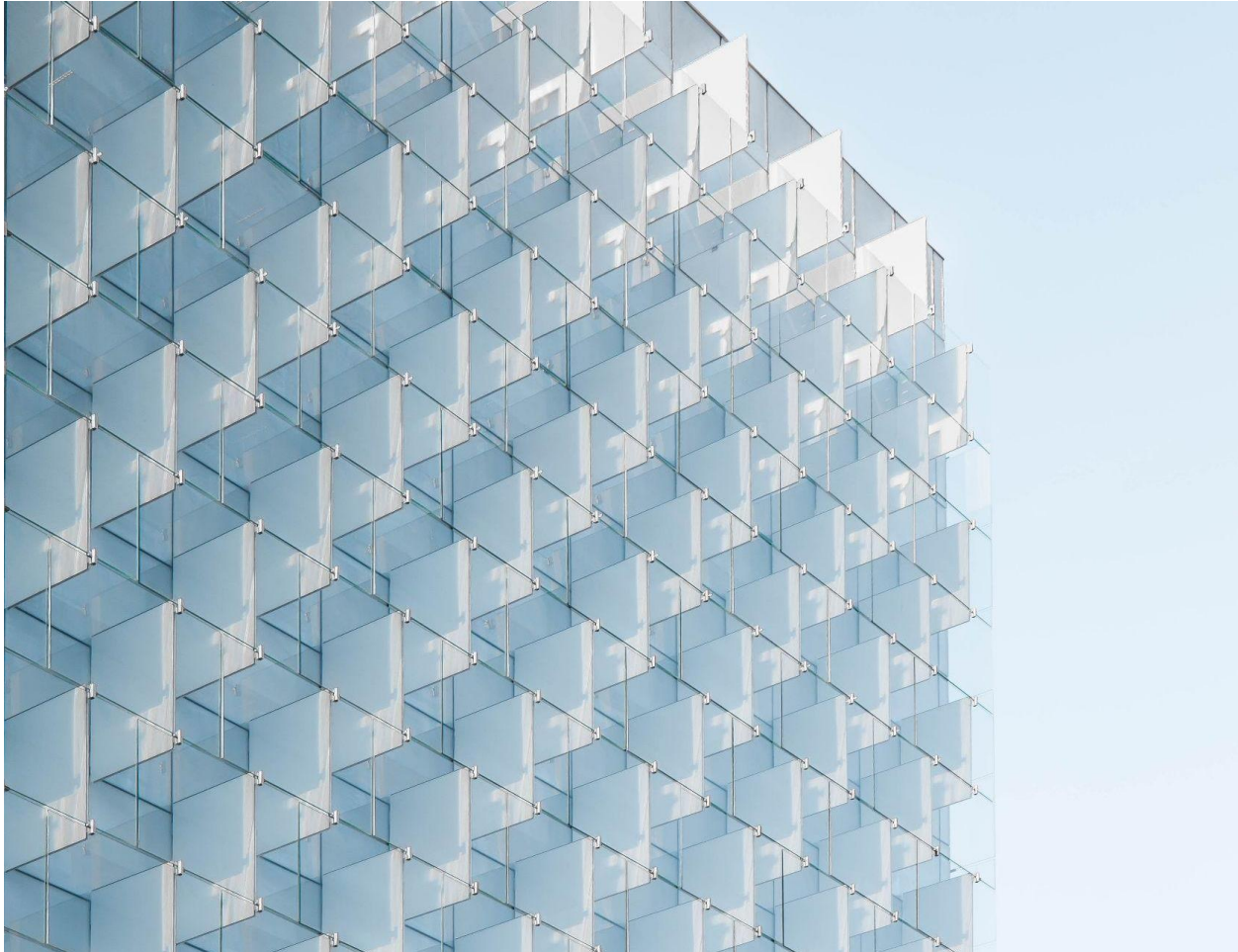


WILLOWTREE PLANNING



19 February 2025

Ref: WTJ25-031
Contact: Tim Gleeson



STATEMENT OF ENVIRONMENTAL EFFECTS:

PROPOSED ELECTRONIC SCOREBOARD AT JAMES MORGAN RESERVE

150 Fisher Road, North Cromer NSW 2099.
Lot 678 DP 752038

—
Prepared by Willowtree Planning Pty Ltd
on behalf of Dee Why Lions Rugby

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STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Electronic Scoreboard at James Morgan Reserve
150 Fisher Road, North Cromer (Lot 678 DP 752038)

In the spirit of reconciliation and recognition, Willowtree Planning acknowledges the Traditional Owners of this Country throughout Australia and their continuing and ongoing connections to land, waters and community. We show our respect to Elders - past and present. We acknowledge that we stand on this Country which was and always will be recognised as Aboriginal Land. We acknowledge the Traditional Owners of the Lands in this Local Government Area, belonging to the local Aboriginal People, where this proposal is located upon.

DOCUMENT CONTROL TABLE			
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Contact	Tim Gleeson		
Version and Date	Prepared by	Checked by	Approved by
Version No. 1 [FINAL] - 18/02/2025	Suchita Deva Stuthi Town Planner	Tim Gleeson Town Planner	Chris Wilson Managing Director
			

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STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Electronic Scoreboard at James Morgan Reserve

150 Fisher Road, North Cromer (Lot 678 DP 752038)

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2	Estimated Development Cost Report	Rail Safe
3	Owners Consent	Northern Beaches Council
4	Waste Management Plan	Rail Safe
5	Letters of Support	Various Local Organisations



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Electronic Scoreboard at James Morgan Reserve
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STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Electronic Scoreboard at James Morgan Reserve
150 Fisher Road, North Cromer (Lot 678 DP 752038)

PART A SUMMARY

1.1 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared by Willowtree Planning Pty Ltd (Willowtree Planning) on behalf of Dee Why Lions Rugby (the Applicant) and is submitted to North Beaches Council (Council) in support of a Development Application (DA) at 150 Fisher Road, North Cromer (the Site), legally described as Lot 678 DP 752038.

