

STATEMENT OF ENVIRONMENTAL EFFECTS

Replacement
Workshop Shed

Mona Vale Golf Club,
Golf Ave
Mona Vale

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Statement of Environmental Effects

Replacement Workshop Shed at Mona Vale Golf Club

Golf Ave, Mona Vale

Prepared under instructions from

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TABLE OF CONTENTS

1	Introduction	4
2	Site Analysis.....	5
2.1	Site Description and Location	5
3	Description of Proposed Development.....	6
3.1	Details of the Proposed Development.....	6
4	Statutory Planning Framework	7
4.1	Pittwater Local Environmental Plan 2014	7
4.1.1	Zoning and Permissibility	7
4.1.2	Acid Sulfate Soils.....	7
4.1.3	Earthworks	8
4.1.4	Biodiversity	8
4.2	Pittwater 21 Development Control Plan 2014	8
4.2.1	Stormwater Management – On-Site Stormwater Detention	8
4.2.2	Site Works Management	8
4.3	Matters for Consideration Pursuant to Section 79C(1) of the Environmental Planning and Assessment Act 1979 as amended.....	9
4.3.1	The provision of any Planning Instrument, draft environmental planning instrument, development control plan or regulations	9
4.3.2	The likely impacts of that development, including environmental impacts on both the natural and built environments and social and economic impacts in the locality.	9
4.3.3	The suitability of the site for the development.....	11
4.3.4	Any submissions received in accordance with this act or regulations	12
4.3.5	The public interest	12
5	Conclusion	13

1 Introduction

This document accompanies a development application proposing a replacement shed associated with Mona Vale Golf Club workshop compound. The shed replaces a dilapidated damaged structure that has reached the end of its economic and functional life. The shed will be utilised for storage of machinery and equipment used for the maintenance of the golf course.

The proposed works are depicted in the accompanying plans and elevation, DA 01 -10 prepared by Northern Beaches Design. The preparation of this document has been informed by pre DA meeting and minutes (PLM 2018/0298 dated 15/01/2019) and, consideration has been given to the following:

- Environmental Planning and Assessment Act, 1979;
- Pittwater Local Environmental Plan 2014; and
- Pittwater 21 Development Control Plan 2014

The proposal succeeds when assessed against the Heads of Consideration pursuant to section 79C of the Environmental Planning and Assessment Act, 1979 as amended. It is considered that the application presents as a relatively minor matter, and is appropriate on merit and is worthy of the granting of development consent for the following reasons:

- The application has considered and satisfies the various relevant planning controls applicable to the site and the proposed development.
- The proposed works will have no impact on the environmental quality of the land and the amenity of surrounding properties.
- The site is assessed as suitable for the proposal, having regard to the relevant land use and planning requirements.

2 Site Analysis

2.1 Site Description and Location

The subject property is known as No 1 Golf Ave Mona Vale and sits within the lease area of Mona Vale Golf course. The existing works depot and compound is accessed via the carpark and driveway extending from Golf Avenue. The existing building is a “Nissan hut” style structure that sits independent of the main workshop and adjacent staff amenity building.

The site of the proposed works sits within the lease area of Mona Vale Golf Club and which generally comprise Lots 2 and 4, DP 251053 and Lot 1, DP 1033971. This lease is currently in the course of renegotiation with Northern Beaches Council. The current workshop and compound area sit within Lot 7092 DP 1051073 (see level and detail survey 19119 prepared by Altitude Surveys dated 9/9/19) are below the level of Golf Avenue and isolated from neighbouring residential premises and other land uses and is not readily visible from the roadway.



3 Description of Proposed Development

3.1 Details of the Proposed Development

The development provides for a replacement prefabricated pitched roof steel clad shed structure replacing the existing Nissan hut. The footprint of the proposed structure (185 sq.) is somewhat larger than the existing footprint (110 sq.) as the western alignment of the replacement building is to extend to the approximate alignment of the adjacent existing workshop building. Stormwater will be collected and drained into the tank adjacent to the workshop and then flow overland via the onsite retention ponds on course and used as a part of the course irrigation system (see note Development Engineering note of pre DA meeting). The overall height of the structure is 4.5m.

