



## Pre-lodgement Meeting Notes

**Application No:** PLM2023/0159  
**Meeting Date:** 14 December 2023  
**Property Address:** 280 Condamine Street MANLY VALE  
**Proposal:** Development Application Prelodgement Meeting  
**Attendees for Council:** Daniel Milliken – Manager, Development Assessments  
Mia Battisti – Student Planner  
Matthew Makomaski – Development Engineer

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### General Comments/Limitations of these Notes

These notes have been prepared by Council's Development Advisory Services Team on the basis of information provided by the applicant and a consultation meeting with Council staff. Council provides this service for guidance purposes only.

These notes are an account of the advice on the specific issues nominated by the Applicant and the discussions and conclusions reached at the meeting.

These notes are not a complete set of planning and related comments for the proposed development. Matters discussed and comments offered by Council will in no way fetter Council's discretion as the Consent Authority.

A determination can only be made following the lodgement and full assessment of the application.

In addition to the comments made within these Notes, it is a requirement of the applicant to address the relevant areas of legislation, including (but not limited to) any State Environmental Planning Policy (SEPP) and any applicable sections of the Warringah Local Environmental Plan 2011 and Warringah Development Control Plan 2011, within the supporting documentation including a Statement of Environmental Effects.

You are advised to carefully review these notes and if specific concern have been raised or non-compliances that cannot be supported, you are strongly advised to review your proposal and consider amendments to the design of your development prior to the lodgement of any development application.



## **SPECIFIC ISSUES RAISED BY APPLICANT FOR DISCUSSION**

### **Response to Matters Raised by the Applicant**

#### **Streetscape and front setback**

The two established trees in the front setback/road reserve provide a significant contribution to the streetscape and must be retained. It was discussed in the meeting that the proposal seeks to retain these trees and this must be demonstrated in the DA by an arborist report. The proposed new replacement porte cochere structure sits within the 6.5m front setback. It is noted that the existing porte cochere also sits within the front setback and the new structure seeks to replace and widen this structure to provide all-weather cover for ambulances and vehicles servicing the site. It was advised in the previous PLM that the new wider replacement structure must adopt a lesser height and more minimal approach with a flat roof, to minimise the visual impact presenting to the street. This has been taken into account as the proposed design is smaller in scale and the visual impact has been decreased, while providing an all-weather cover to the building entrance, along with allowing ambulances to exit the site in a forward direction, a variation to the front setback for this structure could be supported.

#### **Terrace**

It was discussed in the previous PLM that Council had a concern with the size and width of the terrace which sits above the new roof form. This is because the structure sits within the front setback and could exacerbate the visual impact due to the required balustrades and any other structures that may appear in the future (such as chairs, tables and umbrellas). However, the new proposed terrace is smaller in scale, centralised and setback behind the porte cochere, to minimise the visual presence from the street.

#### **Noise barriers**

If it is possible to achieve the objectives of the noise barriers with a 1.8m high fence or similar, this would be preferred. Glass panels above the fence are not recommended, due to their visual impact. If vegetation can achieve the same purpose, that would be preferred. If the glass panels are necessary, keep them as minimal as possible.

#### **Landscape**

A detailed landscape plan should be provided with the application to show that the front setback landscaping is enhanced to assist in softening the new works. Enhancement of the remaining landscape areas should be a priority and landscaping along the front boundary to screen the new turning bay for the ambulance should be incorporated. Specifically, it is recommended that deep soil planting be prioritised in the courtyard space, and to utilise trees for the purpose of shading, to reduce the amount of shade structures required and enhance the vegetation cover on the site.

#### **Engineering/Driveway Works**

See comments from Council's engineers later in this report.



WLEP 2011 can be viewed at <https://www.legislation.nsw.gov.au/view/html/inforce/current/epi-2011-0649>

Part 2 - Zoning and Permissibility	
<b>Definition of proposed development:</b> (ref. WLEP 2011 Dictionary)	Alterations and additions to a Residential Aged Care Facility
<b>Zone:</b>	R2 Low Density Residential
<b>Permitted with Consent or Prohibited:</b>	The use is prohibited on the R2 Zone under WLEP 2011. However, the use appears to be an existing use based on Council's records. The applicant is to provide details in the SEE of historic approval and demonstrate existing use rights apply.