This DA seeks development consent for the **proposed electronic scoreboard at James Morgan Reserve, Cromer** at the Site, including other necessary works, as described in **PART C** of this SEE.

The Site is zoned **RE1 - Public Recreation**, pursuant to the *Warringah Local Environmental Plan 2011* (WLEP2011), which is intended to:

- *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 protect, manage and restore public land that is of ecological, scientific, cultural or aesthetic value.*
- *To prevent development that could destroy, damage or otherwise have an adverse effect on those values.*

The proposal seeks to provide an opportunity to better serve rugby and the wider sports community at James Morgan Reserve. The proposed signage is of high-quality materials and design and seeks to encourage a healthy lifestyle and team building spirit through sports. The proposed works are permitted within the RE1: Public Recreation Zone and aligns with the zone objectives.

This SEE has been prepared pursuant to Section 4.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and Clause 24 and Schedule 1 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation). Assessment against the relevant matters for consideration under Section 4.15(1) of the EP&A Act has also been carried out under **PART D** of this SEE.

This SEE describes the Site and proposed development, provides relevant background information and responds to the proposed development in terms of the relevant matters set out in relevant legislation, environmental planning instruments and planning policies.

The structure of the SEE is as follows:

- **PART A SUMMARY**
- **PART B SITE ANALYSIS**
- **PART C PROPOSED DEVELOPMENT**
- **PART D LEGISLATIVE AND POLICY FRAMEWORK**
- **PART E ENVIRONMENTAL ASSESSMENT**
- **PART F CONCLUSION**

Based on the assessment undertaken, it is recommended that favourable consideration of the DA be given.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Electronic Scoreboard at James Morgan Reserve
150 Fisher Road, North Cromer (Lot 678 DP 752038)

PART B SITE ANALYSIS

2.1 SITE LOCATION AND CHARACTERISTICS

The Site is identified as 150 Fisher Road, North Cromer, containing the following land holding:

TABLE 1. SITE IDENTIFICATION		
Site Address	Legal Description(s)	Land Area (approx.)
150 Fisher Road, North Cromer	Lot 678 DP 752038	1.66 ha

The Site is an irregular trapezoidal shaped allotment and affords a primary frontage to Fisher Road to the east. Vehicular and pedestrian access is afforded by Carawa Road in the north and Fisher Road to the east. The Site is zoned RE1 - Public Recreation and is subject to the applicable provisions of WLEP2011.

The existing Site characteristics are illustrated in **Figures 1 - 3** below.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Electronic Scoreboard at James Morgan Reserve
150 Fisher Road, North Cromer (Lot 678 DP 752038)



Figure 1. Cadastral Map (Source: SIX Maps, 2025)



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Electronic Scoreboard at James Morgan Reserve
150 Fisher Road, North Cromer (Lot 678 DP 752038)

