



82 Avalon Parade, Avalon Beach | Development Application

STATEMENT OF ENVIRONMENTAL EFFECTS

Prepared for Aveo Group | 22 July 2024





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DEVELOPMENT APPLICATION | STATEMENT OF ENVIRONMENTAL EFFECTS

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PR345

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1 INTRODUCTION

Element Environment Pty Ltd (Element) has been engaged by of Aveo Group (the Applicant) to prepare and submit a Development Application (DA), which seeks consent for new site entrance works at Pittwater Palms Retirement Village, located at 82 Avalon Parade, Avalon Beach (the site).

Aveo Group is a prominent retirement village operator in Australia, renowned for its focus on providing quality retirement living options for seniors. The Pittwater Palms Retirement Village is located in Avalon Beach, in Northern Beaches Local Government Area (LGA) and contains around 127 independent living units, 40 serviced apartments and a range of amenities and facilities, including a community centre, swimming pool and gymnasium. Aveo Group seek to undertake minor works, located along the site's Avalon Parade frontage and driveway. The proposed works do not seek to alter the current buildings on site.

As such, this Statement of Environmental Effects (SEE) has been prepared for Northern Beaches Council (Council). This SEE details the nature of the proposed development and demonstrates consistency with the relevant legislation and planning controls applicable to the site and proposed development.

This SEE is accompanied by the following supporting technical reports including:

- Site Survey, prepared by Sydney Surveyors (Appendix A)
- Entry Wall Concept Plan, prepared by Context (Appendix B)
- Concept Landscape Plan, prepared by Stone Rose Landscapes (Appendix B)
- Arboricultural Impact Assessment, prepared by Treeism Arboricultural Services (Appendix C)
- Comprehensive Flood Report, issued by Northern Beaches Council (Appendix D)
- Flood report, prepared by Jones Nicholson (Appendix E)
- Waste Management Plan, prepared by Element Environment (Appendix F)

2 PROJECT DESCRIPTION

2.1 Site location and existing environment

The site is known as the Pittwater Palms Retirement Village, located at 82 Avalon Parade, Avalon Beach and is legally described as Lot CP, SP 30195 (Figure 1). The site comprises an existing retirement village made up of 127 independent living units, 40 serviced apartments, as well as a range of amenities and facilities, including a community centre, swimming pool and gymnasium.

The main vehicular and pedestrian access to the site is via the existing driveway along Avalon Parade (Figure 2). A secondary pedestrian access is also provided along Central Road.

The allotment is irregular shaped with a street frontage width of approximately 14 metres (m), along Avalon Parade.

The site is zoned R2 Low Density Residential and is identified as being within the flood planning area and subject to flood related development controls.

Council's Flood Risk Precinct Maps identifies the site as 'low risk', 'medium risk' and 'high risk' and where the works are proposed, Council's mapping indicates that the portion of land is of 'high risk' (Figure 3)

2.2 Existing development

The site contains an existing retirement village comprising around 127 independent living units, 40 serviced apartments and a range of amenities and facilities, including a community centre, swimming pool and gymnasium.

2.3 Proposed development

Aveo Group is seeking consent to undertake site entrance works, along the existing driveway and the site's Avalon Parade frontage. The proposed works are detailed on the Entry Wall Concept Plan (Appendix B), prepared by Context, and include:

- Removal of existing concrete path and existing landscape wall, seating, and signage;
- construction of a new 1.2m wide paved footpath, a 1.8m fence along the site's western boundary, three (3) masonry block walls at the main entrance ranging in height between 900mm and 1.2m including integrated bench seating and signage; and
- removal of one palm tree and replacement planting.

The proposal involves external alternations to the main entrance of the site only.

No change is proposed to the existing buildings on the site.

As detailed in the Landscape Concept Plan, prepared by Stone Rose Landscapes (Appendix B) extensive planting with native trees, shrubs and groundcovers is proposed along the entrance footpath as replacement planting for the removal of the palm tree and to enhance the amenity and visual appearance of the site entrance.



