



## Pre-lodgement Notes - Written Advice Only

**Application No:** PLM2022/0188  
**Date:** 21 October 2022  
**Property Address:** 2 Bloodwood Road INGLESIDE  
**Proposal:** Proposed 'Industrial Training Facility'  
**Applicant:** C Weeding  
**Responsible Officer:** Mark Willcocks – Active Tree Services  
Chris Weeding – MHPD Architects  
Lance Doyle – Consultant Town Planner  
**Meeting Held: (Yes/No)** Yes – MS Teams Meeting 10:30pm on Thursday  
20 October 2022

### General Comments/Limitations of this Advice

These Written Only notes have been prepared by Council's Development Advisory Services Team on the basis of information provided by the applicant. Council provides this service for guidance purposes only. These notes are an account of the advice on the specific issues nominated by the Applicant.

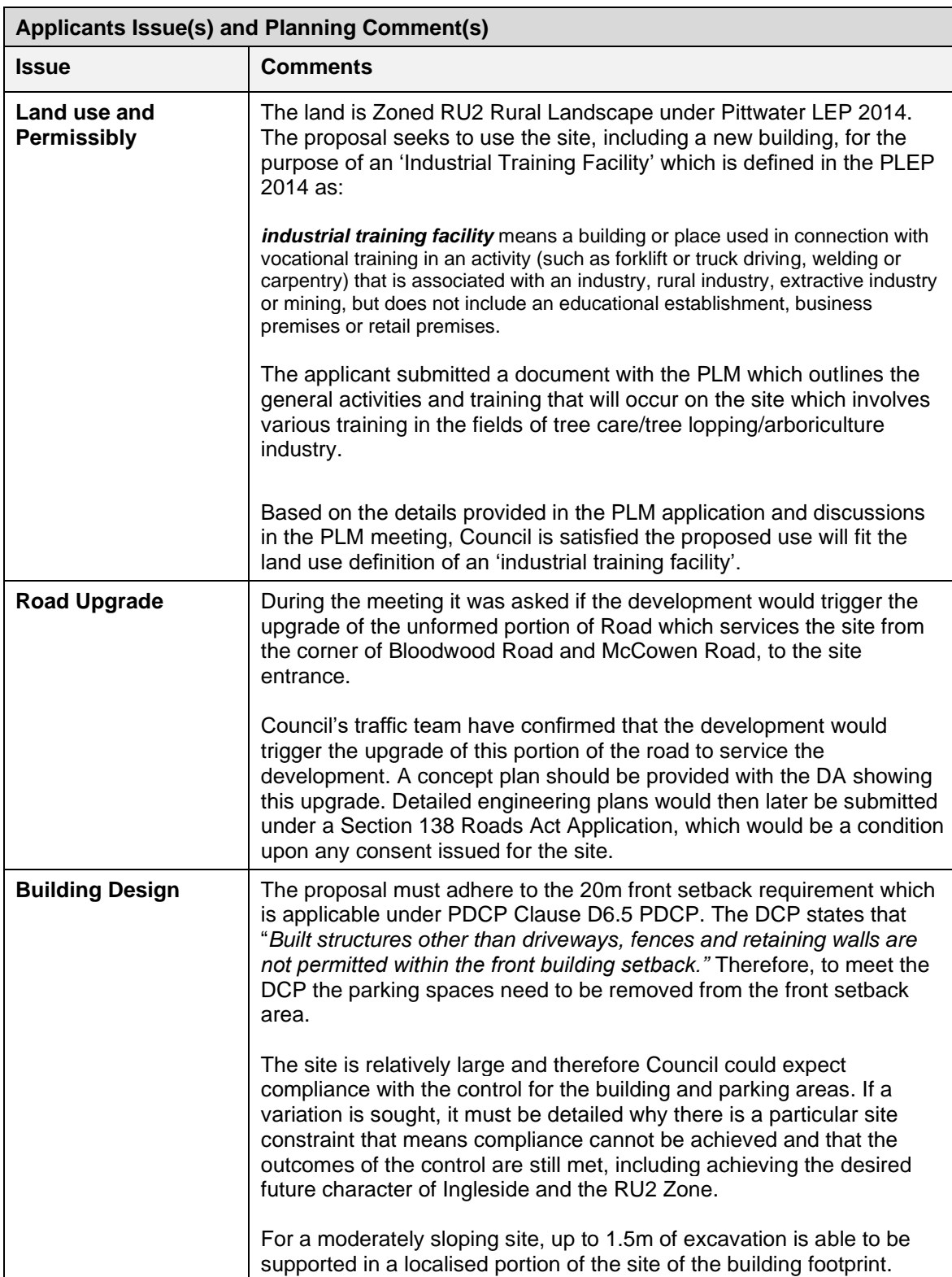
***These notes are confined to planning advice only and are based on the information provided and only address the specific issue(s) nominated by the Applicant.***

