



northern
beaches
council

PRELODGE MENT ADVICE

Application No: PLM2019/0163
Meeting Date: 27 August 2019
Property Address: 27-47 Birkley Road MANLY
Proposal: Fire water storage tank and pump
Attendees for Council: Jordan Davies – Planner
Kent Bull – Planner
Attendees for applicant: Ashleigh Coombes – Senior Project Planner
Vince Doan – Executive Engineer (Traffic)
Nick Marston – Project Manager
Trev Edwards – Client
Brian Phillips – Fire Service Engineer

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 the Manly LEP 2013 and the Manly DCP 2013 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.



SPECIFIC ISSUES RAISED BY APPLICANT FOR DISCUSSION

Issue/s Raised	Council Response
<p>Parking</p> <p>(Location of fire water storage tank and pump within car park)</p> <p><u>Relevant MDCP/MLEP Clause</u></p> <p><i>Clause 4.1.6 Parking, Vehicular Access and Loading (Including Bicycle Facilities)</i></p> <p><i>Schedule 3 - Parking and Access</i></p>	<p>Council raised concern with the proposed removal of three (3) vehicle parking spaces on-site for the purposes of accommodating for the fire water storage tank and pump which has been subject to a recent EPA order. Council advises that the proposal should demonstrate compliance with Schedule 3 – Part A1 of the Manly DCP that specifies the required parking rates. As the proposal seeks to reduce existing parking provisions, a Traffic and Parking Report (Parking Survey) is required to be prepared by a suitably qualified traffic consultant. Please refer to comments at the end of this report from Council's Traffic Engineer regarding specifics details that are to be contained within a parking survey.</p>

MANLY LOCAL ENVIRONMENTAL PLAN 2013 (MLEP 2013)

Note: MLEP 2013 can be viewed at the NSW Government Legislation website.

Zoning and Permissibility	
Definition of proposed development: (ref. MLEP 2013 Dictionary)	Alterations and additions to an existing group home
Zone:	R1 General Residential
Permitted with Consent or Prohibited:	Permitted with consent

MANLY DEVELOPMENT CONTROL PLAN 2013 (MDCP 2013)

Note: The MDCP 2013 can be accessed via Council's website.

Part 3: General Principles of Development
Streetscape
<p>Comment</p> <p>The proposed fire water storage tank and pump are located entirely within the built form of the subject site. While a 2-way sprinkler booster will be located between the building and Birkley Road, and therefore visible from the road frontage, this is not considered to an unreasonable impact upon the Streetscape.</p>

Specialist Advice	
Referral Body	Comments



<p>Development Engineer</p>	<p>Development Engineering has no objection to the application since the proposed works are located within the existing building. No significant concerns shall be raised.</p> <p>An application of Road opening - approval to excavate Council Road and Footpath shall be lodged if any work will be proposed on the road reserve.</p>
<p>Traffic Engineer</p>	<p>A parking survey should be undertaken Monday, Wednesday and Friday.</p> <p>The hours depend on the restrictions applicable to the location being surveyed. i.e. If is it a 2P Zone, every 2 hours would be suitable. If it is unrestricted, 3 checks during the day would be suitable, 8-9am, 12-1pm and 4.30-5.30pm.</p>

<p>Relevant Council Policies</p>
<p>You are advised of the following (but not limited to all) Council's policies available via Council's website:</p> <ul style="list-style-type: none"> • Development Assessment Management Policy • Northern Beaches Council Waste Management Guidelines

<p>Documentation to accompany the Development Application</p>
<ul style="list-style-type: none"> • Electronic copies (USB) • Statement of Environmental Effects • Cost of works estimate/Quote • Site Plan • Floor Plan • Elevations and sections • A4 Notification Plans • Survey Plan • Traffic and Parking Report • Access Report • Building Code of Australia (BCA) Report • Fire Safety Measures Schedule <p><i>Please refer to Development Application Checklist for further detail.</i></p>

<p>Concluding Comments</p>
<p>These notes are in response to a pre-lodgement meeting held on 27 August 2019 to discuss the installation of a fire water storage tank and pump at 27-47 Birkley Road, Manly. The notes reference preliminary plans prepared by JHA Engineers dated 24 July 2019.</p> <p>You are strongly encouraged to ensure that the proposed development satisfied the parking requirements of the Manly DCP, particularly the reduction of the existing parking provision. However, subject to these matters being satisfied, the proposal is generally acceptable and may be supported.</p>



Based upon the above comments you are advised to satisfactorily address the matters raised in these notes prior to lodging a development application.