

## PRELODGE MENT ADVICE

**Application No:** PLM2019/0208  
**Meeting Date:** 24/10/2019 1:45:00 PM  
**Property Address:** 357-373 Warringah Road FRENCHS FOREST  
**Proposal:** Proposed Bunnings Warehouse Development

**Attendees for Council:** Jordan Davies – Planner  
Rebecca Englund – Principle Planner  
Dominic Chung – Urban Designer  
Rob Barbuto – Development Engineer  
James Brocklebank – Traffic Engineer

**Attendees for applicant:** Aaron Sutherland – Planner  
Phil Drew – Approvals Manager  
Gary Turner – Development Manager

### 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 Warringah LEP 2011, Warringah LEP 2000 and Warringah DCP 2011 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><b>Site Coverage</b></p> <p>Non-compliance with site coverage control</p> <p><u>Relevant WDCP Clause</u></p> <p><i>Clause B4 Site Coverage</i></p>	<p>Clause B4 requires the site to have a maximum site coverage of 33%. The proposed development consists of 39.3% site coverage.</p> <p>A variation to Control B4 is capable of being supported by Council, subject to the objectives of the control being met, in particular:</p> <ul style="list-style-type: none"> <li>• <i>Objective – To minimise bulk and scale.</i></li> </ul> <p>No elevations were provided at the pre-lodgement meeting so it is difficult to comment at the time of the meeting. However, it was discussed the positioning of the top floor nursery to present to Warringah Road to assist in breaking up the bulk of the building and mitigating the visual scale of the development. The variation to the control will be considered once elevations are presented to Council as part of the DA and an assessment against the objectives can be made upon review of the elevations. A comprehensive landscape plan is required to assist achieving the control objective.</p>
<p><b>Front Setback Main Road</b></p> <p>Setback to Warringah Road</p> <p><u>Relevant WDCP Clause</u></p> <p><i>Clause B14 Main Road Setbacks</i></p>	<p>The development requires a minimum 30m setback to the Warringah Road frontage.</p> <p>The proposed building is setback in accordance with the control. The projection of the underground parking area into the 30m setback does not present a visual impact, however, concern is raised regarding the impact of the existing trees resulting from excavation. Please see comments later within this report from Council's biodiversity officer. Should it be demonstrated there is no an unreasonable impact to the significant vegetation at the front of the site, the setback to the underground carpark is acceptable.</p> <p>The setback of the carpark to the Allambie Road frontage (10m) is in accordance with control B7 Front Setbacks.</p>



<b>Landscaped Area</b>  Landscaped area for the site  <u>Relevant WDCP Clause</u>  Clause D1 Landscaped Area and Bushland Settings	The control requires the site to consist of 33.3% landscaped area. The proposed development consists of 40.7% and compliant with the control. This is an improvement over the previous proposal for the site and will result in the desired outcome of retaining a landscape buffer around the site and to Warringah Road.  The minimum soil depth for landscaped area is 1m and this is to be considered when calculating the area above any underground parking.
<b>Signage</b>  Signage Controls for the site  <u>Relevant WDP Clause</u>  Clause D23 Signs	During the meeting, it was asked which controls apply to the site in regards to signage. Clause D23 includes the relative controls including the maximum height a pole or pylon sign to be 6m, one per site. Further, the provisions of the SEPP 64 (Advertising and Signage) will apply to any signage proposed.

## WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011 (WLEP 2011)

**Note:** WLEP 2011 can be viewed at [Council's website](#).

Zoning and Permissibility	
<b>Definition of proposed development:</b> (ref. WLEP 2011 Dictionary)	Hardware and Building Supplies
<b>Zone:</b>	B7 Business Park
<b>Permitted with Consent or Prohibited:</b>	Permitted with consent

Principal Development Standards:	
4.3 Height of Buildings	
Standard	Proposed
No maximum height under WLEP 2011	No elevations provided, applicant has advised three stories and approximately 20m-21m.
<b>Comment</b> No elevations were provided at the meeting, however the applicant advised the proposal will consists of a building over three levels (plus basement) and be approximately 20m-21m from ground level. The height of 20m-21m is generally consistent with surrounding locality and acceptable. <b>Note:</b> Building heights are measured from existing ground level.	

