

SUBJECT: N0330/14 - 53C Warriewood Road, Warriewood NSW 2102 - Community plan of subdivision to create 10 residential lots and 1 access way lot, civil works and associated landscaping

Meeting: Development Unit

Date: 30 July 2015

RECOMMENDATION OF DEVELOPMENT OFFICER / PLANNER

That Council as the consent authority pursuant to Section 80 of the Environmental Planning and Assessment Act 1979 grant consent to Development Application N0330/14 for Community plan of subdivision to create 10 residential lots and 1 access way lot, civil works and associated landscaping at 53c Warriewood Road, Warriewood NSW 2102 subject to the draft conditions of consent attached.

DECISION

That the Development Officer's recommendation **be endorsed** and Development Application N0330/14 – 53C Warriewood Road, Warriewood NSW 2102 for community plan for subdivision to create 10 residential lots and 1 access way lot, civil works and associated landscaping **be granted development consent** under the delegated authority of the Development Unit, subject to the conditions contained in the draft conditions of consent and the following amended conditions:

C3 Prior to the issue of a Construction Certificate, written approval under Section 139 of the Roads Act is to be obtained from Council for works within the Warriewood Road road reserve.

Engineering plans and specifications for construction of the Public Road reserve along the Warriewood Road frontage must be submitted to Council as part of the Roads Act application for approval prior to the issue of a construction certificate.

The engineering plans and specifications for works to the full length of Warriewood Road frontage of the development site are to include the following:

Road shoulder and road pavement construction, including pavement design and treatments up to the road centre line (2 x **10⁶** ESA pavement design criteria):

- Kerb and Guttering (vertical faced kerb only will be permitted).
- Indented parking bays in accordance with the requirements of the Warriewood Valley Roads Masterplan.
- Associated road and drainage for Warriewood Road.
- Footpath/cycleways 2.5m wide on Warriewood Road.
- Street lighting and sign posting.
- Landscaping, and
- Driveways.

C5 The engineering plans and specifications for works to the full length of Lorikeet Grove within the development site are to include the following:

- Road shoulder and road pavement construction, including pavement design and treatments up to the road centre line (6 x **10⁵** ESA pavement design criteria).
- Kerb and Guttering (vertical faced kerb only will be permitted).

- Lorikeet Grove drainage system (public system) which will require to be piped to Narrabeen Creek with an associated outlet headwall. Appropriate drainage easements are to be created.
- Pedestrian facilities (1.5m wide footpath in accordance with the location on drawing SBA01-DA-101 Issue D, dated 26 February 2015 prepared by Sym Studio).
- Street lighting and sign posting.
- Landscaping
- Driveways, and
- Road shoulder and road pavement construction, including pavement design and treatments up to the road centre line (6 x **10⁵** ESA pavement design criteria).

C6 Road shoulder and road pavement construction, including pavement design and treatments up to the road centre line (1 x **10⁵** ESA pavement design criteria).

That the draft conditions contained in section E of the Consent be transferred to section F.

F1 The following documents and payments are to be submitted to Pittwater Council in a single package to ensure the efficient release of the relevant Subdivision Certificate:

- (iii) The Neighbourhood Association Statement incorporating the following:
- maintenance requirements and responsibilities of the owners of the development or its Neighbourhood Association for all water management facilities related to the development site including the rainwater tanks, stormwater quality improvement devices, stormwater filters, the onsite detention basin, flood storage area, and private stormwater drainage, including the pipe outlet to Narrabeen Creek and the compensatory flood storage area, in accordance with manufacturer's specifications and the maintenance requirements outlined in the Water Management Plan by Jones Nicholson entitled "53C Warriewood Rd, Warriewood NSW, Residential Development" (Reference 20140438 Rev2) or as updated.
 - maintenance requirements and responsibilities of the owners of the development or its Neighbourhood Association for the private temporary road and the "shareway", including the collection area for garbage bins.
 - **The removal of the private temporary road at the appropriate time and in accordance with condition B24.**

(Mr Ross McWhirter / Ms Anna Williams)

Note:

Ms Liza Cordoba, Principal Planning Officer (Urban Land Release) was in attendance to answer any questions on item DU3.5.