



Pre-lodgement Meeting Notes

- Application No:** PLM2020/0226
- Meeting Date:** 3 December 2020
- Property Address:** 4 Delmar Parade and 812 Pittwater Road, Dee Why
- Proposal:** Construction of a mixed use development (comprising Shop Top Housing and Residential Flat Building)
- Attendees for Council:**
- Steve Findlay – Manager Development Assessment
 - Tony Collier – Principal Planner
 - Renee Ezzy – Principal Planner*
 - Dominic Chung – Senior Urban Designer
 - Robert Barbuto – Principal Engineer (Major Development)
 - Kevin Fernando – Engineer (Stormwater Assets)
 - Rezvan Saket – Traffic Engineer
 - Cathryn Hannemann – Waste Management
 - Duncan Howley - Team Leader, Floodplain Planning & Response
- (*) Renee has since left the employ of Council

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 concerns 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
Urban Design
Please see separate comments provided by Council's Urban Designer later in these Notes.

STATE ENVIRONMENTAL PLANNING POLICY No. 65 – DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT

Clause 4 of the Policy states:

- 1) *“This Policy applies to development for the purpose of a residential flat building, shop top housing or mixed use development with a residential accommodation component if:*
 - (a) *the development consists of any of the following:*
 - (i) *the erection of a new building,*
 - (ii) *the substantial redevelopment or the substantial refurbishment of an existing building,*
 - (iii) *the conversion of an existing building, and*
 - (b) *the building concerned is at least 3 or more storeys (not including levels below ground level (existing) or levels that are less than 1.2 metres above ground level (existing) that provide for car parking), and*
 - (c) *the building concerned contains at least 4 or more dwellings”.*

Therefore, the proposed development will be subject to the provisions of this Policy and the associated Apartment Design Guide (ADG), and it's required to be addressed in detail in the submission of any Development Application.

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)	<p>Shop Top Housing means one or more dwellings located above ground floor retail premises or business premises (see sub-headings below which are contained under Commercial Premises):</p> <p>Retail Premises means a building or place used for the purpose of selling items by retail, or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials (or whether also sold by wholesale), and includes any of the following:</p>



Part 2 - Zoning and Permissibility	
	<p>a) (Repealed) b) cellar door premises, c) food and drink premises, d) garden centres, e) hardware and building supplies, f) kiosks, g) landscaping material supplies, h) markets, i) plant nurseries, j) roadside stalls, k) rural supplies, l) shops, m) specialised retail premises, n) timber yards, o) vehicle sales or hire premises,</p> <p>but does not include highway service centres, service stations, industrial retail outlets or restricted premises.</p> <p>Business Premises means a building or place at or on which:</p> <p>a) an occupation, profession or trade (other than an industry) is carried on for the provision of services directly to members of the public on a regular basis, or b) a service is provided directly to members of the public on a regular basis,</p> <p>and includes a funeral home and, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel agencies, internet access facilities, betting agencies and the like, but does not include an entertainment facility, home business, home occupation, home occupation (sex services), medical centre, restricted premises, sex services premises or veterinary hospital.</p> <p>Residential Flat Building means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.</p>
Zone:	B4 Mixed Use
Permitted with Consent or Prohibited:	Shop Top Housing – Permitted with Consent Commercial Premises – Permitted with Consent Residential Flat building – Permitted with Consent



Part 4 - Principal Development Standards			
Standard	Permitted	Proposed	Comment
4.3 – Height of Buildings	16.0m	23.0m (+7.0m) 43.75% variation	See commentary below

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.

OTHER APPLICABLE WLEP 2011 CLAUSES

The following is not exhaustive and only highlights particular clauses which are to be addressed in the design of the development and in the preparation of your Development Application.

