

Application No: PLM2016/0124

Meeting Date: 24 January 2017

Property Address: Lot 2/1145029 35 Myoora Road TERREY HILLS

Proposal: Construction of a Private Hospital, Health Consulting Rooms and Subdivision of Land

Attendees for Council: Steve Findlay – Development Assessment Manager
Lashta Haidari – Senior Planning
Dominic Chung – Senior Urban Designer
Angus Crichton -Environmental Health Surveyor
David Ryan – Manager of Bushland and Biodiversity
Joseph Horvath - Environment Officer - Bushland
Rezvan Saket - Traffic Engineer

Attendees for applicant: Simon Hanson
Laura Durnin
James Campbell
Kurtis Lindsay
Adam Byrnes

General Comments:

All applications are assessed on individual merit, however a failure to comply with Council or a State Planning controls will generally indicate an over development of the site and may result in adverse impacts upon adjoining and nearby land and the streetscape.

You are advised to carefully read these notes. If there is an area of concern or non-compliance, 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.

Council will seek to ensure that the development of land meets all provisions of all legislation and the relevant Environmental Planning Instrument/s, in addition to providing appropriate levels of amenity to surrounding and nearby lands.

Failure to achieve this may ultimately lead to the refusal of any application lodged without notice.

WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011 (WLEP 2011)

Consideration of the proposal against the Warringah Local Environment Plan 2011

The fundamentals	
Definition of proposed development: (ref. WLEP 2011 Dictionary)	Hospital and Health Consulting Room
Zone:	RU4 Primary Production Small Lots
Permitted with Consent or Prohibited:	Hospital - Permitted with consent under Schedule 1 of WLEP 2011 Health Consulting Rooms – Permitted with Consent under SEPP Infrastructure 2007.

Objectives of the Zone
<p>The objectives of the RU4 Primary Production Small Lots are as follows:</p> <ul style="list-style-type: none">• <i>To enable sustainable primary industry and other compatible land uses.</i>• <i>To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.</i>• <i>To minimise conflict between land uses within this zone and land uses within adjoining zones.</i>• <i>To minimise the impact of development on long distance views of the area and on views to and from adjacent national parks and bushland.</i>• <i>To maintain and enhance the natural landscape including landform and vegetation.</i>• <i>To ensure low intensity of land use other than land uses that are primary industry enterprises.</i>• <i>To maintain the rural and scenic character of the land.</i> <p><u>Comment:</u></p> <p>The issue relating to the construction of the proposed health consulting rooms at the rear part of the site and the subdivision of the land was discussed at length in the meeting. Where it was recommended that the subdivision of the land and the proposed consulting rooms within the dense part of the site is not supported by Council, due its impact on existing bushland of the site.</p> <p>Furthermore, due to the extent of associated works required to the surrounding natural environment as a result of the management of bushland as an APZ, it is considered that the development would have a high impact and would therefore be inconsistent with the objectives of the zone.</p>

Principal Development Standards:			
Standard	Permitted	Proposed	Comment

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Standard	Permitted	Proposed	Comment
4.3 Height of Buildings: Note: Building heights under WLEP 2011 are taken from existing ground level. Also see Clause 4.6 – Exceptions to Development Standards in the WLEP 2011.	8.5m	Insufficient detail was provided to accurately assess the overall building height. Notwithstanding, it was noted that the development would breach the permitted building height by a whole storey.	Does not comply Given the scale and predominant building heights of development in the local area the overall building height is to comply with the requirements of this control. The degree of the non-compliance being an entire storey above the height requirement is not supported by Council. Notwithstanding, should the DA include a variation, it will be required to satisfy the objectives of this Development Standard and the objectives of the zone. The Statement of Environmental Effects is to clearly address these objectives of the Development Standard and the zone in seeking the variation in accordance with Clause 4.6 of the WLEP 2011.
4.1 Minimum subdivision lot size	20000m ²	Lot A – 30,322m ² Lot B – 20,001m ²	Complies Although the proposal complies with the minimum lot size requirements, however the proposal will not achieve compliance with the objectives of this Development standard because of its impact on significant natural landscape features of the site.

