



## Pre-lodgement Meeting Notes

**Application No:** PLM2025/0048  
**Meeting Date:** 1 May 2025  
**Property Address:** 120 Old Pittwater Road BROOKVALE  
**Proposal:** Subdivision of 1 industrial Lot into 3 industrial Lots, including demolition of existing structures with ancillary site works.  
**Attendees for Council:** Daniel Milliken – Manager Development Assessment  
Alex Keller – Principal Planner  
Emily Rix - Biodiversity  
Ricky Kwok – Traffic Engineering  
Davi Hellott – Water Quality

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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, Modification Report or Review of Determination Report.

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
<p><b>Subdivision pattern</b></p> <p>The minimum lot size is 4000 square metres (sqm) for the area, however steeper land should be larger in area or land that has difficult access. Ideally the DCP and LEP also encourages for the industrial areas to provide a high level of amenity as places of employment therefore landscape amenity forms a component to this as desirable outcome in employment areas. The larger the building the wider the landscaping setbacks and forecourt areas for amenity and landscape setting should be provided and not diminished / dismissed because the land is “industrial”. Brookvale has a significant bushland backdrop by the escarpment feature along the eastern side of Allenby Park Parade, street trees and landscaped building setbacks. The area includes habitat for local wildlife and biodiversity of endemic remnant bushland in the area of the Brookvale Valley. Conservation of natural outcrops, existing mature native trees and natural drainage courses should be given a high priority to enable amenity buffers between buildings, toward Old Pittwater Road and along the western backdrop of the site.</p>
<p><b>Bushland buffer</b></p> <p>The rear setback requires a merit assessment and given the integrity of the existing bushland environment at the area effort should be made to preserve natural outcrops and large canopy trees along the rear setback, including reducing weeds. Excavation should be stepped up the site such as 3m-4m deep cuts only then graduating to another floor (rather than deep 6m-10m cuts and benching right up to the rear wall of a building. Clearing uphill may not be required if the rear wall is concrete with metal roof and a perimeter dish drain / 1m access path along the back of the building footprint for maintenance (clearing debris etc).</p>
<p><b>Access and traffic</b></p> <p>Shared or consolidated access may be more suitable long-term option for the site given the complex overlapping ROW arrangements as well as pedestrian movements generated from No.114 Old Pittwater Road.</p> <p>See detailed traffic and engineering referral advice under specialist comments below in this PLM.</p>



## Response to Matters Raised by the Applicant

### Future use / Built form

The site currently has an 11m height limit. It is noted the proposal is only for subdivision and demolition at this stage, however given the site constraints including natural bushland, slope, access arrangements and irregular site shape conceptual 3D building envelopes will need to be provided to demonstrate critical planning considerations. This would include basement areas, access widths, loading / turnaround space for trucks, adequate “back of house” areas, parking to floor space, height, service easements, setback and landscaping.

## WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011 (WLEP 2011)

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)	Demolition and subdivision of land for industrial purposes.
<b>Zone:</b>	E4 General Industrial
<b>Permitted with Consent or Prohibited:</b>	Permitted

### Clause 4.6 - Exceptions to Development Standards

Clause 4.6 enables the applicant to request a variation to the applicable Development Standards listed under Part 4 of the LEP pursuant to the objectives of the relevant Standard and zone and in accordance with the principles established by the NSW Land and Environment Court.

A request to vary a development Standard is not a guarantee that the variation would be supported as this needs to be considered by Council in terms of context, impact and public interest and whether the request demonstrates sufficient environmental planning grounds for the variation.

### Part 4 - Principal Development Standards

Standard	Permitted	Proposed	Compliance
<b>Height of Buildings</b>	11 metres (m)	No details.	To be demonstrated.
<b>Minimum Lot size</b>	4000sqm	Details to be provided.	To be demonstrated.

