

## Pre-DA Lodgement Meeting Notes – 29 April 2022



<b>Applicant:</b>	Greg Boston Boston Blyth Fleming P/L	
<b>Contact:</b>	<a href="mailto:greg@bbfplanners.com.au">greg@bbfplanners.com.au</a>	
<b>Property:</b>	45-47 Kenneth Avenue, Longueville	
<b>Site Area:</b>	2,647m <sup>2</sup>	
<b>Zoning:</b>	R2 Low Density Residential	
<b>Description of Proposal:</b>	Alterations and additions to an existing hospital	
<b>Attendance:</b>	<b>Council Staff</b>	
	<u>Name</u>	<u>Title</u>
	Greg Samardzic	Senior Town Planner
<b>Plans/ Documents Submitted:</b>	<ul style="list-style-type: none"> <li>• Cover Letter</li> <li>• Architectural Plans</li> </ul>	
<b>Relevant Environmental Planning Instruments and Codes</b>	SEPP Transport and Infrastructure 2021 Lane Cove LEP 2009 Lane Cove DCP 2010 <ul style="list-style-type: none"> <li>- Part B – General Controls</li> <li>- Part C1 – Residential</li> <li>- Part F – Access and Mobility</li> <li>- Part O – Stormwater Management</li> <li>- Part Q – Waste Management and Minimisation</li> <li>- Part R – Traffic, Transport and Parking</li> </ul> Council Notification policy Council Section 7.11 Contributions Plan *The above is not intended to replace/replicate Part 2, Section 1, of a Planning Certificate under Section 10.7 of the Environmental Planning and Assessment Act 1979 which may include additional relevant planning instruments and codes.	
<b>Key Issues</b>	i. Floor Space Ratio ii. Building Height iii. Impact on Adjoining and Surrounding Residential Zones Character iv. Addressing Car Parking Requirements v. Addressing Relevant DCP Requirements i.e. Setbacks and Landscaping Requirements	

### THE SITE

The site is known as No. 45-47 Kenneth Avenue, Longueville with a site area of 2,647m<sup>2</sup>. The site has a frontage to Kenneth Avenue, Christina Street and Lorna Leigh Lane. The site is zoned R2 Low Density Residential under Lane Cove Local Environmental Plan 2009. The site presently contains a predominantly a single storey private hospital building which contains approximately 39 rooms, a part basement level and two administration or medical type buildings which were former dwelling houses. The site is adjoined by detached dwellings and a place of worship building. There is vehicular access from Christina Street adjacent to the lane at the rear.

### THE PROPOSAL

The proposal is for alterations and additions to an existing hospital building to include an additional 11 additional car parking including an ambulance bay underneath the

hospital at the north western corner of the site. There will be a new lift from this new basement level where a new rehabilitation gym, hydrotherapy pool, toilets and changing rooms will be located on the ground floor level. The new first floor level will include new 18 rooms. The height of the new works will match the existing ridge height of the existing hospital

## PRELIMINARY PLANNING ASSESSMENT

### A. LANE COVE LOCAL ENVIRONMENTAL PLAN 2009

#### i. Permissibility

The site is zoned R2 Low Density Residential under Lane Cove Local Environmental Plan 2009. The proposal is most appropriately defined in LCLEP 2009 as either a hospital which is permissible in the zone.

#### ii. Development Standards

Standard	Requirement	Proposed	Compliance
<b>Building Height</b> (Clause 4.3)	Max. 9.5m	??? – plans are to be updated to indicate existing natural ground levels	??? – <b>Not adequately demonstrated and it is strongly recommended that full compliance be achieved</b>
<b>Floor Space Ratio</b> (Clause 4.4)	Max. 0.5:1	??? – plans are to be updated to include GFA calculations	<b>No – a rough calculation indicated that a maximum FSR of up to 0.8:1 could be proposed</b>

**Floor Space Ratio:** A strong Clause 4.6 written justification is required to be submitted with any DA however it is considered that the proposed FSR would be far too excessive. You are advised that such a large variation would not be supported by Council due to the excessive bulk/scale proposed on a site located within a low density residential locality and would be contrary to the relevant LEP aims/zone objectives.

