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Statement of Environmental Effects

Long Reef Surf Life Saving Club

Pittwater Road, Collaroy



Prepared for: Adriano Pupilli Architects c/- Northern Beaches Council
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Contents

1	Introduction	1
1.1	Commission	1
1.2	Purpose of this Statement	1
1.3	Material Relied Upon	1
2	Background	2
2.1	Background	2
2.2	Pre-Lodgement Meeting	2
3	Site Context	4
3.1	Location	4
3.2	Site Description	4
3.3	Surrounding Development	7
4	Proposed Development	8
4.1	Summary of Proposed Development	8
4.2	Demolition and Site Preparation	8
4.3	Tree Removal and Protection	9
4.4	New Buildings	9
4.4.1	Surf Life Saving Building	10
4.4.2	Public Amenities Building	10
4.4.3	Café / Storage Building	11
4.5	Landscaping	11
4.6	Vehicular Access, Car Parking and Loading	11
4.7	Building Code of Australia and Access	11
4.8	Operation	11
5	Approvals, Permits and Licences	12
5.1	General	12
5.2	Crown Land Management Act 2016	12
5.2.1	Griffith Park Plan of Management	12
6	Environmental Planning Assessment	14
6.1	Planning Controls	14
6.1.1	State Environmental Planning Policy No 55 – Remediation of Land	14
6.1.2	State Environmental Planning Policy (Infrastructure) 2007	14
6.1.3	State Environmental Planning Policy (Coastal Management) 2018	15
6.1.4	Draft State Environmental Planning Policy Remediation	18
6.1.5	Warringah Local Environmental Plan 2011	18
6.1.6	Warringah Development Control Plan 2011	19
6.1.7	Development Contributions Plan	23
6.2	Likely Impacts of the Development	23

Contents

6.2.1	Built Form, Bulk and Scale	23
6.2.2	Tree Removal and Protection	24
6.2.3	Coastal Hazards	25
6.2.4	Aboriginal Cultural Heritage	25
6.2.5	Heritage	25
6.2.6	Acoustic Privacy	27
6.2.7	Overshadowing	27
6.2.8	Traffic and Parking	27
6.2.9	Waste Management	28
6.2.10	Crime and Safety	28
6.2.11	Bush Fire	29
6.2.12	Environmentally Sustainable Design	30
6.3	Suitability of the Site for Development	31
6.3.1	Location	31
6.3.2	Land Stability	32
6.3.3	Acid Sulfate Soils	32
6.3.4	Contamination and Groundwater	32
6.3.5	Essential Services and Infrastructure	32
6.4	Public Interest	33
6.4.1	Towards 2040 – Draft Local Strategic Planning Statement	33
7	Conclusion	34

Figures

Figure 1	Site Location	4
Figure 2	Site Context	4
Figure 3	Long Reef SLSC and its immediate context.	5
Figure 4	Existing Long Reef SLSC building and amenities block as viewed from the dunes to the south.	5
Figure 5	Existing LRSLS building with tower and rooftop terrace	6
Figure 6	Amenities block and kiosk	6
Figure 7	Existing grove of Banksia Trees located on the northern side of the existing building	7
Figure 8	Proposed site plan	8
Figure 9	Aerial view of the three new buildings.	9
Figure 10	View of the proposed SLSC building from the courtyard	10
Figure 11	Photomontage of the view from the existing carpark	11
Figure 12	Acceptable Risk lines for new development at Long Reef SLSC.	17
Figure 13	Photomontage of the proposed SLSC development from the south-west	24
Figure 14	Heritage Map	25
Figure 15	Bush Fire Prone Land	30

Contents

Tables

Table 1	Pre-Lodgement Meeting	2
Table 2	Management principles for redevelopment of Long Reef SLSC	12
Table 3	Coastal Management SEPP	15
Table 4	Assessment against Relevant Provisions of LEP	18
Table 5	Assessment against Relevant Provisions of DCP	19

Appendices

1. Pre-Lodgement Meeting Minutes (Northern Beaches Council)
2. Site Survey (Total Surveying Solutions)
3. Architectural Plans (Adriano Pupilli Architects)
4. Arboricultural Impact Assessment (Allied Tree Consultancy)
5. Landscape Architectural Plans (Tyrell Studio)
6. BCA Assessment Report (Steve Watson & Partners)
7. Geotechnical Investigation Report (Crozier Geotechnical Consultants)
8. Traffic Impact Assessment (PTC)
9. Coastal Engineering Advice (Horton Coastal Engineering)
10. Stormwater Management Report (Wood & Grieve Engineers)
11. Waste Management Plan (Northern Beaches Council)
12. Acoustic Assessment (GHD)
13. Energy Performance Report (BCA Energy)
14. Bushfire Assessment (GHD)

Abbreviations

AADT	annual average daily vehicle trips
AHD	Australian Height Datum
AHIP	Aboriginal Heritage Impact Permit
AS	Australian Standard
ASS	acid sulfate soils
BC Act	Biodiversity Conservation Act 2016
BCA	Building Code of Australia
BTA	bushfire threat assessment
CC	construction certificate
CIV	capital investment value
Council	Northern Beaches Council
DA	development application
DCP	development control plan
DFP	DFP Planning Pty Limited
DPIE	NSW Department of Planning, Industry and Environment
DVT	daily vehicle trip
EES	NSW Environment, Energy and Science Group
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPI	environmental planning instrument

Contents

Abbreviations

ESCP	erosion and sedimentation control plan
ESD	ecologically sustainable development
FPL	flood planning level
FSR	floor space ratio
GFA	gross floor area
GSC	Greater Sydney Commission
HIS	heritage impact statement
IPC	Independent Planning Commission
LEP	local environmental plan
LGA	local government area
LPP	Local Planning Panel
NPW Act	<i>National Parks and Wildlife Act 1974</i>
NPWS	NSW National Parks and Wildlife Service
PA	planning agreement
OEH	NSW Office of Environment and Heritage
PAD	potential archaeological deposit
PVT	peak hour vehicle trip
REP	regional environmental plan
RFS	NSW Rural Fire Service
RF Act	<i>Rural Fires Act 1997</i>
RL	reduced level
RMS	NSW Roads and Maritime Services
SCI	site contamination investigation
SEE	Statement of Environmental Effects
SEPP	state environmental planning policy
SNPP	Sydney North Planning Panel
SULE	safe useful life expectancy
TSC Act	<i>Threatened Species Conservation Act 1995</i>
vtph	vehicle trips per hour
WM Act	<i>Water Management Act 2000</i>
WSUD	water sensitive urban design

1 Introduction

1.1 Commission

DFP has been commissioned by Adriano Pupilli Architects (APA) on behalf of Northern Beaches Council (Council) to prepare a Statement of Environmental Effects (SEE) for the proposed redevelopment of Long Reef Surf Life Saving Club (LRSLSC) at Pittwater Road, Collaroy (the site).

This report is to accompany a development application (DA) to Council. The site is located adjacent to Long Reef Beach and Long Reef Headland and is zoned RE1 Public Recreation (the RE1 Zone).

The proposed development comprises:

- Demolition of the existing Long Reef SLSC facilities and amenities buildings;
- Construction of three new buildings comprising:
 - A two-storey clubhouse with SLSC storage, gym, training room, office and amenities on the ground floor and function rooms with associated back of house facilities on the upper floor;
 - A single storey amenities block; and
 - A single storey café building with equipment lockers.
- New landscaping around the buildings; and
- Retention of existing vehicular access from Pittwater Road with no change to existing car park arrangement.

1.2 Purpose of this Statement

The purpose of this report is to provide Council and relevant NSW State Government Agencies with all relevant information necessary to assess the subject development proposal and to determine the DA in accordance with section 4.16 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the *Environmental Planning and Assessment Regulation 2000* (the Regulation).

As Council is the applicant for the DA and the development has a Capital Investment Value (CIV) of more than \$5 million, the application will be the subject of an independent assessment and the consent authority will be the Sydney North Planning Panel (SNPP).

1.3 Material Relied Upon

This SEE has been prepared by DFP based on information referred to herein and/or appended to this report and a site inspection undertaken on 23 May 2018 and 6 August 2019.

2 Background

2.1 Background

Long Reef Surf Life Saving Club was formed in 1950. Over the past decade, Council has been working with LRSLSC to investigate opportunities to renew the existing club facilities.

In 2017, LRSLSC approached Council to reactivate the proposal to build a new surf club building and beach facilities to meet the current and future needs of the club and the local community. The aims of the project are to:

- Provide a fit for purpose modern facility to suit the needs of the club, lifeguards, and the community;
- Address the shortcomings of the current facility;
- Provide additional storage for community groups;
- Improve facilities and accessibility; and
- Blend into and fit within the constraints of the environmentally sensitive locality.

The current proposal is the result of a two-stage community engagement proposal. The first stage of community engagement occurred between 26 May and 22 June 2017, with a Community Working Group established in June 2017. The design team led by APA was engaged in October 2017 to develop a concept design. A second stage of engagement was held between 28 September and 11 November 2018. At the completion of the second stage of community engagement, an alternative concept design was developed to address changes requested by LRSLSC.

At the Council meeting on the 26 February 2019, Council resolved to:

A. Council determined to progress with the alternative concept design

B. Council progress to Development Application with the preferred concept and report back to Council with final costings and a proposed funding model.

2.2 Pre-Lodgement Meeting

A Pre-Lodgement Meeting (PLM) was held with Council officers, the client and members of the design team on 6 August 2019. A copy of the PLM minutes is provided as **Appendix 1**.

Table 1 provides a review against the key issues discussed at the PLM.