Part 5 Miscellaneous Provisions	
Provision	Comment
5.9 Preservation of trees and vegetation	Refer to comments provided by the Biodiversity section of Council's Natural Environment Unit in these notes.
5.10 Heritage conservation	The site contains significant rock outcrops which may be impact by the development (depending on

Part 5 Miscellaneous Provisions	
Provision	Comment
	<p>construction techniques used).</p> <p>An Aboriginal Heritage Assessment is to be prepared by an appropriately qualified person which details the presence of Aboriginal heritage items and, if any are located, the impact of the development upon those items. If any items are located, the design of the development is to be carefully considered to avoid any destruction and/or adverse impact upon those items.</p>
5.11 Bush fire hazard reduction	<p>A Bushfire Report (prepared by an appropriately qualified person) is to be submitted with the application.</p> <p>The Report is to clearly detail the extent of clearing on neighbouring lands that is required to satisfy the provisions of Planning for Bushfire Protection 2006.</p> <p>Given the increased radius of the APZ for this type of use, the development must be designed to avoid any clearing of vegetation within site and any neighbouring property (and within Council's road reserve) to accommodate the APZ.</p> <p>The DA will be Integrated Development under S91 of the EPA Act, 1979, requiring a Bushfire Safety Authority under S100B of the Rural Fires Act. A cheque for the RFS in the sum of \$320 and fee to Council of \$140 must be lodged with the DA.</p>

Part 6 Relevant Additional Local Provisions	
Provision	Comment
6.1 Acid Sulfate Soils	Council's Acid Sulfate Soils map indicates that the site is not affected by acid sulfate soils.
6.2 Earthworks	<p>Earthworks mean excavation or filling.</p> <p>The development is to satisfy the requirements of this clause and is to ensure that any earthworks will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.</p>
6.4 Development on Sloping Land	The application must include a Geotechnical Report (prepared by an appropriately qualified person) in accordance with requirements of this clause and part E10 of the Warringah DCP 2011.

Relevant Schedules	
Schedule	Comment

Relevant Schedules	
Schedule 5 Environmental heritage	<p>The site contains significant rock outcrops which may be impacted by the development (depending on construction techniques used).</p> <p>An Aboriginal Heritage Assessment is to be prepared by an appropriately qualified person which details the presence of Aboriginal heritage items and, if any are located, the impact of the development upon those items. If any items are located, the design of the development is to be carefully considered to avoid any destruction and/or adverse impact upon those items.</p>

WARRINGAH DEVELOPMENT CONTROL PLAN 2011 (WDCP 2011)

Consideration of the proposal against the Warringah Development Control Plan 2011

Part B: Built Form Controls			
Relevant Control	Requirement	Proposed	Comment
B7 Front Setback	20m	20m	Complies
Side Setback	10m	7.5m	Does not Comply – full compliance with this control must be achieved.
B9 Rear Setback	7.5m	7.5m	Complies
B4 Site Coverage	30%	Insufficient detail was provided to accurately assess the proposal against the requirement of this control.	Plans are to be provided which demonstrate that the development will comply with the requirement of this control.
Part C: Siting Factors			
Relevant Control		Comment	
C2. Traffic, Access and Safety		<p>Council's Traffic Engineer has provided the following comments:</p> <p><i>A comprehensive traffic report is to be submitted as part of the development application. The traffic report is to address the following:</i></p> <p><i>An assessment of the traffic impact resulting from the proposed development on the surrounding road network is to be provided. The assessment is to include an intersection analysis on the intersection of Myoora Rd and Mona Vale and other surrounding intersections as required.</i></p> <p><i>In locating the driveways, the road safety and</i></p>	

