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24<sup>th</sup> February 2015

ATTN:  
Cheryl Williamson  
Senior Planner  
Pittwater Council  
Mona Vale NSW 2103

Dear Ms Williamson,

**Development Application N0330/14 for the subdivision of the site into 11 lots plus associated infrastructure and landscaping works at 53C Warriewood Road, Warriewood (Lot 4 DP1115877)**

**Response to Additional Information and Amendments:**

*1) Pittwater LEP 2014 cl. 7.10 Essential Services*

- a. Correspondence from Sydney Water & Ausgrid is attached.

*2) Pittwater 21 DCP control B6.6 Off-street Vehicle Parking Requirements*

- a. Tandem car spaces are provided for each dwelling within the lot boundaries. The car space is dimensioned on building footprint plan.

*3) Pittwater 21 DCP control B6. Access Driveways and Works on the Public Road Reserve; and Pittwater 21 DCP control C6.8 The Road System – Warriewood Valley Release Area*

- a. WVRM Compliance

Lorikeet Grove road reserve has been widened to 16m by extending the southern boundary south. Lot 10 area has been reduced. The amendment has made no change to the Tyree place Lorikeet intersection that would diminish its viability for maneuvering of service vehicles in Stage One or Stage Two. In stage one, service vehicles turn in the driveway of lot 10, in stage two service vehicles turn in the driveway of lot 1. These turning maneuvers are demonstrated in the original application traffic report.

- b. Design and location of Road Network

- i. Stage One ( Lot 53c develops first )

A 6m wide temporary concrete access road and 1.2m wide footway is provided from Warriewood road traversing lots proposed lots 11 & 2 to link with Lot 1 (being the community association lot

known as Tyree Place ). A 6m wide private driveway with one carriageway lane and 1 parking /passing lane is proposed along with a 2.6 m wide grass verge within lot 1 intersecting with the proposed extension of Lorikeet Grove. A half road extension is proposed of Tyree Place when 52 b develops. The half road extension on lot 53c provides for a parking / passing lane 3m wide, an adjoin footway 1.2m wide and a service vehicle turning area. Reciprocal rights of way will be implemented by way of mutual agreement on each title prior to registration on title.

ii. Stage Two ( lots 53a/b develops first)

Lorikeet Grove is built across lots 53a and b .Lorikeet road is extended to the eastern boundary of Lot 53c. A 4.3m wide driveway and adjoin 1.3m wide grass verge is built to the western boundary of 53c proposed Lot 1. The half road extension this existing driveway is then constructed on 53c. The half road driveway extension will have a width of 4.7m and a grass verge of 2.5. Provision is thus made for a brick paved driveway having 1 carriage way and two parking /passing lanes with a total width of 9m plus grass verges either side of 1.3mand 2.5m respectively

iii. Stage Three (all lots develop at same time.)

The private driveway will be developed in the location and as described in Stage 1, except that the entire width of the driveway will be built instead of being built in two stages.

The temporary 6m wide concrete driveway and 1.2m footway will not be constructed between Warriewood Road and Tyree Place. Service vehicles will access Tyree Place from Lorikeet Grove and turn in the turning bay provided on the western side of Tyree Place.

c. Access

Lot 11 and Lot 2 will be accessed in Stage One from the temporary 6m wide concrete driveway.

In Stages Two and Three, lot 11 will be accessed directly from Warriewood road via existing access and lot 2 will be accessed from Tyree Place.

d. Connectivity to wider WVRS

- i. Lot 2 will be serviced and accessed from Tyree Place. A turning bay is provided to the western alignment of Tyree Place.
- ii. Lorikeet Grove will be built at the same time as Tyree Place. It is not part of lot 10.
- iii. The 16m wide Lorikeet Road reserve, carriage way and services will be dedicated to council on registration of title to create the proposed subdivision.

e. Ownership and titling arrangements

- i. Appropriate conditions of consent will ensure that Lorikeet Grove is excised and dedicated to council. Such arrangements will need to be satisfied prior to issue of Subdivision Certificate.
- ii. Lot 2 is accessed from Warriewood Road in Stage 1 and Lorikeet Grove in Stage 2
- iii. Lorikeet Grove will be constructed prior to issue of subdivision certificate and irrespective of staging of adjoining developments. The levels and services in Lorikeet will be integrated with adjoin sections of Lorikeet – refer to Civil Works Plans accompanying this information package.

Additional information as follows is submitted to further address the above issues.

- Sections through the private driveways and lorikeet grove, civil plans and architectural plans
- Civil sketch plans and Concept landscape plans are provided
- Refer to Architectural and Civil Plans for Lorikeet
- Refer to Architectural plans and sections provided with this submission, description of the stages of development and the staging plans attached for explanation of how lots 2 and 11 are accessed when the temporary access is removed.
- Lorikeet Grove will be built at the same time as the subdivision is developed. It will be dedicated to Council upon registration of title for the subdivided land.
- Lot 2 is serviced from lot 1.
- Refer to Civil, Landscape and Architectural Drawings accompanying this letter for Warriewood Half Road details and Lorikeet Gove details.