Table 1 Pre-Lodgement Meeting	
Issue	Response
Coast & Catchments	A Coastal Engineering Report has been prepared by Horton Coastal Engineering (Appendix 9) that addresses the impacts of coastal processes on the building and adjoining land. Sections 6.1.3 , 6.1.5 , 6.1.6 and 0 of this report also address the compliance of the proposed developments with Clauses 13 and 14 of <i>State Environmental Planning Policy (Coastal Management) 2018</i> (Coastal Management SEPP); Clause 6.5 of <i>Warringah Local Environmental Plan 2011</i> (WLEP 2011); and Part E9 of <i>Warringah Development Control Plan 2011</i> (WDCP 2011).
Urban Design	
Shade Structure	The shade structure for the public BBQ area, located to the north of the new public amenities building, has been designed to respond to the overall architectural language, roof form, geometry and materials of the proposed SLSC development. The shade structure has a timber batten roof to provide filtered light and shade to the BBQ area below.
Roof Form to Canopy / Awning	The design team carefully considered the comments provided at the PLM in relation to the pergola located along the southern elevation of the main club building. A key architectural design strategy was to establish a consistent datum line for all three buildings. Extending the timber battens to form the pergola and extend to the ground would

2 Background

Table 1 Pre-Lodgement Meeting

Issue	Response
Amenities Block	<p>disrupt this datum line and increase the overall bulk of the building. The southern elevation of the main club building is exposed to the weather and not as suitable as an outdoor gathering space as the balconies located to the north (Banksia Canopy Terrace) and east (Sun-check deck). Views to the south are available internally from the function room.</p> <p>The functionality of the circulation for the amenities block has been carefully considered by the design team. The design provides a shared circulation zone for the male, female and unisex accessible amenities. An island washbasin has been provided, which is accessible from both sides for all patrons.</p>
Landscape	<p>The proposed SLSC development does not increase the area of pavement and maintains the existing dune profile. It is noted that sand is constantly being moved across the site. The existing timber fence delineates the existing area of the SLSC from the surrounding dunescape. A system of permeable unit pavers helps to stabilise the sand around the proposed SLSC and allow for the plants of the sand dunes to be planted around the development.</p> <p>An Arboricultural Assessment Report has been prepared by Allied Tree Consultancy, which includes an assessment of the existing group of Banksia trees (Appendix 4). The Arboricultural Assessment Report provides detailed recommendations in relation to the establishment of tree protection measures to ensure that these trees are retained.</p> <p>The planted dune to the western edges of the amenities and café buildings is proposed to be banked up against the buildings to provide a partial screening of the building. A minimum 1800mm difference between the top of the dune and the top of the building will allow for ventilation and discourage climbing onto the roof. The proposed planting is a mix of low height shrubs, groundcovers and grasses that will assist in screening the buildings from the carpark.</p> <p>Wherever possible, all landscaped garden edges are provided as raised seating edges.</p> <p>The existing outdoor showers have been relocated closer to the carpark. Additional outdoor showers are provided at the south-east corner of the building.</p> <p>As noted above, the pergola has a timber batten structure, which will provide filtered light.</p> <p>The existing Cook Pine and Pandanus Screw-pines are being retained within the proposed courtyard. These are complimented by a grid of Cabbage Tree Palms (<i>Livistona australis</i>).</p>
Biodiversity	<p>It is noted that the wider site contains areas of endangered ecological communities (EECs). However, the proposed development is located on a similar footprint to the existing SLSC development and only two (2) trees are required to be removed to facilitate the development. Any native vegetation that is required to be removed will be offset at a ratio of 1:1.</p> <p>Erosion and sediment control plans prepared by Wood & Grieve Engineers identify the appropriate sedimentation, stormwater and run-off management devices to be installed prior to any works commencing on site (Appendix 10) These are to be maintained during and post-construction.</p>
Stormwater	<p>The existing stormwater pipe and pit are proposed to be demolished. A new stormwater drainage network is proposed to be installed in accordance with Council's Water Management Policy (Appendix 10).</p>

3 Site Context

3.1 Location

The site is located with Griffith Park to the east of Pittwater Road, adjacent to Long Reef Beach and Long Reef Headland (see **Figure 1**).



Figure 1 Site Location

3.2 Site Description

The site is legally described as Lot 11 in Deposited Plan (DP) 1193189. The lot is bound by Anzac Avenue and Fisherman's Beach to the north; Long Reef Aquatic Reserve to the east; Long Reef Beach and Dee Why Lagoon to the south; and Pittwater Road to the west. The overall size of the Site (including Lot 1 DP 1144187 that contains the Long Reef Golf Course) is approximately 70.82ha.

Figure 2 is an aerial of the overall site.

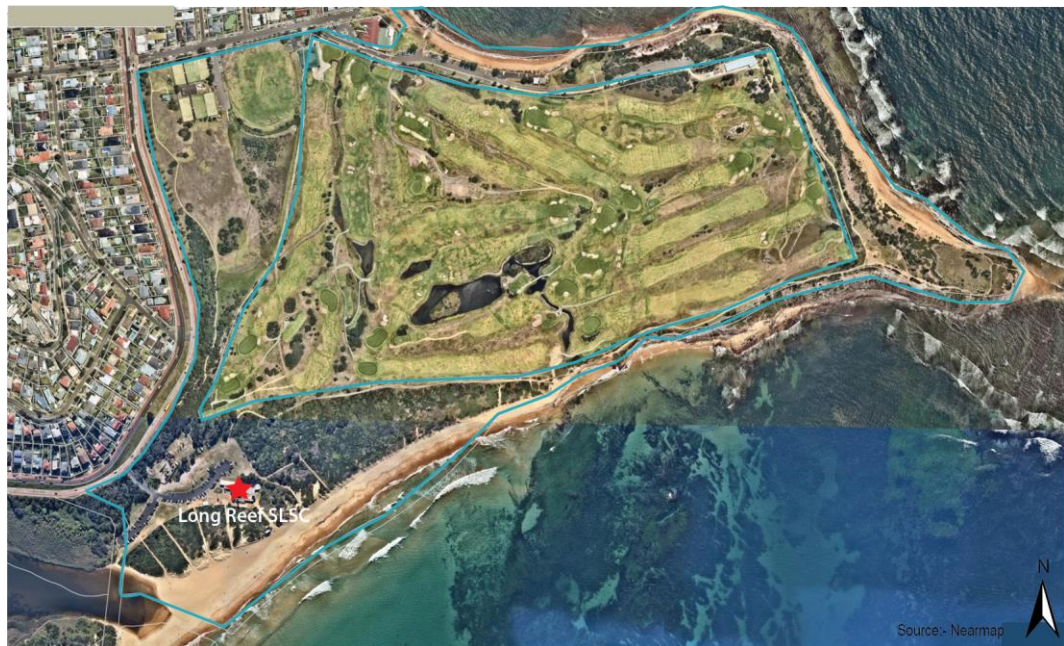


Figure 2 Site Context

3 Site Context

The Long Reef SLSC is located in the southern corner of the lot (**Figure 3**). Vehicular access to Long Reef SLSC is from Pittwater Road. The existing Long Reef SLSC building and amenity block are located within a depression. This topography assists in shielding the buildings from view (**Figure 4**). To the west of the Long Reef SLSC is a public car park.



Figure 3 Long Reef SLSC and its immediate context.



Figure 4 Existing Long Reef SLSC building and amenities block as viewed from the dunes to the south.

A detailed site survey has been prepared TSS Total Surveying Solutions and is included as **Appendix 2** of this SEE.

3 Site Context

Existing Buildings

The existing Long Reef SLSC is a single storey brick building. A former lifesaver viewing tower and terrace are located on the building's roof (**Figure 5**). There is also a single storey amenities block with kiosk (**Figure 6**). Plans of the existing buildings have been prepared by APA and are included in **Appendix 3**.



Figure 5 Existing LRSLS building with tower and rooftop terrace



Figure 6 Amenities block and kiosk

3 Site Context

Significant Vegetation

Significant vegetation in the immediate vicinity of Long Reef SLSC includes:

- Cook Pine tree;
- Pandanus;
- Banksia trees (**Figure 7**); and
- Spinifex Grassland.



Figure 7 Existing grove of Banksia Trees located on the northern side of the existing building

Vehicular Access and Parking

Vehicular access to the site is from Pittwater Road. Access is left-in/left-out only. The existing carpark provides 147 spaces. There is also overflow parking available within the grassed area to the north of the carpark, which is used during peak periods. There is an existing vehicular cross-over located to the south of the existing public amenities/ kiosk building, which provides access for service vehicles and other vehicles/equipment associated with the SLSC.

Existing Operation

The existing SLSC facilities are open throughout the year, with access to Long Reef Beach available at all times. The existing training space and gym hosts training sessions. The function room can be hired for Private functions.

The busiest period at LRSLSC is on Saturday afternoons (2-5pm) when Nippers events are on. There are approximately 20 Nippers events per year (late October to late February).

3.3 Surrounding Development

North of the site is the Long Reef Golf Course. South of the site is Dee Why Lagoon. Directly east of the site is the Tasman Sea and Long Reef Beach. West of the site is the low-density residential suburb of Collaroy

4 Proposed Development

4.1 Summary of Proposed Development

The proposed development comprises:

- Demolition of the existing Long Reef SLSC facilities and amenities buildings;
- Construction of three new buildings comprising:
 - A two-storey clubhouse with SLSC storage, gym, training room, office and amenities on the ground floor and function rooms with associated back of house facilities on the upper floor;
 - A single storey amenities block; and
 - A single storey café building with equipment lockers.
- New landscaping around the buildings; and
- Retention of existing vehicular access from Pittwater Road with no change to existing car park arrangement.

Architectural drawings for the proposed development have been prepared by APA and are included as **Appendix 3**.

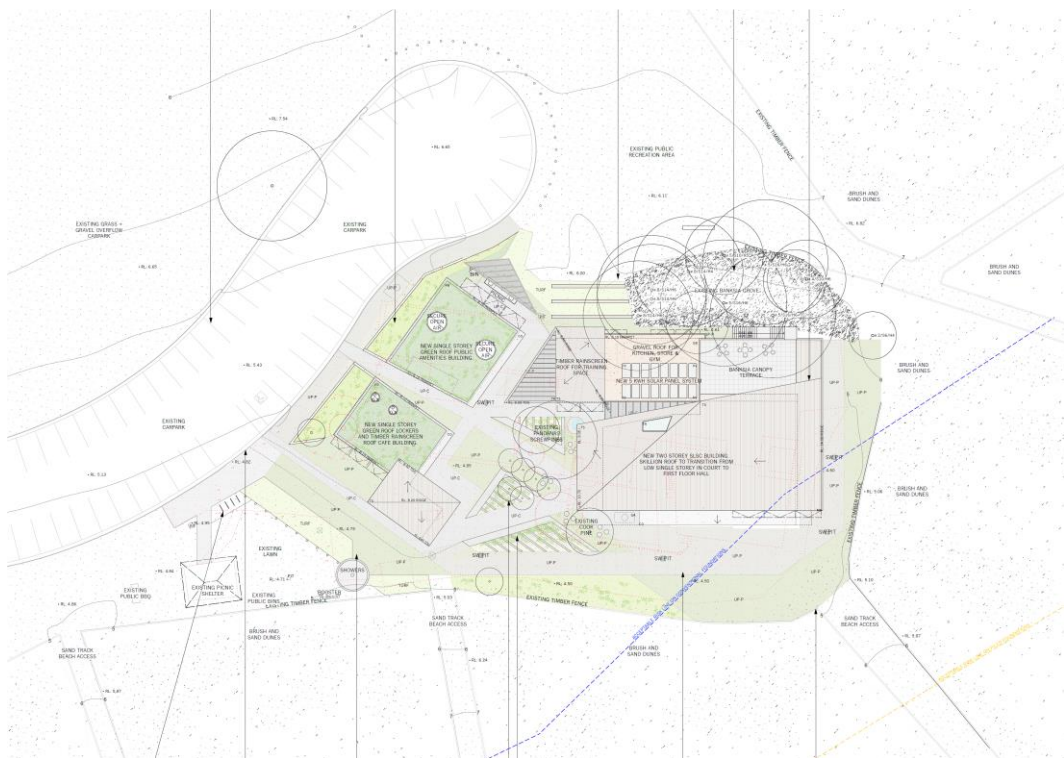


Figure 8 Proposed site plan

The following subsections provide a more detailed description of the proposed development.

