

## STATEMENT OF ENVIRONMENTAL EFFECTS

**Proposed Landscaping  
Materials Supply and  
Associated Earthworks  
Including Replacement of  
Existing Metal Clad Shed**

**Lot 1831 DP 812302  
No. 11 Addison Road  
Ingleside**

July, 2021.

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## ATTACHMENTS

Property Report (NSW Planning Portal)
Stage 1 and 2 Environmental Site Assessment by Martens Consulting Engineers (Reference No. P1304106JR02V01 of May, 2014).
Survey
Plans
J K Geotechnics Report
Bushfire Assessment Statement prepared by Building Code and Bushfire Hazard Solutions
Varga Traffic Planning Report
AHIMS Search Result

## 1 INTRODUCTION

SJH Planning & Design has been engaged to prepare this Statement of Environmental Effects to accompany a Development Application for a proposed landscape materials supply enterprise and associated earthworks on the land known as Lot 1831 DP 812302 No. 11 Addison Road, Ingleside.

The proponents intend to replace existing building assets via demolition of an existing metal shed in the southwestern corner of the land and replacement with a new steel framed and steel-clad shed with overall dimensions 12m x 17.5m.

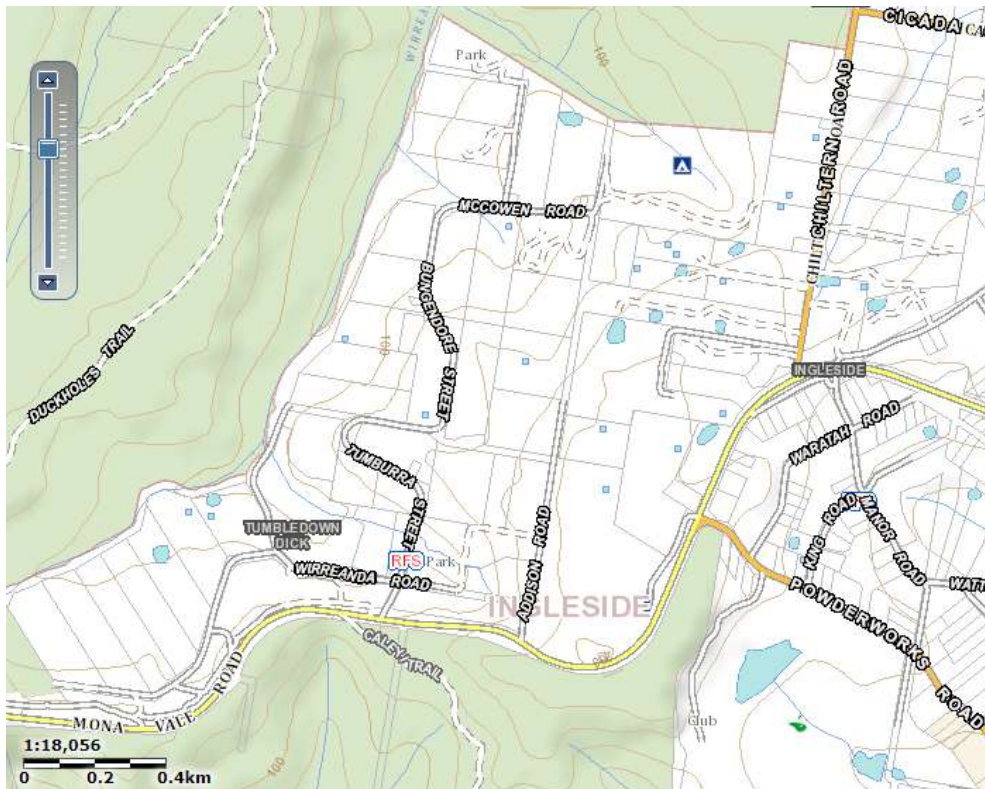
Site works will include “final trim” and compaction of road base to the existing vehicular manoeuvring area that has been relied on in the historical use of the land as identified in previous correspondence.

Architectural plans which accompany the application are referenced in this submission and have been prepared based on survey furnished by others.

The proposal is for a use permitted in the RU2 – Rural Landscape zone applicable to the site and will facilitate the upgrade of working arrangements while maintaining employment opportunities as Matthews Contracting, the owners and operators of the enterprise focus on landscape supply aspects of operations.

