



Pre-lodgement Meeting Notes

Application No:	PLM2025/0065
Meeting Date:	3 June 2025
Property Address:	36 Cabbage Tree Road BAYVIEW
Proposal:	Demolition works and construction of a residential care facility
Attendees for Council:	Nick Keeler, Planner Daniel Milliken, Manager Development Advisory Service Catriona Alder, Waste Planning and Compliance Officer David Hellot, Senior Environment Officer - Catchments Belinda Morgan, Acting Senior Environment Officer - Catchments Dominic Chung, Senior Urban Designer Finola Sturrock, Senior Urban Designer
Attendees for applicant:	Chris Forrester Sarah Castro Corey Taylor Tyron Nicholson Harry Bate Lara Caulder Bradley Wahl

General Comments/Limitations of these Notes

These notes have been prepared by Council's Development Advisory Services Team 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 advice on the specific issues nominated by the Applicant and the discussions and conclusions reached at the 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 application.

In addition to the comments made within these Notes, it is a requirement of the applicant to address the relevant areas of legislation, including (but not limited to) any State Environmental Planning Policy (SEPP) and any applicable sections of the Pittwater Local Environmental Plan 2014 and Pittwater 21 Development Control Plan, within the supporting documentation including a Statement of Environmental Effects, Modification Report or Review of Determination Report.

You are advised to carefully review these notes and if specific concern have been raised or non-compliances that cannot be supported, you are strongly advised to review your proposal and



consider amendments to the design of your development prior to the lodgement of any development application.

STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021 (HOUSING SEPP)

Housing SEPP can be viewed at <https://legislation.nsw.gov.au/view/html/inforce/current/epi-2021-0714>

Chapter 3 Diverse Housing			
Part 5 Housing for seniors and people with a disability			
Standard	Permitted	Proposed	Compliance
84 Development standards—general	Minimum site area of 1,000m ²	>1000m ²	Complies
	Minimum frontage of 20m measured at the building line	>20m	Complies
	Maximum 9.5m building height, excluding services	Existing ground level not shown on plans, so cannot accurately calculate. Height planes indicate compliance is mostly achieved	Unclear
	Envelope of 45 degrees inward from side & rear boundaries above 2 storeys	Outside envelope along southern boundary	Not compliant
	Maximum 20% area for service equipment on roof	15.75%	Complies
	Maximum 11.5m building height for services	Existing ground level not shown on plans, so cannot accurately calculate. Height planes indicate compliance is mostly achieved	Unclear
	107 Non-discretionary development standards for and residential care facilities—the Act, s 4.15	Maximum 9.5m building height, excluding services	As above
Maximum 20% area for service equipment on roof		As above	Complies
Maximum 11.5m building height for services		As above	Unclear
Maximum FSR of 1:1		Not enough detail to calculate	Unclear



Chapter 3 Diverse Housing

Part 5 Housing for seniors and people with a disability

	Total internal and external communal open spaces of 10m ² per bed	Area schedule not provided	Unclear
	Minimum 15m ² landscaped area per bed	Area schedule not provided	Unclear
	Minimum deep soil area of 15% site area with dimensions of 6m	Area schedule not provided	Unclear
	1 parking space per 15 beds	52 spaces in basement	Complies
	1 parking space per 2 on duty employees	On duty employee number unknown	Unclear
	1 ambulance parking space	1 space provided, should be marked on plan for clarity	Complies

Comment:

Due to the lack of information provided in the submitted plans and supporting documentation, Council cannot undertake a full compliance assessment of the proposed development with the relevant provisions of the Housing SEPP.

While it appears that some provisions of the Housing SEPP are met, including minimum site area, frontage and parking, many uncertainties or non-compliances are evident in the design of the proposed development, including building height and side and rear building envelope.

The applicant indicates the building height complies with the Housing SEPP provisions. However, this cannot be verified due to the lack of an existing ground level line on the elevation and section plans.