4.2 Demolition and Site Preparation

The architectural plans prepared by APA illustrate the extent of demolition required (**Appendix 3**). Demolition includes the removal of the existing Long Reef SLSC building, amenities building, pebblecrete hardstand, stormwater pit and sewer pump out station. The existing picnic shelter and public BBQ are to be retained, along with the existing vehicular access.

4 Proposed Development

A Construction Management Plan (CMP) will be prepared prior to the issue of the Construction Certificate. The CMP will address construction issues such as ongoing community consultation; staging of the works; traffic and parking management; tree and dune protection measures; dust management; demolition noise and vibration; working hours; hazardous materials; and installation of temporary site amenities.

4.3 Tree Removal and Protection

An Arboricultural Assessment Report has been prepared by Allied Tree Consulting provides an assessment of 14 trees located in the vicinity of the proposed development (**Appendix 4**). There are two further trees that have been identified that do not meet the definition of a prescribed tree under the Warringah Development Control Plan 2011. One of these trees is required to be removed to facilitate the proposed development.

The existing Washington Palm (*Washingtonia* sp.) (identified as Tree No. 1 in the Arboricultural Assessment Report) located to the south-west of the existing amenities / kiosk building is proposed to be removed. This tree is to be replaced with an indigenous species with a mature height of at least 10m.

For the other trees (identified as Tree Nos 2 – 14), the Arboricultural Assessment Report provides recommendations in relation to the establishment of appropriate tree protection zones; protection during demolition and construction; and pruning of trees. The Arboricultural Assessment Report also provides recommendations in relation to appropriate compensatory planting, if any trees are unexpectedly lost during the demolition and construction process.

4.4 New Buildings

The proposed development comprises three new buildings located around a landscaped courtyard. The three buildings comprise a two storey SLSC building; a single-storey public amenity building and a single-storey café building with storage lockers. The three buildings are described as nestling into the dunescape (**Figure 9**).



Figure 9 Aerial view of the three new buildings.

A consistent palette of materials and finishes have been selected for all three buildings. Proposed finishes include concrete block work, concrete breeze block; and timber screening and cladding. The materials selected are robust, durable and easy to maintain. The timber screen and cladding will be allowed to weather so that the buildings blend further into the dunescape.

4 Proposed Development

4.4.1 Surf Life Saving Building

The proposed Surf Life Saving Building is a two (2) storey building comprising:

Ground Floor

- Two (2) x SLSC storage rooms;
- Gym;
- Training Room with kitchenette and store;
- Club Member male, female and unisex accessible amenities;
- First aid room;
- Office / reception area with associated store;
- Lift and stair access to the first floor;

First Floor

- Function Room;
- Bar;
- Kitchen with cold store;
- Male, female and unisex accessible toilet;
- Mechanical plant room; and
- Outdoor terrace and deck.

The proposed building has a kite shaped roof that provides a lower scale facing the landscaped courtyard but opens out towards the Long Reef Beach and Headland (**Figure 10**).



Figure 10 View of the proposed SLSC building from the courtyard

4.4.2 Public Amenities Building

The proposed amenities building is single storey with a planted green roof. The building contains male, female and accessible amenities including showers and changing areas. On the northern elevation is public BBQs and utility kitchenette.

4 Proposed Development

4.4.3 Café / Storage Building

The proposed café building is single storey with a planted green roof. The café building comprises a café with kitchen and store along with storage lockers for Council and community groups.

4.5 Landscaping

Landscape Plans and a Landscape Design Statement have been prepared by Tyrrell Studio Landscape Architect (**Appendix 5**). The landscape is designed to integrate with the surrounding dunescape and the new buildings. Some of the key features of the landscape design include the low height dune garden against the western elevation of the public amenities building and café building (**Figure 11**) and a grid of Cabbage Tree Palms in the courtyard.



Figure 11 Photomontage of the view from the existing carpark

4.6 Vehicular Access, Car Parking and Loading

There are no proposed modifications to the existing carparking. The existing driveway crossover is to be retained to maintain access for service vehicles and other vehicles associated within the SLSC (such as all-terrain vehicles and surf boat trailers).

4.7 Building Code of Australia and Access

A BCA Assessment Report has been prepared by Steve Watson + Partners (**Appendix 6**). The BCA Assessment Report concludes that:

The development adequately satisfies the intent of being able to comply with the requirements of the BCA for the purpose of DA submission.

We confirm the design as shown on the drawings referenced in Appendix A is capable of achieving compliance with the BCA subject to further detail at the design development stage. The design will be subject to a Construction Certificate to ensure all aspects of the design will comply with BCA requirements including any performance-based determinations.

4.8 Operation

The following hours of operation for LRSLSC are proposed:

Monday - Sunday

- 5am – 7am: Gym / Function facilities are open for fitness activities and classes;
- 7am – 10pm: Gym / Function facilities open for fitness activities and classes
Large event function available in function facility
- 10pm – 12am: Large event functions available, no ambient music outside
- 12am – 1am: Last hour service for functions, including pack down.

Emergency SLSC operations and general Club Member operations and activities may be in use 24 hours a day.

5 Approvals, Permits and Licences

5.1 General

The proposed development requires or may be deemed to require several approvals, consents, licences, permits or permissions from various government departments, pursuant to legislation other than the EP&A Act.

This section outlines relevant other legislation including the approvals, licences and permits which may need to be sought concurrently with the subject DA. This outline is structured under headings relating to the responsible Government departments and approval authorities.

5.2 Crown Land Management Act 2016

Long Reef SLSC is located with Griffith Park. Griffith Park was proclaimed as a Crown Reserve in 1914 and the Northern Beaches Council is appointed Crown Land Manager (CLM) responsible for the care, control and management of the reserve. Under the Crown Land Management Act 2016 (CLM act) and Local Government Act 1993, the Site is dedicated for the purpose of "Public Recreation". Councils, in their capacity as Crown Land Managers (CLM) appointed to manage Crown Reserves are "Public Authorities" for the purposes of the EP&A Act. As a consequence, a CLM may make a Development Application without the need for consent of the Crown, as owner of the land, provided that a notice of intention to make the application is served upon the Crown for comment prior to lodgement. Such notice must include plans and any relevant documents to the Department for comment against the proposed development.

5.2.1 Griffith Park Plan of Management

Griffith Park is subject to the Griffith Park Plan of Management 2011 (Griffith Parks POM), which the former Warringah Council first adopted in 1999 and it was reviewed and updated in 2005 and 2011. The aim of the Griffith Park POM is to provide a framework for managing Griffith Park by establishing management strategies, proposed actions, performance indicators and priorities for implementation. A vision statement has been established for Griffith Park:

"To recognise Griffith Park's role as a 'significant place' in the Warringah open space system, ensure protection and conservation of identified values through appropriate management, in a way which best meets the environmental, recreational, educational and social needs of the present community and for future generations".

In relation to the redevelopment of Long Reef SLSC, the Griffith Park POM supports this with the renewal of the surf lifesaving building and amenities block considered to be consistent with the public purpose of the park. The management actions in Section 6 of the Griffith Park POM permit the upgrade of the of the Long Reel SLSC, based on the key principles. These principles are identified in **Table 1** below.

Table 2 Management principles for redevelopment of Long Reef SLSC

Principle	Comment
The building footprint is not to be extended generally beyond the current footprint of the combined surf club, amenities block and kiosk area. At no point should the footprint of any new building or development extend into the existing dune area as delineated by the existing dune fencing	The proposed building footprint is similar to the existing footprint of the surf club building and associated amenities. The proposed buildings do not extend into the existing dune area.
The facility design is to be sympathetic to the surrounding landscape with no, or limited visibility from Pittwater Road and integrated into the natural topography of the area. Materials and finishes will complement this integration. The building will seek to demonstrate leading environmental practice in keeping with Council's commitment to environmental	The buildings' design responds to the natural topography of the area, nestling within the dunes. The building has been sited to retain the existing clump of Banksia Trees located to the north of the building. The roof of the two-storey surf club building has been carefully designed to taper to one storey towards Pittwater Road to the west. The two single storey buildings are proposed to have green roofs that will

5 Approvals, Permits and Licences

Table 2 Management principles for redevelopment of Long Reef SLSC

Principle	Comment
sustainability through its adopted facility development policies;	contribute to overall sustainability of the building. There will be a photovoltaic system on the roof above the gym and training room.
Any development of the site must not adversely impact on surrounding sand dunes. No increase in vehicular access is permissible through the immediate dune system;	The proposed development is unlikely to impact on the surrounding sand dunes. No increase in vehicular access is proposed through the adjacent dunes.
The building will be up to two storeys and in accordance with the height limits under Warringah's LEP. No access or activity is permissible on the roof of any building (other than for maintenance purposes);	The proposed surf club building is two storeys with the other two buildings one storey. There is a small outdoor terrace located on the roof above the storage. This terrace is accessed from the function room and will be screened by the banksia trees to the north and the two storey building from the south.
Materials and finishes are to be appropriate to the open space and beachfront character of the site and to be of a quality and durability acceptable to Council;	Materials and finishes have been selected to respond to the beachfront character of site. Finishes include concrete block work, breeze block and timber screening and cladding.
The building is to be available for hire by the public, including other community groups;	The proposed SLSC development provides facilities for other community groups and will be made available for hire to the public.
The building could include a cafe/kiosk open to reserve and beach users alike and operate subject to State Government guidelines. The Club building could contain a function area that can be used for surf club functions and be available for hire by the wider public for social gatherings such as weddings, birthdays and other regular community uses such as exercise classes;	A café has been incorporated within one of the buildings. It will be open to the public. The second storey of the club house building provides a function room and commercial kitchen. A training room and gym are included on the ground floor of the surf club building.
Tenure conditions (lease/licence) conditions will ensure that impacts on neighbours are minimised and are in keeping with the character of Park and nearby uses; and	It is noted that Long Reef SLSC has a current lease and license for the use of the Site. However, a new lease will need to be entered into the by the Club for the new development.
General improvements and landscaping works are to be consistent with the natural ecological characteristics of the surrounding sand dune vegetation communities.	Proposed landscaping design acknowledges the significance of the surrounding ecological communities. Planting selection to respond to the ecological characteristics of the Closed Heathland and Spinifex Grassland vegetation communities.

The proposed redevelopment of LRSLSLSC is consistent with the management principles outlined within the Griffith Park POM.

6 Environmental Planning Assessment

This section provides an environmental assessment of the proposed development in respect of the relevant matters for consideration under section 4.15(1) of the Environmental Planning and Assessment Act, 1979 (EP&A Act).

The key environmental planning issues associated with the proposed development are:

- Compliance with relevant planning policies and controls;
- Coastal Management;
- Transport, Traffic and Parking;
- Vegetation and Tree Removal;
- Stormwater Management;
- Heritage;
- Aboriginal Cultural Heritage;
- Noise;
- Crime Prevention Through Environmental Design; and
- Bushfire.

An assessment of these issues is provided in the following subsections.

6.1 Planning Controls

The following subsections assess the proposal against the relevant provisions of applicable Environmental Planning Instruments (EPIs), Draft EPIs, Development Control Plans (DCPs), Planning Agreements and matters prescribed by the Regulation in accordance with section 4.15(1)(a) of the EP&A Act.