Figure 1: Site location (site outlined in light blue) (Source: Nearmap 14 July 2024)



Figure 2: Site frontage photograph (Source: Element Environment)

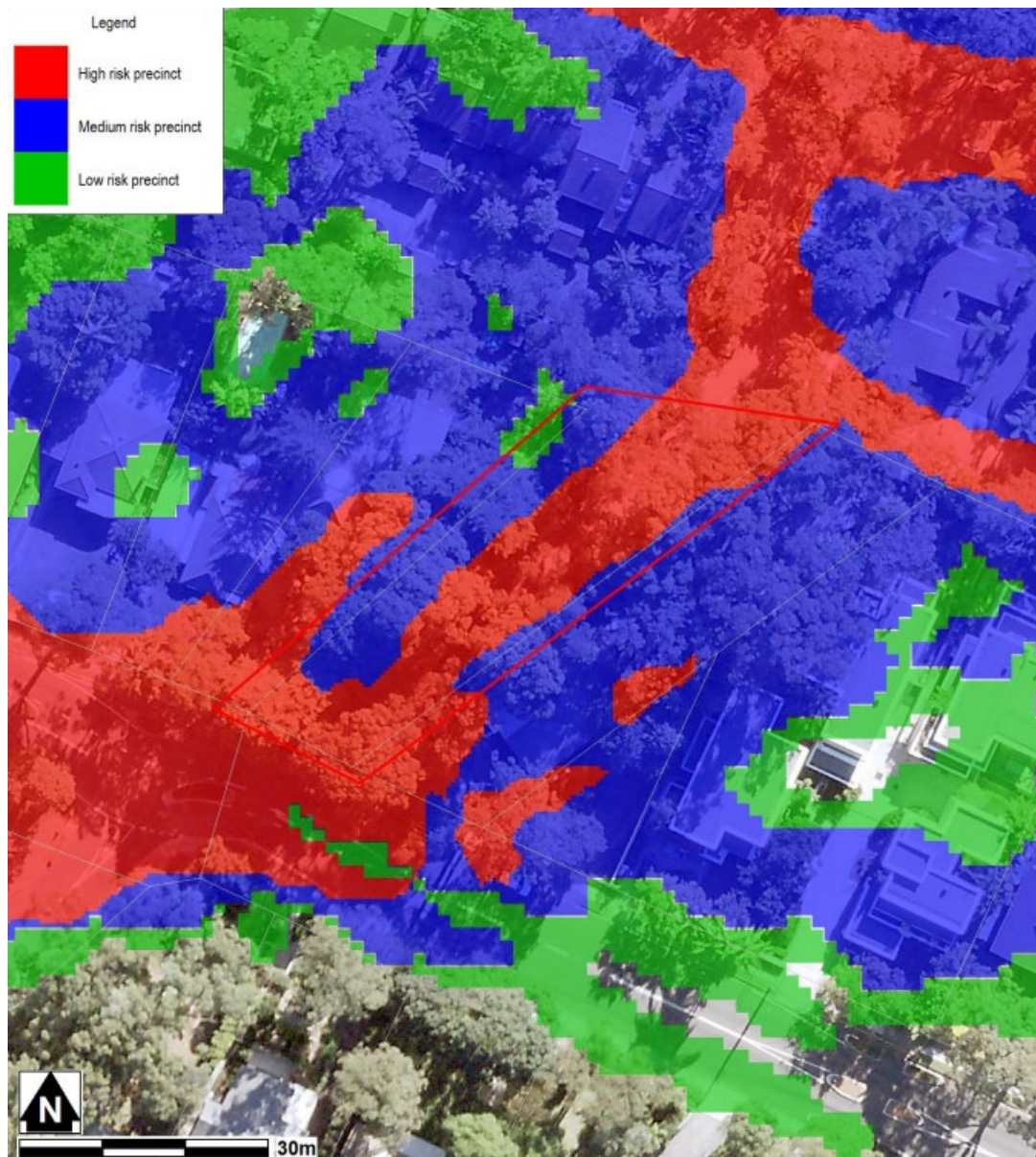


Figure 3: Flood risk precinct map (Northern Beaches Council, 2024)

2.4 Needs and justification

2.4.1 Benefits and justification for the project

The proposal aims to enhance the site frontage by replacing existing signage and seating with contemporary designs. These improvements will not only uplift the visual appeal of the site from the streetscape but also enhance the amenity for residents. Additionally, the project includes safety and access enhancements to the driveway and pedestrian pathway, complemented by additional planting to enhance the garden setting along the site frontage.

