



Pre-lodgement Meeting Notes

Application No:	PLM2022/0078
Meeting Date:	19 May 2022
Property Address:	433 Pittwater Road NORTH MANLY
Proposal:	Construction of a golf club house and associated facilities
Attendees for Council:	Jordan Davies – Principal Town Planner Ellie Peedom – Town Planner Valerie Tulk – Flood Engineer Peter Fox – Environmental Health James Brocklebank – Traffic Engineer Anthony Powe – Landscape Torin Calf – Landscape Cathryn Hannemann – Waste Officer David Hellot – Water Quality and Riparian James Brisebois – Coast and Catchments
Attendees for applicant:	Mark Stamopoulos – GM Golf Club Graham McMullan – Director Golf Club Campbell Phiffer – Property Northern Beaches Council Julian Brenchley – Architect

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

Building Siting and Design

It is understood that the site and surrounding recreation zoned land will be undergoing redevelopment by the Golf Club and by Northern Beaches Council and a masterplan will be developed to guide and coordinate redevelopment for the various recreational facilities which currently occupy the site. The masterplan will also include supporting infrastructure such as car parking, public facilities and amenities, some of which to be delivered by Council. It is understood that the proposed building footprint is generally in accordance with the envisaged location of a new clubhouse under the masterplan which is currently being drafted. However, at the time of the Pre-lodgement meeting the masterplan is yet to be finalised and adopted by Council.

Therefore, it is recommended the development application is not submitted to Council until the masterplan is finalised and formally adopted by Council and the footprint of the development is to be generally in accordance with this masterplan.

A two storey building form which is partially raised to respond to the flood planning level of the site is considered appropriate for the site context. The building shall be complimented by quality landscape design to soften the built form as viewed from the public domain and contribute to the landscape character of the RE1 Zone. The building shall incorporate dark and earthy tones and façade finishes to compliment the landscape character.

Supporting works and car parking

The golf club building must be able to function in its own right, in particular with regards to car parking and access to the club house building. In this regard, the amount of car parking required to support the new clubhouse is to be proposed as part of the development application (notably, the eastern carpark). The associated access driveway must be adequate to cater for the required waste and delivery vehicles.

The specialist reports (flooding, stormwater, water quality, landscape) are to include an assessment of the required works to cater for the development including car parking to cater for the new club house building.

The applicant is to address, within the development application, construction management and construction vehicle management, having regard to the fact the golf course may still be operating during construction of the new club house. The applicant is to address in the SOEE potential impacts and conflicts with any existing recreational activities that still may be occurring on the site during construction.

Integrated Development and Concurrence

The application will be 'integrated development' under the Water Management Act 2000. The application may also need to be referred to Transport for NSW as 'Traffic Generating Development' depending on the traffic generation which will be assessed in the traffic report



Response to Matters Raised by the Applicant

which will accompany the application. The application will be referred to the Local Planning Panel for determination due to Council being the owner of the land.

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	
Definition of proposed development: (ref. WLEP 2011 Dictionary)	Recreation Facility Outdoor – ancillary building to the golf course use
Zone:	RE1 Public Recreation
Permitted with Consent or Prohibited:	Permitted with consent

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>

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<p><u>Development Engineering</u></p> <p>The following comments are provided for the proposal:</p> <p>Driveway: The existing shared driveways on Kentwell Road shall be upgraded. A design of the driveway shall be provided in the DA.</p> <p>On site stormwater: The subjected site is located within a flood affected zone. No on site detention system is required. A stormwater management plan shall be designed and provided in accordance with Water Management For Development Policy.</p> <p>Stormwater Asset: Some Council's stormwater assets are located on the northern side of the proposed site. The survey details of these assets must be provided in accordance with Water Management For Development Policy</p>
<p><u>Traffic</u></p> <p>The following comments are provided with regards to traffic and parking:</p> <ul style="list-style-type: none">- The information provided with the plans was very limited so comments are of a general nature.- The carparking provision needs to be of sufficient quantum to support the uses operating from the site. A detailed break up of the parking requirements associated with the various uses is required to demonstrate that the parking provision is adequate to support



