Cariste Pty Ltd

Statement of Environmental Effects

Proposed Subdivision: Lot 1 DP 408800, 62 Hillside Road, Newport, NSW

P1203617JR06V01
July 2016

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All enquiries regarding this project are to be directed to the Project Manager.

Contents

1 Introduction

1.1 Overview

This Statement of Environmental Effects (SEE) has been prepared by Martens and Associates (MA) on behalf of Cariste Pty Ltd (the 'Client') to support a development application (DA) for subdivision of Lot 1, DP 408800 at 62 Hillside Road, Newport, NSW (the 'site') into four allotments (refer to Attachment A).

1.2 Scope of SEE

The SEE assesses the proposed development's permissibility and impacts in accordance with Matters for Consideration under Section 79C of the Environmental Planning and Assessment Act 1979 (EPAA). It provides:

1. Site description.
2. Assessment of proposed development in accordance with the provisions of relevant policies.
3. Assessment of likely development impacts.
4. Assessment of site suitability.
5. An outline of benefits of the proposed development.

1.3 Proposed Development Description

1.3.1 Proposed Subdivision

The proposed development comprises of a subdivision of the site (5,974 m^2) into four allotments:

- Lot 1(a) -1,372 m^2
- Lot 1(b) - 2,049 m^2
- Lot 1(c) -1,277 m^2
- Lot 1(d) -1,276 m^2.

Attachment A provides a plan of the proposed subdivision.

Proposed site works for this development are discussed in Section 1.7.

1.3.2 Stormwater

Minor stormwater works to service the proposed lots are included as part of this DA.

1.3.3 Vegetation Clearing

Minor vegetation clearing for APZ development and proposed individual allotment building footprints in accordance with the *Arboricultural Impact Assessment* (Attachment D), *Vegetation Management Plan* (Attachment F) and *Bushfire Protection Assessment* (Attachment H) is included as part of this DA.

1.4 Reference Documents

The following documents have been reviewed in preparation of this SEE:

- *NSW Environmental Planning and Assessment Act (EPAA) 1979, Section 79C.*
- *Pittwater Local Environmental Plan (PLEP) 2014.*
- *Pittwater 21 Development Control Plan (PDCP) 2014.*
- *State Environmental Planning Policy (SEPP) No. 26 – Littoral Rainforest.*
- *SEPP No. 55 – Remediation of Land.*

This SEE has been prepared in consideration of Council's *Prelodgement Report* (2015).

1.5 Supporting Documentation

The following documentation and studies relating to the site and the proposed development have been completed to support this application:

- *Aboricultural Impact Assessment* (Footprint Green, 2016a) (Attachment D).
- *Tree Canopy Cover plan* (Footprint Green, 2016b) (Attachment D).
- *Species Impact Assessment* (SIS) (Cumberland Ecology, 2016) (Attachment E).

- *Vegetation Management Plan* (VMP) (Cumberland Ecology, 2016) (Attachment F).
- *Geotechnical Assessment, Lot 1 DP 408800, 62 Hillside Road, Newport, NSW* (Martens and Associates (MA), 2016) (Attachment G).
- *Bushfire Protection Assessment* (Travers Bushfire & Ecology, 2016) (Attachment H).
- *Preliminary Site Investigation (PSI), Lot 1 DP 408800, 62 Hillside Road, Newport, NSW* (MA, 2016) (Attachment I).
- *Subdivision, Driveway and Drainage Works* planset (MA, 2016) (Attachment J).
- *Archaeological Survey for Aboriginal Sites, Numbers 62 and 85 Hillside Road, Newport* (Jo McDonald Cultural Heritage Management Pty Ltd, 2002) (Attachment K).
- Survey plan (Adam Clerke Surveyors, 2016) (Attachment L).

1.6 Recent Approvals at the Site

1.6.1 Driveway Construction

Consent for construction of a driveway at 62 and 85 Hillside Road, Newport was determined July 14, 2010 (N0274/09), providing access from Hillside Road through 85 Hillside Road (adjacent approved Lots 21 and 22 DP 1036400) to the proposed subdivision. Construction Certificate (CC) CC0328/14 was determined December 11, 2014 (refer to Attachment B for *Detailed Engineering Planset* for CC0328/14).

Earthworks involved with the construction of stormwater connection points, OSD tanks/basins, and ancillary infrastructure are included as part of the approved driveway construction, and have been substantially commenced.

Minor design alterations to the driveway have been made in accordance with recommendations provided by NSW Rural Fire Service (RFS) to achieve compliance with RFS (2006) *Planning for Bushfire Protection* guidelines (refer to Attachment H, Section 3.4). These are summarised as:

- Minor increase in driveway width.
- 20 m passing bay to compensate for site constrained 3.5 m pinch point in the driveway adjacent to Lot 1(c).

- Provision of a turning bay for service trucks within adjoining approved Lot 22 DP 1036400 to west, approximately midway along the driveway.

- Redesign of the turning 'Y' at the eastern end of the driveway to relocate 2 car parking spaces.

All changes to CC approved driveway plans have been made in consultation with Principle Certifying Authority (PCA), and no further requirement for a S96 application is required (refer to Attachment J for *Subdivision, Driveway and Drainage Works* planset*).*

All driveway construction will be in accordance with approved plans, no driveway construction is included as part of this DA. Pre-lodgement discussions with Council (July 2015) indicate that the internal driveway and all associated utilities must be constructed prior to the issue of any subdivision certificate.

1.6.2 Subdivision of 85 Hillside Road, Newport

DA consent (N0730/10) for subdivision of one lot (Lot 2 DP 1036400) into 2 lots (approved Lots 21 and 22 DP 1036400) at 85 Hillside Road was determined on May 6, 2011. Approved Lot 22 DP 1036400 is affected by the required easement for asset protection zone (APZ) conservation area for the proposed Lot 1(a) (refer to Attachment H, Section 3.3).

1.7 Site Works for Proposed Residential Subdivision

The proposed subdivision has been designed to create four allotments, with dwelling footprints, APZs and ancillary works clustered within a central disturbed portion of the site, to maximise retention of littoral rainforest onsite. Site works for this application are summarised below.

1.7.1 Clearing of Vegetation

This application involves selected clearing of onsite vegetation, primarily within existing disturbed areas, as part of preparation for future subdivision development for building footprints, establishment of required APZs, approved driveway construction (refer to Section 1.6.1), and associated ancillary works.

The littoral rainforest of highest quality has been retained within the upslope areas of the site, to maintain a broad wildlife corridor linking remnant vegetation to Attunga Reserve, to the east.

Footprint Green (2016a) identifies no riparian vegetation to be removed on the subject site.

1.7.2 Ancillary Stormwater Works

Provision for proposed individual lot stormwater management works, including pit and pipe network, to be included as part of this DA. OSDs for individual lots to be determined at individual lot dwelling DA stage.

1.8 Easements and Covenants

The following easements and covenants are to be created as part of the proposed subdivision:

- Easement for access (right of way) (refer to Attachment J, PS02-A400).
- Easements for services which are readily available to service the subject site (water, sewer, electricity, gas, and telecommunications) (refer to Attachment J, PS02-H200).
- Easements for stormwater (refer to Attachment J, PS02-E200).
- Covenant for an APZ on approved part Lot 22 DP 1036400 (refer to Attachment F).
- Covenants to be created over OSDs as required by Council.
- Cumberland Ecology recommends a covenant for a conservation area, integrated with the VMP, is proposed to be created in all areas outside of the APZ (i.e. the northern portions of Lots 1(a) and 1(b), the southern portion of Lot 1(d), and the southern and western portions of Lot 1(c)) to enhance and maintain retained littoral rainforest (refer to Attachment F).

1.9 Response to Pittwater Council (PC) *Prelodgement Report*, June 2015

Responses to issues raised in Council's *Prelodgement Report* are summarised in Table 1.

Table 1: Summary of responses to issues raised in PC *Prelodgement Report*, June, 2015.

Issue	Comments
PC recommended reduction of proposed subdivision lots from 5 lots (as discussed at prelodgement meeting, June 2015) to 3 lots.	o The proposed 4 lot subdivision design considers the littoral rainforest onsite, as well as natural landscape features. o The proposed building footprints are largely clustered within existing cleared areas around the existing dilapidated dwelling and shed, to reduce impacts to the remaining littoral rainforest onsite. o Cumberland Ecology considers that native flora and fauna onsite are not expected to be significantly adversely affected by the proposed subdivision (refer to Attachment E). o Revised subdivision design from proposed 5 lots to 4 lots reduces impact on constrained land, as a significant area within each proposed allotment will be retained as littoral rainforest. o Travers Bushfire & Ecology considers that bushfire risk can be adequately managed with appropriate bushfire mitigation measures (refer to Attachment H). o Subdivision design has provided adequate development areas for buildings, as well as APZs and associated infrastructure, and access, services and off-street parking will be adequately provided with the construction of the approved internal driveway. o The proposed development is consistent with the character of surrounding residential development, particularly when viewed in context of the typology of residential development on hillsides in the Newport locality.
Slope of land exceeds 30%.	The slope of land is not considered a constraint to the proposed development, refer to Section 3.1.3.2 for discussion.
Prior Land and Environment Court (LEC, 2006) concerns, including: o Loss of littoral rainforest; o Subdivision design, considering slope, topography, natural features, trees, visual impact of built development, vehicular access, onsite car parking, and provision of emergency services.	The proposed subdivision has been designed in consideration of the findings of the LEC proceedings by reducing the total number of proposed lots and increasing individual allotment areas, and clustering building footprint, APZ and ancillary works areas to within existing disturbed areas to minimise impact on retained littoral rainforest onsite. The proposed development will retain natural features such as bush rock, and will result in less tree and canopy loss than previously considered LEC concerns. Driveway area has been reduced, and additional car parking provided. Refer to Section 3.1.2 DCP Provisions and Section 4 for further discussions regarding additional LEC concerns.
Impact to natural landscape features.	The proposed subdivision has been designed to retain significant natural landscape features, with building footprints, retaining walls, ancillary works, and approved driveway accommodating natural landscape features, such as bush rock, where possible.

1.10 Previous Subdivision Application and Court Proceedings

A previous DA for an eight lot subdivision at 62 and 85 Hillside Road was refused by Council in 2006, with the refusal confirmed by Land and Environment Court (LEC) proceedings in 2007. The current development design has considered environmental impact, reasons for refusal by Council, and advice from LEC proceedings. Responses to Council concerns are summarised below, with additional discussion provided in the SIS (Attachment E) and in Section 4 of this document.

1.10.1 Responses to Council Concerns

The original DA was refused on 12 February 2004 for nominated reasons, particularly impacts to threatened flora and fauna, including littoral rainforest, powerful owl and other species.

1. *The proposal is contrary to the intent of Council's DCP 25 – Biodiversity Conservation in regard to likely significant impact on the site in regard to vegetation loss and flora and fauna habitat/corridor from the development works and bushfire hazard reduction.*

Response:

Pittwater Council DCP 25 – Biodiversity Conservation has been superseded by PDCP 21 (2014). With regard to current controls for biodiversity conservation, the subject site is subject to PDCP 2014 Section B4.17 – Littoral Rainforest.

The proposed development has been prepared in consideration of the findings of the Land and Environment Court proceedings, and in regard to Council's PDCP 2014 Section B4.15 Littoral Rainforest – Endangered Ecological Community in terms of avoiding impacts to threatened species, populations and ecological communities. Section B4.15 provides the following criteria:

- Development shall not remove or significantly impact on areas of littoral rainforest.
- Development shall restore and regenerate areas of littoral rainforest.
- Development shall not result in a significant loss of canopy cover or a net loss in native canopy trees.

In consideration of PDCP 2014 (s.B4.15) the development has been significantly refined to avoid impacts to littoral rainforest through a number of measures. This includes the proposed creation of larger than

allowable lot sizes, reducing the total number of lots and developed area across the subject site. Building footprints, ancillary works, and APZ's have been clustered and centred on the most disturbed portions of the subject land, to maximise the area of intact littoral rainforest that is retained. To the extent possible, the buildings and ancillary works have also been tightly clustered, to reduce impacts from clearing and edge effects. This has resulted in approximately 9% of the overall native canopy cover of the SIS subject site (as defined in the SIS, Attachment E) being removed, as opposed to approximately greater than 25% of the overall native canopy removed under the original DA (refer to Attachment E).

As part of the preparation of the current DA, there has been consultation with Rural Fire Service (RFS) to refine the road alignment to avoid significant rock outcrops and boulders and also mature trees, particularly Cabbage Tree Palms to the greatest extent possible.