## 2 THE SITE AND LOCALITY

Properly described as Lot 1831 DP 812302 No. 11 Addison Road, Ingleside, the land is located on the western side of Addison Road with vehicular access off Wirreanda Road, within the precinct bounded by Mona Vale Road to the south, Wirreanda Creek to the north and west and Chiltern Road to the east; a precinct containing multiple and well-established enterprises associated with the supply of earthmoving materials and like services supporting the civil works, construction and landscape industries on the Northern Beaches. Reference to the aerial photographs below will assist the reader in comprehending the modest scale of the proposal in the context of those nearby operations.



LOCALITY CONTEXT (Six Maps)



SITE CONTEXT (Six Maps)

## STATEMENT OF ENVIRONMENTAL EFFECTS

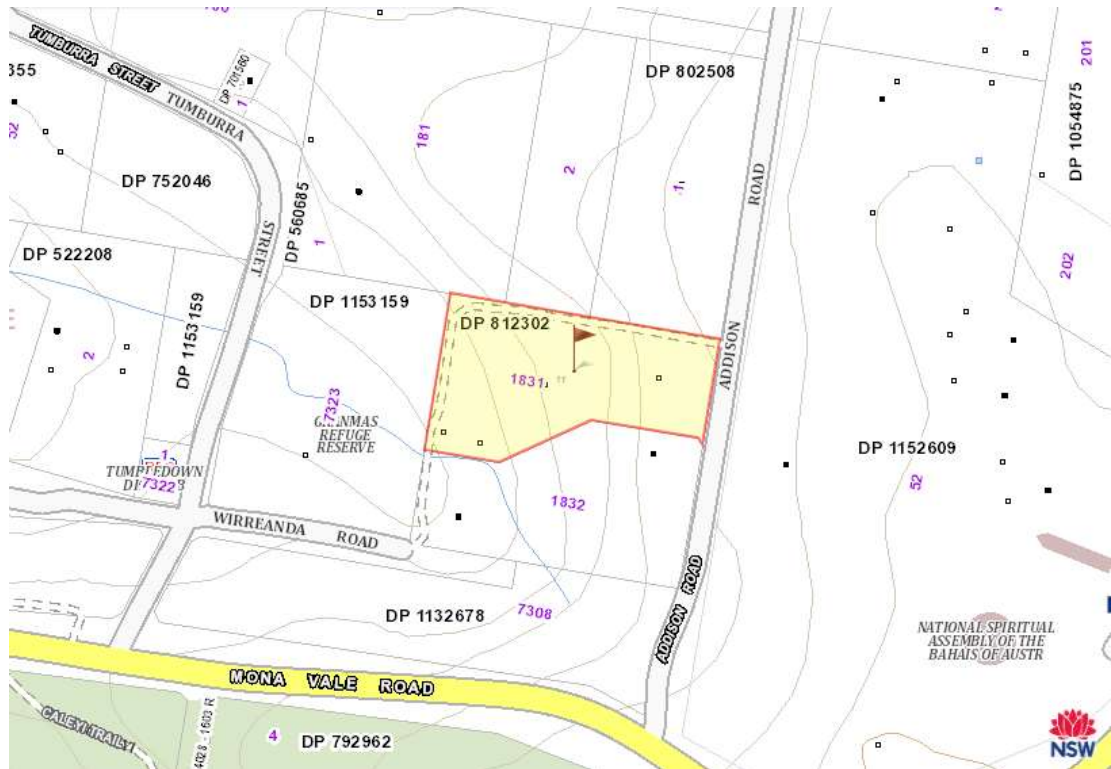
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Proposed Landscaping Materials Supply & Associated Earthworks Including Replacement of Existing Metal Clad Shed  
Lot 1831 DP 812302 No. 11 Addison Road, Ingleside

July 2021

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SITE AND SURROUNDS (Six Maps)



SITE AND SURROUNDS (Six Maps)