6.1.1 State Environmental Planning Policy No 55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) relates to remediation of contaminated land and requires, amongst other things, investigations to be undertaken as part of any rezoning proposals for land or as part of any DA, to determine whether land is likely to be contaminated and if so, what remediation work is required.

The Site has been used for public recreation purposes since the early 20th century and has not been used for a purpose referred to in Table 1 of the contaminated land planning guidelines. Therefore, it is unlikely that the Site is contaminated.

6.1.2 State Environmental Planning Policy (Infrastructure) 2007

Clause 101 – Classified Roads

Clause 101 of *State Environmental Planning Policy (Infrastructure) 2007* (Infrastructure SEPP) applies to development with frontage to a Classified Road – Pittwater Road.

“(2) The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that:

- (a) where practicable, vehicular access to the land is provided by a road other than the classified road, and*
- (b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of:*
 - (i) the design of the vehicular access to the land, or*
 - (ii) the emission of smoke or dust from the development, or*
 - (iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and*
- (c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to*

6 Environmental Planning Assessment

ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road."

No changes to the existing vehicular access (left-in/left-out only) are proposed nor are any changes proposed to the existing carpark. The LRSLSC buildings are set back from Pittwater Road and this will assist in mitigating any impacts from vehicular noise or emissions. The proposed development is not of a type that is sensitive to vehicular noise or emissions.

A Traffic Impact Assessment (TIA) has been prepared by PTC traffic consultants (**Appendix 8**). The TIA report states:

As such, the indicative net trip generation is in the order of 12-13 vehicles. This is negligible in the context of overall traffic at the nearby Pittwater Road which experiences flows in the order of around 2,000 vehicles/hour in the AM peak period and 1,400 vehicle/hour in the PM peak period. As such, the traffic generation from this development is negligible (less than 1%) in terms of the overall volume at the Pittwater Road/Driveway intersection and is not anticipated to generate any significant traffic impacts upon the local road network.

Clause 104 – Traffic Generating Development

Clause 104 and Schedule 3 of the Infrastructure SEPP relate to traffic generating development and certain proposals trigger a requirement for referral to the RMS. Clause 104 applies to development specified in Column 1 of the Table to Schedule that involves:

- (a) new premises of the relevant size or capacity, or
- (b) an enlargement or extension of existing premises, being an alteration or addition of the relevant size or capacity.

LRSLSC is a type of community facility as defined under Warringah Local Environmental Plan 2011 (WLEP 2011) and is therefore identified as development for 'any other purpose' in Column 1 of Schedule 2 of the Infrastructure SEPP. Car parking associated with LRSLSC does not have a capacity of more than 200 vehicles per hour, therefore the proposed development is unlikely to require referral to RMS. However, this is a matter for Council to determine if referral to the RMS is necessary.

6.1.3 State Environmental Planning Policy (Coastal Management) 2018

The *Coastal Management Act 2016* (CM Act) was gazetted by the NSW Government on 3 April 2018, replacing the Coastal Protection Act 1979. It establishes a new strategic framework and objectives for managing NSW's coasts.

Coastal Management SEPP gives effect to the objectives of the CM Act and establishes DA assessment criteria. This replaces State Environmental Planning Policy No 71 – Coastal Protection. **Table 2** provides an assessment against the provisions of the Coastal Management SEPP.

Table 3 Coastal Management SEPP

Provision	Comment
<p>Clause 13 – Coastal Environment Area Consideration must be given to: the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment;</p> <ul style="list-style-type: none"> a) coastal environment values and natural coastal processes; b) the water quality of the marine estate, in particular cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1; c) marine and native vegetation and fauna and their habitats, undeveloped headlands and rock platforms; d) existing public open space and safe access to and along the foreshore, beach, headland or 	<p>The Site is mapped as being located within the Coastal Environmental Area under the Coastal Management SEPP. A review against Clause 13 is provided in the Coastal Engineering Advice prepared by Horton Coastal Engineering (Appendix 9).</p> <p>In addition, it is noted that the footprint and location of the proposed LRSLSC is similar to the footprint and location of the existing buildings. The building is predominately located landward of the "acceptable risk on conventional foundations" risk line. The existing dune topography and dune vegetation located seaward of the proposed development will be maintained to assist in reducing the risk of ocean and wave inundation.</p>

6 Environmental Planning Assessment

Table 3 Coastal Management SEPP

Provision	Comment
<p>rock platform for members of the public, including persons with a disability;</p> <p>e) Aboriginal cultural heritage, practices and places,</p> <p>f) the use of the surf zone.</p>	<p>Therefore, it is considered that the proposed location and design is appropriate and will minimise any potential impacts on the coastal environment area.</p>
<p>Clause 14 – Coastal Use Area Development consent must not be granted unless the consent authority:</p> <p>a) has considered whether the proposed development is likely to cause an adverse impact on the following:</p> <p>(i) Existing safe access to and along the foreshore, beach, headland or rock platform for members of the public; including persons with a disability.</p> <p>(ii) Overshadowing, wind funnelling and loss of views from public places to foreshores;</p> <p>(iii) Visual amenity and scenic qualities of the coast;</p> <p>(iv) Aboriginal cultural heritage, practices and places;</p> <p>(v) Cultural and built heritage; and</p> <p>Is satisfied that:</p> <ul style="list-style-type: none"> Development is designed, sited and will be managed to avoid an adverse impact referred to from the list above; and Has taken into account the surrounding coastal built environment, and the bulk, scale and size of the proposed development. 	<p>The Site is mapped as being located within the Coastal Use Area under the Coastal Management SEPP. A review against Clause 14 is provided in the Coastal Engineering Advice prepared by Horton Coastal Engineering (Appendix 9).</p> <p>The proposed development will not impact upon existing safe access to and along the foreshore and to Long Reef Beach. The Northern Beaches Coast Walk (Manly – Palm Beach) is located adjacent to the site. Access for persons with a disability is provided within the proposed SLSC development (refer to BCA Assessment Report prepared by Steve Watson & Partners – Appendix 6)</p> <p>The proposed development will not result in wind funnelling or overshadowing. Views from public places towards Long Reef Beach and Headland will not be impacted by the proposed development.</p> <p>The proposed development has been designed to nestle into the surrounding dunescape. Materials have been selected that will weather and blend with the surrounding landscape.</p> <p>The site is identified as having an Extremely High Potential of containing items of Aboriginal Cultural Heritage. However, as the proposed SLSC development is generally maintained within the footprint of the existing building, it is considered that the likelihood of uncovering any items of aboriginal significance is low. Recommendations are provided in the event that any items of Aboriginal Cultural Heritage are uncovered (refer to Section 0).</p> <p>The site is identified as containing a local heritage item (Item I11 'Fisherman's Hut, including winches and remnant vegetation'). It also contains two landscape conservation areas (Item C2 Long Reef Aquatic Reserve' and Item C3 'Coastal Cliff at Long Reef Headland'). The proposed development is considered to have a negligible impact on the heritage significance of these items (refer to Section 6.2.5).</p> <p>The proposed LRSLSC development is generally located in the same location as the existing facility and therefore, it is considered that the development has been design and sited to avoid any adverse impacts.</p> <p>The proposed development has been carefully designed to integrate with the natural topography of the dunescape. The roof of the two-storey surf club building has been designed to taper to one-storey towards Pittwater Road. The two single storey buildings have green roofs to complement the integration with the surrounding built environment. Materials and finishes have been selected to respond to the beachfront character of the site.</p>

6 Environmental Planning Assessment

Table 3 Coastal Management SEPP

Provision	Comment
<p>Clause 15 – Development not to increase the risk of coastal hazards Consent authority must be satisfied that the proposed development is not likely to cause increased risk of coastal hazards on that land or other land.</p>	Refer to discussion below.
<p>Clause 16 – Development in coastal zone generally – coastal management programs to be considered</p>	There is no certified coastal management program that applies to the land.

Coastal Risk Hazard

Coastal Engineering Advice has been prepared by Horton Coastal Engineer (**Appendix 9**). Acceptable risks lines for coastal erosion and recession were identified for the site (**Figure 12**). The risk lines are based on the new building having a design life of 100 years.

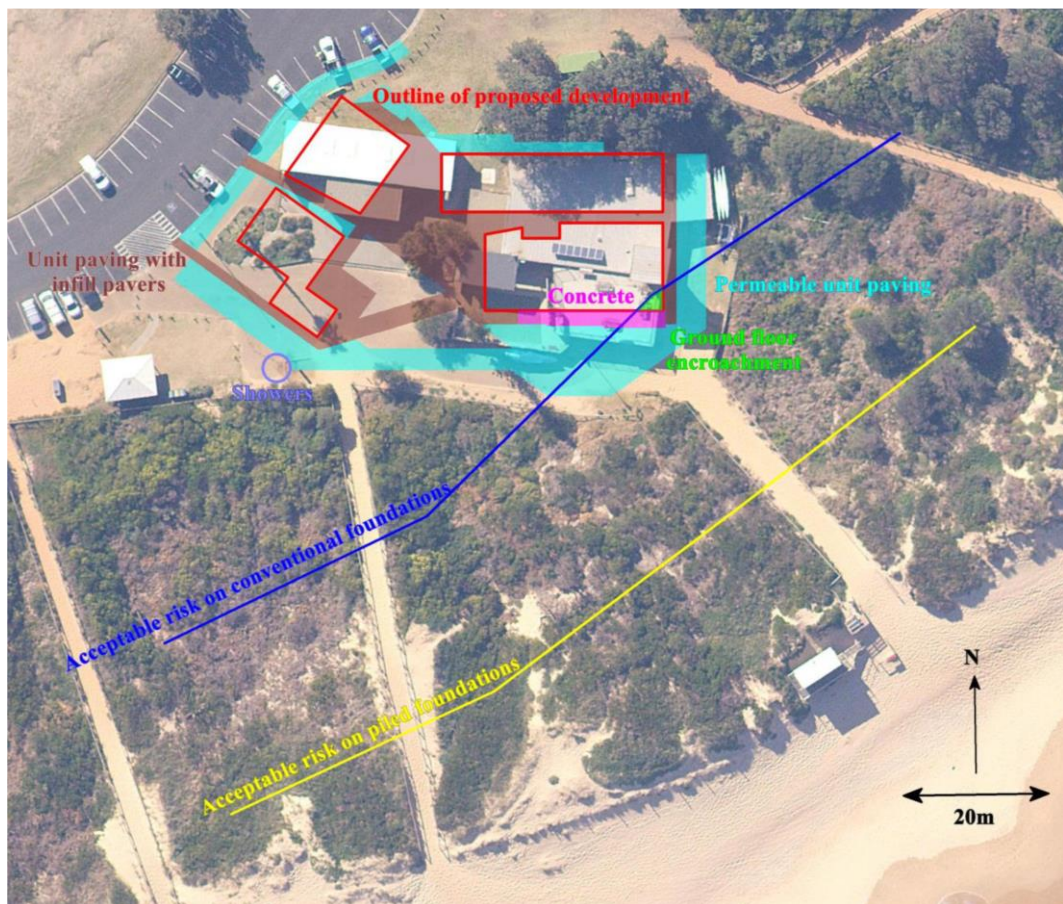


Figure 12 Acceptable Risk lines for new development at Long Reef SLSC.

