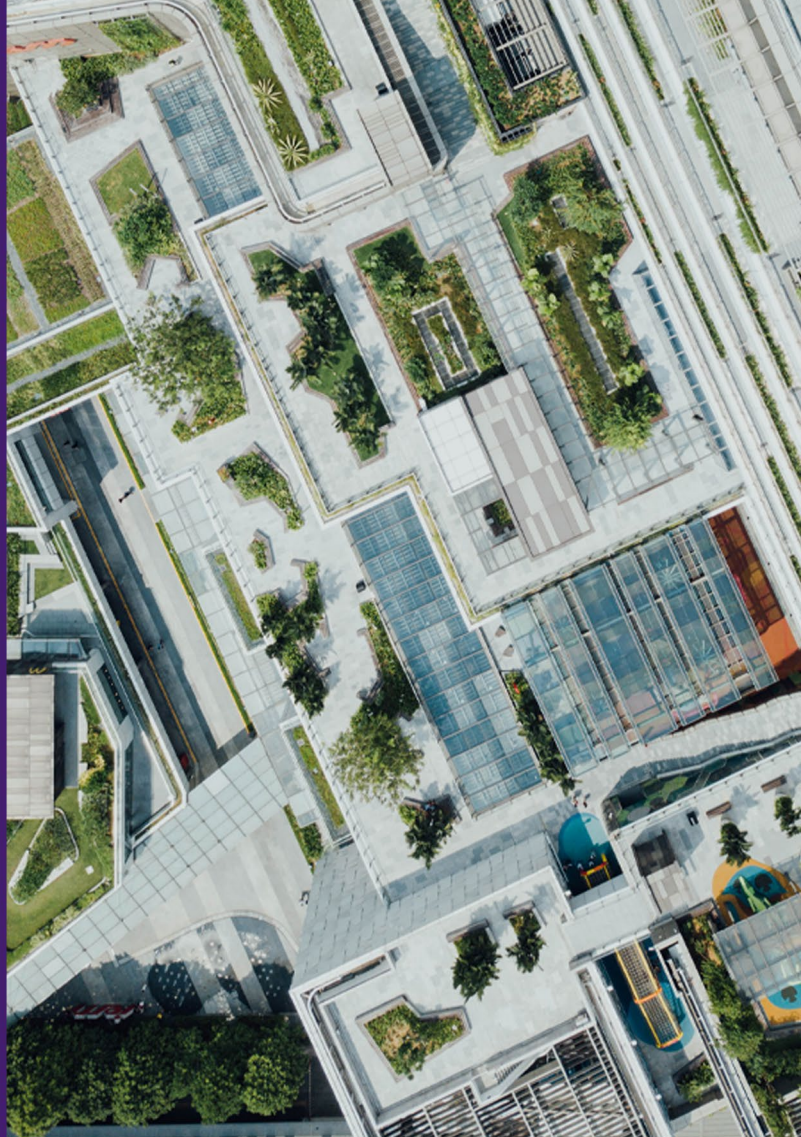


The Planning  
Studio



# 122-128 Crescent Road & 55-57 The Avenue, Newport NSW 2106

Statement of Environmental Effects  
Subdivision of land into nine lots

On behalf of 57 The Avenue Pty Ltd

**9 December 2022**

The Planning Studio acknowledges the traditional custodians of the lands + waters of Australia, particularly the Gadigal People on whose traditional lands our office is located, and pay our respects to Elders past, present + emerging. We deeply respect the enduring Connection to Country + culture of Aboriginal and Torres Strait Islander peoples and are committed to walk alongside, listen + learn with community as we plan for equitable, sustainable, generous, and connected places. Always was, Always will be.

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# 1 General Information

This Statement of Environmental Effects (SEE) report has been prepared on behalf of 57 The Avenue Pty Ltd, to support an Integrated Development Application (DA) to Northern Beaches Council (Council) for demolition of the existing buildings and land subdivision of the site into nine lots at 122-128 Crescent Road & 55-57 The Avenue, Newport NSW 2106 (the site). The application is Integrated Development under Section 91 of the Water Management Act 2000 due to the requirement for a Controlled Activity Approval for works within 40m of the Pittwater Waterway.

The SEE includes an assessment of the proposed works in terms of the matters for consideration as listed under Section 4.15 of the Environmental Planning and Assessment Act 1979 (EPAA) and should be read in conjunction with information annexed to this report as outlined in the Table of Contents.

Specifically, the SEE includes the following information:

- Description of the site in its local and regional context;
- Identification of the proposed works;
- Assessment of the project against Council's controls and policies;
- Assessment of all environmental impacts of the project; and
- Identification of measures for minimising or managing the potential environmental impacts.

The DA seeks approval for:

- Demolition of the existing commercial and residential structures on site above the mean high water mark;
- Subdivision of the site into nine residential lots;
- Removal of 46 exempt, dead or hazardous trees on site; and
- Associated servicing and stormwater drainage works, including:
  - Undergrounding existing high voltage electricity lines above part of the sites;
  - Driveway and access works for each lot, including easements and Right of Way;
  - Easements and works for sewer, stormwater, and gas; and
  - Communications / NBN servicing.

Essex Develop have calculated the cost of development for the proposal to be **\$968,000** (incl. GST) refer to **Appendix 6: QS Report**.

A comprehensive planning and environmental assessment of the proposal is provided in **Sections 4 and 5** of this report. This SEE is also accompanied by the following Appendices:

Appendix 1: Survey Plan

Appendix 2: Architectural Drawings

Appendix 3: Arborist Report

Appendix 4: Stormwater Drainage Works



Appendix 5: Traffic & Parking Report

Appendix 6: QS Report

Appendix 7: Geotechnical Reports

Appendix 8: Services Plan

Appendix 9: Crown Lands Landowners Consent

Appendix 10: Clause 4.6 Variation Request (minimum lot size)

Appendix 11: Waste Management Plan

Appendix 12: Estuarine Risk Management Report

## 1.1 Proponent and Project Team

The Development Application and SEE Report have been prepared on behalf of the applicant, 57 The Avenue Pty Ltd.

