

PRE-DEVELOPMENT APPLICATION COMMENTS

APPLICATION NO:	PRE0078/22																																																														
ADDRESS:	Archdale Walk (Coonanbarra Road Wahroonga) - Location of works that form part of this Pre-DA Sites below associated with the proposed works: 4-10 Neringah Avenue Sth WAHROONGA NSW 2076 12 Neringah Avenue Sth WAHROONGA NSW 2076																																																														
DESCRIPTION OF PROPOSAL:	Request for advice in relation to the re-grading of a footpath known as Archdale Walk. The works are associated with a proposed SSD for a seniors living development at 4-12 Neringah Avenue South, Wahroonga.																																																														
MEETING DATE	10 August 2022																																																														
PRESENT AT MEETING:	<table border="1" style="width: 100%;"> <thead> <tr> <th colspan="3"><i>Council</i></th> </tr> <tr> <th><i>Name</i></th><th colspan="2"><i>Title</i></th> </tr> </thead> <tbody> <tr> <td>Jonathan Goodwill</td><td colspan="2">Team Leader Development Assessment Central</td> </tr> <tr> <td>Haroula Michael</td><td colspan="2">Executive Assessment Officer</td> </tr> <tr> <td>Jim Turner</td><td colspan="2">Team Leader, Design & Projects</td> </tr> <tr> <td>Maria Rigoli</td><td colspan="2">Public Domain Coordinator</td> </tr> <tr> <td>Robyn Askew</td><td colspan="2">Senior Landscape Assessment Officer</td> </tr> <tr> <td>Ross Guerrera</td><td colspan="2">Acting Team Leader Development Engineer</td> </tr> <tr> <td>John Whyte</td><td colspan="2">Ecological Assessment Officer</td> </tr> <tr> <th colspan="3"><i>Applicant's representatives</i></th> </tr> <tr> <th><i>Name</i></th><th colspan="2"><i>Capacity</i></th> </tr> <tr> <td>Katie Formston</td><td colspan="2">HammondCare</td> </tr> <tr> <td>Robert Allen</td><td colspan="2">HammondCare</td> </tr> <tr> <td>Alex Lisney</td><td colspan="2">HammondCare</td> </tr> <tr> <td>Carolyn Mitchell</td><td colspan="2">Bickerton Masters</td> </tr> <tr> <td>Jonathan Chew</td><td colspan="2">Bickerton Masters</td> </tr> <tr> <td>Rachael Watson</td><td colspan="2">Bickerton Masters</td> </tr> <tr> <td>Sarah Santamaria</td><td colspan="2">Bickerton Masters</td> </tr> <tr> <td>Chris Forrester</td><td colspan="2">Ethos Urban</td> </tr> <tr> <td>Alex Heath</td><td colspan="2">Ethos Urban</td> </tr> </tbody> </table>			<i>Council</i>			<i>Name</i>	<i>Title</i>		Jonathan Goodwill	Team Leader Development Assessment Central		Haroula Michael	Executive Assessment Officer		Jim Turner	Team Leader, Design & Projects		Maria Rigoli	Public Domain Coordinator		Robyn Askew	Senior Landscape Assessment Officer		Ross Guerrera	Acting Team Leader Development Engineer		John Whyte	Ecological Assessment Officer		<i>Applicant's representatives</i>			<i>Name</i>	<i>Capacity</i>		Katie Formston	HammondCare		Robert Allen	HammondCare		Alex Lisney	HammondCare		Carolyn Mitchell	Bickerton Masters		Jonathan Chew	Bickerton Masters		Rachael Watson	Bickerton Masters		Sarah Santamaria	Bickerton Masters		Chris Forrester	Ethos Urban		Alex Heath	Ethos Urban	
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	AR110 Rev P5	Bickerton Masters	June 2021
	AR120 Rev P6	Bickerton Masters	June 2021
	AR200 Rev P6	Bickerton Masters	June 2021
	AR201 Rev P6	Bickerton Masters	June 2021
	AR300 Rev P4	Bickerton Masters	June 2021
	AR301 Rev P4	Bickerton Masters	June 2021
DOCUMENTS/REPORTS:	Document(s)		Dated
	Cover Letter – Ethos Urban		01 July 2022
KEY ISSUES:			
	<ul style="list-style-type: none">• The specific upgrade requirements• The proposed overall design of the upgraded pathway• The best planning pathway for these works to be undertaken.		

