

1st May 2024

The CEO
Northern Beaches Council
Po Box 882
MONA VALE NSW 1660

Attention: Maxwell Duncan – Principal Planner

Dear Mr Duncan,

**Modification application Mod2024/0051
Addendum Statement of Environmental Effects
Modification of Development Consent N0440/15 granted for the subdivision of
land and the construction of a residential development incorporating 81
dwellings and associated civil works and landscaping
8 Forest Road, Warriewood**

Reference is made to the above modification application currently being considered by Council. As recently discussed, it has come to our attention that 2 conditions of the consent, as modified, are referenced as condition C33 which we seek to rectify as a component of this application. We are also seeking a minor change to the stormwater management plans involving the reinstatement of the previously approved stormwater management regime to the west of the site being the replacement of the open channel (Revision 03) to the previously approved DN1500mm in-ground pipe (revision 02) to drain floodwater safely around the site.

Pursuant to section 113 of the Environmental Planning and Assessment Regulation 2021 we hereby seek to formally amend the application currently being considered by Council as follows:

Error in imposition of Condition C33 twice

On Mod N0440/25/S96/1) condition C33 states:

33. With the exception of works required by the NSW RFS, this consent does not authorise any works to the existing dwelling house at the site. Separate development consent will be required in this regard.

However, a subsequent modification (Mod2023/0201) then adds Condition C33 as follows:

D. Add Condition C33 - Amendment of Landscape Plans - to read as follows:

The submitted Landscape Plan is to be amended in accordance with the following:

- Compliance with Biosecurity Act 2015: Replace *Murraya paniculata* (General biosecurity duty in all of NSW) with native hedging.

The Landscape Plan is to be amended by a qualified landscape architect and provided to the Principal Certifier prior to issue of the Construction Certificate.

Reason: To maintain and replace habitat on the site.

Accordingly, C33 has been doubled up. We are wanting this administrative error rectification as a component of this modification.

Minor change to stormwater plans

We are seeking a minor change to the stormwater management plans involving the reinstatement of the previously approved stormwater management regime to the west of the site being the replacement of the open channel (Revision 03) to the previously approved DN1500mm in-ground pipe (revision 02) to drain floodwater safely around the site.

These revision 2 stormwater drainage plans, dated September 2023, prepared by WSce accompany this request.

We consider the amendments to be minor in nature and inconsequential in relation to residential amenity, environmental and design quality impacts and to that extent are appropriately dealt with pursuant to the above provisions. This request has been uploaded to the New South Wales Planning Portal.

Do not hesitate to contact me should you have any questions in relation to this submission.

Boston Blyth Fleming Pty Limited



Greg Boston
B Urb & Reg Plan (UNE) MPIA
Director