Table 1 – Project Team	
Item	Description
QS Report	Essex Develop
Architect	Scott Carver
Town Planner	The Planning Studio
Survey	Boxall
Stormwater / Drainage Assets Plan	BG & E
Arborist Report	Raintree Consulting
Geotechnical Report – Acid Sulfate Soils	EI Australia
Geotechnical Report – DSI	Aargus
Traffic and Parking Report	JMT Consulting
Services	IGS
Estuarine Risk Management	Horton Coastal Engineering Pty Ltd





## 2 The Site

### 2.1 Site Location

The subject site of 122-128 Crescent Road & 55-57 The Avenue is located in Newport on the western side of Crescent Road in the Northern Beaches LGA. The combined site area is approximately 6,521m<sup>2</sup> and comprises seven individual lots.



**Figure 1:** Subject Site (Six Maps)



**Figure 2:** Existing Marina at 122 Crescent Road, Newport from water perspective (Scott Carver)







**Figure 3:** Existing Marina entrance (Scott Carver)



**Figure 4:** Existing marina and boat lift from marina access road (Scott Carver)







**Figure 5:** Existing office from marina access road (Scott Carver)



**Figure 6:** Existing residence at 57 The Avenue, Newport with 55 The Avenue in the background (Google Maps)





**Figure 7:** Existing residence at 128 Crescent Road, Newport from The Avenue (Google Maps)

## 2.2 Site Description

Table 2 provides the legal description, and a brief summary of the site and surrounding context. In addition, a survey plan of the site is provided at **Appendix 1: Survey Plan**.

Table 2 – Site Description	
Item	Description
Legal Description	<ul style="list-style-type: none"> <li>• Lot 111 DP 556902</li> <li>• Lot 112 DP 556902</li> <li>• Lot 1 DP 503390</li> <li>• Lot 3 DP 210342</li> <li>• Lot 2 DP 210342</li> <li>• Lot 21 DP 545339</li> <li>• Lot 295, DP 820302 (only for stormwater egress)</li> </ul>
Total Area	Approximately 6,521m <sup>2</sup>
Location	122-128 Crescent Road and 55-57 The Avenue Newport NSW 2106
Street Frontage	Approximately 82 metres to Crescent Road and 75m to The Avenue and 63m of waterfront access





Table 2 – Site Description	
Item	Description
Site Description and Surrounds	The subject site is located in Newport on the western side of Crescent Road in the Northern Beaches LGA. The site has a harbour frontage of approximately 63m in a predominantly residential area. The site is less than 2kms from Newport beach and approximately 1km from Bungan Beach with a number of restaurants, cafés and other amenities in the area.

## 2.3 Site Surrounds

The site has a harbour frontage of approximately 63m in a predominantly residential area. The site is less than 2kms from Newport beach and approximately 1km from Bungan Beach with a number of restaurants, cafés and other amenities in the area. Refer to the aerial figure below.



**Figure 8:** Aerial view of site (Scott Carver)

It is noted that Lot 295/DP820302 (existing commercial Marina) only forms part of the site for the purpose of stormwater infrastructure and easement.





## 3 The Proposal

### 3.1 Development Summary

The proposal seeks approval for:

- Demolition of the existing commercial and residential structures on site above the mean high water mark;
- Subdivision of the site into nine residential lots;
- Removal of 46 exempt, dead or hazardous trees on site; and
- Associated servicing and stormwater drainage works, including:
  - Undergrounding existing high voltage electricity lines above part of the sites;
  - Driveway and access works for each lot, including easements and Right of Way;
  - Easements and works for sewer, stormwater, and gas; and
  - Communications / NBN servicing.

Architectural Building Envelopes have been provided in **Appendix 2: Architectural Drawings**. These are indicative at this stage and only for the purpose of showing Council that compliant envelopes can be achieved for each lot.

No residential dwelling designs are currently proposed at this stage. These will be subject to a future detailed DA, along with an appropriate DA to Council (with Office of Crown Lands consent) to convert the existing commercial marina to a residential marina of 9 berths.

The only works proposed within Crown Lands (Lot 295 DP820302) relate to locating part of the inter-allotment and council stormwater structures within Crown Land below MHW in Pittwater. The proposed works would be carried out within the existing marina concrete hardstand. It is proposed to retain the exiting seawalls and hardstand areas as is.

The application is Integrated Development under Section 91 of the Water Management Act 2000 due to the requirement for a Controlled Activity Approval for works within 40m of the Pittwater Waterway.

Landowners consent has been sought and obtained by Crown Lands – refer to **Appendix 9: Crown Lands Landowners Consent**. The subject application only seeks to subdivide the land above mean high water mark (as in the land not under control of Crown Lands) into 9 residential lots.

Further detail regarding elements of the proposal is provided in the table below.



