

# **STATEMENT OF ENVIROMENTAL EFFECTS**

For

**Subdivision of Road for Lease purposes**

**at**

**The Ivanhoe Hotel, 27 The Corso, Manly**

## **Introduction**

This Statement of Environmental Effects accompanies a Development Application prepared by LTS Surveyors for the proposed Subdivision of Road for lease purposes adjoining 27 The Corso Manly.

## **The Proposed Development**

This Development Application seeks to subdivide part of The Corso into a separate Torrens Title Lot and allow for a certificate of title to be issued over the land occupied by the existing premises for lease purposes.

The premises comprise all parts of the Ivanhoe Hotel structure occupying part of The Corso in stratum including the following:

- Level 1 enclosed balcony area;
- Metal roof; and
- Supporting posts/columns, 4 in total.

The proposed subdivision will facilitate the requirements of the existing lease Clause 13.12 by the creation of a Lot forming the property leased (proposed Lot 10)

### **Creation of lot forming Property Leased**

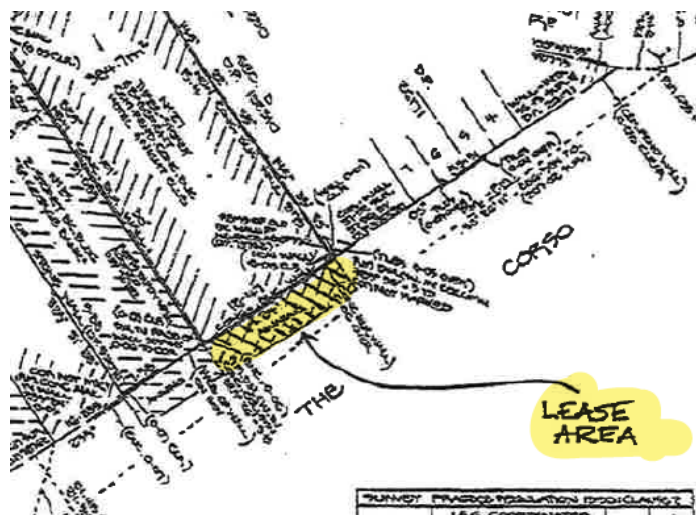
13.12 The Lessee must, at its sole cost and expense, execute all documents and do all things necessary to create a registered lot forming the Property Leased, including without limitation the following:

- 13.12.1 preparing a plan of subdivision for lease purposes showing the lot forming the Property Leased as a separate torrens title lot ('Plan of Subdivision');
- 13.12.2 obtaining all necessary consents and approvals to the Plan of Subdivision;
- 13.12.3 arranging for execution of the Plan of Subdivision and subdivision certificate by all relevant parties;
- 13.12.4 registering the Plan of Subdivision at NSW Land Registry Services (or any authority that carries out its functions); and
- 13.12.5 serving a notice on the Lessor that the Plan of Subdivision has been registered, together with a copy of the registered Plan of Subdivision.

Currently the extent of lease is shown in Diagram 1 below.

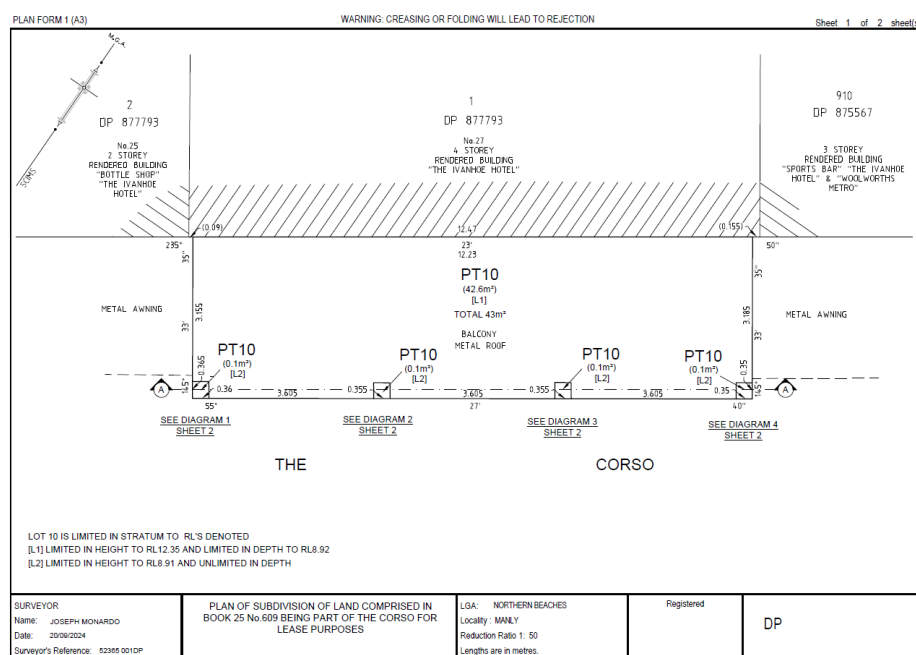
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Diagram 1 - Current Lease area Diagram attached to the lease (page 29):



The proposed subdivision which includes the Premises is shown below in diagram 2 and the subdivision plan is included with the application. Subject to development approval a final plan will be prepared and Subdivision Certificate application lodged.