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- the uses without relying upon on-street parking. Dimensions plans of the carpark and parking bays to be provided
- Swept path plots will be required with the DA to demonstrate that the largest vehicle serving the site can turn in and out of the carpark without crossing to the centreline.
 - The driveway and parking aisles must be designed to cater for a B85 & B99 car to pass each other
 - The roundabouts must be designed to allow a B99 vehicle to turn around in a single movement – swept path plot to be provided
 - The loading dock must be sufficiently sized to cater for the largest vehicle required to make deliveries to the site and there must be provision for this vehicle to be able to turn around within close proximity to the loading bay before exiting the site through the carpark.
 - Details of the proposed raised marked foot crossing on Kentwell Road are to be provided
 - Swept path plots for the bus bay on Kentwell Road are to be provided to demonstrate that it is sufficiently sized to cater for buses to pull in close and parallel to the kerb to load/unload passengers.
 - The bus bay must be designed to allow for retention of the shared path around it.
 - Bicycle racks will be required in sufficient numbers to cater for bicycle traffic generated by activities on the site.
 - A traffic and parking impact report will be required with a DA. The report should separate out and address the parking and traffic impacts of the clubhouse, the golf course, the tennis courts and any other uses on the site to ensure that all aspects of the development are considered and addressed.

Landscape

General

It is understood that the siting of the proposed Clubhouse is as indicated on a Council prepared Masterplan for the broader recreation area.

Comments on the proposed location of facilities and issues such as circulation and access are therefore not addressed in these comments. Amendments to the Masterplan may however be required subsequent to assessment of issues such as traffic, flooding and impacts on existing vegetation and riparian areas. It would therefore be preferable if reports on such matters were prepared for the Masterplan Site as a whole to provide assurance that the Masterplan is actually able to be implemented as designed prior to any approval for works within the Masterplan.

It is recognised that this is outside of the scope of the PLM relating to construction of a new Clubhouse.

PLM Comments – New Clubhouse

With regard to the new Clubhouse, which will also require construction of the eastern car parking and access road to the building, it is apparent that some trees will need to be removed and some trees are potentially impacted by the works as presented.

An Arborist's Report prepared by a Consulting Arborist with minimum qualification AQF Level 5 is required to be submitted indicating impacts on trees on and adjoining the site of the Clubhouse, carpark and access road. Trees to be retained and removed are to be identified.



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A Landscape Plan prepared by a qualified landscape architect or landscape designer is required to provide clear indication of the setting for the clubhouse in relation to its surrounds and the impacts of the works within the landscape as follows:

- trees to be removed and retained,
- replacement tree planting (there should be no net loss of trees as a result of development),
- proposed additional trees, shrubs and groundcovers,
- integration of any required riparian rehabilitation works resulting from the development,
- integration of required pedestrian linkages to carparks and reconfigured golf course from the clubhouse.

Environmental Health

Acid Sulfate Soils

The premises is located in a Class 2 and Class 5 area for acid sulfate soils. Acid sulfate soils in a class 2 area are likely to be found below the natural ground surface. Any works beneath the natural ground surface, or works which are likely to lower the water table, will trigger the requirement for assessment and may require management.

As such, to support any submitted application, Environmental Health recommends that an acid sulphate soils assessment be completed by a suitably qualified and experienced environmental consultant that is in accordance with the Acid Sulfate Soils Manual 1998 (ASSMAC) and the National Acid Sulfate Soil Guidance 2018.

If results of the acid sulphate soils assessment indicate that management of the acid sulfate soils is required then an acid sulfate soils management plan will also be required.

Noise

Licensed premises have the potential to cause noise impacts on surrounding residential receptors through patron noise and noise from mechanical plant. There are a number of potential residential receptors located on the northern side of Pittwater Road.

As such, to support any submitted application, Environmental Health would typically require a Noise Assessment by a suitably qualified and experienced acoustic engineer be submitted with the application. Any submitted acoustic assessment is to be in accordance with relevant standards and guidelines including NSW EPA's Noise Policy for Industry. The acoustic assessment should include an assessment of all the potential noise sources from the club house including but not limited to:

- Noise from patrons including use of the outdoor terrace
- Noise from amplified music/live music; and
- Noise from mechanical plant.

A Management Plan for managing any noise impacts from the Club House should also be submitted with the application. The management plan should include any recommendations made by the Acoustic Consultant.

Food

Any kitchens used for the preparation of food for sale as defined under the Food Act 2003 will need to comply with the requirements of AS 4674 Design, construction and fit out of food premises.

Mechanical ventilation will also need to comply with:

- AS 4674–2004 Construction and fit-out of food premises;



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- Food Standards Code; and
- Australian Standard (AS) 1668.2 “The use of ventilation and air-conditioning in buildings.

The above requirements will be conditioned as part of the DA.

Contaminated Land

As the history of potential contamination is unknown for the site, to support any submitted application, Environmental Health recommends that a Preliminary Site Contamination report be submitted with the application.