The plans indicate substantial non-compliance with the building envelope provision along several elevations, with the largest variation along the southern boundary.

Council considers the proposed 5-storey development excessive in its height, bulk and scale in its current form and is inconsistent with the prevailing character of the locality. The locality primarily consists of one and two-storey buildings, including ILUs in the adjoining seniors housing complex and dwelling houses opposite the site.

Council strongly advises the proposed development to demonstrate full numerical compliance with the provisions of the Housing SEPP.

Please refer to the Urban Design comments under the Specialist Advice section of these notes for additional commentary.



PITTWATER LOCAL ENVIRONMENTAL PLAN 2014 (PLEP 2014)

PLEP 2014 can be viewed at <https://www.legislation.nsw.gov.au/view/html/inforce/current/epi-2014-0320>

Part 2 - Zoning and Permissibility	
Definition of proposed development: (ref. PLEP 2014 Dictionary)	Seniors housing (Residential Care Facility)
Zone:	R2 Low Density Residential
Permitted with Consent or Prohibited:	Permitted with consent under s81 of Housing SEPP

Clause 4.6 - Exceptions to Development Standards

Clause 4.6 enables the applicant to request a variation to the applicable Development Standards listed under Part 4 of the LEP pursuant to the objectives of the relevant Standard and zone and in accordance with the principles established by the NSW Land and Environment Court.

A request to vary a development Standard is not a guarantee that the variation would be supported as this needs to be considered by Council in terms of context, impact and public interest and whether the request demonstrates sufficient environmental planning grounds for the variation.

Part 4 - Principal Development Standards

Due to the development standards of the Housing SEPP prevailing over those in PLEP 2014, including building height, no further consideration of this section of the LEP is required.

PITTWATER 21 DEVELOPMENT CONTROL PLAN (P21DCP)

P21DCP can be viewed at <https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Pages/Plan/Book.aspx?exhibit=PDCP>

While the provisions of P21DCP do not strictly apply to the proposed development as it is being lodged as a SSDA, the applicant should use the relevant provisions that would otherwise apply as a guide to ensure the most appropriate integration of the development into the existing and desired future character of the locality.

Specialist Advice
<u>Bushland & Biodiversity</u> Biodiversity Planning Controls The following biodiversity related legislation and planning controls apply to the subject lot. Compliance with applicable provisions will need to be demonstrated within the submitted Statement of Environmental Effects (SEE) and/or supporting documentation. <ul style="list-style-type: none">• Biodiversity Conservation Act (BC Act) 2016• Biodiversity Conservation Regulation (BC Reg) 2017• SEPP (Resilience and Hazards) 2021 – clause 2.8 Development on land in proximity to coastal wetlands or littoral rainforest



Specialist Advice

- Pittwater LEP clause 7.6 Biodiversity Protection
- Pittwater 21 DCP clause B4.6 Wildlife Corridors
- Pittwater 21 DCP clause B4.7 Pittwater Spotted Gum Forest - Endangered Ecological Community

Required Supporting Documentation

On review of the submitted pre-lodgement plans, the following documentation is required to accompany the Development Application (DA):

- Landscape Plan
- Arboricultural Impact Assessment
- Flora and Fauna Assessment Report **OR** Biodiversity Development Assessment Report (BDAR) if the Biodiversity Offsets Scheme is triggered by the proposed development.

Further information on assessment requirements can be found in Council's Biodiversity Guidelines for Applicants.