(Note that the future *Northern Beaches LEP* is considering an 18m height of buildings however this is only in Draft form at present)



## 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		
Control	Permitted	Proposed
C1 Subdivision	Permitted	Proposal must address subdivision requirements of C1.
<p>Lot Dimensions and building area on merit with the minimum site area of 4000 sqm required, however irregular shaped or steeply sloping site should be larger to enable reliable space for landscaping, access, drainage, building footprints and the like.</p> <p><u>Access arrangements</u> – Adequate access is to be provided and demonstrated for the intended future type of use. Industrial development requires particular consideration for trucks, loading docks, employee and visitor parking. Ease of access / egress should be a priority.</p> <p><u>Design and construction</u> – Civil works required for subdivisions are to comply with AUSPEC and relevant Australian Standards including WSUD and OSD requirements of Council. The subdivision may include preliminary considerations for sustainable development in terms of excavation, solar access, sewer, water, green roof, electrical supply, EV charging, waste vehicle access and the like.</p> <p><u>Drainage</u> - Provision should be made for each allotment to be drained by gravity to a Council approved drainage system and inter-allotment drainage systems used with on-site detention in accordance with Council's <i>Water Management Policy</i>.</p> <p><u>Restrictions</u> - Any easements, right-of-carriageway, building envelopes or other restriction that is placed on the title of any land as a requirement of the subdivision should be outlined in draft.</p> <p><u>Environmentally constrained land</u> – The land has a number of environmental constraints to accommodate, including bushland conservation buffer along the rear setback that is responsive to attributes (not just an arbitrary line) that conserves large canopy trees, drainage soaks, habitat and natural rock features (e.g a linear sandstone exposed terrace). Considerations of bushfire protection, runoff, slope, existing mature trees along setbacks and the like.</p>		



Part		
<u>Bushfire</u> – APZ areas must be contained within the site. A bushfire report is required.		
<b>B6 Merit assessment of side boundary setbacks</b>	On merit	A setback of 3m to 4m for large industrial buildings in the locality will enable mature trees to be maintained / retained with space for drainage, side access and the like
Generally, side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences.		
<b>B7 Front boundary setback</b>	4.5m	Existing landscaping should be maintained and opportunities to enhance or widen landscaping introduced.
Development is to maintain a minimum setback to road frontages. Landscaped front setbacks form an important element for industrial area to enhance the amenity of employment areas and streetscape.		
<b>B10 Merit assessment of side boundary setbacks</b>	On merit	To be demonstrated.
The rear boundary setback should demonstrate that it is preserving the natural values of the existing bushland based on an investigative approach to protect canopy trees (& root zones,) rock outcrops and habitat. Using an arbitrary line between adjacent excavation points is not an ideal method to identify merit values. Areas of previous disturbance and the setback should account for “over-excavation” elements such as maintenance access along the outer wall, dish drains and likely bushfire protection (such as no overhanging tree canopy across a building).		
Other relevant DCP clauses to address for the demolition and subdivision proposal include: C2 Traffic, Access and Safety, C4 Stormwater, C7 Excavation and Landfill, C8 Demolition and Construction, C9 Waste Management, D1 Landscape Open Space, D3 Noise, D13 Front Fences, D14 Site Facilities, D15 Side and Rear Fences, D20 Safety and Security, D21 Provision and Location of Utility Services, D22 Conservation of Energy and Water, E5 Native Vegetation, E6 Retaining Unique Environmental Features, E7 Development on land adjoining public open space, E10 Landslip Risk.		



## Specialist Advice

### Traffic Engineering

It is noted that the applicant proposes to submit a traffic impact assessment to support the subdivision. This is supported. It would need to be accompanied by plans showing how each lot would be accessed by both vehicles and pedestrians. Each lot would need to provide parking sufficient to meet DCP requirements including parking for staff, visitors, delivery and service vehicles and indicative concept plans at subdivision stage would assist staff to assess any likely development issues. Parking areas and vehicle access arrangements will need to be designed to be compliant with AS2890.1.

Loading/unloading facilities will need to be sized to accommodate the largest anticipated delivery vehicle with such facilities designed to meet the requirements in AS2890.2 with provision to be made for forwards ingress and egress of the largest vehicle anticipated to access each lot. Each lot will need to provide adequate access and parking facilities on the lot to meet the access and parking needs generated by that lot. It would be preferred if the number of driveways serving the development off Old Pittwater Road could be minimised so as to reduce the level of impact on kerbside parking i.e a common access road with rights of carriageway for all three lots catering for two-way traffic flow for the largest vehicles accessing all lots is suggested.

This would then be supported by connecting access points to each lot and on-site parking and turning areas on those lots.

Grades on Lot C which slopes steeply would be an aspect that would need careful consideration with grades on any driveways/ramps on that lot to be consistent with AS2890.1 requirements

### Landscape Referral comments-

The proposal is for subdivision of one Lot into three Lots.