	<p><i>sight lines are to be considered.</i></p> <p><i>The driveways and car parking area are to be designed in Compliance with the Australian Standards AS2890.</i></p> <p><i>The service/delivery area is to be designed separated from the public car parking area with separate circulation area and in compliance with Australian Standards. The service area is to be designed for the largest vehicle anticipating to be used and a swept path analysis is to be provided demonstrating the manoeuvres of largest vehicle in and out of service bays and the driveway.</i></p> <p><i>All vehicles are to enter and exit the driveway in forward direction.</i></p> <p><i>The intersection of Larool Road and Coolowie Rd may need to be improved due to the future impact resulting from the proposed development on this intersection. This is to be considered as part of the Development Application.</i></p>
C3. Parking Facilities	<p>Adequate parking provision is to be provided for the proposed development. The required parking rate for consulting rooms is available in the WDCP and a parking comparison study on a similar site is to be undertaken to ascertain the provision of adequate parking spaces for the proposed hospital.</p> <p>All parking spaces are to be provided onsite and no impact on the road network resulting from parking would be sported.</p>
C4. Stormwater	<p>Council's Development Engineer has provided the following comments:</p> <p><i>Stormwater runoff from the development is to be directed to the public road stormwater drainage system in Larool Road and Myoora Road. Applicant is to provide a catchment plan indicating the existing sub-catchments draining to Larool Road and Myoora Road. Stormwater discharge to each road drainage system is to be limited to the existing sub-catchments draining to each respective system.</i></p> <p><i>If stormwater is to be discharged to Larool Road, the stormwater drainage system in the road is to be augmented to cater for the stormwater discharge from the development.</i></p> <p><i>The proposed development will require on-site</i></p>

	<p>stormwater detention (OSD) in accordance with Council's OSD technical specification. The pre-developed site discharge (PSD) is to be calculated using a fraction impervious area of 0% i.e. the state of nature condition for all design storms up to and including the 1 in 100 year storm event. The applicant's consultant is to use the 'Drains' hydraulic model to design the system and provide the calculations with the submission to Council. The OSD tank is to be located in an open area that will permit 24 hour access. Stormwater drainage system shall be designed in accordance with Council's Water Management Policy.</p> <p>Appropriate easement widths for stormwater drainage, vehicle access, services are to be provided for the subdivision in accordance with Clause C1: Subdivision of Council's DCP.</p>
C5. Erosion and Sedimentation	An Erosion and Sediment Control Plan is to be submitted with the application.
C7. Excavation and Landfill	The application is to satisfactorily address the requirements of this clause.
C8. Demolition and Construction	<p>The development is to comply with the objectives and requirements (and Notes) of this part.</p> <p>A Waste Management Plan is to be submitted with the application.</p>
C9. Waste Management	<p>The development is to comply with the objectives and requirements of the part, in particular, with the section addressing non-residential development.</p> <p>A Waste Management Plan is to be submitted with the application.</p>
Part D: Design	
Relevant Control	Comment
D1. Landscaped Open Space and Bushland Setting	<p>Clause D1 requires that the site retain a minimum of 70% landscaped open space.</p> <p>This part defines landscaped open space as:</p> <ul style="list-style-type: none"> a) Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc., and any open space areas with a dimension of less than 2 metres are excluded from the calculation; b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the

	<p>calculation;</p> <p>c) Landscaped open space must be at ground level (finished); and</p> <p>d) The minimum soil depth of land that can be included as landscaped open space is 1 metre.</p> <p>Plans are to be provided which demonstrate that the development will retain for each Lot, at a minimum, the required 70% landscaped open space area.</p>
D3. Noise	<p>Given the nature of the development and the likely concerns raised by the neighbouring residential area, an Acoustic Report (prepared by an appropriately qualified person) is to be submitted with the application which demonstrates that the development will not result in any unreasonable acoustic impact.</p> <p>Also see commentary under part D8 - Privacy below.</p>
D6. Access to Sunlight	<p>Due to the significant setbacks and southern location relative to the neighbouring residential area, it is not anticipated that the development would result in any unreasonable overshadowing to adjoining properties.</p> <p>However, shadow diagrams (certified by the registered designing Architect) are to be submitted with the application demonstrating shadows cast by the development at 9.00am, Noon and 3.00pm on 21 June.</p>
D7. Views	<p>The development is to be designed to minimise visual impact when viewed from surrounding residential and natural bushland areas.</p> <p>A comprehensive View Analysis (taken from key vantage points within the surrounding built and natural area) is to be submitted with the application to ensure that every appropriate measure has been taken into consideration in the design of the development to minimise visual impact.</p>
D8. Privacy	<p>Due to the significant setbacks, it is not anticipated that the development would result in any unreasonable privacy impacts to adjoining properties.</p>

