

**STATEMENT OF ENVIRONMENTAL EFFECTS**

**ACCOMPANYING A DEVELOPMENT APPLICATION FOR**

**RENOVATION OF 11 EXISTING GREEN COMPLEXES AND**

**CONSTRUCTION OF 1 NEW GREEN COMPLEX**

**AT**

**BAYVIEW GOLF CLUB**  
**1825 PITTWATER ROAD, BAYVIEW &**  
**52 CABBAGE TREE ROAD, BAYVIEW**



**Prepared**  
**May 2023**

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## 1.0 Introduction

This Statement of Environmental Effects has been prepared on behalf of Bayview Golf Club to accompany a development application for the renovation of eleven (11) of the existing golf course green complexes and the construction of one (1) new green complex.

The land is zoned RE2 - Private Recreation under the provisions of the Pittwater Local Environmental Plan 2014.

The Application relates to the parcels which comprise Bayview Golf Club, including Lot 1 DP 662920, Lot 5 DP45114, Lot 7 DP 45114, Lot A DP 339874, Lot 1 DP 986894, Lot 150 DP 1003518 , Lot 191 DP 1039481, Lot 2 986894 & Lot 3 DP 986894. The site is known within Council's records as No. 1825 Pittwater Road, Bayview & 52 Cabbage Tree Road, Bayview.

Bayview Golf Club currently consists of an 18-hole golf course, Golf Clubhouse, maintenance buildings and carparking. The renovation is proposed to ensure the golf course provides a sustainable and functional environment benefitting Bayview Golf Club and its members and the broader community for the future.

The Golf Course green complexes are the epicentre of the Club. However, several serious issues have contributed to the gradual decline of the golf course over time, including:

- The subsurface drainage system on the course is reaching the end of its useful life and requires upgrading (upgrade works carried out under DA 2021/1338). These new works under DA 2021/1338 will integrate with the proposed greens renovations.
- Many bunkers have one entry access point and are prone to collapsing due to overuse, with sand routinely lost from the bunkers due to the old style of the bunkering and absence of drainage.
- The ageing of many of the greens (up to 40 years old) requiring substantial resources to maintain playability for Members and the general public.

As a result, renovation works are necessary to ensure the long-term sustainability, functionality and environmental quality of the golf course.

The focus is on renovating some of the key Golf Course green complexes. This will create an enhanced and sustainable ecosystem which will maximise the geographical and environmental aspects of the course.

Works proposed in the application include alterations and works to 12 green complexes and bunkers, removal of some existing trees and replanting of new native trees.

These works are to be undertaken in conjunction with the subsurface drainage and stormwater harvesting works proposed as part of DA2021/1338, which was approved by Council on 7 June 2022.

These proposed works, in conjunction with the works as part of DA2021/1338, formulate a comprehensive, sustainable plan to address the golf course infrastructure issues while at the same time, significantly improving the design, layout and landscape.

This Statement of Environmental Effects has addressed all of the various operational and environmental consequences of the proposal. Further, this analysis concludes that the proposal will have no detrimental impact on surrounding land uses in the locality or the public's perception of the site within the streetscape context beyond the initial construction period. Rather, this upgrading of some of the Golf Course green complexes will result in a positive impact in the sustainability of the Club's operation along with the streetscape when viewed from the public / private domain.

Under the circumstances, there is no impediment to Council granting consent to the proposal as submitted.

In preparation of this document, consideration has been given to the following:

- *The Environmental Planning and Assessment Act, 1979 as amended*
- *The Environmental Planning and Assessment Regulation 2021*
- *Water Management Act 2000*
- *Biodiversity and Conservation State Environmental Planning Policy 2021*
- *Resilience and Hazards State Environmental Planning Policy 2021*
- *Pittwater Local Environmental Plan 2014*
- *Pittwater 21 Development Control Plan*

Pre-Lodgement Meeting No. 2022/0075 was held on 10 November 2020, to discuss the proposal for renovation of the green complexes.

The subject submission addresses the matters raised by Council in the meeting.

Key issues identified in the Pre-lodgement process and the response to these in the DA, are outlined in Table 1 below.

**Table 1 – Pre-Lodgement Discussions summarised (PLM2022/0075)**

<b>Discussion</b>	<b>Response</b>
<b>Designated Development</b>	
<i>The applicant is to review this information and determine whether the proposed development will constitute designated development. An Environmental Impact Statement will be required if the proposed development is deemed to constitute designated development.</i>	The proposal is not considered designated Development as there is no works within the coastal wetlands.
<b>Acoustic Impacts</b>	
<i>As the golf course adjoins residential development, the acoustic impacts of the proposed changes to the layout of the course, particularly the</i>	Detailed information regarding the potential

Discussion	Response
<i>relocation of the tees, must be addressed in the development application.</i>	impacts on nearby sensitive receivers is submitted with the DA and addresses the requirements of the Pittwater LEP and DCP.

### Landscaping and Biodiversity

<p><i>The applicant, in the Statement of Environmental Effects, is to address the development in relation to the objectives and requirements of the following controls:</i></p> <p><i>Pittwater LEP cl 7.6 Biodiversity P21 DCP B4.4 Flora and Fauna Habitat Enhancement Category 2 and Wildlife Corridor State Environmental Planning Policy (Resilience and Hazards) 2021</i></p> <ul style="list-style-type: none"> <li>• <i>2.7 Development on certain land within coastal wetlands and littoral rainforests area</i></li> <li>• <i>2.8 Development on land in proximity to coastal wetlands or littoral rainforest</i></li> <li>• <i>2.10 Development on land within the coastal environment area</i></li> </ul>	Detailed technical information regarding landscaping and tree removal is submitted with the DA and addresses the requirements of Pittwater LEP and DCP.
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### Coast and Catchments

<p><i>The proposed development is located within the coastal zone of NSW and is subject to the provisions of the:</i></p> <ul style="list-style-type: none"> <li>• <i>Coastal Management Act 2016 (CM Act)</i></li> <li>• <i>State Environmental Planning Policy (Resilience and Hazards) 2021 (RH SEPP)</i></li> <li>• <i>Pittwater Local Environmental Plan 2014</i></li> <li>• <i>Pittwater 21 Development Control Plan</i></li> </ul> <p><i>If a technical report such as the Estuarine Risk Management Report is to be resubmitted in support of the new DA, the report will need to be reviewed by the consultant to assess the proposal and a revised report or addendum report may need to be prep are submitted if the proposed new works change any conclusions or recommendations of the original report.</i></p>	Detailed technical information regarding works being located within a coastal zone is submitted with the DA and addresses the requirements of Pittwater LEP and DCP.
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<b>Discussion</b>	<b>Response</b>
<b>Riparian</b>	
<i>If the applicant proceeds with the development application for course improvement works a Controlled Activity Approval will be required from Natural Resource Access Regulator and will be considered an Integrated Development Assessment System Development Application.</i>	The proposal is considered to be Integrated Development under Section 91 of the Water Management Act 2000.
<b>Environmental Health</b>	
<i>Sediment and ground water on this site are highly likely to be contaminated with fertilisers, pesticides, herbicides and fungicides, yet the dewatering plan fails to acknowledge these contaminants. With consideration to these contaminants, along with historic fill and acid sulfate soils, Council requires contamination assessments in order to make a sound determination regarding excavation and dewatering projects on the site. Should the Golf Course wish to proceed to application stage in absence of contamination assessments, then an EPA accredited site auditor must be engaged to confirm the development will not pose an unacceptable risk of environmental harm.</i>	Detailed information regarding the minor earthworks is submitted with the DA and addresses the requirements of Pittwater LEP and DCP.
<b>Flooding</b>	
<i>The proposed level of the greens and bunkers are not clear from the plans (dated 10 Jan 22).If filling is proposed below the 1% AEP event, a Flood Information Report is required demonstrating that there is no net loss of flood storage.</i>	A Flood Risk Management Report is submitted with the DA and addressing the Pittwater LEP & DCP B.3.11 – Flooding.