## STATEMENT OF ENVIRONMENTAL EFFECTS

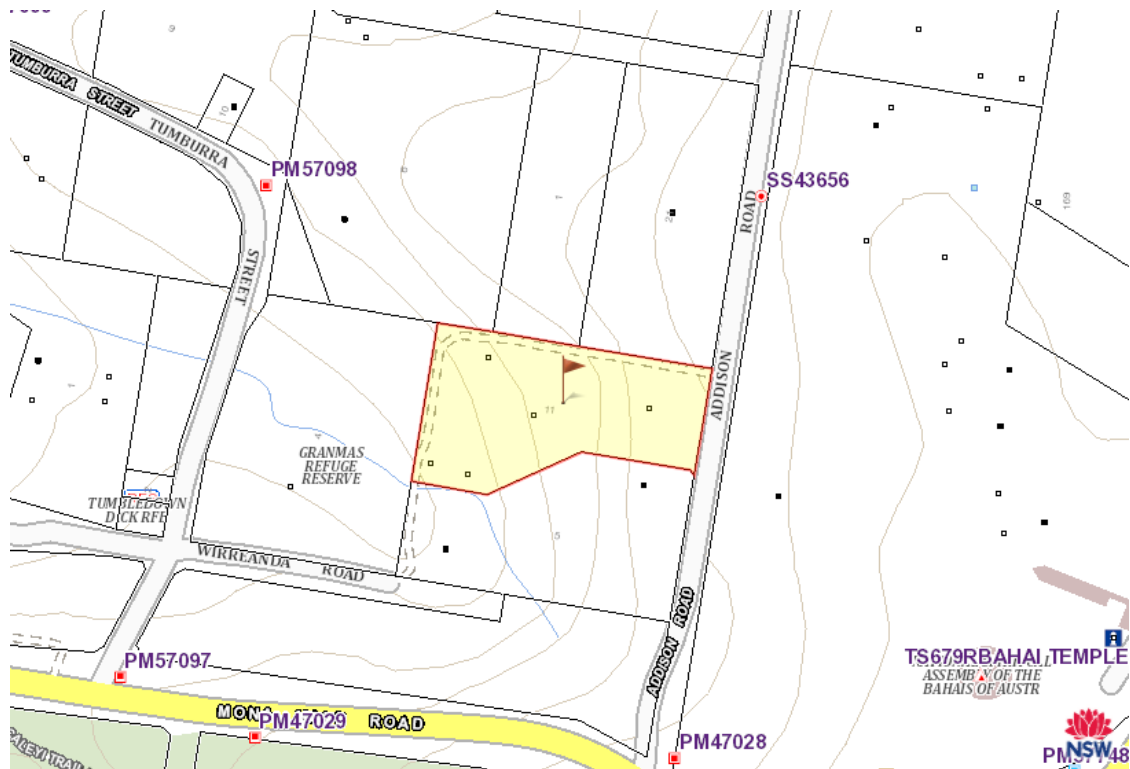
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THE SITE (Six Maps)



THE SITE (Six Maps)

## STATEMENT OF ENVIRONMENTAL EFFECTS

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Falling from about RL 172 at its Addison Road frontage the land falls to about RL 127 at its southernmost boundary being that boundary defining the northern edge of “Granmas Refuge Reserve” and the land contains an area 18604.8m<sup>2</sup>.

Standing on the upper levels of the site, is a part single and part two-storey residential building (dual occupancy) being the owner and family’s principle place of residence. The residential assets are separated from the family’s business assets which are contained to the valley floor of the property comprising the existing metal shed to be replaced, fuel storage reconstructed in its current location at the direction of Council and outbuildings used to facilitate and accommodate office/administration activities associated with the family enterprise.

Reference to the aerial photographs above will confirm that the locality is dominated by the widely recognised Bahi Temple, a 38m high structure occupying the plateau and thus the highest point above Sydney’s Northern Beaches adjacent to the Garigal National Park.

By comparison, the steel framed, steel clad shed together with the earthworks associated with the construction of storage bins for landscape product, are all concealed from public view as a consequence of their location on or near the valley floor at the rear of the property.

Vehicular access to the family enterprise is via the existing constructed right-of-way off Wirreanda Road. The alignment of the streets and the extent of natural vegetation conceals all operations from view from any public vantage point.

The precinct within which the site is located is dominated by like land uses together with the Tumbledown Dick Rural Fire Service, other rural industries and enterprises as well as rural residential housing. Vehicular access within the precinct relies on the local road network, which is demonstrably capable of continuing to accommodate the nature and volumes of traffic generated by this proposal and the existing rural enterprises in the locality.

The Kimbriki Resource Recovery Centre is located on the south eastern side of Mona Vale Road, about 2 Kilometres “as the crow flies” from the subject property.

