of communal open space approved.												
<b>Deep Soil Zones</b>	Deep soil zones are to meet the following minimum requirements:  <table border="1" data-bbox="438 1803 1061 2139"> <thead> <tr> <th>Site area</th> <th>Minimum dimensions</th> <th>Deep soil zone (% of site area)</th> </tr> </thead> <tbody> <tr> <td>Less than 650m<sup>2</sup></td> <td>-</td> <td>7%</td> </tr> <tr> <td>650m<sup>2</sup> – 1,500m<sup>2</sup></td> <td>3m</td> <td></td> </tr> <tr> <td>Greater than</td> <td>6m</td> <td></td> </tr> </tbody> </table>	Site area	Minimum dimensions	Deep soil zone (% of site area)	Less than 650m <sup>2</sup>	-	7%	650m <sup>2</sup> – 1,500m <sup>2</sup>	3m		Greater than	6m		There is no change to the deep soil zones associated with the RFB.
Site area	Minimum dimensions	Deep soil zone (% of site area)												
Less than 650m <sup>2</sup>	-	7%												
650m <sup>2</sup> – 1,500m <sup>2</sup>	3m													
Greater than	6m													

	<table border="1"> <tr> <td>1,500m<sup>2</sup></td> <td></td> </tr> <tr> <td>Greater than 1,500m<sup>2</sup> with significant existing tree cover</td> <td>6m</td> </tr> </table>	1,500m <sup>2</sup>		Greater than 1,500m <sup>2</sup> with significant existing tree cover	6m									
1,500m <sup>2</sup>														
Greater than 1,500m <sup>2</sup> with significant existing tree cover	6m													
<b>Visual Privacy</b>	<p>Minimum required separation distances from buildings to the side and rear boundaries are as follows:</p> <table border="1"> <thead> <tr> <th>Building height</th> <th>Habitable rooms and balconies</th> <th>Non-habitable rooms</th> </tr> </thead> <tbody> <tr> <td>Up to 12m (4 storeys)</td> <td>6m</td> <td>3m</td> </tr> <tr> <td>Up to 25m (5-8 storeys)</td> <td>9m</td> <td>4.5m</td> </tr> <tr> <td>Over 25m (9+ storeys)</td> <td>12m</td> <td>6m</td> </tr> </tbody> </table> <p><b>Note:</b> Separation distances between buildings on the same site should combine required building separations depending on the type of rooms.</p> <p>Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.</p>	Building height	Habitable rooms and balconies	Non-habitable rooms	Up to 12m (4 storeys)	6m	3m	Up to 25m (5-8 storeys)	9m	4.5m	Over 25m (9+ storeys)	12m	6m	No change
Building height	Habitable rooms and balconies	Non-habitable rooms												
Up to 12m (4 storeys)	6m	3m												
Up to 25m (5-8 storeys)	9m	4.5m												
Over 25m (9+ storeys)	12m	6m												
<b>Pedestrian Access and entries</b>	<p>Do the building entries and pedestrian access connect to and addresses the public domain and are they accessible and easy to identify?</p> <p>Large sites are to provide pedestrian links for access to streets and connection to destinations.</p>	The proposal seeks to revert the ramp access to the front apartments to previously approved stair access. The amended realignment of pedestrian paths continues to provide a clear legible connection from the apartments to the public domain.												
<b>Vehicle Access</b>	<p>Are the vehicle access points designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes?</p>	No change												
<b>Bicycle and Car Parking</b>	<p>For development in the following locations:</p> <ul style="list-style-type: none"> <li>On sites that are within 80m of a railway station or light rail stop in the Sydney Metropolitan Area; or</li> <li>On land zoned, and sites within 400m of land zoned, B3 Commercial Core, B4</li> </ul>	No change												