D9. Building Bulk	<p>Council's Senior Urban Designer has provided the following comments:</p> <ol style="list-style-type: none"> <i>Proposal to comply with 8.5m (2 storey and roof form) building height requirement. The current proposal of a full storey above the 8.5m height plane cannot be supported.</i> <i>Proposal to be contextually fitting to 2 storey surrounding buildings and desired future character statement in a bushland setting. Building facade to be well articulated in order to break down the bulk and scale. Basement structure should not protrude above existing ground line by more than 1 metre in height.</i> <i>Building setback distance of 20m to Myoora Road and 10m from side boundaries to provide adequate buffer to surrounding developments.</i>
D10. Building Colours and Materials	<p>Given the bushland setting of the site and the highly visual nature of the development, colours and materials used in the buildings are to be sensitively selected to be complimentary and compatible with the surrounding area.</p> <p>The use of stone and timber elements together with a muted colour scheme are to be incorporated into the facade treatments to soften the appearance of the development.</p> <p>A Schedule of Colours and Materials is to be submitted with the application.</p>
D11. Roofs	<p>The skillion/flat roof design is considered to be acceptable for the location of the development.</p>
D12. Glare and Reflection	<p>The colours used for the roof are to be of a dark palette to avoid glare and reflectivity.</p> <p>Details of the proposed roof colour and material are to be submitted with the application.</p>
D14. Site Facilities	<p>The development is to carefully consider the placement of garbage enclosures to avoid visual impact upon the street and amenity impact upon neighbouring residential and bushland properties.</p> <p>Any waste facilities are to comply with the relevant requirements of part C9 – Waste Management under the WDCP 2011 for non-residential development.</p>
D18. Accessibility	<p>An Access Report (prepared by an appropriately qualified person) is to be</p>

	submitted with the application.
D20. Safety and Security	The application is to provide an Operational Management Plan (OMP) and formal risk assessment, including a consideration of the 'Crime Prevention through Environmental Design' principles.
D21. Provision and Location of Utility Services	The development is to comply with the objectives and requirements of the part.
D23. Signs	Any signage proposed for the development is to be submitted with the application. Details are to include scaled and coloured plans which detail the location of such signs. The Statement of Environmental Effects is to address this part (and SEPP 64) should signage be proposed.
Part E: The Natural Environment	
Relevant Control	Comment
E1. Private Property Tree Management	The proposal indicates a substantial of native vegetation and tree canopy would require removal or would be impacted upon. The proposal requires the removal of a substantial area of vegetation and canopy trees. The proposal is considered to be inconsistent with the objectives and requirements of Part E1, DCP 2011.
E2. Prescribed Vegetation	Refer to comments provided by the Biodiversity section of Council's Natural Environment Unit in these notes.
E3. Threatened species, populations, ecological communities listed under State or Commonwealth legislation, or High Conversation Habitat	Refer to comments provided by the Biodiversity section of Council's Natural Environment Unit in these notes.
E5. Native Vegetation	Please refer to the comments provided by Biodiversity section of Council's Natural Environment Unit below
E6. Retaining unique environmental features	The site contains significant rock outcrops which may be impact by the development (depending on construction techniques used). An Aboriginal Heritage Assessment is to be prepared by an appropriately qualified person which details the presence of Aboriginal heritage items and, if any are located, the impact of the development upon those items. If any items are located, the design of the development is to be carefully considered to avoid any destruction and/or adverse impact upon those items.