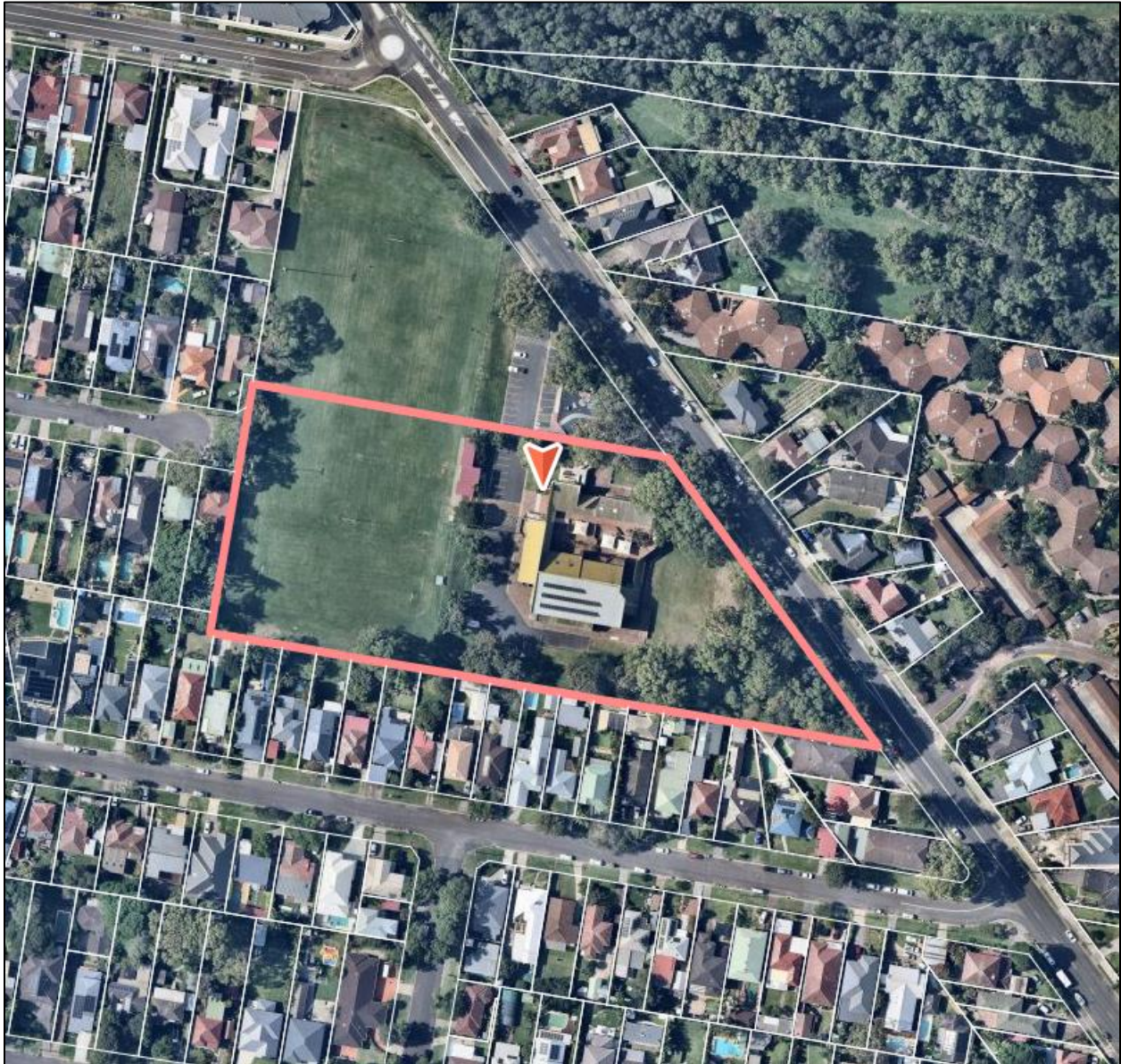


Figure 2. Aerial Map (Source: Nearmap, 2025)

2.2 SITE CONTEXT

The Site is located in Cromer which forms part of the Northern Beaches Local Government Area (LGA). The Site is situated approximately 20km north-east of Sydney's Central Business District, while being bordered to the north-east by Narrabeen Lagoon. Dee Why Lagoon and Dee Why Beach is located within 2km radius of the Site. The Site is within proximity of bus networks that leads to Manly's Wharf in 45 minutes and is linked to Pittwater Road.



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STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Electronic Scoreboard at James Morgan Reserve
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Surrounding land uses in the vicinity of the Site include:

- **North** – A range of low-density residential developments (Zone R2), Dee Why Bowling and Recreation Club (Zone RE2) and Dee Why Valley Wetlands (Zone RE1).
- **South** – A range of low-density residential developments (Zone R2) and medium-density residential developments (Zone R3).
- **East** – Cromer Park and Tulich Reserve (Zone RE1) leading to Dee Why Lagoon and a range of low-density residential developments (Zone R2) and few medium-density residential developments (Zone R3).
- **West** – A range of low-density residential developments (Zone R2).

The existing site context is illustrated in **Figure 3** below.



Figure 3. Site Context Map (Source: Nearmap, 2025)

2.3 DEVELOPMENT HISTORY

There are no DA's pertaining to the Site that are of relevance to the proposal, that have been determined or are under assessment.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Electronic Scoreboard at James Morgan Reserve
150 Fisher Road, North Cromer (Lot 678 DP 752038)

PART C PROPOSED DEVELOPMENT

3.1 DEVELOPMENT OVERVIEW

Development consent is sought for the proposed electronic scoreboard at 150 Fisher Road, North Cromer. The proposed scoreboard will provide various opportunities to better serve the wider base of sports community and encourage a healthy lifestyle and team building spirit. The proposed electronic scoreboard is made of high-quality materials, is permitted within the RE1 Public Recreation Zone and aligns with the zone objectives.

This DA seeks development consent for the **proposed electronic scoreboard at James Morgan Reserve, Cromer** at the Site, including other necessary works, as described in **PART C** of this SEE.

3.2 DEVELOPMENT STATISTICS

The proposed development includes the following scope of works:

- Installation of an electronic scoreboard.

The proposed signage includes those works as identified in **TABLE 2** below.

TABLE 2. DEVELOPMENT PARTICULARS	
Component	Proposed
Site Area	1.66ha
Height of Sign (above existing ground level)	3m
Estimated Development Cost	\$2,000
Meter Connection	A sub meter will be installed in the council switchboard to monitor usage of the scoreboard.

The proposed signage details are provided within **TABLE 3** below:

TABLE 3: SIGNAGE DETAILS		
Sign	Signage/Logo Size	Illumination
Electronic Scoreboard		
One (1) Electronic Score board	Width: 3m Length: 1.2m	Yes

The proposed electronic scoreboard will play a significant role in facilitating identity, growth in participation and will encourage the wider sports community at Dee Why Rugby. Please refer to the signage details contained within the submitted Architectural Plans held at **Appendix 1**.

Figure 4 and **Figure 5** below illustrates the proposed signage.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Electronic Scoreboard at James Morgan Reserve
150 Fisher Road, North Cromer (Lot 678 DP 752038)