Table 3 – Summary of Proposed Development	
Planning Matter	Description
Site Area	Approximately 6,521m <sup>2</sup>
Lots proposed & proposed lot area	<p>9 residential lots – note individual lots on architectural envelope plans</p> <ul style="list-style-type: none"> <li>• Lot 1: 757m<sup>2</sup></li> <li>• Lot 2: 761m<sup>2</sup></li> <li>• Lot 3: 763m<sup>2</sup></li> <li>• Lot 4: 701m<sup>2</sup></li> <li>• Lot 5: 667m<sup>2</sup></li> <li>• Lot 6: 703m<sup>2</sup></li> <li>• Lot 7: 768m<sup>2</sup></li> <li>• Lot 8: 701m<sup>2</sup></li> <li>• Lot 9: 700m<sup>2</sup></li> </ul>
Stormwater Drainage Works	Stormwater drainage easements from Crescent Road and The Avenue to the marina area.
Tree Removal and Replacement	Removal of 46 exempt, dead or hazardous trees.
Parking and Access	<p>Site vehicular access from The Avenue or Right of Way easement across all lots except Lot 4.</p> <p>Right of Way pedestrian easement between Lots 7 and 8 to the Marina.</p>

### 3.2 Current marina and residential uses

The consolidated site currently comprises:

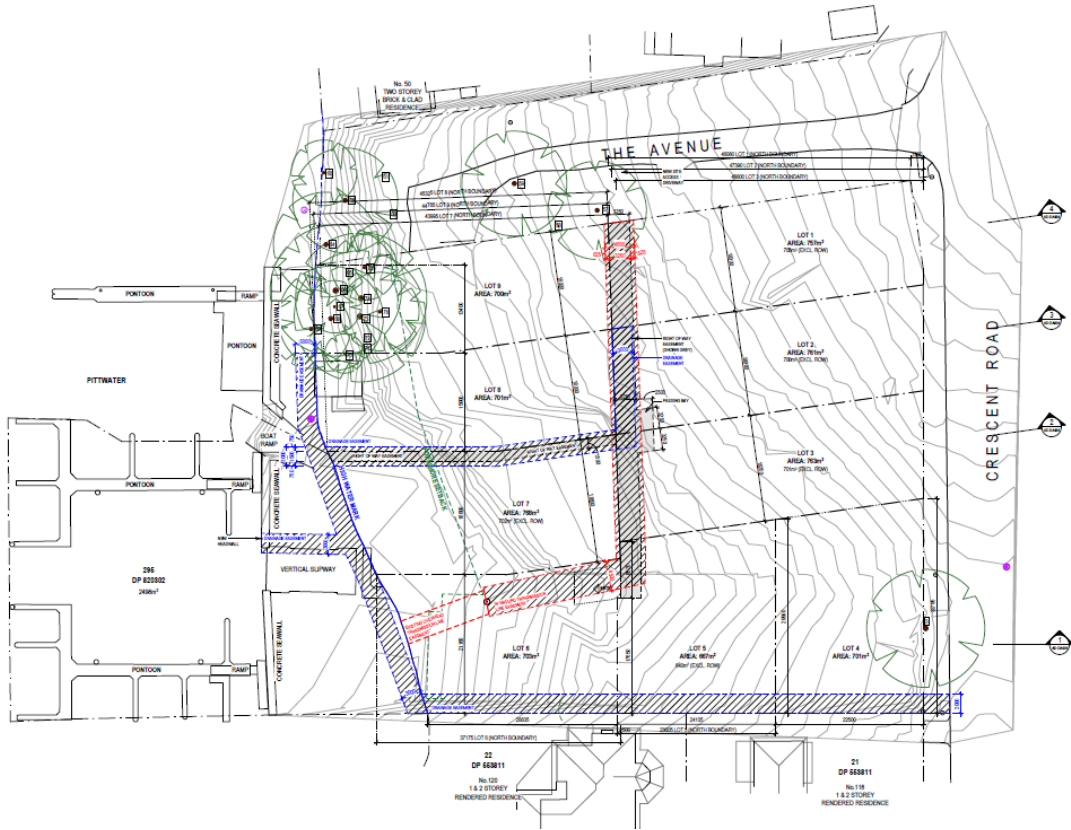
- Four individual dwelling houses on four lots; and
- A commercial marina and boatshed/associated buildings at 122 Crescent Road Newport.

This is most clearly identified in the proposed demolition plan, which seeks to remove all structures above mean high water mark. No demolition is proposed to existing structures below the mean high-water mark – with the only works proposed being works for an easement for future stormwater drainage. Refer to Figure below.