Understanding the different levels of assessment required

Is the development exempt on the Biodiversity Values Map?	Level of impact from proposed	Assessment required	Relevant Guideline
No	The development will not impact upon any of the following: <ul style="list-style-type: none"> • More than four protected (prescribed) native trees* • Any threatened species or ecological communities • More than 50m² of native vegetation • Important resources or habitat features for wildlife. This may include features like tree hollows, rock overhangs or wetlands. In many, some residential properties also provide important habitat for endangered perennials and birds. Please see Guidelines 1 for more information. 	Compliance with relevant LEP/DCP biodiversity objectives is to be addressed in the Statement of Environmental Effects (SEE) . OR as determined by Council at pre-lodgement meeting. Note: this level of assessment is typical for minor developments with limited impacts such as landscaping works or modification applications.	
No	The development will impact upon any of the following: <ul style="list-style-type: none"> • More than four protected (prescribed) native trees* • Any threatened species or ecological communities • More than 50m² of native vegetation, but less than the applicable Biodiversity Offset Scheme (BOS) area clearing threshold • Important resources or habitat features for wildlife. This may include features like tree hollows, rock overhangs or wetlands. In many, some residential properties also provide important habitat for endangered perennials and birds. Please see Guidelines 1 for more information. 	The application is to be accompanied by a Flora and Fauna Assessment (FFA) prepared by a suitably qualified ecologist. OR as determined by Council at pre-lodgement meeting. Note: this level of assessment is typical for small to medium lot subdivisions, construction of a new dwelling, and other medium to large scale developments (such as a Seniors Living development).	Guideline 1 Guideline 4
	The development will result in either of the following: <ul style="list-style-type: none"> • A significant impact to a threatened species, population or ecological community as determined by a 'threatened species test of significance' • Impacts to an area of native vegetation (greater than the applicable Biodiversity Offset Scheme (BOS) area clearing threshold) 	The application is to be accompanied by a Biodiversity Development Assessment Report (BDAR) prepared by an accredited assessor in accordance with the NSW Biodiversity Assessment Method (BAM). Where developments require a BDAR due to the scale of impacts such as clearing of native vegetation above the Biodiversity Offsets Scheme clearing threshold, such developments may also require a Biodiversity Management Plan (BMP) . The requirement for a BMP will be determined by Council.	Guideline 2 Guideline 4 Guideline 3 (if a BMP is required)
Yes	The development will impact upon: <ul style="list-style-type: none"> • Areas identified on the NSW Biodiversity Values Map, including the Little Penguin Area of Outstanding Biodiversity Value 	Note: this level of assessment is required when the proposal triggers entry into the NSW Biodiversity Offsets Scheme (BOS).	
<p>Important Note: Developments should be designed and sited to avoid environmental impacts in the first instance. Assessment against the objectives of relevant Council LEP and DCP controls must consider direct and indirect impacts of the proposal, including vegetation clearing within the development footprint and clearing required to establish bush fire asset protection zones (APZs). The assessment requirements outlined above address biodiversity-related controls only.</p> <p>*Additional reports, such as an Arboricultural (tree) Impact Assessment, may also be required if the proposal is likely to impact upon protected trees. Applicants should consider obtaining detailed technical advice through Council's DA pre-lodgement service.</p>			