2.4.2 Alternatives

Currently, the site frontage appears somewhat rundown, featuring outdated signage and deteriorating paths and driveway. The primary alternative to the proposal is to do nothing, which would result in a missed opportunity to enhance the visual amenity of the site frontage and streetscape and improve the site's facilities.

2.4.3 Suitability of the site

The site comprises the Pittwater Palms retirement village. The proposed entry works are designed to improve the existing vehicular and pedestrian accesses along the site frontage and provide a comfortable seating area for residents awaiting pick-up. The scope of the works is confined to the site frontage, with no changes to buildings, internal driveways, roads, structures, or car parking areas.

The design of the proposed works has taken into account the site's flood affectation, ensuring that the current floodpath along the driveway entry remains unchanged and that adjacent properties are not affected.

3 STATUTORY CONTEXT

3.1 NSW legislation

3.1.1 NSW Environmental Planning and Assessment Act 1979

Objects of the Act

Table 3-1 Objects of the EP&A Act

Objects	Project comments
To promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,	The project will provide employment during the demolition and construction phases of the project. Impacts on the natural environment have been addressed in Chapter 4.
To facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,	The project is consistent with the principles of ecological sustainable development (ESD).
To promote the orderly and economic use and development of land,	<p>The orderly and economic use of land is best served by development which is permissible under the relevant environmental planning instruments and generally in accordance with prevailing planning controls.</p> <p>The project comprises a permissible development which is consistent with the statutory controls and strategic planning directions for the site.</p>
To promote the delivery and maintenance of affordable housing,	Not applicable to the project.
To protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,	Removal of one tree is offset with replacement planting in a range of native species.
To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),	Not applicable to the project.
To promote good design and amenity of the built environment,	The proposed development seeks to improve the appearance of the site access and streetscape amenity.
To promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,	The proposed works will meet the requirements of the BCA.
To promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,	<p>Council will assess and determine the project.</p> <p>By virtue of referral to other government agencies required to satisfy environmental legislation (such as NSW EPA), it is considered that both State and local government agencies would share responsibility for assessment and approval of the project.</p>
To provide increased opportunity for community participation in environmental planning and assessment.	Following submission of the development application, the consent authority would notify all relevant government agencies and community members, seek clarification with Aveo Group on the content of the SEE and provide written submissions if required.

In determining a development application, the consent authority is to take into account those matters listed under Section 4.15(1) of the EP&A Act, as they are relevant to the project. A summary of the matters requiring consideration, and comments on how/where these matters have been addressed in this SEE is outlined in

Table 3-2 Section 4.15(1) EP&A Act matters for consideration

Clause and requirement	Comment
4.15(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) the provisions of -	-
(i) any environmental planning instrument, and	All environmental planning instruments relevant to the project have been considered in section 3.2
(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 Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	N/A
(iii) any development control plan, and	Refer to section 3.4
(iiia) 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	N/A
(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),	N/A
(v) (Repealed)	-
that apply to the land to which the development application relates,	-
(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,	Refer to Chapter 4.
(c) the suitability of the site for the development,	Refer to section 2.4.3
(d) any submissions made in accordance with this Act or the regulations,	Aveo Group will respond to any government agency or public submissions received during the assessment of the development application.
(e) the public interest.	<p>Clauses (d) and (e) of section 4.15(1) require that any public submissions made in accordance with the Act or the public interest be considered in the development assessment process.</p> <p>Aveo Group will respond to any public submissions received during the assessment of the development application that the consent authority requests a response to.</p> <p>The public interest demands an appropriate building and orderly use of the land.</p> <p>It is considered that the public interest is being well served as the proposal will result in an enhancement to the existing entryway to the Pittwater Palms retirement village, providing improved separation between pedestrian and</p>