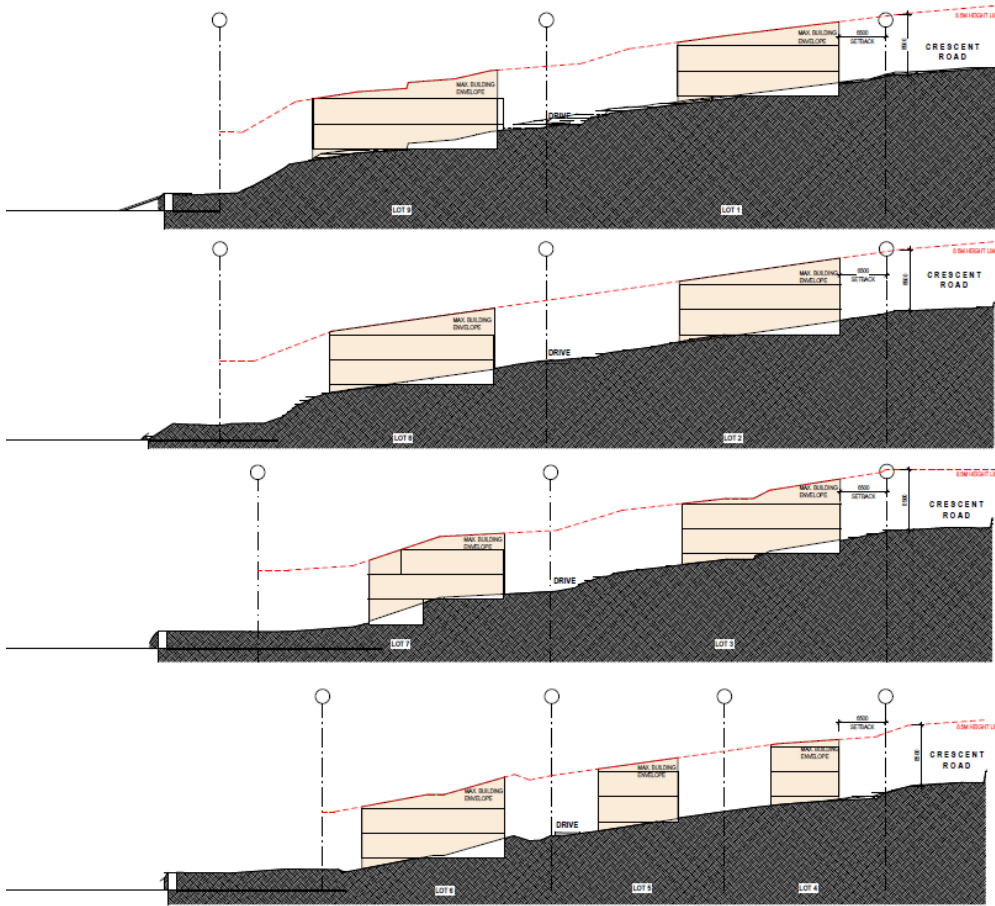


**Figure 10: Proposed Subdivision Plan (Scott Carver)**

Scott Carver have also provided a building envelope drawing to demonstrate that dwellings are able to be achieved on all nine sites that comply with the minimum LEP and DCP requirements for residential lot subdivision. Refer to the Figures below.



**Figure 11: Architectural Envelope Plan (Scott Carver)**



**Figure 12: Architectural Envelope Sections (Scott Carver)**

### 3.4 Access and Parking Provisions

JMT Consulting provided the required traffic and access inputs into the proposed subdivision and conducted a traffic assessment, which can be found in **Appendix 5: Traffic & Parking Report**. The report states that:

‘Details of the proposed car parking arrangements will be provided at the time of the separate Development Applications for each of the individual lots. However, the subdivision plan allows for two standard car parking spaces to be provided for each lot – complying with the requirements under the Pittwater DCP.’

A new internal zone under community title will provide access to six out of the nine proposed lots. The shared zone would be accessible from The Avenue and would provide vehicle access to multiple driveways within the site. Vehicle access for Lots 1 and 9 would be directly from The Avenue and lot 4 would have direct vehicle access from Crescent Road.

The figure below illustrates the proposed new internal zone.



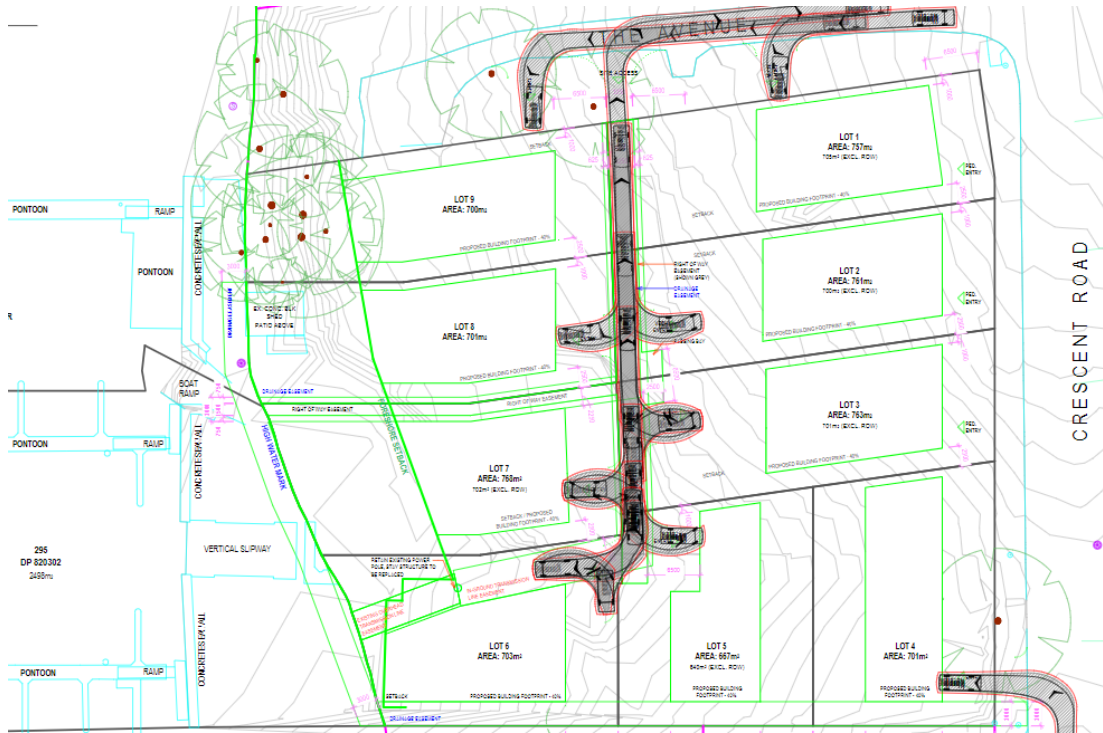


Figure 13: Proposed turning paths (JMT Consulting)





## 4 Planning Assessment

An assessment of the proposal against the relevant planning and environmental legislation and guidelines to identify potential environmental impacts and mitigation measures is provided in this Section.

### 4.1 Water Management Act 2000

The development Nominated Integrated Development under Section 91 of the Water Management Act 2000, due to the requirement for a Controlled Activity Approval for the works within 40m of the Pittwater Waterway. The application will be referred to Water NSW for appropriate consideration and Terms of Approval.

