

Statement of Environmental Effects

For
**ROYAL FAR WEST–
(DA253/2014) SECTION 4.55(1a)**

At
**14 WENTWOTH STREET
MANLY**

Prepared by
FDC Construction & Fitout Pty Ltd
22-24 Junction Street Forest Lodge NSW 2037
P:(02) 9566 2800 F: (02) 9566 2900
E:timb@fdcbuilding.com.au

May 2018

Revision: 0



Executive Summary

This Statement of Environmental Effects (SEE) forms part of a Section 4.55(1a) Application to Northern Beaches Council for proposed modifications to an approved development (DA253/2014) involving the Demolition of existing 'Elsie Hill Building', construction of a six (6) storey building 'Centre for Child Health and Learning' over two (2) levels of basement car parking for fifty three (53) cars and the use of the building as clinical, educational and office facilities, alterations to 'Drummond House' to connect to the new centre and landscape works

FDC Construction and Fitout Pty Ltd is acting on behalf of Royal Far West to construct the proposed development and to lodge this application. These modifications reflect the outcome of the discussions with Alex Kwok of Northern Beaches Council Engineering Department to achieve a compliant Storm Water management Plan for the development.

In addition to this Statement of Environmental Effects, the Section 4.55(1a) Application is accompanied by the following supporting documentation:

- Northern Beaches Council – Application for Development Consent, Modification or Review of Determination
- Application Fee of \$1565.00
- Modified Architectural Plans prepared by Architectus Architects (Appendix 1);

Drawing	Number	Issue
Location Plan		
Plan – Ground		
Elevations (North and South)		
Elevations (East and West)		
Sections		

The proposed modifications have been assessed in the context of relevant heads of consideration outlined in s.4.55(1a) of the *Environmental Planning and Assessment Act 1979* and consideration of the likely impacts demonstrates the proposed modifications are consistent with the original approval and are appropriate in the context of the site and locality.

The proposed modifications should therefore be considered favourably by Council and supported.

Table of Contents

EXECUTIVE SUMMARY	2
TABLE OF CONTENTS	3
1.0 THE PROPOSED MODIFICATIONS	4
2.0 SECTION 4.55 (1A) EVALUATION.....	4
3.0 CONCLUSION.....	6
APPENDIX 1 – MODIFIED ARCHITECTURAL PLANS	7

1.0 The Proposed Modifications

For reference, Condition 5 (2DS01) DA253/2014 currently requires the following:

A detailed stormwater management plan is to be prepared to fully comply with Council's Specification for On-site Stormwater Management 2003 and Specification for Stormwater Drainage 2003 and must be submitted to Council for approval prior to issue of the Construction Certificate. The stormwater management plan and designs are to be prepared by a suitably qualified engineer with experience in hydrology and hydraulics.

Reason: To ensure appropriate provision is made for the disposal and management of stormwater generated by the development, and to ensure that infrastructure reverting to Council's care and control is of an acceptable standard.

The modifications proposed as part of this application involves the implementation of above ground Onsite Detention (OSD) Tanks to ensure compliance with the above condition.

FDC have been working closely with Alex Kwok for 10 months to identify a workable solution to storm water management onsite. The introduction of these tanks are a result this correspondence and coordination with the Engineering Department of Northern Beaches Council, as the proposed storm water connection point outlined in the original development application cannot be verified as a council asset by council themselves.

Also it was agreed with council that absorption drainage is not possible for the development due to the extremity of the building within the boundaries as well as the nature and depth of the retention system used in the basement construction.

Refer to the proposed tanks as indicated on **drawings XXX** in **Green**

2.0 Section 4.55(1a) Evaluation

A consent authority must consider the following issues when assessing a proposal to modify an existing development consent:

(a) it is satisfied that the proposed modification is of minimal environmental impact, and

The description of proposed modifications and consideration of key issues above indicates that the proposed changes will result in minimal environmental impacts for the site and locality. The proposed changes reflect the requirements of Northern Beaches Council.

The development does not sit within a Conservation Area.

However, the developments does sit between two Heritage Items. The introduction of the proposed OSD Tanks have minimal visual and or heritage impact due to their location at the rear of the site.

The tanks will sit below existing fence height so as not to be obscure existing adjacent views to or from our site. The section of OSD adjacent to the heritage item to the west (Manly Village Public School) sits behind a brick boundary wall containing no windows.

(b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and

The proposed modifications will not significantly alter the approved development. Council can therefore be assured that the development will remain consistent with the original approval.

***(c) it has notified the application in accordance with:
(i) the regulations, if the regulations so require, or
(ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and***

The proposed modification is minor in nature and should not require this application to be notified. As described previously, the proposed modifications do not significantly alter the development from what was previously approved by Council.

(d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.

Council will consider submissions, if necessary, as part of the assessment process.

3.0 Conclusion

The documentation supporting this Section 4.55(1a) Application illustrates that the proposed modifications and overall development remain consistent with Council's, and the wider community's, aims and objectives for development of Manly.

The proposal has no significant implications on surrounding land uses, which has been clearly illustrated from the above consideration of relevant matters. Furthermore this proposal reflects a negotiated outcome with Alex Kwok of Northern Beaches Council – Engineering Department to achieve a satisfactory stormwater management outcome for the site and locality.

The development will achieve the objectives of Council's planning controls and provide a development that will favourably contribute to the sustained economic growth of the local and regional area.

Consideration of the development in accordance with the relevant heads of consideration outlined in s.4.55 (1a) of the *Environmental Planning and Assessment Act 1979* and consideration of the likely impacts of the development demonstrates the proposed modifications are appropriate and are in both the Council's and the public interest.

The proposed modifications should therefore be considered favourably by Council and supported.

Appendix 1 – Modified Architectural Plans