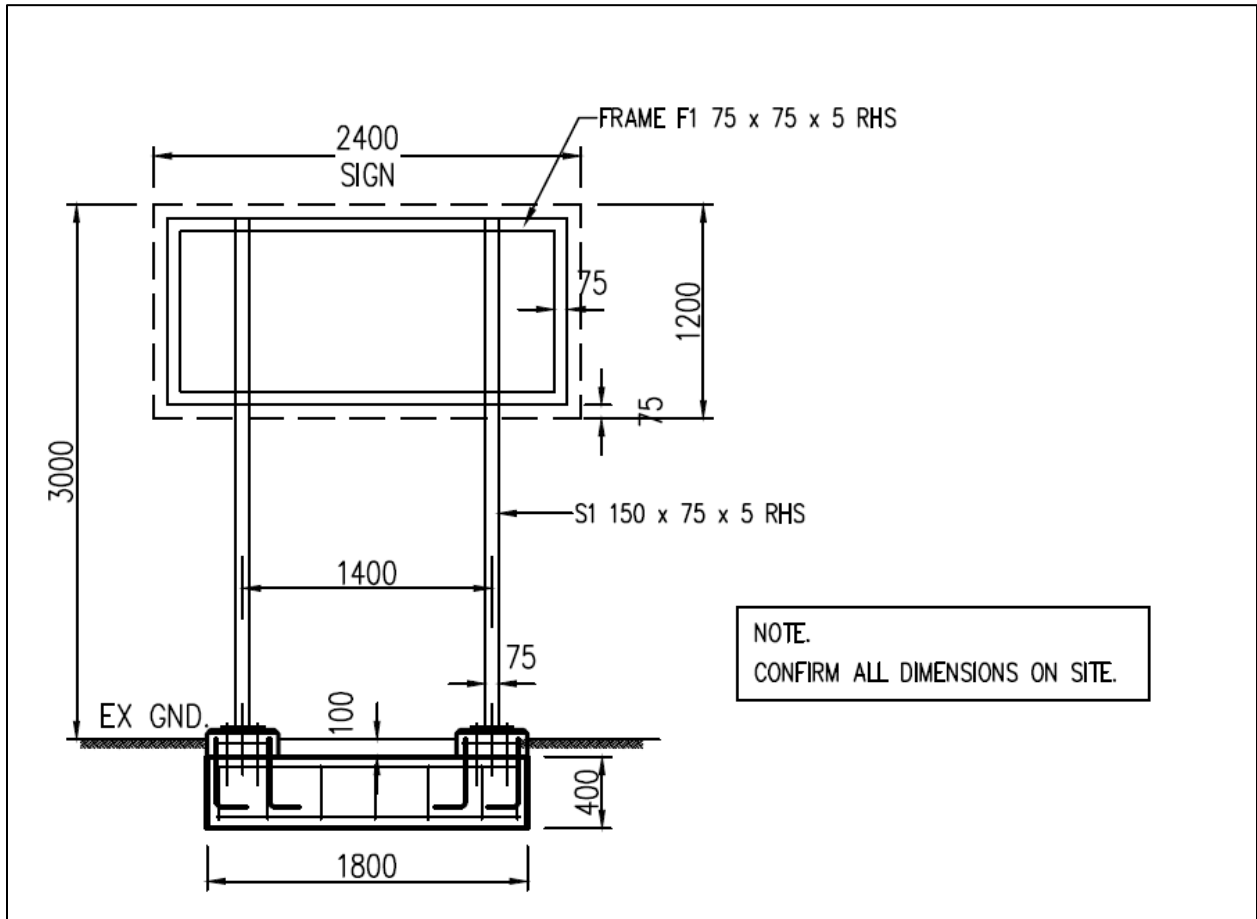


Figure 4. Elevation - Proposed Electronic Scoreboard (Source: D O'Brien Engineering Services Pty Ltd, 2025)



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Electronic Scoreboard at James Morgan Reserve
150 Fisher Road, North Cromer (Lot 678 DP 752038)

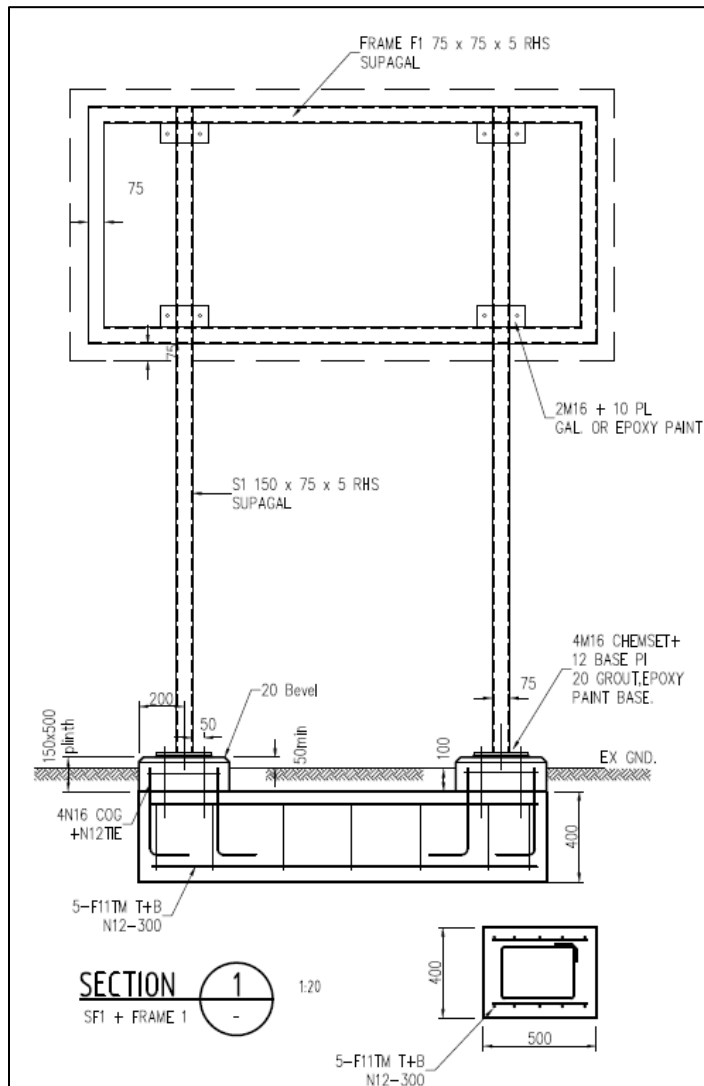


Figure 5. Section - Proposed Electronic Scoreboard (Source: D O'Brien Engineering Services Pty Ltd, 2025)



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Electronic Scoreboard at James Morgan Reserve
150 Fisher Road, North Cromer (Lot 678 DP 752038)

PART D LEGISLATIVE AND POLICY FRAMEWORK

4.1 CONTROLS AND POLICY OVERVIEW

This Part of the SEE addresses and responds to the legislative and policy requirements relevant to the proposed development at the Site in accordance with the EP&A Act.

The following current and draft Commonwealth, State, Regional and Local planning controls and policies have been considered in the preparation of this DA.