### 4.2 State Environmental Planning Policies (SEPPs)

#### 4.2.1 SEPP (Biodiversity and Conservation) 2021 – Part 2.2 Clearing vegetation in non-rural areas

The application seeks to remove a number of trees and vegetation identified within the SEPP. Accordingly, the development has been accompanied by an Arborist Report, which was prepared by Raintree Consulting and can be found in **Appendix 3: Arborist Report**.

The aims of this Policy are:

- (a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and
- (b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

The report was commissioned in order to assess the remaining Useful Life Expectancy (ULE) of significant trees in relation to the proposed subdivision development proposal.

Seventy-six (76) trees or tree groups were assessed for the purpose of this property subdivision proposal. Of the seventy-six trees within the site forty-three (43) trees are exempt non-prescribed species, three (3) are dead or at risk of failure trees, six (6) trees contain low retention values, and twelve (12) trees are located within Council verges or within the front Pittwater high water mark foreshore area.

The report recommends the removal of forty-six (46) exempt, dead or hazardous trees. Of those 46 trees, seventeen (17) trees are prescribed (protected) & Council verge trees, which require removal to accommodate the design proposal.

The report recommends that 13 trees be retained. In addition, it is noted that any DA for future residential dwellings will require appropriate landscaping and tree planting to comply with both state and local planning controls for canopy coverage and trees.

#### 4.2.2 SEPP (Resilience and Hazards) 2021 – Chapter 2 Coastal Management

The subject site is identified as both 'Coastal Environment Area' and 'Coastal Use Area' under Chapter 2 of the SEPP. The proposed development is considered consistent with the objectives and controls of these areas for the following reasons:



- The proposal relates to land subdivision of an existing commercial marina and residential dwellings into nine residential dwelling lots. The subdivision works, and future residential dwellings will improve the biophysical, hydrological and ecological environment by enabling the conversion of an intensive commercial marina and associated significant hard stand structures into an improved landscaped environment and reduced intensity of development;
- No works are currently proposed below mean high water mark, with any future works to be subject to a separate DA with detailed ecological analysis and assessment. Preliminary assessment has determined that no marine protected works occur within or near to the site and will not be impacted by the proposed works;
- No mapped Coastal Wetlands or Littoral Rainforests occur near to the study site and will not be impacted by the proposal;
- Whilst there is public access to the marina currently, it is operating as a commercial marina with no automatic right of access to the waterway. The future residential lots will all have access to the future residential marina berths through a proposed 'right of way' to the waterfront;
- No aboriginal cultural heritage, practices or places will be affected; and
- The visual amenity and scenic qualities of the coast will be improved – particularly from Crescent Road, where views to the coast are partially achieved across the commercial marina buildings and associated hardstand and car parking.

#### 4.2.3 SEPP (Resilience and Hazards) 2021 – Chapter 4 Remediation of land

The subject application relates to subdivision of land and associated works to enable the land to be subdivided and does not propose remediation work. Any future development application for use and construction of dwellings on site will be accompanied by the relevant contamination and remediation works and environmental management requirements.

The application is also accompanied by a Detailed Site Investigation, provided in **Appendix 7: Geotechnical Reports**. The majority of the existing site has been used as ongoing residential dwellings and has no evidence of any contamination on site. The preliminary assessment undertaken for the marina site indicates limited risk of significant contamination.

### 4.3 Pittwater Local Environmental Plan 2014 (PLEP2014)

The PLEP2014 is the primary local planning instrument applying to the site. The table below provides a summary of the key development standards that apply to the site.

Table 4 – Pittwater LEP 2014		
Item	Control	Assessment
Land Use Zones (2.1)	C4 Environmental Living	Complies  The development is for a 9 lot residential dwelling subdivision,



Table 4 – Pittwater LEP 2014

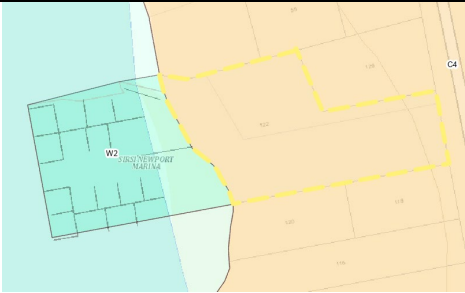
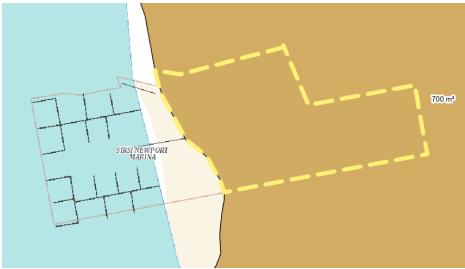

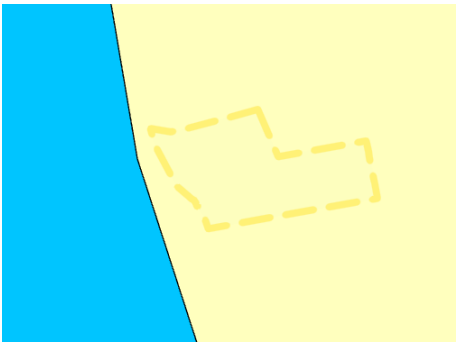
Item	Control	Assessment
		<p>which permits dwelling houses.</p>
<p><b>Minimum Subdivision Lot Size (700m<sup>2</sup>) (4.1)</b></p>	<p><b>Minimum subdivision lot size: 700m<sup>2</sup></b></p> 	<p><b>Generally Complies</b></p> <p>With the exception of Lot 5, all lots meet the minimum lot size requirement, excluding access ways.</p> <p>The variation to Lot 5 is supported by a request to vary the development standard under Clause 4.6 of the LEP.</p>
<p><b>Height of Building (8.5m) (4.3)</b></p>	<p><b>Height of Building: 8.5m</b></p> 	<p><b>Able to comply</b></p> <p>The accompanying architectural envelopes show that all future lots will be able to comply with the building height control.</p>
<p><b>Development below mean high water mark (5.7)</b></p>	<p>(1) The objective of this clause is to ensure appropriate environmental assessment for development carried out on land covered by tidal waters.</p> <p>(2) Development consent is required to carry out development on any land below the mean high water mark of any body of water subject to tidal influence (including the bed of any such water).</p>	<p><b>Complies</b></p> <p>The only development proposed below mean high water mark relates to minor stormwater easement for future drainage.</p>