## **2.0 Property Description**

The subject site comprises Lot 1 DP 662920, Lot 5 DP45114, Lot 7 DP 45114, Lot A DP 339874, Lot 1 DP 986894, Lot 150 DP 1003518 , Lot 191 DP 1039481, Lot 2 986894 & Lot 3 DP 986894. The site is known within Council's records as No.1825 Pittwater Road, Bayview and 52 Cabbage Tree Road, Bayview (the site).

The site is zoned RE2 - Private Recreation under the Pittwater Local Environmental Plan 2014.

The site is not listed as a heritage item, nor is it within a conservation area.

The site is identified as being within the Class 2, 3 and 5 Acid Sulfate Soils Areas, and therefore this matter will be discussed further within this report.

The site is noted as being within Council's Biodiversity Mapped area and this issue will be discussed further within the submission.

The site is also noted as Flood Prone Land, together with being affected by Estuarine Wave Action, Tidal Inundation and Wetlands (other than Sydney Freshwater Wetland), and these issues will be discussed further within this submission.

A portion of the site is identified as Bush Fire Prone Land. This matter will be discussed further within this submission.

The site is noted as AE Hazard H2 on Council's Geotechnical Hazard Map. This matter will be discussed further within this submission.

### 3.0 Site Description

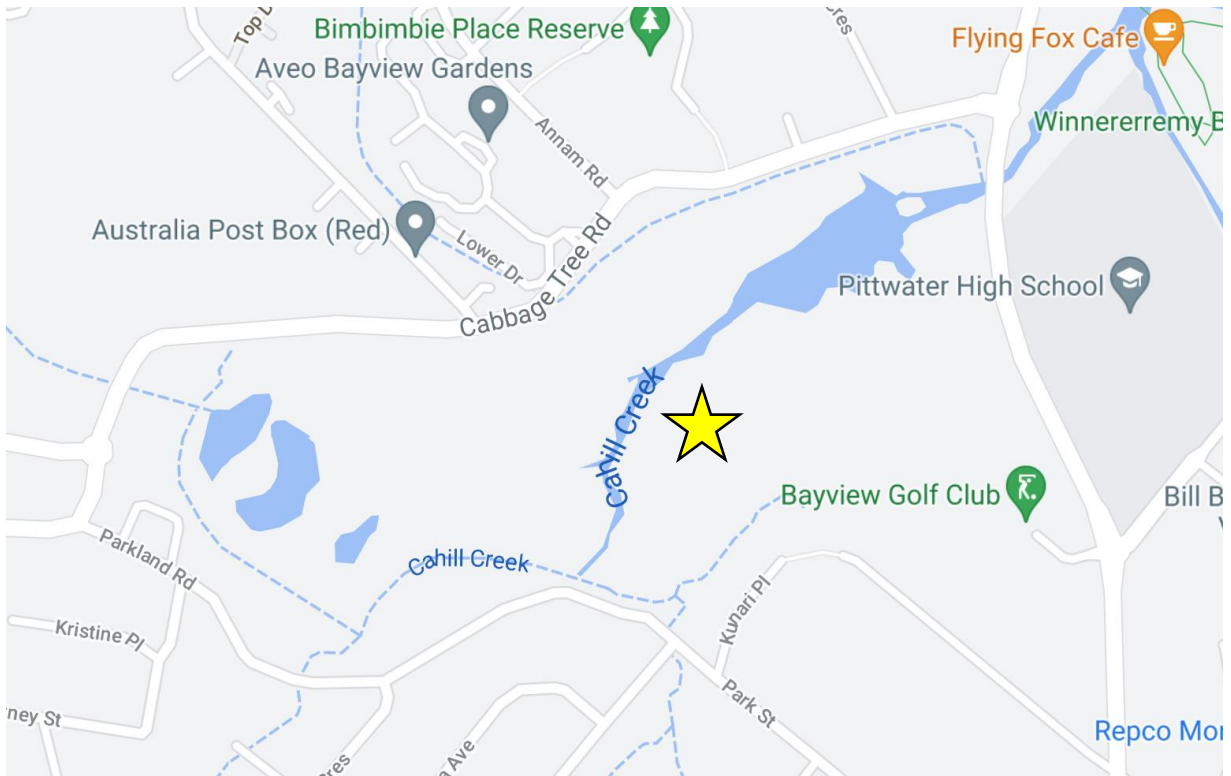
The site is utilised as an 18 hole golf course in a landscaped setting comprising large areas of grassed fairways divided by stands of trees with a series of ponds and water courses throughout the course as shown by the aerial photos

The site can generally be described as flat and gently sloping grassed golf course & fairways.

There is a principal water course running through the course known in Council records as Cahill Creek, which discharges into Winnererremy Bay (Pittwater).

Accordingly, surrounding properties generally have extensive filtered views and view corridors over the golf course.

However, given the site topography and the fact that all works are buried below existing ground levels, these viewing opportunities will remain unchanged.



**Fig 1: Location of Subject Site  
(Source: Google Maps)**





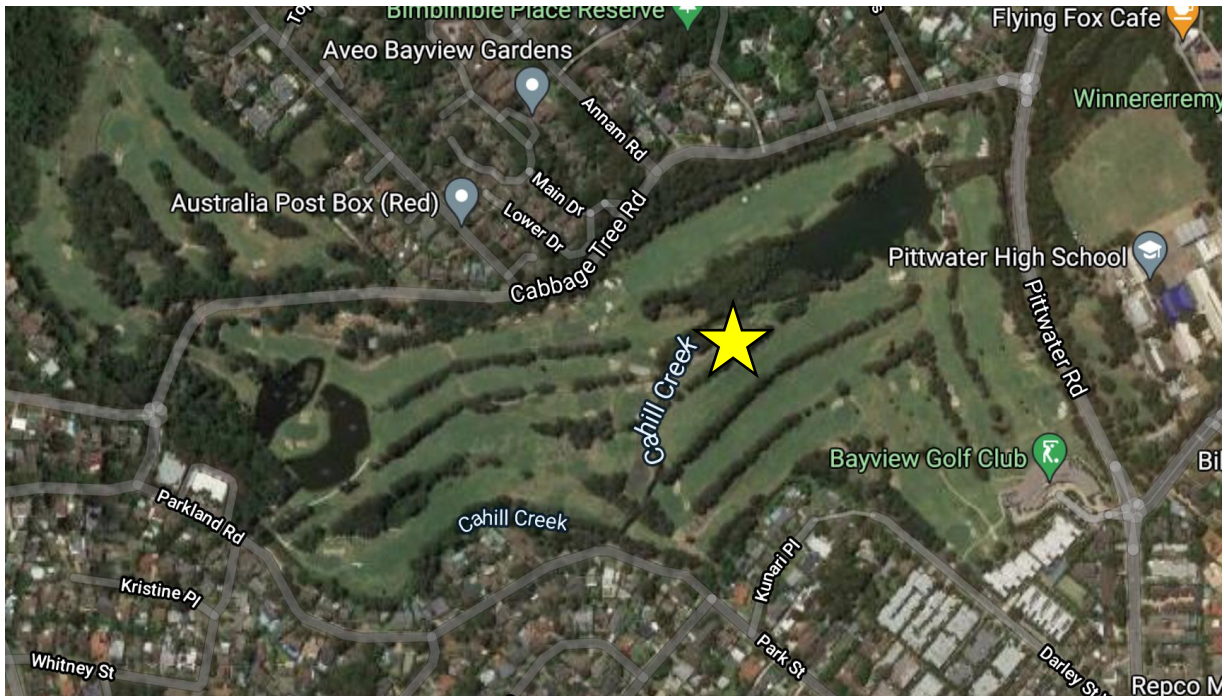
**Fig 2: View of the main entry to the Bayview Golf Course from Pittwater Road, looking west**

#### 4.0 The Surrounding Environment

The general vicinity of the site is characterised by irregular shaped allotments within a natural bushland setting, with views towards Pittwater at over the golf course.