Commonwealth Planning Context

- *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*

State Planning Context

- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning and Assessment Regulation 2021*
- *State Environmental Planning Policy (Industry and Employment) 2021*

Local Planning Context

- *Warringah Local Environmental Plan 2011*
- *Warringah Development Control Plan 2011*
- *Northern Beaches Section 7.12 Contributions Plan 2024*

4.2 COMMONWEALTH PLANNING CONTEXT

4.2.1 ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999

Under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), any action (which includes a development, project or activity) that is considered likely to have a significant impact on Matters of National Environmental Significance (MNES) (including nationally threatened ecological communities and species and listed migratory species) must be referred to the Commonwealth Minister for the Environment. The purpose of the referral is to allow a decision to be made about whether an action requires approval on a Commonwealth level. If an action is considered likely to have significant impact on MNES, it is declared a “controlled action” and formal Commonwealth approval is required.

The proposal does not warrant significant impacts on MNES, therefore no further consideration of the EPBC Act is required.

4.3 STATE PLANNING CONTEXT

4.3.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The EP&A Act is the principal planning and development legislation in NSW.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Electronic Scoreboard at James Morgan Reserve
150 Fisher Road, North Cromer (Lot 678 DP 752038)

4.3.1.1 Section 4.15(1) of the EP&A Act – Considerations

Section 4.15(1) of the EP&A Act specifies the matters which a consent authority must consider when determining a DA. The relevant matters for consideration under Section 4.15(1) of the EP&A Act are provided in **TABLE 4** below.

TABLE 4. SECTION 4.15(1)(A) CONSIDERATIONS	
Section	Response
Section 4.15(1)(a)(i) any environmental planning instrument, and	The WLEP2011 is the relevant Environmental Planning Instrument (EPI) applying to the Site, which is assessed in Section 4.5 of this SEE.
Section 4.15(1)(a)(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	There are currently no proposed EPIs that have been subject to public consultation which is relevant to the Site or proposal.
Section 4.15(1)(a)(iii) any development control plan, and	The <i>Warringah Development Control Plan 2011</i> (WDPC2011) applies to the Site and is addressed in Section 4.5.2 of this SEE.
Section 4.15(1)(a)(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	There are no planning agreements or draft planning agreements that has been entered into or been offered to enter into under section 7.4.
Section 4.15(1)(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),	The EP&A Regulation is addressed in Section 4.3.2 of this SEE.
Section 4.15(1)(b)-(c)	These matters are addressed in PART E of this SEE.

Pursuant to Section 4.5 of the EP&A Act, the consent authority for the proposed development is Northern Beaches Council.

4.3.1.2 Section 4.46 of EP&A Act – Integrated Development

Section 4.46 of the EP&A Act defines 'integrated development' as matters that require consent from the consent authority and one or more authorities under related legislation. In these circumstances, prior to granting consent, the consent authority must obtain from each relevant approval body their General Terms of Approval (GTA) in relation to the development, pursuant to Clause 42 of the EP&A Regulation.

Pursuant to Section 4.46 of the EP&A Act the proposed development does not constitute integrated development.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Electronic Scoreboard at James Morgan Reserve
150 Fisher Road, North Cromer (Lot 678 DP 752038)

4.3.2 ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2021

The proposal has been prepared in accordance with the provisions of the EP&A Regulation. Division 1 of Part 3 of the EP&A Regulation stipulates how a DA must be “made”. This DA satisfies the relevant criteria of the Regulation as follows:

TABLE 5. HOW THE DA IS MADE	
Considerations	Response
Division 1 - Making development applications	
<i>Section 23 - Persons who may make development applications</i>	
<i>(1) A development application may be made by— (a) the owner of the land to which the development application relates, or (b) another person, with the consent of the owner of the land.</i>	This DA is made by Dee Why Lions Rugby The owner of the land has provided consent in accordance with Clause 23(1) of the EP&A Regulation to allow for the DA to be made.
<i>Section 24 - Content of development applications</i>	
<i>(1) A development application must— (a) be in the approved form, and (b) contain all the information and documents required by— (i) the approved form, and (ii) the Act or this Regulation, and (c) be submitted on the NSW planning portal.</i>	The DA includes all relevant information including details of the development, address and formal particulars, estimated cost of development, owner’s consent, supporting documents including detailed plans and SEE. This DA is submitted via the NSW planning portal.

4.3.3 STATE ENVIRONMENTAL PLANNING POLICY (INDUSTRY AND EMPLOYMENT) 2021

The *State Environmental Planning Policy (Industry and Employment) 2021* (Industry and Employment SEPP) contains planning provisions relating to:

- employment land in western Sydney.
- advertising and signage in NSW.

This policy aims to ensure that proposed signage is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations, and is of a high-quality design and finish.

To this end the policy regulates signage (but not content) under Part 4 of the Act and provides limited time consents for the display of certain advertisements. The policy does not apply to signage that is exempt development under an environmental planning instrument. It does apply to all signage that can be displayed with or without consent and is visible from any public place or reserve, except as provided by the policy.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Electronic Scoreboard at James Morgan Reserve
150 Fisher Road, North Cromer (Lot 678 DP 752038)

The proposal includes the installation of one (1) electronic scoreboard and the proposed electronic scoreboard must engage and comply with Industry and Employment SEPP as stated above. The following table provides an assessment against the Assessment Criteria provided in Schedule 5 of Industry and Employment SEPP.