4) *Pittwater 21 DCP control C6.14 – Form of Subdivision and Subdivision Layout-Warriewood Valley Release Area*

- a. An amended Community Title Management Plan will be provided to Council on verification that the proposed timing and method of dedication of Lorikeet Grove and Narrabeen Creek riparian zone is acceptable to Council.
- b. Lot 2 will be provided with easements for servicing and access over lot 1 from the public road frontage in Lorikeet Grove.
- c. Rehabilitation works in the creek line corridor will be carried out prior to issue of Subdivision Certificate. Refer to Sym studio letter report accompanying this letter for additional data on timing of weed mapping.

5) *Pittwater 21 DCP control C6.24 Buffer Area 1a-1m – Additional Specifications Controls – Warriewood Valley Release Area*

- a. Detailed discussion and multiple meetings have been held between the consultants working for the landowners of 53a/b and 53c. The civil engineers and landscape architects are working for both land owners.
- b. The discussions have facilitated the staging of Tyree Place and ensured integration of Lorikeet Grove/Warriewood Road, road works, services and landscape.
- c. The proposal seeks to develop in isolation in accordance with provisions of DCP C6.24, however collaboration between adjoining owners regarding finished levels of landscape, services, road works and private driveways has been carried out to address concern of development in isolation.

6) *Pittwater 21 DCP control C6.7 Water Management and Creekline Corridors – Warriewood Valley Release Area*

- a. Sym Studio have provided a letter report dated 15 December 2015 and additional plans addressing this issue. These documents are attached to this letter.

- 7) *Pittwater 21 DCP control C6.9 Pedestrian and Cycle Network – Warriewood Valley Release Area*
- a. Sym Studio have provided a letter report dated 15 December 2015 and additional plans addressing this issue. These documents are attached to this letter.
- 8) *Pittwater 21 DCP control C6.13 Landscaped Amenity Buffer Strips – Warriewood Valley Release Area and D16.12 Landscaping*
- a. Sym Studio have provided a letter report dated 15 December 2015 and additional plans addressing this issue. These documents are attached to this letter
  - b. Lorikeet road reserve has been increased to 16m so as to provide 4.25m footways both sides of a 7.5m carriage way. A footpath is provided on the northern side of the carriageway and integrated with the design of adjoin parcel 53b... refer to architectural plans and cross sections attached to this letter.
  - c. Sym Studio has provide more detail of planting within the creek line corridor and resolved the location of the cycle way in concert with the adjoining owner and Councils Landscape Architect.
- 9) *Pittwater 21 DCP control B3.23 Climate Change (Sea Level Rise and Increased Rainfall Volume), C6.4 Flood -, C6.7 Water Management and Creekline Corridors and C6.23 Site Coverage, Sector Development – Warriewood Valley Release Area*
- a. Jones Nicholson have provided a letter report dated 20 February 2015 and additional flood study to address the above issues. Their report and Flood Study is attached to this letter.
- 10) *Pittwater 21 DCP control B5.11 Stormwater Discharge into Waterways and Coastal Areas*
- a. Jones Nicholson have provided a letter report dated 20 February 2015 and Water Management Report to address the above issues. Their Water Management Report is attached to this letter.
- 11) *Pittwater 21 DCP control C6.23 Landscaped Area (Sector, Buffer Area or Development Site) – Warriewood Valley Release Area; and D16.3 Front building lines; and D16.5 Building Envelope – Warriewood Valley Residential Sectors*
- a. A front building line of 4m is provided to Lorikeet Grove and 2m building line is provided to the private driveway. Refer to SBA, DA 05
  - b. Two off street parking space are provided in tandem format with an overall length of 10.8m to each proposed dwelling lot.
  - c. Zero lot line controls are used to establish building envelopes. Indicative dwelling layouts are provided, SBA SK-05. Private open space is provided by way of courtyards at the front, back and side of each dwelling. Ground floor living areas address both open space areas. Refer to DCP C4.7 Land Subdivision – Amenity and Design.
  - d. Requirement is that at least 45% of the lot is Landscaped Area . D16.6 – refer to SBA DA 05.

12) Pittwater 21 DCP control D10.13 Solar Access – Warriewood Valley Residential Sectors

- a. The Solar diagrams provided are consistent with current Solar Diagram practice.

The subject proposal complies with the solar access requirements of D1013 of Council DCP.

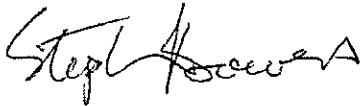
Can you please advise if an advice if a safety authority has been issued by the RFS?

We thank Council for its consideration in extending its deadline for provision of amended and additional information from 11 January 2015 to 26 February 2015.

4 hard copies of the attached documents are being delivered under separate cover.

Should you require any further information, please do not hesitate to contact the undersigned.

Yours Faithfully,



Managing Director/Principal Architect

Stephen Bowers Architects

Registered Architect 5810