Part 6 – Additional Local Provisions
<p>Clause 6.3 – Flood Planning</p> <p><i>Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:</i></p> <ul style="list-style-type: none"> a) <i>is compatible with the flood hazard of the land, and</i> b) <i>is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and</i> c) <i>incorporates appropriate measures to manage risk to life from flood, and</i> d) <i>is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and</i> e) <i>is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.</i> <p>Please see separate commentary later in the Notes from Council's Team Leader, Floodplain Planning & Response.</p>
<p>Clause 6.7 - Residential flat buildings in Zone B4 Mixed Use</p> <p>Clause 6.7 specifies that development consent must not be granted to a residential flat building in Zone B4 Mixed Use with a dwelling at the ground floor level.</p> <p>The development includes a significant number of apartments at the ground level which contravene this Development Standard.</p> <p>As discussed (and agreed to) at the meeting, the apartments in question are to be designed to address this clause and to incorporate SOHO apartments with the commercial component being located at the ground floor level.</p>



Part 6 – Additional Local Provisions

Note: Further to the above, it was also discussed at the meeting that the development includes two separate components (i.e. the ‘shop top housing’ component facing Delmar Parade and the ‘residential flat building’ component located behind the shop top housing component and at the rear of the site). It is noted that the development includes a party wall between the two components and this should be used to separate and define the two uses.

It was discussed at the meeting that the top two levels should include a break sufficient (i.e. at least 3.0m) to establish the appearance of two modules at the upper levels (in part to also define the separation between the Shop Top Housing component of the development and the Residential Flat Building component of the development).

Part 7 – Dee Why Town Centre

Clause 7.5 – Design Excellence within Dee Why Town Centre

In determining whether development exhibits design excellence, the consent authority must have regard to the following matters:

- a) *whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,*
- b) *whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,*
- c) *whether the building meets sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resources, energy and water efficiency,*
- d) *whether satisfactory arrangements have been made to ensure that the proposed design is carried through to the completion of the development concerned,*
- e) *whether the configuration and design of communal access and communal recreational areas within the residential elements of development incorporate exemplary and innovative treatments and will promote a socially effective urban village atmosphere,*
- f) *whether the development connects with and provides a high quality interface with surrounding streets and public domain areas at the pedestrian level,*
- g) *whether the development contributes to the provision of a network of green spaces, natural systems and semi-natural systems, including parks, waterways, bushland and private gardens that are strategically planned, designed and managed to support a good quality of life in an urban environment.*

Please see separate comments later in these Notes from Council’s Senior Urban Designer (also refer to separate comments provided by the Design & Sustainability Advisory panel (DSAP)).

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>

Part C – Siting Factors

Control	Permitted	Proposed
<p>C3 - Parking Facilities and C3(A) – Bicycle Parking and End of Trip Facilities</p> <p>Given the conceptual layout of the development, as presented at the meeting, and the likelihood that the proposal will change to address the matters raised in these Notes, the development submitted with a Development Application is to satisfy the car parking requirements of Clause C3, C3(A) and Schedule 1 of the WDCP 2011.</p>		



Part C – Siting Factors

Part D - Design

D9 – Building Bulk

The overall design of the proposal, particularly at the upper-most levels, was considered to be excessive in its massing and its impact upon the neighbouring approved development at No. 2 Delmar Parade (with respect to overshadowing and visual dominance).

It was discussed at the meeting that the top two levels should include a break sufficient (i.e. 3.0m to 6.0m) to establish the appearance of two modules at the upper level (in part to also define the separation between the Shop Top Housing component of the development and the Residential Flat Building component of the development).

More generally, the non-compliant 6th and 7th storeys are too uniform in their building envelopes/floorplates in the north-south manner. Greater break-up of those upper levels must be provided in the design to reduce the visual impact, solar access and view impacts on the new development at No. 2 Delmar Parade and from other vantage points. This means these upper levels would appear more as separated modules above the 5th storey to better reflect the character of surrounding and nearby developments within the Dee Why Town Centre which contribute to this evolving built form outcome.