Clause and requirement	Comment
	<p>vehicles and a dedicated seating area for residents to wait.</p> <p>The proposed development is consistent in style with the character of the area. The proposal responds to the flood affectation of the site and has an acceptable level of impact on the amenity of Avalon Parade streetscape.</p> <p>Accordingly, the proposed development is in the public interest.</p>

3.1.2 Other NSW legislation

Legislation	Overview
<i>NSW Roads Act 1993</i>	<p>Section 138 of the NSW Roads Act 1993 requires consent to be obtained prior to disturbing or undertaking work in, on or over a public road.</p> <p>Upgrades to the site entrance involve minor upgrades to the existing access driveway off Avalon Parade. Most of the works are contained within the site boundary, except for some minor hardstand works within the road reserve near the western corner of the site frontage. No works are proposed to the existing driveway crossover or public footpath along the site frontage, and therefore approval from TfNSW under section 138 of the <i>NSW Roads Act 1993</i> is not required.</p>
<i>NSW Biodiversity Conservation Act 2016</i> (BC Act)	<p>The BC Act provides protection for threatened plants and animals native to NSW (excluding fish and marine vegetation) and integrates the conservation of threatened species into development control processes under the EP&A Act.</p> <p>The development will require the removal of one palm tree and small shrubs and groundcovers. The removal of vegetation has been assessed in section 4.2.</p>

3.2 Environmental planning instruments

3.2.1 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021 (BC SEPP) regulates the clearing of vegetation in non-rural areas. Chapter 2 applies to the project as the proposed development involves the removal of one palm tree and is on a site located in the Northern Beaches LGA, in the R2 Low Density Residential zone.

An Aborigicultural Impact Assessment has been prepared by Treeism Aborigicultural Services and is provided at Appendix C. The removal of vegetation has been assessed in section 4.2.

3.2.2 State Environmental Planning Policy (Industry and Employment) 2021

Chapter 3 of the State Environmental Planning Policy (Industry and Employment) 2021 regulates the installation of signage and advertising. Chapter 3 applies to the project as the development proposes to erect new business identification signage that requires development consent.

An assessment of the criteria outlined in Schedule 5 of the SEPP is provided in Table 3-3 below.

Table 3-3: Signage and advertising assessment requirements

Assessment Criteria	Comment
1 Character of the area <ul style="list-style-type: none"> Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located? Is the proposal consistent with a particular theme for outdoor advertising in the area or locality? 	<p>The proposed signage replaces existing business identification signage along the site frontage. The proposal is consistent with the existing character of the area and incorporates natural materials in an earthy colour palette, which responds to the garden setting.</p> <p>There is no existing theme for outdoor advertising in the area other than business identification signs. The proposal is consistent with the existing signage along the site frontage.</p>
2 Special areas <ul style="list-style-type: none"> Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas? 	<p>The proposal does not detract from the amenity or visual quality of the residential street within which it is located.</p>
3 Views and vistas <ul style="list-style-type: none"> Does the proposal obscure or compromise important views? Does the proposal dominate the skyline and reduce the quality of vistas? Does the proposal respect the viewing rights of other advertisers? 	<p>The signage is located on a low wall of 1,200mm in height and will not obscure or compromise any important views.</p> <p>The proposal is low scale and does not dominate the skyline.</p> <p>The proposal is low scale and does not affect any other advertisers.</p>
4 Streetscape, setting or landscape <ul style="list-style-type: none"> Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape? Does the proposal contribute to the visual interest of the streetscape, setting or landscape? Does the proposal reduce clutter by rationalising and simplifying existing advertising? Does the proposal screen unsightliness? Does the proposal protrude above buildings, structures or tree canopies in the area or locality? 	<p>The signage replaces existing business identification signage, is low scale and appropriate for the streetscape.</p> <p>The proposal adopts natural materials in a colour palette consistent with the garden setting, contributing to the landscape and visual setting.</p> <p>The proposal is a replacement of existing signage in a more contemporary and visually appealing design.</p> <p>N/A</p> <p>The proposal is low scale and does not protrude above buildings, structures or tree canopies.</p>