TABLE 6: SEPP INDUSTRY AND EMPLOYMENT - SCHEDULE 5		
Assessment Criteria	Compliance	Comment
1. Character of the area		
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	YES	The electronic scoreboard is of a scale and design that ensures compatibility with the existing sports facilities and character of the area.
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	YES	The electronic scoreboard has been designed to be consistent with the sports facilities of the Site and surrounding area.
2. Special Area		
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?	YES	The proposed scoreboard is of a scale that will not detract from the amenity and visual quality of surrounding areas, including nearby residential areas.
3. Views and Vistas		
Does the proposal obscure or compromise important views?	YES	The electronic scoreboard is located within the boundaries of James Morgan Reserve and does not propose to protrude beyond the current dimensions of the Site. As such, the proposed development will not obscure or compromise any important views.
Does the proposal dominate the skyline and reduce the quality of vistas?	YES	The electronic scoreboard will be 3m above natural ground line and therefore will not dominate the skyline or reduce the quality of vistas.
Does the proposal respect the viewing rights of other advertisers?	YES	The electronic scoreboard will not obstruct the views of any existing signage on or in the vicinity of the Site.
4. Streetscape, setting or landscape		
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	YES	The scale, proportion and form of the electronic scoreboard has been designed to be compatible with the existing sports facilities at James Morgan Reserve.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Electronic Scoreboard at James Morgan Reserve
150 Fisher Road, North Cromer (Lot 678 DP 752038)

TABLE 6: SEPP INDUSTRY AND EMPLOYMENT - SCHEDULE 5

Assessment Criteria	Compliance	Comment
		Additionally, the proposed development is setback from the boundary of the Site. The electronic scoreboard is considered appropriate for the context and landscape.
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	YES	The electronic scoreboard is a modest design and will promote the existing use of James Morgan Reserve to which it is located on.
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	YES	There is no existing scoreboard and therefore the proposed electronic scoreboard will not result in visual clutter.
Does the proposal screen unsightliness?	YES	The electronic scoreboard will not screen unsightliness, rather it reflects the design and character of the facility.
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	YES	The electronic scoreboard does not project above the height of the structures and tree canopies and is located at street level. The electronic scoreboard will provide visual interest and articulation to the sports facility.
Does the proposal require ongoing vegetation management?	YES	The electronic scoreboard will not require ongoing vegetation management.
5. Site and Building		
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?	YES	The electronic scoreboard is compatible with the scale and proportion of the proposed development.
Does the proposal respect important features of the site or building, or both?	YES	The electronic scoreboard will not compete with the important features of the sports facility, neighbouring buildings or Subject Site.
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	YES	The electronic scoreboard will appropriately relate to their location and are attractive in design.
6. Associated devices and logos with advertisements and advertising structures		



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Electronic Scoreboard at James Morgan Reserve
150 Fisher Road, North Cromer (Lot 678 DP 752038)

TABLE 6: SEPP INDUSTRY AND EMPLOYMENT - SCHEDULE 5

Assessment Criteria	Compliance	Comment
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?	YES	The proposed scoreboard will be illuminated internally and no logos or platforms have been designed as an integral part of the scoreboard.
7. Illumination		
Would illumination result in unacceptable glare?	YES	The illumination will not result in unacceptable glare.
Would illumination affect safety for pedestrians, vehicles, or aircraft?	YES	The illumination will not affect safety for pedestrians, vehicles, or aircraft
Would illumination detract from the amenity of any residence or other form of accommodation?	YES	The illumination will not detract from the amenity of any residence or other form of accommodation.
Can the intensity of the illumination be adjusted, if necessary?	YES	The intensity could be adjusted if necessary
Is the illumination subject to a curfew?	YES	The illumination will be subjected to a curfew and the electronic scoreboard will be utilized only during the booking times of the sportsground.
8. Safety		
Would the proposal reduce the safety for any public road?	YES	The location of the electronic scoreboard does not reduce the safety for any public road. It is noted that the electronic scoreboard is setback from the site boundary and is small in scale.
Would the proposal reduce the safety for pedestrians or bicyclists?	YES	The location of the electronic scoreboard does not pose any adverse impacts on pedestrian or cyclist safety.
Would the proposal reduce the safety for pedestrians or bicyclists?	YES	The electronic scoreboard will not significantly obscure sightlines from public areas.

4.4 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

No Draft Environmental Planning Instruments apply to the Site.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Electronic Scoreboard at James Morgan Reserve
150 Fisher Road, North Cromer (Lot 678 DP 752038)

4.5 LOCAL PLANNING CONTEXT

4.5.1 WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

The WLEP2011 is the primary Environmental Planning Instrument that applies to the Site.

The relevant provisions of WLEP2011 as they relate to the Site are considered in the following subsections.

4.5.1.1 Zoning and Permissibility

The Site is located within the **RE1 Public Recreation Zone** pursuant to WLEP2011 (refer to **Figure8**). **TABLE 7** outlines the developments consistency and compliance with the relevant development standards and controls under WLEP2011.

TABLE 7: WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011	
Requirement	Application for Proposed Development
Clause 2.3 – Zone objectives and Land Use Table	(2) <i>The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.</i>
RE1 Public Recreation	
RE1 Public Recreation zone – Objectives of the zone	<ul style="list-style-type: none">▪ <i>To enable land to be used for public open space or recreational purposes.</i>▪ <i>To provide a range of recreational settings and activities and compatible land uses.</i>▪ <i>To protect and enhance the natural environment for recreational purposes.</i> <i>To protect, manage and restore public land that is of ecological, scientific, cultural or aesthetic value.</i>▪ <i>To prevent development that could destroy, damage or otherwise have an adverse effect on those values</i>
Permitted without consent	<i>Environmental facilities; Environmental protection works; Roads</i>
Permitted with consent	<i>Aquaculture; Boat building and repair facilities; Boat sheds; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Emergency services facilities; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Water recreation structures</i>
Prohibited	<i>Any development not specified in item 2 or 3</i>

The proposal seeks consent for the installation of an electronic scoreboard signage at the west of James Morgan Reserve at the Site. The proposal is consistent with the objectives of the zone as it supports the continued usage of James Morgan Reserve as a playground while serving the larger purpose of encouraging local sports communities including Dee Why Rugby, Manly Warringah Touch Football Association and Northern Beaches Otag. A letter of support from these organisations is provided as **Appendix 5**.