Figure 1. Triggers for Biodiversity Assessment

General Biodiversity Comments



Specialist Advice

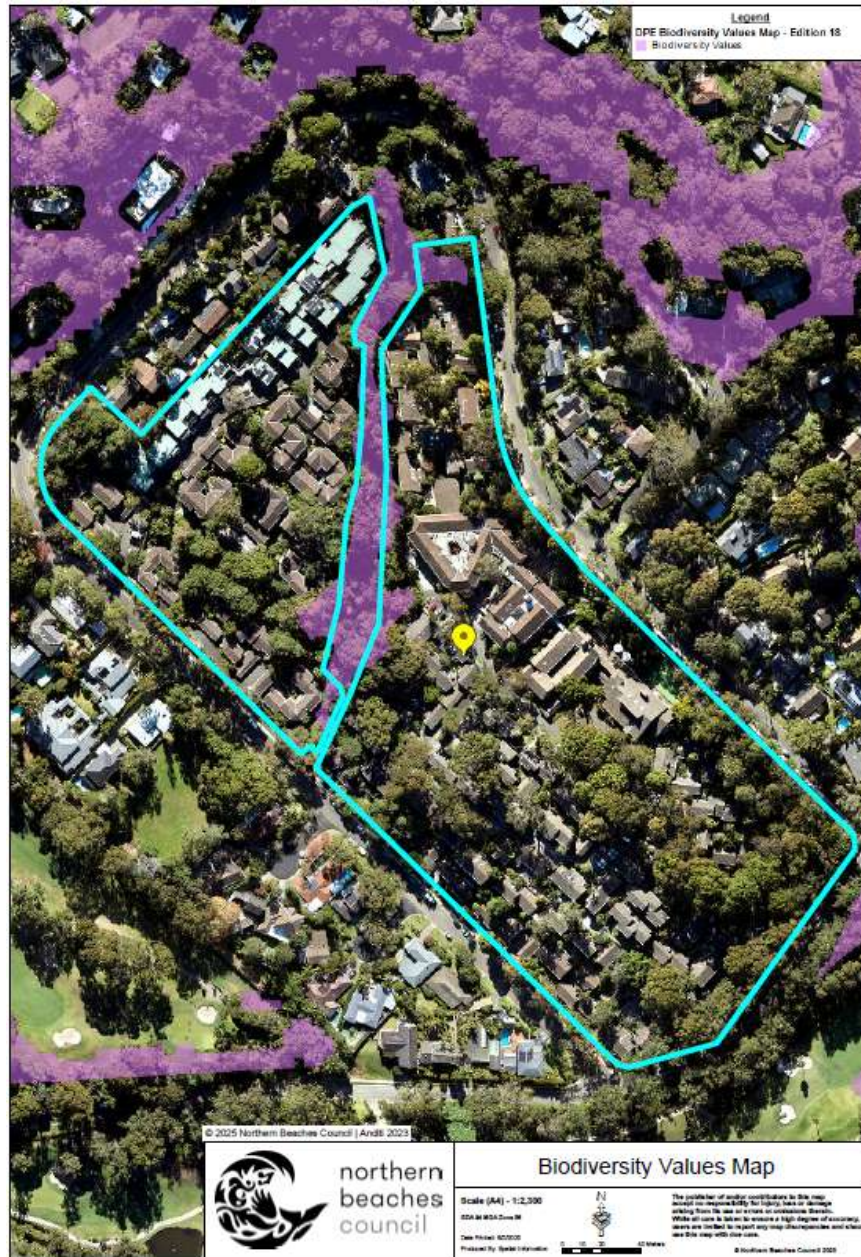
- The development is to be designed, sited and managed to avoid any significant adverse environmental impact.
- The site is on land identified as proximity area for littoral rainforest and as such the development must not impact on the ecological integrity of the rainforest.
 - Development shall not result in an onsite loss of canopy cover or a net loss in native canopy trees or Littoral Rainforest.
 - Development shall retain and enhance habitat and wildlife corridors for locally native species, threatened species and endangered populations.
 - Development shall ensure that at least 80% of any new planting incorporates native vegetation (as per species found on the site or listed in Littoral Rainforest Endangered Ecological Community).
- Portions of the site are identified on the Department of Climate Change, Energy, the Environment and Water (DCCEEW) Biodiversity Values Map (BV Map). Under the NSW Biodiversity Conservation Act 2016, any removal of native vegetation from within mapped areas will trigger the Biodiversity Offsets Scheme (BOS) and the requirement for a Biodiversity Development Assessment Report (BDAR) – Please see below information.

Biodiversity Assessment Development Report (BDAR) Requirements

The site is mapped within the Department of Planning and Environment's (DPE) *Biodiversity Values Mapping* (BV Map; purple polygon).



Specialist Advice



Development occurring within DPE's *Biodiversity Values Mapping* will require assessment under the Biodiversity Assessment Methodology (BAM) 2020 if they involve:

- Impacts to Native Vegetation (as defined under *60B of the Local Land Services Act 2013*), or
 - Including clearing and/or establishment of Asset Protection Zones.
- Prescribed actions (as defined under *6.1 of the Biodiversity Conservation Regulation 2017*).



