

PRE-LODGEEMENT MEETING NOTES

Application No:	PLM2015/0087
Meeting Date:	27 August 2015
Property Address:	Part Lot 624 in DP 752038, No. 120 South Creek Road, Cromer
Proposal:	Construction of an ancillary Aquatic Education and Training Centre on land occupied by an existing Educational Establishment (Northern Beaches Secondary College) and associated car parking
Attendees for Council:	Phil Lane – Planning Assessment Manager Tony Collier – Senior Planner Sean Khoo – Specialist Development/Drainage Engineer Rezvan Saket – Traffic Engineer
Attendees for applicant:	Peter Bell – Architect Jon Bell – Bell Leisure Pty Ltd Mike Langley

DETAILS OF THE PROPOSAL

The information provided with your application indicates that the development involves:

- The construction of an aquatic education and training centre at the Northern Beaches Secondary College;
- The centre is under a 'shared partnership' between Bell Leisure Pty Ltd (Bell Projects Cromer) and the Department of Education & Communities;
- The centre will be owned by the Department of Education & Communities and operated by Bell Leisure Pty Ltd;
- The Northern Beaches Secondary College will conduct their swim lessons and training within the centre as part of their teaching curriculum;
- Private training will be conducted by Bell Leisure Pty Ltd with training to be limited to students attending the College, learn to swim classes and training squads;
- The centre will not be used for recreational purposes by the general public on a 'walk-in' basis;
- The centre will operate between 5.00am and 10.00pm seven days per week;
- and
- The centre will have a building footprint of 2,000m².

SPECIFIC ISSUES RAISED BY THE APPLICANT FOR DISCUSSION

The following issue was indicated in the meeting for discussion:

- Permissibility.

WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011 (WLEP 2011)

Zoning and Permissibility



Zoning and Permissibility	
Definition of proposed development: (ref. WLEP 2011 Dictionary)	Educational Establishment
Zone:	IN1 – General Industrial
Permitted with Consent or Prohibited:	<p>Permissible under Clause 28(2)(a) & (3) of <i>State Environmental Planning Policy (Infrastructure) 2007</i> which states:</p> <p>28. Development permitted with consent</p> <p>(2) <i>Development for any of the following purposes may be carried out by any person with consent on any of the following land:</i></p> <p>(a) <i>development for the purpose of educational establishments - on land on which there is an existing educational establishment,</i></p> <p>(3) <i>An educational establishment (including any part of its site and any of its facilities) may be used, with consent, for any community purpose, whether or not it is a commercial use of the establishment.</i></p>

Relevant Principal Development Standards:			
Standard	Permitted	Proposed	Comments
4.3. Height of Buildings	11.0m	4.3m to 6.1m (approx)	<p>Complies</p> <p>The proposal must comply with the 11m height limit.</p> <p>Note: Building heights are measured from existing ground level.</p>

Note: The WLEP can be viewed following this link:

<https://eservices1.warringah.nsw.gov.au/ePlanning/live/pages/plan/book.aspx?exhibit=LEP>

WARRINGAH DEVELOPMENT CONTROL PLAN 2011 (WDCP 2011)

Part B: Built Form Controls			
Control	Requirement	Proposed	Comments
B5. Side Boundary Setbacks	Merit Assessment	North: 4.0m (approx) South: 53m (approx)	Complies
B7. Front Boundary Setbacks	4.5m	42m (approx)	Complies
B9. Rear Boundary Setbacks	Merit Assessment	42m (approx)	Complies



Other Relevant Controls within WDCP 2011

Clause C3. Parking Facilities

Car parking areas are to be provided in accordance with the most recent "Guide to Traffic Generating Developments" (NSW Roads and Traffic Authority).

Note: Traffic Report

A comprehensive traffic report prepared by a suitably qualified person is required to be submitted with a Development Application which addresses the requirements of Clauses C2 and C3.

In the preparation of this you are encouraged to liaise with Council's Traffic Engineer to discuss and resolve any traffic related matters prior to the lodging of a Development Application.

Note: Loading and unloading facilities

Facilities for the loading and unloading of service, delivery and emergency vehicles are to be approximate to the size and nature of the development. On-site facilities are to be screened from public view and designed so that vehicles may enter and leave in a forward direction.

Refer to Appendix 1 of WDCP 2011 for the car parking schedule which is discussed later in these Notes.

D10. Building Colours and Materials

The design of the facades which are open to the street (the eastern and southern elevations) are to be treated with appropriate articulation and materials to compliment the existing College and to create a clear distinction between the proposed educational use and the surrounding industrial uses.

D23. Signs

Any signs proposed for the centre are to comply with the provisions of this Clause and with the provisions of *State Environmental Planning Policy No. 64 – Advertising and Signage*.

E10. Landslip Risk

Given the loads expected for the swimming pool a Geotechnical Report is required to be submitted with a Development Application.

Appendix 1. Car Parking Requirements

The applicant is to provide a Traffic Report prepared by a suitably qualified person which details the following:

- a. Provision of adequate parking spaces within the site to accommodate the patrons using the aquatic centre.
- b. Provision of vehicular and pedestrian facilities including safe accessibility to and from the site.
- c. The design of the car parking area in compliance with AS2890.