#### E1 Preservation of Trees and Bushland Vegetation

Should the subdivision be approved, the separate Lots, and in particular the proposed lot C will impact upon existing trees and vegetation, and natural environmental features such as rock outcrops.

There are no indicative building layouts upon the proposed Lots so no assessment of potential tree and vegetation impacts can be ascertained.

For guidance, existing trees worthy of retention shall be preserved and in particular along site boundaries, and it is advised that an *Arboricultural Impact Assessment* should be submitted to provide an inventory of existing trees including tree assessment. The provision of indicative building layouts will assist in tree impact assessment.



## Specialist Advice

### Parks, Reserves and Foreshores Referral comments-

The proposal is for subdivision of one Lot into three Lots. The property is located downslope of Allenby Park.

#### E7 Development on land adjoining public open space

Any development upon proposed Lot C will require an appropriate landscape buffer zone within Lot C to both preserve existing trees and vegetation and to augment the buffer zone to preserve and enhance the natural qualities of the environment objective, and to satisfy the requirements of E7, including

1. Development on land adjoining public open space is to complement the landscape character ... of the adjoining ... bushland reserves and other public open spaces.
7. If the adjoining ... bushland reserves ... contain bushland, development is not to threaten the protection or preservation of the bushland.
9. Development is to utilise landscaping or existing landscape elements to screen development.

### Waste Management

The proposal seeks to subdivide 1 allotment into 3 allotments (A, B & C). The proposed strategy involves submitting two separate Development Applications.

It is noted that the future development of the subdivided sites will be developed for the purpose of a warehouse or distribution centre which is permissible with consent.

As per the summary of proposed works in relation to waste management and Traffic Access and Safety-

#### **C9 Waste Management**

Development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Northern Beaches Council Waste Management Guidelines

The DA is to be accompanied by a Waste Management Plan.

### Waste/Recycling Requirements

During demolition and/or construction the proposal/works shall be generally consistent with a submitted Waste Management Plan.

#### **Waste/Recycling Requirements (Materials)**

During demolition and/or construction the following materials are to be separated for recycling: timber, bricks, tiles, plasterboard, metal, concrete, and evidence of disposal



### Specialist Advice

for recycling is to be retained on site.

**Facilities** for the loading and unloading of service, delivery and emergency vehicles are to be:

- 1) appropriate to the size and nature of the development; screened from public view; and
- 2) designed so that vehicles may enter and leave in a forward direction.

This is a commercial development, therefore all waste associated with the demolition and any proposed new construction will require the services of a commercial waste contractor to supply bins and ongoing service requirements of waste generated from this site.

### **Biodiversity Comments**

#### **Biodiversity Planning Controls**

The following biodiversity related legislation and planning controls apply to the subject lot. Compliance with applicable provisions will need to be demonstrated within the submitted Statement of Environmental Effects (SEE) and/or supporting documentation.

- Biodiversity Conservation Act (BC Act) 2016
- Biodiversity Conservation Regulation (BC Reg) 2017
- Warringah DCP clause E2 Prescribed Vegetation
- Warringah DCP clause E4 Wildlife Corridors
- Warringah DCP clause E5 Native Vegetation
- Warringah DCP clause E6 Retaining unique environmental features

#### **Required Supporting Documentation**

On review of the submitted pre-lodgement plans, the following documentation is required to accompany the Development Application (DA):

- Arboricultural Impact Assessment
- Biodiversity Development Assessment Report (BDAR) or Flora and Fauna Assessment Report (depending on area clearing threshold)
- Bushfire Hazard Assessment Report

Further information on assessment requirements can be found in Council's [Biodiversity Guidelines for Applicants](#).