	Additionally, the development is to be designed to respect and retain significant rock outcrops. The proposed use of pier and beam construction over rock outcrops is considered to be appropriate.
E7. Development on land adjoining public open space	Refer to comments provided by the Biodiversity section of Council's Natural Environment Unit in these notes.
E10. Landslip Risk	<p>The site is located within Areas A & B on Council's Landslip Risk Map.</p> <p>The application must include a Geotechnical Report (prepared by an appropriately qualified person) in accordance with the requirements of this part and clause 6.4 of the Warringah LEP 2011.</p>

Referral Comments	
<p><u>Riparian and Water Management Comments</u></p> <p>The site at Lot 2 DP 1145029 on Myoora Road is an undeveloped site with a mix of vegetation in good condition and areas dominated by weeds.</p> <p>There is an area of Coastal Upland Swamp on the southern portion of the site, joining the south western boundary of the site. Coastal Upland Swamp in the Sydney Basin Bioregion is an Endangered Ecological Community under the <i>Threatened Species Conservation Act 1995</i> and Endangered under the <i>Environment Protection and Biodiversity Conservation Act 1999</i>.</p> <p>The Coastal Upland Swamp on the site on Myoora Road is in average condition, with noxious weeds including <i>Cortaderia selloana</i> (Pampas Grass) and <i>Rubus fruticosus</i> (Blackberry) growing within the swamp margins. There is evidence of resilience at the site where native vegetation indicative of the Coastal Upland Swamp vegetation community is growing in previously disturbed areas.</p> <p>The Coastal Upland Swamp is considered a waterbody and therefore Council's Protection of Waterways and Riparian Lands Policy is applicable to the site.</p> <p>The following principles apply:</p> <p><u>3.1 Protection of Waterway and Riparian Land</u></p> <p>a) Natural ecological processes of waterways and riparian land shall be maintained and enhanced to the greatest extent possible by:</p> <ul style="list-style-type: none"> • causing no net loss to biodiversity; • supporting natural flow regimes; • minimising bank erosion and promoting naturalistic bank protection works when stabilisation is necessary (i.e. soft engineering outcomes); • preventing alteration of watercourses (includes piping, channelling, relocation or removal); • improving plant communities through natural area restoration; • maintaining natural floodplains where appropriate. 	

- b) Bushfire asset protection zones shall be maintained outside of riparian land.

A number of clauses of the **Warringah Development Control Plan 2011** apply to this proposed development and must be addressed as part of a Development Application:

C4 Stormwater

- To ensure the appropriate management of stormwater.
- To minimise the quantity of stormwater run-off.
- To incorporate Water Sensitive Urban Design techniques and On-Site Stormwater Detention (OSD) Technical Specification into all new developments.
- To ensure the peak discharge rate of stormwater flow from new development is no greater than the Permitted Site Discharge (PSD).

C5 Erosion and Sedimentation

- To reduce the potential for soil erosion and adverse sedimentation impacts upon the environment.
- To prevent the migration of sediment off the site onto any waterway, drainage systems, public reserves, road reserve, bushland or adjoining private lands.
- To prevent any reduction in water quality downstream of the development site.

E8 Waterways and Riparian Lands

- Protect, maintain and enhance the ecology and biodiversity of waterways and riparian land.
- Encourage development to be located outside waterways and riparian land.
- Avoid impacts that will result in an adverse change in watercourse or riparian land condition.

Submission Requirements

Should a Development Application be submitted to Council, the following information is required:

1. **Survey showing true extent of Coastal Upland Swamp**
2. **Flora and Fauna Assessment and a Waterway Impact Statement** (these reports can be combined).
Guidelines for preparing a WIS can be found at <http://www.warringah.nsw.gov.au/sites/default/files/documents/general-information/waterways/2014-022181-guidelines-preparing-waterways-impact-statement-updated-final.pdf> These documents must include an assessment of the potential impacts on the Coastal Upland Swamp by issues including but not limited to:
 - Increased shading of the Coastal Upland Swamp from the adjacent proposed buildings;
 - Interruptions to the natural hydrology of the Coastal Upland Swamp from proposed development including stormwater infrastructure; cut and fill activities etc., and
 - The size of the construction footprint in relation to the Coastal Upland Swamp.