	<p>Mixed Use or equivalent in a nominated regional centre</p> <p>The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less.</p> <p>The car parking needs for a development must be provided off street.</p> <p>Parking and facilities are provided for other modes of transport.</p> <p>Visual and environmental impacts are minimised.</p>					
<b>Part 4 Designing the Building</b>						
<b>Amenity</b>						
<b>Solar and Daylight Access</b>	<p>To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space:</p> <ul style="list-style-type: none"> <li>Living rooms and private open spaces of at least 70% of apartments in a building are to receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter.</li> <li>A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.</li> </ul>	<p>No change.</p> <p>No change</p>				
<b>Natural Ventilation</b>	<p>The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents by:</p> <ul style="list-style-type: none"> <li>At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.</li> <li>Overall depth of a cross-over or cross-through apartment must not exceed 18m, measured glass line to glass line.</li> </ul>	<p>No change</p> <p>No change</p>				
<b>Ceiling Heights</b>	<p>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</p> <table border="1" data-bbox="440 2029 1062 2139"> <thead> <tr> <th colspan="2">Minimum ceiling height</th> </tr> </thead> <tbody> <tr> <td>Habitable</td> <td>2.7m</td> </tr> </tbody> </table>	Minimum ceiling height		Habitable	2.7m	<p>No change</p>
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	<table border="1"> <tr> <td>rooms</td> <td></td> </tr> <tr> <td>Non-habitable</td> <td>2.4m</td> </tr> <tr> <td>For 2 storey apartments</td> <td>2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area</td> </tr> <tr> <td>Attic spaces</td> <td>1.8m at edge of room with a 30 degree minimum ceiling slope</td> </tr> <tr> <td>If located in mixed used areas</td> <td>3.3m for ground and first floor to promote future flexibility of use areas</td> </tr> </table>	rooms		Non-habitable	2.4m	For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area	Attic spaces	1.8m at edge of room with a 30 degree minimum ceiling slope	If located in mixed used areas	3.3m for ground and first floor to promote future flexibility of use areas	
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<b>Apartment Size and Layout</b>	<p>Apartments are required to have the following minimum internal areas:</p> <table border="1"> <thead> <tr> <th>Apartment type</th> <th>Minimum internal area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m<sup>2</sup></td> </tr> <tr> <td>1 bedroom</td> <td>50m<sup>2</sup></td> </tr> <tr> <td>2 bedroom</td> <td>70m<sup>2</sup></td> </tr> <tr> <td>3 bedroom</td> <td>90m<sup>2</sup></td> </tr> </tbody> </table> <p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m<sup>2</sup> each.</p> <p>A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m<sup>2</sup> each.</p>	Apartment type	Minimum internal area	Studio	35m <sup>2</sup>	1 bedroom	50m <sup>2</sup>	2 bedroom	70m <sup>2</sup>	3 bedroom	90m <sup>2</sup>	No change
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	Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.	No change										
	Habitable room depths are limited to a maximum of 2.5 x the ceiling height.	No change										
	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	No change										
	Master bedrooms have a minimum area of 10m <sup>2</sup> and other bedrooms 9m <sup>2</sup> (excluding wardrobe space).	No change										
	Bedrooms have a minimum dimension of 3.0m and must include built in wardrobes or have space for freestanding wardrobes, in addition to the 3.0m minimum dimension.	No change										
	Living rooms or combined living/dining rooms	No change										