The development proposal has focused on retention of the best quality littoral rainforest on the upslope parts of the subject land, and maintaining a wide corridor that links remnant vegetation east to west, and in to Attunga Reserve.

There is expected to be a minor net loss of canopy trees on the subject site, however larger and more mature canopy trees have been selectively retained within the APZ, where canopy separation is required. The canopy loss will be offset by supplementary replanting of littoral rainforest tree species within the conservation area and the drainage line, which contains a number of large noxious trees that will be removed (accounting for 10% of the total canopy cover on the development site), as part of the proposal (refer to Attachments F and D, *Tree Canopy Cover plan)*. The APZ for Lot 1(c) and Lot 1(d) has some available area for clustered planting of fire retardant littoral rainforest tree species including Lilly Pilly (Acmena smithii) and Cheese Tree (Glochidion ferdinandi). When considered in context of the SIS study area (as defined in the SIS, Attachment E), the loss of canopy cover is considered marginal.

2. *Information has not been provided to demonstrate that vegetation removal and the proposed houses would not result in development with significant local visual impact.*

Response:

The proposed subdivision has been designed to retain natural environmental and physical features of the site. Large vegetated areas are central to the site's appeal, with the rock outcrops, vegetated drainage depression and sloping topography enhancing views to and

from the surrounding areas. The current proposal has fewer proposed lots, and the building footprints within the site are reduced and clustered within the central (already disturbed) portion of the site, to minimise further tree removal. The VMP will ensure the retained littoral rainforest is actively managed, and will provide a framework for replacement vegetation planting, in accordance with APZ and bushfire risk management measures. The remaining vegetation and tree canopy coverage will provide amenity at the lower immediate level, while maintaining natural amenity within a natural bushland setting when viewed from the surrounding locality. The proposed subdivision is consistent with typical hillside development within the Newport locality.

3. *The development will directly impact on vulnerable species / endangered populations / endangered ecological communities such as the littoral rainforest, the Grey-headed Flying-fox and the Powerful Owl.*

Response:

The proposed development will result in the complete removal of a total of 0.05 ha (6%) of all littoral rainforest within the SIS study area, which is made up of 0.04 ha of good quality, and 0.01 ha of poor quality littoral rainforest (refer to Attachment E). Additionally, a further 0.15 ha (17%) of the total area of littoral rainforest within the SIS subject site will be modified as part of an APZ and other purposes, which is made up of 0.10 ha of good quality vegetation and 0.04 ha of poor quality examples of this community. The native vegetation to be removed consists of littoral rainforest, which is listed as an endangered ecological community under the TSC Act and critically endangered ecological community under the EPBC Act, in various condition classes.

The loss of native vegetation will result in the removal of potential foraging and roosting habitat within a large home range for a number of highly mobile threatened fauna species known or likely to occur in the habitats present, including Powerful Owl, Barking Owl, Grey-headed Flying-fox, threatened microbats Eastern Bentwing-bat and Little Bentwing-bat and Superb Fruit-dove. The endangered population of Squirrel Glider on the Barrenjoey Peninsula may utilise the vegetation present on the subject site as part of a movement corridor, although the majority of this corridor will be retained in the conservation area. No significant impacts to species or populations listed under the TSC Act or EPBC Act are expected.

The proposed development will result in the removal of an area of littoral rainforest, which has a highly restricted distribution within in the locality and across its range. However, the patch present in the study area is already under threat from existing impacts such as clearing for

urban development and weed invasion, and is not being actively managed. The proposed development results in the best quality example of this community retained on the subject site and actively managed under a fully funded VMP. When considered in terms of the improvements in condition that can be achieved through implementation of the VMP, and prescribed mitigation measures to improve the water quality and control flow of run-off on the site, no significant impact is expected to occur to littoral rainforest, as listed under the TSC Act and EPBC Act.

4. *The development will significantly reduce/degrade habitat for locally native species/vulnerable species/endangered populations / endangered ecological communities by taking away a large percentage of the current bushland of the immediate area*.

Response:

The littoral rainforest present on the subject site represents a portion of the total patch present in the SIS study area, which includes the adjoining Attunga Reserve. The loss of littoral rainforest on the SIS subject site represents approximately 3% of the total patch present in the SIS study area, and the APZ / modified zones make up approximately 7% of the total patch present in the SIS study area (refer to Attachment E). The 0.65 ha of littoral rainforest retained on the SIS subject site, including the northern corridor of vegetation that will form the proposed conservation area, will retain connectivity to vegetation in the study area and broader locality post development. Littoral rainforest retained on the subject site will be actively managed under a VMP to restore the degraded areas and maintain the integrity of the littoral rainforest patch present in the subject site.

5. *The development will result in a significant loss of canopy cover/ a net loss in native canopy trees*.

Response:

Approximately 9% of the overall native canopy cover of the SIS subject site to be removed, as opposed to more than 25% of the overall native canopy removed under the original DA (refer to Attachment D, *Tree Canopy Cover plan*). However, larger and more mature canopy trees have been selectively retained within the APZ, where canopy separation is required. The canopy loss will be offset by supplementary replanting of littoral rainforest tree species within the conservation area, and the drainage line, which contains a number of large noxious trees that will be removed (accounting for 10% of the total canopy cover on the subject site), as part of the proposal. The APZ for Lot 1(c) and Lot 1(d) has some available area for clustered planting of fire retardant

littoral rainforest tree species including Lilly Pilly (Acmena smithii) and Cheese Tree (Glochidion ferdinandi). When considered in context of the study area, the loss of canopy cover is considered marginal.

6. *The development will significantly reduce /degrade habitat on for locally native species because it destroys most of the habitat on site*.

Response:

The proposed development will result in the complete removal of a total of 0.05 ha (6%) of all littoral rainforest within the SIS study area. Additionally, a further 0.15 ha (17%) of the total area of littoral rainforest will be modified as part of an APZ and other purposes. The proposed development therefore will not remove most of the habitat on site. Furthermore, the implementation of the VMP will enhance the habitat values of the retained vegetation, which will remain connected to the broader patch of littoral rainforest in the immediate area.

7. *The development will not retain the wildlife corridor that currently exists on the site*.

Response:

As described further above, the proposed development is centred on the most disturbed areas of the subject site. The existing wildlife corridor occurs in the northern, upslope areas of the site. The wildlife corridor will be marginally reduced in width, although this will predominantly be for the establishment of APZs for proposed Lot 1(a) and Lot 1(b). The APZ will be fuel managed, but will retain littoral rainforest vegetation, and therefore it will continue to function as a wildlife corridor for some fauna species, particularly the highly mobile species most likely to utilise the site, such as bats and birds.

8. *The development will not provide an adequate buffer to wildlife corridors because it is within the wildlife corridor*.

Response:

A buffer to the existing wildlife corridor is not currently applied, due to the surrounding urban development. Due to the landscape position of the corridor, with the most intact and continuous vegetation occurring upslope of the proposed development, there is a reduced chance of severe edge-effects. The APZs will also function as a buffer to the fully structured and intact littoral rainforest in the northern part of the subject site, which is acting as a wildlife corridor.

9. *The development will severely impact on the adjoining reserve because it will reduce the useable area for existing wildlife which will decrease survival chances/rates and reduce the genetic diversity of the local populations resulting in weakening of the species, ultimately leading to the increased chance of extinction through minor local changes in environmental conditions*.

Response:

As described further above, the littoral rainforest present on the subject site represents a portion of the total patch present in the study area, which includes the adjoining Attunga Reserve. The loss of littoral rainforest on the subject site represents approximately 3% of the total patch present in the SIS study area, and the APZ / modified zones make up approximately 7% of the total patch present in the SIS study area (refer to Attachment E). The vegetation present is in an existing urban environment, with urban development occurring to the north, south and west. This degree of vegetation loss on the subject site is not considered to reduce the area of available habitat for local populations of species significantly beyond current conditions, or severely impact on the values of the adjoining Attunga Reserve.

10. *The development has not satisfactorily addressed the considerations listed under Clause 9 of State Environmental Planning Policy No. 19 – Bushland in Urban Areas given the severe impact of the development on the adjoining nature reserve*.

Response:

As described above, the proposed development will not clear any area of SEPP19 zoned bushland, including the adjoining Attunga Reserve, and is not considered likely to significantly alter the vegetation present. The APZ provided to the west of the proposed development footprint is relatively wide (13.5m), and this will act as a buffer to the native vegetation in the adjoining Attunga Reserve.

11. *The development application provides insufficient detail to ascertain any environmental, visual and/or amenity as a result of the required methods of stabilisation of the batter slope pertaining to Lot 1 DP 1036400*.

Response:

The building footprints have been situated within the already disturbed central, flatter portion of the site. This design allows a significant surrounding vegetated corridor to be retained, which will stabilise the

batter slope, and reduce geotechnical risks associated with soil erosion and stormwater run-off. The VMP will provide a framework for onsite vegetation management, including replanting of appropriate species to further minimise geotechnical risks associated with the batter slope and concurrently enhancing visual amenity to and from the surrounding locality.

2 Site Description

2.1 Overview

Site description is summarised in Table 2. Figure 1, Attachment C provides a site aerial photograph with existing boundaries.

Table 2: Site description.

Site address	62 Hillside Road, Newport, NSW (Lot 1, DP 408800)
Local Government Area (LGA)	Pittwater Council (PC)
Zoning	E4 – Environmental Living
Site Area	5,974 m^2
Current land use	The site is currently residential (low density). Site infrastructure includes a derelict fibro cottage and sheds. A new driveway connecting the site to Hillside Road, extending through approved Lots 21 and 22, DP 1036400 (Number 85 Hillside Road), has been approved by Council (N0274/09, 14/07/2010, CC0328/14). Attunga Reserve is adjacent to the site's eastern boundary.
Proposed land use	Residential (low density)
Surrounding land uses	Low density residential development
Topography	Site slopes to the south east at grades between 10% and 50%. The north western perimeter forms part of the southern edge of the Bilgola plateau.
Geology and soil landscapes	The Sydney 1:100,000 Geological Sheet 9130 (NSW Dept. of Mineral Resources, 1983) identifies the site as being underlain by Newport Formation comprising interbedded laminate, shale and quartz to lithic-quartz sandstone. The NSW Environment and Heritage eSPADE website identifies the site as having soils of the Watagan soil landscapes consisting of shallow to deep lithosols/siliceous sands and yellow podzolic soils on sandstones, moderately deep brown podzolic soils, and red and gleyed podzolic soils on shales.
Previous hydrogeology	Sub-surface investigations completed by Martens & Associates (MA) did not intercept any groundwater. Based on slope and elevation, permanent groundwater is expected within the sandstone bedrock pore space at more than 6 m below ground level at the subject site. Infiltration of surface water into the soil profile and ephemeral seepage flow at soil/rock interface is likely to occur after rainfall events (MA, 2016b).
Vegetation	The site is predominantly vegetated with littoral rainforest which is listed as an endangered ecological community (EEC) under the Threatened Species Conservation Act, 1993 (NSW). Cleared areas are associated with asset protection zones around existing buildings.
Drainage	The 1:25 000 topographic map shows a watercourse from central western boundary of Lot 1 DP 408800 flowing south east. Site inspection confirms a small intermittent drainage depression commences in the site's north west and flows south east. This depression collects stormwater from Kanimbla Crescent and upslope properties. The Department of Infrastructure, Planning and Natural Resources confirmed in correspondence dated 24 May 2005 that the depression is not a watercourse under the Rivers and Foreshores Improvement Act, 1948, and is therefore defined as a drainage depression. The Council executive summary confirming this decision is provided in Attachment M. The remainder of the site drains to Council's existing stormwater drainage system via gravity flow.

3 Matters for Consideration

The following sections assess the proposed development against the relevant matters for consideration listed under Section 79C of the EPAA (1979).

3.1 Policy Provisions

3.1.1 Environmental Planning Instruments (EPI)

3.1.1.1 SEPP 55 – Remediation of Land

The aim of SEPP 55 is to provide a consistent state-wide approach to the remediation of contaminated land.

SEPP 55, cl.7 requires the consent authority to consider whether the land is contaminated before determining consent for development on the land. If the land is contaminated, land is to be determined as suitable in its current state for intended development, or consent authority to be satisfied all remediation objectives are achieved and the land is subsequently suitable for intended use.

The *Preliminary Site Investigation (PSI)* by MA (Attachment I) recommends a hazardous materials assessment of the fibro dwelling and shed prior to demolition, with an intrusive soil sampling program to investigate potential contamination within building footprint and 1 m curtilage following their demolition.

