



CREATIVE **PLANNING** SOLUTIONS

Statement of Environmental Effects

Alterations and additions to boat launching infrastructure at the Sydney Academy of Sport- Crown Development

Lot 1 DP 74818
Wakehurst Parkway, Cromer NSW 2099

Prepared for: NSW Office of Sport

Project No: G005

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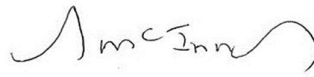
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1.0 Introduction

This Statement of Environmental Effects (SEE) is submitted to Northern Beaches Council (the Council) as part of a Crown Development Application (DA) for alterations and additions to boat launching infrastructure at the Sydney Academy of Sport (SAS) and partly within Middle Creek (the Site). The DA is being submitted pursuant to the provisions of *Warringah Local Environmental Plan 2011* (WLEP 2011) and the Warringah Development Control Plan (WDCP).

This SEE has been prepared by Creative Planning Solutions Pty Limited (CPS) on behalf of the proponent, the NSW Office of Sport, and is based on the engineering drawings prepared by DRB Consulting Engineers that are included within the DA package.

This SEE describes the site, its surrounds, the proposed development, and provides an assessment of the proposal in accordance with the matters for consideration under Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* (the Act). Within this report, references to “the site” means the land to which this DA relates.

1.1 Project Team

The following project team has been formed to deliver the proposal:

Development Specialty	Consultant
Applicant	NSW Government – Office of Sport
Engineer	DRB Consulting Engineers
Urban Planning	Creative Planning Solutions Pty Limited

2.0 Crown Development

The NSW Office of Sport is a public authority and is therefore prescribed by the *Environmental Planning and Assessment Regulation 2021* to be the Crown for the purposes of Division 4.6 of Part 4 of the Act. The subject DA is being made by the NSW Office of Sport and it is therefore a Crown DA.

Section 4.33 of the Act stipulates that a consent authority (other than the Minister) must not:

- (a) *refuse its consent to a Crown Development Application, except with the approval of the Minister, or*
- (b) *impose a condition on its consent to a Crown Development Application, except with the approval of the applicant or the Minister.*

Given the above statutory requirements, it is requested that Council liaise with the applicant throughout the development assessment process and prior to determination, and provide the applicant with the draft conditions of consent. In accordance with section 4.33 of the Act, the applicant will then review the draft conditions and agree or amend as may be deemed necessary.

2.1.1 Owners Consent

As per the letter dated 8 August 2023 submitted with the DA, Section 6(2) of the *Sporting Venues Authorities Act 2008* provides:

‘Any Act, matter or thing done in the name of, or on behalf of, the State Sporting Venues Authority by the Minister is taken to have been done by the Authority.’

Section 7(1) of the *Sporting Venues Authorities Act 2008* provides:

‘The State Sporting Venues Authority may delegate to an authorised person any of its functions, other than this power of delegation.’

Having regard to the above, Owner’s consent has been granted by Mr Michael Bangel who is the Director, Asset Management of the Office of Sport and has appropriate delegation pursuant to the *Sporting Venues Authorities Act 2008* to grant Owner’s consent.

Narrabeen Lagoon is owned by the State of NSW and is administered under the Crown Land Management Act 2016 (CLM Act) and is administered as a reserve by the Department of Primary Industries. Northern Beaches Council has been appointed Reserve Trust Manager under Division 3.3 of the CLM Act. The Council is responsible for the care, control, and management of Narrabeen Lagoon.

At the time of the registering the Development Application on the Planning Portal CPS issued a ‘notice of intent to lodge a development application’ to the Crown, under the provisions of Regulation 23 of the *Environmental Planning and Assessment Regulation 2021* owners consent is not required.

3.0 Site and Locality Description

The subject land is the SAS and is located off Wakehurst Parkway at Cromer in the Northern Beaches Local Government Area of Sydney. It is situated adjacent to Wakehurst Parkway and approximately 4km west of the Narrabeen town centre, approximately 1.3km north of the locality of Cromer and surrounded by the Gadigal National Park to the north and Dee Why West Recreation Reserve to the south. Refer to **Figure 1** for a locality map of the subject site.