EXECUTIVE SUMMARY

Zone:	R4 High Density Residential
Permissible Development:	Refer to discussion under permissibility below
Relevant Environmental Planning Instruments & Policies	<p>Ku-ring-gai LEP 2015 & Ku-ring-gai DCP</p> <p>SEPP (Housing for Seniors or People with a Disability) 2004 - repealed</p> <p>SEPP (Housing) 2021</p> <p>SEPP (Biodiversity and Conservation) 2021</p> <p>SEPP (Resilience and Hazards) 2021</p> <p>SEPP (Transport and Infrastructure) 2021</p> <p>Roads Act 1993</p> <p>Biodiversity Conservation Act 2016</p>

Site affectation	Application:
Visual character study category	1920-1945
Easements/rights of way	No easements Sewer main running through the site (north-south direction)
Heritage Item - Local	No
Heritage Item - State	No
Heritage conservation area	No
Within 100m of a heritage item	Yes
Bush fire prone land	No
Natural Resources Biodiversity	No
Natural Resources Greenweb	Yes
Natural Resources Riparian	No
Within 25m of Urban Bushland	Yes
Contaminated land	No
Within 25m of Classified Road	No
Within 25m of a rail corridor/tunnel	No

COMMENTS

As discussed our assessment has revealed a number of issues which will require your attention. It is recommended that the following issues be addressed before proceeding with the lodgement of a formal application:

The comments made below relate to the amended plans provided to Council on 26 August 2022 (LA-DG-80-A0 Revision A and LA-DG-81 Revision A both dated 26 August 2022).

Planning Comments

Permissibility

The works relate to Archdale Walk which is zoned R4 High Density Residential pursuant to the Ku-ring-gai Local Environmental Plan 2015.

The proposed works relate to a future application for State Significant Development (SSD) pursuant to Clause 45 "Vertical villages" of the now repealed State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP).

These works were considered by the Sydney North Planning Panel (SNPP) in their decision to issue a Site Compatibility Certificate (SSC). The SNPP outlined the reasons for their decision and recommended that the certificate be issued with requirements imposed on the determination, one of these requirements being:

3. *"Consideration of the provision for access to relevant off-site facilities in accordance with the provision of cl2.6 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 including any necessary modifications to Archdale Walk or existing footpath gradients in the surrounding streets are to be completed to the satisfaction of Ku-ring-gai Council"*

The SSD application for a 'Vertical villages' under Clause 45 of the Seniors Housing SEPP at 4 -12 Neringah Avenue South will be assessed by the Department of Planning and Environment against the requirements of Clause 26(2)(a) of the SEPP (Housing for Seniors or People with a Disability) 2004 in relation to gradients and slopes. It is noted that the plans submitted with the application only relate to Archdale Walk, if any other public footpath requires regrading or maintenance to achieve compliance with clause 26, these works will also need to be included in the Roads Act application.

Planning Path

If consent is granted, the SSD application should include conditions that footpath works be assessed by Council under the Roads Act 1993. Prior to the SSD application being determined, Council will provide standard consent conditions to the Department setting out our requirements for any application under Sections 138 and 139 of the Roads Act 1993. The final plans for works in Archdale Walk will then need to be lodged with Council for assessment under the provisions of sections 138 and 139 of the Roads Act 1993.

Further to the above, the submitted plans indicate works and modifications to the boundary wall/s with the adjoining Australia Post site. Unless exempt development, these works will require a separate development application (DA). Any DA for these works will require the consent of the relevant landowners based on where the works will occur (i.e. Council and the landowner/s of 20 Coonanbarra Road, Wahroonga). Any DA lodged will require a survey outlining the lot boundaries.

As outlined throughout the pre-DA comments below, it is recommended that discussions are held with Australia Post regarding any works to the boundary wall or any works within in their site.

Note: Any works along the boundary with 14-18 Coonanbarra Road, Wahroonga should be wholly within the site of Archdale Walk.

Roads Act 1993 submission requirements

If the SSD is approved the application for the Roads Act should include the following reports and information on the plans but are not limited to:

The civil plans submitted the Roads Act application should include the following:

- All existing features and levels are to be in accordance with a boundary survey prepared by a registered surveyor. The survey plan shall also include details of the retaining walls and levels along the northern boundary of the adjoining property no. 16 Coonanbarra Rd. A copy of the survey shall be provided with the application.
- The footpath remediation works to be generally in accordance with Drawing No. LA-DG-80-A0/A and LA-DG-81/A' prepared by Arterra Design Pty Ltd.
- The location of all underground services as well as drainage, including levels and any adjustments to existing underground services are to be shown for setting out for construction.
- Ensure compliance with Ausgrid requirements including setback requirements from any light pole and endorsement of any changes to levels in proximity of the substation.
- The access consultant must endorse the plans to ensure compliance with the accessible walkway, ramps and landings under AS1428.1-2009.
- Any detail design will need to account for the roof water drainage for the post office which is currently under the path.
- In regard to the brick wall along the post office boundary, where the existing gap in the brick wall is to be filled, the infill portion of the wall should be approx. mid height between the 2 existing walls. The new wall as shown in the drawings is a potential trip hazard from Post office path level.
- The laneway width should be as consistent as possible. The eastern section of the footpath should not have 2 levels as the "step" between the brick retaining wall and the new footpath appears to be 'leftover' land and is not a good design outcome. The new footpath level should continue right across laneway up to the brick retaining wall, unless it can be proven that services or subsurface conditions prohibit this from being possible. If is not possible, then another design solution must be explored. If it is possible, then the hand rail is to run along the edge of the path.
- The end of the hand rail should not extend into footpath area along Coonanbarra Road.
- A detail of the treatment between substation and new path levels, as well as details of changed levels is to be provided.
- Please refer to Appendix 1 below for diagrams and mark ups.

Pedestrian Management Plan

- A Pedestrian Management Plan prepared by a suitably qualified civil/traffic engineer shall be provided. This Plan shall detail the works on site and their progressive impacts on pedestrians, along with measures to continually and safely provide for pedestrian demands.

Permit to stand plant

- An application shall be made to Council's Operations Department for approval to stand plant. The application is to be accompanied with a Traffic Control Plan (TCP), showing ameliorative measures to be taken to minimise disruption to traffic or pedestrians, if any disruption will occur. Approval shall be obtained from Council's Traffic Section and the relevant fees shall be paid to Council, prior to the commencement of works on the site.

Tree impacts

- The proposed regrading of the Archdale path may have adverse impacts on a hedge row planting of *Elaeocarpus eunmundi* (Eumundi Quandong) located within the adjoining property no. 16 Coonanbarra Rd.
- A report by an arborist of qualification AQF 5 shall be prepared detailing the position, species, height, trunk diameter and canopy spread of existing trees on or adjacent to the site, and a detailed analysis of the condition and health of these trees within the vicinity of the proposed works including services. In addition, the report must:

1. Clearly number all trees.
2. Assess the impact of the proposal on existing trees both on the site and adjacent to the site. The assessment shall be carried out in accordance with the standards and principals as set out in AS4970-2009 Protection of Trees on Development Sites.
3. The arborist shall provide recommendations in relation to the location and footing construction of the proposed retaining wall along the southern side of the path.
4. The report is to provide a tree location plan which is easily legible, at a suitable scale of not less than 1:200, indicating the trees and tree numbers.

Heritage Comments

No objections are raised to the modifications to Archdale Walk from a heritage perspective, however comments are provided in relation to any future DA for the new boundary wall with Australia Post.

Heritage Status

Local Heritage Item	NO
Heritage Conservation Area	NO
Immediate vicinity of a heritage item	<ul style="list-style-type: none"> • 3 Woonona Avenue • Nos; 8 & 14 Woonona Avenue; • Nos; 1635, 1676 & 1678 Pacific Highway (water reservoir); and • No. 1712 Pacific Highway (part of Abbotsleigh School).
Immediate vicinity of a HCA	NO

Generally

The proposed regrading of the footpath will have a minimal impact on the heritage items in the vicinity and is supported on heritage grounds. The portion of the low existing retaining wall to be demolished is supported on heritage grounds. The portion of the proposed new low retaining wall is to match the original brickwork and is acceptable.

Heritage Management Documentation:

The Heritage Impact Statement (HIS) to be lodged with the SSD application shall include a brief statement in relation to the proposed works to Archdale Walk.

While the pre-DA meeting and these comments attempt to identify significant issues during the initial phases of design, these comments do not have the benefit of a full planning assessment and should not be considered exhaustive. We hope that this advice assists you. If you have any further enquires, please contact Haroula Michael on 9424 0000 between 10am and 11am, Monday to Friday.

HAROULA MICHAEL
EXECUTIVE ASSESSMENT OFFICER

JONATHAN GOODWILL
TEAM LEADER – DEVELOPMENT
ASSESSMENT CENTRAL

DATED: 9/09/2022

DISCLAIMER

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 issues raised can then be addressed or is 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.

APPENDIX 1

Marked up drawings with comments (in purple below) for implementation in updated drawings to be lodged with the Roads Act 1993.