Water Management Plan

The applicant is required to provide a Water Management Plan containing the following information:

- Proposed development – Describe the proposed development at the site, including site boundaries, proposed land uses,
- Catchment analysis plan – clearly showing the surface type (roof, road, landscape, forest etc.) and the total areas. This must be consistent with the land use nodes within the MUSIC Model.
- Water conservation – Demonstrate how the potable water conservation targets in Section 7.1 of the Water Management Policy. For residential developments this may be in the form of a BASIX Certificate. Rainwater reuse is strongly recommended to be incorporated into the development which will also have a positive impact on water quality.
- Stormwater quality objectives – Demonstrate how Stormwater Quality Objectives in Table 3, Section 8.1 of the Water Management Policy will be met, including the location, size and configuration of stormwater treatment measures proposed for the development.
- MUSIC model - prepared in accordance with the draft NSW MUSIC Modelling Guidelines unless alternative modelling parameters are justified on the basis of local studies. Details of the modelling of those elements, parameters and assumptions used. All MUSIC data files must be provided to Council. Two models are required to be submitted – the existing site, and the proposed development. The modelling should demonstrate a neutral or beneficial effect over the existing scenario.
- Integration with the urban design – Identify how the treatment measures will integrate with the development layout and the surrounding area.

Soil and Water Management Plan

Submission of a Soil and Water Management Plan prepared in accordance with the requirements of Section 8.3 of the Water Management Policy and Landcom publication Managing Urban Stormwater: Soils and Construction - Volume 1, 4th Edition (2004).

Biodiversity Comments

In its current layout/footprint the development is considered to require the preparation of a Species Impact Statement. A formal request to the NSW Office of Environment and Heritage for provision of Director Generals Requirements is required to guide preparation of a Species Impact Statement.

Based on the currently proposed development layout and likely Asset Protection Zones (APZ), it is considered that the proposal may result in a significant impact on the local occurrence of Coastal Upland Swamp Ecological Community and Duffys Forest Ecological Community. Significant impacts may also result to local populations of threatened flora and fauna with known and potential habitat on site including (but not limited to) the following;

Fauna

- Eastern pygmy possum (recorded on site) – nest boxing and camera survey recommended
- Heath Monitor (high likelihood of occurrence), camera survey recommended
- Red-crowned Toadlet (high likelihood of occurrence), must be surveyed for during warm wet conditions

Flora

- *Grevillea caleyi* (recorded on site)

- *Persoonia hirsuta* (historic record on site)
- *Tetratheca glandulosa* (high likelihood of occurrence)
- *Pimelea curviflora* (high likelihood of occurrence)
- *Lasiopetalum joyceae*

A Species Impact Statement will also require survey and assessment for additional threatened species which are known to occur within the locality.

A survey of the extent and condition of Coastal Upland Swamp must be undertaken. Observation made during site inspection noted that this community may extend further than is currently mapped.

Assessment of Coastal Upland swamp should include consideration of potential impacts:

- Increased shading of the Coastal Upland Swamp from the adjacent proposed buildings;
- Interruptions to the natural hydrology of the Coastal Upland Swamp from proposed development including stormwater infrastructure; cut and fill activities etc., and
- The size of the construction footprint in relation to the Coastal Upland Swamp.

It should be noted that development of this category and associated 'Special Bushfire Protection requirements will require a substantial APZ. It is considered likely that other reconfigured/modified layouts are also likely to warrant the preparation of a Species Impact Statement.

In addition, a Biodiversity Management Plan is to be submitted with the DA, to provide for a plan of management for biodiversity on the site, including the management of vegetation and threatened species habitat during clearing/construction and also the establishment and ongoing maintenance of the Asset Protection Zone and/or adjacent vegetation or habitat likely to be affected by the development.

Guidelines for preparing a Flora and Fauna Assessment and Biodiversity Management Plan can be found on Council's website as per below.