### B. LANE COVE DEVELOPMENT CONTROL PLAN 2010

#### i. Part C1 – Residential

The submitted Pre-DA package did not include an assessment against the development controls of Council's DCP and any DA submission would require that the relevant requirements of the DCP be addressed. It would appear the proposal would not comply with the relevant rear setback, landscaped and privacy controls of the DCP. Any proposed variations to landscaping will not be supported in this instance. Further, any variations to setbacks and privacy requirements would have significant adverse visual and privacy impacts on to the adjoining dwelling to the east.

Based on the above outcomes, it is considered that the bulk and scale of the new works would be excessive and would adversely impact on the existing residential character of the area.

## ii. Part R – Traffic, Transport and Parking

No details have been provided to demonstrate whether the proposal would comply with Council's DCP parking requirements however it is to be addressed with submission of a detailed traffic and parking report and detailed car parking plans.

### PRELIMINARY REFERRAL ASSESSMENT

#### A. Tree Protection

- Arboricultural Impact Assessment with a tree protection plan required. The proposal seeks to remove a large high value *Platanus acerifolius* (London Plane Tree) and two large *Harpephyllum caffrum* (Kaffir Plums) for a basement excavation. Council's Tree Management Officer does not endorse this proposal

#### B. Landscaping

- Landscape architectural plans are required to be submitted.
- Council's Landscape Checklist is required to be filled in and submitted with any DA.
- Council's Landscape Architect also agrees with the position taken by Council's Tree Management Officer that this proposal is not supported due to the large existing trees proposed to be removed on site.

#### C. Environmental Health

- **Acoustic report** is to address the impact of the use of the lift and the plant/equipment (hydrotherapy pools) on the surrounding area.
- **Chemical storage details** are to be provided for the hydrotherapy pools/wards – and shall be provided in the context of the Australian Standard for the storage of Flammable and Combustible materials. Depending on the volumes being stored this may require Safe Work NSW licensing and or a Dangerous Goods Act consultants assessment/report.

#### D. Engineering

- A stormwater management plan is to be prepared by qualified hydraulic engineer is required satisfying Part O of Council DCP.
- If it is proposed to reuse existing system or part of existing system, a hydraulic engineer's certificate is required to be submitted.
- A dilapidation report is required to be submitted on the adjoining property at No. 41 Kenneth Avenue and around exist driveways on Lorna Leigh Lane.
- Full details of the new pool are required.

#### E. Building

- Submit a BCA assessment compliance report for the 'United Hospital Building' - Part A7
- Submit a access compliance report by a qualified access consultant for the proposed works
- Submit a 'Structural Certificate of Adequacy' i.e. first floor level loads on the existing building
- No external combustible cladding is permitted on the building.

## **NOTIFICATION**

The proposal will be notified for a minimum of 16 days in accordance with Council's Notification Policy.

## **SUBMISSION REQUIREMENTS**

**The proposal is to be accompanied by the information detailed above and the additional detailed required by Council's Application Checklists. The Checklists and information on how to lodge an application via the NSW Planning Portal is available on [Council's website](#).**

## **Disclaimer**

The Development Checklist including the Landscaped Checklist will be required to be completed prior to the lodgement of any Development Application.

The aim of pre-development application consultation is to provide a service to people who wish to obtain the views of Council staff about the various aspects of a preliminary proposal, prior to lodging a development application (DA). The advice can then be addressed or at least known, prior to lodging a DA. This has the following benefits: -

- Allowing a more informed decision about whether to proceed with a DA; and
- Allowing matters and issues to be addressed especially issues of concern, prior to lodging a DA. This could then save time and money once the DA is lodged.

All efforts are made to identify issues of relevance and likely concern with the preliminary proposal. However, the comments and views in this letter are based only on the plans and information submitted for preliminary assessment and discussion at the pre DA consultation. You are advised that: -

- The views expressed may vary once detailed plans and information are submitted and formally assessed in the development application process, or as a result of issues contained in submissions by interested parties;
- Given the complexity of issues often involved and the limited time for full assessment, no guarantee is given that every issue of relevance will be identified;
- Amending one aspect of the proposal could result in changes which would create a different set of impacts from the original plans and therefore require further assessment and advice;
- This Pre-DA advice does not bind Council officers, the elected Council members, or other bodies beyond Council in any way whatsoever.

Greg Samardzic  
**Town Planner**  
**Lane Cove Council**  
**16 May 2022**