Specialist Advice

As the site is located within DPE's BV Map, the applicant will be required to engage an Accredited Assessor under the BAM (<https://customer.lmbc.nsw.gov.au/assessment/AccreditedAssessor>) to determine whether a Biodiversity Development Assessment Report (BDAR) is required.

If the Accredited Assessor determines that a **BDAR is NOT required**, a concise letter report should be submitted within the DA explaining why the BAM does not apply.

If the Accredited Assessor determines that a **BDAR is required**, the BDAR should demonstrate what measures have been taken to avoid and minimise before offsetting of vegetation is applied. Council may not support the proposal, unless minimisation of impacts is clearly demonstrated in accordance with the BAM.

Advice provided to Council by DPE, *The approval authority must **not** grant approval if they determine the proposal is likely to have a serious and irreversible impact on biodiversity values.* In addition to the *Biodiversity Conservation Act 2016* (BC Act), the BDAR must also address the requirements of relevant State Environmental Planning Policies, and the Commonwealth *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act).

A BDAR submitted with the DA must be finalised and signed by the Accredited Assessor within 14 days of the DA lodgement date in accordance with 6.15 of the Biodiversity Conservation Act 2016. The assessor is requested to add Northern Beaches Council as a case party to the BAM assessment in BOAMS and submit the case to the consent authority in BOAMs prior to the lodgement of the DA (per DPIE's *Release notes – Consent Authority user access to BOAMs, March 2020*). This will assist assessment of the DA and allow Council's Biodiversity Officers to view the BAM Calculator and electronically approve credit requirements.

Flora and Fauna Assessment Report

Where more than 4 prescribed trees are to be removed, a Flora and Fauna Assessment Report prepared by a suitably qualified ecologist will need to be submitted with the application. If the engaged ecologist determines that the proposed development exceeds the vegetation clearing thresholds established in the Biodiversity Offsets Scheme or impacts native vegetation mapped within the BV Map, a Biodiversity Development Application Report (BDAR) may need to be prepared and submitted with the application.

Landscape Plan

Development shall ensure that at least 80% of any new planting incorporates native vegetation (as per species listed in the appropriate ward of the Native Planting Guide which is available on the Council website). Landscaping is to be outside areas of core bushland and not include environmental weeds.

Arboricultural Impact Assessment

An Arboricultural Impact Assessment Report, prepared by a qualified AQF5 (or higher) arborist, must be submitted when works are proposed within 5.0m of a tree irrespective of property boundaries. No Arborist Report is required for trees and species within the development site that can be removed without approval under the relevant DCP. The Arborist Report will be essential in identifying native trees that may require removal as a result of the proposed development.



Specialist Advice

Landscape

General Advice:

1. Reports and proposed plans shall satisfy the requirements of relevant Pittwater DCP landscape clauses including: B4.22 Preservation of Trees and Bushland Vegetation; C1.1 Landscaping; and D4 Church Point and Bayview Locality.
2. In consideration of C1.1 Landscaping, D4.2 Scenic Protection - General, and D4.10 Landscaped Area – Environmentally Sensitive Land, the built form shall be secondary to the landscape setting.
3. To achieve this the existing trees within the road reserve verge and within the property shall be preserved and the concept plans appear to indicate this to some extent. However, this is not easily assessed with the concept plans presented and without Survey information to determine the impact of any excavation, and an Arborist Report investigation is necessary to identify the impacts of the development upon existing trees.
4. To satisfy B4.22 Preservation of trees and Bushland Vegetation: development is to be sited and designed to minimise the impact on trees and vegetation; development shall avoid any impact to trees on public land; and where no reasonable design alternative exists to retain a tree(s), compensatory tree planting shall be proposed.
5. A Landscape Plan will be required to demonstrate that the landscape areas around the proposed built form is able to support planting of trees and other vegetation to satisfy the relevant Pittwater DCP clauses.