As illustrated in **Figure 12**, the new development is located landward of the “acceptable risk on piled foundations” line. A small area of the south-east corner of the two-storey SLSC building encroaches the “acceptable risk on conventional foundations” line. It is proposed to cantilever the structure located seaward of the “acceptable risk on conventional foundations” line. This will be achieved by thickening and heavily reinforcing the stiffened raft foundations.

In addition, the Coastal Engineering Advice recommends maintenance of the elevated dunes located seaward of the proposed SLSC development. This will assist in reducing the risk of oceanic inundation of the proposed SLSC development.

6 Environmental Planning Assessment

The Coastal Engineering Advice concludes that:

It is proposed to demolish and rebuild Long Reef SLSC, and Northern Beaches Council has stipulated a 100 year coastal engineering planning period for its redevelopment. The proposed Long Reef SLSC is founded landward of the “acceptable risk on conventional foundations” line for the 100 year planning period, meaning that it can generally be placed on conventional foundations (from a coastal engineering perspective). That is, foundation design for the proposed development can generally be undertaken with consideration of structural and geotechnical issues only, without coastal engineering input. It is understood that the proposed stiffened raft foundations of the structure will be thickened and more heavily reinforced landward of the “acceptable risk on conventional foundations” line to enable a cantilever seaward of this line at the SE corner of the building. It is recommended that the concrete area to the south of the main SLSC building is also cantilevered in this manner.

Measures to reduce the risk of oceanic inundation (wave runup) damage (where practical) on the ground floor have been listed in Section 8.

It is important that dune topography (to provide sand volume to meet storm demand and reduce the potential for wave overtopping) and dune vegetation (to reduce windblown sand issues) is maintained seaward of the proposed development. If dune topography was ever considered to be mechanically lowered, then the acceptable risk lines would need to be reassessed.

The proposed development satisfies Clause 6.5 of Warringah Local Environmental Plan 2011 and Part E9 of Warringah Development Control Plan 2011 (with both of these planning instruments actually not applicable at the property), and satisfies the coastal engineering requirements of State Environmental Planning Policy (Coastal Management) 2018 (Clauses 13, 14, 15 and 16) for the matters considered herein.

It is therefore considered that the proposed development satisfies the requirements of the Coastal Management SEPP.

6.1.4 Draft State Environmental Planning Policy Remediation

*Draft State Environmental Planning Policy (Remediation of Land) forms part of the SEPP review program by the NSW Government and is intended to replace SEPP 55. Public consultation on the draft policy closed on 13 April 2018. It is considered that the assessment outlined in **Section 6.1.1** of this report satisfactorily considers the relevant matters and that the proposal is acceptable in these regards.*

6.1.5 Warringah Local Environmental Plan 2011

Table 4 provides a summary assessment of the proposed development against the relevant provisions of the LEP.

Table 4 Assessment against Relevant Provisions of LEP		
Provision	Assessment	Consistent
Clause 2.2 – Zoning - RE1 Public Recreation	The Site is zoned RE1 Public Recreation (the RE1 zone). Long Reef SLSC is a type of ‘community facility’. Community facilities are permitted with consent in the RE1 zone. In addition, ‘recreation facilities (indoor)’ and ‘restaurants and cafes’ are permitted in the RE1 zone.	Yes
Clause 5.10 Heritage Conservation	A due-diligence search of the Site on the EESG AHIMS Web Services identifies 10 Aboriginal Sites in or near the above location. The site is also identified as having an Extremely High Potential of containing items of aboriginal significance. It is noted that the proposed LRLSC buildings are located in an area that has already been disturbed and therefore, it is unlikely that any items of Aboriginal Cultural Heritage will be uncovered. Recommendations are provided in Section 6.2.4 of this report.	Yes

6 Environmental Planning Assessment

Table 4 Assessment against Relevant Provisions of LEP

Provision	Assessment	Consistent
	Part of the Site is identified as a local heritage item (Item I11 Fisherman's Hut including winches and remnant vegetation). Part of the Site is identified as a Landscape Conservation Area (C2 Long Reef Aquatic Reserve and C3 Coastal Cliff at Long Reef Headland) (Figure 14). These items are not within the immediate visual curtilage of Long Reef SLSC. The Site is also in the vicinity of the C5 Dee Why Lagoon and Reserve Landscape Conservation Area. The proposed SLSC development is considered to have a negligible impact on the significance of the heritage items (refer to Section 6.2.5)	
Clause 6.1 Acid Sulfate Soils	<p>The Site is identified as containing Class 1, 3, 4 and 5 Acid Sulfate Soils (ASS). The existing Long Reef SLSC building appears to be located in an area identified as containing Class 3 ASS. The proposed development will require minor site excavation for the purposes of footings, foundations and the lift shaft.</p> <p>Geotechnical advice from Crozier Geotechnical Consultants has indicated that potential ASS exist below 2.5m (Appendix 7). Therefore, an ASS Management Plan will be required to appropriately treat excavated material from below 2.5m depth, prior to removal.</p>	Yes
Clause 6.4 Development on sloping land	<p>The Site is located within 'Area A', therefore there are no specific requirements relating to development on sloping land.</p> <p>The geotechnical advice from Crozier provides advice in relation to appropriate foundations and footings (Appendix 7).</p>	Yes
Clause 6.5 Coastline Hazards	The site is not identified on Council's Coastal Hazard Map under WLEP 2011. However, an assessment against the provisions of Clause 6.5 has been provided in the Coastal Engineering Advice prepared by Horton Coastal Engineering (Appendix 9). The Coastal Engineering Advice concludes that the proposed SLSC development is consistent with the requirements of Clause 6.5 of WLEP 2011.	Yes

6.1.6 Warringah Development Control Plan 2011

Table 5 provides a summary assessment of the proposed development against the relevant provisions of the DCP.

Table 5 Assessment against Relevant Provisions of DCP

Provision	Assessment	Consistent
Part C Siting Factors		
C2 Traffic, Access and Safety	The existing vehicular access to the Site is from Pittwater Road. There are no proposed changes to this access. On-site loading and unloading will operate as per the existing arrangement with all vehicles able to enter and exit the Site in a forward direction.	Yes

6 Environmental Planning Assessment

Provision	Assessment	Consistent
	<p>A Traffic Impact Assessment (TIA) has been prepared by PTC (Appendix 8). The TIA concludes that the proposed SLSC development is anticipated to result in a peak hour traffic generation of 20 vehicles, which is considered to have a negligible impact upon the surrounding road network. Major events at LRSLSC, such as functions and Nippers events occur outside of commuter peak hours on weekends and in the evening.</p> <p>SIDRA modelling of the intersection has been undertaken as part of the TIA. The intersection of Pittwater Road and the driveway will continue to operate at Level of Service (LoS) A with minimal delay and queuing on both approaches.</p>	
C3 Parking Facilities	<p>There are no proposed changes to the existing car park. The TIA notes that:</p> <p><i>“the proposal is not anticipated to generate significant increases in parking demand. With the renovation, a conservative estimate places the increased parking demand at 43 spaces above the existing demand. Based on occupancy surveys of the site on a typical weekday and on a typical weekend, the existing car park has enough capacity to cater the increasing demand during a night event in LRSC.”</i></p>	Yes
C3A Bicycle Parking and End of Trip Facilities	<p>Eight (8) bicycle parking spaces are provided adjacent to the public BBQ area. End of trip facilities (showers and change rooms) are provided within the public amenities building.</p>	Yes
C4 Stormwater	<p>A Stormwater Management Report and Plan has been prepared by Wood & Grieve Engineers (Appendix 10). The Stormwater Management Report has been prepared with regard to the requirements of C4 of WDCP 2011, along with the Warringah Council Water Management Policy and On-site Stormwater Detention Technical Specification.</p> <p>The existing stormwater drainage lines and pit will be replaced by a new system.</p> <p>Hydraulic modelling of the catchment has been undertaken using DRAINS modelling software. Post development there will be a decrease in the stormwater release rate due to a smaller impervious area. No on-site detention is proposed.</p>	Yes
C5 Erosion and Sedimentation	<p>An Erosion and Sediment Control Plan has been prepared by Wood & Grieve Engineers (Appendix 10).</p>	Yes
C8 Demolition and Construction	<p>A Demolition and Construction Waste Management Plan has been prepared by the applicant (Appendix 11).</p>	Yes
C9 Waste Management	<p>A Waste Management Plan (operation) has been prepared by the applicant (Appendix 11). Separate bin storage is provided for the café, SLSC, amenities and public BBQ. This is located adjacent to the carpark for ease of access by Council waste collection vehicles.</p>	Yes

6 Environmental Planning Assessment

Table 5 Assessment against Relevant Provisions of DCP

Provision	Assessment	Consistent
Part D Design		
D3 Noise	<p>An Acoustic Assessment Report has been prepared by GHD (Appendix 12). The Acoustic Assessment report provides an assessment of the noise emission from the use and operation of the proposed facilities. The report concludes that the development is capable of achieving the relevant noise emission criteria. By implementing the noise mitigation measures identified in the Acoustic Assessment report, the proposed LRSLSC will not adversely impact the acoustic amenity of the adjoining residential area (refer to Section 6.2.6)</p> <p>It is noted that the proposed development is approximately 170m from the nearest residential dwellings on Pittwater Road. In addition, the first-floor function room is orientated towards the ocean.</p>	Yes
D7 Views	The new buildings have been designed to integrate with the surrounding topography protecting existing views within and across the Site.	Yes
D9 Building Bulk	The proposed buildings have been designed to relate to topography and site conditions. The roof of the two-storey surf club building has been carefully designed to taper to one storey towards Pittwater Road to the west reducing the overall building bulk.	Yes
D10 Building Colours and Materials	Building colours and materials respond to the surrounding natural landscape / dunescape. They have been selected to be robust and durable. A Schedule of Colour and Materials is included as part of Appendix 3 .	Yes
D11 Roofs	The roofs are designed to respond to the surrounding topography. Service equipment, plant and lift overruns are integrated into the built form.	Yes
D12 Glare and Reflection	Glare and reflection will be taken into consideration as part of the design process. There is no large area of glazing or reflective materials facing Pittwater Road or the adjacent residential precinct.	Yes
D14 Site Facilities	A Waste Management Plan (operation) has been prepared by the applicant (Appendix 11). Separate bin storage is provided for the café, SLSC, amenities and public BBQ. This is located adjacent to the carpark for ease of access by Council waste collection vehicles.	Yes
D18 Accessibility	A BCA Assessment Report has been prepared by Steve Watson & Partners, which includes an assessment against Part D3 of the BCA and AS1428.1 - 2009 (Appendix 6). The BCA Assessment Report concludes that the proposed development is capable of achieving compliance with the relevant provisions of the BCA.	Yes
D20 Safety and Security	Safety and security has been taken into consideration as part of the design process. A review against the principles of Crime Prevention Through Environmental Design	Yes