Specialist Advice

Urban Design

1. Change the rear neighbouring site address to 812 Pittwater Road (it is currently noted on drawings as 818 Pittwater Road).
2. The through-site walkway on the Eastern boundary is identified in the PAMP as a secondary pedestrian route with current condition walking through open-air car parks (right-of-carriageway) to connect Delmar Parade to Stony Range Park and walkway to Tango Avenue. This should be maintained and enhanced as part of the project through 4 Delmar and 812 Pittwater Road site.
3. Consider Staging the development in a Masterplan, for example:
 - a. Stage One Masterplan (Pre-purchase of rear neighbour) to consider driveway entry on the north-eastern corner of the site for basement access with stormwater/ overland flow path/ pedestrian walkway in setback area from eastern boundary. Providing access to 812 Pittwater Road (rear neighbour) through the central access laneway with pedestrian footpaths (consider 12.0m width as per DSAP comments below).
 - b. Stage Two Masterplan (Post-purchase of rear neighbour) to happen when rear neighbour has been acquired showing basement access for car parking and service vehicles. Central laneway will then be made into a pedestrian only mall to the residential plaza proposed.
4. A detailed view sharing analysis should be submitted. The top floor of the proposal could be more of an articulated roof form allowing view sharing to occur.
5. The general bulk and scale could be reduced to be more sympathetic to achieve a scale



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and height appropriate to the character of the street. Considerations to achieve an appropriate built form in terms of building proportions and the manipulation of building elements could be further explored. The proposed built form should also contribute to the character of the surrounding area, including their views and vistas, and provide internal amenity and outlook at the same time.

6. Apartment Design Guide (ADG) issues:

- a. Unit layout shows 12 residential units to a lift core exceeds ADG recommendation of 8 units.
- b. Amenities to the ground floor residential units compromised as they face the laneway access. Retail or home office spaces could be located along laneway frontages. Ground floor apartment layouts could support small office home office (SOHO) use to provide future opportunities for conversion into commercial or retail areas. Provision of higher floor to ceiling heights and ground floor amenities for easy conversion to be considered.
- c. Due to the canyon effect of the proposed built forms, additional building separation should be considered. Minimum building separation to be complied with:
 - i. Up to four storeys (approximately 12m) - 12m between habitable rooms/balconies
 - ii. Five to eight storeys (approximately 25m) - 18m between habitable rooms/balconies.

7. Proposal's responses to **DSAP** comments:

- a. *Building height breach of 7m over the permissible 16m (i.e. Two storeys over the limit of five storeys). The DSAP Panel considers that any non-compliance with planning controls would need to show:*
 - i. *a demonstrable improvement in amenity within the proposal,*
 - ii. *reduced impact on adjoining sites (either existing or in relation to future development potential)*
 - iii. *contributions to the public domain or other public benefits (affordability, environmental performance)*

Response: The through-site link proposed is an existing secondary pedestrian route (PAMP) so it is not a new public benefit except for the fact that it could be enhanced into a proper footpath with landscape buffer. Reduced impact on adjoining sites has not been demonstrated as per comments below. Affordability and environmental performance issues to be addressed in future submission.

- b. *Demonstrate the benefits of non-compliance... benchmarked and compared to a complying 'reference scheme'.*

Response: Reference scheme should be a feasible shop-top housing proposal complying with the ADG (i.e. It should not be just be a massing of built forms complying with planning envelope controls).

- c. *Overshadowing and blocking of long sightlines from 2 Delmar Parade due to the height and proximity of the proposed building form.*

Response: Amenity impacts on surrounding development with the extra two storeys breaching building height control are still evident in shadow analysis submitted and view sharing issues with No. 2 Delmar Parade development. Residential block to the south overshadowed by the additional two storeys is evident. Central Piazza proposed should have adequate sunlight access and soft landscape as a public space.



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d. Residential units at the ground level are not acceptable; not only in relation to permissibility in the LEP but also due to the high volume of vehicle movements immediately adjacent, the narrowness of the access way, the impact of the noise, the fact that the floor levels of the southern-most units are well below the level of the roadway.

