



STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

STRATUM LAND SUBDIVISION

AT

9 – 15 Lawrence Street

Freshwater

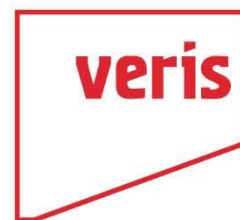
Prepared by:

Mark Andrew

Registered Surveyor

Our Ref: 170518.SEE

Dated: 2 January 2019



This statement evaluates the proposal against the matters for consideration in Section 79C of the Act. Its purpose is to serve as the Statement of Environmental Effects required by the Environmental Planning and Assessment Amendment Regulation, 1998, as well as to assist Council in processing the application. The Section 79C evaluation should be read in conjunction with the other material and plans submitted with the application.

1. Site Address and Title Details

The subject property is known as 9 and 15 Lawrence Street, Freshwater and is all the land in Lot A DP 356986 and Lots 1 and 2 and Common Property in SP1172.

2. Local Environmental Plan

The subject property is comprised within the Warringah LEP 2011.

3. Consent Authority

The consent authority for Development Application is the Northern Beaches Council.

4. Zone

The land is zoned B2 Local Centre on the LEP.

5. Current and Future Land Use

The land is currently used as Low Rise Shops and Restaurants. These will soon be vacated and demolished. A new Multi storey Retail and Residential building will then be built in accordance with Approved DA 2017/1294.

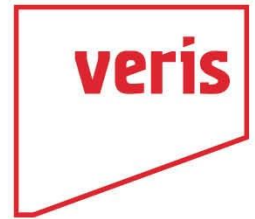
6. Existing Approvals

The site currently has Development Approval to demolish the existing buildings and construct a “*shop top housing development*” consisting of Ground Level Retail and Parking with Residential Units above and with parking on Ground Level. The development approval is DA 2017/1294 dated 20/6/2018.

7. Aim of the Development Application

The aim of the Development Application is to separate the approved uses within the development by way of a two lot stratum subdivision.

The existing lots being Lot A DP 356986 and the land the subject of SP1172 would be subdivided into the following two stratum lots once the relevant concrete slabs and walls forming the location of the stratum lots and easements have been constructed upto Level 1.



- **Lot 1** – Residential component of the proposed building which includes Ground Level Foyer, Garbage Room, carparking and Lifts, as well as Residential Units on Level 1 and above.
- **Lot 2**– Retail component of the proposed building which includes two shops, toilets, loading dock and carparking on Ground Level.

The plans attached show the coloured extent of each lot overlaid onto approved architectural plans.

The plans begin on Ground Level and below and finish on Level 1 and above showing the extent of each lot of the development. The lots on Ground Level are unlimited in Depth while the lot on Level 1 is unlimited in Height.

The proposed boundaries on Ground Level will be to the centre of common walls and the centre of the Level 1 slab above.

Note: Final Subdivision Certificate approval will be lodged once the DA conditions have been met and Ground and Level 1 slabs and walls have been built.

The Residential lot will be further strata subdivided upon completion with approval under a Complying Development Certificate.

8. **Subdivision**

Under the provisions of Warringah LEP 2011 subdivision is not prohibited and is consistent with the objectives of the plan.

9. **Proposed Easements**

The subdivision identifies several easements being (these may be added to on final survey).

(i) **Positive Covenant for Waste Services**

This burdens Lots 1 and 2 in favour of Council.

(ii) **Positive Covenant for Stormwater Quality System**

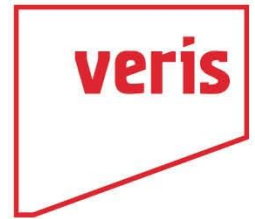
This burdens Lots 1 and 2 in favour of Council.

(iii) **Restriction on Use for Stormwater Quality System**

This burdens Lots 1 and 2 in favour of Council.

(iv) **Positive Covenant for Onsite Stormwater Detention**

This burdens Lots 1 and 2 in favour of Council.



(v) Restriction on Use for Onsite Stormwater Detention

This burdens Lots 1 and 2 in favour of Council.

(vi) Easement for Support and Shelter

This easement burdens and benefits each lot for every other lot for rights over shared supports such as columns, footings, slabs, beams, walls etc.

(vii) Easement for Services

This easement burdens and benefits each lot for every other lot for rights over all existing and future services that are shared or cross each other lot.

(viii) Easement for Fire Egress

This easement burdens and benefits each lot for every other lot to provide rights over all fire stairs and egress and Fire Escape routes.

(ix) Easement to Access Shared Facilities

This easement burdens and benefits each lot for every other lot to access shared facilities as defined under the Management Statement such as loading docks, plantrooms etc.

(x) Right of Access (A)

This easement burdens Lots 1 and 2 for the benefit of Lots 1 and 2, Ground Level for Access to Carpark and Loading Dock.

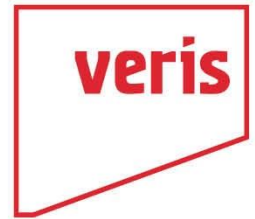
(xi) Right to Use Loading Dock (B)

This easement burdens Lot 2 for the benefit of Lot 1 for the use of Shared Loading Dock on Ground Level.

10. Services and Infrastructure

The property has street frontage and access to significant existing authority services and infrastructure. A general description of the services available to each lot is listed below.

- a) Electricity
- b) Telecommunication
- c) Gas
- d) Water
- e) Sewer
- f) Stormwater



11. Building Management Statement

A Building Management Statement will be lodged with the first strata plan to address shared insurance, areas, services and facilities. While these various shared elements will be scattered throughout the buildings, the Management Statement will collate their location, usage and shared percentage each lot will be required to contribute towards maintenance and replacement costs. The Management Statement will address the following shared areas, facilities and services.

- Insurance
- Fire Systems
- Shared Car Spaces
- Car park Ventilation
- Emergency Fire Systems and Egress
- Common Driveways
- Shared Services such as common water, gas and electrical
- Security Systems
- Pump out Systems and Detention/Drainage
- Common Loading and Garbage Rooms
- Shared Plant Rooms
- Shared Equipment
- Communications
- Signage
- External and common lighting
- Awnings
- Cleaning
- Management services
- Etc.

12. Environmental Effects

The placement of boundaries around the approved uses will have no adverse environmental impacts as all issues were addressed in the Building Approval DA 2017/1294.

The lots have access to existing service infrastructure. The proposed subdivision and placing of boundaries around approved uses will not create any adverse impacts on the surrounding environment.

Signed: MARK ANDREW

A handwritten signature in black ink that reads "M. S. Andrew".

Registered Surveyor