## Specialist Advice

### Understanding the different levels of assessment required

Is the development footprint on the Biodiversity Values Map?	Level of impact from proposal	Assessment required	Relevant Guide/s
No	The development <b>will not</b> impact upon any of the following: <ul style="list-style-type: none"> <li>Five or more protected (prescribed) native trees*</li> <li>Any threatened species or ecological communities</li> <li>More than 50m<sup>2</sup> of native vegetation</li> <li>Important resources or habitat features for wildlife. This may include features like tree hollows, rock overhangs or wetlands. In Manly, some residential properties also provide important habitat for endangered penguins and bandicoots. Please see <a href="#">Guideline 1</a> for more information.</li> </ul>	Compliance with relevant LEP/DCP biodiversity objectives is to be addressed in the <b>Statement of Environmental Effects (SEE)</b> .  OR as determined by Council at pre-lodgement meeting  <b>Note:</b> this level of assessment is typical for minor developments with limited impacts such as landscaping works or modification applications which do not require additional vegetation removal.	
	The development <b>will impact</b> upon any of the following: <ul style="list-style-type: none"> <li>More than four protected (prescribed) native trees*</li> <li>Any threatened species or ecological communities</li> <li>More than 50m<sup>2</sup> of native vegetation, but less than the applicable Biodiversity Offset Scheme (BOS) <b>area clearing threshold</b></li> <li>Important resources or habitat features for wildlife. This may include features like tree hollows, rock overhangs or wetlands. In Manly, some residential properties also provide important habitat for endangered penguins and bandicoots. Please see <a href="#">Guideline 1</a> for more information.</li> </ul>	The application is to be accompanied by a <b>Flora and Fauna Assessment (FFA)</b> prepared by a suitably qualified ecologist.  OR as determined by Council at pre-lodgement meeting  <b>Note:</b> this level of assessment is typical for small to medium lot subdivisions, construction of a new dwelling, and other medium to large scale developments (such as a Seniors Living development).  Compliance with relevant LEP/DCP biodiversity controls is to be addressed in any <b>FFA</b> .	<a href="#">Guideline 1</a> <a href="#">Guideline 4</a>
	The development will result in either of the following: <ul style="list-style-type: none"> <li>A significant impact to a threatened species, population or ecological community as determined by a 'threatened species test of significance'</li> <li>Impacts to an area of native vegetation greater than the applicable Biodiversity Offset Scheme (BOS) <b>area clearing threshold</b></li> </ul>	The application is to be accompanied by a <b>Biodiversity Development Assessment Report (BDAR)</b> prepared by an accredited assessor in accordance with the NSW Biodiversity Assessment Method (BAM).  Compliance with relevant LEP/DCP biodiversity controls is to be addressed in any BDAR.  Where developments require a BDAR due to the scale of impacts such as clearing of native vegetation above the Biodiversity Offsets Scheme clearing threshold, such developments may also require a <b>Biodiversity Management Plan (BMP)</b> . The requirement for a BMP will be determined by Council.	<a href="#">Guideline 2</a> <a href="#">Guideline 4</a>  <a href="#">Guideline 3</a> (if a BMP is required)
Yes	The development will impact upon: <ul style="list-style-type: none"> <li>Areas identified on the NSW Biodiversity Values Map, including the Little Penguin 'Area of Outstanding Biodiversity Value'</li> </ul>		

**Important Note:** Developments should always be designed and sited to avoid environmental impacts in the first instance. Assessment of impacts must consider direct and indirect impacts of the proposal, including clearing of vegetation within the development footprint and clearing requirement for the establishment of bush fire asset protection zones (APZs).

\* The assessment requirements outlined above address biodiversity-related controls only. Additional reports, such as an Arboricultural (tree) Impact Assessment, may also be required if the proposal is likely to impact upon protected (prescribed) trees.

## Figure 1. Triggers for Biodiversity Assessment

### General Biodiversity Comments

Council's Biodiversity Referrals team have reviewed the proposed plan of subdivision submitted as part of the Pre-lodgement documentation. It is noted that the subdivision plan does not provide indicative building footprints, only a proposed developable area and as such impacts to biodiversity are difficult to predict.

As detailed below, subdivision proposals must include all future clearing likely to be required for the intended use of the land after it is subdivided in consideration of the threshold. This is necessary to determine the level of biodiversity assessment required for a development application. Regardless of the type of biodiversity assessment required (BDAR or FFA), the assessment must outline how the final design has avoided and minimised impacts to biodiversity within the site. This should include an analysis of options for proposed subdivision layouts and/or proposed building footprints in the form of maps and/or concept plans.

Proposed Lot C contains remnant native vegetation mapped by the NSW State Government (Department of Climate Change, Energy, the Environment and Water (DCCEEW)). DCCEEW have identified Plant Community Type (PCT) 3593 Sydney Coastal Sandstone Bloodwood Shrub Forest within the site. Any future development



### Specialist Advice

application should prioritise retention of remnant vegetation as part of the requirement to avoid and minimise in accordance with the BC Act. In addition, there are historical records of threatened species located within the site that must be assessed in accordance with state guidelines, where relevant.