6 Environmental Planning Assessment

Table 5 Assessment against Relevant Provisions of DCP

Provision	Assessment	Consistent
	(CPTED) is included in Section 6.2.10 of this SEE.	
D22 Conservation of Energy and Water	The buildings are designed to minimise energy and water consumption. An Energy Performance Report has been prepared by BCA Energy to assess the proposed design against the principles of environmentally sustainable design (ESD) and energy efficiency provisions (Appendix 13). The Energy Performance Report also provides a compliance review against the provisions of Section J of the NCC. The Energy Performance Report concludes that the proposed SLSC development is capable of achieving the relevant requirements of Section D22 of the WDCP 2011 and Section J of the NCC.	Yes
Part E The Natural Environment		
E1 Preservation of Trees and Bushland Vegetation	<p>An Arboricultural Assessment Report has been prepared by Allied Tree Consultancy (Appendix 4). Two trees are identified to be removed to facilitate the works. However, one of these trees does not meet the definition of a tree under the DCP as it has a height of less than 5metres or a trunk less than 100mm in diameter. Tree No. 1 (Washington Palm) is required to be removed and will be replaced by a suitable indigenous species with a minimum mature height of 10m.</p> <p>The Arboricultural Assessment Report provides detailed recommendations in relation to detailed tree protection measures before, during and after construction. In the event, that any trees are unexpectedly lost during demolition or construction, compensatory planting of a similar species will be undertaken as detailed in the Arboricultural Assessment Report.</p>	Yes
E2 Prescribed Vegetation	Vegetation adjacent to Long Reef SLSC is identified as "Threatened and High Conservation Habitat"; Wildlife Corridor and Native Vegetation. The proposed SLSC development is located in a similar location to the existing SLSC and therefore, it has been sited to minimise any impacts on prescribed vegetation.	Yes
E3 Threatened Species, populations, ecological communities listed under State or Commonwealth legislation, or High Conservation Habitat	Land adjacent to Long Reef SLSC is identified as containing known or potential threatened and high conservation habitat. No threatened species, populations or ecological communities are proposed to be removed as part of the development.	Yes
E4 Wildlife Corridors	The Site is identified as part of a Wildlife Corridor. As the proposed SLSC development is located on a similar footprint to the existing SLSC development, the works will not have an adverse impact on any wildlife corridors.	Yes
E5 Native Vegetation	The Site is identified as containing native vegetation. Two trees are proposed to be removed as part of the proposed SLSC development These trees do not constitute native vegetation.	Yes

6 Environmental Planning Assessment

Provision	Assessment	Consistent
E6 Retaining unique environmental features	The proposed Long Reef SLSC buildings will occupy a similar footprint to the existing buildings and have been carefully sited to allow the retention of the surrounding dune system. Maintaining the existing dune system will also assist in reducing the risk of oceanic inundation.	Yes
E9 Coastline Hazard	A Coastal Engineering Advice has been prepared by Horton Coastal Engineering that addresses the provisions of Part E9 of the WDCP 2011 (Appendix 9). The Coastal Engineering Advice notes that the proposed development is generally landward of the “acceptable risk on conventional foundations” setback line”. Structural and geotechnical advice has been sought in relation to the design of the slab located seaward of the risk line. Therefore, the risk of damage from and to coastal processes is identified as being acceptably low. The proposed SLSC development will maintain public beach amenity and surf amenity. Refer to the discussions in Section 6.1.3 .	Yes
E11 Flood Prone Land	The site of the Long Reef SLSC is not identified as flood prone under Warringah DCP 2011.	N/A

6.1.7 Development Contributions Plan

The Northern Beaches Council Contributions Plan 2018 (Warringah LEP) applies to land located within the former Warringah LGA. However, development applications for public purposes undertaken by Council that involve the use of Crown Land as defined under the CLM Act are exempt from the levy.

6.2 Likely Impacts of the Development

The following subsections assess the likely impacts of the development in accordance with section 4.15(1)(b) of the EP&A Act.

6.2.1 Built Form, Bulk and Scale

The proposed SLSC development is of contemporary design and responds to the surrounding topography and vegetation of the dunescape through the modulation of the building forms, the use of materials and integrated landscape approach (**Figure 13**). The overall built form, bulk and scale of the development is considered to be appropriate to the setting and consistent with the design principles established by the Griffith Park PoM.

6 Environmental Planning Assessment



Figure 13 Photomontage of the proposed SLSC development from the south-west

6.2.2 Tree Removal and Protection

An Arboricultural Assessment Report has been prepared by Allied Tree Consultancy, which provides an assessment of the existing trees on the site and the impact of the proposed works on those trees (**Appendix 4**). A total of fourteen trees are located within the vicinity of the proposed SLSC development:

- 1 x Washington Palm (*Washingtonia* sp.) (Tree No. 1);
- 2 x Screwpines (*Pandanus amaryllifolus*) (Trees Nos 2 and 3);
- 1 x Cook Pine (*Araucaria columnaris*) (Tree No. 4); and
- 10 x Coastal Banksia (*Banksia integrifolia*) (Trees Nos 5 – 14).

In addition, a further two (2) trees are located within the vicinity of the works. However, these trees have not been assessed as they don't meet the minimum requirements of a prescribed tree under the WDCP 2011. One (1) of these trees is required to be removed to facilitate the works.

The Washington Palm (Tree No. 1) is required to be removed. It will be replaced with an indigenous species with a minimum mature height of 10m. The Arboricultural Assessment Report provides recommendations in relation to protection and maintenance of the tree during the establishment period.

The other trees are proposed to be protected during the works. The Arboricultural Assessment Report identifies the Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) for each of these trees. The Arboricultural Assessment Report provides detailed recommendations in relation to appropriate tree protection measures for these trees including pre, during and post construction phases. If any trees are unexpectedly lost during demolition or construction due to unforeseen circumstances, then compensatory planting will be provided in accordance with the recommendations of the Arboricultural Assessment Report.

6 Environmental Planning Assessment

6.2.3 Coastal Hazards

As noted in Section 6.1.3 of the SEE, Coastal Engineering Advice has been prepared by Horton Coastal Engineering (**Appendix 9**). The advice provides a review against the relevant provisions of the Coastal Management SEPP, Clause 6.5 of WLEP 2011 and Part EP of WDCP 2011. The Coastal Engineering Advice concludes that the proposed SLSC development is predominately located landward of the “acceptable risk on conventional foundations” risk line and that the risk of damage from coastal process has been minimised.

6.2.4 Aboriginal Cultural Heritage

The site is identified as have an Extremely High Potential of containing items of Aboriginal Cultural Heritage. A search of AHIMS indicates that there are 10 Aboriginal Sites located within 200 metres of the site. However, the proposed SLSC development is generally located within the footprint of the existing buildings, where the site has already been disturbed. Therefore, an archaeological investigation is not required.

However, in the event that any items of Aboriginal Cultural Heritage significance are uncovered, it is noted that all Aboriginal objects are protected under the *National Parks & Wildlife Act 1974* (NPW Act) regardless if they are identified on the AHIMS or not. If suspected Aboriginal objects are uncovered during future works, works must cease in the affected area and a suitably qualified archaeologist assess the finds.

Under Section 89A of NPW Act, if the find is found to be an Aboriginal object, then Department of Planning, Industry and Environment (DPIE) must be notified. Approval may be required under a Section 90 Aboriginal Heritage Impact Permit (AHIP) of the NPW Act.

6.2.5 Heritage

The site contains a local heritage item (Item I11 ‘Fisherman’s Hut including winches and remnant vegetation’) identified under Schedule 5 of WLEP 2011 (**Figure 14**). Part of the site is identified as landscape conservation areas (Item C2 ‘Long Reef Aquatic Reserve’ and Item C3 ‘Coastal Cliff at Long Reef Headland’).

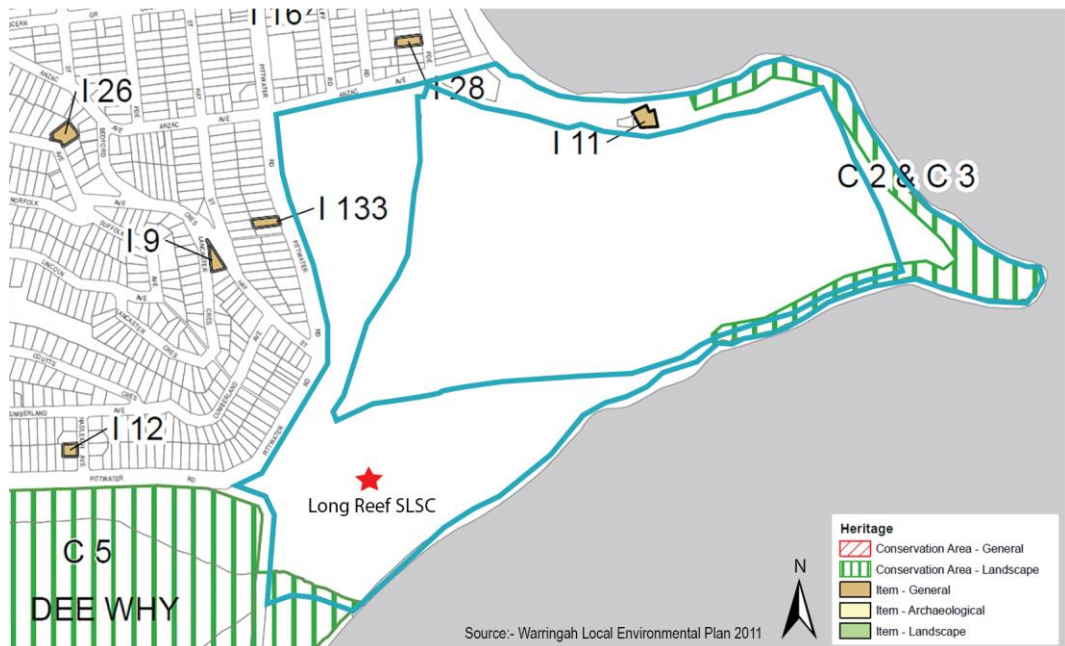


Figure 14 Heritage Map

6 Environmental Planning Assessment

The Statement of Significance for the 'Fisherman's Hut, including winches and remnant vegetation' (Item I11) is as follows:

Historically significant as the surviving example of the small "village" of fishermen's huts which were erected pre 1900. The hut is associated with the fishing industry which resulted in this part of the beach being named "Fishermens' Beach". Socially significant due to its continued use for over 100 years by the local fishing community.¹

The Statement of Significance for the 'Long Reef Aquatic Reserve Conservation Area' (Item C2) is as follows

The Aquatic Reserve has a high existence value as an important geological rock platform and habitat to a wide range of aquatic creatures. It is highly esteemed by the community and valued as an important site for scientific research and education. The extent and diversity of the marine creatures and plants supported by the reef is comparatively rare.²

The Statement of Significance for the Coastal Cliff Conservation Area (Collaroy) (Item C3) is as follows:

The Long Reef Cliffs and headland and its extensive rock platform have existence value as a major coastline promontory, protecting adjacent beaches and the Dee Why estuarine lagoon and providing dramatic landforms and viewing points. It also provides important geological information about the sedimentary formations and its extensive rock platforms and the talus deposits at the cliff feet provide a habitat for a wide variety of marine creatures. The Long Reef Cliffs and Headland have high aesthetic significance for providing the most dramatic coastal landform along the northern beaches and a well-elevated viewing platform. It also has social value, being heavily used for recreation. Although it is fairly typical of many headlands in the region, it has additional characteristics which make it relatively rare. The Long Reef Aquatic Reserve, around the base of the cliffs and surrounding rock platform, also has high significance, and is being listed separately in the Warringah LEP – see separate inventory sheet. It has also been put forward as an indicative place on the Register of the National Estate.³

The proposed SLSC development will have a negligible impact (if any) on the heritage significance of the items for the following reasons:

- The proposed SLSC development is generally maintained within the footprint of the existing buildings, on a part of a site that has been previously disturbed;
- The proposed SLSC development is outside of the visual curtilage of Fisherman's Hut, which is located on the northern side of the headland;
- The proposed SLSC will not disturb any adjoining marine environments or impact on any natural coastal processes;
- The proposed SLSC development is consistent with the social significance of Long Reef Headland as a place of recreation; and
- Views towards the Long Reef Headland will be available from the first floor of the LRLSC building.