The proposed works are considered to be minor changes to the 12 Golf Course greens complexes and all works are located wholly within the site.

Surrounding the golf course are a range of single residential development and medium density townhouse style development.



**Fig 3: Aerial Photograph**  
(Source: Google Maps)



## 5.0 Proposed Development

As detailed within the accompanying plans, works proposed in the application include renovation of eleven (11) of the existing golf course greens complexes and construction of one (1) new green complex. Removal of 23 trees and their suitable replacement.

The works proposed in the DA have been prepared in a comprehensive and holistic manner, ensuring the refurbishment achieves a successful transition to an enhanced environment while minimising short- or long-term impacts.

The DA does not involve any major building works and does not involve any change to membership numbers or current operation of Bayview Golf Club and other facilities on the site.



**Fig 4: Aerial photo showing green complexes to be renovated**

The proposed development is detailed in the plans prepared by Craig Parry Design, dated 10 January 2022.

The proposal will see the removal of a number of trees in order to accommodate the development. The proposal is accompanied by an Arboricultural Impact Assessment prepared by Bellevue Tree Consultants, Reference No. BVG2023, dated 21 April 2023. Replacement plantings are to be provided as detailed in the submitted report in order to retain the original native character of the course.

The local ecosystem will be enhanced through the introduction of new native species which will thrive and enable more sustainable use of our water resources and provide more focus on producing optimal playing conditions.

## **6.0 Zoning and Development Controls**

### **6.1 Water Management ACT 2000**

Pursuant to Section 91A(2) of the Act, before granting development consent to 'Integrated Development', the consent authority must obtain from each relevant approval body the general terms of any approval proposed to be granted by the approval body in relation to the development.

The proposal is classified as Integrated Development under the Water Management Act 2000 and accordingly requires referral to Water NSW Department of Primary Industries.

### **6.2 Biodiversity Conservation ACT 2016**

#### **Chapter 2 – Vegetation Clearing in Non-Rural Areas**

The Biodiversity Conservation Act 2016, together with the Biodiversity Conservation Regulation 2017, outlines the framework for addressing impacts on biodiversity from development and clearing. It establishes a framework to avoid, minimise and offset impacts on biodiversity from development through the Biodiversity Offsets Scheme (BOS).

Chapter 2 Vegetation in Non-Rural Areas (4.1.3.(a)) of the State Environmental Planning Policy (Biodiversity and Conservation) 2021 relates to the clearing of vegetation in non-rural areas. There are nine hundred and seventy five (975) trees currently onsite, with twenty three (23) trees proposed to be removed as part of this application.

Accordingly, it is considered that the proposed development will not adversely impact the biodiversity values of the locality. Reference should be made to the Arboricultural Impact Assessment prepared by Bellevue Tree Consultants, Reference No. BVG2023, dated 21 April 2023 submitted with this application. No further consideration is required under Chapter 2 as it is considered that the impacts of the Project on biodiversity will be minimal and can be appropriately managed.

### **6.3 Chapter 3 Koala Habitat Protection 2000**

Chapter 3 Koala Habitat Protection 2000 applies to the subject development. The provisions relating to the proposal include:

#### **4.9 Development assessment process—no approved koala plan of management for land**

- (1) This clause applies to land to which this Policy applies if the land—
  - (a) has an area of at least 1 hectare (including adjoining land within the same ownership), and*
  - (b) does not have an approved koala plan of management applying to the land.**
- (2) Before a council may grant consent to a development application for consent to carry out development on the land, the council must assess whether the development is likely to have any impact on koalas or koala habitat.*
- (3) If the council is satisfied that the development is likely to have low or no impact on koalas or koala habitat, the council may grant consent to the development application.*

- (4) *If the council is satisfied that the development is likely to have a higher level of impact on koalas or koala habitat, the council must, in deciding whether to grant consent to the development application, take into account a koala assessment report for the development.*
- (5) *However, despite subclauses (3) and (4), the council may grant development consent if the applicant provides to the council—*
- (a) information, prepared by a suitably qualified and experienced person, the council is satisfied demonstrates that the land subject of the development application—*
    - (i) does not include any trees belonging to the koala use tree species listed in Schedule 2 for the relevant koala management area, or*
    - (ii) is not core koala habitat, or*
  - (b) information the council is satisfied demonstrates that the land subject of the development application—*
    - (i) does not include any trees with a diameter at breast height over bark of more than 10 centimetres, or*
    - (ii) includes only horticultural or agricultural plantations.*

**Comment:**

The proposal, which seeks consent for renovation of eleven (11) of the existing golf course greens complexes and construction of one (1) new green complex. Removal of 23 trees and their suitable replacement to the existing Bayview Golf Club, is not anticipated to have any adverse impact on koala habitat.

Whilst the proposal will see the removal of a number of trees to accommodate the new works, replacement plantings will be provided as detailed in the submitted Arboricultural Impact Assessment prepared by Bellevue Tree Consultants.

The habitat available for native animals is considered to be largely maintained.

## **6.4 State Environmental Planning Policy (Resilience and Hazards) 2021**

### **Chapter 2 – Coastal Management**

The subject site is identified as being within the coastal zone and therefore SEPP (Coastal Management) 2018 is applicable to the proposed development.

The stated Aim of the Policy under Chapter 2 is to:

*The aim of this Policy is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area, by:*

- (a) managing development in the coastal zone and protecting the environmental assets of the coast, and*
- (b) establishing a framework for land use planning to guide decision-making in the coastal zone, and*
- (c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.*

It is submitted that the assessment detailed under the Statement of Environmental Effects suggests that the proposed development is consistent with the aims of the SEPP (Resilience and Hazards) 2021, as set out in Chapter 2.