Part 4 - Principal Development Standards			
Standard	Permitted	Proposed	Compliance
<b>Cl. 4.3 Building Height</b>	8.5m	Appears to be within 8.5m	Capable of complying

#### WARRINGAH DEVELOPMENT CONTROL PLAN 2011 (WDCP 2011)

WDCP 2011 can be viewed at <https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/pages/plan/book.aspx?exhibit=DCP>

The following notes the identified non-compliant areas of the proposal only.

Part B and D		
Control	Permitted	Proposed
<b>B7 Front Boundary Setback</b>	6.5m	0m
See comments above in these notes regarding the front setback.		
<b>D1 Landscape Open Space</b>	40% of site area with minimum dimensions of 2m	Not shown on plans
<p>The site would appear as existing to have an LOS less than the 40% requirement. It is recognised that the alteration to the porte cochere is proposed to increase the functionality of an existing aged care facility which has existed on the site for some time.</p> <p>The amended plans appear to show the courtyard as becoming a fully paved area, however, discussions during the meeting revealed that the courtyard is currently paved with some artificial turf, and the proposal intends to decrease this paved space with the addition of deep soil. It is encouraged to also plant trees in this space to reduce the amount of shade structures needed. An increase to the deep soil areas on the site would be supported. A decrease would not be.</p>		



## **Specialist Advice**

### **Development Engineer**

#### On-site detention

Negligible increase in impervious area will not require on-site detention.

#### Site Discharge

All proposed connections from roof areas and other impervious areas are to be made to the street by gravity, to an existing outlet that drains to the street subject to capacity. No additional flows onto neighbouring properties are permitted.

#### Vehicle Crossing

Design in accordance with Council's Minor Works Specification. Maximum permitted width of vehicle crossing is 6 metres.

#### Internal Driveway

Provide swept paths for proposed vehicle (ambulance). All manoeuvring needs to be contained within the private property.

### **Landscape Officer**

The proposal includes widening of the existing porte cochere within the property and widening of the existing crossover driveway.

The works are in proximity to existing native trees that appear is good health and condition and these shall not be impacted by the works.

An Arboricultural Impact Assessment report prepared in accordance with Council's DA Lodgement Requirements shall be submitted and report on:

- Impacts to the tree canopies from building works,
- Impacts to existing tree roots from widening of the crossover driveway.

To assist in the determination of the impact to existing roots it is advised that a sensitive tree root investigation be conducted along the extent of proposed excavation works for the crossover driveway.

## **Documentation to accompany the Development Application**

- Lodge Application via NSW Planning Portal
- Statement of Environmental Effects
- Scaled and dimensioned plans:
  - Site Plan;
  - Floor Plans;
  - Elevations; and
  - Sections.
- Cost of works estimate/ Quote
- Survey Plan (Boundary Identification Survey)
- Site Analysis Plan
- Demolition Plan
- Excavation and fill Plan
- Waste Management Plan (Construction & Demolition)
- Driveway Design Plan



- Erosion and Sediment Control Plan / Soil and Water Management Plan
- Stormwater Management Plan / Stormwater Plans and On-site Stormwater Detention (OSD) Checklist
- Access Report (given the changes to the ramps)
- BCA/Fire Safety Report and Fire Safety Schedule
- Landscape Plan
- Arboricultural Impact Assessment Report

#### **IMPORTANT NOTE FOR DA LODGEMENT**

Please refer to the Development Application Lodgement Requirements on Council's website (link details below) for further detail on the above list of plans, reports, survey and certificates.

<https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/pdf-forms/development-application-da-modification-or-review-determination/2060-da-modification-lodgement-requirements-mar21.pdf>

The lodgement requirements will be used by Council in the review of the application after it is lodged through the NSW Planning Portal to verify that all requirements have been met for the type of application/development.

#### **Concluding Comments**

These notes are in response to a pre-lodgement meeting held on 14/12/2023 to discuss alterations and additions to a residential care facility at 280 Condamine Street, Manly Vale. The notes reference the plans prepared by John Flower.

Overall, the amended proposal can be supported. It is recommended that an increase to deep soil areas, and additional planting be proposed. The glass panels to reduce noise impacts for the main road are not recommended due to their visual impact. If they are necessary, it is recommended that they be minimised.

#### **Question on these Notes?**

Should you have any questions or wish to seek clarification of any matters raised in these Notes, please contact the member of the Development Advisory Services Team at Council referred to on the front page of these Notes.