



planning consultants

4 May 2021
Our Ref: 20768B.8DK_s4.55_1A_RFI #1

The General Manager
Northern Beaches Council
PO Box 82
MANLY NSW 1655

Attention: Rebecca Englund

**RE: 25-27 WARRIEWOOD ROAD, WARRIEWOOD
MODIFICATION APPLICATION No. 2021/0004**

We refer to the above application to modify development consent DA2020/0579 at the above property. Specifically we refer to the following matters that have arisen during Council's assessment of the application:

- Various email and telephone correspondences in relation to the need for a Subdivision Works Certificate (SWC) and construction and subdivision staging of the approved development;
- The Engineering, Traffic Engineer and Landscape Referral Responses that we have obtained from the Council's on-line application tracking facility; and
- The location of the street light pole on Lorikeet Grove the subject of separate email communications between Knowles Group (the applicant) and Council.

This letter provides a response to the questions/comments raised in Council's email dated 22 April 2021 in relation to the need for a SWC and comments made in the Referral Responses. This letter should be read in conjunction with the following documents uploaded to the NSW Planning Portal.

1. Amended Architectural Plans prepared by VIA Architects – Drawings
 - DA 100 (DA12)- Proposed Apartment Ground Floor Plan / Dwelling Lower Level Plan
 - DA 105 (DA11) – Overall Basement Plan
2. Amended Landscape Plan prepared by CDA Design Group
 - Drawing 17018_TP01G - Landscape Plan - Composite Ground, First and Second Floor
3. Amended Engineering Plans prepared by SGC Engineering
 - SW100 Cover Sheet Rev E
 - SW200 Stormwater Concept Design - Basement Plan Rev E
 - SW201 Stormwater Concept Design - Ground Floor Plan Rev E
 - SW202 Stormwater Concept Design - Roof Plan E

- SW300 Stormwater Concept Design - Details Sheet - Sheet 1 of 2 E
- SW301 Stormwater Concept Design - Details Sheet - Sheet 2 of 2 E
- SW400 Erosion and Sediment Control - Plan and Details E
- SW500 Stormwater Concept Design - Music Catchment Plan E

4. Amended Subdivision Plans prepared by Survey Plus – Sheets 2, 3, 4 and 5.

1.0 Subdivision Works Certificate and Engineering Referral

The Engineering referral commented that a SWC was required for the internal access road located on Lot 1 (the Community Lot). Since that referral there has been email communication with Council to reach an agreed position to dispense with the need for a SWC by clarifying the staging of the construction and subdivision.

As per the Modification Application submitted to Council the intention to remove the need for a SWC is still proposed in order to remove the complications of both a SWC and construction certificate and possible overlaps in the works each certificate is authorising.

We have reviewed the original SEE submitted with the DA which documented that it was the intention that the residential flat building, internal accessway and central open space would all be constructed before the Stage 2 Community Title subdivision is finalised and registered. However, we note in your email of 22 April 2021 that Council is adding further clarity by nominating that the occupation certificate for the residential flat building and internal access be issued prior to the Stage 2 Community Title subdivision. We agree with that suggestion. In order to provide greater clarity of the staging of the subdivision and construction the table below explains the steps in the construction and subdivision process. The table can replace the description currently contained in Condition 1(e) and 1(f).

Stage 1	The consolidation of the small area of land on the southern side of Lorikeet Grove to be part of the residential care facility lot and a two lot subdivision to create Lot 11 and Lot 12.
Stage 2	<p>Construction of the residential flat building and community lot infrastructure including the internal road, parking, drainage and landscaping of Lot 1 (excluding the small areas of landscaping on the eastern side of the internal accessway which are to be landscaped in Stage 3), Lot 2 and the small area of land in Lot 11.</p> <p>Community title subdivision of Lot 12 to create 3 Lots</p> <ul style="list-style-type: none"> • Lot 1 – Community Association Property; • Lot 2 - Future Strata Lot for the residential flat building; and • Lot 3 - Development of lot for the future dwellings fronting Warriewood Road. <p>This Plan will be registered after the occupation certificate for Stage 2 has been issued.</p>
Stage 3	<p>Construction of the dwellings fronting Warriewood Road and the remaining landscaping on the eastern side of the internal accessway in Lot 1.</p> <p>Community title subdivision of Lot 3 and the Plan will be registered after the occupation certificate for the dwellings fronting Warriewood Road has been issued.</p> <p>Note: The construction of Stage 3 can commence during Stage 2. The subdivision of Stage 3 into 11 lots fronting Warriewood Road will need to occur after the Community Title subdivision of Lot 12 into 3 lots.</p>

(The Strata Subdivision of the RFB can be undertaken as complying development and does not form part of the DA).

The above description captures a slight amendment to Stage 1 (as originally approved) to transfer the landscaping works in Stage 1 to Stage 2 so that they occur as part of the landscaping of Stage 2. There are several reasons for this amendment:

1. The landscaping of this small area is not necessary to facilitate the subdivision to create Lot 11 and Lot 12;
2. The land is already grassed and not in an unfinished state so there is no urgency for this landscaping work from an appearance point of view; and
3. It makes sense for the landscaping contractor to do all landscaping at once.

It is also likely that the construction of the dwellings fronting Warriewood Road (Stage 3) will overlap with Stage 2. The above table therefore includes notation to enable the construction of Stage 3 to occur during Stage 2, but the sequencing of the subdivision of the 11 lots fronting Warriewood Road will need occur after the Community Title subdivision of Lot 12 into 3 lots.