The matters for consideration under SEPP (Resilience and Hazards) 2021 are addressed as follows:

***Division 1 Coastal wetlands and littoral rainforests area***

***2.7 Development on certain land within coastal wetlands and littoral rainforests area***

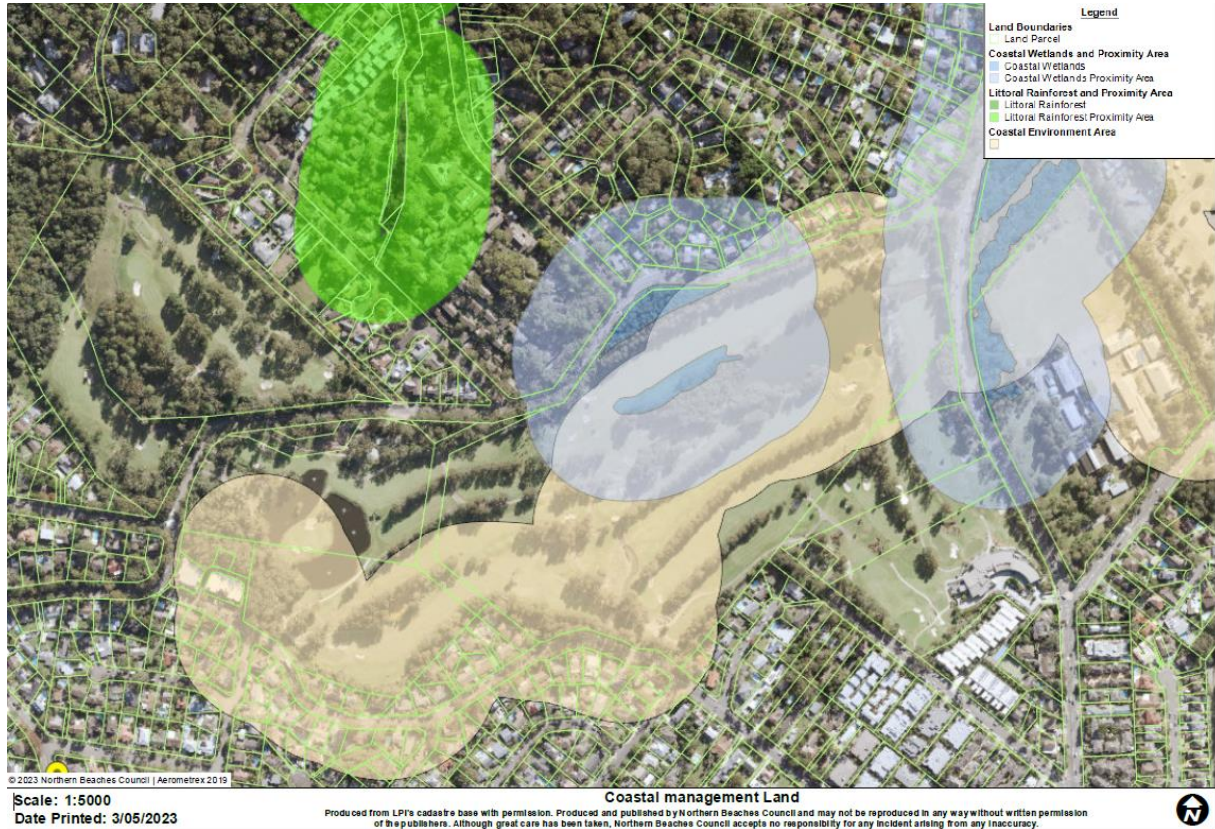
- (1) The following may be carried out on land identified as “coastal wetlands” or “littoral rainforest” on the Coastal Wetlands and Littoral Rainforests Area Map only with development consent—*
  - (a) the clearing of native vegetation within the meaning of Part 5A of the Local Land Services Act 2013,*
  - (b) the harm of marine vegetation within the meaning of Division 4 of Part 7 of the Fisheries Management Act 1994,*
  - (c) the carrying out of any of the following—*
    - (i) earthworks (including the depositing of material on land),*
    - (ii) constructing a levee,*
    - (iii) draining the land,*
    - (iv) environmental protection works,*
    - (d) any other development.*
- (2) Development for which consent is required by subclause (1), other than development for the purpose of environmental protection works, is declared to be designated development for the purposes of the Act.*
- (3) Despite subclause (1), development for the purpose of environmental protection works on land identified as “coastal wetlands” or “littoral rainforest” on the Coastal Wetlands and Littoral Rainforests Area Map may be carried out by or on behalf of a public authority without development consent if the development is identified in—*
  - (a) the relevant certified coastal management program, or*
  - (b) a plan of management prepared and adopted under Division 2 of Part 2 of Chapter 6 of the Local Government Act 1993, or*
  - (c) a plan of management under Division 3.6 of the Crown Land Management Act 2016.*
- (4) A consent authority must not grant consent for development referred to in subclause (1) unless the consent authority is satisfied that sufficient measures have been, or will be, taken to protect, and where possible enhance, the biophysical, hydrological and ecological integrity of the coastal wetland or littoral rainforest.*
- (5) Nothing in this clause requires consent for the damage or removal of a priority weed within the meaning of clause 32 of Schedule 7 to the Biosecurity Act 2015.*
- (6) This clause does not apply to the carrying out of development on land reserved under the National Parks and Wildlife Act 1974 if the proposed development is consistent with a plan of management prepared under that Act for the land concerned.*

**Comment:**

The proposal seeks to provide renovation of eleven (11) of the existing golf course greens complexes and construction of one (1) new green complex with all new works to be restricted to



the areas outside of the mapped coastal wetlands (See Figure 5 below).



**Fig 5: Coastal Management map overlay**

The proposal will see the removal of a number of trees in order to accommodate the development. The proposal is accompanied by an Arboricultural Impact Assessment prepared by Bellevue Tree Consultants, Reference No. BVG2023, dated 21 April 2023. Replacement native tree plantings are to be provided as detailed in the submitted report.

The submission is accompanied by an Estuarine Risk Management Report prepared by Horton Coastal Engineering dated 27 April 2023 which confirms that the subject proposal will not result in any adverse impacts on the estuarine habitat. The Estuarine Risk Management and Water Management Report also considers the works under the provisions of the State Environmental Planning Policy (Resilience and Hazards) 2021.

Development consent is being sought from Council in accordance with the provisions of this clause.

### **2.8 Development on land in proximity to coastal wetlands or littoral rainforest**

- (1) Development consent must not be granted to development on land identified as “proximity area for coastal wetlands” or “proximity area for littoral rainforest” on the Coastal Wetlands and Littoral Rainforests Area Map unless the consent authority is satisfied that the proposed development will not significantly impact on—*

- (a) *the biophysical, hydrological or ecological integrity of the adjacent coastal wetland or littoral rainforest, or*
  - (b) *the quantity and quality of surface and ground water flows to and from the adjacent coastal wetland or littoral rainforest.*
- (2) *This clause does not apply to land that is identified as “coastal wetlands” or “littoral rainforest” on the Coastal Wetlands and Littoral Rainforests Area Map.*

**Comment:**

The renovation of eleven (11) of the existing golf course greens complexes and construction of one (1 ) new green complex requires minor areas of excavation, with Sediment and Erosion Control Management Plans prepared by Chrisp Consulting and submitted with the application confirm that the impacts of the development on the nearby coastal wetland and waterway will be minimised.

**Division 3 Coastal environment area**

**2.10 Development on land within the coastal environment area**

- (1) *Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following:*
- (a) *the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,*
  - (b) *coastal environmental values and natural coastal processes,*
  - (c) *the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,*
  - (d) *marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,*
  - (e) *existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,*
  - (f) *Aboriginal cultural heritage, practices and places,*
  - (g) *the use of the surf zone.*
- (2) *Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:*
- (a) *the development is designed, sited and will be managed to avoid an adverse impact referred to in subclause (1), or*
  - (b) *if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*
  - (c) *if that impact cannot be minimised—the development will be managed to mitigate that impact.*
- (3) *This clause does not apply to land within the Foreshores and Waterways Area within the meaning of Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.*

**Comment:**

The renovation works of the Golf Course greens complexes are a carefully considered approach to enhancing the overall ecological, environmental and functional sustainability of the site. Measures to avoid and minimise impacts to coastal environment values of the subject land have been



implemented and include sensitive consideration of the location and design of changes to the golf course.