In light of the above, the proposal is both consistent with the relevant objectives of the zone, and permissible with consent in the RE1 Public Recreation zone.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Electronic Scoreboard at James Morgan Reserve
150 Fisher Road, North Cromer (Lot 678 DP 752038)

Pursuant to WLEP2011 and the Standard Instrument, **recreation area** means:

recreation area means a place used for outdoor recreation that is normally open to the public, and includes—
(a) a children's playground, or
(b) an area used for community sporting activities, or
(c) a public park, reserve or garden or the like,

Pursuant to WLEP2011 and the Standard Instrument recreation area is identified as *an area used for community sporting activities* which is permitted with consent in the RE1 zone.

Accordingly, the continued use of the Site as **recreation area** is permissible with consent within the RE1 zone.

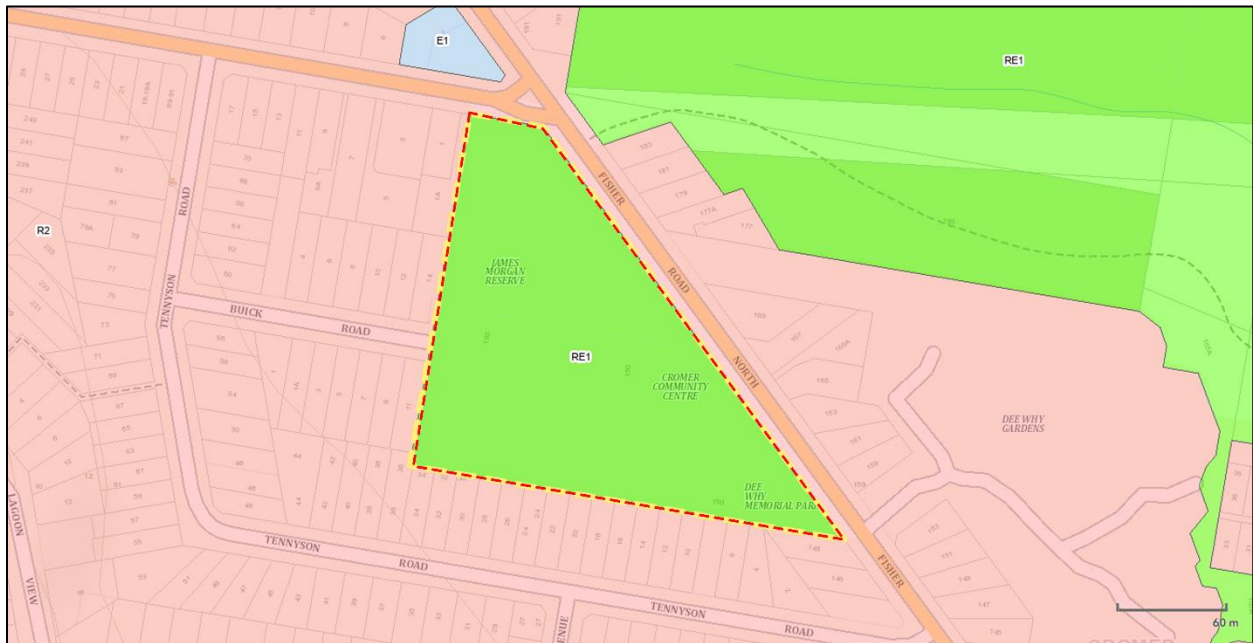


Figure 7. WLEP2011 Zoning Map (Source: NSW Legislation, 2025)



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Electronic Scoreboard at James Morgan Reserve

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4.5.1.2 Development Standards

TABLE 8 outlines the developments consistency and compliance with the relevant development standards and controls under

TABLE 8. DEVELOPMENT STANDARDS	
Clause	Comment
Clause 5.10 - Heritage Conservation	The Site is not a heritage item, nor is it located in, or proximate to, a Heritage Conservation Area and therefore, further consideration is not considered necessary.

4.5.2 WARRINGAH DEVELOPMENT CONTROL PLAN 2011

The WDCP2011 provides detailed planning and design guidelines to support the planning controls of the WLEP2011.

An assessment of the proposal against the relevant sections of the WDCP2011 is provided at **TABLE 9**.

TABLE 9. WDCP2011 COMPLIANCE TABLE	
Control	Comment
D23 Signs	
Signs are to be sited and designed so that they do not adversely impact on the amenity of the streetscape and the surrounding locality. In particular, signs are not to dominate or obscure other signs or result in visual clutter.	Yes. The proposed sign will be sited and designed to ensure that there is no impact on the amenity of the streetscape and the surrounding locality. The proposed sign will be sited 5m from the side boundary and located within James Morgan Reserve. Any potential impacts of the illumination on residential properties will not arise given the illuminated portion of the sign will face towards James Morgan Reserve and away from residential properties.
Signs are to be compatible with the design, scale and architectural character of the building or site on which they are to be placed.	Yes. It is considered that the proposed sign will be compatible in terms of design and scale given it is proposed for use within James Morgan Reserve.
Signs on heritage items or on buildings in conservation areas should not by their size, design or colour, detract from the character or significant qualities of individual buildings, the immediate context or the wider streetscape context of the area.	Not applicable. The proposed sign will not be located proximate to heritage items or on buildings in conservation areas.
Signs are not to obscure views of vehicles, pedestrians or potentially hazardous road features	Yes. Given the siting of the proposed sign, it will not obscure views of vehicles, pedestrians or



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or reduce the safety of all users of any public road (including pedestrians and cyclists).	potentially hazardous road features or reduce the safety of all users of any public road.
Signs should not be capable of being confused with, or reduce the effectiveness of, traffic control devices.	Yes. The proposed sign will not impact the effectiveness of traffic control devices given the distance to nearby roads.
Signs are not to emit excessive glare or cause excessive reflection	Yes. The proposed sign will not emit excessive glare and will face inwards towards James Morgan Reserve.
Signs shall meet the following criteria: Freestanding signs (not being a sign elsewhere listed in this table, and includes a bulletin board, tenancy board, and the like) <ul style="list-style-type: none"> ▪ Shall not exceed 2 metres in height above the existing <u>natural ground level</u>; ▪ Shall not have an area greater than 4sqm; ▪ Shall not project beyond the boundary of the premises; and ▪ Shall not be illuminated. 	Merit Assessment. The proposed sign will be 3m above natural ground level, will have an area of 2.88m ² , will not project beyond the boundary of the premises and will illuminated. The proposed non-compliance is considered acceptable given the sign will be used as a scoreboard for the James Morgan Reserve. Therefore, the 3m height is necessary to ensure those that wish to see the scoreboard are able to do so, including those viewing the scoreboard from a distance. The illumination of the scoreboard will also assist with ensuring the scoreboard can be seen by all visitors.