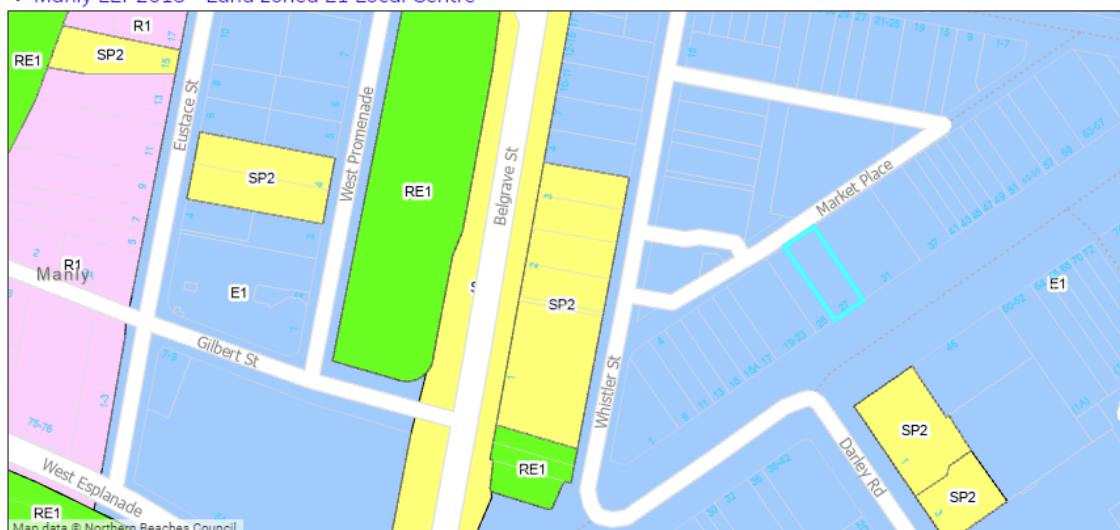
Diagram 2 – Proposed Lot 10





The site is located in an E1 Local Centre zone, pursuant to the Manly Local Environmental Plan 2013 (the LEP).

Manly LEP2013 - Land zoned E1 Local Centre



### Subdivision Works

No works are contemplated under this application. The leased structure is already in place and is in use. The subdivision will facilitate the requirements of the existing lease Clause 13.12.

### Section 79C Considerations

Section 79C(l) of the Environmental Planning & Assessment Act 1979 as amended specifies the matters which a consent authority must consider when determining a development application.

- *s.79C(l)(a)(i)- the provisions of any environmental planning instrument (EPI).*

The proposal is permissible in the zone and complies with the objectives of the zone.

- *s.79C(l)(a)(ii)- the provisions of any draft environmental planning instrument*

There are no applicable draft environmental planning instruments.

- *s.79C(a)(iii)- any development control plan*

The proposal is generally compliant with the relevant provisions of the DCP.

- *s.79C(a)(iiia)- any planning agreement*

There is no planning agreement currently in force regarding this site

- *s.79C(a)(iv)- any matters prescribed by the regulations*

There are no matters prescribed by the regulations that are relevant to the proposed development.

- *s.79C(l)(b)- the likely impacts of that development*

The structure is existing and no works are proposed to alter premises, upon review and consideration of the LEP and DCP the proposal will have no further adverse impacts on the site, surrounding area and general locality.

- *s.79C(l)(c)- the suitability of the site for the development*

To allow recording of a lease of premises on title between council and the lessee, stratum subdivision as proposed is the most suitable land titling solution.

- *s.79C(l)(d)- any submissions made in accordance with this Act or the Regulations*

None.

- *s.79C(l)(e)- the public interest*

The proposal is in line with public interest.

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### **Conclusion**

This application relates to stratum subdivision of part of The Corso to facilitate the registration of a lease of premises. All leased structures are existing, no works are involved and therefore will have no further environmental impact. With the above summary in mind we seek development consent for this proposal for subdivision to proceed.