



Pre-lodgement Meeting Notes

Application No: PLM2023/0094
Meeting Date: 10 August 2023
Property Address: 280 Condamine Street MANLY VALE
Proposal: Alterations and additions to a residential care facility (New driveway and Porte Cochere)
Attendees for Council: Jordan Davies – Acting Manager Development Assessment
Mia Mia Battisti - Student Town Planner

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 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

Streetscape and front setback

The two established trees in the front setback/road reserve provide a significant contribution to the streetscape and must be retained. It was discussed in the meeting that the proposal seeks to retain these trees and this must be demonstrated in the DA by an arborist report.

The proposed new replacement porte cochere structure sits within the 6.5m front setback. It is noted that the existing porte cochere also sits within the front setback and the new structure seeks to replace and widen this structure to provide all-weather cover for ambulances and vehicles servicing the site. It was advised in the meeting that the new wider replacement structure must adopt a lesser height and more minimal approach with a flat roof, to minimise the visual impact presenting to the street. Subject to these changes and given there seems to be a practical need for a wider porte cochere to provide all-weather cover to the building entrance, along with allowing ambulances to exit the site in a forward direction, a variation to the front setback for a structure of lesser height and bulk could be supported.

Terrace above

It was discussed in the meeting that Council has a concern with the size and width of the terrace which sits above the new roof form. This is because the structure sits within the front setback and could exacerbate the visual impact due to the required balustrades and any other structures that may appear occur in the future (such as chairs, tables and umbrellas).

If a terrace above the new roof is pursued, it must be smaller, centralised and be setback behind the porte cochere, to minimise the visual presence from the street.

Landscape

A detailed landscape plan should be provided with the application to show on the front setback landscaping is enhanced to assist softening the new works. Enhancement of the remaining landscape areas should be a priority and landscape along the front boundary to screen the new turning bay for the ambulance should be incorporated.

Engineering/Driveway Works

See comments from Council's engineers later in this report.

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)

Alterations and additions to a Residential Aged Care Facility

Zone:

R2 Low Density Residential



Permitted with Consent or Prohibited:	The use is prohibited on the R2 Zone under WLEP 2011. However, the use appears to be an existing use based on Council's records. The applicant is to provide details in the SEE of historic approval and demonstrate existing use rights apply
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Part 4 - Principal Development Standards			
Standard	Permitted	Proposed	Compliance
Cl. 4.3 Building Height	8.5m	Appears to be within 8.5m	Capable of complying

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>

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

Part B and D		
Control	Permitted	Proposed
B7 Front Boundary Setback	6.5m	0m to
See comments above in these notes regarding the front setback.		
D1 Landscape Open Space	40% of site area with minimum dimensions of 2m	No shown on plans
<p>The site would appear as existing to have an LOS less than the 40% requirement. It is recognised that the alteration to the porte cochere is proposed to increase the functionality of an existing aged care facility which has existed on the site for some time.</p> <p>The application must be accompanied by a plan showing the existing and proposed quantum of landscaping on the site. In order for Council to support the further shortfall, a detailed landscape plan is required to be submitted with the application showing an enhancement of landscaping within the front setback to assist softening the built form.</p> <p>Furthermore, given there is already a reduced amount of landscaping on the site, the removal of the two significant trees could not be supported as these make a significant contribution to the landscape character of the area.</p>		

Specialist Advice
<p>Development Engineer</p> <p><u>Access:</u> Proposal is to widen the existing crossover driveway on Gordon Street frontage to allow an ambulance to enter and leave in forward direction.</p>



Specialist Advice

1. The internal driveway access grades, driveway crossing widths must be in accordance with AS2890.1.
2. All proposed works within road reserve are to be shown on the plans including all existing services.
3. A long section and cross sections for the proposed driveway with chainage, grades and existing & proposed levels are to be included in the submission.
4. Swept paths using ambulance should be provided, driveway design should allow for forward entry/exit.

Landscape Officer

The proposal includes widening of the existing porte cochere within the property and widening of the existing crossover driveway.

The works are in proximity to existing native trees that appear is good health and condition and these shall not be impacted by the works.

An Arboricultural Impact Assessment report prepared in accordance with Council's DA Lodgement requirements shall be submitted and report on:

- › impacts to the tree canopies from building works,
- › impacts to existing tree roots from widening of the crossover driveway.

To assist determination of the impact to existing roots it is advised that a sensitive tree root investigation be conducted along the extent of proposed excavation works for the crossover driveway, as per accompanying sketch.



Documentation to accompany the Development Application

- Lodge Application via NSW Planning Portal
- Statement of Environmental Effects



- Scaled and dimensioned plans:
 - Site Plan;
 - Floor Plans;
 - Elevations; and
 - Sections.
- 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
- Erosion and Sediment Control Plan / Soil and Water Management Plan
- Stormwater Management Plan / Stormwater Plans and On-site Stormwater Detention (OSD) Checklist
- Access Report (given the changes to the ramps)
- BCA/Fire Safety Report and Fire Safety Schedule
- Landscape Plan
- Arboricultural Impact Assessment Report

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 10 August 2023 to discuss alterations and additions to a residential care facility at 280 Condamine Street, Manly Vale. The notes reference the plans prepared by John Flower Issue A.

The proposal requires design amendments to be supported, such as a reduced height and simplified design to the new porte cochere and a reduction of the size of the terrace. A detailed landscape plan is to be provided demonstrating enhancement to the front setback landscaping. It is recommended that the comments raised within these notes be addressed prior to the lodgement of a development application.

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.