



15<sup>th</sup> August 2022

Northern Beaches Council  
PO Box 82  
MANLY NSW 1655

**Attention: Stephanie Gelder – Planner**

**By email:** [Stephanie.Gelder@northernbeaches.nsw.gov.au](mailto:Stephanie.Gelder@northernbeaches.nsw.gov.au)

**RE: 30A Addison Road MANLY - DA2022/0033**

**ADDENDUM to Statement of Environmental Effects #210004 Rev.2**

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Dear Ms Gelder,

I refer to the Development Application noted above for “*Demolition works and construction of a dwelling house at 30A Addison Road Manly*”; I am instructed by the Applicant *Chateau Architects + Builders* in this matter.

In respect of your request for further information (dated 6 June 2022) I provide the following **Addendum** to the **Statement of Environmental Effects** to address the potential impact from the development upon the sensitive aquatic ecology of Little Manly Cove and the measures undertaken by the Applicant’s experts to mitigate same.

Extracted from Council’s RFI:

**3. Riparian**

*This application has been assessed against relevant legislation and policy relating to waterways, riparian areas, and groundwater.*

*The site sits above the rocky intertidal foreshore of Little Manly Cove which adjoins North Harbour Aquatic Reserve. The marine environment lies less than 10 meters from the property boundary and is the recipient of all stormwater and overland flow from the site. The rocky foreshore and aquatic environment are potential habitat for little penguins as*

*well as other sensitive marine flora and fauna. Given the sensitive nature of the receiving environmental and the iconic location, there is currently insufficient information to satisfy Council that all threats and risks to the marine environment and the biodiversity within it have been considered and protection measures developed for implementation during the demolition and completion of the project.*

*Council will require an Aquatic Ecology Report that includes a Construction and Environmental Management Plan which describes details on best practice measures to protect the environment from all aspects of demolition and construction processes.*

**Comment:** The project design team acknowledges the sensitive nature of the marine flora and fauna that comprises the Little Manly Cove below the site and has addressed the critical issues raised by Council's ecologist as follows:

1. A **Construction Environmental Management Plan** (Chateau Architects + Builders) has been prepared to detail the demolition, pre-construction and construction phases of the works and how measures have been included to limit any potential environmental impacts from the works (refer to sect. 6 – 'Recommendations').

For completeness, this CEMP has been incorporated into the amended '*Flora and Fauna Assessment Report*' by the project ecologist, *Narla Environmental*.

2. The **Concept Stormwater Plans/ESCP Rev. F dated 15.8.2022** (Engineering Studio) have been amended to include additional mitigation measures for construction stormwater control, including coordinating with the CEMP and the recommendations of the *Flora and Fauna Report*.
3. The **Flora and Fauna Assessment Report v2.0** (Narla Environmental) has been amended to specifically reference the CEMP and amended *ESCP/Stormwater Plans* and further specific mitigation measures both prior to and during the construction phase.

Assuming that the appropriate recommendations by the project expert consultants are followed, the proposed works are anticipated to have minimal ecological impact. To achieve the desired outcome, I suggest that the relevant recommendations are formalised by way of Council imposing Conditions within a future Consent approving the works.

If clarification is required of any aspect of this Addendum, please contact the below signed at your convenience.

Yours faithfully,

**CLARON CONSULTING PTY LTD**

A handwritten signature in black ink, appearing to read 'Brent M Winning', with a stylized flourish at the end.

**Brent M Winning JP** [B.Build, MAIB, GDURP, RPIA]  
Registered Planner, Project Manager and Development Consultant