Assessment Criteria	Comment
<ul style="list-style-type: none"> Does the proposal require ongoing vegetation management? 	The proposal is located in a garden setting that is actively managed by Aveo. However, no vegetation is located in front of the signage.
5 Site and building	
<ul style="list-style-type: none"> Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located? 	The proposal replaces existing signage along the site frontage. It is low scale and responds to the garden setting within which it is located.
<ul style="list-style-type: none"> Does the proposal respect important features of the site or building, or both? 	The proposal is low scale and incorporates a range of materials consistent with the garden setting within which it is located.
<ul style="list-style-type: none"> Does the proposal show innovation and imagination in its relationship to the site or building, or both? 	The proposal has been designed to be consistent with the character of the existing retirement village and garden setting within which it is located.
6 Associated devices and logos with advertisements and advertising structures	
<ul style="list-style-type: none"> Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed? 	NA
7 Illumination	
<ul style="list-style-type: none"> Would illumination result in unacceptable glare? 	NA
<ul style="list-style-type: none"> Would illumination affect safety for pedestrians, vehicles or aircraft? 	NA
<ul style="list-style-type: none"> Would illumination detract from the amenity of any residence or other form of accommodation? 	NA
<ul style="list-style-type: none"> Can the intensity of the illumination be adjusted, if necessary? 	NA
<ul style="list-style-type: none"> Is the illumination subject to a curfew? 	NA
8 Safety	
<ul style="list-style-type: none"> Would the proposal reduce the safety for any public road? 	The proposal is for replacement of low scale business identification signage which will not affect the safety of the public road.
<ul style="list-style-type: none"> Would the proposal reduce the safety for pedestrians or bicyclists? 	The proposal is located wholly within the site and would not affect the safety of pedestrians or bicyclists.
<ul style="list-style-type: none"> Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas? 	The signage is located on a wall up to 1200mm in height which separates the vehicle and pedestrian access to the site. The siting and design of the proposal ensures sightlines are maintained from public areas.

3.2.3 Pittwater Local Environmental Plan 2014

The Pittwater Local Environmental Plan (LEP) 2014 (Pittwater LEP) is the principal statutory instrument, applicable to the site. The proposed works does not depart from any of the stated Pittwater LEP objectives or development controls.

Relevant clauses under the Pittwater LEP are addressed in Table 3-4 below.

Table 3-4 Pittwater LEP compliance

Provision	Compliance	Comment
Land use zoning	Yes. Refer to comment.	The site is zoned R2 Low Density Residential. The proposed works are ancillary to the existing seniors housing development, which is permissible under the Seniors State Environmental Planning Policy (Housing) 2021.
Clause 5.10 Heritage conservation	N/A	The site does not contain a heritage item and is not located within a heritage conservation area.
Clause 5.21 Flood planning	Yes	<p>Northern Beaches Council has undertaken a flood study near the site as part of the Avalon to Palm Beach Floodplain Risk Management Study and Plan. The site is identified within the flood planning area and subject to flood related development controls. The location of the proposed works is identified as being with the flood risk precincts of 'high risk' and is affected by the 1% AEP hydraulic categories 'floodway'.</p> <p>A Flood Management Report has been prepared by Jones Nicholson Pty Ltd (JN) and assessed the proposed works against Council's flood policy (refer to Section 4.1 and Appendix E). The assessment finds that the proposed works are similar to the existing structures and will not change the current floodpath along the driveway entry, posing no additional flow obstructions and not impacting any adjacent properties.</p> <p>The proposed works will not impact on current evacuation routes for residents at Pittwater Palms or those in the surrounding areas.</p> <p>The proposed works are minor and will be contained wholly within the site frontage, and not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of riverbanks or watercourses.</p>
Clause 7.1 Acid sulfate soils	N/A	The site is identified as Class 4 and 5 acid sulfate soils, however no earthworks are proposed and therefore the project is unlikely to disturb acid sulfate soils.
Clause 7.2 Earthworks	N/A	Does not apply, as earthworks are not proposed.
Clause 7.6 Biodiversity	N/A	The western portion of the site is identified on the 'terrestrial biodiversity map', however no works are proposed within this part of the site.
Clause 7.7 Geotechnical hazards	N/A	Does not apply, as the site is not identified as "Geotechnical Hazard H1" or "Geotechnical Hazard H2" on the Geotechnical Hazard Map.