The proposed building will utilise the current floor of the existing building with the slab extended to match the expanded floorspace. The existing retaining wall at the northern side of the Nissan hut will be demolished on engineering advice and a new foundation established in accordance with engineering specification. Existing trees adjacent to the shed and surrounding the workshop compound are to be retained. Sediment control measures as per drawing DA 09 will be put in place. No vegetation is disturbed as a consequence of the works proposed.

4 Statutory Planning Framework

The following section of the report will assess the proposed development having regard to the statutory planning framework and matters for consideration pursuant to Section 79C of the Environmental Planning & Assessment Act, 1979 as amended. Those matters which are required to be addressed are outlined, and any steps to mitigate against any potential adverse environmental impacts are discussed below.

4.1 Pittwater Local Environmental Plan 2014

The Pittwater Local Environmental Plan 2014 is the principal local planning instrument applicable to the land. The relevant provisions of the LEP and the manner in which they relate to the site and the proposed development are assessed below.

4.1.1 Zoning and Permissibility

The leased area is zoned RE1 Public Recreation pursuant to the provisions of the Pittwater Local Environmental Plan 2014. The use of the land as a golf course is consistent with the definition of recreation facility (outdoor) pursuant to the LEP and the provision of storage space required to provide and maintain the facility is consistent with the zoning and the range of permitted land uses.

The specific objectives of the zone are identified as follows:

- *To enable land to be used for public 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 that does not substantially diminish public use of, or access to, public open space resources.*
- *To provide passive and active public open space resources, and ancillary development, to meet the needs of the community.*

The application satisfies the objectives of the zoning applicable to the land in that the intended function of the building provides for the permitted recreational function.

4.1.2 Acid Sulfate Soils

Pursuant to clause 7.1 of the PLEP, the site is identified as class 5 on the acid sulfate soils map.

The level of the site is not below RL 5 AHD and the works involving the excavation of a footing will not extend below the water table. The proposed excavations work's will not adversely impact on the local environment.

4.1.3 Earthworks

The earth works are minor and will not have a detrimental impact on the local environment or surrounding land.

4.1.4 Biodiversity

The site is mapped in the PLEP as being within a biodiversity area. The proposed works replace an existing structure and will not adversely impact on the biodiversity of the local environment.

4.2 Pittwater 21 Development Control Plan 2014

The proposal relates to alterations and additions to the existing dwelling and the following relevant DCP controls have been addressed with respect to consideration of the proposed subdivision application.

4.2.1 Stormwater Management – On-Site Stormwater Detention

Stormwater will be managed as a component of the onsite collection, retention and irrigation measures already put in place on the course

4.2.2 Site Works Management

Pursuant to clause B8 of the PDCP the proposed works require minor additional excavation associated with the footing for the shed. Sediment control and waste management measures will be put in place as detailed in drawing DA 09.

4.4.3 Site Contamination

The pre - DA meeting minutes request advice concerning the contamination of the site.

In 2012 MVGC as a component for the installation of an above ground fuel tank was required to undertake an assessment of contamination in and around the workshop area. That assessment was undertaken by Geotechnique Pty Ltd (ref 12592/2 dated 21 February 2012). The assessment formed part of the construction certificate (CC 0325/12) issued by Pittwater Council on the 6th December 2012 for the installation of the tank.

The assessment was based on a borehole adjacent the forecourt to the workshop areas and tested for the presence of Organochlorine Pesticides (OCP), Polychlorinated Biphenyls (PCB) Total Phenols and Total Cyanides. The concentrations were well below the relevant NEHF standards as adopted. No detailed testing was undertaken in the location of the proposed shed but as the current floor of the shed is to be retained and as the shed is currently used for the storage of plant and not chemicals or pesticides the results from 2012 are unlikely to change. Chemicals are stored within the main workshop area within a bunded compound facility and the Club holds the request license from the EPA for the use and storage of pesticides and chemicals used in the maintenance of the course.

4.3 Matters for Consideration Pursuant to Section 79c(1) of the Environmental Planning and Assessment Act 1979 as amended

The following matters are to be taken into consideration when assessing an application pursuant to section 79C of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines (in *italic*) to help identify the issues to be considered have been prepared by the Department of Planning and Environment. The relevant issues are:

4.3.1 The provision of any Planning Instrument, draft environmental planning instrument, development control plan or regulations

The proposed shed is permissible and consistent with the intent of the Pittwater Councils Local Environmental Plan and Development Control Plan as they are reasonably applied to the proposed works given the constraints imposed by the sites location, environmental and topographical constraints.