¹ State Heritage Inventory Listing Sheet 'Fisherman's Hut, including winches and remnant vegetation' (Database number: 2610109)

² State Heritage Inventory Listing Sheet 'Long Reef Aquatic Reserve Conservation Area' (Database Number: 2610140)

³ State Heritage Inventory Listing Sheet 'Coastal Cliff Conservation Area (Collaroy)' (Database Number: 2610140)

6 Environmental Planning Assessment

6.2.6 Acoustic Privacy

An Acoustic Assessment report of the proposed SLSC development has been prepared by GHD to assess noise emission from the use and operation of the proposed facility (**Appendix 12**). The Acoustic Assessment report considers the nearest sensitive receivers located to the west of the site and provides an assessment against the relevant provisions of:

- Warringah DCP 2011;
- *Protection of the Environment Operations Act 1997*;
- Noise Policy for Industry 2017; and
- Liquor and Gaming New South Wales.

The Acoustic Assessment report identifies noise mitigation measures relating to the operation of the proposed development, including when ambient music can be played outside. Other mitigation measures identified include:

- *Glazing on the northern façade of the indoor function space is to be minimum 10.38 mm thick laminated glass.*
- *All other façade may be constructed of standard glazing.*
- *The erection of clear signage at the entry/exit of the venue advising patrons that they must not generate excessive noise and leave the premises in a quiet and sensible manner to minimise any potential impacts on the surrounding amenity.*
- *For all speakers located in the outdoor courtyard area:*
 - *They should be directed away from the residential receivers to the west on Pittwater road. They may be directed north, east or south*
 - *The volume of the speakers should be set at SWL of LAeq(15min) 85 dBA or a sound pressure level of LAeq(15min) 77 dBA at 1 metre*
- *Emptying glass bottles in bins is to be conducted during the day time hours only (7 am to 6 pm Monday to Saturday and 8 am to 6 pm on Sundays and Public Holidays). Glass bottles should be crushed prior to disposal, if possible*
- *Mechanical plant should be maintained correctly and in proper working order so as to minimise excessive noise*
- *Mechanical plant to be installed at the SLSC should have a maximum sound power level of 90 dBA. If any items of mechanical plant with SWL > 90 dBA is proposed, specific advice from an acoustic consultant should be sought prior to its installation.*

The Acoustic Assessment Report concludes that:

Based on the noise modelling assumptions and assessment of the operation of the proposed Long Reef SLSC, GHD considers the development should achieve the relevant noise emission criteria presented in Section 4. With the mitigation measures presented in Section 6 implemented, the proposed SLSC should not adversely affect the acoustic amenity of the surrounding residential area.

6.2.7 Overshadowing

Shadow diagrams have been prepared by APA illustrating the shadows at 9am, noon and 3pm on 21 June for both the current and proposed SLSC development (**Appendix 3**). Whilst, the proposed SLSC development will result in additional overshadowing, this will not have an adverse impact on any adjoining properties.

6.2.8 Traffic and Parking

A Traffic Impact Assessment report has been prepared by PTC (**Appendix 8**).

Access

No changes are proposed to the existing road access to LRSLSC from Pittwater Road.

6 Environmental Planning Assessment

Traffic

The TIA provides an assessment of the traffic generated by the proposed SLSC development and concludes that:

As such, the indicative net trip generation is in the order of 12-13 vehicles. This is negligible in the context of overall traffic at the nearby Pittwater Road which experiences flows in the order of around 2,000 vehicles/hour in the AM peak period and 1,400 vehicle/hour in the PM peak period. As such, the traffic generation from this development is negligible (less than 1%) in terms of the overall volume at the Pittwater Road/Driveway intersection and is not anticipated to generate any significant traffic impacts upon the local road network.

Parking

The existing on-site car park is not proposed to be altered. A parking occupancy survey was undertaken by PTC during the summer peak beach season on Saturday 2 February 2019 between 2pm and 5pm and on Thursday 31 January 2019 at 7am, 9am, 4pm and 6pm. The parking occupancy survey noted that:

The parking survey indicated that the demand during a weekday is fairly light and significantly high on weekend, in particular during summer. Most vehicles parking in the car park were casual parking associated with the water activities on Long Reef Beach. Site observation during the parking survey also indicated that the unrestricted parking on Pittwater Road were also fully occupied on the weekend during the parking survey was undertaken.

An assessment of the estimated parking demand as a result of increasing the size of the function room and gymnasium/training room has been undertaken. Parking rates are based on the RMS Guide to Traffic Generating Development as follows:

- 15 car parking spaces per 100m² of Gross Floor Area (GFA) for a restaurant; and
- 7.5 car parking spaces per 100m² of GFA for a gym.

This results in an additional demand of 43 spaces. The additional parking requirement is likely to be in the evening period when events are held in the function room. At this time, other uses associated with Long Reef (recreation and beach activities) are not in demand. Therefore, it is considered that the existing carpark has sufficient capacity to cater for the increased demand in the evening as a result of the SLSC redevelopment.

6.2.9 Waste Management

A Waste Management Plan (Demolition, Construction and Operation) has been prepared on behalf of the applicant in accordance with Council's Waste Management Guidelines (**Appendix 11**). In addition, a waste management plan (Drawing No. DA 020) has been prepared by PPA showing the location of waste and materials storage (**Appendix 3**).

6.2.10 Crime and Safety

The four key strategies of Crime Prevention Through Environmental Design (CPTED) are:

- Surveillance Measures;
- Territorial Reinforcement;
- Access Control; and
- Space / Activity Management.

Each of these principles is discussed below in the assessment of the proposed SLSC development.

Surveillance

Opportunities for crime can be reduced by providing effective surveillance. The surveillance principle indicates that offenders are often deterred from committing a crime in areas with high levels of surveillance. From a design perspective, deterrence of crime can be achieved by providing:

6 Environmental Planning Assessment

- Clear sight lines between public and private places and maximising natural surveillance;
- Appropriate lighting and effective guardianship of communal and/or public areas; and
- Landscaping that makes places attractive but does not provide offenders with a place to hide or entrap victims.

The proposed SLSC development has been designed with clear sight and access lines throughout the development. There are views to and from the central courtyard to the surrounding public domain. There will be appropriate lighting at night.

A Club monitored CCTV system is proposed to be installed, which will provide additional surveillance of the facilities.

Territorial Reinforcement

This principle involves the community ownership of public spaces and that residents will be more comfortable in visiting a communal area that is well-cared for and to which they feel they own. Well used places also reduce opportunities for crime and present as a deterrent to criminals. Also, designing with clear transitions and boundaries between public and private spaces, and clear design cues on what the area is used for is recommended.

Long Reef SLSC is a well-used community facility particularly during summer and on weekends. The redevelopment of the LRSLSC will provide an opportunity to upgrade this significant community facility and enhance the sense of community ownership.

Access Control

The principle of access control is to use physical and symbolic barriers to attract, channel or restrict the movement of people to minimise opportunities for crime and increase the effort required to commit a crime.

Clear delineation between public spaces and club spaces is provided. The LRSLSC buildings are designed to be easily secured when not in use.

Space / Activity Management

This principle provides that space which is appropriately utilised and well cared for reduces the risk of crime and antisocial behaviour. Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of lighting and the removal or refurbishment of decayed physical elements.

LRSLSC and Council will manage the new development, generally repairs and maintenance of the site occurs as required. The proposed SLSC development will assist in improving the amenity, casual surveillance and ultimately public safety and sense of security within the site and surrounding area.

6.2.11 Bush Fire

The site is identified as containing bush fire prone land, part Vegetation Category 1 and part Vegetation Buffer (**Figure 15**).

6 Environmental Planning Assessment

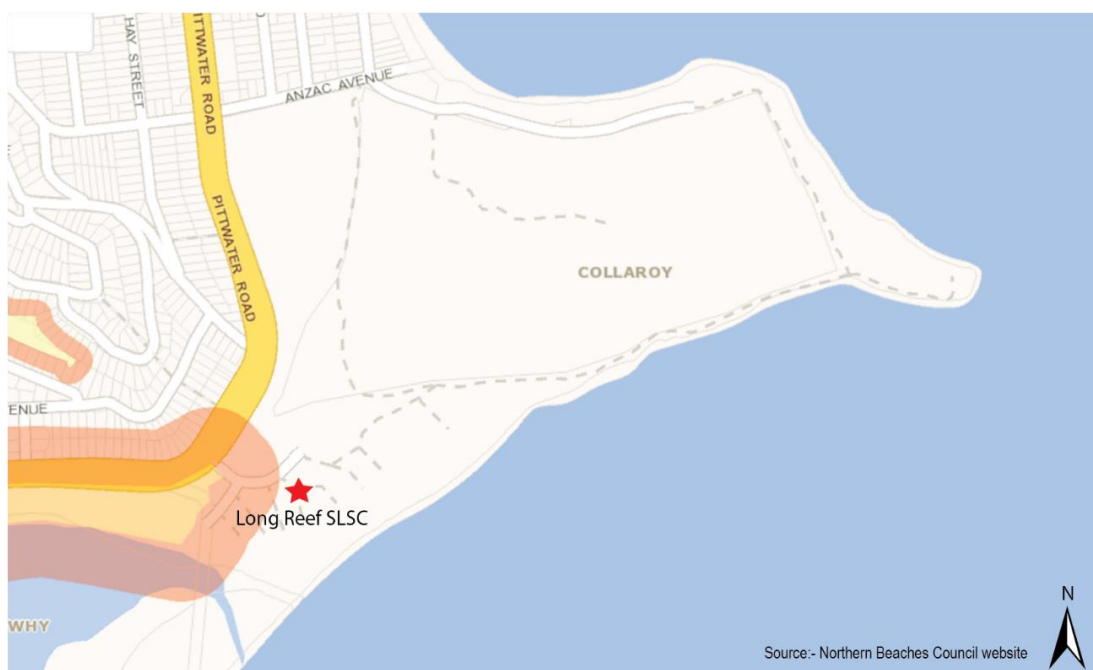


Figure 15 Bush Fire Prone Land

Section 4.14 of the EP&A Act applies to development (other than subdivision of land that could be used for residential or rural purposes or development for a special fire protection purpose) on bush fire prone land. Section 4.14 requires that the development conforms to the specifications and requirements of Planning for Bush Fire Protection (current version as prescribed by the EP&A regulations).