3.3 Draft environmental planning instruments

There are no known draft instruments that are relevant to this proposal.

3.4 Pittwater 21 Development Control Plan

The Pittwater 21 Development Control Plan (Pittwater DCP) applies to the site and the relevant controls are discussed in Table 3-5 below.

Table 3-5 Pittwater DCP compliance

Provision	Compliance	Comment
A4.1 Avalon Beach Locality		
The site is located with the Avalon Beach locality	Yes	The proposed works are integrated with landscaping and align with the desired future character of the area.
B3.11 Flood prone land		
1. Development must comply with the prescriptive controls set out in the Matrix below. Where a property is affected by more than one Flood Risk Precinct, or has varying Flood Life Hazard Category across it, the assessment must consider the controls relevant at each location on the property.	Yes	The proposed works are located within an area identified as 'high flood risk precinct' and the Pittwater Palms retirement village is considered to be a vulnerable use. A Flood Report has been prepared by JN and is provided at Appendix E. The report finds that the proposed works will not change on the current floodpath or impact on adjacent properties.
2. Development on flood prone land requires the preparation of a Flood Management Report by a suitably qualified professional.	Yes	Refer to Flood Report provided at Appendix E.
B4. 22 Preservation of Trees and Bushland Vegetation		
2. A person shall not ringbark, cut down, top, lop, remove, poison, injure, or wilfully destroy tree or bushland vegetation that requires a Vegetation Clearing Permit under the provisions of Part 3 of the Vegetation SEPP.	Yes	The proposal includes the removal of one tree. An Arborist Report has been prepared by Treeism and is provided at Appendix C. The tree for removal is an introduced exotic species (Cocos Palm). The Arborist Report provides advice on protection of other impacted trees that are proposed to be retained.
An authority to clear vegetation is not required under the Vegetation SEPP:		
i. if it is clearing authorised by development consent i.e. a 'DA' under Part 4 of the Environmental Planning and Assessment Act 1979.		The proposed works will not impact any trees on public land. Compensatory replacement planting is proposed along the driveway and pedestrian pathways, in a range of native species (refer to Landscape Concept Plan at Appendix B).
B8.3 Construction and Demolition - Waste Minimisation		
Waste materials generated through demolition, excavation and construction works is to be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility.	Yes	A Waste Management Plan, prepared by Element Environment is provided at Appendix F.
D1.15 Fences General (Avalon Beach Locality)		
a. Front and side fences (within the front building setback) shall:	On merit	The proposed entryway works include:
i. not exceed a maximum height of 1 metre above existing ground level,		▪ 1 x 900mm stone clad signage wall located in the driveway, running parallel to the street.
ii. shall be compatible with the streetscape character, and		▪ 2 x 1200mm stone clad walls located along the pedestrian pathway, running perpendicular to the street.
iii. not obstruct views available from the road.		