The report is to be prepared by, or reviewed and approved, by a certified consultant as defined under NSW EPA Contaminated Land Consultant Certification Policy. The investigation is to be in accordance with relevant industry guidelines including SEPP 55 and NSW EPA guidelines.

If the Preliminary Site Contamination Investigation determines that there is the potential for contamination to be present, a Detailed Site Investigation will then need to be conducted and submitted with the application.

The report is to be prepared by, or reviewed and approved, by a certified consultant as defined under NSW EPA Contaminated Land Consultant Certification Policy. The investigation is to be in accordance with relevant industry guidelines including SEPP 55 and NSW EPA guidelines.

If the Detailed Site Investigation identifies that contaminated material is required to be remediated/removed from site a Remedial Action Plan (RAP) will also need to be prepared. The RAP must be prepared in accordance with the relevant guidelines and legislation including Managing Land Contamination Planning Guidelines, SEPP 55–Remediation of Land and NSW EPA Guidelines including Guidelines for Consultants reporting on contaminated Land.

Waste

The proposal must comply with Northern Beaches Council’s Waste Management Guidelines. Specifically - Chapter 5 – Ongoing Waste management for non-residential developments <https://www.northernbeaches.nsw.gov.au/sites/default/files/documents/general-information/building-waste/waste-management-guidelines-2016-chapters-3-7-going-waste-mgmt.pdf>.

- An appropriately sized Waste storage room with direct access doors is to be provided for the Golf Club.
- Golf Club Waste storage room requires drain to sewer connection and ventilation (natural or forced). Waste storage room doors to be ‘hidden’ in facade to reduce visibility of waste room to public (reduce dumping etc)
- Council sporting facilities (eg tennis courts) will require a bin store to accommodate 4 x 240L bins that is screened from the street or part of an amenities building to reduce visibility of waste room to public.

Riparian

The site is within the Brookvale Creek catchment and located in the alluvial valley at a transition between the transfer zone and the estuarine area.

Brookvale Creek is bordered by an established riparian corridor offering a good level of connectivity from Queenscliff to Condamine street.

The development application will be subject to Council waterways and riparian land policy.

The most relevant principle to develop the project are :



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- causing no net loss to biodiversity;
- supporting natural flow regimes;
- minimising bank erosion and promoting naturalistic bank protection works when stabilisation is necessary (i.e. soft engineering outcomes);
- preventing alteration of watercourses (includes piping, channelling, relocation or removal);
- improving plant communities through natural area restoration;
- maintaining natural floodplains where appropriate.

The project must protect the existing establish riparian corridor during construction and operation stages.

Note that Brookvale Creek is mapped under DPIE hydrolines for controlled activity permit and will be subject to NRAR design guidelines and approval.

<https://trade.maps.arcgis.com/apps/webappviewer/index.html?id=07b967fd0bdc4b0099fc5be45b6d1392>

Water Quality

The proposal is subject to Council Water Management for Development Policy.

The DA is to include a sufficient level of details to demonstrate compliance with the Water Management for Development Policy to ensure the development does not adversely impact the downstream environment.

The runoff generated from the site is to be treated to comply with Council General Stormwater Quality Requirements (Table 5)

Total Phosphorous	65% reduction in the post development mean annual load
Total Nitrogen	45% reduction in the post development mean annual load
Total Suspended Solids	85% reduction in the post development mean annual load ¹
Total Suspended Solids (for pollutants greater than 5mm in diameter)	90% reduction in the post development mean annual load ¹
pH	6.5 - 8.5
Hydrology	The post-development peak discharge must not exceed the pre-development peak discharge for flows up to the 50% AEP

The percentage reduction in the post development mean annual loads are relative to the loads from the proposed development without treatment applied.

Stormwater treatment measures must be part of a unified design for the project and contribute to a positive urban design outcome, visually and physically integrated with the adjacent built and natural environment.



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Pollutant reduction is to be achieved by a treatment chain (water sensitive urban design principles) including water harvesting and reuse, gross pollutant, promotion of infiltration if possible, and an adequate filtration system (vegetated swale, biofiltration, stormwater cartridges,....).

All impervious area generating runoff should be treated including proposed carparks. Permeable pavement, tree pits, infiltration trench are low space requirements and effective at meeting the water quality modelling targets. In particular infiltration trench are really effective if the soil profile allows it.

Council also requesting the creation of a mini wetland and vegetated swale on the Northern side of the site to compensate for the removal of existing swale and vegetation.