The SAS is contained within a single allotment identified by title as Lot 1 DP 74818, and has a street address of Wakehurst Parkway, Cromer. The site is approximately 32ha in area.

There are two specific locations for the proposed works within the SAS, Boat Ramp 1 is on southern shore of Middle Creek, partly within the SAS site and to the east of the pedestrian bridge. Proposed Boat Ramp 2 is to be located on the western side of the pedestrian bridge. Refer to **Figure 2** for the proposed location of the Boat Ramps within the SAS.

The site is located within the Northern Beaches Local Government Area (LGA). The WLEP 2011 is the local planning instrument which applies to the subject site, and the site lies within land zoned 'SP1 Recreation Facility' zone and 'W1 Natural Waterways' zone. Refer to **Figure 3** for an extract of the WLEP 2011 zoning map.

The site is partly mapped as bushfire prone land on the Northern Beaches Bush Fire Prone Land Map. Refer to **Figure 4** for an extract of the Bush Fire Prone Land Map.



Figure 1 – Site locality map- site delineated in yellow.

Source: www.planningportal.nsw.gov.au



Figure 2 – Aerial image indicating approximate location of the proposed works within the site.

Source: General Arrangement Plan, Drawing CIV-010, prepared by DRB consulting engineers and dated 17/07/2023



Figure 3 – The proposed location for the works are zoned SP1 Recreation Facility and W1 Natural Waterways under the WLEP 2011

Source: www.planningportal.nsw.gov.au



Figure 4 – Extract of the Bush Fire Prone Land Map- site delineated in yellow and location of proposed works delineated in black

Source: www.planningportal.nsw.gov.au

3.1.1 Existing Sydney Academy of Sport

The SAS offers a range of sporting and recreational activities to clients including professional sports teams, schools, businesses, and general members of the public. The SAS has a large range of sporting facilities including:

- 400 metre Olympic standard athletics track
- 25 metre, six-lane heated indoor pool with recovery centre
- Multi-purpose indoor sports gymnasium
- Sailing, canoeing, and kayaking facilities
- Five multi-purpose sports fields/ovals (three with lighting).
- Flexi-pave netball courts with lighting
- Cricket nets with synthetic pitches
- Weights room - developed specifically for elite sports strength and conditioning
- Six tennis courts (with lighting)
- Ropes course
- Fitness and jogging track
- Sports science, sports medicine, and physiotherapy
- Picnic area facilities, and
- Dining and Dormitory buildings (Proposal located between the entry of these buildings).

3.1.2 Surrounding Land uses

A review of the surrounding area has identified the below listed land uses within proximity of the subject site.

Garigal National Park

Located approximately 400m north of the subject site is a large area of national parkland known as Garigal National Park.

Wakehurst Parkway

Immediately adjoining the northern boundary of the subject site is a road known as Wakehurst Parkway, which is a classified road as defined by the *Roads Act 1993* and offers access to the SAS. The Wakehurst Parkway is an important transport link connecting Narrabeen and the northern beaches to Frenchs Forest, Seaforth, and the lower north shore.

Middle Creek Reserve and Narrabeen Lagoon

Immediately to the east of the subject site is a watercourse known as Middle Creek which flows into Narrabeen Lagoon. Adjacent to Narrabeen Lagoon is a small reserve known as Middle Creek Reserve. It is noted that Narrabeen Lagoon is used for some of the SAS water sport activities.

Narrabeen and Wheeler Heights

Located approximately 1.5km east of the subject site are established residential suburbs known as Narrabeen and Wheeler Heights.

Cromer

Another nearby residential area is the suburb of Cromer located approximately 1.2km south of the subject site.

Cromer Golf Club

Located between Cromer to the south and the subject site and Narrabeen Lakes to the north is Cromer Golf Club.

Dee Why West Recreation Reserve

Adjoining the southwest boundary of the subject site is a large area of parkland known as the Dee Why West Recreation Reserve.