<http://www.warringah.nsw.gov.au/sites/default/files/documents/general-information/native-vegetation/guidelines-preparing-flora-and-fauna-assessment-report-april-2014.pdf>

<http://www.warringah.nsw.gov.au/sites/default/files/documents/general-information/native-vegetation/guideline-preparing-biodiversity-mtg-plan-april-2014.pdf>

It is also recommended that the applicant seeks early advice from NSW Rural Fire Service on Asset Protection Zone requirements prior to the preparation/completion of environmental surveys and/or threatened species impact assessment. The site has also been mapped as containing slopes >18 degrees as per Councils GIS layer – establishing APZ on slopes >18 degrees is not permissible/consistent with Planning for Bushfire Protection 2006. This slope should also be confirmed through on ground surveying/further analysis and consultation with NSW RFS etc. as this may alter the required APZ separations and subsequent impacts to threatened species and the natural environment.

It should also be noted that the established APZ easement (benefiting 33 Myoora Road) permits the management of APZ zones as depicted by site plans for the current school development and does not cover the entire easement area. Any APZ works outside these nominated APZ areas will require additional Council consent.

Relevant clauses in the current LEP/DCP 2011 relating to the natural environment must also be addressed in documentation submitted with the DA.

Part E: The Natural Environment	
Control	Comment
E2. Prescribed	Required to be addressed.

Vegetation	<p>The site has been identified as containing Prescribed Vegetation in the form of:</p> <p>DCP Map Wildlife Corridors DCP Map Native Vegetation Known or potential habitat for threatened species, populations or ecological communities as listed under the NSW <u>Threatened Species Conservation Act 1995</u> and/or the Commonwealth <u>Environment Protection and Biodiversity Conservation Act 1999</u>.</p> <p>The proposal requires the removal and/or modification of a substantial area of this vegetation. The subject area is also considered known to support threatened species and also provide potential habitat for threatened species as listed under the NSW Threatened Species Conservation Act 1995 and/or Commonwealth Environment Protection and Biodiversity Conservation Act 1999.</p>
E3. Threatened species, populations, ecological communities listed under State or Commonwealth legislation, or High Conversation Habitat	<p><u>Required to be addressed.</u></p> <p>The site is not mapped as containing 'Threatened and High Conservation Habitat', however, the adjacent site contains known records of threatened flora species – <i>Grevillea caleyi</i> and <i>Persoonia hirsuta</i>, and also contains known populations and/or potential habitat of threatened fauna species.</p> <p>The site is considered to both support and provide suitable habitat for a number of threatened species known to occur within the area including but not limited to:</p> <p>Threatened Fauna Southern-brown bandicoot Eastern bent-wing bat Glossy black cockatoo Heath monitor Eastern pygmy possum Red-crowned toadlet</p> <p>Threatened Flora <i>Epacris purpurascens</i> var. <i>purpurascens</i> <i>Eucalyptus camfieldii</i> <i>Grevillea caleyi</i> <i>Pimelea curviflora</i> var. <i>curviflora</i> <i>Persoonia hirsuta</i> <i>Tetratheca glandulosa</i> <i>Lasiopetalum joyceae</i></p> <p>Ecological Communities Duffys Forest Ecological Community Coastal Upland Swamp</p>
E4. Wildlife Corridors	<p><u>Required to be addressed.</u></p> <p>The site has been mapped as containing Wildlife Corridors.</p>
E5. Native Vegetation	<p><u>Required to be addressed.</u></p> <p>The site has been mapped as containing Native Vegetation.</p>

<i>E6. Retaining unique environmental features</i>	<u>Required to be addressed.</u> <i>The site contains unique environmental features including swamp areas, rock outcrops, and intact native vegetation</i>
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Other Relevant Environmental Planning Instruments/SEPPs
<p>You are advised that the following Environmental Planning Instruments apply to the development:</p> <ul style="list-style-type: none"> • SEPP No. 55 – Remediation of Land; • SEPP No. 64 – Advertising and Signage (if required); • SEPP (Infrastructure) 2007; and • Warringah Local Environment Plan 2011.