#### **Biodiversity Assessment Development Report (BDAR) Requirements**

The applicant will be required to engage an Accredited Assessor under the BAM (<https://customer.lmbc.nsw.gov.au/assessment/AccreditedAssessor>) to determine whether a Biodiversity Development Assessment Report (BDAR) is required based on the area clearing threshold as a trigger for the Biodiversity Offset Scheme (BOS) as set out in section 7.2 of the NSW Biodiversity Conservation Regulation 2017.

The BOS applies to proposals that exceed the area clearing threshold. The area clearing threshold varies according to the relevant minimum lot size at the proposal site (shown in the lot size maps made under local environment plans) or the actual lot size (where there is no minimum lot size provided for in the relevant local environmental plan). If there are multiple relevant minimum lot sizes, the smallest one applies. The area clearing threshold applies to all proposed native vegetation clearing associated with a proposal, regardless of whether this clearing is across multiple lots. Subdivision proposals must include all future clearing likely to be required for the intended use of the land after it is subdivided in consideration of the threshold. This includes native vegetation required to be removed to facilitate the indicative building footprints and driveways within each lot. Any future development application should include the total proposed vegetation removal associated with development footprints and any associated asset protection zones (APZ) within the three proposed lots, rather than separate applications.

- If the Accredited Assessor determines that a BDAR is NOT required, a Flora and Fauna Assessment Report will be required to be prepared in accordance with Guideline 1 of Council's Biodiversity Requirements for Development Applications. Within the Flora and Fauna Assessment Report, the Accredited assessor will be required to outline why the BOS was not triggered.
- If the Accredited Assessor determines that a BDAR IS required, the BDAR must demonstrate what measures have been taken to avoid and minimise before offsetting of vegetation is applied. Council may not support the proposal, unless minimisation of impacts is clearly demonstrated in accordance with the BAM.

Advice provided to Council by the NSW State Government, *The approval authority must not grant approval if they determine the proposal is likely to have a serious and irreversible impact on biodiversity values.* In addition to the *Biodiversity Conservation Act 2016* (BC Act), the BDAR must also address the requirements of any relevant State Environmental Planning Policies, the Commonwealth *Environment Protection*



### Specialist Advice

*Biodiversity Conservation Act 1999* (EPBC Act) and relevant local planning controls.

A BDAR submitted with the DA must be finalised and signed by the Accredited Assessor within 14 days of the DA lodgement date in accordance with 6.15 of the Biodiversity Conservation Act 2016. The assessor is requested to add Northern Beaches Council as a case party to the BAM assessment in BOAMS and submit the case to the consent authority in BOAMS prior to the lodgement of the DA (per DPIE's *Release notes – Consent Authority user access to BOAMS, March 2020*). This will assist assessment of the DA and allow Council's Biodiversity Officers to view the BAM Calculator and electronically approve credit requirements.

#### **Bushfire Hazard Assessment Report**

As the site is located within RFS Bushfire Prone Land, a Bushfire Hazard Assessment Report is required to be submitted with the Development Application. The report should be prepared by a suitably qualified Bushfire Consultant. The report must demonstrate how compliance with Planning for Bushfire Protection 2019 and other provisions of the Rural Fires Act 1997 can be achieved.

The report should identify relevant Asset Protection Zones (APZ) and whether the site complies with the requirements of an APZ. If the site does not meet APZ requirements, the bushfire consultant should identify whether vegetation will require removal in order to comply with APZ requirements so that Council can understand potential impacts of the APZ on surrounding bushland and biodiversity. APZs are to be located entirely within the lot and are not to extend into the adjoining Council Reserve.

#### **Arboricultural Impact Assessment**

An Arboricultural Impact Assessment Report, prepared by a qualified AQF5 (or higher) arborist, must be submitted when works are proposed within 5.0m of a tree irrespective of property boundaries. No Arborist Report is required for trees and species within the development site that can be removed without approval under the relevant DCP. The Arborist Report will be essential in identifying native trees that may require removal as a result of the proposed development.

#### **Environmental Health (Contaminated Lands)**

At this time, there is no known history on the site (from Councils records) relating to land contamination either from the operation of the service station or from other sources that may affect the land.

#### Removal/decommissioning of Cooling tower

If cooling tower are to be removed and decommissioned, the occupier must notify the local government authority of the decommissioning by completing the notification of



### Specialist Advice

installation or change in particulars form ("Approved Form 6").

