

CENTRAL COAST COUNCIL  
PO Box 20  
WYONG NSW 2259

19<sup>th</sup> March 2019

Attention: Ross Edwards

Re: DA/1029/2017  
27-61 Nikko Road, Warnervale

Dear Ross,

In response to your email dated 21 February 2019 and to the subsequent meeting held at Council on 5<sup>th</sup> March 2019, attached are Amended Architectural Drawings in respect of the proposed development of the subject land for your consideration. The following details provide a summary of the changes to the proposed development in response to the matters raised by Council Officers;

- *Overdevelopment of the Site.*  
The amended proposal incorporates a reduction in the number of proposed dwellings from 65 as contained in the previously amended proposal (Amended DA Issue dated 24.09.2018), to 60 dwellings on 52 lots. It should be noted that the number of dwellings had already been reduced from 80 proposed in the Pre-DA Submission to 70 in the Original DA. The proposed further reduction in the number of dwellings results in a gross overall site density of 16 dwellings per hectare. While this density marginally exceeds the 15 dwellings per hectare target referred to under Part 6 Chapter 6.5 of DCP 2013, the Warnervale Structure Plan (figure 2, p3) suggests part of the subject site is appropriate for medium density, implying a gross density in excess of 15 dwellings per hectare would not be inappropriate for the site. This is supported by the site's proximity to Warnervale train station.
- *Increase the lot sizes which will provide a range of lot sizes within the development.*  
The amended submission now has 12 Standard Lots ranging from 450sqm up to 950sqm (including corners sites), 3 Battle Axe Lots all exceeding 750sqm, 8 Small Lots between 250sqm to 300sqm and 28 Small Lots ranging in size from 301sqm up to 450sqm. The proposed development now has 60% of the dwellings on Small Lot Sites compared with 78% within the previous DA Submission.
- *Increase the setbacks between the proposed dwellings.*  
With the proposed increase in lot sizes, 52 out of the 60 dwellings have now been detached from each other, increasing setbacks. The number of 2 storey dwellings in this development has also been reduced from 48 down to 8 to further assist with solar and privacy-amenity issues for neighbouring properties.
- *Relocate the Private Open Spaces for dwellings so they are not forward of the building.*  
A combination of increased lot size, relocation of the larger lots, and reduction in the number of 2 storey dwellings has enabled all Private Open Spaces to be located at the rear or to the side of each dwelling, and behind the line of each building.

Detailed shadow diagrams supporting compliance with the minimum requirements for solar access to the Private Open Space in winter will form part of the Amended DA Submission.

- *Corner Lots to be a minimum of 700sqm.*  
The amended submission includes all 7 corner lots having a minimum area of 700sqm. It is the intent of this development for each of these corner lots to be subdivided after the construction of dual occupancy dwellings.
- *Battle-Axe Lots to be a minimum of 750sqm (excluding the access handle).*  
The amended submission includes all 3 battle-axe lots being in excess of 750sqm. It is the intention of this development that 2 of these lots be subdivided after the construction of dual occupancy dwellings, whilst the third site will remain as a single dwelling lot.
- *Provide a linkage (construction of a road) to the northern edge of the environmental corridor to ensure that the adjoining site is not sterilised for future development.*  
The location of this proposed road is included on the amended submission.
- *Extent of retaining, particularly between the lower sites addressing New Road 2 and the higher sites addressing Kanowna Road shall be further detailed.*  
Detailed cross sections and retaining wall details confirming compliance with Councils requirements for retaining wall heights will form part of the Amended DA Submission.

At the conclusion of our meeting on 5<sup>th</sup> March it was agreed that the Council officers would undertake a preliminary assessment of the amended plans and the above details to ascertain whether the points of concern outlined in your email of 21<sup>st</sup> February are being adequately addressed. We would then propose to meet with you to formally submit the required Clause 55 amendment request.

If there is further information that may assist, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Peter Shaddock', with a long, sweeping underline.

Peter Shaddock  
NOMINATED ARCHITECT  
Registration No. 5388  
SHADDOCK ARCHITECTS

# APPENDIX 1

Comparison Table

Quantity	Revised DA Documents dated 24.09.2018	Proposed Amendment Site Concept dated 18.03.19
Dwellings	65	60
Lots	59	52
Standard Lots >450sqm	9	5
Corner Lots >700sqm	Nil	7
Battle-Axe Lots >750sqm	3	3
Small Lots 250sqm to 300sqm	39	8
Small Lots 301sqm to 450sqm	12	28
Lots proposed for Dual Occupancy Subdivision after completion of Dwellings	Nil	9
Single Storey Dwellings	17	52
Two Storey Dwellings	48	8
Attached Dwellings	18	8