Response: Consider SOHO units on the ground floor facing the laneway/ Piazza. Consider raising the floor level above road level and address flood level requirements.

e. Very little commercial use is proposed even though the LEP requires non-residential uses at the ground level

Response: Perimeter ground floor retail concept facing Delmar Parade and Pittwater Road can be feasible with SOHO units proposed in the ground floor residential facing the laneway.

f. No consideration for the potential and need for 818 Pittwater to have a street address in the future; a 7m wide vehicular right of way is not an adequate street address.

Response: The future central laneway to be converted to a fully pedestrianised environment could resolve the matter. Consider central laneway width to be 12m wide with generous footpaths.

Development Engineering

The proposed development will require on-site stormwater detention (OSD) in accordance with Council's Water Management Policy. 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.

Stormwater Assets

Council's records indicate that the property at 4 Delmar Parade DEE WHY is burdened by 1 x 1050mm pipeline (SPI00179), 2 x 1200mm pipelines (SPI00326, SPI00435), and a 900mm pipeline (SPI13660) and associated stormwater infrastructure. This is shown on Council's stormwater map which is available on the webpage. (Please follow the relevant link below and select the 'Stormwater' map from the 'No Overlay Map' drop down menu. You can then search by address and use the zoom functionality to see pipe diameters and asset id numbers. (i.e. 600 mm and SPP or SPI etc.).

- Council's Stormwater Planning Map:
<https://services.northernbeaches.nsw.gov.au/icongis/index.html>
- According to the plans submitted for this Pre-lodgement meeting (PLM2020/0226), the building is proposed above Council's stormwater infrastructure and drainage easement. Council would not support the construction of permanent structures above/over Council's stormwater infrastructure.



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The construction of permanent structures over Council's stormwater infrastructure may be considered if the development can meet the minimum clearance requirements outlined in Council's Water Management for Development Policy (Section 6 – Stormwater Drainage).

Alternatively, Council may consider the reconstruction/relocation of public stormwater infrastructure where it can be demonstrated that:

- the diversion is wholly contained within the subject land or Council road reserve;
 - that the flows are not diverted to an adjoining/alternative catchment;
 - the hydraulic design requirements as outlined in Council's Water Management for Development Policy can be achieved. This would require the new public drainage system being designed to cater for the 5% AEP event. Hydraulic designs and plans prepared by a Civil Engineer registered on the National Engineering Register (NER) confirming that the new system can cater the 5% AEP event would need to be submitted with the future Development Application. The plans would also need to demonstrate that there are no adverse upstream or downstream impacts; and
 - An overland flowpath through the property is to be provided for all storms in excess of the 5% AEP, up to and including the 1% AEP. The width of any easement for overland flow shall be governed by the extent of the predicted 1% AEP flowpath and also minimum easement width requirements listed in the Water Management for Development Policy.
- To demonstrate compliance with Warringah Council's Development Control Plan 2011 and Northern Beaches Council's Water Management for Development policy, it is recommended that the following details are submitted with any application:
 - Accurately locate, confirm dimensions including depth and plot to scale Council's public drainage system and associated infrastructure on the DA site plans that outline the proposal. This should be carried out by a service locating contractor and registered surveyor. (Evidence of methodology used for locating stormwater system should be provided);
 - If the applicant proposes to use a CCTV pipeline survey to confirm the location of the pipeline, it is recommended that the survey is carried out in accordance with Council's guideline attached;
 - All structures are to be located clear of any Council pipeline, pit or easement and comply with minimum vertical and horizontal clearances;
 - Hydraulic design plans and an accompanying report detailing the Council drainage system upgrade prepared by a Civil Engineer registered on the NER demonstrating compliance with Council's Policy;
 - Footings of any structure adjacent to an easement, pipeline or channel are to be designed in accordance with the above-mentioned policy; and
 - Structural details prepared by a suitably qualified Civil Engineer demonstrating compliance with Council's policy are to be submitted.
 - Warringah DCP 2011:
<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/pages/plan/book.aspx?exhibit=DCP>
 - Water Management for Development Policy:
<https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/policies-register/water->