### 3 PROPOSAL

#### 3.1 Background

Commencing Circa 1980s, Matthews Contracting has operated from the subject site providing a range of civil, earthworks and landscaping services. In 2014, application was made by Denis Smith Planning and Property Consultant for use of the site for an industry directly associated with extractive industries.

The Statement of Environmental Effects that accompanied that application made reference to the history of the land and confirmed that at that time “... *industry directly associated with extractive industries...*” was a use permissible with consent under the Non-Urban A zoning and the provisions of Pittwater Local Environmental Plan, 1993.

It is apparent that the use of the subject site and those other similar enterprises in the precinct were established at a time where industry associated with extractive industry was recognised as akin to rural industries. The subject site and those nearby then provided for the housing and maintenance of vehicles and machinery associated with enterprises involving civil works, including bulk excavation, land clearing, rock sawing and earthworks generally.

The buildings and infrastructure which stand on the subject land include a bulk fuel storage facility (20,000 litres), bunded and constructed in accordance with industry standards; an ageing steel clad building and outbuildings. The ageing steel clad building is that structure intended to be replaced having been used in association with the maintenance of vehicles and machinery associated with the Matthews Contracting enterprise since Circa 1980s.

Other buildings identified on the survey attached to the application are used for both staff and office/administration purposes in the management of the enterprise that remains in high demand in the civil and construction industries on the Northern Beaches and indeed throughout the broader Sydney metropolitan area.



Having been commenced Circa 1980s, Matthews Contracting now employs third generation members of the Matthews family and by this application, seeks to regularise the continued use and occupation of the property for purposes permitted under the current zoning controls with a focus on landscape materials recovery and supply.

As the enterprise has expanded and the fleet of vehicles grown, less reliance is placed on the property for the routine maintenance of those vehicles which are more usually located and maintained on remote construction sites associated with contracting commitments. Those remote works and in particular, those associated with civil activities and contractors, frequently result in the generation of materials inclusive of roadside vegetation/green waste and surplus sand and sandstone where other than balanced earthworks are involved.

The purpose of the application as is detailed below, is to recover certain of that material and deliver to the site the subject of this application, for future redeployment in landscape applications.

### **3.2 The Proposal in Detail**

Described in this application as Proposed Landscaping Materials Supply & Associated Earthworks Including Replacement of Existing Metal Clad Shed, reference to drawings accompanying the application confirm the manner in which the “replacement” shed is to be constructed maintaining adequate at grade swept path and manoeuvring space to accommodate the range of vehicles that may be employed in the future operation of landscape product supply.

The plans attached also indicate the location of proposed bulk soil storage bins (7 in all) and the method of construction via the placement of sandstone “logs” in the location as shown. The bulk material store bins will house a range of products including topsoil, sand, aggregates and decorative gravels.

Constructed of sawn sandstone “logs”, the bins will be equipped with reticulated water supply to ensure dust control relying on the installation of a submersible pump in the dedicated silt and dust control pond designed to capture the natural discharge of water from sources upslope.

Site works within the vehicle manoeuvring compound will be limited to “final trim” and re-compaction of the existing road base as a demonstrably suitable base for the intended activities; activities that will involve larger truck and dog delivery of product with dispatch via 3-5 tonne tipper for individual landscape Client requirements.

The existing 8m wide right-of-way off Wirreanda Road will continue to be maintained to the safe, all-weather access vehicular right-of-way condition and upgraded at the entry threshold by the installation of a shaker ramp to the egress point.

Existing internal roads will continue to be relied on for vehicular access in and about the landscape supply operations. Those existing roads also provide access to the Matthews Family residence adjacent to the Addison Road frontage of the property.

The existing bunded diesel fuel supply tank (relocated to its current position consistent with the directions of Council) will continue to supply diesel fuel requirements to the vehicles employed both on and off-site associated with the Matthews Contracting and Landscape supply enterprise.

The hours of operation will be 6:00am – 5:00pm – Monday-Friday; and 7:00am-4:00pm Saturday (Closed Sunday). Contract staff will typically arrive at 7:00am; depart by 7:30am and return around 3:00pm.

The proposed operation will employ up to 24 FTE, the majority of whom are employed off-site in remote work locations. On-site employment would likely increase from the current levels to a maximum of say, 6 individuals with 3 associated with office/administration activities and 3 associated with landscape supply, loading and dispatch.