4.6 DEVELOPMENT CONTRIBUTIONS

Pursuant to Section 2.5 of the Northern Beaches Section 7.12 Contributions Plan 2024, “development applications and Complying Development Certificates where the proposed cost of carrying out development is up to and including \$100,000” are exempt from the Northern Beaches Section 7.12 Contributions Plan 2024. Given the estimated development cost will not exceed \$100,000, the proposed development is exempt from development contributions.



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PART E LIKELY IMPACTS OF THE DEVELOPMENT

This section identifies and assesses the impacts of the development with specific reference to the heads of consideration under Section 4.15(1) of the EP&A Act.

5.1 CONTEXT AND SETTING

The proposal comprises the installation of an electronic scoreboard at the west of James Morgan Reserve. The proposed development would recognise significance of rugby in Australia's growing participation in sports, satisfying the provisions, overarching aims, and objectives set out within WLEP2011.

The proposal will effectively enhance the present operations of James Morgan Reserve as an outdoor sporting facility and recreation area. The proposal will not just enhance the identity of the recreation area but will also encourage a higher participation rate for sports competitions within the Northern Beaches LGA.

The proposed development is compatible with the prevailing recreation character of the area as it will continue to contribute to the sporting activities at James Morgan Reserve. The proposal will not exhibit any undue environmental or heritage impacts and will not adversely impact the amenity of neighbouring properties. Therefore, the proposed development is considered compatible with the surrounding context.

5.2 BUILT FORM

The proposed installation of electronic scoreboard at the James Morgan Reserve have been designed to consider the recreation nature of the area and are appropriate in the surrounding context. The proposed signage comprises an electronic scoreboard mounted on a stand, fixed to ground which is small scale in nature and will not significantly impact the surrounding urban context.

The proposal seeks to improve sports participation rate of the recreation area while improving the game experience for spectators and viewers. The proposal incorporates high quality materials and finishes which positively contribute to the visual and recreational character of the Site. The proposed sign framing and details are provided within **Appendix 1**.

5.3 WASTE

All waste will be managed as per the existing waste management arrangements on Site. The proposed development relates to the installation of electronic scoreboard only and will result in 1m³ of garden organic waste which will be re-used on Site, as detailed in the Waste Management Plan (**Appendix 4**).

5.4 CUMULATIVE IMPACTS

No foreseeable cumulative impacts are anticipated to result from the proposed development. Rather, the proposal consists of the installation of electronic scoreboard in James Morgan Reserve which is commensurate with its surrounds. The proposal will facilitate further growth and opportunities in sports for the Northern Beaches LGA.



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5.5 SUITABILITY OF SITE FOR DEVELOPMENT

The proposed development will facilitate the continued use of the Site as an outdoor sports facility which is consistent with the zoning and the surrounding context of the Site. The Site is considered to be suitable for the development and is consistent with the aims and objectives of the RE1 Public Recreation Zone.

5.6 SUBMISSIONS

No submissions have been received in relation to the proposed development at the time of writing. However, the applicant is willing to address any submissions, should they be received by Council.

5.7 THE PUBLIC INTEREST

The proposed development is in the public interest as it:

- The electronic scoreboard is paramount in encouraging further participation growth in rugby and the wider sports community and is consistent with the objectives of RE1 Public Recreation Zone.
- Shall not create any measurable environmental, heritage or amenity impacts on the surrounding sites or public domain; and
- Supports a land use that is complimentary and compatible with the surrounding properties; and
- Will facilitate the future sports opportunities through improved amenities.

The proposal contributes to the improved amenity of existing sports facilities generating development in accordance with the aims and objectives of the WLEP2011 and WDCP2011. Therefore, the development is considered to be in the public interest.



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PART F CONCLUSION

The purpose of this SEE has been to present the proposed electronic scoreboard at the James Morgan Reserve, 150 Fisher Road, North Cromer and to assess its potential impacts having regards to Section 4.15(1) of the EP&A Act

The proposal has been prepared after taking into consideration the following key issues:

- The development history of the Site;
- The context of the Site and locality;
- The relevant heads of consideration under Section 4.15(1) of the EP&A Act; and
- The aims, objectives and provisions of the relevant statutory and non-statutory planning instruments.

The proposal is considered to warrant a favourable determination for the following reasons:

- It is permissible with development consent and consistent with the objectives of the RE1 Public Recreation zone;
- It is appropriate within the context of the Site and surrounding locality;
- It represents a suitable and appropriate development as assessed against the relevant heads of consideration under Section 4.15 of the EP&A Act;
- The development shall not create any adverse amenity, environmental or heritage impacts on the surrounding sites or public domain; and
- The proposed development is in accordance with the relevant provisions of the WLEP2011 and WDCP2011, compliance is generally achieved.

The proposed development is permissible within the zone and is compatible with the zone objectives. As stipulated previously in this SEE, the matters for consideration under Section 4.15(1) of the EP&A Act have been satisfactorily addressed.

In light of the merits of the proposed development and in absence of any significant environmental impact, the proposed development warrants support by Council

