

Attachment 5

Pre-lodgement minutes

THE HILLS SHIRE COUNCIL

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DEVELOPMENT ASSESSMENT

PRE-LODGEMENT MEETING NOTES

13 February 2017 – 117/2017/PRE

APPLICANT: Living Choice Australia
PROPERTY: 1 Edgecliff Road and 9 Old Glenhaven Road, Glenhaven
ZONING: RU6 – Rural Transition
SUBJECT: Seniors Housing

OFFICERS IN ATTENDANCE: Robert Buckham (Development Assessment Co-Ordinator)
Sanda Watts (Senior Town Planner)
Mark Chidel (Senior Biodiversity Officer)
Mirko Simic (Senior Environmental Health Officer)
Vidya Sivakumar (Senior Subdivision Engineer)

PROPOSAL:

- Expansion of existing seniors living development.
- Construction of 76 villas within 1 Edgecliff Road.
- Construction of apartment style development containing a total of 72 units (18 units in each block) on 9 Old Glenhaven Road.
- Associated parking and landscaping
- Internal road construction to tie into existing seniors living development

PLANNING COMMENTS:

- A Site Compatibility Certificate is required to be submitted (ensure number of units/dwellings on Certificate is consistent with the Development Application). It is noted that an application is yet to be lodged with the Department of Planning.
- The application will be determined by the Sydney West Central Planning Panel (SWCPP) if the Capital Investment Value exceeds \$20 million.
- The development is classed as 'Integrated Development' and requires a referral to the NSW Rural Fire Service. A \$320 cheque to the NSW Rural Fire Service is required to be submitted with the application. It was recommended that the applicant engage a Bushfire Consultant to prepare a Bushfire Report to address Bushfire Hazard Assessment and ecological concerns. It was noted that the road widths and layout are to be designed in accordance with NSW RFS requirements.

- If the development is located within 40m of the watercourse, the application would require a referral to the NSW Department of Primary Industries - Water. If a referral is required, a \$320 cheque to the NSW Department of Primary Industries Water is to be submitted with the application
- You are required to address access to services including water and electricity. Evidence of consultation of service authorities is to be provided.
- Accessibility is required to be demonstrated in accordance with Clause 26 of the SEPP (Housing for Seniors or People with Disability) 2004. A survey plan is required to be submitted to demonstrate compliance with Clause 26 with regard to accessible footpath gradients.
- The proposal is required to address SEPP (Housing for Seniors or People with Disability) 2004, The Hills LEP 2012 and Part B Section 1 – Rural section of the Hills DCP. Ensure that the proposal complies with the FSR development standard, height and setback controls and address all proposed interfaces to adjoining properties, particularly the rural interface.
- The proposal shall be designed to provide an appropriate interface to all boundaries, whether or not they are likely to form part of future stages.
- All earthworks are to be minimised and all boundary treatments shall be consistent with natural ground levels and not include retaining wall outcomes.
- All property interfaces should appear rural in nature rather than urban. The application shall incorporate generous landscaped setbacks with a high level of embellishment. Detailed landscaping plans including sections along boundaries are to be provided to accurately detail the proposed outcomes.
- The application is to include a detailed Site Analysis in accordance with the provisions of SEPP (Housing for Seniors or People with Disability) 2004
- Section 94A Contributions will apply to the site – 1% of cost of development.

ECOLOGY COMMENTS:

- Council's mapping system indicates that the subject site is constrained by an endangered ecological community (EEC) being Shale Sandstone Transition Forest.
- Detailed survey/quadrant analysis for species required. A Flora and Fauna Report is required to be submitted.
- Address impact of APZ – modification and management of APZ – unknown at this point.
- Provide a tree removal plan for APZ – look at canopy, management and assess impacts.
- Provide vegetation buffer to creek.
- Vegetation classification - may be some scope to offset with formal bio-banking.
- Local threatened fauna in the area. Look at local impacts too (i.e. corridors etc).
- Retention of trees is encouraged and replanting required.
- Arborist Report required to consider impacts on existing trees on site and affected trees on neighbouring properties.
- Landscape Plan including native tree species is required.
- Council's Senior Biodiversity Officer - Mark Chidel undertook a joint site inspection with

the applicant's ecologist (Nicole McVicar from Eco Logical Australia) of the proposed development at Glenhaven Retirement Village. The following observations were made:

- i. Discussions during the site inspection indicate that proposed asset protection zones would extend beyond the development footprint to the property boundaries. It was observed that the management of bushland areas for APZs significantly decreases ecological value through simplification of the vegetation structure.
- ii. Almost the entire area of the proposed APZ is land identified as "Biodiversity" on the Terrestrial Biodiversity Map. The Objective of Clause 7.4 of The Hills LEP 2012 is to maintain biodiversity on land identified as "Biodiversity" on the Terrestrial Biodiversity Map. In assessing applications over land constrained by the Terrestrial Biodiversity Layer Council seeks to strike a balance between providing development opportunities and ensuring significant biodiversity is protected. The aim is to ensure that ecological processes for the continual survival of the full suite of biodiversity are maintained across The Hills Local Government Area. The proposal to modify the entire area of "Biodiversity" land on the site is not consistent with Cl 7.4.
- iii. The area mapped as biodiversity forms part of a large bushland corridor associated with Dooral Dooral Creek. A balanced approach in assessing development applications on areas constrained by "Biodiversity" land is required to ensure the local protection of terrestrial biodiversity. In this regard, any proposal to offset the impacts on biodiversity external to the site would not protect local biodiversity or the function of the bushland corridor.
- iv. Further concern is raised over the proposal to manage the steep slopes (in some areas this exceeds 50%) as an APZ. Apart from the practicality of managing the vegetation on such steep slopes there is a high potential for this to result in environmental degradation. Planning for Bushfire Protection (2006) states that an APZ should not be located on land steeper than 18 degrees as: some management practices are impossible and all become difficult; the environmental consequences of ground clearing (destabilization of the slope resulting in landslip, slump, erosion or landslide) may not be acceptable; and the canopy fuels in forests and woodlands are more readily available to a fire, significantly reducing the advantage of having an APZ.

ENVIRONMENTAL HEALTH COMMENTS:

- Existing waste water is pumped to sewer. Advised to check capacity.
- Correspondence with Sydney Water is required.
- A Stage 1 and potentially Stage 2 Contamination Report is required to be submitted with the application. From aerial photographs it appears that No. 9 Old Glenhaven Rd may have stockpiled material at the rear of the site.
- An acoustic report is required to be submitted with the application. The report is to

address potential noise from the Seniors Living development onto neighbours. Please include details of any common facilities i.e. community building, bin storage, truck movements and attenuation measures for plant and equipment and A/C units. Also address impacts on residents.

ENGINEERING COMMENTS:

- Detailed survey including contour levels and spot levels be extended outside the site is required.
- Vehicular Access and car parking must be detailed in accordance with relevant Australian Standards. This shall include identifying the visitor car parks and accessible carparks.
- Longitudinal and cross sections at appropriate intervals drawn on appropriate scale are required.
- No. 1 Edgecliff Road and 9 Glenhaven Road are split into two separate stormwater catchments (east and west). Stormwater disposal from these new areas must be directed to the natural water course traverses the eastern side and Edgecliff Road fronting the 1 Glenhaven Road. Connections to existing OSD built within previous stages will not be considered.
- Site Stormwater Management is to incorporate convey the public water from Glenhaven Road and the eastern catchment currently entering the site (piping and overland flow).
- The development must provide Water Sensitive Urban Design Measures including Onsite Stormwater Detention system (OSD) and water quality treatment measures. OSD must be designed to Rural design standards, i.e post development flow at all storm events (2Yr, 5Yr, 10Yr, 20Yr, 50Yr and 100Yr) to match with the respective pre development stormwater runoff.
- Works on steep slopes must be supported by detailed Geotechnical Investigation, and according to Council's Assessment Criteria, the proposal may have to undergo a peer review by an external panel at the applicant's cost.
- Electronic copies of DRAINS and MUSIC, and Stormwater report addressing the above must be provided with the application.
- Detailed Earth works plan must be provided; this must illustrate the works within the site and provide sections illustrating the interface of the adjoining properties.
- The existing Edgecliff Road and Holland Road fronting the sites will be required to upgraded to Council's Access Road standards. This would require half/partial width road reconstruction, concrete footpath and verge provision, and street drainage.
- *With respect to the provision of telecommunication infrastructure, the applicant is required to investigate whether the subject site falls within the National Broadband Network's fibred area/ make an online application via the NBN website: www.nbnco.com.au*
- *With respect to unit and street numbering, the applicant is required to ensure that the plans submitted are in accordance with:*

http://www.gnb.nsw.gov.au/addressing/addressing_and_legislation and Council's Fact Sheet 'Addressing Requirements for Residential Developments' which can be found on Council's website.

PLEASE NOTE THAT THE APPLICATION WILL NOT BE ACCEPTED UNLESS ALL THE REQUIRED INFORMATION IS SUBMITTED.