Relevant Council Policies
<p>You are advised of the following (but not limited to all) Council's policies available at www.warringah.nsw.gov.au:</p> <ul style="list-style-type: none"> • Applications for Development - Policy for the handling of unclear, non-conforming, insufficient and Amended applications: PDS-POL 140 • Stormwater drainage for low level properties PDS-POL 135 • Vehicle access to all roadside development: LAP-PL 315

Required Documentation
<ul style="list-style-type: none"> • All information required to be submitted under Schedule 1 of the Environmental Planning and Assessment Regulation 2000; • All information as required on the Development Application form checklist; • Land owners consent for the clearing of any land for the purposes of an APZ; • Site Analysis; • Site Survey (prepared by a registered Surveyor); • Statement of Environmental Effects addressing: <ul style="list-style-type: none"> ◦ Section 79C of EPA Act, ◦ All relevant sections of WLEP 2011, including demonstrating consistency with the RU4 and the compliance with the Height of Buildings Development Standard. ◦ All relevant sections of WDCP 2011; ◦ Other relevant Environmental Planning Instruments. • Geotechnical Report; • Bushfire Report; • Flora and Fauna Assessment and Assessments of Significance; • Biodiversity Management Plan; • Pre-development Arboricultural Impact Assessment Report consistent with WDCP 2011 Part H Appendix 10 - With consideration to the retention of significant trees on site. • Aboriginal Heritage Assessment; • Access Report; • Acoustic Report; • BCA Report; • Traffic and Parking Report (including a Traffic Management Plan); • Construction Traffic Management Plan; • Operational Management Plan; • Crime Prevention Through Environmental Design (CPTED) assessment; • Shadow diagrams;

Required Documentation

- View Analysis (also showing the visual impact of the development from the surrounding locality);
- Photo montages and 3D Sketch-up type model to be provided;
- Landscape Plan showing the layout of the landscaping within the site and the selection of species;
- Full landscaped open space/site coverage calculation plans to be provided to demonstrate compliance with WDCP controls;
- Waste Management Plan;
- Stormwater Management Plan;
- Erosion and Sedimentation Control Plan;
- Colour and Materials Schedule;
- Lighting Plan (including Lux Diagrams) if necessary;
- Signage Plan (if required);
- Phase 1 Contamination Assessment;
- Full owners consent (including any from adjoining landowners in the event that APZ's extend onto such land);
- Consultation with Sydney Water regarding sewer connection;
- Cost Summary Report, if the cost of works exceeds \$100,000. This report is to be in addition to the Estimated Cost of Work options in Part 2.3 of Council's Development Application Form.
- DA is Integrated Development under S91 of the EPA Act, 1979, requiring a Bushfire Safety Authority under S100B of the Rural Fires Act. A cheque for the RFS in the sum of \$320 and fee to Council of \$140 must be lodged with the DA.

Concluding Comments

These notes are in response to a pre-lodgement meeting held on 24 January 2014 to discuss the development of the site for the construction of new private hospital, health consulting rooms, and subdivision of the Land. The notes reference preliminary plans prepared by Wyvern Health Pty Ltd, dated 1 December 2016

Based upon the above comments and those provided elsewhere in these notes, you are advised to satisfactorily address the matters raised in these notes prior to lodging a development application, in particular the two points discussed above.

Other Matters

- **Requirement to Submit Correct, Clear and Accurate Information at Lodgement**

You are advised, that if an application is unclear, non-conforming or provides insufficient information, or if Council requests additional information in accordance with Clause 54 of the EPA Regulations 2000 and it is not provided within the specified time frame, a development application may be rejected or refused without notice.

The time to discuss and amend your design is prior to lodgement of your Development Application, as there will be no opportunity to do so during the assessment process.

- **Privacy and Personal Information**

You are advised that Council is legally obliged to make Development Applications and supporting documents available for public inspection – see section 12 of the Local Government Act 1993. We do this at the Customer Service Centre and by placing copies of the applications and

Other Matters
<p>supporting documents on the Council website.</p> <p>Should this proposal result in a development application being lodged these notes will form part of the development application documentation that will appear on Council's website – DA's online. www.warringah.nsw.gov.au</p> <ul style="list-style-type: none">• Monitoring DA progress after lodgement <p>Once lodged you can monitor the progress of your application through Council's website – DA's online. www.warringah.nsw.gov.au</p>

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