The application is also supported by a Estuarine Risk and Water Management report prepared by Horton Coastal Engineering which specifies that the proposal would comply with the requirements of this clause and would "*not adversely affect the biophysical, hydrological (surface and groundwater) and ecological environments*".

Sediment and erosion control measures as demonstrated within the Erosion and Sediment Control Management Plans prepared by Chrisp Consulting, dated 6 March 2023, will be carried out to minimise the impact of the works on the waterway, along with tree protection measures as listed the in the Arboricultural Impact Assessment prepared by Bellevue Tree Consultants.

The proposed works would not impact on public open space and access to and along the foreshore, being entirely within private property.

The location of proposed works are not located upon aboriginal mapped areas, meaning the proposed works are unlikely to result in any impacts to Aboriginal Heritage.

Accordingly, the proposed landscape works are not likely to cause an adverse impact to the surrounding Coastal environment.

#### ***Division 5 General***

##### ***2.12 Development in coastal zone generally—development not to increase risk of coastal hazards***

*Development consent must not be granted to development on land within the coastal zone unless the consent authority is satisfied that the proposed development is not likely to cause increased risk of coastal hazards on that land or other land.*

#### **Comment**

The proposal provides for the renovation the existing Golf Course greens complexes at Bayview Golf Club. The minor new works are not considered to increase the risk of coastal hazards for the subject property or adjoining land. As such, it is considered the proposed development has been designed and sited to avoid the adverse impacts to land in the coastal zone.

##### ***2.13 Development in coastal zone generally—coastal management programs to be considered***

*Development consent must not be granted to development on land within the coastal zone unless the consent authority has taken into consideration the relevant provisions of any certified coastal management program that applies to the land.*

**Comment:** No coastal management programs have been identified.

#### **2.14 Other development controls not affected**

*Subject to clause 7, for the avoidance of doubt, nothing in this Part:*

- (a) permits the carrying out of development that is prohibited development under another environmental planning instrument, or*
- (b) permits the carrying out of development without development consent where another environmental planning instrument provides that the development may be carried out only with development consent.*

**Comment:** Noted

#### **2.15 Hierarchy of development controls if overlapping**

*If a single parcel of land is identified by this Policy as being within more than one coastal management area and the development controls of those coastal management areas are inconsistent, the development controls of the highest of the following coastal management areas (set out highest to lowest) prevail to the extent of the inconsistency:*

- (a) the coastal wetlands and littoral rainforests area,*
- (b) the coastal vulnerability area,*
- (c) the coastal environment area,*
- (d) the coastal use area.*

**Comment:** Noted

### **Chapter 4 - Remediation of Land**

Chapter 4 of the State Environmental Planning Policy (Resilience and Hazard) 2021 requires the consent authority take into consideration contamination and remediation of land in determining development applications.

Clause 4.6 of Chapter 4 states that the consent authority must not consent to the carrying out of any development on land unless:

- (a) "it has considered whether the land is contaminated, and*
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose."*

While it is acknowledged that pesticides and herbicides have been used across the golf course for fairway maintenance and weed management purposes, remediation is not required in this instance as no soil or fill is to be removed from the site as part of this application. Rather any excavated soil will be utilised in other areas of the golf course.

Appropriate soil and sedimentation measures will also be implemented in accordance with the submitted Erosion and Sediment Control Management Plans prepared by Chrisp Consulting, dated 6 March 2023 minimising any potential contamination impacts from the soil.

If any excavated material is excavated and removed offsite, it is to be classified in accordance with New South Wales Environmental Protection Authority Waste Classification Guidelines (2014).

Provided the above recommendations are adhered to, we consider that the site shall be able to be made suitable for the proposed golf course redevelopment.

**Bushfire Prone Land**

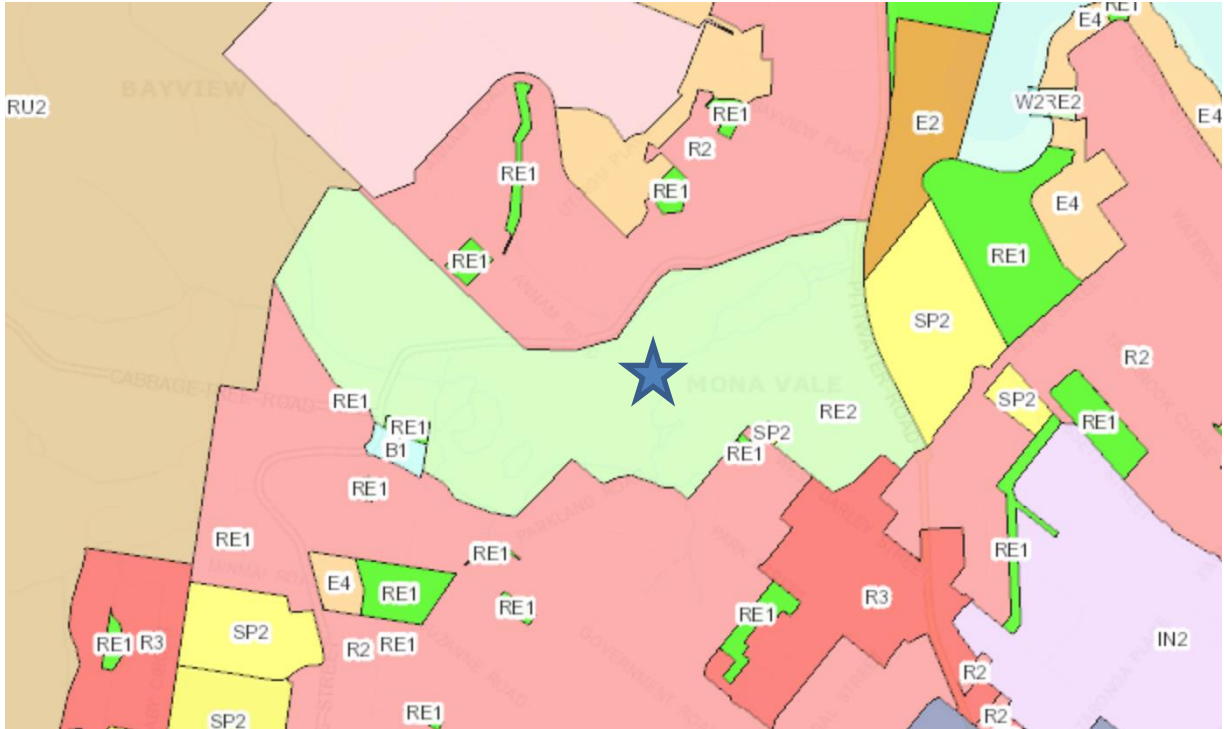
A portion of the site is classified as bush fire prone land. Section 4.14 of the Environmental Planning and Assessment Act 1979 requires Council to be satisfied that the development conforms to the specifications and requirements of the version (as prescribed by the regulations) of the document entitled Planning for Bush Fire Protection.

The application is for only for landscaping works and does not propose built or habitable structures. Accordingly, a bushfire report is not required in this instance.

## 6.5 Pittwater Local Environmental Plan 2014

### Clause 2.3 Zone objectives and land Use Table

The site is zoned as RE2 Private Recreation under the provisions of the PLEP 2014.



**Fig 6: Extract from Pittwater Council Zoning Map**

The proposed landscaping works to the Golf Course green complexes at Bayview Golf Club are considered to be permissible in the RE2 zone with the consent of Council.