The planned development does not propose to change the existing land use, and no significant adverse impacts to human health or environmental risks are expected as part of this proposal.

Subject to PSI recommendations, the site is considered fit for proposed continued residential use. Provisions for demolition of existing dwelling and shed can be made as part of consent conditions under this DA (refer to Attachment J, PS02-B500).

3.1.1.2 SEPP 26 –Littoral Rainforest

The aim of SEPP 26 is to provide a process for review of applications for development which may impact identified littoral rainforest areas within NSW.

Although littoral rainforest has been identified on the subject site, the site is not mapped and SEPP 26 does not technically apply. Analysis in

accordance with PDCP (2014) under section B4.17 is provided in Section 3.1.2.

3.1.1.3 Pittwater Local Environmental Plan 2014

This section assesses the proposed development against the provisions of Pittwater Local Environmental Plan 2014 (PLEP 2014).

Zone Requirements

The site is zoned E4 – Environmental Living under provisions of the PLEP 2014 (Figure 2, Attachment C). The proposed subdivision development is permissible in this zone with consent. Table 3 demonstrates the proposed development is consistent with the objectives of this zone.

Table 3: PLEP 2014 Zone E4 compliance assessment.

Objective	Comment	Complies (Y/N)
To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.	The proposed subdivision provides additional residential allotments within the character of the surrounding area. Ecological, scientific or aesthetic values of the proposed lots are not compromised by this development as land use does not change.	Y
To ensure that residential development does not have an adverse effect on those values.	The proposed development encourages conventional urban development by apportioning the site into manageable parcels that do not fragment or separate lands but maintain corridor access to surrounding lands including Attunga Reserve to the east, and are consistent with the surrounding area. The proposed development maintains the existing residential character of the area, with lot sizes compliant with the minimum required by Council.	Y
To provide for residential development of a low density and scale integrated with the landform and landscape.	The proposed subdivision apportions the site into parcels that are not less than the minimum lot size required by Council. It will provide additional low density housing within the character of the locality, with the development designed to integrate with the site's landform and landscape.	Y
To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.	The subject site contains limited native riparian vegetation, with Cumberland Ecology (2016) finding a high proportion of exotic vegetation along the drainage depression. The site does not contain foreshore vegetation. Selected tree removal within the building footprint, asset protection zone (APZ), and stormwater and	Y

Objective	Comment	Complies (Y/N)
	associated structure areas is proposed as part of the subdivision development. Significant rainforest will be maintained across the remainder of the site to ensure viable wildlife corridors to surrounding areas and, in particular, to Attunga Reserve to the east. As such the proposed subdivision is not expected to have any significant adverse long term impact on wildlife corridors, The proposed subdivision has been designed to retain as many trees as possible, in accordance with the objectives of the zoning.	

Subdivision-consent Requirements

Clause 2.6 of PLEP 2014 requires Council development consent for subdivision of land within the Pittwater Council LGA. This application seeks consent in accordance with PLEP 2014.

Minimum Subdivision Lot Size

Clause 4.1 of PLEP 2014 adopts objectives and provisions for minimum subdivision lot size. The minimum lot size requirement for the site is 700 m^2, in accordance with the PLEP 2014 Lot Size Map. The proposed lots 1(a), 1(b), 1(c) and 1(d) are of areas 1,372 m^2, 2,049 m^2, 1,277 m^2 and 1,276 m^2 (respectively) which are in compliance with this clause. An appropriate building platform of 175 m^2 plus 25 m^2 landscaping allowance has been identified on the proposed allotments, which are consistent with PC development controls for low density residential development. Appropriate bushfire mitigation measures have been considered in the subdivision design.

Preservation of Trees or Vegetation

Clause 5.9 of PLEP 2014 adopts objectives and provisions for preservation of trees or vegetation. Selected tree removal within the building pads, stormwater and ancillary infrastructure, and APZ areas is proposed as part of the subdivision proposal, and selected vegetation will be removed for approved driveway construction. Indigenous vegetation, including littoral rainforest, is predominant onsite. Hundreds of trees are located onsite, with 111 trees analysed by Footprint Green (2016a) (Attachment D) within close proximity of proposed subdivision works or within the proposed APZ. 57 trees are proposed to be removed within the clustered building footprint and APZ areas, with 30 of those considered environmental pests or of low landscape value. Cumberland Ecology (2016) (Attachment E) considers that the loss of

canopy cover is considered marginal (approximately 9%) when considered in the context of the surrounding area. Cumberland Ecology provides a vegetation management plan (VMP) which proposes significant replanting of appropriate native vegetation, including littoral rainforest species, and proposes a conservation area to be established to retain high quality habitat areas within littoral rainforest onsite (Attachment F).

Provided the identified tree protection measures are implemented and works undertaken in an appropriate and sensitive manner, Footprint Green concludes the proposed subdivision is not expected to have a significant impact on the long term health of the retained littoral rainforest onsite. Cumberland Ecology concludes that the proposed development is not expected to significantly compromise known or potential habitat for threatened flora and fauna.

Acid Sulfate Soils

Clause 7.1 of PLEP 2014 adopts objectives and provisions for acid sulfate soils. The site soils are mapped by Council as Class 5 (Figure 3, Attachment C). The proposed subdivision involves limited earthworks for vegetation clearing, stormwater and ancillary structure works, with driveway construction approved under N0274/09 and CC0328/14. As the proposed subdivision is not expected to lower the water table, no further investigation is therefore required, in accordance with this clause.

Biodiversity

The site is mapped by as "Biodiversity" on the PLEP 2014 Biodiversity Map (Figure 4, Attachment C), which triggers Clause 7.6 of PLEP 2014. Table 4 outlines how objectives and considerations of the clause are addressed by the proposed development. The SIS prepared by Cumberland Ecology (Attachment E) assesses the potential impacts of the proposed subdivision on onsite flora and fauna to support this application, and concludes the proposed development is not considered to have a significant adverse impact on the site's biodiversity (refer to Attachment E, Chapter 8).

Table 4: PLEP 2014 Clause 7.6 (Biodiversity) compliance assessment.

Objective	Comment	Complies (Y/N)
To protect native fauna and flora.	The proposed subdivision will not have significant impacts on the biodiversity of the site, as only selected tree removal is proposed as part of the subdivision development. Native flora and fauna onsite are not expected to be significantly adversely affected by the proposed subdivision.	Y
To protect the ecological processes necessary for the continued existence of terrestrial, riparian and aquatic biodiversity.	The proposed subdivision is not expected to have significant long term adverse impacts on ecological processes or threatened species.	Y
To encourage the conservation and recovery of native fauna and flora and their habitats.	The proposed subdivision will not compromise the conservation and recovery of the site's native fauna and flora, or cause significant adverse impacts on their habitats or wildlife corridors.	Y

Geotechnical Hazards

The site is mapped by Council as Geotechnical Hazard H1 (Figure 4, Attachment C). The objectives and provisions for Clause 7.7 Geotechnical hazards are addressed in Table 5. A geotechnical assessment (Attachment G) has been prepared to assess onsite geotechnical risks to conform to the "Acceptable Rick Management" criteria in accordance with *Geotechnical Risk Management Policy for Pittwater, 2009* to support this application.

The assessment concludes that the proposed development constitutes a low to medium risk of damage to properties and tolerable risk of loss of life, and provided recommendations of the report are implemented, the risk of land instability associated with the proposed development is considered acceptable in accordance with AGS (2007) guidelines. Following subdivision, a geotechnical assessment will be required for any future dwelling DA to Council.

Table 5: PLEP 2014 Clause 7.7 (Geotechnical Hazards) compliance assessment.

Objective	Comment	Complies (Y/N)
To ensure that development matches the underlying geotechnical conditions of the land.	Selected vegetation clearing, and approved driveway construction and ancillary works are proposed as part of the subdivision design. Geotechnical conditions in consideration of the proposed development are considered acceptable in accordance with AGS (2007) guidelines.	Y
To ensure development is restricted on unsuitable land.	MA (2016b) concludes the site's geotechnical hazard classification does not adversely impact the proposed subdivision and so is considered suited to the site.	Y
To ensure development does not endanger life or property.	The geotechnical report (MA, 2016b) prepared as part of this application concludes that the proposed development constitutes an acceptable risk to life and a low to medium risk to property, with the development considered acceptable.	Y

Essential Services

Clause 7.10 of PLEP 2014 requires the provision of essential services. A Sewer and Water Plan (Attachment J, Sheet PS02-H200) includes servicing provisions for water and sewer to all proposed allotments, and includes easements for services (water, sewer, electricity, gas, and telecommunications) in accordance with this clause. Drainage works plans (Attachment J, Sheets PS02-E200 and E500) have been prepared to address stormwater management.

Suitable vehicular access is provided via a driveway connecting the site to Hillside Road through 85 Hillside Road, which has been approved by Council (N0274/09, CC0328/14). Council approved and stamped engineering plans are provided in Attachment B, and proposed subdivision engineering plans and specifications are provided in Attachment J.

3.1.2 Development Control Plan 2014

This section assesses the proposed development against the provisions of the Pittwater 21 DCP 2014 (PDCP 2014).

Section 4.4 Integrated Development – Bushfire

The site is mapped as Vegetation Category 1 (north) in Council's Bush Fire Prone Land Map (Figure 5, Attachment C). In accordance with PDCP 2014, proposed subdivisions in bushfire prone land are designated as integrated development and hence require approval from NSW Rural Fire Service (RFS).

The *Bushfire Protection Assessment* has been prepared by Travers Bushfire & Ecology (2016) and is appended in Attachment H. Recommendations to provide compliance with NSW RFS *Planning for Bushfire Protection (PBP) 2006* guidelines include establishment of APZs and ongoing management of these areas, creation of an APZ easement over adjoining approved Lot 22 DP 1036400 to the west for proposed Lot 1(a), and appropriate building construction standards in accordance with relevant guidelines; refer to Attachment H, Section 4.2 for further recommendations.

Alterations have been made to the approved driveway (N0274/09; CC0328/14) to achieve compliance with RFS (2006) *PBP* guidelines include widening of the driveway, and provision for passing bay and turning areas, in consultation with PCA (refer to Attachment J for *Subdivision, Driveway and Drainage Works* planset*)*.

Travers Bushfire & Ecology concluded that the bushfire risk to the proposed development can be mitigated with appropriate bushfire protection measures to provide compliance with NSW RFS *PBP 2006* guidelines.

Section A4.10 Newport Locality

The subject site is located within Newport locality. The proposed subdivision is consistent with the character, amenity and existing residential development of the surrounding Newport locality, particularly hillside residential development.

The proposed subdivision has been designed to integrate natural landforms, landscape and environmental features onsite with future development of the land to ensure the bushland landscape is the predominant feature of the site. Canopy trees, were possible, have been retained, while providing adequate APZ in accordance with RFS guidelines, and minimal tree removal ensures wildlife corridors are maintained. Driveway design will manage local traffic needs, providing access and parking for common use, site visitors and service vehicles. Natural landforms, including bush rock have been retained where possible, and implementation of the VMP (Attachment F) will manage retained littoral rainforest, provide long-term landscape management strategies, and improve water quality and control flow of run-off on the site. A photo montage showing indicative landscape concept design is included as Attachment N.

Section B1.4 Aboriginal Heritage Significance

The site does not contain any heritage items or fall within a conservation area. Aboriginal Heritage Information Management System (AHIMS) basic searches indicated no Aboriginal sites or places have been recorded in or near the subject site. An *Archaeological Survey for Aboriginal Sites* conducted by Jo McDonald Cultural Heritage Management Pty Ltd (2002) concluded that no Aboriginal sites, objects or relics, or potential sites where such items may be found, were located on the subject site. This report is appended in Attachment K.

Section B2.2 Subdivision – Low Density Residential Areas

The proposed subdivision is consistent with Section B2.2 PDCP 2014 controls, as summarised in Table 6.

Table 6: PDCP 2014 Section B2.2 Subdivision design controls compliance assessment.

Objective	Requirement	Comment
Minimum lot size	700 m^2 (excluding access area)	All proposed allotments are in excess of 700 m^2 including access area and comply with PLEP 2014 minimum lot area.
Minimum lot width	16 m at the building line	Proposed lots comply.
Minimum lot depth	27 m	Proposed lots comply.
Minimum slope	<30%	Proposed building footprints comply, refer to Section 3.1.2.1 below for further discussion.
Minimum area for building	175 m^2	Sufficient area is available for a 175 m^2 building footprint, with attached plans showing a 200 m^2 building footprint is suitable for site development.