FURTHER MEETING REQUIRED: YES - once further interface, levels, etc details are provided.

Finally, it should be acknowledged that the above advice is preliminary only and is based on the information provided to date and limited research into the sites history and constraints. Any application submitted would be subject to a more thorough assessment that could potentially add to or amend the above advice. This advice does not bind Council to a decision should an application be received.

Development Applications presented to the Duty Planner at Customer Service for lodgement will not be accepted after 4PM

Applicants lodging large Development Applications should provide a PDF copy of all documents on disc.

PRELODGE



ROBERT BUCKHAM

DEVELOPMENT ASSESSMENT COORDINATOR

(7 March 2017)

DOCUMENTATION REQUIRED FOR DEVELOPMENT APPLICATION LODGEMENT

REQUIRED (Yes ✓ /No -)	DOCUMENTATION	NO. OF COPIES
✓	Development Application Form The Development Application form is required will all necessary components completed including Lot, DP, Address, Development Description, Applicant and Owners Details, Cost of Works (or CIV) and Political Donations Statement.	1 copy
✓	Quantity Surveyors Report Required for all proposals with a construction value or capital investment value of \$3 million or greater.	1 copy
✓	Cost Summary Report / Detailed Cost Report Required for all proposals affected by The Hills Shire Council Shire Wide Section 94A Contribution Plan with a cost of works in excess of \$100,000.00. <i>The template forms are contained within the Section 94A Contribution Plan with a Cost Summary Report required for a cost of works less than \$500,000.00 and a Detailed Cost Report required for a cost of works of \$500,000.00 or greater.</i>	1 copy
✓	Owner's Consent (If a Company, then written consent must be under Company Seal indicating the capacity of the signatory. Strata Consent may be required if works relate to common property within a Strata scheme)	1 copy
✓	Development Application Fee	N/A
-	Advertised Development – Requires Additional Fees	N/A
✓	Integrated Development – Requires Additional Fees Integrated Development Consent relates to development where consent is required from Council and from one or more other approval bodies referred to in s91 of the EPAA.	N/A
✓	Electronic Copy of all Documents/Plans in PDF	4 x disc/usb.
✓	Required Plans (1:100 or 1:200) <ul style="list-style-type: none"> • Survey Plan • Site Plan • Site Analysis Plan • Earthworks Plan • Floor Plans • Elevation Drawings • Section Drawings • Longitudinal Sections of the Driveway / Parking Areas • Roof Plans • Landscape Plans and Landscape Sections including Fencing Details • Shadow Diagrams (as per DCP requirements) • Concept Stormwater Drainage Plans with Associated Hydraulic Calculations • Subdivision Plans (if subdivision is included) 	1 copy of all plans

	<ul style="list-style-type: none"> Indication of Basix Certificate Commitments 	
√	Solar Access Table (An example of a satisfactory Solar Access Table is detailed below)	Electronic Copy
√	SEE Requirements / Considerations <ul style="list-style-type: none"> Section 79C of the EP&A Act, 1979 SEPP (Housing for Seniors of People with a Disability) 2004 The Hills LEP 2012 The Hills DCP 2012 - Detailed Table of Compliance 88b Instrument and Deposited Plan 	1 Copy
√	Waste Management Plan <ul style="list-style-type: none"> Addressing demolition, construction and on-going waste generation and removal 	1 Copy
√	Speciality Consultant Reports <ul style="list-style-type: none"> Acoustic Report Flora and Fauna Report Contamination Assessment Report Access and Adaptability Report Traffic and Parking Assessment Report Bushfire Report Basix Certificates Arborist Report 	1 copy
-	Scale Model (Required for Villa Housing, Town Houses and Apartment Building Developments in excess of 10 dwellings)	-
√	Coloured Perspectives / Photomontage	1 Copy
√	Schedule of Colours and Finishes <ul style="list-style-type: none"> External brick work or cement render (including colour and manufacturer); Garage door treatment (colour and design detail); Driveway surface (colour and treatment); Window frames (colour); Roof (construction material and colour); and Gutter, down pipes and the like (colour) 	1 Copy

SOLAR ACCESS TABLE									
POS = "Private Open Space"			M ² of Private Open Space and % of Private Open Space with Solar Access						
Unit	POS Proposed	POS Required	9am	10am	11am	12 noon	1pm	2pm	3pm
1			?m ²						
			?%						

NOTE: APPLICATIONS WILL NOT BE ACCEPTED UNLESS ALL THE REQUIRED INFORMATION REQUESTED ABOVE IS SUBMITTED.