Table 4 – Pittwater LEP 2014

Item	Control	Assessment
<p><b>Acid Sulphate Soils (Class 5) (7.1)</b></p>	<p><b>Acid Sulphate Soils: Class 5</b></p> 	<p><b>Complies</b></p> <p>The application is accompanied by a Geotechnical Report and Acid Sulfate Soils Management Plan. Refer to <b>Appendix 7: Geotechnical Reports.</b></p>
<p><b>Geotechnical Hazards (7.7)</b></p>	<p>The site is mapped as Geotechnical Hazard H1.</p>	<p><b>Complies</b></p> <p>The application is accompanied by a Geotechnical Hazard Assessment report. Refer to <b>Appendix 7: Geotechnical Reports.</b></p>
<p><b>Limited development on foreshore area (7.8)</b></p>	<p>(1) The objectives of this clause are as follows—</p> <p>(a) to ensure that development in the foreshore area will not impact on natural foreshore processes or affect the significance and amenity of the area,</p> <p>(b) to ensure continuous public access along the foreshore area and to the waterway.</p>	<p><b>Complies</b></p> <p>Any development proposed beyond the foreshore area meets the objectives and controls of this Clause.</p>





## 4.4 Pittwater 21 Development Control Plan

The Pittwater 21 Development Control Plan is the primary Development Control Plan that applies to the site and sets out the core controls for the site.

The table provides an assessment where the proposed subdivision and demolition will affect a particular DCP control.

Table 5 – Pittwater 21 DCP		
Item	Control	Assessment
B2.2 Subdivision, low density residential areas	<ul style="list-style-type: none"> <li>• Minimum lot depth 27m;</li> <li>• Landscaped Area 1: Minimum lot width of 16m</li> <li>• Minimum lot width at building line of 9m at the water frontage</li> <li>• No slope greater than 30% or 16.7 degrees</li> <li>• Minimum building area 175sqm</li> </ul>	<p><b>Able to Comply</b></p> <p>The architectural envelope package demonstrates that the future dwellings are capable of meeting these requirements</p>
B5.13 Development on Waterfront Land	<p>Any waterfront land (as defined in the Water Management Act 2000) on the property shall be retained in their natural state to: carry stormwater/flood flows, maintain aquifers, retain stability, and provide habitat functions.</p> <p>Waterfront land in a degraded state, should be restored and rehabilitated.</p> <p>Development adjoining waterfront land is to be landscaped with local native plants.</p> <p>Council encourages the replacement of a piped stormwater system where appropriate with a restored watercourse with appropriate flow carrying capacity, wherever feasible.</p> <p><u>Structures Over and Adjacent to Easements, Piped Drainage System or Natural Watercourses</u></p> <p>No encroachments or low lying overhangs of the development are permitted over natural water courses. Structural support elements are not permitted within the cross sectional area of a natural watercourse. Structural support elements adjacent to a natural water course located on the development site or</p>	<p><b>Able to Comply</b></p> <p>The proposed subdivision and works are not directly on waterfront land, being the land below mean high water mark.</p> <p>However, the subdivision and works will enable a future scenario where an existing degraded commercial marina can be converted into an appropriately-landscaped and treated residential marina with significant additional landscaping and appropriate stormwater flows.</p>



**Table 5 – Pittwater 21 DCP**

Item	Control	Assessment
	<p>on adjacent lands must be founded on a stable foundation to the depth directed by a geotechnical engineer.</p>	
<p>B5.15 Stormwater</p>	<p>Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like.</p> <p>The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council’s Water Management for Development Policy.</p>	<p><b>Complies</b></p>
<p>B6.3 Offstreet Vehicle Parking Requirements (residential dwellings)</p>	<p>The minimum number of vehicle parking spaces to be provided for off-street parking is as follows for dual occupancies, dwelling houses, secondary dwellings, exhibition homes, rural workers’ dwellings and tourist and visitor accommodation:</p> <ul style="list-style-type: none"> <li>• 1 space for 1 bedroom home</li> <li>• 2 spaces for homes with 2 bedrooms or more</li> </ul>	<p><b>Complies</b></p> <p>All future dwellings will be able to have 2 spaces in each dwelling.</p>
<p>D10 – Newport Locality</p>	<p>This section of the DCP includes detailed controls relevant for the Newport Locality including:</p> <ul style="list-style-type: none"> <li>• Scenic protection</li> <li>• Building colour and materials</li> <li>• Landscaped Area – Environmentally Sustainable Land</li> <li>• Scenic Protection Category One Areas</li> <li>• Front Building Line</li> <li>• Side and Rear Building Line</li> </ul>	<p><b>Able to Comply</b></p> <p>Future residential dwellings will be able to comply with the Newport Locality controls.</p>



**Table 5 – Pittwater 21 DCP**

<b>Item</b>	<b>Control</b>	<b>Assessment</b>
Estuarine Policy, Appendix 7 of Part D	This Appendix outlines requirements for developments potentially affected by Estuarine Hazards	<b>Complies</b> Refer to <b>Appendix 12: Estuarine Risk Management Report.</b>





## 5 Environmental Assessment

An assessment of the proposal against the relevant environmental consideration and guidelines to identify potential environmental impacts and mitigation measures is provided in the subject Section. The potential environmental impacts and their mitigation measures are discussed below.