The driveway from Pittwater Road, along with part of the carpark is identified as bush fire prone land. However, the proposed LRSLC development is not located within the part of the site identified as bush fire prone land. A Bush Fire Assessment has been prepared by GHD (**Appendix 14**), which concludes that:

This bush fire assessment has confirmed that no part of the proposed Long Reef SLSC renewal development is situated on bush fire-prone land, as determined using the current Northern Beaches Council bush fire prone land map. Accordingly, the provisions of Planning for Bush Fire Protection (2006) do not apply.

Therefore, it is considered that the provisions of Section 4.14 of the EP&A Act have been satisfactorily addressed.

6.2.12 Environmentally Sustainable Design

An Energy Performance Report has been prepared by BCA Energy to provide an overview of the proposed LRSLC development's ESD strategies and energy efficiency components (**Appendix 13**). Some of the ESD measures incorporated into the building's design include:

- North facing building orientation, optimise natural daylight and passive heating opportunities
- Provision large glazing area to north façade with shading, improve natural daylight and reduce artificial lighting
- Provision of thermal mass (concrete floor) to promote passive solar heating and reduce mechanical heating load
- Provision of operable openings to promote internal cross ventilation and reduce mechanical loads
- Provision of ceiling height louvres in the function hall which interconnected to the foyer below, promote stack effect and boost cross ventilation
- Provision of open-air roof lights to non-conditioned amenities block, promote natural ventilation and daylighting

6 Environmental Planning Assessment

- Entire project design to comply with current NCC2019 section-J DTS provisions
- Minimum Low-E or better glazing system to reduce heat losses & solar gains
- Provision of green roof to locker and amenities blocks to reduce internal heat load and lower ventilation demand
- Energy efficient artificial lighting with LED specification throughout, and provision of control devices to ensure light power is cut or reduced when not required
- Install HVAC systems with min. 4 star energy star rating or better; for non-packaged systems, Variable Speed Drive (VSD) to be provided. Install control system to deactivate HVAC operation when space/zone is not occupied
- Ceiling fans to be incorporated for training room & café. Ceiling fan is not recommended for the function room as stack effect may be interrupted where the direction of ceiling fan air flow opposes the heated air rise through the ceiling louvre.
- Optimise control system for the operation of bifold/stack doors and louvre windows for natural ventilation
- Photovoltaic (PV) solar panels – With the absence of any neighbouring building, and proposed north facing roof, PV panels would provide great benefit from uninterrupted power generation at the optimum orientation. Additionally, the building operational profile follows the peak solar output profile, making it an ideal renewable candidate for the onsite generated power without the need for additional power storage or power grid export requirement. 5KWp PV system has been proposed on north-facing rooftop, to offset portion of the energy demand during daytime operation, including artificial light, cooling & heating, and ventilation needs
- Waste Heat Reclamation – Trigeneration and Cogeneration systems offer great environmental benefits by turning waste heat into useable energy source for heating and cooling needs. However, such systems still rely on continuous burning of GHG emission sources, and more suited project sites with consistent demand for heating, cooling and power, such as data centre or industrial centre process loads. Additional financial considerations such as high capital cost and ongoing specialist maintenance requirement, it is therefore not a viable for the size, and operational nature of this project
- All doors, windows, exhaust fans and openings to be sealed as per NCC provision
- Energy efficient electrical appliances within 1 star of best available at time of tender
- Energy efficient gas heater within 1 star of best available at time of tender
- Solar hot water system – For solar hot water system to be feasible with the account for higher capital cost and additional storage tank requirement, the demand for domestic hot water shall be considered the daily usage of both amenities showers and kitchen taps; where solar hot water system is deemed not feasible, minimum 6 energy star gas system shall be considered and all distribution pipe work to be insulated; to further reduce hot water consumption, the following fittings and fixtures are required:
 - Tap – 6 Star WELS
 - Showerhead – 3 Star WELS (> 6.0 <=7.5 L/M)

6.3 Suitability of the Site for Development

The following subsections assess the suitability of the site in accordance with section 4.15(1)(c) of the EP&A Act.

6.3.1 Location

Griffith Park adjacent to Long Reef Beach has been the location of the LRSLSC since 1950 and the footprint of the proposed LRSLSC development is generally similar to the footprint of the existing LRSLSC. As discussed in **Section 6.1.3**, the proposed SLSC development is generally located landward of the coastal risk lines with a small section of the SLSC building located seaward of the “acceptable risk line on conventional foundations”. A thickened

6 Environmental Planning Assessment

concrete slab edge and increased reinforcement avoid the need for piled foundations in this location.

The proposed SLSC development is located to provide direct access to the beach to enable efficient and effective surf lifesaving operations.

6.3.2 Land Stability

The site is located within Landslip Risk 'Area A' under WLEP 2011. A Geotechnical Investigation Report has been prepared by Crozier Geotechnical (**Appendix 7**). The Geotechnical Investigation Report concludes in relation to land stability:

The investigation identified the presence of sandy fill (potentially disturbed natural sands) to approximately 1.00m depth over the project site which could be attributed to post placement disturbance. It is anticipated that the disturbance would not have occurred below the existing building itself so it is likely that the sandy soils/fill below the existing building is generally in the more dense state. Underlying the fill, very loose to very dense silty/clayey sand were encountered which overlie stiff to hard silty/sandy clay soils to the maximum investigated depth of 7.00m below the existing ground surface.

Various footing types are feasible including raft, strip, pad or bored piers however the disturbed sandy soil encountered underlying the site is not considered a suitable founding material due the potential for variation in consistency. The disturbed natural sand should either be proof rolled compacted or footings should extend through the fill/disturbed layer and bear on natural soils or bedrock. Regardless of footing selection, care will have to be taken in selection of design bearing pressure parameters where 'weaker' soils underlie or have the potential to underlie 'stronger' soils and a conservative approach should be considered.

Should a raft or ground bearing slab be adopted the existing disturbed sand soils would require removal or re-compacting to an appropriate engineering specification. Care would need to be taken during fill compaction to ensure any vibratory machinery does not induce settlement of any existing footing in the vicinity.

6.3.3 Acid Sulfate Soils

The site is identified as having Class 1, 3, 4 and 5 Acid Sulfate Soils under WLEP 2011. The Geotechnical Investigation Report notes that actual or potential Acid Sulfate Soils are not present within the existing marine sands to a depth of 2.5m (**Appendix 7**). However, if excavation for levels or footings is required to a depth of greater than 2.5m, then an Acid Sulfate Soils Management Plan will be required to appropriately treat excavated material prior to removal.

6.3.4 Contamination and Groundwater

The Geotechnical investigation found that ground water was likely to be found at a depth of approximately 2.5m. Therefore, any excavation below 2.5m may be impacted by groundwater ingress and loosening of sub-grade soils. However, it is not anticipated that excavation to this depth will be required.

The site has been used for public recreation since the early 20th century and therefore it is unlikely that the site is contaminated.

6.3.5 Essential Services and Infrastructure

Electrical

The development is currently serviced from an overhead supply off Pittwater Road. A new main switchboard and power meter will be required as part of the proposed LRSLSLSC development. Further investigation is required to determine if a new substation will be required.

Sewer

The site is not currently connected to Sydney Water's sewer. There is an existing sewer pump out station which will be demolished, and a new sewer pump out station constructed in accordance with the relevant Australian Standards. A grease arrester will be installed to service the kitchen.

6 Environmental Planning Assessment

Water

The site is serviced by Sydney Water.

6.4 Public Interest

In accordance with section 4.15(1)(e) of the EP&A Act, the proposed development is considered to be in the public interest because it provides for the redevelopment of an important community facility. The existing SLSC building does not meet contemporary building standards in terms of access and circulation, has dated facilities and amenities and inadequate storage facilities. The proposed redevelopment will improve the efficiencies and functional layout of the club facilities and provide new spaces to better meet the operational needs of LRSLSC, Council and community groups. The proposed development will have a positive impact for both the club and the broader community and therefore it is in the public interest.

6.4.1 Towards 2040 – Draft Local Strategic Planning Statement

On 27 September 2019, Council put on exhibition 'Towards 2040: Draft Local Strategic Planning Statement' (Draft LSPS). The draft LSPS provides a 20-year vision to guide land-use planning across the Northern Beaches LGA. The draft LPS identifies planning priorities and actions and has been prepared by Council in accordance with the requirements of Section 3.9 of the EP&A Act. It will inform the development of Council's consolidated Local Environmental Plan and Development Control Plan as well Council's policies and strategies. The draft LSPS aligns with the Greater Sydney Region Plan and the North District plan, providing a bridge between strategic land use planning at a district level and local statutory planning.

The proposed redevelopment of LRSLSC is consistent with the following Planning Priorities identified in the Draft LSPS:

- Landscape:
 - Priority 1: Healthy and valued coast and waterways.
 - Priority 3: Protected scenic and cultural landscapes.
 - Priority 6: High quality open space for recreation.
- Efficiency:
 - Priority 7: A low-carbon community, with high energy, water and waste efficiency.
- Resilience:
 - Priority 8: Greater community resilience to natural hazards and climate change;
- People:
 - Priority 11: Community facilities and services that meet changing community needs.

7 Conclusion

The proposed redevelopment of Long Reef Surf Life Saving Club at Pittwater Road, Collaroy has been assessed in accordance with the requirements of the EP&A Act and other relevant legislation. The proposed development comprises the demolition of the existing LRSLSC facilities and amenities building and construction of three new buildings comprising a two-storey clubhouse, a single storey amenities block and single storey café building with equipment lockers. The proposed development also provides for new landscaping that is integrated with the buildings and the surrounding topography and vegetation of the dunescape.

Our assessment concludes that the proposed LRSLSC development is generally consistent with the management principles identified under the Griffith Park POM and supports the vision for Griffith Park as a significant place within the Northern Beaches LGA.

The proposed LRSLSC has been designed and sited to avoid any adverse impacts on any coastal values and processes, and to minimise risk from coastal inundation. There will no adverse impacts on biodiversity, heritage or aboriginal cultural heritage as a result of the proposed LRSLSC. The proposed LRSLSC development is not anticipated to result in a high level of additional traffic generation or require additional parking to be provided.

The overall built form and scale of the LRSLSC development is considered appropriate and the proposed development will provide positive benefits for the club and local community.

Accordingly, the LRSLSC proposal is considered to satisfactorily respond to the opportunities and constraints of the site and the relevant legislation, is unlikely to result in adverse impacts in the locality and is worthy of Council approval.