



northern  
beaches  
council

**Application No:** PLM2018/0298  
**Meeting Date:** 15/01/2019 11:30:00 AM  
**Property Address:** 1 Golf Avenue MONA VALE  
**Proposal:** Construction of a Workshop for Mona Vale Golf Club  
**Attendees for Council:** Kent Bull (Planner) and Megan Surtees (Student Planner)  
**Attendees for applicant:** Ross Flemming and Sam Neylon

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#### **General Comments/Limitations of these Notes**

These notes have been prepared by Council 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 specific issues discussed and conclusions reached at the pre-lodgement 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 development application.

In addition to the comments made within these notes, it is a requirement of the applicant to address ALL relevant pieces of legislation including (but not limited to) any SEPP and any applicable clauses of Pittwater Local Environment Plan 2014 and Pittwater 21 Development Control Plan within the supporting documentation of a development application including the Statement of Environmental Effects.

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



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## SPECIFIC ISSUES RAISED BY APPLICANT FOR DISCUSSION

Issue/s Raised	Council Response
<b>Issue</b>  Owners Consent	As the land is owned by Northern Beaches Council and NSW Government – Department of Industry – Lands, owners consent must be granted prior to construction. The process is outlined below in the Referral Body comments.

## PITTWATER LOCAL ENVIRONMENTAL PLAN 2014 (PLEP 2014)

**Note:** PLEP 2014 can be viewed at the [NSW Government Legislation Website](#)

Zoning and Permissibility	
<b>Definition of proposed development:</b> (ref. PLEP 2014 Dictionary)	The construction of a large shed for the purpose of a workshop for the groundskeeper.
<b>Zone:</b>	RE1 Public Recreation
<b>Permitted with Consent or Prohibited:</b>	Permitted with consent

Principal Development Standards:	
Clause 4.3 Height of Buildings	
Standard	Proposed
8.5m	4.0m
<b>Comment</b> The development is to comply with the maximum height of buildings as per the clause.  <b>Note:</b> Building heights are measured from existing ground level.	

## PITTWATER 21 DEVELOPMENT CONTROL PLAN (P21 DCP)

**Note:** P21 DCP can be accessed via Council's Website [www.northernbeaches.nsw.gov.au](http://www.northernbeaches.nsw.gov.au)

Section A: Shaping Development in Pittwater
A4.9 Mona Vale Locality
<b>Comment</b> The Mona Vale locality will contain a mix of residential, retail, commercial, industrial, recreational, community, and educational land uses. Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport.



A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, and to enhance wildlife corridors.

Heritage items and conservation areas indicative of the Guringai Aboriginal people and of early settlement in the locality will be conserved.

Specialist Advice	
Referral Body	Comments
Development Engineering	<ol style="list-style-type: none"> <li>1. It is unclear from the plans how deep the excavation for the retaining wall will be. If it exceeds 1 metre then a Geotechnical Report will be required in accordance with Council's Geotechnical Risk Management Policy for Pittwater.</li> <li>2. Stormwater from the proposal is to be connected to the existing drainage system on the site.</li> </ol> <p><i>Planner Note: following the PLM, Development Engineering determined that the intention to connect and discharge stormwater to an existing dam on the site is acceptable.</i></p>
Referral Body	Comments
Environmental Health	<p>The PLM comments are made based on limited information supplied – a full search of Council's documentation has not been out at PLM stage. The applicant will need to address the following with any DA. They should reasonably have all the information already and addition costs/delays are not expected:</p> <ol style="list-style-type: none"> <li>1. A comment on the impact on Acid Sulphate Soil (Class 3, 4, and 5 are on this site) will need addressing depending on the location and excavation depth for the structure. It may. In fact, not be impacted – please advise.</li> <li>2. Documentation submitted in the DA should address the previous petroleum contamination on site and that it has been remediated, and that this area of site is not affected and/or involved.</li> <li>3. Chemical storage/bunding will need to be address for the new workshop proposal.</li> </ol>
Natural Environment	<p>A brief statement in the Statement of Environmental Effects addressing Pittwater LEP Section 7.6 (Biodiversity Protection) will be sufficient information for biodiversity considerations, apart from the Arborist Report.</p>



## Specialist Advice

### Property Assets

In accordance with Clause 27 of the Crown Lease, the Club shall not make any addition or alteration to the premises without first obtaining the written consent of Council and the Minister. Any additions or alterations consented to by Council and the Minister shall be carried out at the Club's expense and in a workmanlike manner.

As such, Property needs to look at the proposal for constructing a shed and provide a Letter of Support. A few conditions may be added to the Letter of Support such as the Club will be required to build, maintain, and make good at the end of lease term (at its own expense), not to store hazardous chemicals, not to place any commercial advertisement on it, and provide sufficient insurance cover for it, etc. After obtaining the Letter of Support from Council, my understanding is the Club will then need to obtain Owners Consent from the Crown Lands Office.

Owners consent will be required from the Property Department as the asset owner prior to lodgement of the DA. Please contact either Leo Li, Senior Property Officer, [leo.li@northernbeaches.nsw.gov.au](mailto:leo.li@northernbeaches.nsw.gov.au) or Gina Hay, Principal Planner [gina.hay@northernbeaches.nsw.gov.au](mailto:gina.hay@northernbeaches.nsw.gov.au) to arrange this.

Furthermore, a partial survey of the section of the site proposed (at least) is required at the time of lodgement.

## Relevant Council Policies

You are advised that copies of the following (but not limited to all) Council's policies are available via Council's website [www.northernbeaches.nsw.gov.au](http://www.northernbeaches.nsw.gov.au) :

- Pittwater Local Environmental Plan 2014
- Pittwater 21 Development Control Plan

## Documentation to accompany the Development Application

- Electronic copies (USB)
- Statement of Environmental Effects
- Cost of works estimate/ Quote
- Site Plan
- Floor Plan
- Elevations and sections
- A4 Notification Plans
- Survey Plan
- Site Analysis Plan



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

- Excavation and fill Plan
- Waste Management Plan (Construction & Demolition)
- Waste Management Plan Ongoing
- BASIX Certificate
- Schedule of colours and materials
- Arboricultural Impact Assessment Report
- Erosion and Sediment Control Plan / Soil and Water Management Plan
- Geotechnical Report
- Acid Sulfate Soil Report
- Contaminated Land Report

*Please refer to Development Application Checklist for further detail.*

#### **Concluding Comments**

These notes are in response to a pre-lodgement meeting held on 15 January 2019 to discuss the construction of a storage shed at 3 Golf Avenue, Mona Vale. The notes reference preliminary plans prepared by Northern Beaches Designs dated 2 November 2018.

The proposal is acceptable and may be supported. Based upon the above comments you are advised to satisfactorily address the matters raised in these notes prior to lodging a development application.