### 5.1 Traffic and Transport Assessment

JMT Consulting was engaged to undertake a traffic and transport assessment in order to assess the existing traffic conditions against the potential impacts generated by the proposed subdivision and can be found at **Appendix 5: Traffic & Parking Report**. The key findings were:

- The subdivision layout will provide for appropriate vehicle access into each of the nine lots, with vehicle swept path analysis confirming that suitable access is achievable.
- The subdivision proposal has been developed with consideration to the relevant requirements outlined in Australian Standards AS2890.1 including with respect to driveway widths and passing opportunities for vehicles.
- The proposal, with the removal of the existing commercial marina which accommodates more than 20 car parking spaces, is expected to result in fewer traffic movements over the course of the day when compared to existing conditions and therefore not impact the operation of the surrounding road network.
- The proposal makes provision for pedestrian connections through the site.

### 5.2 Arborist Report

The development has been accompanied by an Arborist Report, which was prepared by Raintree Consulting and can be found in **Appendix 3: Arborist Report**.

The report recommends the removal of forty-six (46) exempt, dead or hazardous trees. Of those 46 trees, seventeen (17) trees are prescribed (protected) & Council verge trees, which require removal to accommodate the design proposal.

The report recommends that 13 trees be retained. In addition, it is noted that any DA for future residential dwellings will require appropriate landscaping and tree planting to comply with both state and local planning controls for canopy coverage and trees.



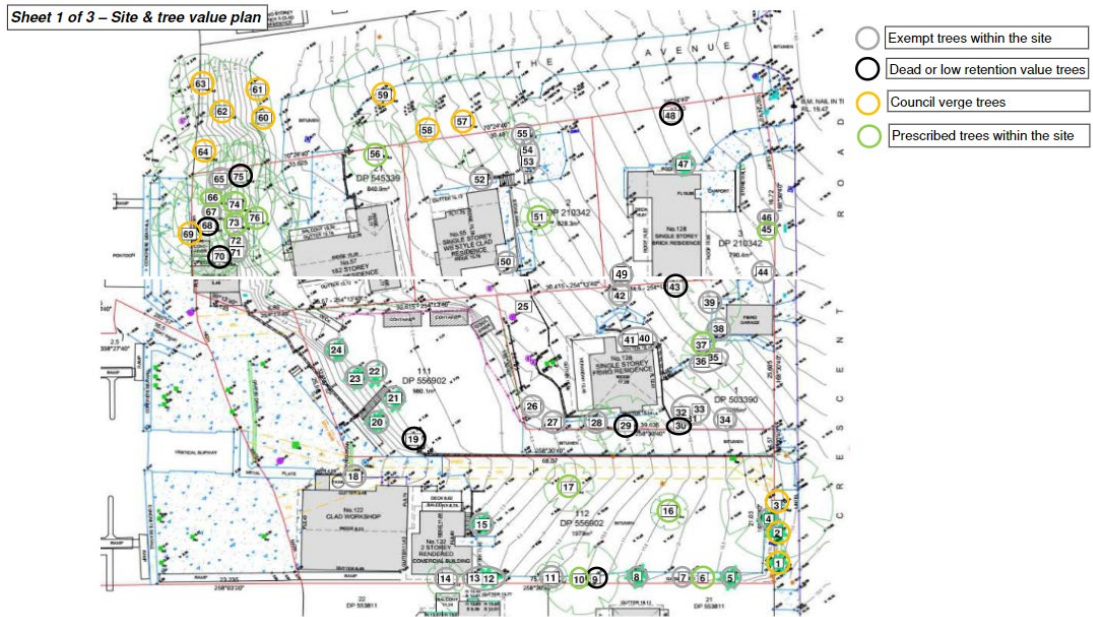


Figure 14: Tree Plan (Raintree Consulting)

### 5.3 Stormwater/Drainage Works

Stormwater Drainage is shown in **Appendix 4: Stormwater Drainage Works** and in the Figure below. It is noted that a proposed easement for drainage is proposed below the mean high water mark. Refer to Appendix 9: Crown Lands Landowners Consent for consent to submit an application for works below the mean high water mark. The proposed works are consistent with Council’s stormwater and drainage policies and procedures.



Figure 15: Stormwater Drainage Plan (BG&E)



## 5.4 Acid Sulfate Soils

El Australia have prepared an Acid Sulfate Soil Assessment and Management Plan, which can be found in **Appendix 7: Geotechnical Reports**. The report confirms that 'the subject site lies within a Class 5 area, which means acid sulfate soils are likely to be found within 500m of adjacent Class 1,2, 3 or 4 land that is below 5m AHD and by which the water table is likely to be lowered below 1 m AHD on adjacent Class 1, 2, 3 or 4 land.' The report also concludes that:

- Groundwater seepage was not observed during the field investigation to depths of 1.2m BGL, however groundwater is still expected at shallow depths due to the proximity to the Winji Jimmi Bay.
- Indicators of potential ASS were not observed within site soils during the investigation, i.e. grey sediments, marine shell fragments, H<sub>2</sub>S odour or waterlogged sediments.
- Signs of corrosion, iron oxide staining, and salt scalding were present across paving and at the bases of the buildings onsite;
- It was concluded that slow acting, unoxidised sulfur compounds (i.e. potential ASSs) were present in the clay sediments. These sulfur-containing materials were relatively weak acid generators; however
- Due to the presence of potential ASS within the proposed excavation area, an corresponding ASSMP is warranted and is appended to the report.