Refer <https://waterbydesign.com.au/> for examples of integrated water management.

Please refer to the policy Standards of Design and submit the water quality model (Music or equivalent) to Council for review.

Coast and Catchment

The proposed development is located within the coastal zone of NSW and is subject to the provisions of the Coastal Management Act 2016 (CM Act) and State Environmental Planning Policy (Resilience & Hazards) 2021 (SEPP R&H).

Under the SEPP R&H the subject site has been included on the Coastal Environment Area and Coastal Use Area Maps. The relevant clauses are 2.10, 2.11 and 2.12.

The DA must address in the Statement of Environmental Effects (SEE) document the objectives and requirements of both the CM Act and the SEPP R&H. as it relates to development within the coastal management areas.

Applicable coastal matters to address within Statement of Environmental Effects include:

SEPP (Resilience and Hazards) 2021

- Coastal Environment Area (clause 2.10)
- Coastal Use Area (clause 2.11)
- General coastal hazards (2.12)

Flooding

The site for the proposed Warringah Golf Club main building is identified in the Manly Lagoon Flood Study (2013) as being located in the Medium Flood Risk Precinct, with the following flood data applicable in the vicinity of the main building:

- 1% AEP flood level: 3.2-3.3m AHD
- Freeboard: 0.3m, since the depth is less than 0.3m and the velocity x depth product is less than 0.3m²/s
- Flood Planning Level (FPL): 3.5-3.6m AHD
- Probable Maximum Flood (PMF) Level: 5.69m AHD
- Hydraulic Category in 1% AEP flood: Flood Fringe



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- Hydraulic Category in PMF: Floodway
- Flood Life Hazard Category: H5

Brookvale Creek and part of the car park on the western side of the creek are identified as being within the High Flood Risk Precinct. For more detailed flood information, a comprehensive Flood Information Report should be obtained from Council, from <https://www.northernbeaches.nsw.gov.au/council/forms/flood-information-report-application>. As part of the application for the Flood Information Report, flood information can be provided at multiple, specific locations if requested.

A Flood Management Report would need to be submitted with the DA, demonstrating that the proposed development meets all of the flood requirements of Clause E11 of the Warringah DCP. In particular for this site please note:

- There are to be no adverse impacts (defined in Clause A.8 of the Warringah DCP) on flood levels or velocities caused by alterations to the flood conveyance (Control A1).
- All structures are to be designed and constructed to ensure structural integrity up to the PMF, taking into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion. (Control B2).
- All electrical equipment, power points, wiring, fuel lines, sewerage systems or any other service pipes and connections are to be waterproofed and/or located above the FPL (Control B3).
- All floor levels must be set at or above the FPL (Control C1).
- Where there is more than 300mm depth of flooding in the car park during a 1% AEP flood event, vehicle barriers or restraints are to be provided to prevent floating vehicles from leaving the site (Control D4).
- There must be an appropriately sized area to safely shelter in place above the PMF level and appropriate access to this area is to be available from all areas within the development (Control E1).
- Any hazardous or potentially polluting materials are not to be stored below the FPL unless adequately protected from floodwaters in accordance with industry standards. (Control G1).

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.
- Certified Shadow Diagrams (depicting shadows cast at 9am, Noon and 3pm on 21 June).
- 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 (if any change is proposed to the driveway)
- Erosion and Sediment Control Plan / Soil and Water Management Plan



- Stormwater Management Plan / Stormwater Plans and On-site Stormwater Detention (OSD) Checklist
- Water quality model (i.e MUSIC Model or equivalent)
- Acid sulphate soils assessment (and management plan if ASS present)
- Acoustic Report
- Preliminary Site Contamination Investigation (and details assessment if required)
- Arborist Report
- Landscape Plan (prepared by a qualified landscape architect or landscape designer)
- Traffic and Parking Impact Assessment
- Flood Management Report
- Construction management and construction traffic management plan

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 19 May 2022 to discuss Construction of a Golf Club House at 433 Pittwater Road, North Manly. The notes reference the plans prepared by Group Architects dated 13 March 2022.

The concept to develop a new clubhouse is supported in principle, subject to the footprint of the development being consistent with the final adopted masterplan for the locality. Although it is understood some of the supporting works (such as car parking) may be undertaken by Northern Beaches Council, the development application for the club house must propose a sufficient quantum of parking to support the proposal and to demonstrate the proposal will function in its own right. The supporting reports and documentation must address the extent of works required to facilitate the development including the required parking.

It is recommended the applicant incorporate the feedback provided in these notes prior to lodging the application.

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.