The development of and use of the land for residential purposes within the RE2 Private Recreation is consistent with the zone objectives, which are noted as:

- *To enable land to be used for private open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*
- *To allow development of a scale and character that is appropriate to the nature of its recreational use, and is integrated with the landform and landscape.*

It is considered that the proposed renovation of the existing 11 greens complexes and 1 new green complex at the existing Bayview Golf Club will be consistent with the desired future character of the surrounding locality.

The proposal seeks to renovate the 18-hole golf course for the continued use of playing golf which is a recreational sport. The proposal enables the site to be used ongoing for recreational purposes.

The proposal enables an existing recreational setting to be enhanced through the renovation of the existing 11 greens complexes and 1 new green complex. The use of the site will remain unchanged following the renovation.

The works are sited at existing ground level and will therefore not result in adverse impact on the neighbouring properties.

Additionally, the proposal does not have any impact on long distance views, with the works to be sited below ground level, which allows for views for the surrounding properties to be retained.

The proposal achieves an overall enhancement to the sustainability of the natural environment.

#### **Clause 4.3 – Height of Buildings**

The maximum building height in this portion of Bayview is 8.5m. The proposed new works will be sited at or below ground level and will therefore readily comply with Council’s statutory height limit.

**Clause 7.1** relates to Acid Sulfate Soils. The site is identified as being within the Class 2, 3 and 5 Acid Sulfate Soils area. See Acid Sulphate Soil Report (Martens Consulting April 2023) & Acid Sulphate Soil Management Plan (Martens Consulting April 2023).

**Clause 7.2** relates to earthworks.

The landscaping works require a minor level of excavation, which are to remain above the permanent ground water levels. Overall, it is considered that the proposal and earthworks will not have a significant detrimental impact on environmental functions of the site or on surrounding land.

#### **Clause 7.3 – Flood Planning**

The site is identified as Low, Medium and High Risk on Council’s Flood Prone Land Map, and as being within H3, H5 and H6 within Council’s Land within Risk to Life Flood Category.

A Flood Report, authored by Pittwater Data Service Pty Ltd, dated 28 April 2023 which concludes:  
*“The site greening profiling will have imperceptible impact (not measurable) on the flooding characteristic of the 1% AEP flooding processes in term of loss of flood storage, velocity distribution and peak flood levels.”*

The submission is accompanied by an Estuarine Risk Management Report prepared by Horton Coastal Engineering which confirms that the subject proposal will not result in any adverse impacts on the estuarine locality.

The proposed subsurface drainage and storm water harvesting as approved under DA2021/1338 will be undertaken in conjunction with the green complexes renovations which will actually improve drainage and flooding impacts on the site.

Overall, the project is supportable for approval from a flooding perspective.



### **Clause 7.6 – Biodiversity**

The subject site is noted as being within Council’s biodiversity area.

The proposal will see the removal of a number of trees in order to accommodate the development, and is therefore accompanied by an Arboricultural Impact Assessment prepared by Bellevue Tree Consultants. Replacement plantings are to be provided as detailed in the submitted report.

The removal of the trees associated with the renovation will be mitigated by the planting of additional trees made up of sustainable local species, consistent with the original vegetation of the area. Accordingly, the proposal will achieve an enhanced environmental and biodiversity quality on the site.

### **Clause 7.7 – Geotechnical Hazards**

The works are carried out in the portion of the site which is not affected by landslip and will not involve substantial excavation. See Geotechnical Assessment (Martens Consulting April 2023)

There are no other clauses of the PLEP 2014 that are considered to be relevant to the proposed development.

## 6.6 Pittwater 21 Development Control Plan

Council's Pittwater 21 DCP and Part D9 Mona Vale Locality Statement provide a range of outcomes and controls which form the primary criteria control for development within the subject locality.

### 6.6.1 Section A Introduction

#### ***A4.9 Mona Vale Locality***

##### ***Desired Character***

*The Mona Vale locality will contain a mix of residential, retail, commercial, industrial, recreational, community, and educational land uses.*

*Existing residential areas will remain primarily low-density with dwelling houses a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape. Secondary dwellings can be established in conjunction with another dwelling to encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations. Any dual occupancies will be located on the valley floor and lower slopes that has less tree canopy coverage, species and habitat diversity and fewer other constraints to development. Any medium density housing will be located within and around commercial centres, public transport and community facilities.*

*Retail, commercial and light industrial land uses will be employment-generating. The Mona Vale commercial centre status will be enhanced to provide a one-stop convenient centre for medical services, retail and commerce, exploiting the crossroads to its fullest advantage and ensuring its growth and prosperity as an economic hub of sub-regional status. The permissible building height limit is increased to promote economic growth within the centre. The Mona Vale Hospital, as a regional facility servicing the Peninsula, is an essential part of the future local economy.*

*Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport.*

*Future development will maintain a building height limit below the tree canopy and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with the development. Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development will be designed to be safe from hazards.*

*The design, scale and treatment of future development within the Mona Vale commercial centre will reflect principles of good urban design. Landscaping will be incorporated into building design. Outdoor cafe seating will be encouraged.*

*Light industrial land uses in Darley and Bassett Streets will be enhanced as pleasant, orderly, and economically viable areas.*



*A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, and to enhance wildlife corridors.*

*Heritage items and conservation areas indicative of the Guringai Aboriginal people and of early settlement in the locality will be conserved.*

*Vehicular, pedestrian and cycle access within and through the locality will be maintained and upgraded. Improved public transport, pedestrian accessibility and amenity, carparking and an efficient surrounding local network will support the commercial centre, moving people in and out of the locality in the most efficient manner. The design and construction of roads will manage local traffic needs, minimise harm to people and fauna, and facilitate co-location of services and utilities.*

It is considered that the proposal is consistent with the desired character of the locality by providing a holistic approach to renovating the golf course in a manner enhancing the overall ecological, environmental and functional sustainability of the site.

Measures to avoid and minimise impacts to biodiversity values of the subject land have been implemented and include sensitive consideration of the location and design of changes to the golf course. A suite of mitigation measures are proposed to minimise impacts to biodiversity values, including construction mitigation measures, tree protection measures, and weed management.

Accordingly, the proposal will achieve an enhanced environmental and biodiversity quality on the site.

### **6.6.2 Section B General Controls**

The General Controls applicable to the proposed development are summarised as:

#### ***B3.1 Landslip Hazard***

The controls seek to achieve the outcomes:

*Protection of people. (S)*

*Protection of the natural environment. (En)*

*Protection of private and public infrastructure and assets. (S)*

A portion of the site is noted as AE Hazard H2 on Council's Geotechnical Hazard Map.

The works are being carried in a portion of the site which is not affected by landslip and as the proposal does not involve substantial excavation. See Geotechnical Assessment (Martens Consulting April 2023).

#### ***B3.6 Contaminated Land and Potentially Contaminated Land***

The controls seek to achieve the outcomes:

*Protection of public health. (S)*  
*Protection of the natural environment. (En)*  
*Successful remediation of contaminated land. (En, S)*

The site will maintain its existing use as a golf course and is not expected to be contaminated.

### **B3.11 Flood Prone Land**

The controls seek to achieve the outcomes:

*Protection of people.*  
*Protection of the natural environment.*  
*Protection of private and public infrastructure and assets.*

The site is identified as Low, Medium and High Risk on Council's Flood Prone Land Map, and as being within H3, H5 and H6 within Council's Land within Risk to Life Flood Category.