- All proposed allotments exceed PLEP 2014 minimum lot size requirement of 700 m^2.
- Building development footprints of 200 m^2 (175 m^2 plus 25 m^2 landscape allowance) are provided on attached plans (Attachment A, PS03-A400).
- The proposed development complies with all building line setbacks under PDCP 2014 Section D10.8 for Newport locality.
- Proposed allotments comply with minimum width, and depth PDCP 2014 requirements, and PLEP 2014 objectives are not compromised as shown in Table 6.
- Environmental Impact Assessment (Section 4) demonstrates the proposed subdivision will have negligible impact on the environmental, visual and residential amenity attributes of the area. The proposal is consistent with surrounding allotments and character of the Newport area.

Lot development controls are summarised in Section 3.1.2.1.

The proposal meets the objectives of this section of the PDCP 2014 as shown in Table 7.

Table 7: PDCP 2014 Section B2.2 Subdivision – Low Density Residential Areas compliance assessment.

Objective	Comment	Complies (Y/N)
Achieve the desired future character of the locality.	The proposal is consistent with Part A4.10 of the DCP and objectives of the LEP, and is therefore consistent with the future character of the Newport locality.	Y
Maintenance of the existing environment.	The proposed subdivision has been designed to maintain the existing environment, retaining significant onsite vegetation canopy and natural environmental features including boulders and rock formations. Minor works in accordance with vegetation clearing and stormwater infrastructure construction are proposed as part subdivision design.	Y
Equitable preservation of views and vistas to and/or from public/private places.	The proposed subdivision will not impact on existing views of/from the site. The site is downslope of surrounding neighbours and heavily vegetated. The majority of the proposed building development areas are within or adjacent to existing cleared areas, with significant areas of onsite vegetation to be retained.	Y

Objective	Comment	Complies (Y/N)
The built form does not dominate the natural setting.	The proposed lot areas are at least 576 m^2 more than Pittwater LEP requirements and will ensure that future dwellings/structures do not dominate the natural landscape.	Y
Population density does not exceed the capacity of local and regional infrastructure and community services.	Subdivision of the site to create three additional allotments will not create unnecessary pressure on infrastructure and community services. This potential increase in population is considered insignificant.	Y
Population density does not exceed the capacity of local and regional transport facilities.	Subdivision of the site to create three additional allotments will not create unnecessary pressure on local transport. This potential increase in population is considered insignificant.	Y

3.1.2.1 Lot Development Controls

Lot development controls for the proposed subdivision are summarised in Table 8.

Table 8: Summary of proposed subdivision lot development controls.

Proposed Lot	Area (m^2)	Building Footprint (m^2)	Landscape Reserved Area (m^2)	Average Slope	Setbacks
Lot 1(a)	1,372	175	25	Building footprint: 30% Site: 50%	All proposed allotments comply with PDCP 2014 Section D10.8 building setbacks for Newport locality.
Lot 1(b)	2,049	175	25	Building footprint: 25% Site: 45%	
Lot 1(c)	1,277	175	25	Building footprint: 27% Site: 30%	
Lot 1(d)	1,276	175	25	Building footprint: 26% Site: 38%	

3.1.2.2 Variation to PDCP 2014 B2.2 Control – Slope of land

PDCP 2014 B2.2 control indicates land shall not be subdivided if the slope measured between the highest and lowest points on such allotment is in excess of 30%. Request for variation to this control is discussed below:

- Site is zoned E4 Environmental Living, subdivision and construction of residential dwellings are permitted under PLEP 2014 and PDCP 2014 controls. Existing average site slopes for Lot 1 DP 408800 are in the order of 45%.

- Average slope of proposed allotment 1(c) is 30% and satisfies Council's control. The slope of the remaining three proposed allotments (1(a), 1(b), and 1(d)) are generally in excess of 30% average slope, with slopes ranging from 37% to 50% in selected areas.

- Proposed building development footprint areas on all proposed lots comply with 30% average slope control.

- All proposed allotments are consistent with the desired character of the Newport locality, and are consistent with allotment types and slope of land in the local vicinity, including adjacent properties to the north, west and south. The proposed lots should be viewed as infill development within surrounding residential development.

- Geotechnical assessment (Martens, 2016b) concludes that the risk of land instability associated with the proposed development is considered typically acceptable in accordance with AGS (2007) guidelines provided report recommendations are implemented, and there is a low to medium risk of damage to properties and tolerable risk of loss of life. Geotechnical constraints can be addressed within PLEP 2014 and PDCP 2014 controls during future individual lot development including earthworks and construction of onsite structures, and slope of land can be acceptably managed (refer to Attachment G).

- According to Travers Bushfire & Ecology (2016), adequate bushfire mitigation measures, including establishment of APZ and ongoing maintenance of these areas can mitigate potential fire risks. Providing bushfire recommendations are implemented, slope of land can be acceptably managed (refer to Attachment H).

- Slope of land is not an impediment to stormwater drainage and associated disposal. Drainage works plans (Attachment J, PS02-E200 and E500) have been prepared to address stormwater management. Proposed subdivision is not expected to alter groundwater conditions, and slope of land can be acceptably managed.

- Slope of land is not an impediment to availability of site services, such as water, sewer, electricity, gas and telecommunications. Services are available to all proposed lots, as identified in Attachment J, Sheet PS02-H200. Gravity sewer has been assessed by Qalchek as being feasible. Refer to Qalchek mark-up (Figure 6, Attachment C).

- The proposed subdivision has been designed to adequately provide site access and traffic management, and slope of land can be acceptably managed within design controls (refer to Attachment J).

- A sloping site can significantly enhance visual amenity from public perception and street view, where retained vegetation and rocky outcrops can enhance natural landforms and environmental features.

For these reasons, we consider the slope of land acceptable in consideration of the proposed subdivision.

Section B3.1 Landslip Hazard

The site is mapped by Council as Geotechnical Hazard H1 (Figure 4, Attachment C). The Geotechnical Assessment (Attachment G) for the site has been prepared and includes a risk assessment in accordance with the *Geotechnical Risk Management Policy for Pittwater, 2009*. Geotechnical hazards are further discussed in Sections 3.1.1.3 and 4.8.

The proposed subdivision has been designed in consideration of topography, slope, and natural landforms to reduce landslip hazard risk to onsite development and neighbouring properties. Managing onsite vegetation will play an important role in stabilising site soils and managing landslip risk. We note that there is successful residential development to the north, south, and west of the site. This application is therefore compliant with the objectives of Section B3.1 of PDCP 2014.

Section B3.2 Bushfire Hazard

This DA is accompanied by a *Bushfire Protection Assessment* and Performance Based Assessment prepared by Travers Bushfire & Ecology, (March 2016) (refer to Attachment H).

The site is mapped as Vegetation Category 1 in Council's Bush Fire Prone Land Map (Figure 5, Attachment C). The proposed subdivision has been designed in accordance with PDCP 2014 and NSW RFS *Planning for Bushfire Protection (PBP) Guidelines (2006)*. Bushfire controls are further discussed in Sections 3.1.1.3 and 4.6.

Travers Bushfire & Ecology concluded that the bushfire risk to the proposed development can be mitigated with appropriate bushfire protection measures to provide compliance with NSW RFS *PBP 2006* guidelines.

All future site development must comply with *AS 3959:2009 – Construction of a building in a bushfire prone area*, and relevant fire, PLEP 2014 and PDCP 2014 controls.

We note that the new lots should be viewed as infill development with existing residential lots to the north, west, south and south east. This application is therefore compliant with the objectives of Section B3.2 of PDCP 2014.

Section B3.6 Contaminated Land and Potentially Contaminated Land

In accordance with PDCP 2014 and SEPP 55 requirements, a *Preliminary Site Investigation (PSI)* has been prepared (Attachment I). The assessment concludes that the site has been used for residential purposes since at least 1951 and identifies the onsite dilapidated dwelling and shed as the only possible contamination sources. Site contamination is further discussed in Sections 3.1.1.1 and 4.12.

Subject to PSI recommendations, the site is considered fit for proposed continued residential use and therefore this application is compliant with the objectives of Section B3.6 of PDCP 2014. Provisions for demolition of existing dwelling and shed can be made as part of consent conditions under this DA.

Section 4.2 Flora and Fauna Conservation Category 1 and Wildlife Corridor

PC 21 DCP Wildlife Corridor Map has identified the site CO1 – '*Those areas though disturbed are likely to be of habitat value due to good crown cover and/or understorey*' (Figure 5, Attachment C).

Cumberland Ecology considers that although there may be some fragmentation of habitats in the locality, the proposal will not completely isolate the habitat present, with connectivity to surrounding areas maintained. A VMP provided by Cumberland Ecology (Attachment F) proposes significant replanting of appropriate native vegetation, including littoral rainforest species to retain and enhance habitat and ensure adequate wildlife corridors. The remaining littoral rainforest onsite will be actively managed under the VMP to restore deteriorated areas and maintain continuity and integrity of the existing corridor. A conservation area is to be established outside APZ areas (i.e. the northern portions of Lots 1(a) and 1(b), the southern portion of Lot 1(d), and the southern and western portions of Lot 1(c)) to protect and maintain remaining high quality littoral rainforest habitat (refer to Attachment F).

Cumberland Ecology considers that although the subject site contains habitat for a number of threatened fauna species, the affected species are highly mobile and the subject site would likely represent a small area of the total home range for these fauna species. Further discussion is provided in Sections 3.1.1.3 and 4.2.

Provided the identified tree protection measures are implemented and works undertaken in an appropriate and sensitive manner, Footprint Green concludes the proposed subdivision is not expected to have a significant impact on the long term health of the retained littoral rainforest onsite. Cumberland Ecology concludes that wildlife corridors will be maintained and the habitats of threatened species, endangered populations, EECs or other locally native species will not be significantly adversely impacted by the development. This application is compliant with the objectives of Section B4.2 of PDCP 2014.

Section B4.17 Littoral Rainforest – Endangered Ecological Community (EEC)

According to Cumberland Ecology (2016), the proposed subdivision will involve the direct removal of 0.05 ha of littoral rainforest, with an additional 0.15 ha to be modified as part of the APZ (refer to Attachment E). The proposed subdivision will impact the local occurrence of the EEC, as selected tree removal is proposed as part of the subdivision for establishment of required APZs, and for associated subdivision works.

However, according to Cumberland Ecology, it is considered that the proposed activity would not result in significant loss of viable littoral rainforest EEC population and would not place them at risk of extinction. Implementation of the VMP will restore deteriorated areas

and maintain continuity and integrity of the existing corridor, and provide a framework for improvements to the condition of the remaining littoral rainforest onsite. This application is compliant with the objectives of Section B4.17 of PDCP 2014.

Section 4.22 Preservation of Trees or Bushland Vegetation

An *Arboricultural Impact Assessment* prepared by Footprint Green (2016a, Attachment D) concludes that the proposed subdivision will have no significant adverse impact on the amenity of the area or on the site's biodiversity value, and will generally maintain the natural landscape of the site. The proposed application will not impact the scenic value and character that trees and bushland vegetation provide to the site and vicinity, and is therefore compliant with Section 4.22 of PDCP 2014.

Section B5.7 Stormwater Management – On-Site Detention and

Section B5.10 Stormwater Discharge into Public Drainage System

A small intermittent drainage depression commences in the site's north west and flows south east. This depression collects stormwater from Kanimbla Crescent and upslope properties, including a portion of stormwater run-off from the subject site. A Drainage Plan and On-Site Detention (OSD) Plan, including locations of stormwater pipe pits, OSD basins, and possible easements, have been prepared by MA for the approved driveway and proposed subdivision (Attachment J, PS02-E200 and E500). In addition to current stormwater discharge into the onsite drainage depression, the proposed allotments will be connected to the existing Council stormwater drainage system by means of a gravity flow system. Onsite stormwater detention has been designed in accordance with Section B5.7 of PDCP 2014. Future lots are to provide OSD in accordance with Council requirements at dwelling DA stage. Consent N0274/09 and CC0328/14 includes driveway construction and associated road drainage works (including driveway OSD).

Stormwater management measures have been designed to ensure no adverse environmental impacts at the discharge location. This application is compliant with the objectives of Sections B5.7 and B5.10 of PDCP 2014.

Section B6.1 Access Driveways and Works on the Public Road Reserve

The approved driveway (N0274/09, CC0328/14) has been modified in accordance with RFS recommendations and stormwater management design, and will provide access to the proposed allotments from Hillside Road across approved adjacent Lots 21 and 22 DP 1036400. The

driveway will accommodate access for waste, recycling, service, delivery and emergency vehicles (in accordance with RFS PBP 2006), as well as providing 2 visitor parking spaces (refer to Attachment J, PS02-DZ00).