Provision	Compliance	Comment
<p>Front fences and landscaping should allow people in their homes to view street activity.</p> <p>Fences are to be constructed of open, see-through, dark-coloured materials.</p> <p>Landscaping is to screen the fence on the roadside. Such landscaping is to be trimmed to ensure clear view of pedestrians and vehicles travelling along the roadway, for vehicles and pedestrians exiting the site.</p> <p>Original stone fences or stone fence posts shall be conserved.</p>		<ul style="list-style-type: none"> A 1.8m high side boundary fence, running along the northwestern side boundary. <p>Whilst the walls along the pedestrian pathway exceed the 1m height limit, being perpendicular to the street there is no impact to views from the street into the site.</p> <p>The entryway structures serve multiple purposes: they offer a comfortable seating area for people to wait, help define and separate the vehicle and pedestrian accesses, and act as an identification marker for the retirement village. The proposed works will make a positive contribution to the Avalon Parade streetscape.</p>
<p>b. Rear fences and side fences (to the front building line)</p> <p>Fencing is permitted along the rear and side boundaries (other than within the front building setback) to a maximum height of 1.8 metres.</p>	On merit	<p>The proposed side fence is up to 1.8m in height and located forward of the building line. However, the side fence is setback behind the proposed new wall and seating area and is consistent with side fences of surrounding properties.</p>

3.5 Other plans and policies

There are no other plans and policies relevant to the proposed works.

4 ASSESSMENT

Section 4.15 (1)(b) of the EP&A Act requires the consent authority to consider the following when considering approval of a DA:

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

This chapter considers the likely impacts of the project, including environmental impacts on both the natural and built environments, and social and economic impacts on the locality, in accordance with Section 4.15(1)(b) of the EP&A Act.

The key project related environmental aspects warranting a detailed technical assessment includes flooding and risks have been identified through:

- the existing environmental context of the site and the surrounding locality;
- preliminary environmental risk analysis outcomes;
- technical specialist assessment; and
- the legislative framework that underpins the project.

The key environmental risks associated with the project are described in Section 4.1 and 4.2 below, with the technical assessment reports appended to this SEE.

Specialist technical investigations were not considered necessary for those environmental aspects that did not warrant a detailed assessment given the low risk they represent. These low-risk environmental aspects are summarised in Section 4.3.

4.1 Flooding

Existing environment

The Northern Beaches Council conducted a flood study near the site as part of the Avalon to Palm Beach Floodplain Risk Management Study and Plan. The proposed works are located within the 'high-risk flood risk precinct' and fall under the 1% AEP hydraulic category 'floodway'.

Potential impacts

A Flood Management Report prepared by JN evaluated the proposed works against the Council's flood policy (refer to Appendix D). In summary, the assessment concludes that:

- The proposed works along the site frontage resemble existing structures and will maintain the current floodpath along the driveway entry, without creating additional flow obstructions or affecting adjacent properties.
- Since no buildings or habitable spaces are proposed in this area, flood planning level requirements do not apply.
- There are no carparking provisions or flood planning requirements within the driveway entry, given the absence of buildings or habitable spaces in this area.

Mitigation and management measures

The Flood Management Report recommends the following management measures:

- The structural integrity of landscape features, materials, and walls must be confirmed by structural design to withstand flood forces, wave action, flowing water with debris, buoyancy, and immersion.

- Access for evacuation and emergency vehicles will remain unchanged from existing conditions.
- Fencing must be designed and built with flood-compatible materials and allow for open passage of floodwaters underneath.

4.2 Biodiversity

Existing environment

An Arboricultural Impact Assessment has been prepared for the site by Treeism (refer to Appendix C). The report considers 6 trees, located within and around the site.

Potential impacts

The report recommends the removal of one existing tree within the site that is located within the proposed development footprint. The report provides advice for protection of trees during construction for the remaining 5 trees likely to be impacted by the proposed works.

There are no street trees or trees in adjoining lots that would be impacted by the proposed works.

There will be no significant impact on native fauna as a result of the proposed development, given that compensatory planting is proposed.

Mitigation and management measures

Appropriate replacement planting is proposed, as indicated on the Landscape Concept Plan (Appendix B). The new plantings will provide replacement tree cover on the site and increase the variety of species, including flowering trees, which will provide additional habitat for fauna in the long-term.