## 4 RELEVANT PLANNING CONTROLS

Reference to the Property Report accessed via the NSW Planning Portal (copy attached) confirms that the land is located within an area zoned RU2 – Rural Landscape under the provisions of the Pittwater Local Environmental Plan, 2014 and are discussed below.

### 4.1 State Environmental Planning Policy No. 55 – Remediation of Land

The proposal that is now advanced is similar to that previously contemplated in that it includes replacement of the existing metal clad shed with a new construction. That previous application was supported by a Stage 1 and 2 Environmental Site Assessment by Martens Consulting Engineers (Reference No. P1304106JR02V01 of May, 2014).

That report (copy attached) relied, inter alia, on (historical) aerial photograph interpolation together with intrusive investigations and laboratory analysis. The recommendation made included the need to prepare a Remediation Action Plan to include sealing of at least part of the site as an appropriate method of remediation that would prevent human and ecological contact with contaminated soils given the identification of benzene leachate (identified at low concentrations). For the purpose of this application, we rely on that report and its recommendations.

### 4.2 Pittwater Local Environmental Plan, 2014

#### 4.2.1 Zoning

The land is zoned RU2 – Rural Landscape under the provisions of the Pittwater Local Environmental Plan, 2014. The RU2 – Rural Landscape zone permits, inter alia, “landscaping material supplies”, defined in the Dictionary to the LEP as:-

**landscaping material supplies** means a building or place used for the storage and sale of landscaping supplies such as soil, gravel, potting mix, mulch, sand, railway sleepers, screenings, rock and the like.

**Note—**

Landscaping material supplies are a type of **retail premises**—see the definition of that term in this Dictionary.

For completeness, the relevant extract from the Pittwater LEP describing the RU2 – Rural Landscape zone including the objectives, is recited below:-

## **Zone RU2 Rural Landscape**

### **1 Objectives of zone**

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To maintain the rural landscape character of the land.*
- *To provide for a range of compatible land uses, including extensive agriculture.*
- *To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*

### **2 Permitted without consent**

*Extensive agriculture; Home businesses; Home occupations*

### **3 Permitted with consent**

*Agriculture; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Environmental facilities; Environmental protection works; Farm buildings; Farm stay accommodation; Forestry; Function centres; Home-based child care; Home industries; Industrial retail outlets; Industrial training facilities; Information and education facilities; Landscaping material supplies; Places of public worship; Plant nurseries; Recreation areas; Respite day care centres; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Veterinary hospitals*

### **4 Prohibited**

*Any development not specified in item 2 or 3*

### Comment

The range of uses permitted with consent includes the proposal i.e. landscaping materials supplies as well as, industrial retail outlets, plant nurseries, rural industries and rural supplies. All those uses are as defined in the Dictionary to the Pittwater LEP and demonstrate the range of uses considered by the drafts person of the Pittwater LEP and the Council as being uses that would enhance the natural resource base, maintain the rural landscape character and provide a range of compatible land uses in a manner consistent with the aims of the zone.



In those circumstances, it is the reasonable expectation of the Proponent to anticipate the positive recommendation of Council to the proposal as advanced.

The proposal is consistent with the land uses permitted under the LEP.

#### **4.3 Pittwater 21 Development Control Plan**

The “omnibus” document, Pittwater 21 Development Control Plan, contains a comprehensive suite of planning controls and considerations variously assigned to geographical locations and/or development types.

Considered in the context of the aims and objects of DCP generally, it is clear that the building proposed to accommodate a use permitted in the zone, can be approved and the consent be appropriately conditioned to ensure compliance with the DCP requirements.

For example, the site planning arrangements of the building that is proposed to replace that which exists, will maintain compliant setbacks to all boundaries.

The external colour of the proposed metal shed will be “monument grey” or other as selected from the prescribed range of colours. Being low reflective and dark hue consistent with the colour schedules contained in the Council’s DCP, “monument grey” is a pre-coloured/pre-finished metal cladding product which satisfies the DCP objectives.

##### **4.3.1 Section B General Controls**

###### **B1 Heritage**

Site investigations including the geotechnical assessments by JK Geotechnics, identifying sandstone outcrops, ledges and a local “cliff line”, revealed no evidence of aboriginal sites.