Detailed engineering plans and specifications of the approved driveway are in accordance with PDCP 2014 and are provided in Attachment B. No driveway construction is included as part of this DA. This DA is compliant with the objectives of Sections B6.1 of PDCP 2014.

Section B6.2 Internal Driveways

The approved driveway (N0274/09, CC0328/14) includes indicative internal driveways demonstrating safe access to the proposed allotments is achievable. Future driveway access to separate lots will be part of individual lot development design, and will be designed and constructed in accordance with AS/NZ 2890.1 (2004). A right of way easement is to be created to ensure vehicular access to all proposed allotments.

Engineering plans of the approved driveway are in accordance with PDCP 2014 and are provided in Attachment B, with *Subdivision, Driveway and Drainage Works* planset for the proposed development provided in Attachment J. This application is compliant with the objectives of Sections B6.2 of PDCP 2014.

Section B6.3 Off-Street Vehicle Parking Requirements

Visitor parking (2 spaces) is provided as part of driveway design (refer to Attachment J, PS02-DZ00). Future parking for the proposed allotments will be considered in accordance with Council requirements and controls at dwelling DA stage. This application is compliant with the objectives of Sections B6.3 of PDCP 2014.

Section B6.6 On-Street Parking Facilities

As access to all proposed allotments, as well as 2 visitor parking spaces will be provided as part of approved driveway construction, no further provision for on-street parking is considered necessary. Additional parking for the proposed allotments will be considered in accordance with Council requirements and controls at dwelling DA stage. This application is compliant with the objectives of Sections B6.6 of PDCP 2014.

Section B6.7 Transport and Traffic Management

As the proposed subdivision proposes only three additional new allotments, the proposed development will not generate significant pedestrian, traffic and transport capacity requirements in excess of the current road and transport network, and will not cause any adverse or unsafe traffic management issues. This application is compliant with the objectives of Sections B6.7 of PDCP 2014.

Section B8 Site Works Management

PDCP 2014 Section B8 Site Management controls include construction and demolition impacts regarding excavation and landfill, erosion and sediment control, waste minimisation, site fencing and security, and traffic management.

Driveway construction has been designed in accordance with Council's Geotechnical Risk Management Policy and relevant standards and controls. The internal approved driveway will be constructed in accordance with N0274/09, CC0328/14 (refer to Attachment B) with minor amendments as indicated in the attached *Subdivision, Driveway and Drainage Works* planset (Attachment J). All changes to CC approved driveway plans have been made in consultation with PCA. All recommendations regarding tree protection to be implemented during driveway construction (refer to Attachment D).

Waste materials generated through demolition, excavation and construction works will be minimised by re-use onsite, recycling, or disposal at an appropriate waste facility. Fencing will be implemented during demolition works.

A Traffic Management report is not considered necessary, as driveway construction has already been approved (N0274/09, CC0328/14). A 'Swept Path Plan Layout' is provided in Attachment J (refer to PS02-DZ00).

Further discussion regarding geotechnical risks, sediment and erosion controls and vegetation is located in Sections 3.1.1.3 and 4.

This application is compliant with the objectives of Section B8 of PDCP 2014.

Section C1.1 Landscaping

Proposed landscaping for the subdivision will retain existing vegetation where possible. A VMP has been prepared by Cumberland Ecology to support this application and is appended in Attachment F. The VMP and site design aim to integrate the local character with the natural environment and onsite natural landscape features, including retention of bush rock. Implementation of the VMP will restore deteriorated areas and maintain continuity and integrity of the existing corridor, and provide a framework for improvements to the condition of the remaining littoral rainforest onsite. The landscape recommendations are adequate to enable sufficient vegetation to compliment and maintain the visual amenity of the site. The success of restoration and management efforts of the remaining littoral rainforest onsite will be monitored within the VMP framework.

A photo montage of examples of indicative landscape concept design is included as Attachment N.

This application is therefore compliant with the objectives of Section C1.1 of PDCP 2014.

Section C4.1 Subdivision – Protection from Hazards

The site has been identified as being impacted by geotechnical (Figure 4, Attachment C) and bushfire (Figure 5, Attachment C) hazards. A Geotechnical Assessment (Attachment G) and Bushfire Protection Assessment (Attachment H) have been prepared to support this application, and the proposed subdivision designed such that the adequate building platforms provided will achieve acceptable risks with regards to the identified hazards.

Attached geotechnical and bushfire assessment reports conclude that provided recommendations are implemented, onsite hazards can be managed, and the proposed subdivision will not have any significant adverse effects or provide a threat on public or private infrastructure, assets and people in the vicinity. This application is therefore compliant with the objectives of Section C4.1 of PDCP 2014.

Section C4.2 Subdivision – Access Driveways and Off-Street Parking Facilities

Site access is to be achieved by the construction of a driveway in accordance with PC determination N0274/09, CC0328/14. A right of way easement is to be created to ensure vehicular access to the proposed allotments. Off-street parking facilities are not required, as 2

visitor spaces are provided as part of driveway construction modifications (refer to Attachment J). Future parking for the proposed allotments will be considered in accordance with Council requirements and controls at dwelling DA stage. This application is therefore compliant with the objectives of Section C4.2 of PDCP 2014.

Section C4.3 Subdivision – Transport and Traffic Management

A single access point to the proposed allotments from Hillside Road will be maintained, which is consistent with existing conditions. As the proposal will only create an additional three lots, the development will have negligible impact to existing local traffic conditions. The approved driveway will accommodate access for waste, recycling, service delivery and emergency vehicles (in accordance with RFS guidelines), as well as providing turning bays and 2 visitor parking spaces (refer to Attachment J, PS02-DZ00). This application is therefore compliant with the objectives of Section C4.3 of PDCP 2014.

Section C4.4 Subdivision – Public Roads, Footpath and Streetscape

As traffic within the proposed allotments is expected to be minimal and limited generally to local residents, no separate footpaths are proposed; access will be provided by the approved constructed driveway.

A single access point from Hillside Road is maintained, consistent with existing conditions. Due to site topography, the proposed allotments will not be visible from the access point on Hillside Road. This application is considered compliant with the objectives of Section C4.4 of PDCP 2014.

Section C4.5 Subdivision – Utility Services

A Sewer and Water Plan (Attachment J, Sheet PS02-H200) has been prepared to support the proposed subdivision, and includes servicing provisions for water, sewer, gas, power and telecommunications to all the proposed allotments in a shared trench arrangement within a services easement. This application is therefore compliant with the objectives of Section C4.5 of PDCP 2014.

Section C4.6 Subdivision – Service and Delivery Vehicle Access in Land Subdivisions

The approved driveway has been designed to accommodate vehicular access for waste, recycling, service, delivery and emergency vehicles, and will therefore achieve the outcomes of Section C4.6 of PDCP 2014.

Section C4.7 Subdivision – Amenity and Design

The proposed allotments are of a suitable size and configuration so as to allow for the development of the lots in a manner which is consistent with the existing development pattern of the adjoining development in the Newport locality, and local hillside development in particular.

In accordance with this section of the PDCP 2014, the subdivision plan (Attachment A) nominates indicative building envelopments on the proposed allotments, which will have minimal adverse impact on the environment of the completed development.

Retained trees will allow for future development to retain pleasing visual amenity when viewed from surrounding areas, and does not predominantly change the current vegetated escarpment vista to a view dominated by built form.

The proposed development meets PLEP 2014 and PDCP 2014 requirements for access and services. The proposed subdivision will retain the existing natural amenity and will not significantly impact the surrounding local environment. This application is therefore compliant with the objectives of Section C4.7 of PDCP 2014.

Section C4.8 Landscaping on the Existing and Proposed Public Road Reserve Frontage to Subdivision Lots

A single access point from Hillside Road is maintained, consistent with existing conditions, and access to the proposed allotments is via approved Lots 21 and 22 DP 1036400. Due to site topography, the proposed allotments will not be visible from the access point on Hillside Road, and the current streetscape view will be largely unchanged. This application is considered compliant with the objectives of Section C4.8 of PDCP 2014.

Section C5.1 Landscaping

The VMP (Attachment F), and site design aim to integrate the local character with the natural environment and onsite natural landscape features. The landscape recommendations are adequate to enable sufficient vegetation to be restored, retained or replanted to compliment and maintain the visual amenity of the site. The success of restoration and management efforts of the remaining littoral rainforest onsite will be monitored within the VMP framework.

The proposed subdivision has been designed so the built form of the development does not dominate the site and will be complemented by landscaping, which reflects the scale and form of the development,

is consistent with surrounding residential development, and retains the character of the Newport locality.

Section D10.1 Locality Specific Development Controls – Newport: Character as Viewed from a Public Place

The proposed subdivision was designed in accordance with this section of the PDCP 2014 to ensure adequate site coverage, setbacks, building footprints, access, *etc* can be provided to allow for the development of the allotments in manner which is consistent with the existing residential development pattern of the adjoining developments in the Newport locality.

Landscaping and site design will successfully integrate the local character with the natural environment and natural landscape features such as bush rock. The landscape recommendations are adequate to enable sufficient vegetation to be retained or replanted to compliment and maintain the visual amenity of the site as viewed from a public place.

The proposed subdivision will allow for future development, which will provide for enhanced residential amenity for local residents. The subdivision plan (Attachment A) demonstrates that the subdivision complies with Council's controls specific to the Newport locality, and so this application is considered compliant with the objectives of Section D10.1 of PDCP 2014.

Section D10.15 Fences – Flora and Fauna Conservation Areas

No fences or retaining walls are proposed as part of subdivision works (retaining walls approved by current driveway CC). Future development on for the proposed allotments will be considered in accordance with Council requirements and controls at future DA development stage. This application is considered compliant with the objectives of Section D10.15 of PDCP 2014.

Section D10.18 Scenic Protection Category One Areas

The proposed development is consistent with the character, amenity and existing residential development of the surrounding Newport locality. Retention of significant trees onsite, as well as integrated landscape plans to enhance proposed building footprints will ensure the bushland landscape is the predominant feature of the site. Site design and implementation of the VMP will ensure the visual character of the area is maintained, and the bushland landscape, including natural landscape features such as bush rock and remaining littoral rainforest are the predominant features of Pittwater, with the built form

being the secondary component of the visual catchment (refer to Attachments D, E and F).

4 Environmental Impact Assessment

4.1 Water Management

The proposed development does not propose a change in land use and stormwater management measures will ensure no significant adverse impact on the existing stormwater, groundwater and rainwater flow regimes. The site is predominantly vegetated, and substrate is highly permeable. Although minor modifications to the hydrological regime are likely to occur due to future development and site run-off management, no significant detrimental effects on existing water quality, overland flow paths, or sediment and erosion control are expected.

4.2 Vegetation

The proposed development includes selected clearing of vegetation for establishment of APZ and building footprint areas, and construction of stormwater management infrastructure, however significant vegetation will be retained onsite, in accordance with Footprint Green (2016a) recommendations. Cumberland Ecology (2016) considers the loss of canopy cover to be marginal (approximately 9%) within the context of the surrounding area and remaining littoral rainforest. Implementation of the VMP will restore deteriorated areas, increase indigenous canopy onsite, maintain continuity and integrity of the existing corridor, and provide a framework for improvements to the condition of the remaining littoral rainforest onsite. A conservation area is to be established outside of APZ areas (i.e. the northern portions of Lots 1(a) and 1(b), the southern portion of Lot 1(d), and the southern and western portions of Lot 1(c)) to protect and maintain remaining high quality littoral rainforest habitat (refer to Attachment F).

Table 9 summarises development impacts as discussed within the Arboricultural Impact Assessment and SIS (refer to Attachments D and E). The Arboricultural Impact Assessment focuses on site development impacts to 62 Hillside Road, and considers impacts to current canopy cover, while the SIS details ecological community impacts on the locality, which includes both 62 and 85 Hillside Road, and part of Attunga Reserve, and considers the area impacted by the development.

Table 9: Impacts to site (62 Hillside Road) and ecological community (62 and 85 Hillside Road, and part of Attunga Reserve) as discussed in the Arboricultural Impact Assessment and SIS (Attachments D and E).