In order to reflect the above staging of subdivision and construction we propose to remove Drawing DA-030 – Subdivision Staging Plan from Condition 1(a) which contains references to Stages 2A, 2B and 2C which are not necessary to describe staging.

Attached to this letter are updated Subdivision Plans which have been amended to remove references to Stages 2A, 2B, 2C and they have been replaced with Stages 1, 2 and 3, respectively in line with the above table.

We understand that Council will review the consent and make the necessary amendments to the conditions and forward a draft version of the amended consent to us for review prior to determination of the Modification application.

2.0 Traffic Engineer Referral Response

The Traffic Engineer recommends three conditions in relation to the amended basement ramp.

Conditions Prior to Issue of a Construction Certificate

1. A 2m x 2.5m sight triangle to be installed on the eastern side of the boundary wall to improve visibility.
2. 'Watch for Pedestrian' warning sign to be installed inside the western side boundary line before the exit to alert motorist.

Architectural Plan - Drawing No. DA100 has been amended to show the 2m x 2.5m sight triangle and a notation indicating where the "Watch for Pedestrian" sign will be installed.

On-Going Conditions

A third condition requires that the sight line triangle not be obstructed by landscaping or signage. We have no objection to this condition. In addition, it is also noted that the retained street light pole is clear of the 2m x 2.5m sight line triangle (as shown on DA 100).

3.0 Landscape Referral Response

The Landscape Referral has not supported the replacement of lawn with permeable paving in the front courtyards of the dwellings facing Warriewood Road.

The landscape plans have been amended to reinstate the lawn areas as per the approved development.

The landscape plans have also been amended to suit the amended light pole location (see discussion below) and the sight line triangle required by Council's Traffic Engineer. This has resulted in the removal of a hedge between the driveway and the accessway.

4.0 Street Light Pole Location

As per email correspondence between Janelle Pirone of Knowles Group and Council, there is a street light pole which is located inside the property boundary (near the basement driveway) on Lorikeet Grove. The light pole has already been installed and an easement has been created for the light pole.

The approved basement of the residential flat building did not accommodate the light pole. It is proposed to amend the basement by shifting the basement wall slightly off the Lorikeet Grove boundary. This amendment ensures that the basement is not located under the light pole. The snap shots in **Figure 1** compare the approved and now proposed basement plans in the vicinity of the basement driveway. The relocated basement wall is circled in blue.

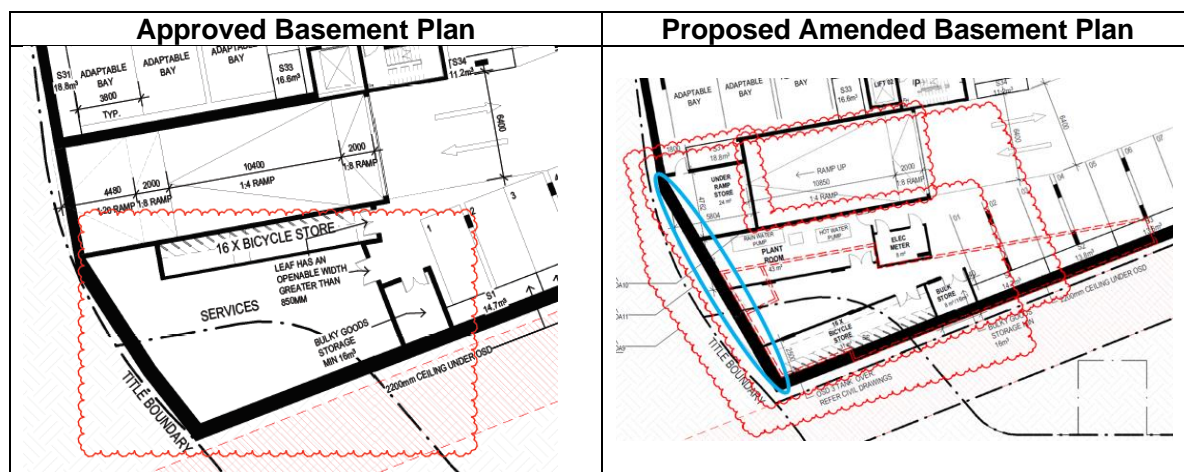


Figure 1 Snap shots from architectural plans showing the approved and proposed basement wall location adjacent to Lorikeet Grove

Associated with this amendment is an amendment to the approved engineering plans to coordinate the location of OSD 3 with the amended architectural plans.

The proposed development retains a landscaped area 41% as per DA N0611/16. The 41% landscaped area has been nominated as pervious area for the purposes of MUSIC modelling and the water quality targets of the development control plan are still achieved.

We trust that this information addresses the comments made by Council officers and clarifies the staging of the development. We will await a draft copy of the consent with the amended conditions for our review prior to the determination being finalised. In the meantime, should you have any questions relating to this letter or the referenced documentation uploaded to the NSW Planning Portal please do not hesitate to contact David Kettle on 9980 6933.



Yours faithfully
DFP PLANNING PTY LTD

A handwritten signature in black ink, appearing to read 'D. Kettle'.

DAVID KETTLE
DIRECTOR

dkettle@dfpplanning.com.au

Reviewed: A handwritten signature in black ink, appearing to read 'K. Mackay'.