## WARRINGAH DEVELOPMENT CONTROL PLAN 2011 (WDCP 2011)

**Note:** The WDCP can be viewed at [Council's website](#).



Part B: Built Form Controls	
B5. Side Boundary Setbacks	
Control/Requirement	Proposed
Nil Setback	Western Boundary - 23m
<b>Comment</b> The proposed setback provides a good amount of visual separation and landscaped buffer between the adjoining site.	
B7. Front Boundary Setbacks	
Control/Requirement	Proposed
10m (Setback to Allambie Road and Rodborough Road)	10m
<b>Comment</b> The building and carpark provide a minimum 10m setback to Allambie Road and Rodborough Road in accordance with the control.  A detailed landscape plan shall be submitted showing a high quality landscape treatment to the corner of Allambie Road and Warringah Road.	
D1 Landscaped Open Space and Bushland Settings	
Control/Requirement	Proposed
33.3% landscaped area	40.7%
<b>Comment</b> The proposal complies with the control, however a minimum soil depth of 1m must be factored in when calculating landscaped area for those areas located over the basement.	
B4 Site Coverage	
Control/Requirement	Proposed
33.3% site coverage	39.34%
<b>Comment</b> Discussed in detail above.	
B14. Main Road Setback	
Control/Requirement	Proposed
30m setback to Warringah Road	Building – 30m Basement carpark – 15m
<b>Comment</b> Discussed in detail above.	



Specialist Advice	
Referral Body	Comments
Urban Design Comments	<ol style="list-style-type: none"><li>1. Objectives for Zone B7 Business Park call for “business park employment environments of high visual quality that relate favourably in architectural and landscape treatment to neighbouring land uses and to the natural environment.” The submitted set of drawings comprises of floor plans only with no sections or elevations. The proposed building height stated in the meeting will be around 20 to 21 m above natural ground level which will be consistent with the general building height in the surrounding Business Park area. The proponent should consider a high quality building façade treatments for future submissions.</li><li>2. The Bunnings Warehouse proposed will be the first three storey store layout for the company. The roof top floor plan will incorporate the plant nursery sale area with shade structures which should help to break down the building massing and help integrate the development into the business parkland setting. The coffee shop and kids play area will also be located on this top floor to take advantage of the pleasant green outlook and semi-outdoor settings.</li><li>3. The proposed truck-turning driveway which encroaches into the 30m building setback/ landscape area should be at ground level and should not be perceived as a building structure.</li></ol>



<b>Development Engineers</b>  <u>Relevant WDCP Clause</u> <i>Clause C4 and C5</i>	<p>1) On site stormwater detention is required in accordance with Councils Water Management Policy. The discharge from the developed site is to be limited to state of nature conditions/flow up to the 1 in 100 year ARI storm event. The detention storage requirements can be offset by rainwater reuse if a water balance model is submitted to Council for review with the Development Application. A DRAINS model needs also to be submitted to Council for review.</p> <p>2) The applicant is to prepare a stormwater management plan and liaise with the RMS into stormwater discharge pit connection points.</p> <p>3) The proposal also need to demonstrate compliance with Councils stormwater quality targets set out in Councils Water Management Policy and will require the applicant to submit the modelling as required by "Water by Design Music Modelling guidelines"</p> <p>4) The proposal details the excavation for a basement carpark accordingly the treatment of subsurface flows and any water table that is present is to be in accordance with the Water Management Policy and Sydney Coastal Councils requirements. If the water table is encountered by the proposed basement excavation works then the basement is to be tanked accordingly.</p> <p>5) Water sensitive design initiatives will need to be incorporated into stormwater management plan.</p>
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## Water Management – Coast and Catchments

### Relevant Policies

Warringah DCP 2011 C4 – Stormwater  
Warringah DCP 2011 C5 – Erosion and Sedimentation

Warringah Council PL 850 Water Management Policy

## Stormwater

The applicant is required to provide stormwater treatment for the site. A stormwater engineer should prepare the stormwater plan.

1. The treatment train should include some form of infiltration basin/strip and a gross pollutant trap. The development can otherwise include any other Water Sensitive Urban Design measure that will achieve the treatment objectives. This can include green roofs, green walls, stormwater reuse, pervious paving etc. Use of filtration cartridges is not supported for this development due to the need for infiltration to maintain base flows in local waterways and there is sufficient landscaped area to include treatment.
2. The treatment targets to use are set out in Warringah Council's Water Management Policy Section 8.1 Table 4 (GP 90%, TSS, 85%, TP 65% and TN 45%).
3. Stormwater treatment measures must be included in the Water Management Plan, with detail provided of each measure.
4. A MUSIC model file must be provided with the DA to allow Council to review the model and parameters used.
5. A restriction as to user and positive covenant will be placed over the asset(s) and the applicant is required to provide an operation and maintenance plan for each asset. The responsibilities of the strata association in terms of maintaining and replacing the stormwater treatment measures must be made clear in the appropriate documents. (for CC – not for DA)

## Sediment

1. A soil and water management plan must be provided. Preventing migration of sediment to the Dee Why Creek catchment and Dee Why Lagoon is a high priority.