4.0 Proposed Development

The proposed development is for alterations and additions to boat launching infrastructure, details are as follows:

Eastern Boat Ramp 1:

- Demolish and remove existing floating pontoon and concrete pavement and edging
- Edges of Boat Ramp to be supported by sandstone retaining wall and footings
- Fill area between retaining walls with sand and compact embankment to required levels so that the ramp has a natural fall into the water
- Compacted sand to be topped with Geohex system
- Excavation and installation for subsoil drainage lines to run parallel to each side of the boat ramp, and
- Maintain concrete edging adjacent to road pavement to meet face of sandstone blocks.

Western Boat Ramp 2:

- Demolish and remove existing concrete promenade
- Edges of boat ramp to be supported by sandstone retaining wall and footings
- Fill area between retaining walls with sand and compact embankment to required levels so that the ramp has a natural fall into the water
- Compacted sand to be topped with Geogrid system, and
- Excavation and installation for subsoil drainage lines to run parallel to each side of the boat ramp.

Refer to **Figure 5** and **Figure 6** for Boat Ramp Plans. For additional detail refer to the submitted drawings within this DA package.

5.0 Environmental Impact Assessment

5.1.1 Environmental Planning and Assessment Act 1979

Planning for Bushfire Protection

Section 4.14 of the Act applies to development on bushfire prone land for purposes other than those prescribed by Section 100B of the *Rural Fires Act 1997*.

The site is partly mapped as bushfire prone land on the Northern Beaches Bush Fire Prone Land Map; however, the areas for the proposed Boat Ramps are not mapped, therefore no further consideration is required. Refer to **Figure 4** for an extract of the Bush Fire Prone Land Map.

5.1.2 Environmental Planning Instruments and Development Control Plans

State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021 applies to the proposed development as the site is located within proximity to coastal wetlands, a coastal environment area and a coastal use area. Refer to **Figures 7 – 9**.

In accordance with Chapter 2 of this SEPP, development consent must not be granted to development on land identified as “proximity area for coastal wetlands” or “proximity area for littoral rainforest” on the *Coastal Wetlands and Littoral Rainforests Area Map* unless the consent authority is satisfied that the proposed development will not significantly impact on the following matters:

State Environmental Planning Policy (Resilience and Hazards) 2021	
Clause 2.8 Development on land in proximity to coastal wetlands or littoral rainforest	
Provisions	Response
2.8(1) a) the biophysical, hydrological or ecological integrity of the adjacent coastal wetland or littoral rainforest, or	The development proposes two boat ramp structures that are similar to the existing arrangements. It is expected that the proposal will have minimal impact on the biophysical, hydrological, or ecological integrity of the adjacent coastal wetland or littoral rainforest.
b) the quantity and quality of surface and ground water flows to and from the adjacent coastal wetland or littoral rainforest.	Surface and ground water flows will remain unchanged due to the minor nature of the proposed development.

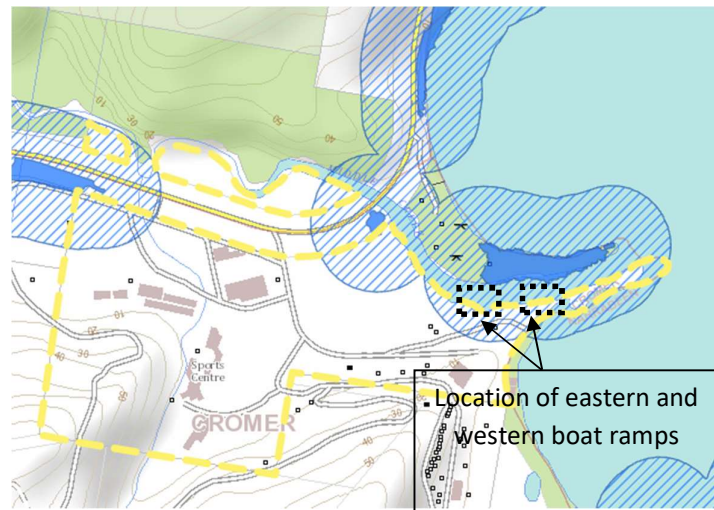


Figure 7 – Coastal wetlands and littoral rainforest area map

Source: www.planningportal.nsw.gov.au

In accordance with Clause 2.10 of the SEPP, development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following matters:

State Environmental Planning Policy (Resilience and Hazards) 2021

Clause 2.10 Development on land within the coastal environment area

Provisions	Response
2.10 (1)	
a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment	The proposal is to occur over previously disturbed areas. It is expected that the proposal will have minimal impact on the integrity and resilience of the biophysical, hydrological, and ecological environment.
b) coastal environmental values and natural coastal processes	For the reasons listed above, it is not expected that the proposal would create adverse impacts on coastal environmental values and natural coastal processes.
c) the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1	The proposed development will not impact on the water quality of the marine estate. The proposal will not impact on any sensitive coastal lakes noting Narrabeen Lagoon is not identified as a sensitive coast lake in Schedule 1.
d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms	For the reasons discussed above the boat ramps are to be located in a previously disturbed area and will not have any unacceptable impacts on marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands, or rock platforms.
e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability	The development will not impede upon any existing access points to the edge of Narrabeen Lagoon.
f) Aboriginal cultural heritage, practices and places	The subject site is not identified as containing any Aboriginal cultural and built environmental heritage.

g) the use of the surf zone	The site is not located adjacent to or within the surf zone.
2.10(2)	
a) the development is designed, sited and will be managed to avoid an adverse impact referred to in subclause (1), or	Refer to discussion above.
b) if that impact cannot be reasonably avoided - the development is designed, sited and will be managed to minimise that impact, or	The proposal will not have any adverse impacts.
c) if that impact cannot be minimised - the development will be managed to mitigate that impact	The proposal will not have any adverse impacts.

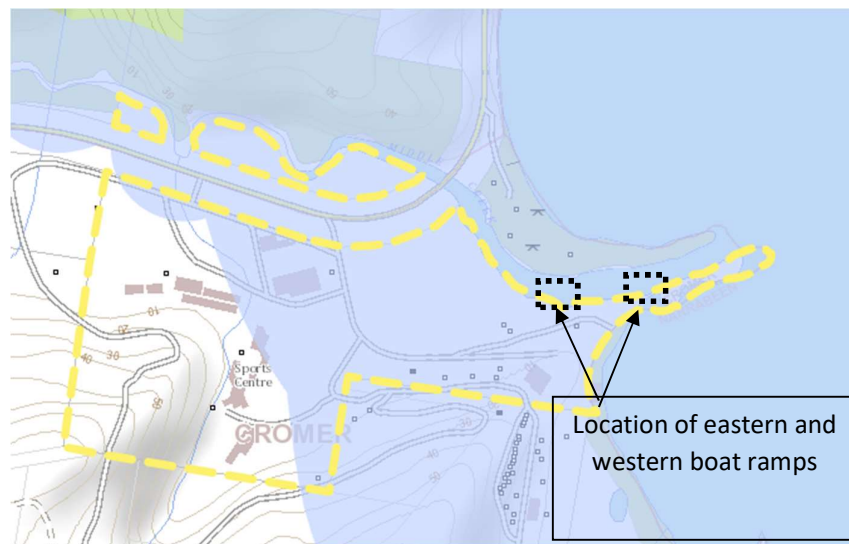


Figure 8 – Coastal environment area map
Source: www.planningportal.nsw.gov.au

In accordance with Clause 2.11 of the SEPP, development consent must not be granted to development on land that is within the coastal use area unless the consent authority is satisfied that the following matters for consideration have been addressed:

State Environmental Planning Policy (Resilience and Hazards) 2021

Clause 2.11 Development on land within a coastal use area

Provisions	Response
2.11(1)(a)	
i) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability.	The development will change the existing access arrangements to the edge of Narrabeen Lagoon for members of the public.
ii) overshadowing, wind funnelling and the loss of views from public places to foreshores	The proposed structures are low rise will not create any overshadowing, unusual wind funnelling impacts, and will not impact on existing views to the public foreshores.