Information required:

6. A Landscape Plan is required to demonstrate that the proposed development satisfies the DCP outcomes and controls, including:

C1.1 Landscaping

- a range of shrubs and canopy trees shall be retained or proposed to soften the built form
 - canopy tree planting shall be locally native species
- development shall provide for the reasonable retention and protection of existing significant trees, especially near property boundaries, and retention of natural features such as rock outcrops
 - Any on slab planter or roof gardens shall comply with the following soil depth guidelines: 300mm for lawn and groundcovers; 600mm for shrubs and accents; 1m for small trees
7. An Arborist Report is required to demonstrate that the proposed development satisfies the DCP outcomes and controls:

B4.22 Preservation of Trees and Bushland Vegetation

For prescribed (protected) trees under the DCP, ie. 5 metres and over, an Arboricultural Impact Assessment is required to provide clarification on which trees are to be retained, including tree protection measures, and which trees are to be removed. Exempt Species shall be identified for information purposes.



Specialist Advice

The Arboricultural Impact Assessment report shall indicate the impact of development upon the existing trees within the site, and for any existing tree on adjoining properties located 5 metres from the site (building and associated excavation or fill zones).

The report shall be prepared by a qualified Arborist AQF Level 5 and shall cover assessment of excavation and construction impacts upon the SRZ and TPZ, tree protection requirements, and recommendations. Recommendations shall include the setback distance from each tree where no construction impact is to occur to ensure the long-term retention of the tree.

No impact to existing trees and vegetation within adjoining properties is acceptable, regardless of species type.

Urban Design

The development site is located within the current Aveo Bayview Gardens Retirement Living site. This site will be subject to a subdivision process to create a new lot for the proposed Opal Healthcare development. The proposal involves the construction of a new Residential Care Facility (RCF) development comprising:

- Demolition of the existing aged care building and driveway on the site
- Construction of a three to four storey building, accommodating 160+ beds, basement car parking and ground floor will include various ancillary facilities, potentially including hair salon services, wellness centre, kitchen, dining, lounge areas, and ancillary cafe
- Associated landscaping and infrastructure modifications
- Stratum subdivision of the site from the broader Aveo seniors housing site so that it may operate as a standalone facility

The application should consider the design guidelines under Seniors Housing Design Guide 2023 (SHDG). Some initial comments on the proposal presented are:

1. Site analysis

A detailed site analysis is required to fully understand the contextual characteristics of the site and determine the siting of buildings that is sympathetic and responsive to the local environment and uplift the quality of the general neighbourhood. The modulation of the bulk and form of the new buildings which is of a larger scale than the surrounding context should reference the local character of one to two storey-built forms and urban arrangement to acknowledge its surroundings.

- 4.2.4 Map the pattern of existing adjacent development and key features surrounding the site and determine their influence on the articulation of the built form.
- 4.2.5 Reference front setbacks of neighbouring development and acknowledge the established street/ driveway pattern.
- 4.2.6 Manage the scale of large building floorplates with pragmatic internal planning that sensibly informs the façade and external articulation.

(SHDG - 4.2 Typology and scale - Design Guidance)

2. Building height, bulk and scale

The proposal has a four storey count which will breach the building height and storey count as stipulated by the Housing SEPP. Provide 3D representation of the building height and envelope planes to demonstrate compliance. The development should consider the existing low-scale



Specialist Advice

neighbourhood character with one to two-storey dwellings and Independent Living Units (ILUs). Larger-scale building should be broken down into smaller elements to respond to the scale and pattern of the local streetscape/ driveways and surrounding built character. The proposal should not overshadow the surrounding existing developments especially the ILUs to the south by allowing adequate building setbacks.

- 4.3.3 Determine setbacks from the location of neighbouring properties, their private outside open spaces and primary views to and from the development.
- 4.3.4 Provide setbacks to respect neighbours privacy, overshadowing and existing amenity.