An AHIMS (Aboriginal Heritage Information Management System) search confirms that no Aboriginal sites have been recorded within 50m of the site (see attached AHIMS Search Result).

### B2 Density

Nothing in the proposal compromises the desired outcomes of the density provisions contained within Clause B2.1 of the DCP which, while addressing “rural and large lot residential land subdivision” clearly anticipates the range of uses permitted in the RU2 – Rural Landscape zone.

The proposal is neutral in terms of the desired density outcome which relate specifically to population density i.e. the proposal does not exceed the capacity of local and regional services or transport facilities.

### B3 Hazards

#### **Geotechnical**

Reference to the extract from the Pittwater Geotechnical Hazard map confirms that part of the site, excluding that which contains the existing residential assets and that part of the site associated with the proposed use and shed, is identified on that map. The area identified coincides with the rock escarpment that physically separates the rural residential component at about RL 171 fronting Addison Road from the lower portion of the site at about RL 128 which contains the existing rural industry improvements.

The geotechnical aspects of the land were the subject of earlier investigations by J K Geotechnics. We draw the reader's attention to Clause 3 – Summary of Observations, Pages 2-3 of the J K Geotechnics report attached which gives a detailed description of the site.

The proposal for the establishment of use and new construction the subject of this application, causes no further need for bulk excavation or site works that would warrant re-examination of geotechnical issues.

#### **Flooding**

The site is not located on flood prone land, will not be impacted by sea level rise and works contemplated are neutral in terms of off-site impacts causing no flooding.

## **Bushfire**

Reference to the published Pittwater Bushfire Prone Land Map 2013 and the legend as published and accessed via Northern Beaches Council GIS, confirms that the whole of the land is identified as Bushfire Prone Land: Buffer.

In terms of Planning for Bushfire Protection, we acknowledge the generic requirement of relevant Planning for Bushfire Protection legislation and related Australian standards and the proposal's ability to comply with likely conditions that may be attached to the consent.

The proposal for the replacement shed has been the subject of investigation and reporting by acknowledged experts Building Code and Bushfire Hazard Solutions. That firm's report is attached which concludes, inter alia (that) *"the proposed shed will be greater than 10 metres from a habitable structure. In our opinion the proposed shed satisfies the current requirements of PBP 2006 and AS3959..."*.

## **Summary of Hazards and Mitigation**

Hazards including geotechnical considerations, site contamination and bushfire threat are capable of management and mitigation as part of the building and land use activities for which consent is sought. The building as proposed is capable of accommodation consistent with the geotechnical constraints and requires no additional engineering investigations. As noted above, geotechnical issues were the focus of investigations by J K Geotechnics as reported in earlier reports including that document dated 3<sup>rd</sup> February 2020 - copy attached.

The findings remain the same and are thus appropriate for inclusion and may be relied on in relation to this application including containment of residual contaminants beneath concrete hardstand within the footprint of the building proposed and its immediate surrounds.

## **B4 Controls Relating to the Natural Environment**

No known endangered species have been identified on the site. With respect to impact on vegetation, the proposal is neutral i.e. no native vegetation requires removal to accommodate the building or the land use as is proposed. Site works including regrading will not impact any existing trees which stand within the site.

Reference to the Council's published Native Vegetation Map confirms that the proposal is remote from and therefore has no impact on lands identified as "Native Vegetation".

#### B5 Water Management

Reference to the drawings accompanying the application will confirm that those drawings embed stormwater management and drainage principles including dust and soil and water management controls.

Given that the proposal does not create additional hardstand, replaces an existing building with one of similar proportions i.e. not greater than 50m<sup>2</sup>, the provision of a Water Management Plan, Integrated Water Management Strategy or rainwater tank is not required under the DCP provisions.

Irrespective of the DCP requirements, a 10,000 litre water tank is proposed to be installed. Together with the "final trim" and regrading of compact road base to the work compound so graded as to maximise infiltration of rainwater, installation of a level spreader to the southern side of the compound and capture/storage and reuse of surface water to control both silt and dust, the proposal is consistent with the desired outcomes of Sensitive urban Design principles in producing higher quality stormwater discharging at a rate that will mimic pre-development conditions.

In summary, the replacement of the existing metal clad shed with the new structure and inclusion of the soil bins and associated activities with the landscape supply activities, will similarly be neutral in terms of stormwater discharge i.e. there are no greater areas of hardstand or roof that would warrant detailed assessment of stormwater impacts.