## Groundwater

If the applicant intends to have basements and will excavate deeper than 1.5m, bores must be drilled to greater than the intended depth of the basements to monitor groundwater. The presence of groundwater should be discussed in the Geotech report and if present, measures to respond should be addressed.

Policies and DCP controls relating to water management are expected to be updated by late 2019. Requirements for this development will be substantially the same as above.



<p><b>Landscape Officer</b></p> <p><u>Relevant MDCP Clause</u> <i>Clauses E1 – E6</i></p>	<p>The plans provided indicate that the setbacks particularly to Warringah Rd are generous. The Warringah Rd. setback is particularly important.</p> <p>Landscaping should be native species. Application will require a comprehensive Landscape Plan showing proposed soft and hard landscape treatments, proposed species of tree shrub and groundcover and an Arborist report addressing trees to be retained/removed.</p>
<p><b>Traffic Engineer Comments</b></p>	<p>The following are some of the traffic issues and requirements that need to be addressed in the development application:</p> <ul style="list-style-type: none"><li>- Council has concerns about the proximity of the proposed driveway on Allambie Road to Warringah Road and to a Traffic Signal Controlled intersection. At the meeting the applicant showed amended plans with a slip lane to address RMS concerns in this respect. Updated plans showing the proposed kerb alignments together with written confirmation from RMS indicating their support for such proposal will be required</li><li>- If a slip lane is provided Council has concerns about pedestrian safety crossing the slip lane. Any plans should include measures to cater for pedestrian safety as they cross the slip lane</li><li>- If a driveway is to be sited on Allambie Road Council has concerns about the safety and congestion impacts of right turns into and out of the site. A concrete median island will be required along the centreline of Allambie Road to prevent right turns in and out of the driveway.</li><li>- The removal of any redundant driveways to be shown on the plans</li></ul>



#### Traffic Engineer Comments

- Concern is raised about the size of large trucks which will seek to access the site and their ability to turn around the roundabout at Allambie Road/Rodborough Road. Swept path plots are required of the largest vehicle proposed to enter and exit the site and showing how it will manoeuvre within the site to enter and exit the site in a forwards direction and showing how it will manoeuvre between Warringah Road and the site without encroachment into opposing traffic lanes or impacting upon the roundabout structures or other traffic facilities. I anticipate that the largest vehicle would be a semi-trailer but a discussion of the anticipated size of delivery vehicles should be included in a traffic impact assessment
- To demonstrate that vehicles are able to manoeuvre through the carpark the submission of detailed and fully dimensioned plans of the carpark and loading dock areas (all aisles and carparking space dimensions) are to be provided. Turning path plots in critical areas (tight parking spaces, circulation aisles, ramps between levels etc) demonstrating compliance with A2890 requirements shall be provided.
- The location and dimensions of any disabled parking spaces shall be shown demonstrating compliance with AS2890.6
- Details of any kerb adjustments, adjustments to/new footpaths, adjustment to existing traffic facilities or parking restriction adjustments proposed in conjunction with the development shall be indicated on the plans
- There is concern about the ability of vehicles to turn right from the Rodborough Road driveway to enter the queued traffic stream on approach to Allambie Road particularly in peak periods (eg Thursday afternoon/evening, Saturday midday) an analysis of departure rates from similarly sized Bunnings developments and existing and proposed queue lengths on Rodborough Road shall be provided as part of the traffic impact assessment report.



	<ul style="list-style-type: none"> <li>- A traffic impact assessment report is required and shall be prepared by a suitably qualified and experienced traffic consultant. This report shall address traffic generation , parking and access issues and shall include SIDRA analysis of the following intersections pre and post development: Allambie Road/Rodborough Road, Warringah Road/Allambie Road, Rodborough Road/Warringah Road</li> <li>- The traffic impact assessment shall consider options for improvements to the roundabout at Allambie Road/Rodborough Road including widening of Allambie Road on the northbound departure from the Rodborough Road roundabout to allow for two traffic lanes exiting from the roundabout</li> <li>- A 3 Tone load limit applies on Allambie Road south of the site and I have concerns about the use of Allambie Road by delivery vehicles. The traffic impact assessment shall discuss measures to prevent this possibly by way of a plan of management for the site shall i.e to stipulate that such vehicles are to arrive and depart to/from Warringah Road and not to/from Allambie Road south of the site.</li> </ul>
<p><b>Environmental Health Officer</b></p> <p>SEPP 55 - Remediation of Land</p>	<p>Regarding contamination, Council would need to see the Phase 1 results to make further comments or restrictions on the development. If a management plan is already in place for remediation of the land then Council will be asking the applicant to comply with the remediation plan.</p>