Report	Impacts to Onsite Vegetation		Impacts to Canopy Cover	
	Removal of Onsite Vegetation	**Modifications to Vegetation (due to APZ and other purposes)**	**Removal of Indigenous Canopy Cover**	**Removal of Exotic Canopy Cover**
Arboricultural Impact Assessment: 62 Hillside Road (Footprint Green, 2016)	57 Indigenous and exotic trees removed (including 9 environmental pests, 21 low landscape value)	-	17% of current canopy cover	10% of current canopy cover
SIS: 62 and 85 Hillside Road, and part of Attunga Reserve (Cumberland Ecology, 2016)	Total area of littoral rainforest removed: 'subject site' 6%; 'study area' 3%[1]	Total area of littoral rainforest modified: 'subject site' 17%; 'study area' 7%[1]	9% of current canopy cover on 'subject site'[1]	6% of current canopy cover on 'subject site[1]

Notes:

[1] 'Subject site' refers to 62 and 85 Hillside Road, and 'study area' refers to 62 and 85 Hillside Road and part of Attunga Reserve, as defined in the SIS (Attachment E).

Provided that tree protection measures are implemented as recommended, Footprint Green concludes that the proposed development will not have a significant detrimental impact on the long-term health of the retained trees. Cumberland Ecology concludes that the proposed activity would not result in significant loss of viable littoral rainforest EEC population and would not place it at risk of extinction. Further, revegetation of selected areas following removal of exotic species will increase the extent and variety of local littoral rainforest species, in accordance with the VMP (refer to Attachments D and E).

4.3 Fauna

Existing habitats and wildlife corridors will not be significantly affected by the proposed development, with no anticipated significant adverse impacts to fauna migration, nesting or breeding. Cumberland Ecology considers that although some threatened species which may use the subject area will be affected, these species are highly mobile with the subject site providing a small portion of the total home range, and so no significant impacts are expected to occur as a result of the proposed development. Remaining high quality littoral rainforest habitat will be protected and maintained within the established conservation area (refer to Attachment E).

4.4 Waterways and Riparian Lands

A small intermittent drainage depression commencing in the site's north west and flowing south east collects stormwater from Kanimbla Crescent and upslope properties, including a portion of stormwater run-off from the subject site.

The site does not contain estuarine or waterfront lands. Footprint Green (2016a) identifies no riparian vegetation to be removed on the subject site, no significant adverse impacts to riparian lands are expected as a result of the proposed development.

4.5 Aboriginal Heritage

The site does not contain any Aboriginal heritage items or fall within a conservation area, and AHIMS searches indicated no Aboriginal sites or places have been recorded in or near the subject site. An *Archaeological survey for Aboriginal sites* conducted by Jo McDonald Cultural Heritage Management Pty Ltd (2002) concluded that no Aboriginal sites, objects or relics, or potential sites where such items may be found, were located on the subject site (refer to Attachment K).

4.6 Bushfire

The majority of the site is mapped as Vegetation Category 1 (north) in Council's Bush Fire Prone Land Map (Figure 5, Attachment C), with southern tip of the site mapped as Vegetation Buffer, and a *Bushfire Protection Assessment* (Attachment H) has been prepared for the proposed subdivision.

Recommendations by Travers Bushfire & Ecology (2016) to achieve compliance with NSW RFS *Planning for Bushfire Protection (PBP) 2006* guidelines include establishment of APZs and ongoing management of these areas, creation of an APZ easement over adjoining approved Lot 22 DP 1036400 to the west for proposed Lot 1(a), and appropriate building construction standards in accordance with relevant guidelines; refer to Attachment H, Section 4.2 for further recommendations.

Alterations have been made to the approved driveway (N0274/09; CC0328/14) to achieve compliance with RFS (2006) *PBP* guidelines in consultation with PCA, and to Attachment J for *Subdivision, Driveway and Drainage Works Planset).*

Travers Bushfire & Ecology concluded that the bushfire risk to the proposed development can be mitigated with appropriate bushfire protection measures to provide compliance with NSW RFS *PBP 2006* guidelines.

4.7 Landscaping

The VMP (Attachment F), and site design aim to integrate the local character with the natural environment and onsite natural landscape features, including bush rock. The landscape recommendations are adequate to enable sufficient vegetation to be restored, retained or replanted to compliment and maintain the visual amenity of the site. The success of restoration and management efforts of the remaining littoral rainforest onsite will be monitored within the VMP framework.

The proposed subdivision has been designed so the built form of the development does not dominate the site and will be complemented by landscaping, which reflects the scale and form of the development, is consistent with surrounding residential development, and retains the character of the Newport locality

4.8 Geotechnics

The Geotechnical Assessment prepared by Martens (Attachment G) to assess onsite geotechnical risks conforms to the "Acceptable Rick Management" criteria in accordance with *Geotechnical Risk Management Policy for Pittwater, 2009*. The report concludes that the risk of land instability associated with the proposed development is considered typically acceptable in accordance with AGS (2007) guidelines provided report recommendations are implemented, and there is a low to medium risk of damage to properties and tolerable risk of loss of life.

4.9 Flooding

The site is not mapped as flood affected and as such the proposed development will have no impact site flood regime or existing site drainage paths.

4.10 Stormwater and Sediment and Erosion Control (S&EC)

Onsite stormwater will be managed in accordance with the *Drainage Plan* and S&EC measures which will be implemented during approved driveway construction.

Sediment and erosion control (SEC) measures during driveway construction are to be addressed in accordance with '*Sediment and Erosion Control Plan'* (Attachment J, PS02-B300) which has been developed within Landcom's *Managing urban stormwater: soils and construction* (2004) guidelines. SEC measures include sediment fences, stockpile area, and stabilised site access area, and will ensure no adverse impacts from sediment transport off-site (refer to Attachment J, PS02-B300 and B310).

Easements for stormwater will be created as part of the subdivision proposal.

4.11 Servicing

There are expected to be no significant problems regarding extending services, including sewer, water, electricity, gas and telecommunications to the proposed allotments. A 'Sewer and Water Plan' has been prepared for the proposed subdivision and is appended in Attachment J. An easement for services will be created as part of approved driveway construction for the proposed development.

4.12 Contamination

Martens (2016a) recommends a hazardous materials assessment of the fibro dwelling and shed be provided at CC stage and prior to demolition to determine if asbestos is present, with an intrusive soil sampling program to investigate all identified areas of environmental concern associated with the dwelling and shed following their demolition. Provisions for demolition of existing structures can be made as part of consent conditions under this DA.

As the proposed subdivision does not propose for a change in land use, nor does it propose any major excavations or earthworks, no significant adverse impacts to human health or environmental risks are expected as part of this development. Subject to PSI recommendations, the site is considered fit for proposed continued residential use (refer to Attachment I).

4.13 Access, Parking and Traffic Management

Driveway construction in accordance with determination N0274/09, CC0328/14 will ensure access to the individual allotments as well as visitor parking and access for service and emergency vehicles. Access, parking or traffic management issues have been considered in site development design, with an easement for access to be created as part of the subdivision proposal. Swept paths for the medium rigid vehicle (MRN) and B99 design vehicle in accordance with AS/NZ 2890.1

(2004) have been used to demonstrate site entry/exit in a forward direction is possible.

4.14 Visual Impacts

The proposed development is consistent with the character of the existing site and surrounding residential area and is not expected to have any adverse impacts on the site's visual amenity or scenic protection values. Retention of significant trees onsite, as well as integrated landscape plans to enhance proposed building footprints will ensure the bushland landscape is the predominant feature of the site. The proposed development is consistent with the typology of development on hillsides in the Newport locality.

4.15 Acoustic Impacts

Limited development works are proposed as part of this application, including selected clearing of vegetation within building footprint and APZ areas, and for stormwater management. Construction of the approved driveway is integral to the proposed development, and so short term acoustic impacts are expected as part of associated driveway construction and vegetation clearing. As there is no change in land use, the potential increase in population and associated acoustic impact is considered insignificant.

4.16 Economic Impacts

The proposed development shall be funded by the Applicant and no cost burdens on Council or the wider community are anticipated.

The proposed development will have positive economic impacts on the local area by increasing the supply of available residential land and thereby increasing the potential for growth and supply of local produce and services.

4.17 Social Impacts

The proposed development is considered to have negligible adverse social impacts. The development is considered within the character of the site and the local Newport area. Positive economic impacts are likely to generate positive social impacts.

5 Site Suitability Assessment

The proposed development is considered suitable for the site for the following reasons:

- It is permissible under PLEP 2014.
- It shall be undertaken in accordance with relevant controls under the PDCP 2014 and meets relevant DCP objectives.
- Environmental impact assessment has found no adverse environmental impacts that compromise the suitability of the proposed development.
- The proposed development is within the context and the character of the existing site use as residential allotments.

6 Benefits of the Proposed Development

The proposed development will provide the following benefits:

- Limited development works are proposed as part of this development, so site features and characteristics including natural features and landforms, and significant retained littoral rainforest are maintained. Associated driveway construction will be implemented in accordance with determination N0274/09, CC0328/14.

- Existing site constraints (i.e. slope, bushfire and geotechnical hazards) are managed by site development design and do not create a significant adverse impact within the site environment or in the surrounding locality.

- It is considered that the proposed activity would not result in significant loss of viable littoral rainforest EEC population and would not place them at risk of extinction. Proposed landscape and replanting schemes will aid in maintaining onsite native vegetation.

- Development will result in a number of unstable and unhealthy trees to be removed, which will promote growth and health of the remaining vegetation.

- The proposed subdivision will allow for future development growth, which will provide for enhanced residential amenity for Newport residents.

7 Conclusion

The proposed development is for subdivision of Lot 1, DP 408800 at 62 Hillside Road, Newport into four allotments. Limited development works are proposed as part of this development. A compliance assessment under Section 79C of the EPAA (1979) concludes that the proposed development satisfies each of the matters of consideration. An environmental assessment has found that the proposed development will have no significant adverse impacts on existing onsite and surrounding environmental conditions.

We therefore recommend the proposal be approved subject to conditions of consent as acceptable to Council.

8 References

Martens and Associates (2016a) *Preliminary Site Investigation, Lot 1 DP 408800, 62 Hillside Road, Newport, NSW. P1203617JR02V01*.

Martens and Associates (2016b) *Geotechnical Assessment, Lot 1 DP 408800, 62 Hillside Road, Newport, NSW. P1202617JR04V01*.

Martens and Associates (2016c) *Subdivision, Driveway and Drainage Works planset, PS02*.

NSW Department of Mineral Resources, (1983) *Sydney 1:100,000 Geological Sheet 9130*

NSW Environmental Planning and Assessment Act (1979), Section 79C.

Pittwater Council (2015*) Prelodgement Report.*

Pittwater Development Control Plan (PDCP) 2014.

Pittwater Local Environmental Plan (PLEP) 2014.

Soil Conservation Service of NSW (1989), Sydney *Soil Landscapes of the Sydney 1:100,000 Sheet*

State Environmental Planning Policy (SEPP) No. 26 – Littoral Rainforest.

State Environmental Planning Policy (SEPP) No. 55 – Remediation of Land.

9 Attachment A – Subdivision Plan

Martens & Associates P1203617 PS03

10 Attachment B – Driveway DA (N0274/09) Detailed Engineering Planset

11 Attachment C – Figures

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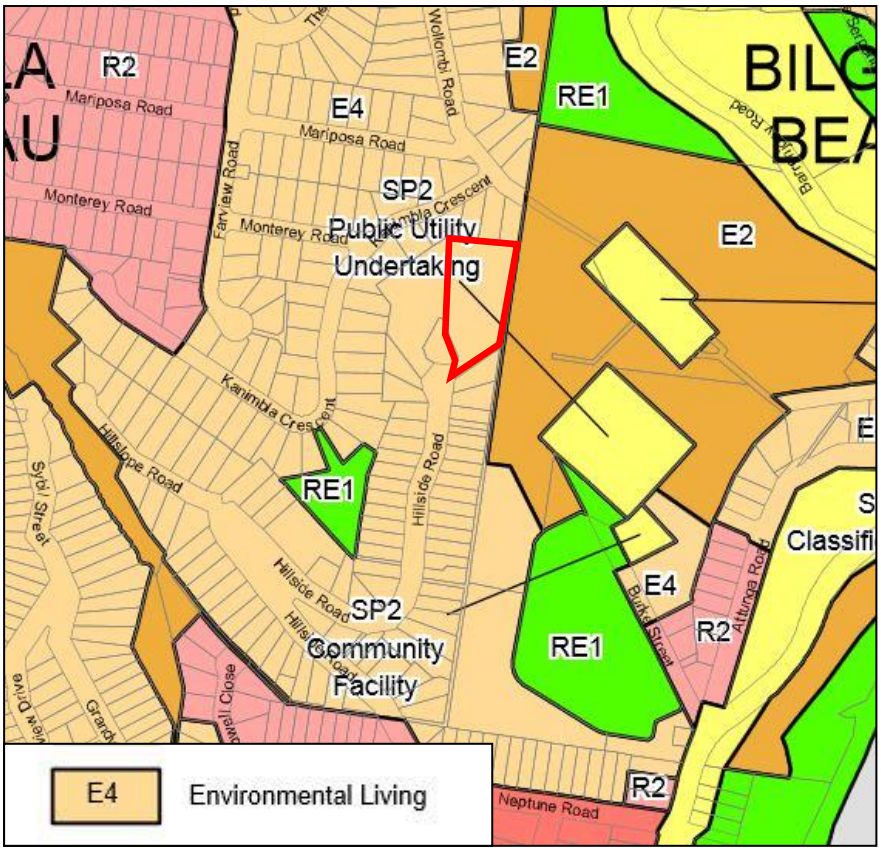
Approximate site boundary