Inclusion of the proposed 10,000 litre water tank to the proposed metal shed together with the dust management regime employing water from within the silt and dust control pond will improve the quality of stormwater; stormwater that might discharge from the site to the natural drainage system including that ephemeral stream down slope will be of better quality having been pre-treated in the "wet detention" facility i.e. rain water tank and general discharge from the site via the level spreader adjacent to the western boundary.



### B6 Access and Parking

Varga Traffic Planning Pty Ltd reported on matters relevant in relation to the traffic and parking discipline in May 2013. A copy of that report is attached.

The current proposal will not result in any change to the site access that includes an 8m wide right-of-way connecting Wirreanda Road east to the subject site and then, via Tumburra Street to Mona Vale Road.

The intersection of Mona Vale Road and Tumburra Street is in the course of improvement as part of the regional road network upgrade. That intersection accommodates all rural residential and industrial traffic from the precinct and will provide access from the property to the regional road network.

The proposal will maintain generally equivalent vehicular traffic generation to that associated with the historical use of the site i.e. no further intensification of traffic generation is likely to result although smaller (3 tonne) trucks are likely to progressively replace heavier haulage vehicles.

The traffic conditions as described by Varga Traffic Planning Pty Ltd remain generally two-way traffic flows in the order of 50-60 vehicle movements in Tumburra Street, two-way traffic flows in Wirreanda Road (west) of about 20 vehicle movements per hour in peak periods, and about 10 vehicles per hour in Wirreanda Road (east).

Traffic generation associated with the proposal will remain comparable in gross vehicle movement terms to that usual traffic generated from the site to date. That generation typically commences with the arrival of staff in the early AM and dispatch to contract activities off-site usually by about 7.30AM. Those activities are reversed at about 3PM and will be replicated as Matthew's Landscaping activities subsume Matthew's Contracting activities.

### B8 Site Works Management

Earthworks are limited to “final trim” and, being less than 1m depth, dispense with the need for engineering detail or geotechnical certification. Similarly, no additional fencing is proposed other than to maintain or repair the existing. No works are proposed within the public domain and thus demolition and construction traffic will be no greater than that contemplated in the future operations (as outlined under “B6 Access and Parking” above), nor those which are currently conducted.

## **4.3.2 Section D6 Ingleside Locality Controls**

For abundant clarity, the proponents instruct that we address each of the issues relevant for the Ingleside Locality in seriatim:-

### D6.1 Character as viewed from a public place

Eight separate outcomes are particularised in the Character outcomes, none of which are compromised given the building’s height, scale and colour – all being consistent with related requirements.

The proposed steel framed, steel clad shed together with the earthworks associated with the construction of storage bins for landscape product will not be visible from any public area or road.

### D6.3 Building colours and materials

Being “monument grey” in colour, the proposed steel framed, steel clad shed will comply with the external colour requirements, thus achieving and satisfying the seven desired outcomes all of which are focussed on ensuring protection of and visual harmony with the natural environment.

### D6.5 Front Building Line

The Table to Clause D6.5 contains mandatory setbacks of 20 metres in the applicable RU2 Rural Landscape zone. The land does not front Mona Vale Road where a 30 metre building alignment applies and is not within the ‘blue hatched’ areas of the Ingleside Locality Map where a 15 metre building line would apply.

The building works proposed are in excess of 160 metres from the Addison Road frontage and are concealed from public view by a combination of horizontal distance being substantially in excess of the DCP requirements, the topographic features, landscaping and pattern of settlement of the locality.

#### D6.6 Side and rear building line

There are eleven outcomes scheduled under Clause D6.6, the Table to which requires a 7.5m setback to both side and rear building lines.

In relation to the metal shed to replace that which exists, the southernmost (rear) setback of 7.505m and the easternmost (side) setback of 7.5m satisfy the DCP requirements and no variations to the requirements are required.

The storage bin setbacks exceed the requirements of the DCP, while the driveway is the only element within the setback of less than 7.5m as a prolongation of the existing rear access from the right-of-way that continues to be relied on.