	<p>have a minimum width of:</p> <ul style="list-style-type: none"> <li>• 3.6m for studio and 1 bedroom apartments</li> <li>• 4m for 2 and 3 bedroom apartments</li> </ul>																
	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	No change															
<b>Private Open Space and Balconies</b>	<p>All apartments are required to have primary balconies as follows:</p> <table border="1"> <thead> <tr> <th>Dwelling Type</th> <th>Minimum Area</th> <th>Minimum Depth</th> </tr> </thead> <tbody> <tr> <td>Studio apartments</td> <td>4m<sup>2</sup></td> <td>-</td> </tr> <tr> <td>1 bedroom apartments</td> <td>8m<sup>2</sup></td> <td>2m</td> </tr> <tr> <td>2 bedroom apartments</td> <td>10m<sup>2</sup></td> <td>2m</td> </tr> <tr> <td>3+ bedroom apartments</td> <td>12m<sup>2</sup></td> <td>2.4m</td> </tr> </tbody> </table> <p>The minimum balcony depth to be counted as contributing to the balcony area is 1m</p>	Dwelling Type	Minimum Area	Minimum Depth	Studio apartments	4m <sup>2</sup>	-	1 bedroom apartments	8m <sup>2</sup>	2m	2 bedroom apartments	10m <sup>2</sup>	2m	3+ bedroom apartments	12m <sup>2</sup>	2.4m	No change
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	For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m <sup>2</sup> and a minimum depth of 3m.	No change															
<b>Common Circulation and Spaces</b>	The maximum number of apartments off a circulation core on a single level is eight.	No change															
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	No change															
<b>Storage</b>	<p>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</p> <table border="1"> <thead> <tr> <th>Dwelling Type</th> <th>Storage size volume</th> </tr> </thead> <tbody> <tr> <td>Studio apartments</td> <td>4m<sup>2</sup></td> </tr> <tr> <td>1 bedroom apartments</td> <td>6m<sup>2</sup></td> </tr> <tr> <td>2 bedroom apartments</td> <td>8m<sup>2</sup></td> </tr> <tr> <td>3+ bedroom apartments</td> <td>10m<sup>2</sup></td> </tr> </tbody> </table> <p>At least 50% of the required storage is to be located within the apartment.</p>	Dwelling Type	Storage size volume	Studio apartments	4m <sup>2</sup>	1 bedroom apartments	6m <sup>2</sup>	2 bedroom apartments	8m <sup>2</sup>	3+ bedroom apartments	10m <sup>2</sup>	No change					
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<b>Acoustic Privacy</b>	Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces and circulation areas should be located at least 3m away from bedrooms.	No change															
<b>Noise and Pollution</b>	Siting, layout and design of the building is to	No change															

	minimise the impacts of external noise and pollution and mitigate noise transmission.																										
<b>Configuration</b>																											
<b>Apartment Mix</b>	Ensure the development provides a range of apartment types and sizes that is appropriate in supporting the needs of the community now and into the future and in the suitable locations within the building.	No change																									
<b>Ground Floor Apartments</b>	Do the ground floor apartments deliver amenity and safety for their residents?	No change																									
<b>Facades</b>	Ensure that building facades provide visual interest along the street and neighbouring buildings while respecting the character of the local area.	No change																									
<b>Roof Design</b>	Ensure the roof design responds to the street and adjacent buildings and also incorporates sustainability features. Can the roof top be used for common open space? This is not suitable where there will be any unreasonable amenity impacts caused by the use of the roof top.	No change																									
<b>Landscape Design</b>	Was a landscape plan submitted and does it respond well to the existing site conditions and context.	The amended landscape design associated with the RFB is acceptable.																									
<b>Planting on Structures</b>	When planting on structures the following are recommended as minimum standards for a range of plant sizes: <table border="1" data-bbox="422 1317 1082 2139"> <thead> <tr> <th>Plant type</th> <th>Definition</th> <th>Soil Volume</th> <th>Soil Depth</th> <th>Soil Area</th> </tr> </thead> <tbody> <tr> <td>Large Trees</td> <td>12-18m high, up to 16m crown spread at maturity</td> <td>150m<sup>3</sup></td> <td>1,200mm</td> <td>10m x 10m or equivalent</td> </tr> <tr> <td>Medium Trees</td> <td>8-12m high, up to 8m crown spread at maturity</td> <td>35m<sup>3</sup></td> <td>1,000mm</td> <td>6m x 6m or equivalent</td> </tr> <tr> <td>Small trees</td> <td>6-8m high, up to 4m crown spread at maturity</td> <td>9m<sup>3</sup></td> <td>800mm</td> <td>3.5m x 3.5m or equivalent</td> </tr> <tr> <td>Shrubs</td> <td></td> <td></td> <td>500-</td> <td></td> </tr> </tbody> </table>	Plant type	Definition	Soil Volume	Soil Depth	Soil Area	Large Trees	12-18m high, up to 16m crown spread at maturity	150m <sup>3</sup>	1,200mm	10m x 10m or equivalent	Medium Trees	8-12m high, up to 8m crown spread at maturity	35m <sup>3</sup>	1,000mm	6m x 6m or equivalent	Small trees	6-8m high, up to 4m crown spread at maturity	9m <sup>3</sup>	800mm	3.5m x 3.5m or equivalent	Shrubs			500-		The amended landscape design associated with the RFB is acceptable.
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			600mm	
	Ground Cover		300-450mm	
	Turf		200mm	
<b>Universal Design</b>	Do at least 20% of the apartments in the development incorporate the Livable Housing Guideline's silver level universal design features			No change
<b>Adaptable Reuse</b>	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.			No change
<b>Mixed Use</b>	<p>Can the development be accessed through public transport and does it positively contribute to the public domain?</p> <p>Non-residential uses should be located on lower levels of buildings in areas where residential use may not be appropriate or desirable.</p>			No change
<b>Awnings and Signage</b>	<p>Locate awnings along streets with high pedestrian activity, active frontages and over building entries. Awnings are to complement the building design and contribute to the identity of the development.</p> <p>Signage must respond to the existing streetscape character and context.</p>			N/A
<b>Performance</b>				
<b>Energy Efficiency</b>	Have the requirements in the BASIX certificate been shown in the submitted plans?			No change
<b>Water Management and Conservation</b>	Has water management taken into account all the water measures including water infiltration, potable water, rainwater, wastewater, stormwater and groundwater?			Acceptable
<b>Waste Management</b>	Has a waste management plan been submitted as part of the development application demonstrating safe and convenient collection and storage of waste and recycling?			No change
<b>Building Maintenance</b>	Does the development incorporate a design and material selection that ensures the longevity and sustainability of the building?			No change