A Flood Report, authored by Pittwater Data Service Pty Ltd, dated 28 April 2023 which concludes: *"The site greening profiling will have imperceptible impact (not measurable) on the flooding characteristic of the 1% AEP flooding processes in term of loss of flood storage, velocity distribution and peak flood levels."*

The submission is accompanied by an Estuarine Risk Management Report prepared by Horton Coastal Engineering which confirms that the subject proposal will not result in any adverse impacts on the estuarine locality.

The proposed subsurface drainage and storm water harvesting as approved under DA2021/1338 will be undertaken in conjunction with the green complexes which will actually improve drainage and flooding impacts on the site.

Overall, the project is supportable for approval from a flooding perspective.

### **B4.13 Freshwater Wetlands (non Endangered Ecological Communities)**

The controls seek to achieve the outcomes:

*Wetlands in Pittwater are conserved and enhanced. (En)*  
*The physical, chemical and biological processes of wetlands in Pittwater are improved, maintained or restored. (En)*  
*The social and cultural values of wetland areas are conserved and enhanced. (S)*  
*Biodiversity, ecological processes and other wetland values are conserved. (En)*

The proposal will not adversely impact nearby wetlands.

The proposal is not considered to result in any adverse impacts on wildlife corridors. Native plantings will be provided in the form of replacement plantings.

#### **B4.14 Development in the Vicinity of Wetlands**

The controls seek to achieve the outcomes:

*Development in the catchment of a wetland is to result in wetland conditions being maintained or enhanced (En)*

*The physical, chemical and biological processes of wetland habitats in Pittwater are improved, maintained or restored. (En)*

*The social and cultural values of wetland areas are conserved and enhanced (S)*

*Biodiversity, ecological processes and other wetland values are conserved (En).*

As previously discussed, the proposal will not adversely impact on wetlands or wildlife corridors. New native plantings are to be provided, and the majority of the existing vegetation on site will be retained.

#### **B4.15 Saltmarsh Endangered Ecological Community**

The controls seek to achieve the outcomes:

*To conserve and enhance saltmarsh vegetation. (En)*

The proposal is not considered to unreasonably impact on saltmarsh vegetation. Stormwater from the site will be suitably managed.

#### **B5.15 Stormwater**

The controls seek to achieve the outcomes:

*Improve the quality of water discharged to our natural areas to protect and improve the ecological and recreational condition of our beaches, waterways, riparian areas and bushland;*

*Minimise the risk to public health and safety;*

*Reduce the risk to life and property from any flooding and groundwater damage;*

*Integrate Water Sensitive Urban Design measures in new developments to address stormwater and floodplain management issues, maximise liveability and reduce the impacts of climate change.*

*Mimic natural stormwater flows by minimising impervious areas, reusing rainwater and stormwater and providing treatment measures that replicate the natural water cycle*

*Reduce the consumption of potable water by encouraging water efficiency, the reuse of water and use of alternative water sources*

*Protect Council's stormwater drainage assets during development works and to ensure Council's drainage rights are not compromised by development activities.*

Subsurface drainage and stormwater harvesting works were approved under development consent DA2021/1338. The development will not result in the increase in impervious area. As such, the quantity of stormwater runoff will be maintained as per existing conditions.

No water quality issues are anticipated.

**B8.1 Construction and Demolition – Excavation and Landfill**

The controls seek to achieve the outcomes:

*Site disturbance is minimised. (En)*

*Excavation, landfill and construction not to have an adverse impact. (En)*

*Excavation and landfill operations not to cause damage on the development or adjoining property. (S)*

Excavation for the renovation of the Golf Course green complexes is minor, with all excavation material is to be reused onsite. Appropriate soil and sedimentation measures will also be implemented in accordance with the submitted Erosion and Sediment Control Management Plans prepared by Chrisp Consulting, dated 6 March 2023.

**B8.2 Construction and Demolition – Erosion and Sediment Management**

The controls seek to achieve the outcomes:

*Waterways, coastal areas, watercourses, drainage systems and the public domain are protected from the transportation of sedimentation from development sites. (En)*

*Reduction of waste throughout all phases of development. (En)*

*Public safety is ensured. (S)*

*Protection of the public domain. (S, En)*

This clause requires that erosion and sediment controls are installed on site to prevent the migration of sediment to adjoining properties, roads or waterways. Appropriate erosion and sediment barriers as demonstrated in the submitted Erosion and Sediment Control Management Plans prepared by Chrisp Consulting, dated 6 March 2023 will be installed prior to the commencement of any works on site as required.

### 6.6.3 Section C Development Type Controls

The Development Type Controls applicable to the proposed development are:

#### **C1.6 Acoustic Privacy**

The controls seek to achieve the outcomes:

*Noise is substantially contained within each dwelling and noise from any communal or recreation areas are limited. (S)*

*Noise is not to be offensive as defined by the Protection of the Environment Operations Act 1997, including noise from plant, equipment and communal or recreation areas (S)*

The upgrades to the golf course do not include any area which requires internal noise level design. The proposed works will not generate unreasonable or excessive additional noise to nearby residential or sensitive receivers when compared to the existing conditions.

#### **C5.1 Landscaping**

The controls seek to achieve the outcomes:

*A built form softened and complemented by landscaping. (En)*

*Landscaping reflects the scale and form of development. (En)*

*Retention of canopy trees by encouraging the use of pier and beam footings. (En)*

*Development results in retention of existing native vegetation. (En)*

*Landscaping results in the long-term retention of Pittwater's locally native tree canopy. (En)*

*Landscaping retains and enhances Pittwater's biodiversity by using locally native plant species (En)*

*Landscaping enhances habitat and amenity value. (En, S)*

*Landscaping results in reduced risk of landslip. (En, Ec)*

*Landscaping results in low watering requirement. (En)*

The required controls to achieve the outcomes are to ensure that the development will provide for the reasonable retention and protection of the existing significant trees and to provide for locally occurring species within any proposed replanting of the site.

The proposal will see the removal of a number of trees in order to accommodate the development and is therefore accompanied by an Arboricultural Impact Assessment prepared by Bellevue Tree Consultants. Replacement plantings are to be provided as detailed in the submitted report.

In summary, additional plantings, together with the existing vegetation ensure both a range of landscape form, colour, texture and seasonal flowering as well as providing a food source and habitat for a greater range of fauna species contributing to the enhancement of the site and the locality.

## **C5.2 Safety and Security**

The controls seek to achieve the outcomes:

*On-going safety and security of the Pittwater community. (S)*  
*Opportunities for vandalism are minimised. (S, Ec)*  
*Inform applicants of Council's requirements for crime and safety management for new development. (S)*  
*Improve community awareness in relation to Crime Prevention through Environmental Design (CPTED), its principle strategies and legislative requirements (S)*  
*Identify crime and safety priority areas in Pittwater LGA (S, Ec)*  
*Improve community safety and reduce the fear of crime in the Pittwater LGA (S)*  
*Develop and sustain partnerships with key stakeholders in the local area who are involved in community safety. (S)*

The site maintains consistency with the CPTED principles.

## **C5.4 View Sharing**

The controls seek to achieve the outcomes:

*A reasonable sharing of views amongst dwellings. (S)*  
*Views and vistas from roads and public places to water, headland, beach and/or bush views are to be protected, maintained and where possible, enhanced. (S)*  
*Canopy trees take priority over views. (En, S)*

The works are at existing ground level and will not result in any loss of views for surrounding residential development.