(SHDG - 4.3 Setbacks, Design Guidance)

The site boundaries proposed are irregular in shape because of the stratum subdivision is using the internal driveway kerb lines as the new boundaries. As such, the new building should still comply with the site setback and envelope controls from all the new boundaries. The proposal breaches the envelope controls in some areas. The appearance of the building should read as a two-storey development with a recessive top floor.

- 4.5.1 To prevent overlooking, and to preserve the privacy of neighbouring properties.
- 4.5.2 To provide a generous side and rear setback for landscaping and creation of meaningful outdoor space.
- 4.5.3 To avoid overshadowing to neighbouring properties.

(SHDG - 4.5 Storeys - Objective)

3. Visual and acoustic privacy

The new RCF should observe and respect the privacy and amenity of neighbouring properties as well as the resident ILU communities.

- 12.7.2 Provide generous setbacks that are informed by the position and location of neighbour's outdoor open space and windows.
- 12.7.3 Plant screen planting that acts as acoustic buffers as well as providing privacy and separation from the boundary fence.
- 12.7.4 Provide deeper courtyards for elevations or resident wings to face in towards to reduce overlooking to neighbours. Provide landscaping against open rail fences to screen resident spaces for privacy.

(SHDG - 12.7 Visual and acoustic privacy – Design Guidance)

4. Solar access

Provide sun analysis to ensure the surrounding existing ILUs will receive adequate sunlight. Some of the rooms proposed are subterranean in nature and will not receive adequate amenities especially on the north-western edge of the site. The profile of the existing building should be overlaid to indicate where the new built form will be larger than the existing building to be demolished. The additional building volume proposed should not reduce the amenities to the surrounding existing ILUs and common facilities.

Traffic



Specialist Advice

The PLM proposal is for demolition of the existing aged care building and driveway on the site and construction of a new residential aged care facility. Comprised of 160+ beds and basement parking. Ancillary facilities are also proposed. The applicant advises that the development would be deemed State Significant.

There is limited information provided to accompany the PLM plans and detailed commentary on the PLM proposal is therefore unable to be given.

The development would be assessed under SEPP Housing and should demonstrate that there will be adequate parking to meet SEPP requirements i.e 1 space for each 15 beds and at least 1 space for every 2 employees. The parking not allocated for staff must be accessible for visitors, i.e. visitor access to the bays should not be prevented by a security gate. Separate parking must also be provided for delivery vehicles, ambulance and any buses used to transport residents. A drop off/pick up bay for use by the facilities bus and for drop off/pick up by visitors should also be available. This bay should not be the permanent parking space for the facility's bus as this would prevent its use by visitors for drop off /pick up purposes. These servicing spaces should be provided so they can be accessed independently with shared use of a loading bay and ambulance bay for instance not acceptable. These spaces when occupied should not impact upon the ability for other service or delivery vehicles to access their parking spaces or turn around to exit in a forward direction, i.e. turning areas and parking bays must be sufficiently sized to enable forwards entry to and exit from the site by all vehicles.

In terms of the carpark design passing of B85 & B99 vehicles in opposing directions circulating through the carpark should be available for compliance with AS2890.1. Passing of B85 & B99 vehicles at the site driveways at Annam Road should also be available.

It is noted that the PLM plans show the ramp to the basement parking being located adjacent to the loading dock. This is not ideal as it will potentially lead to trucks conflicting with vehicles entering/exiting the carpark. There will not be adequate space on the driveway to allow for a heavy Rigid Vehicle entering the site to pass a B99 vehicle exiting the site. This is unsafe. It also appears that sight lines for traffic exiting from the basement ramp will be obscured by a wall to the west of the ramp and intervisibility between vehicles exiting the carpark and loading dock will be poor. The loading bay and basement ramp should be separated and ideally accessed by separate driveways to avoid conflict.