Approved boundary line between Lots 21 and 22 DP 1036400

Martens & Associates Pty Ltd ABN 85 070 240 890		**Environment | Water | Wastewater | Geotechnical | Civil | Management**	
Drawn:	CS	**Site Aerial** **62 Hillside Road, Newport, NSW** **Source: Nearmap, 2014**	**FIGURE 1**
Approved:	GT		
Date:	7/07/2016		
Scale:	NA		Job No: P1203617

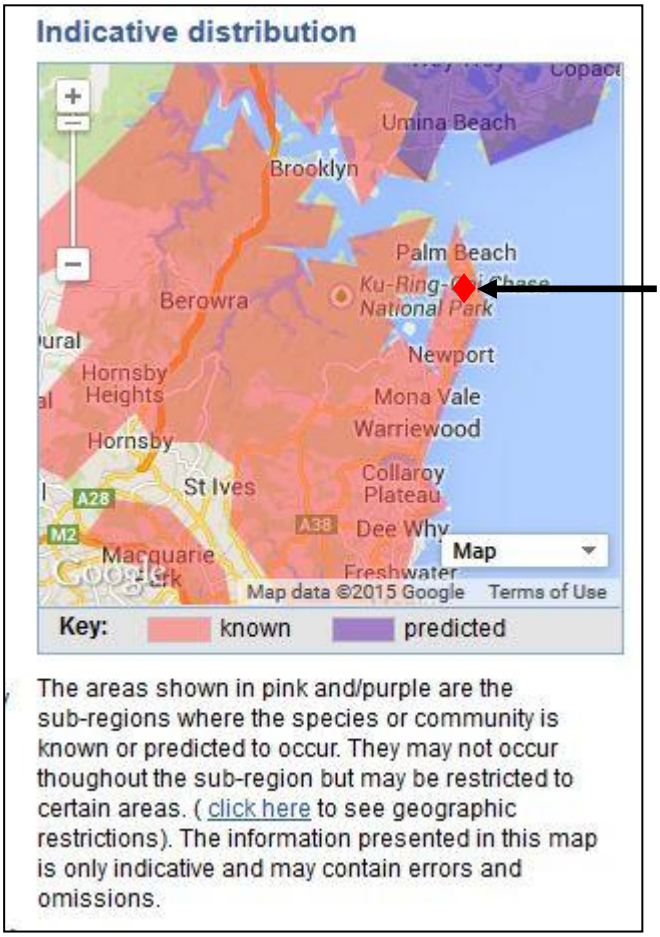
NSW SIX Viewer – Topographic Map



Site boundary

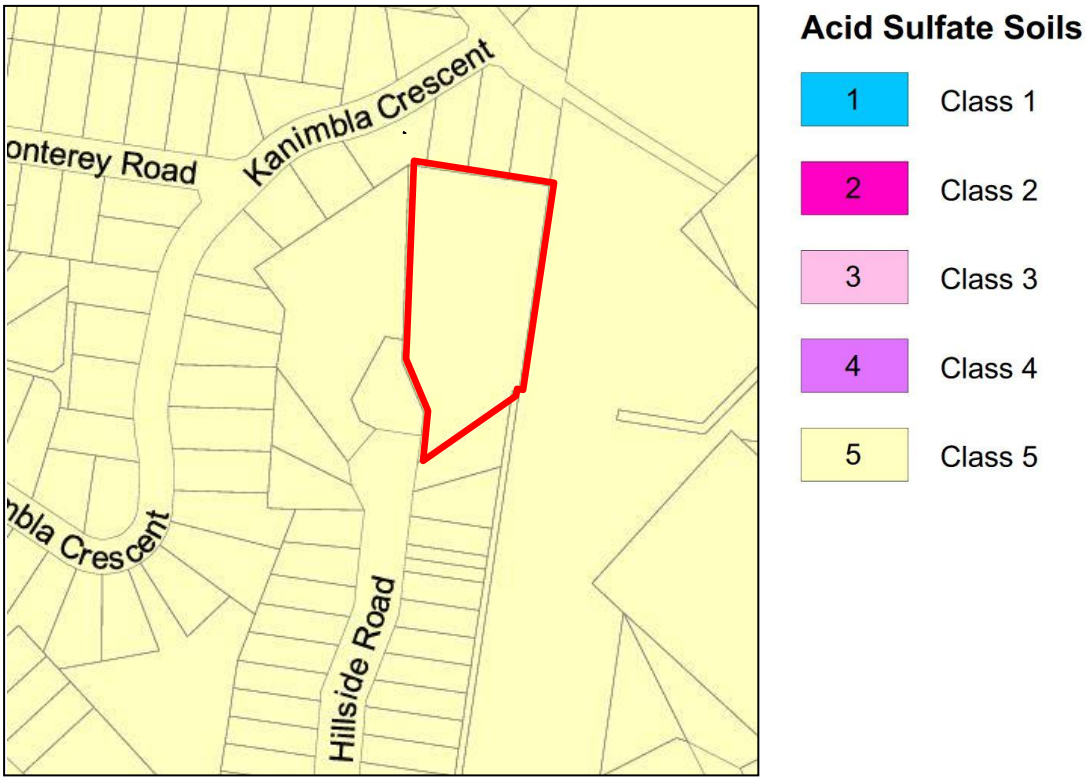
Pittwater Council LEP 2014 –Land Zoning Map (Sheet LZN_17)

Martens & Associates Pty Ltd ABN 85 070 240 890		**Environment | Water | Wastewater | Geotechnical | Civil | Management**	
Drawn:	CS	**Topographic Map and Land Zoning Map 62 Hillside Road, Newport, NSW Source: NSW SIX Viewer (top) and Pittwater Council (bottom)**	**FIGURE 2**
Approved:	GT		
Date:	7/07/2016		
Scale:	NA		Job No: P1203617



Approximate site location

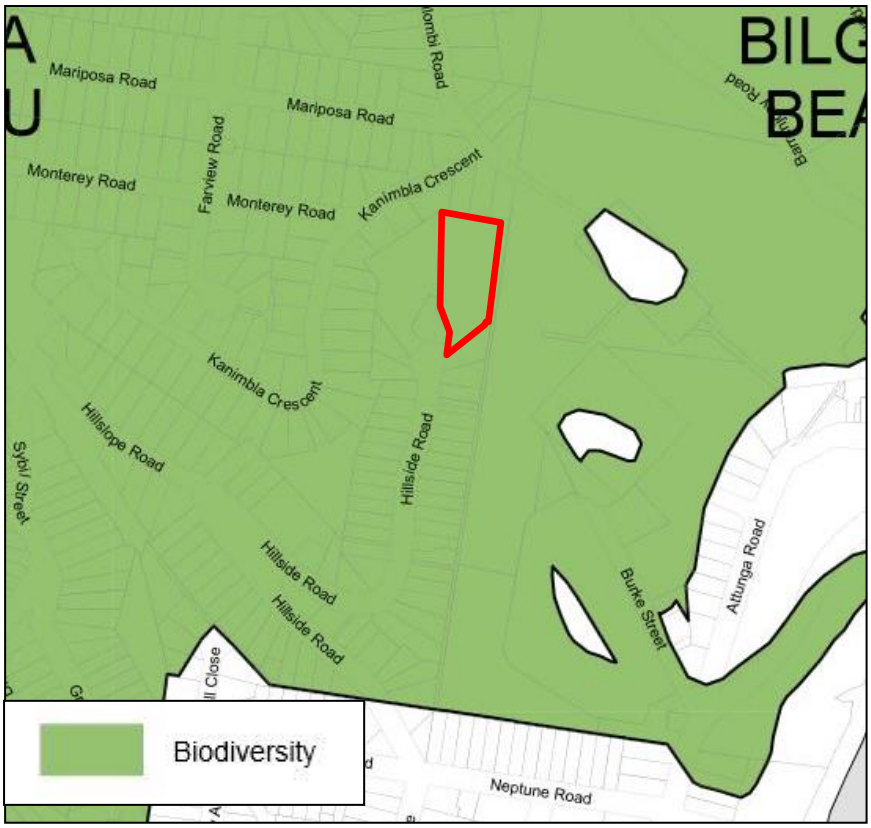
NSW OEH – Littoral Rainforest in the Sydney Basin Bioregion - profile



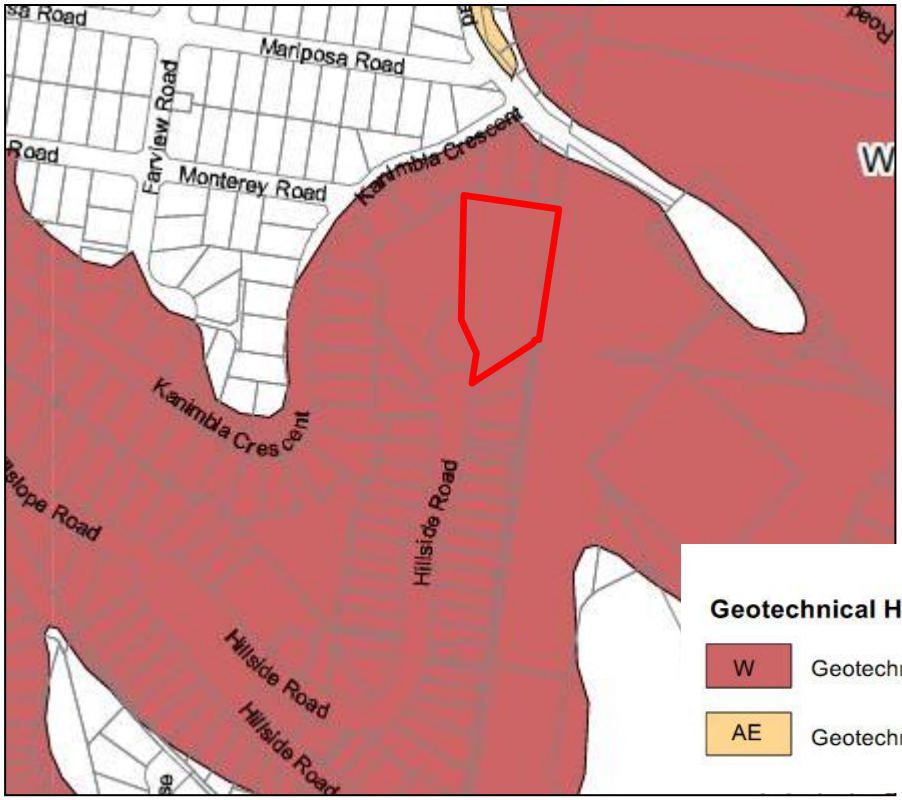
Site boundary

Pittwater Council LEP 2014 – Acid Sulfate Soils Map (Sheet ASS_17)

Martens & Associates Pty Ltd ABN 85 070 240 890		**Environment | Water | Wastewater | Geotechnical | Civil | Management**	
Drawn:	CS	**Littoral Rainforest and Acid Sulfate Soils Maps** **62 Hillside Road, Newport, NSW** **Source: NSW OEH (top) and Pittwater Council (bottom)**	**FIGURE 3**
Approved:	GT		
Date:	7/07/2016		
Scale:	NA		Job No: P1203617