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 Pittwater Local Environmental Plan 2014 and 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 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.





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| <b>Traffic and Parking</b> | <p>The applicant should detail the expected number of staff, customers/students/visitors within a plan of management (POM), including the expected class sizes and time frames. An appropriate quantum of parking within the site to cater for the numbers proposed in the POM.</p> <p>Council's traffic team have confirmed a traffic and parking impact assessment is not strictly required based on the scale of the proposal, as long as the number of parking spaces can cater for what is proposed in the POM. The applicant may be required to submit a traffic and parking impact assessment if the scale of the proposal increases.</p> |
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### **Additional Advice to the Applicant**

#### **(a) Planning Controls**

You are advised to familiarise yourself with the full suite of planning controls that apply to your proposal by viewing the relevant Local Environmental Plan and Development Control Plan as follows:

#### **PITTWATER LOCAL ENVIRONMENTAL PLAN 2014 (PLEP 2014)**

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

#### **PITTWATER 21 DEVELOPMENT CONTROL PLAN (P21DCP)**

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

#### **(b) Development Application Lodgement Requirements**

You are advised to familiarise yourself with Council's Development Application Lodgement Requirements to ensure you submit the required plans, reports and other documentation for your proposal and site (see website for details).

| Documentation to Accompany the Development Application   |
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| <ul style="list-style-type: none"> <li>• Lodge Application via NSW Planning Portal</li> <li>• Statement of Environmental Effects</li> <li>• Scaled and dimensioned plans: <ul style="list-style-type: none"> <li>○ Site Plan</li> <li>○ Floor Plans</li> <li>○ Elevations</li> <li>○ Sections</li> <li>○ Existing dwelling outline to be shown on all relevant plans</li> <li>○ Setbacks, building height, wall height and side boundary envelopes to be shown on all plans as per the relevant LEP and DCP to demonstrate compliance</li> <li>○ Schedule of Colours and Finishes</li> </ul> </li> <li>• Landscape Plan (including schedule of species to be planted)</li> <li>• Landscaped Area Calculation Plan (as per relevant DCP requirements)</li> <li>• Shadow Diagrams (depicting shadows cast at 9am, Noon and 3pm on 21 June).</li> </ul> |



#### **Documentation to Accompany the Development Application**

- Cost of works estimate/ Quote (if over \$1 Million, a QS report)
- Survey Plan (including Boundary Identification by Survey)
- Site Analysis Plan
- Demolition Plan
- Excavation and fill Plan
- Waste Management Plan (Construction & Demolition)
- Erosion and Sediment Control Plan / Soil and Water Management Plan
- Stormwater Management Plan / Stormwater Plans and On-site Stormwater Detention (OSD) Checklist
- Bushfire Report
- Geotechnical Report
- Arboricultural Impact Assessment
- Concept plan of road upgrade
- Plan of Management

#### **Conclusion on Applicants Issues**

A review of the proposed development based on the specific issues raised in the pre-lodgement application has been carried out and you are advised that based on the details provided to Council, the proposal would fit the definition of an 'Industrial Training Facility' and this use is permitted in the RU2 Zone.

If you wish to have a further pre-lodgement when the design further processes, Council would be open to discussing the matter further.

#### **Question on this advice?**

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.