## 5.5 Services

The application is accompanied by a detailed Services Plan prepared by IGS, which demonstrates how servicing of the future lots will occur with respect to:

- Undergrounding of existing high voltage cables;
- Easement and works for sewer, water, and gas; and
- Communications / NBN servicing.

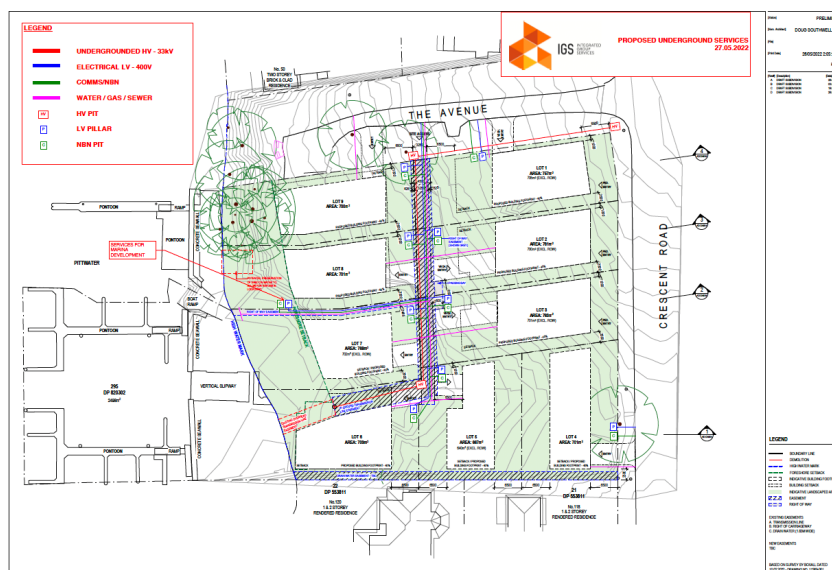


Figure 16: Services Plan (IGS)





## 5.6 Waste Management Plan

The application is accompanied by a Waste Management Plan - **Appendix 11: Waste Management Plan**, which details the arrangements for waste management during all stages of development and occupation.

## 5.7 Site Suitability and Public Interest

The site is suitable for the proposed development in the following respects:

- The proposal is permissible within the C4 Environmental Living zone, and consistent with the relevant objectives and controls outlined in state and local planning policies;
- The proposal will not result in any adverse or unintended impacts on the environment. Any substantive construction work will be managed through a future DA; and
- The site is considered to be suitable for the proposed subdivision and eventual continued use for low density residential purposes.

The public interest is considered in terms of compliance and consistency with the relevant planning controls applicable to the proposed development. There are no discernible issues relating to the proposed demolition of structures and subdivision of the land to create nine lots, that would be contrary to the public interest.



## 6 Summary and Conclusion

### 6.1 Section 4.15 Assessment Summary

The Table below provides an overview of the proposal’s consistency with the requirements of Section 4.15 (Evaluation) of the Act.

Table 6 – Section 4.15 Assessment Summary		
Clause No.	Clause	Assessment
(1)	Matters for consideration—general  In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:	
(a)(i)	The provision of:  Any environmental planning instrument, and	<b>Complies</b>  The development complies with the relevant LEP and SEPPs. Where a variation is sought to the minimum lot size standard, it is supported by a Clause 4.6 Variation Request.
(ii)	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 Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	<b>Not Applicable</b>
(iii)	Any development control plan, and	<b>Complies</b>  Where variations are sought to numerical controls, consistency with the objectives is demonstrated.
(iia)	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	<b>Not Applicable</b>
(iv)	The regulations (to the extent that they prescribe matters for the purposes of this paragraph), and	<b>Complies</b>  To the extent to which they apply to the subject application.



Table 6 – Section 4.15 Assessment Summary		
Clause No.	Clause	Assessment
(v)	Any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,	<b>Not Applicable</b>
(b)	The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,	<b>Consistent</b>
(c)	The suitability of the site for the development,	<b>Consistent</b>
(d)	Any submissions made in accordance with this Act or the regulations,	<b>To be determined during assessment</b>
(e)	The public interest.	<b>Consistent</b>

## 6.2 Conclusion

This SEE has been prepared on behalf of 57 The Avenue Pty Ltd to support a development application to Northern Beaches Council for demolition of the existing buildings, subdivision of the land into nine lots and associated subdivision works.

This statement describes the proposed works in the context of relevant planning controls and policies applicable to the form of the development proposed. In addition, the statement provides an assessment of those relevant heads of consideration pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979 (EPAA).

A Planning Assessment has been undertaken in Section 4 of this report, supported by additional consultant studies as per the requirements of Council, which are detailed in the Environmental Assessment in Section 5, which has found the associated impacts of the proposal to be minimal and manageable.

Therefore, we request that Council recommend that the proposed development be granted consent.



## 7 Appendices

- 7.1 Appendix 1: Survey Plan
- 7.2 Appendix 2: Architectural Drawings
- 7.3 Appendix 3: Arborist Report
- 7.4 Appendix 4: Stormwater Drainage Works
- 7.5 Appendix 5: Traffic & Parking Report
- 7.6 Appendix 6: QS Report
- 7.7 Appendix 7: Geotechnical Reports
- 7.8 Appendix 8: Services Plan
- 7.9 Appendix 9: Crown Lands Landowners Consent
- 7.10 Appendix 10: Clause 4.6 Variation Request (minimum lot size)
- 7.11 Appendix 11: Waste Management Plan
- 7.12 Appendix 12: Estuarine Risk Management Report