Accessible parking for visitors should be consistent with the requirements of Schedule 4 of SEPP Housing i.e 5% of the 1 space per 15 beds should be accessible. Parking for staff should make allowance for 3% of the required spaces to be accessible consistent with the approach adopted for business related parking in the Pittwater DCP.

The basement carpark ramp should be designed to be consistent with AS/NZS 2890.1 requirements in terms of grades, sight lines and other requirements.

The development application should be accompanied by a Traffic and Parking Impact assessment report providing details addressing the above.

Waste Management



Specialist Advice

Development is within the current Aveo Bayview Gardens Retirement Living Site which contains a range of seniors housing. The total site is 74,969m² and the proposed development site is 6,063m².

The proposal is for construction of a three storey, residential aged care facility containing 160 beds and related ancillary facilities plus basement car parking.

The site will be subdivided from the existing Aveo seniors housing site so it may operate as a standalone facility.

There is no Operational Waste Management Plan to assess.

Plans indicate a garbage chute room on one floor only and another chute room on the same level as the garbage holding room indicated on the plans as being 40m² adjacent to a loading dock in the Basement plan. There would need to be provision for collection of recyclables on each level to enable separation from waste. Operational management would need to transport recyclables to the garbage room. In addition, provision would need to be made for

The current Aveo site has a private waste collection arrangement and we would need confirmation of how this site will be managed going forward.

All waste rooms must be built as per Council's Waste Management Guidelines regardless of collection arrangement to safeguard the ongoing operations of the site should council collections be required in the future.

The development would benefit from a bulky storage room separate from the garbage room for storage of items such as wheelchairs, walkers and other ancillary aids as well as furniture. It could be operated as a reuse area for residents requiring assistance. Building management would be responsible for overseeing this and for providing facilities for the recycling of hazardous items such as batteries, light bulbs, printer cartridges etc.

Being a residential aged care facility consideration must also be given to:

- Clinical waste collection bins which will need to be stored in the residential aged care bin rooms
- Sharps
- Pharmaceutical waste (to be kept in locked area)
- Cytotoxic waste

Water Management & Riparian Quality

General Advice:

1. SSD subject to Environmental Impact Statement (EIS) requirements
2. Reports and proposed plans shall satisfy the requirements of relevant Pittwater DCP landscape clauses including B5 Water Management objectives:
 - Water conservation
 - Protection of waterways and improved riparian health
 - Stormwater and creek flows are safely managed.



Specialist Advice

- Appropriate setback between waterways and development
 - Water quality management
 - Water Sensitive Urban Design
3. Designated development for State Environmental Planning Policies (SEPPs) Resilience and hazard
 - Coastal Wetland proximity area
 - Littoral Rainforest core
 4. Waterfront land. The Proposed development is located within 40m of a mapped watercourse and is subject to a controlled activity approval.
 5. The development must meet the Water Management for Development Policy objectives and requirements, including WSUD.

Information required:

6. Integrated Water Management Plan including Vegetation Management Plan for the site riparian area
7. Sedimentation and erosion control strategy during construction adapted to proposed staging
8. Geotechnical report confirming the site groundwater characteristic and possible dewatering, Geotechnical Assessment including Groundwater Impact Assessment.
9. Environmental Impact Statement (EIS)

Concluding Comments

These notes are in response to a pre-lodgement meeting held on 3 June 2025 to discuss demolition works and construction of a residential care facility at 36 Cabbage Tree Road BAYVIEW. The notes reference the plans prepared by Calderflower Architecture.

Overall, Council is of the opinion that the development is excessive in its bulk and scale, particularly given the established character of the locality.

As an SSD, the department will need to turn it's mind to being satisfied that the development is a good 'fit' for the area. A scaled down version is strongly recommended to ensure this can be achieved.

Question on these Notes?

Should you have any questions or wish to seek clarification of any matters raised in these Notes, please contact the member of the Development Advisory Services Team at Council referred to on the front page of these Notes.