## STANDARDS THAT CANNOT BE USED TO REFUSE DEVELOPMENT CONSENT

Clause 30 of SEPP 65 Standards that cannot be used as grounds to refuse development consent or modification of development consent states that:

(1) If an application for the modification of a development consent or a development application for the carrying out of development to which this Policy applies satisfies the following design criteria, the consent authority must not refuse the application because of those matters:

- (a) if the car parking for the building will be equal to, or greater than, the recommended minimum amount of car parking specified in Part 3J of the Apartment Design Guide,
- (b) if the internal area for each apartment will be equal to, or greater than, the recommended minimum internal area for the relevant apartment type specified in Part 4D of the Apartment Design Guide,
- (c) if the ceiling heights for the building will be equal to, or greater than, the recommended minimum ceiling heights specified in Part 4C of the Apartment Design Guide.

**Note.** The Building Code of Australia specifies minimum ceiling heights for residential flat buildings.

Comment:

(2) Development consent must not be granted if, in the opinion of the consent authority, the development or modification does not demonstrate that adequate regard has been given to:

- (a) the design quality principles, and
- (b) the objectives specified in the Apartment Design Guide for the relevant design criteria.

(3) To remove doubt:

- (a) subclause (1) does not prevent a consent authority from refusing an application in relation to a matter not specified in subclause (1), including on the basis of subclause (2), and
- (b) the design criteria specified in subclause (1) are standards to which clause 79C (2) of the Act applies.

**Note.** The provisions of this clause do not impose any limitations on the grounds on which a consent authority may grant or modify development consent.

Comment:

The proposal as amended continues to be consistent with the design quality principles and objectives of the ADG.

## **SEPP (Transport and Infrastructure) 2021**

### Ausgrid

Section 2.48 of Chapter 2 requires the Consent Authority to consider any development application (or an application for modification of consent) for any development carried out:

- within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists).
- immediately adjacent to an electricity substation.
- within 5.0m of an overhead power line.
- includes installation of a swimming pool any part of which is: within 30m of a structure supporting an overhead electricity transmission line and/or within 5.0m of an overhead electricity power line.

