



Warriewood
Residents
Association

INC 9896003

Warriewood Residents Association Incorporated
25 Utingu Place
BAYVIEW NSW 2104

8 February 2016

General Manager
Pittwater Council
PO Box 882
MONA VALE 1660



Development Application N0027/16 – 53C Warriewood Road
Warriewood

Dear Sir

The Warriewood Residents Association after inspecting the documents on the Council Website wish to make the following comments about this application.

Density

The parcel of land on which this proposal has the DA, has an allocation of 15 dwellings and this appears to be what is proposed (7 zero lots and 6 flats), plus the two existing structures. The WRA would expect that the land close to Warriewood Road always remain in the density calculations for this parcel of land, and that sub-division and the like will not alter the total allocation. We also note there is a strip of land to the North with a yield of 1 dwelling but we do not know who owns this land and therefore if the dwelling allocation is in addition to the 15 in the LEP.

Contamination

We note that there has been a contamination report prepared and that this will be investigated by the Council to ensure that the future occupants, and the environment be safeguarded forever. We also note that this area was used for agriculture and there is likely to be environmental remnants from this activity.

Height of Buildings

We note that the height limit in the LEP is 10.5 m, and while the buildings are shown to be below this level the South Elevation shows that there is some 3m of fill below the new ground

line. It is our understanding that the height limit is measured from the natural ground line and not from a changed level.

The North elevation appears to show the ground cut away on the East making the house higher than the 10.5m. Surely it is not possible that such a high retaining wall is already in place, and in any case the roof height should be measured from the natural ground line.

Housing Character

Would the owners consider the use of pitched roof with tiles to better reflect the general character of the area in which this project is situated? The outcome of the Strategic Review envisaged town houses and apartments. The zero lot houses are neither town houses nor apartments in the manner of the developments so far completed in the Warriewood Valley. As we have suggested for the roof, a closer relationship to the completed and existing housing stock would be welcome.

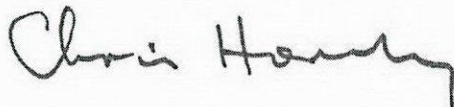
Shadows

There are a set of diagrams that illustrate the sun access but there does not appear to be one that shows the cast shadows. We believe that the high buildings and the podium structure (which we have questioned elsewhere) will possibly cast excessive shadows on the adjoining properties to the south east, and will also make the private open spaces devoid of direct sunlight for the majority of the year because the high sun is to the front of the buildings. This cannot be a good arrangement in a new project where high standards of amenity and energy savings are required.

Model

We cannot see from the model the proposed earthworks that the drawings clearly indicate. We therefore ask which is the correct representation of the development, is it the model or the drawings.

Yours faithfully,



Chris Hornsby
President WRA

Copies WRA and South Ward Councillors