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[management/water-management-development-policy/water-management-development-policy-aug2020.pdf](#)

Water Management

As the proposed development at 4 Delmar Pde and potentially 812 Pittwater Road is located in the Dee Why Town Centre, specific controls relating to Water Sensitive Urban Design apply. To satisfy water management requirements the applicant will need to address:

- Warringah DCP Part G1: 10 Water Sensitive Urban Design.
- Northern Beaches Council Water Management for Development Policy
- Northern Beaches WSUD and MUSIC modelling guidelines

The applicant must prepare a Water Sensitive Urban Design Strategy that demonstrates how the objectives of WSUD will be incorporated into the development. Please refer to the Water Management for Development Policy for more information.

Please note that stormwater filtration cartridges only remove a small number of particulate pollutants and are not considered to meet the objectives of WSUD on their own. If filters are used it must be as part of a treatment train approach that removes gross pollutants and also addresses reducing the quantity of runoff through techniques such as:

- rainwater capture and reuse in toilets/laundry/irrigation (reducing quantity of runoff and demand on potable water)
- direct connection of stormwater to planter boxes, landscaped areas (reducing quantity of runoff and demand on potable water, increasing evaporation/evapotranspiration)

The applicant is encouraged to consider the use of green walls and green roofs. If these are provided they will offset other requirements.

Rainwater tank/s must be incorporated into the design and while they can be combined with OSD, cannot be used to offset OSD volume requirements.

Groundwater

As the proposed building is likely to encounter groundwater, the Geotech report must include groundwater investigation, including details regarding the depth and rate of groundwater flows/seepage. Bores to at least three locations must be used to determine the direction of groundwater flow.

As basements will exceed 1.5m in depth and we know from the adjacent site that groundwater was found at 2m, it is highly likely that a groundwater dewatering permit will be required from at least Council and perhaps from WaterNSW (only if flow volume over 3ML a year). A dewatering management plan will be required to obtain a permit, however this will be conditioned with any DA approval and a permit is not required until excavation begins. Council's permit is required before you can apply for a WaterNSW permit.

The applicant must submit with their development application:



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- Water Sensitive Urban Design Strategy.
- Stormwater layout plans (concept) including cross sections and detail where appropriate (e.g. Of stormfilter pit).
- MUSIC model file (.sqz) for review.
- Information about WHO will manage the stormwater facilities. A single body for strata management is preferred for these devices.
- A soil and water management plan.
- A Geotech report that addresses groundwater investigations from 3 bore locations.

Note: A restriction as to user and positive covenant will be placed over the asset(s) and the applicant is required to provide an operation and maintenance plan for each asset. The developer will be required to provide evidence (at Occupation Certificate) of a minimum of a 5-year contract with a suitable provider for the maintenance of stormwater devices.

The stormwater design as presented to the pre-lodgement meeting will not be accepted, as it is incomplete.

Traffic Engineering

- Given the location of the site in close proximity to a major intersection, the driveway is to be located at the furthest eastern point of the site to minimise the adverse impact on the road network including the operation of Pittwater Road/Delmar Parade intersection. The applicant is advised to liaise with Transport for NSW regarding the proposal at the preliminary stages.
- The driveway width and grades are to be designed in compliance with Australian Standards AS2890 taking into consideration the traffic implication of the both sites at 4 Delmar Parade and 812 Pittwater Road. The assessment of the proposed design will be subject to detail assessment of the traffic report, however it should be noted that the driveway is to accommodate simultaneous egress and ingress of a large truck (LRV) and a B99 vehicle at minimum.
- A height clearance of 4.5m is to be provided along any driveway and ramp ways leading to the loading dock of 4 Delmar Parade and 812 Pittwater Road to accommodate the waste trucks and service vehicles.
- A two-way driveway and right of carriageway (at minimum) shall be provided to the basement car park and 812 Pittwater Road.
- The development is to provide sufficient service bays for the proposed retail component and also for the removalists and servicing of the residential units.
- The traffic report is to include a swept path analysis demonstrating convenient vehicular access to/from driveways, ramps and car parking area.
- Adequate car and bicycle parking spaces are to be allocated to the residential and commercial component in accordance with the DCP. Separation between the parking spaces allocated to the residential and commercial spaces such as security gate will be required.