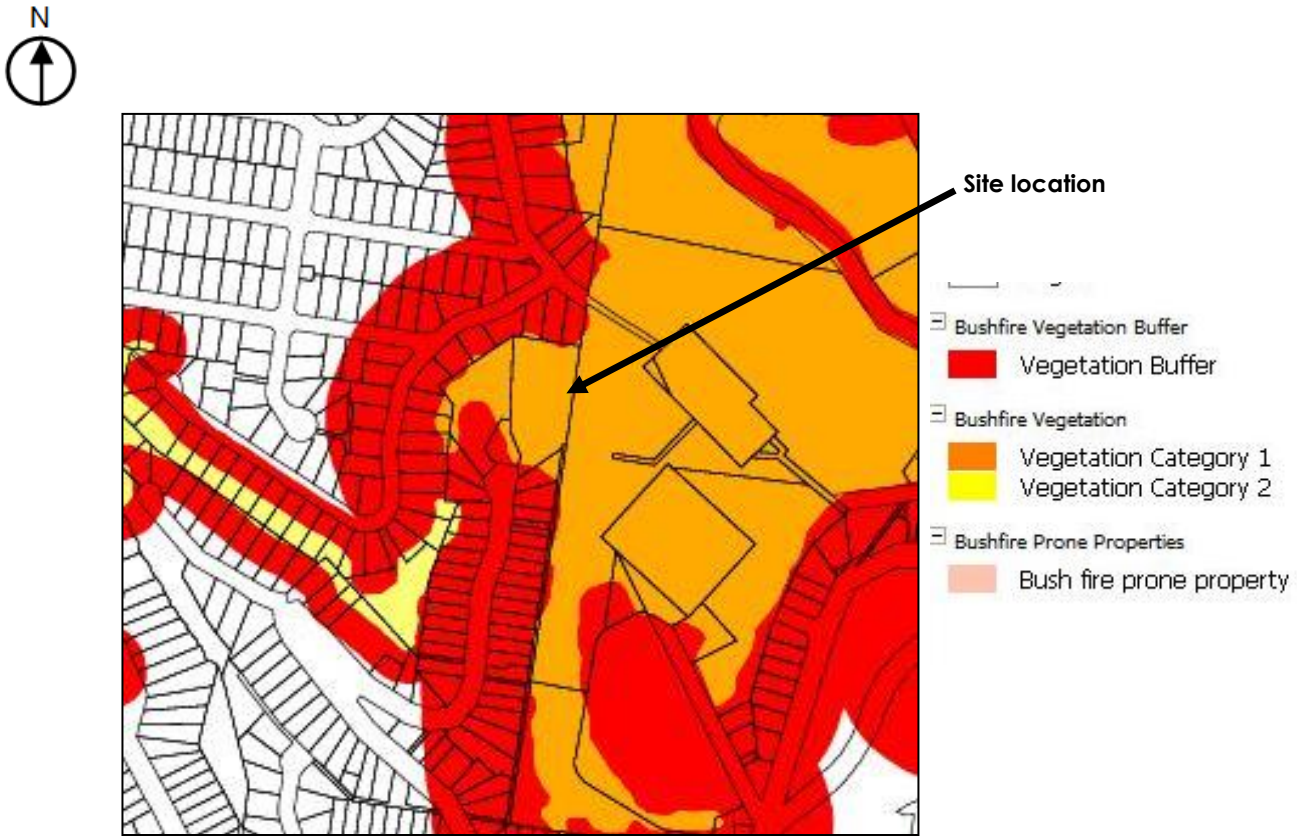
Pittwater Council LEP 2014 – Biodiversity Map (Sheet BIO_17)



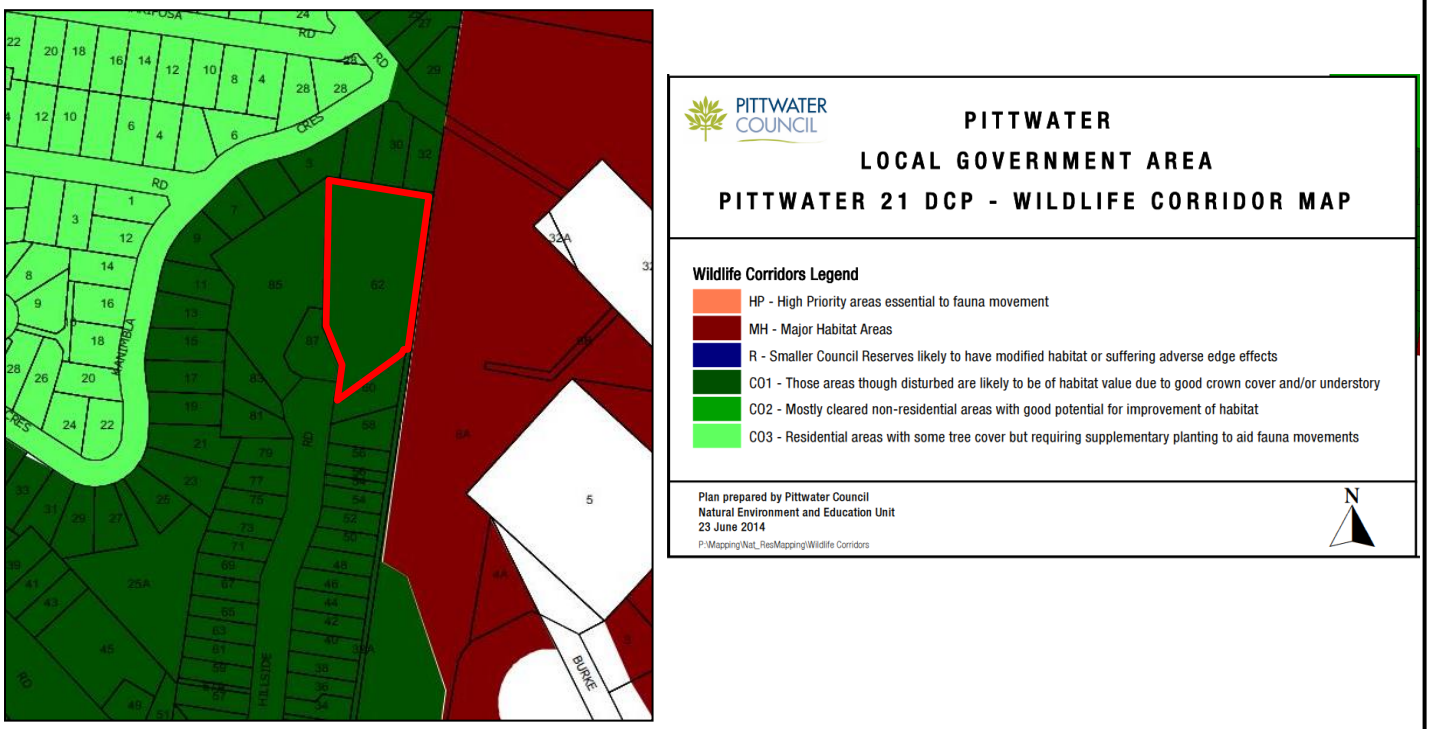
Site boundary

Pittwater Council LEP 2014 – Geotechnical Hazard Map (Sheet GTH_17)

Martens & Associates Pty Ltd ABN 85 070 240 890		**Environment | Water | Wastewater | Geotechnical | Civil | Management**	
Drawn:	CS	**Biodiversity Map and Geotechnical Hazard Map 62 Hillside Road, Newport, NSW Source: Pittwater Council**	**FIGURE 4**
Approved:	GT		
Date:	7/07/2016		
Scale:	NA		Job No: P1203617

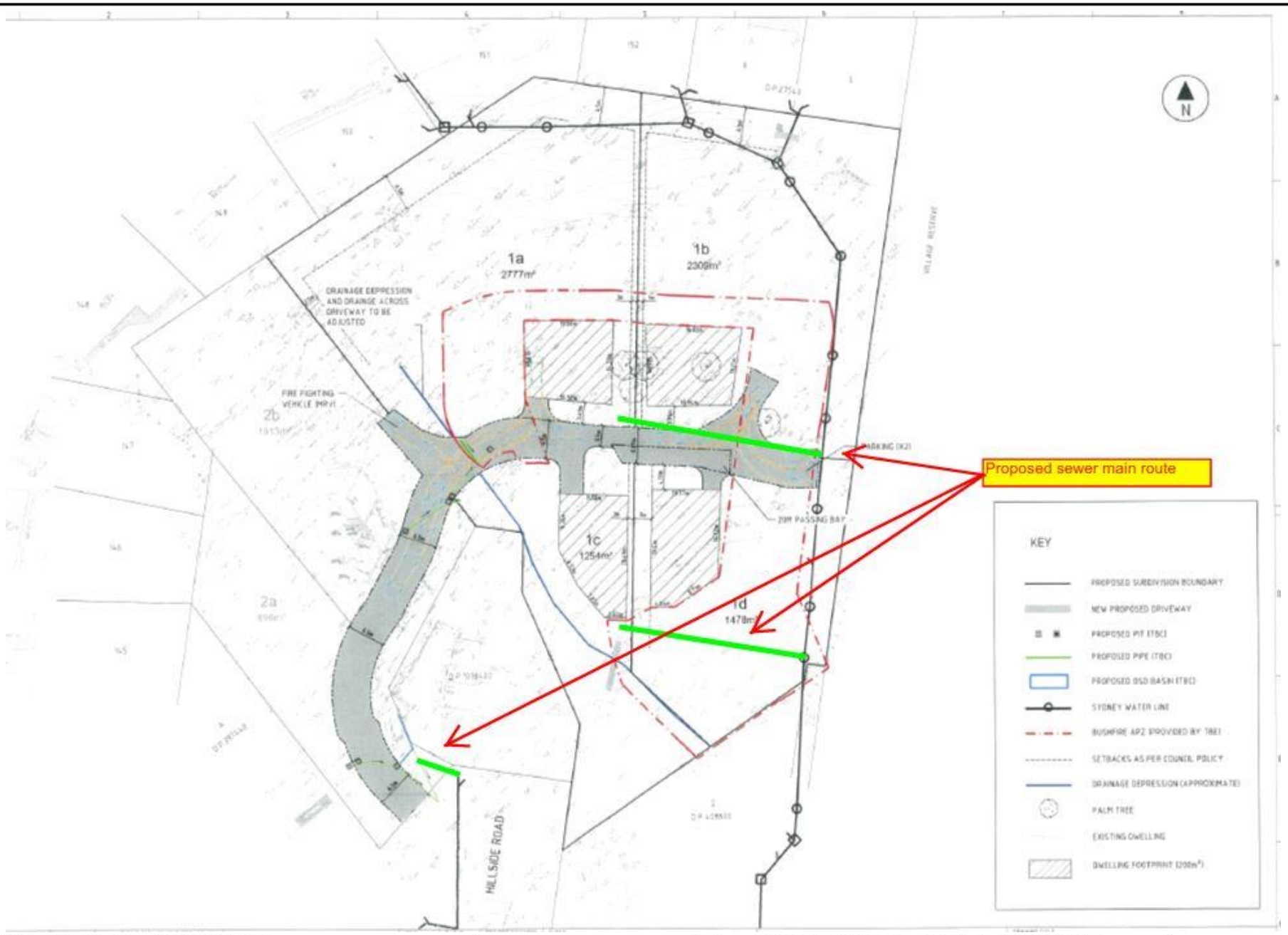


Pittwater Council - Bush Fire Prone Land Map



Pittwater Council – Wildlife Corridor Map

Martens & Associates Pty Ltd ABN 85 070 240 890		**Environment | Water | Wastewater | Geotechnical | Civil | Management**	
Drawn:	CS	**Bush Fire Prone Land Map and Wildlife Corridor Map 62 Hillside Road, Newport, NSW Source: Pittwater Council**	**FIGURE 5**
Approved:	GT		
Date:	7/07/2016		
Scale:	NA		Job No: P1203617



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Martens & Associates Pty Ltd ABN 85 070 240 890		**Environment | Water | Wastewater | Geotechnical | Civil | Management**	
Drawn:	CS	**Sewer Feasibility Mark-up – Qalcheck** **62 Hillside Road, Newport, NSW**	Drawing No: Figure 6
Approved:	GT		
Date:	13/05/2016		
Scale:	Not to Scale		Job No: P1203617

12 Attachment D – Aboricultural Impact Assessment and Tree Canopy Cover plan (Footprint Green, 2016)

13 Attachment E – Species Impact Statement (Cumberland Ecology, 2016)

14 Attachment F – Vegetation Management Plan (Cumberland Ecology, 2016)

15 Attachment G – Geotechnical Assessment (Martens and Associates, 2016)

16 Attachment H – Bushfire Protection Assessment (Travers Bushfire & Ecology, 2016)

17 Attachment I – Preliminary Site Investigation (Martens and Associates, 2016)

18 Attachment J – Subdivision, Driveway and Drainage Works Planset (Martens & Associates, 2016)

19 Attachment K – Aboriginal Report (Jo McDonald Cultural Heritage Management Pty Ltd, 2002)

20 Attachment L – Survey Plan (Adam Clerke Surveyors, 2016)

21 Attachment M – Pittwater Council Correspondence (2006)

22 Attachment N – Photo Montage of Indicative Landscape Concept Design