Comment:

The proposal was referred to Ausgrid who raised no objections, subject to conditions which have been included in the recommendation of this report.

## SEPP (Resilience and Hazards) 2021

### Chapter 4 – Remediation of Land

Sub-section 4.6 (1)(a) of Chapter 4 requires the Consent Authority to consider whether land is contaminated. Whilst the site was formerly used for agricultural purposes, any potential contamination and remediation has been addressed as part of the works currently occurring on site pursuant to development application N0611/16. In this regard it is considered that the site poses no risk of contamination and therefore, no further consideration is required under sub-section 4.6 (1)(b) and (c) of this Chapter and the land is considered to be suitable for the residential land use.

### **Pittwater Local Environmental Plan 2014**

Is the development permissible?	Yes
After consideration of the merits of the proposal, is the development consistent with:	
aims of the LEP?	Yes
zone objectives of the LEP?	Yes

### Principal Development Standards

N/A

Development Standard	Requirement	Approved	Proposed	% Variation	Complies
Height of Buildings:	8.5m & 10.5m	10.8m	No change.	N/A	N/A
Dwelling Density	43 - 67 dwellings	43 dwellings	No change.	N/A	N/A

\*Note: There is no change to the approved height or density and the detailed discussion in the original assessment report is still relevant.

### Compliance Assessment

Clause	Compliance with Requirements
1.9A Suspension of covenants, agreements and instruments	Yes
4.3 Height of buildings	No
4.6 Exceptions to development standards	N/A
5.21 Flood planning	Yes
6.1 Warriewood Valley Release Area	Yes
7.2 Earthworks	Yes
7.6 Biodiversity protection	Yes
7.10 Essential services	Yes

### Detailed Assessment

### 4.3 Height of buildings

There is no change to the approved height or density and the detailed discussion in the original assessment report is still relevant.

### Pittwater 21 Development Control Plan

#### Built Form Controls

Built Form Control	Requirement	Approved	Proposed	Complies
Front building line	<b>Warriewood Road:</b> Dwelling 6.5m Semi-detached dwelling: 6.5m <b>Lorikeet Grove:</b> Dwelling: 2m Residential Flat Building: 3m <b>Baz Retreat:</b> Residential Flat Building: 4.5m	6-7.5m 6-9.2m 0-3.4m 4-9.4m 4.5m	Unaltered Unaltered Unaltered	N/A
Rear building line	Dwelling house: 0.5m (Internal Road) Semi-detached dwelling: 0.5m (Internal Road) Residential Flat Building: 3m (Internal Road)	0-3.4m 0-1.8m 7.3m-27m	Unaltered	N/A
Side building line	Dwelling house: 0-25m Semi-detached dwelling: Ground floor: 0-900mm First floor: 1.5m	0-3m 0-7.9m 1.5-7.9m	Unaltered	N/A
Landscaped area	41% (3,352.9m <sup>2</sup> )	40.93% (3,347m <sup>2</sup> )	Unaltered	N/A

#### Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
A1.7 Considerations before consent is granted	Yes	Yes
A4.16 Warriewood Valley Locality	Yes	Yes
B3.6 Contaminated Land and Potentially Contaminated Land	Yes	Yes
B5.15 Stormwater	Yes	Yes
B8.1 Construction and Demolition - Excavation and Landfill	Yes	Yes
B8.5 Construction and Demolition - Works in the Public Domain	Yes	Yes
C1.9 Adaptable Housing and Accessibility	Yes	Yes
C6.2 Natural Environment and Landscaping Principles	Yes	Yes
C6.3 Ecologically Sustainable Development, Safety and Social Inclusion	Yes	Yes
C6.4 The Road System and Pedestrian and Cyclist Network	Yes	Yes
C6.5 Utilities, Services and Infrastructure Provision	Yes	Yes

Clause	Compliance with Requirements	Consistency Aims/Objectives
D16.1 Character as viewed from a public place	Yes	Yes
D16.5 Landscaped Area for Newly Created Individual Allotments	No	Yes
D16.6 Front building lines	No	Yes
D16.7 Side and rear building lines	Yes	Yes
D16.10 Private and Communal Open Space Areas	Yes	Yes
D16.11 Form of construction including retaining walls, terracing and undercroft areas	Yes	Yes

### Detailed Assessment

#### **D16.5 Landscaped Area for Newly Created Individual Allotments**

A landscaped variation was approved under MOD2021/0883. No reduction in the approved landscaped area is proposed in this application, with no further assessment required.