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

Context and Setting

What is the relationship to the region and local context in terms of:

- *The scenic qualities and features of the landscape*
- *The character and amenity of the locality and streetscape*
- *The scale, bulk, height, mass, form, character, density and design of development in the locality*
- *The previous and existing land uses and activities in the locality*

The proposed works are minor and will not impact on the locality or the existing streetscape.

What are the potential impacts on adjacent properties in terms of:

- *Relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)*
- *visual and acoustic privacy*
- *views and vistas*
- *edge conditions such as boundary treatments and fencing*

These matters have been discussed in detail earlier in this report. The works have been designed such that potential impacts are minimal and within the scope of the built form controls.

Access, transport and traffic:

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- *Travel Demand*
- *dependency on motor vehicles*
- *traffic generation and the capacity of the local and arterial road network*
- *public transport availability and use (including freight rail where relevant)*
- *conflicts within and between transport modes*
- *Traffic management schemes*
- *Vehicular parking spaces*

N/A.

Public Domain

The proposed development will have no adverse impact on the public domain.

Utilities

Existing utility services will be able to connect the site.

Flora and Fauna

The proposed works will not adversely impact on the biodiversity of the local environment.

Waste Collection

Commercial waste collection arrangements are currently in place by the club and will continue.

Natural hazards

N/A

Economic Impact in the locality

The proposed development will not have any significant impact on economic factors within the area notwithstanding that it will generate additional employment opportunities through the construction period with respect to the proposed works.

Site Design and Internal Design

Is the development design sensitive to environmental considerations and site attributes including:

- *size, shape and design of allotments*
- *The proportion of site covered by buildings*

- *the position of buildings*
- *the size (bulk, height, mass), form, appearance and design of buildings*
- *the amount, location, design, use and management of private and communal open space*
- *Landscaping*

These matters have been discussed in detail earlier in this report.

How would the development affect the health and safety of the occupants in terms of:

- *lighting, ventilation and insulation*
- *building fire risk – prevention and suppression*
- *building materials and finishes*
- *a common wall structure and design*
- *access and facilities for the disabled*
- *likely compliance with the Building Code of Australia*

The proposed development can comply with the provisions of the Building Code of Australia. The proposal complies with the relevant standards pertaining to health and safety and will not have any detrimental effects.

Construction

What would be the impacts of construction activities in terms of:

- *The environmental planning issues listed above*
- *Site safety*

Normal site safety measures and procedures will ensure that no safety or environmental impacts will arise during construction.

4.3.3 The suitability of the site for the development

- *Does the proposal fit in the locality*
- *Are the constraints posed by adjacent development prohibitive*
- *Would development lead to unmanageable transport demands and are there adequate transport facilities in the area*
- *Are utilities and services available to the site adequate for the development*
- *Are the site attributes conducive to development*

The site is part of the established golf course. The adjacent development does not impose any unusual or impossible development constraints. The proposed development will not add to established demand for transport given the facility is a replacement facility.

The site being of moderate grade, adequate area, and having no special physical or engineering constraints is suitable for the proposed works.

4.3.4 Any submissions received in accordance with this act or regulations

It is envisaged that Council will appropriately consider any submissions received during the notification period.

4.3.5 The public interest

The proposed works are permissible and consistent with the intent of the LEP and DCP controls as they are reasonably applied to the proposed alterations and additions. The development would not be contrary to the public interest.

5 Conclusion

The proposed works are permissible and consistent with the intent of the built form controls as they are reasonably applied to the proposed works. It is considered that the proposal is appropriate on merit and is worthy of the granting of development consent for the following reasons:

- The application has considered and satisfies the various relevant planning controls applicable to the site and the proposed development.
- The proposed works will have no impact on the environmental quality of the land and the amenity of surrounding properties.
- The site is suitable for the proposal, having regard to the relevant land use and planning requirements.

Having given due consideration to the matters pursuant to Section 79C of the Environmental Planning and Assessment Act, 1979 as amended, it is considered that there are no matters which would prevent Council from granting consent to this proposal in this instance.