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- A comprehensive traffic report including traffic models as necessary is to be submitted to Council for review. Any model undertaken shall consider pre-Covid traffic condition.

Flood

The property is identified as being subject to flood related development controls. It is located in the medium and high flood risk precinct as identified in the Dee Why South Catchment Flood Study, 2013. The following would be required with any future Development Application (DA):

- A Flood Management Report must be provided with any future DA, this must be undertaken in accordance with the guidelines available on Council's website and the requirements of this pre-lodgement meeting.
- Site specific 2D flood modelling is required to confirm the existing and proposed flood regime in a range of flood events up to and including the 1% AEP event and Probable Maximum Flood event, this will confirm the following:
 - That any basement car park entry crests or potential water entry points are located at or above the relevant Flood Planning Level in the constructed scenario.
 - That all residential and commercial floor levels are set at or above the relevant Flood Planning Level in the constructed scenario.
 - That the proposed development will not have an adverse impact on the flood regime for neighbouring properties. This must include flood difference mapping to demonstrate the proposal can meet the definition of adverse impacts as outlined in the Development Control Plan.
 - That there is a suitable shelter-in-place refuge set at or above the Probable Maximum Flood level in the constructed scenario.
 - That all proposed fencing is designed to allow the flow of floodwater through the fence and does not impede overland flows.
 - The assessment must be undertaken in accordance with AR&R 2019 with appropriate levels of calibration/validation undertaken.
 - If using Council's flood model, it must be updated to represent all completed and under construction developments relevant to the flood regime of the subject site.

Waste Management

Please find below Waste Management Comments regarding PLM2020/0226 - 4 Delmar Pde, Dee Why Concept Design Master Plans:

Basement 1

The Basement 1 plan needs to show door/s to access to the waste room and the chute room.

Residential bin holding room

To allow for the manoeuvring of bins, the room will need to be designed so that there is an aisle a minimum of 1m wide between the banks of bins.

Bulky goods store room



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A 1200mm wide roller shutter door between the loading dock and the bulky goods store room would assist collection staff to service the bulky goods store room.

Onsite (off street) waste collection requirements:

1. The pathway or access between the bin holding area and the collection point / loading dock must be:
 - Solid, concrete, continuous, non slip and clear of any obstructions or steps.
 - A maximum ramp gradient of 1 in 8.
 - A minimum width of 1200mm wide.

Should a ramp be included, the applicant will need to address the risk of tripping or falling from either side of the ramp.
2. The design of the vehicle access requires minimum clearance height of 4.5m throughout and clear of any obstructions (i.e. anything hanging from the ceiling).

Waste chute and the recycling cupboard

All recycling cupboards on each level are required to be large enough to accommodate 2 x 240L recycling bins, (1 for paper/cardboard and 1 for container/bottle recycling).

Each level plan needs to show doors to access the recycling cupboards.

All levels from level 2 - 6 do not meet these two requirements above.

The dimensions for each 240L recycling bin are: Depth: 750mm; Width: 600mm; Height: 1080mm

4 x 240L recycling bins must remain on each level at all times.

Therefore 7 x levels of apartments will require a minimum of 28 x shared 240L containers, (recycling bins) comprising of the following: Paper: 14 x 240L blue bins; Containers: 14 x 240L yellow bins.

Council will provide this allocation of bins, in addition to the bins required in the bin holding room.

Plan of Management

The applicant must provide a plan of management for the building that demonstrates to Council:

- a. How there will always be available capacity for residents to dispose of their recycling.
- b. How bins will be moved between the bin holding area and the chute rooms.

Waste Management Plan



Specialist Advice

A completed Waste Management Plan is required.