A hazardous building materials survey is to be conducted by a suitably qualified and experienced person. The survey is to include a survey of hazardous building materials including, but not limited to, asbestos, lead, SMF and PCBs. Following the survey a Hazardous Building Materials Register is to be prepared for the premises providing recommendations for the safe management/removal of hazardous building material.

### Flood Management

The lot is located in the study area catchment of the adopted *Manly Lagoon Flood Study 2013*. The study is a mainstream flood study (lagoon and creek flooding) and does not identify overland flow flooding (stormwater flooding).

Considering only mainstream flooding, the lot is affected by the low flood risk precinct. Therefore, there are no mainstream flood-related issues for a subdivision at the site.

When there is no Council adopted overland flow flood study for a site, as is the case here, the development is assessment by the Development Engineering Team. Please refer to their comments regarding overland flow flooding for the proposal.

### Water Quality

No issues for riparian lands and creeks

Water quality is subject to Water Policy requirements, generic water quality targets (table 5) including during demolition and excavation works.

### Documentation to accompany the Development Application

- Lodge Application via NSW Planning Portal (Housing and productivity contributions will be affected by the existing floor space). Complete "CON" case as required.
- Statement of Environmental Effects
- Scaled and dimensioned plans:
  - Site Plan;
  - Subdivision plan (include building envelope outline)
- Cost of works estimate/ Quote
- Survey Plan (Boundary Identification Survey)
- Site Analysis Plan (with site features and built form controls of the LEP and DCP overlaid)
- Demolition Plan
- Excavation and fill Plan
- Biodiversity / Flora and Fauna assessment
- Landscape concept plan, including any fencing changes and Arborist report for



excavation works near trees or trees to be removed.

- Traffic report (considering access, changes,
- Geotechnical assessment (ground water any particular risk to future building locations)
- 3D Building concept plan (to accompany the subdivision plan (11m height), this should show landscaped side setbacks, front setback areas and rear bushland space conserved for landscaping. Include excavation and height limits compliant with the LEP and principal access, parking and loading areas.)
- Hazardous Building Materials report (existing buildings to ensure appropriate safeguards
- Waste Management Plan (Construction & Demolition)
- Demolition management plan (work traffic, security, phases of material removal etc)
- Concept Driveway Design Plan (if any change is proposed to the driveway)
- Erosion and Sediment Control Plan / Soil and Water Management Plan.
- Stormwater Management Concept Plan / Stormwater Plans and On-site Stormwater Detention (OSD) Checklist

#### **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 1 May 2025 to discuss Subdivision of 1 Industrial Lot into 3 Industrial Lots, including demolition of existing structures with ancillary site works at No.120 Old Pittwater Road Brookvale. The notes reference the plans prepared by *Reid Campbell* dated 17.3.2025.

Prior to lodgement of the DA it is advised that the PLM draft concept plans be revised and adjusted to inform the future subdivision and future industrial building uses with certainty that the land can be development in accordance with the LEP and DCP without causing inconsistencies or non-compliance. This will require

- Access and loading for industrial warehouse style development to be indicated in concept including safety and reducing conflict / complex arrangements with adjacent properties
- Outlining three-dimensional potential building envelopes (front side and rear setbacks, landscape buffers and future building heights) to demonstrate compliance, good amenity and sustainable development responses to the natural environment.
- Bushfire protection (subdivision), bushland escarpment at rear, including space for



### **Concluding Comments**

drainage and building maintenance access.

- Biodiversity assessment, fauna and tree clearing (that may trigger BDAR thresholds)
- Identify and protect rock outcrops, significant trees and natural drainage lines that form habitat buffers to the bushland escarpment at the rear.
- Slope, excavation and topography, including avoiding deep abrupt excavation at rear and graduating any excavation levels down slope.
- Considerations for traffic generation (RMS), and ancillary components needed for large industrial buildings (pedestrian foyer, Ausgrid connections, visitor space, sight lines, ease of car and truck movements).

In summary the subdivision arrangement is likely to need adjustment and future refinement to balance the development of each site with various site constraints and good site planning principles that cater for landscape buffers, canopy trees, site characteristics, level changes, safety, height and setbacks, shared access, parking and streetscape. The proposal is supported subject to following the above PLM advice.

### **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.