## **C5.8 Waste and Recycling Facilities**

The controls seek to achieve the outcomes:

*Waste facilities are accessible and convenient, and integrate with the development. (En)*  
*Waste facilities are located such that they do not adversely impact upon amenity of the land adjoining development or natural environment. (En, S)*

The required controls to achieve the outcomes are to ensure that adequate area remains for the storage of waste and recyclable materials.

The waste arrangements for the site remain unchanged.

#### 6.6.4 Section D Locality Specific Development Controls

The **D9 Mona Vale Locality Statement** contains a number of outcomes for development. The proposal has been assessed in regard to the Locality Statement and is summarised in the following table.

In support of the proposal, it is considered that this proposal is well designed, comprehensive and consistent with the community's vision for development in Pittwater in that it is:

- Proposing a form of development which is compatible with the existing residential character of the area by maintaining an appropriate development scale which is compatible with the vicinity.
- The proposal maintains the existing soft landscaped area. There will not be any adverse siltation or water pollution impacts on the general drainage system of the area or to local waterways.
- The development will not place additional demands on local infrastructure or on the sewage disposal system for the site.

A summary of the DCP controls for the **D9 Mona Vale Locality** is provided below:

##### **D9.1 Character as viewed from a public place**

The control seeks to achieve the outcomes:

*To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing built and natural environment. (En, S, Ec)*

*To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.*

*The visual impact of the built form is secondary to landscaping and vegetation, or in commercial areas and the like, is softened by landscaping and vegetation. (En, S, Ec)*

*High quality buildings designed and built for the natural context and any natural hazards. (En, S)*

*Buildings do not dominate the streetscape and are at 'human scale'. Within residential areas, buildings give the appearance of being two-storey maximum. (S)*

*To preserve and enhance district and local views which reinforce and protect the Pittwater's natural context.*

*To enhance the bushland vista of Pittwater as the predominant feature of the landscape with built form, including parking structures, being a secondary component.*

*To ensure that development adjacent to public domain elements such as waterways, streets, parks, bushland reserves and other public open spaces, compliments the landscape character, public use and enjoyment of that land. (En, S)*

The proposed renovation of the Bayview Golf Course green complexes provides a positive contribution to the site and the surrounding public spaces by achieving a holistic and carefully considered approach to enhancing the overall ecological, environmental and functional sustainability of the site.

The proposed works are sited at ground level and will not see any detrimental change to the character of the site.

#### **D9.6 Front Building Line**

The controls seek to achieve the outcomes:

- Equitable preservation of views and vistas to and/or from public/private places. (S)*
- The amenity of residential development adjoining a main road is maintained. (S)*
- Vegetation is retained and enhanced to visually reduce the built form. (En)*
- Vehicle manoeuvring in a forward direction is facilitated. (S)*
- To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.*
- To encourage attractive street frontages and improve pedestrian amenity.*
- To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.*

The proposal provides for landscaping works to the Golf Course green complexes and will not see any change to the existing front building line or the setbacks of any structures to the primary frontages to the public roads.

#### **D9.7 Side and rear building line**

The controls seek to achieve the outcomes:

- To achieve the desired future character of the Locality. (S)*
- The bulk and scale of the built form is minimised. (En, S)*
- Equitable preservation of views and vistas to and/or from public/private places. (S)*
- To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.*
- To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties. (En, S)*
- Substantial landscaping, a mature tree canopy and an attractive streetscape. (En, S)*
- Flexibility in the siting of buildings and access. (En, S)*
- Vegetation is retained and enhanced to visually reduce the built form. (En)*
- To ensure a landscaped buffer between commercial and residential zones is established.*

The proposal provides for landscaping works to the Golf Course greens complexes, and will not see any change to the existing side and rear building lines.

#### **D9.13 Fences – Flora and Fauna Conservation Areas**

The controls seek to achieve the outcomes:

- To achieve the desired future character of the Locality. (S)*
- An open streetscape that allows casual surveillance of the street. (S)*
- Fences, where provided, are suitably screened from view from a public place. (S)*
- Safe and unhindered travel for native animals. (En)*
- To ensure fences compliment and conserve the visual character of the street and neighbourhood.*



*To define the boundaries and edges between public and private land and between areas of different function.*

*To contribute positively to the public domain.*

*To enhance safe sight distances and clear view of the street (including to and from driveways) for motorists and pedestrians. (S)*

*To ensure heritage significance is protected and enhanced. (S)*

*To ensure an open view to and from the waterway is maintained. (S)*

*To ensure native vegetation is retained. (En)*

*To ensure any fencing provides for the safe and unhindered travel of native animals. (En)*

No new fencing is provided.

**7.0 Matters for Consideration under Section 4.15 of The Environmental Planning and Assessment Act, 1979**

**7.1 The provisions of any environmental planning instrument**

The proposal is subject to the provisions of the Pittwater Local Environmental Plan 2014 and the relevant supporting Council policies and various State Environmental Planning Policies. It is considered that the provisions of these environmental planning instruments have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

There are no other environmental planning instruments applying to the site.

**7.2 Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and**

There are no draft instruments applicable to the proposal.

**7.3 Any development control plan**

The development has been designed to comply with the requirements of Council's Pittwater 21 Development Control Plan 2014.

It is considered that the proposed design respects the desired character objectives of the DCP in that it reinforces the existing character of the area and is compatible with the existing recreational uses in the vicinity.

**7.4 Any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and**

No matters of relevance are raised in regard to the proposed development.

**7.5 The regulations (to the extent that they prescribe matters for the purposes of this paragraph),**

No matters of relevance are raised in regard to the proposed development.

**7.6 The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.**

It is considered that the proposal, which seeks consent the renovation of the Bayview Golf Course green complexes which will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area.

The proposal is considered to be well designed having regard to the relevant provisions of the Council's PLEP 2014 & the Pittwater 21 DCP and the Church Point and Bayview Locality.

### **7.7 The suitability of the site for the development**

The subject land is currently zoned RE2 Private Recreation under the Pittwater Local Environmental Plan 2014 and is considered suitable for the proposed development.

The subject site does not exhibit any significant constraint to the construction of the proposed development.

### **7.8 Any submissions made in accordance with this Act or the regulations**

This is a matter for Council in the consideration of this proposal.

### **7.9 The public interest**

It is considered that the works are in the public interest as it facilitates renovating the golf course greens complexes in a manner benefitting the Bayview Gold Club and broader community. The proposal will not impact upon the environment or the character of the locality. Amenity will be maintained through a well thought design and constructed in an environmentally friendly and sustainable manner, to the benefit of the wider community.

### **8.0 Conclusion**

The principal objective of this development is to renovate the Bayview Golf Course green complexes in a manner enhancing the overall ecological, environmental and functional sustainability of the site. The proposed alterations and works to the existing 11 greens complexes and 1 new green complex, removal of some existing trees and replanting of new trees are necessary to ensure the long-term sustainability, functionality and environmental quality of the golf course.

The proposal satisfies applicable state planning controls relating to water, coastal, and biodiversity management. It is considered that the proposed works satisfy the stated objectives of Council's Local Environment Plan, Development Control Plan and reinforce the residential character of the area.

Social, economic and environmental impacts arising from the proposal are minimised and mitigated through sensitive development design and comprehensive landscaping and sediment and erosion control plans.

As the proposed development will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.

### **VAUGHAN MILLIGAN**

Town Planner

Grad. Dip Urban & Regional Planning (UNE)