4.3 Other environmental considerations

Table 4-1 Other environmental considerations

Environmental matters	Comment
Access	The project will not impact access other than upgrading parts of the existing pedestrian pathway and driveway. The proposal will not involve changes to the driveway crossover, reconfiguration of roads, existing off-street parking, blocking or reconfiguration of access to other properties.
Amenity	Other than minor temporary noise and air emissions during the construction phase, the project will not impact amenity as vibration impacts are unlikely to propagate the distance to nearby receivers. The project will result in an improved visual appearance viewed from surrounding areas and is therefore not considered to result in new or additional visual impacts to sensitive receivers.
Water	The project will have no impact on nearby hydrological features, groundwater quality, or surface water quality, as it won't involve deep excavation, and won't introduce additional impervious surfaces or buildings requiring additional stormwater management measures.
Land	The project involves minimal to no earthworks and won't significantly disturb acid sulfate soils, the land's stability, structure, topography, or drainage patterns.
Heritage	There are no heritage items on or near the site. Notwithstanding, if this application is approved, a condition of consent can be imposed that pertain to implementing management measures during construction for unexpected heritage finds.
Hazards and risks	The site is not within an area of notable environmental hazard.

Environmental matters	Comment
	<p>The project is not within land mapped with coastal management provisions under the Hazards SEPP and will not impact coastal processes or hazards such as erosion.</p> <p>The site is not on bushfire prone land and is therefore not subject to a bushfire hazard assessment.</p> <p>The potential for contamination is considered low given historical land use at the site. Based on the low risk of contamination combined with minimal excavation requirements and a known and continuing use of the land for residential purposes, no further detailed assessment of contaminated land or land remediation is considered necessary.</p>
Social	<p>The project may generate minor temporary noise and air quality impacts, along with traffic and access impacts on the surrounding community during the construction phase. These impacts will be adequately addressed as part of a construction management plan and implementation of mitigation and management measures imposed by conditions of consent if the application is approved.</p>
Economic	<p>There will be a positive economic impact from the project through increased expenditure in the local area during construction and generation of employment.</p>
Waste management	<p>Other than during the demolition and construction phases, the project will not generate waste once construction is complete. Any waste that is generated during demolition and construction will be managed in accordance with Waste Management Plan in Appendix F.</p>

5 CONCLUSION

Aveo Group is seeking to undertake site entry works at Pittwater Palms retirement village at 82 Avalon Parade, Avalon Beach. The works aim to improve the appearance and safety of the entrance to the site and the amenity of the streetscape.

The key features of the project are:

- Removal of existing pedestrian path and existing landscape wall, seating, and signage;
- construction of a new 1.2m wide paved footpath, a 1.8m high fence along the site's western boundary, three (3) masonry block walls at the main entrance ranging in height between 900mm and 1.2m including integrated bench seating and signage; and
- removal of one palm tree and replacement planting.

This SEE has provides a detailed assessment of the project against the relevant matters under section 4.15(1) of the EP&A Act. The application is recommended for approval for the following reasons:

- The project is consistent with the aims and objectives of the Pittwater LEP and DCP as well as the relevant State Environmental Planning Policies.
- Supporting technical studies which accompany this SEE confirm that the environmental impacts associated with the project are generally negligible and will not give rise to any adverse impacts.
- The project is suitable for the site and is in the public interest.
- The project is justified on economic, social and environmental grounds, as demonstrated with its consistency with the objects of the EP&A Act, Pittwater LEP and ESD principles.
- Based upon the predicted environmental impacts of the project and the ability to manage these impacts to minimise harm to the environment, the project is unlikely to create any significant adverse environmental impacts on adjoining properties or prejudice the future use of land in the locality.

Based on the above and the assessment throughout this report, it is considered that the proposed development is worthy of approval.

Appendix A - Site Survey

Appendix B - Entry Wall Concept Plan & Concept Landscape Plan

Appendix C - Arboricultural Impact Assessment

Appendix D - Comprehensive Flood Report

Appendix E - Flood Report

Appendix F - Waste Management Plan



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