



Pre-lodgement Meeting Notes

Application No: PLM2022/0068
Meeting Date: 28 April 2022
Property Address: 2 Brighton Street CURL CURL
Proposal: Development Application Prelodgement Meeting

Attendees for 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 **Manly Local Environmental Plan 2013/Warringah Local Environmental Plan 2011/Pittwater Local Environmental Plan 2014** and **Manly Development Control Plan 2013/Warringah Development Control Plan 2011/Pittwater 21 Development Control Plan**, 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

MANLY LOCAL ENVIRONMENTAL PLAN 2013 (MLEP 2013) **WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011 (WLEP 2011)** **PITTWATER LOCAL ENVIRONMENTAL PLAN 2014 (PLEP 2014)**

MLEP 2013 can be viewed at <https://www.legislation.nsw.gov.au/view/html/inforce/current/epi-2013-0140>

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

PLEP 2014 can be viewed at <https://www.legislation.nsw.gov.au/view/html/inforce/current/epi-2014-0320>

Part 2 - Zoning and Permissibility

Definition of proposed development:
(ref. **MLEP 2013/WLEP 2011/PLEP 2014**
Dictionary)

Zone:

Permitted with Consent or Prohibited:

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

MANLY DEVELOPMENT CONTROL PLAN 2013 (MDCP 2013) **WARRINGAH DEVELOPMENT CONTROL PLAN 2011 (WDCP 2011)** **PITTWATER 21 DEVELOPMENT CONTROL PLAN (P21DCP)**

MDCP 2013 can be viewed at
<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Pages/Plan/Book.aspx?exhibit=MDCP>



WDCP 2011 can be viewed at

<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/pages/plan/book.aspx?exhibit=DCP>

P21DCP can be viewed at

<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Pages/Plan/Book.aspx?exhibit=P21DCP>

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

Part		
Control	Permitted	Proposed

Specialist Advice

Documentation to accompany the Development Application
<ul style="list-style-type: none">• Lodge Application via NSW Planning Portal• Statement of Environmental Effects• Scaled and dimensioned plans:<ul style="list-style-type: none">○ 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

**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 XXXXXXXX to discuss XXXXXXXXXXXXXXXX at XXXXXXXXXXXX. The notes reference the plans prepared by XXXXX dated XXXXXXXX.

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.