#### D6.7 Building Envelope

With a ridge level of 136.140 AHD and a finished floor level of 128.970 AHD, the building has an overall height of 7.17m. Being located 7.505m from the southern boundary (rear) and 7.5m from its easternmost (side) boundary, the building is demonstrably contained within the building envelope (constructed via the projection of a line at 45 degrees from a height of 3.5m above ground level at the side and rear boundary, as is prescribed within the DCP).

That compliance, together with the site planning arrangements, cadastral and topographic features and colour selection all contribute to satisfying the seven desired outcomes of the building envelope controls of the DCP.

#### D6.8 Landscaped area

The Table to Clause D6.8 Landscaped area requires a minimum landscaped area of 94% of the site. The provisions which follow the Table enable the landscape controls for non-residential development to be reduced by the size of the dwelling (and in this case, that is presumed to be the dual occupancy).

The proposed building of 210m<sup>2</sup> will replace an existing building of about 175m<sup>2</sup>.

The increase in building footprint is thus about 35m<sup>2</sup> and will bring the total building footprint on the land to about 1275m<sup>2</sup> (including the dual occupancy of about 800m<sup>2</sup>) or 6.85% (93.15%).

Removing approximately 800m<sup>2</sup> from the calculation reduces the building footprint (other than dwellings) to approximately 475m<sup>2</sup> (or 2.5% of the site area) enabling compliance with the 94% requirement with a residual 97.5% excluding the area associated with product storage, vehicular manoeuvring and access and the like.

The proposal satisfies the outcomes in terms of the desired future character with no impact on the Addison Road street frontage, no unreasonable impact in terms of sunlight to neighbouring properties, retention of all existing vegetation and conservation of the natural feature of the site being that rock ledge which separates the residential component from the existing compound and proposed soil product storage area and proposed replacement of metal shed.

Stormwater management as described elsewhere in this SEE, will contribute to the satisfaction of the nine outcomes of Clause D6.8 Landscaped Area of the DCP.

#### D6.9 Landscaped Area – blue Hatched Area

Not applicable.

#### D6.10 Fences – General

Existing fences are to be retained/repaired as required.

#### D6.11 Fences – Flora and Fauna Conservation Areas

No additional fencing is required.

#### D6.12 – Construction, retaining walls, terracing and undercroft areas

There are no retaining walls, terracing or undercroft areas proposed or required.

Walls of the product storage bins are intended to be constructed of sawn sandstone (logs) – a durable product obtained from approved sources and consistent with the controls of the DCP which specifically reference a preference for sandstone or sandstone like materials.

The desired outcomes of Clause 6.12 are thus satisfied.

## **5 ABORIGINAL ARCHAEOLOGY**

Earlier investigations by others including the geotechnical assessments by J K Geotechnics, identifying sandstone outcrops, ledges and a local “cliff line”, revealed no evidence of aboriginal sites.

Similarly the AHIMS (Aboriginal Heritage Information Management System) search executed in preparation of this SEE confirms that zero aboriginal sites are recorded within 50m of the site (see attached AHIMS Search Result).



## 6 SUMMARY AND CONCLUSION

The site, the subject of this application to which this Statement of Environmental Effects relates, has been used since Circa 1980s by Matthew's Contracting for land based activities associated with the conduct of a civil contracting enterprise.

Previous proposals for use of the site for the purpose of an industry directly associated with an extractive industry and construction of a replacement shed were not pursued.

Investigations conducted and documentary evidence assembled in relation to those proposals remain relevant and have been redeployed to the extent appropriate in the preparation of this application.

The proposal is for a landscaping materials supply enterprise involving demolition and replacement of an existing metal clad shed and the construction of bulk supply bins via sandstone "logs". The existing use and occupation of the site by Matthew's Contracting will be subsumed as the landscape enterprise matures focussing on high value execution of landscape works associated with residential, commercial and industrial developments on the Northern Beaches and the Greater Sydney region.

Sandstone products including sawn "logs" for use in construction of the product storage bins will be sourced from approved quarry activities on the Central Coast. In a similar fashion "blue" metal road base/hard rock product will be sourced from Central Coast Quarries at Mangrove Mountain or Kulnura.

The impacts of the proposal, its permissibility and the sites suitability, have been considered, assessed and established as manageable, consistent with the range of uses contemplated in the RU2 Rural Landscape zone.

Being a proposal that is consistent with the zone objectives and satisfying DCP outcomes, leads us to the conclusion that the Council has the power to grant consent subject to appropriate conditions.