Referral Body Comments	
Referral Body	Comment
Development Engineers <u>Relevant WDCP Clause</u> <i>Clause C4 - Stormwater</i>	<ol style="list-style-type: none">1. The applicant is to submit a Hydraulic Report and model like HEC-RAS showing the 100 Year Average Recurrence Interval (ARI) stormwater overland flow over the subject site, prepared by a Chartered Professional Civil Engineer of Engineers Australia. All calculations are to be carried out in accordance with the guidelines provided in "Australian Rainfall and Run Off", a publication of the Institution of Engineers, Australia. All levels are to be shown in Australian Height Datum (AHD). The overland flow study must be taken upstream and downstream beyond the subject site (at least 15-20 metres from the common boundaries affected by the overland flow).2. The 100 year ARI flood overland flow level must be established in AHD for the proposed future floor levels which shall be a minimum of 500 mm above the 100 year flood level. This is to ensure that the proposed building is protected in major storm events.3. The consultant must establish the pre-development and post-development 100 year ARI stormwater flows to ensure the adjoining properties are not worse off post development.4. Any overland flow mitigation measures to protect the building from stormwater inundation must not exacerbate flooding for adjoining properties by diverting more flows to adjoining properties.5. The proposed development will require on-site stormwater detention (OSD) in accordance with Council's OSD technical specification. The pre-developed site discharge (PSD) is to be calculated using a fraction impervious area of 0% i.e. the state of nature condition for all design storms up to and including the 1 in 100 year storm event. The applicant's consultant is to use the 'Drains' hydraulic model to design the system and provide the calculations with the submission to Council. The OSD tank is to be located in an open area that will permit 24 hour access".6. Stormwater runoff from the development must not be diverted to a different sub-catchment and must be directed to the existing sub-catchment. <p>You are advised to liaise with Council's Development Engineer (Robert Barbuto on 9942 2339) to identify and resolve any stormwater drainage matters prior to the lodging of a Development Application</p>



Referral Body Comments	
Traffic Engineer <u>Relevant WDCP Clause</u> <i>Clause C2 – Traffic, Access and Safety</i> <i>Clause C3 – Parking Facilities</i>	<ol style="list-style-type: none">2. The use of facilities are agreed to be limited to students attending the school, learn to swim classes, and education and training squads.3. The proposal includes the provision of a car parking area accommodating 30 on-site parking spaces with the access via Inman Avenue.4. The applicant to provide a Traffic Report prepared by a suitably qualified person which details the following:<ol style="list-style-type: none">a. Provision of adequate parking spaces within the site to accommodate the patrons using the aquatic centre.b. Provision of vehicular and pedestrian facilities including safe accessibility to and from the site.c. The design of the car parking area in compliance with AS2890.

Relevant Council Policies
<p>You are advised of the following (but not limited to all) Council's policies available at www.warringah.nsw.gov.au:</p> <ul style="list-style-type: none">• Applications for Development - Policy for the handling of unclear, non-conforming, insufficient and Amended applications: PDS-POL 140• Stormwater drainage for low level properties PDS-POL 135• Building over or adjacent to constructed Council drainage systems and easements: PAS-PL 130• Common vehicular access to multiple properties: LAP-PL 310• Vehicle access to all roadside development: LAP-PL 315.

Documentation to Accompany the Development Application
<ul style="list-style-type: none">• All information required to be submitted under Schedule 1 of the Environmental Planning and Assessment Regulation 2000;• All information as required on the Development Application form checklist;• Site Analysis;• Site Survey (prepared by a registered Surveyor);• Statement of Environmental Effects addressing:<ul style="list-style-type: none">○ Section 79C of EPA Act,○ All relevant sections of WLEP 2011, including demonstrating consistency with the B2 Local Centre zone and the compliance with the Height of Buildings Development Standard.○ All relevant sections of WDCP 2011;○ Other relevant Environmental Planning Instruments.• Geotechnical Report;• Stage 1 Contamination Report;



Documentation to Accompany the Development Application

- Hydraulic Report and HEC-RAS model;
- Access Report;
- Traffic and Parking Report;
- Shadow diagrams;
- Photo montages;
- Landscape Plan showing the layout of the landscaping within the site and the selection of species;
- Waste Management Plan;
- Stormwater Management Plan;
- Erosion and Sedimentation Plan;
- Colour and Materials Schedule;
- Lighting Plan (including Lux Diagrams) if necessary;
- Signage Plan (if proposed);
- Cost Summary Report as prepared by a qualified Quantity Surveyor; and
- Written consent from Council for the use of the car park from through access.

Concluding Comments

These Notes are in response to a pre-lodgement meeting held on 27 August 2015 to discuss Construction of an ancillary Aquatic Education and Training Centre on land occupied by an existing Educational Establishment (Northern Beaches Secondary College) and associated car parking at No. 120 South Creek Road, Cromer. The Notes reference conceptual plans prepared by Peter Bell.

There are no fundamental concerns raised to the proposal subject to the adoption of the recommendations made within these notes.

Based upon the above comments you are advised to satisfactorily address the matters raised in these minutes prior to lodging a development application.

Limitations of these notes

These notes are an account of the specific issues discussed and conclusions reached at the meeting. They are not a complete set of planning and related comments for the proposed development. A determination can only be made following the lodgement and full assessment of the development application.

In addition to the comments made within these notes, it is a requirement of the applicant to address ALL relevant pieces of legislation including (but not limited to) any SEPP, relevant Clauses of the WLEP 2011 and WDCP 2011 within the supporting documentation of a development application including the Statement of Environmental Effects.

You are advised to carefully review these notes. If there is an area of concern or non-compliance that cannot be supported by Council, you are strongly advised to review and reconsider the appropriateness of the design of your development for your site and the adverse impacts that may arise as a result of your development prior to the lodgement of any development application.