**Environmental and Biodiversity Officer**

The vegetation within the site along the setback to Warringah Road is mapped as the Duffys Forest Ecological Community (DFEC) in the Sydney Basin Bioregion. The proposed development, including excavation for the underground carpark, is likely to impact the trees on the site, including the mapped Duffys Forest native vegetation.

As the DFEC community is listed as an Endangered Ecological Community, the application in its current form would trigger the need for a test of significance. The threatened species 'test of significance' is used to determine if a development is likely to significantly affect threatened species or ecological communities, or their habitats.

The test of significance is applied as part of the Biodiversity Offsets Scheme (BOS) entry requirements and is set out in s. 7.3 of the Biodiversity Conservation Act 2016 (BC Act). The other BOS entry requirements including the 'Biodiversity Values' map, and vegetation clearing 'area threshold' don't appear to apply, although this should be confirmed in the biodiversity assessment report.

If the proposed development is likely to significantly affect threatened species the biodiversity offsets scheme will apply, and a biodiversity development assessment report (BDAR) must be prepared by an accredited assessor.

If a BDAR is not required, the applicant should provide a Flora & Fauna Assessment report prepared by a suitably qualified ecologist that as a minimum includes:

- design options and measures proposed to avoid and minimise impacts to the DFEC, as well as other native vegetation and fauna habitat areas
- evidence relating to the triggers for the Biodiversity Offsets Scheme Threshold, and the test of significance
- a list of threatened species and ecological communities which may be affected directly or indirectly by the proposed development. The list of potential species should be provided along with the test of significance. Reasons should be provided to show how the list was derived.
- provide a range of mitigation measures to reduce the impacts to areas of biodiversity value that cannot be avoided
- provide input into a Landscape Plan to address the objective to conserve and enhance indigenous vegetation, topographical features and habitat for wildlife (see Warringah Development Control Plan D1 Landscaped Open Space and Bushland Setting).



### Relevant Council Policies

You are advised of the following (but not limited to all) Council's policies available at [Council's website](#):

- [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](#)
- Waste PL 850

### Documentation to accompany the Development Application

- Electronic copies (USB)
- Statement of Environmental Effects
- Cost of works estimate/ Quote
- Site Plan
- Floor Plan
- Elevations and sections
- Signage Plan
- A4 Notification Plans
- Survey Plan
- Site Analysis Plan
- Demolition Plan
- Excavation and fill Plan
- Waste Management Plan (Construction & Demolition)
- Waste Management Plan Ongoing
- Certified Shadow Diagrams
- Energy Performance Report
- Schedule of colours and materials
- Landscape Plan and Landscape Design Statement
- Arboricultural Impact Assessment Report
- Photo Montage
- An Architectural Model or 3D electronic model.
- Advertising Structure / Sign Plan
- Erosion and Sediment Control Plan / Soil and Water Management Plan
- Stormwater Management Plan / Stormwater Plans and On-site Stormwater Detention (OSD) Checklist
- Water Sensitive Urban Design Strategy
- Geotechnical Report
- Flora and Fauna Assessment
- Traffic and Parking Report
- Access Report
- Fire Safety Measures Schedule
- Building Code of Australia Report
- Concurrence Referral Fees (Cheque of \$320 made out to RMS for Traffic Generating Development Referral)
- Phase 1 Contaminated Land Report

*Please refer to Development Application Checklist for further detail.*



### Concluding Comments

These notes are in response to a pre-lodgement meeting held on 24 October 2019 to discuss a Bunnings Warehouse Development at 357-373 Warringah Road, Frenches Forest. The notes reference preliminary plans prepared by Michael Carr Architect, revision 190508.

The proposal is generally acceptable with regard to the citing and location in relation to Warringah Road, subject to the applicant addressing the potential impact upon the vegetation along the street frontage. The proposal will need to demonstrate traffic impacts can be reasonably mitigated and addressed to the satisfaction of Council and the RMS. A building height of 20-21m appears acceptable in the context of the site, providing the building is well articulated and comprises of high quality façade finishes to be demonstrated on the submitted elevation plans.

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