#### **D16.6 Front building lines**

Dwellings 1 and 2 (lots 4 and 5) feature variations to the the front building line as they are adaptable and require lifts to access them. This arrangement was approved under MOD2021/0883. No changes are proposed and therefore no further assessment is required.

### **THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES**

The proposal will not significantly affect threatened species, populations or ecological communities, or their habitats.

### **CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN**

The proposal is consistent with the principles of Crime Prevention Through Environmental Design.

### **CONCLUSION**

The site has been inspected and the application assessed having regard to all documentation submitted by the applicant and the provisions of:

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2021;
- All relevant and draft Environmental Planning Instruments;
- Pittwater Local Environment Plan;
- Pittwater Development Control Plan; and
- Codes and Policies of Council.

This assessment has taken into consideration the submitted plans, Statement of Environmental Effects, all other documentation supporting the application and public submissions, and does not result in any unreasonable impacts on surrounding, adjoining, adjacent and nearby properties subject to the conditions contained within the recommendation.

In consideration of the proposal and the merit consideration of the development, the proposal is considered to be:

- Consistent with the objectives of the DCP
- Consistent with the zone objectives of the LEP
- Consistent with the aims of the LEP
- Consistent with the objectives of the relevant EPIs
- Consistent with the objects of the Environmental Planning and Assessment Act 1979

It is considered that the proposed development satisfies the appropriate controls and that all processes and assessments have been satisfactorily addressed.

## RECOMMENDATION

THAT Council as the consent authority grant approval to Modification Application No. Mod2022/0286 for Modification of Development Consent D2020/0579 granted for construction of a Residential Flat Building, semi-detached dwelling, dwelling house and Community Title Subdivision, including internal private road on land at Lot 2 DP 1248056,25 - 27 Warriewood Road, WARRIEWOOD, subject to the conditions printed below:

### A. Add Condition No.3B - Modification of Consent - Approved Plans and supporting Documentation to read as follows:

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

#### a) Modification Approved Plans

<b>Architectural Plans - Endorsed with Council's stamp</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
DA-100 Rev DA16 Proposed Apartment Ground Floor Plan / Dwelling Lower Level Floor Plan	11.05.2022	V/A Architects
DA-101 Rev DA12 Proposed Apartment First Floor Plan / Dwelling Mid Level Floor Plan	11.05.2022	V/A Architects
DA-102 Rev DA11 Proposed Apartment Second Floor Plan / Dwelling Upper Level Floor Plan	11.05.2022	V/A Architects
DA-104 Rev DA11 Proposed Overall Roof Plan	11.05.2022	V/A Architects
DA-200 Rev DA9 Proposed Elevations	11.05.2022	V/A Architects
DA-201 Rev DA7 Proposed Elevations	11.05.2022	V/A Architects
DA-250 Rev DA6 Proposed Elevations	20.04.2022	V/A Architects
DA-251 Rev DA8 Proposed Elevations	20.04.2022	V/A Architects



<b>Engineering Plans</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
SW201 Rev H Stormwater Concept Design Ground Floor Plan	10.05.2022	SGC Engineers

c) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in writing by Council.

d) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

f) The development is to be undertaken generally in accordance with the following:

<b>Landscape Plans</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
TP01_J Rev J Landscape Plan Composite Ground, First and Second Floor	18.05.2022	CDA Design Group Pty Ltd

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.

In signing this report, I declare that I do not have a Conflict of Interest.

**Signed**



**Luke Zajac, Planner**

The application is determined on 28/09/2022, under the delegated authority of:



**Daniel Milliken, Manager Development Assessments**