Relevant Council Policies

You are advised of the following (but not limited to all) Council's policies available at [Council's website](#):

- Stormwater drainage for low level properties Technical Specification: <https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/general-information/engineering-specifications/stormwater-drainage-low-level-properties-technical-specification.pdf>
- Water Management Policy: <https://www.northernbeaches.nsw.gov.au/sites/default/files/documents/policies-register/water-management/water-management-development-policy/water-management-development-policy-aug2020.pdf>

Documentation to accompany the Development Application

- Lodge Application via NSW Planning Portal
- Statement of Environmental Effects (including how the proposal has addressed the DSAP advice)
- Clause 4.6 request to vary development standards (if any breach is proposed)
- Scaled and dimensioned plans:
 - Site Plan;
 - Floor Plans;
 - Elevations; and
 - Sections.
 - GFA/FSR Plans
 - Colour montages of all elevations
 - Schedule of Materials and Finishes (in colour)
- Landscape Plans (including species selection)
- Certified Shadow Diagrams (depicting shadows cast at 9am, Noon and 3pm on 21 June) including:
 - View from the sun
 - elevation impact (to 2 Delmar Parade) shadow diagrams
- Cost of works estimate/ Quote
- Survey Plan (including Boundary Identification)
- Survey of Council's Drainage Infrastructure (location, depth and pipe size)
- Site Analysis Plan
- View Sharing Analysis
- Demolition Plan
- Excavation and fill Plan
- Waste Management Plan (Construction & Demolition)
- Driveway Design Plan (including long section to detail gradient and transitions)
- Erosion and Sediment Control Plan / Soil and Water Management Plan
- Stormwater Management Plan/Stormwater Plans and On-site Stormwater Detention (OSD) Checklist
- MUSIC Model file
- Arborist Report for any tree removal
- Flood Management Report (including Site specific 2D flood modelling)
- Geotechnical Engineering Report (to also include groundwater investigation from at least 3



Documentation to accompany the Development Application

- bore locations)
- Phase 1 Contamination Report
- Stage 1 Masterplan (pre-purchase of 812 Pittwater Road)
- Stage 2 Masterplan (post-purchase of 812 Pittwater Road)
- Design Statement (signed by the designing architect)
- ADG Compliance Table
 - Cross Ventilation compliance plans
 - Sunlight Access compliance plans
- Water Sensitive Urban Design Strategy
- Traffic Impact and Parking Report (pre-Covid conditions)
- Quantity Surveyors Report

Note: The excavation will most likely intersect the water table and require temporary construction dewatering, hence the application will constitute “Nominated Integrated Development” under the EPA Act, 1979 and the Water Management Act 2000.

Payment of the required fees are to be made as follows:

- \$320 to WaterNSW (follow the instructions in the NSW Planning Portal)
- \$140 to Northern Beaches Council (in addition to DA and Advertising fees)

Please refer to Development Application Lodgement Requirements for further detail.

Concluding Comments

These notes are in response to a pre-lodgement meeting held on 3 December 2020 to discuss Construction of a mixed use development (comprising Shop Top Housing and Residential Flat Building) at 4 Delmar Parade and 812 Pittwater Road, Dee Why.

The notes reference the architectural concept design plans prepared by Rothelowman dated 18 November 2020.

The proposal exhibits a number of significant matters as outlined in detail in these Notes which prevent Council from supporting the development in its current form.

You are strongly advised to review and satisfactorily address the issues identified in these Notes prior to submitting a Development Application.

The success of the scheme will be dependent on the support for the Clause 4.6 Variation, compliance with the ADG, the impacts on the apartments facing east at No. 2 Delmar Parade, the breakdown of the visual bulk of the non-compliant 6th and 7th storeys, the incorporation of sufficient retail/business premises on the northern half of the site forming part of the “Shop Top Housing” and the interface of the ground floor areas with the laneway on the western side of the site.

A second formal PLM meeting would be appropriate in the circumstances to allow your revised scheme to be considered and advice provided prior to DA lodgement.

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.