iii) the visual amenity and scenic qualities of the coast, including coastal headlands	The proposal will not have impact on the visual amenity and scenic qualities of the coastal foreshore, given the proposal seeks to provide replacement boating infrastructure, which is consistent with the character of the locality, noting the presence of a boat house and other boat ramps at the SAS.
iv) Aboriginal cultural heritage, practices and places	The subject site is not identified as containing any Aboriginal cultural heritage, practices and places.
v) cultural and built environment heritage	The development will not impact on the cultural and built environment heritage of the site.
2.11(b)	
i) the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or	Refer to discussion above.
ii) if that impact cannot be reasonably avoided - the development is designed, sited and will be managed to minimise that impact, or	The proposal will not have any adverse impacts.
iii) if that impact cannot be minimised - the development will be managed to mitigate that impact, and	The proposal will not have any adverse impacts.
14(c)	
Has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development	The proposed development is consistent with the size and scale of adjoining development.

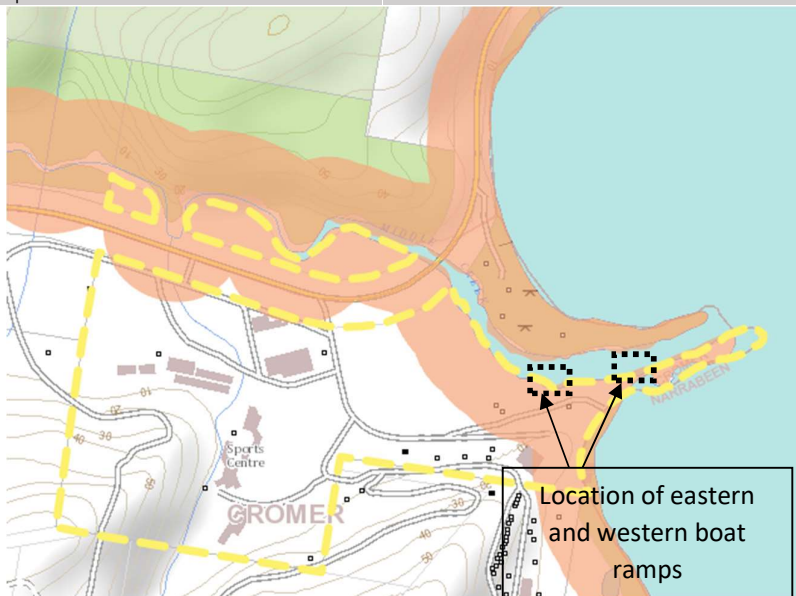


Figure 9 – Coastal use area map

Source: www.planningportal.nsw.gov.au

Chapter 4 Remediation of land

Clause 4.6 requires a consent authority to consider the contamination status of the land and be satisfied that the land is, or will be made, suitable for the purpose for which the development is proposed to be carried out.

Although minor earthworks will be required for this development, the site is not subject to any known previous contaminating uses. Based on the above, the proposal satisfies the requirements of SEPP (Resilience and Hazards), and Council can be satisfied that the land is suitable for the proposed works.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 6.24 of the *State Environmental Planning (Biodiversity and Conservation) 2021* (BC SEPP) applies to land within the Foreshores and Waterways area, areas that are captured by this characterisation are mapped by the Foreshores and Waterways Area Map. The site does not fall within a mapped area and is not subject to the provisions prescribed by Division 2 (Clauses 6.26, 6.27 and the Land use table) of the BC SEPP.

State Environmental Planning Policy (Transport and Infrastructure) 2021

The SAS is identified as a State Sport and Recreation Centre pursuant to section 2.134 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* (TI SEPP). Section 2.135 indicates that development for a variety of purposes may be carried out by or on behalf of the State Sporting Venues Authority with consent on land comprised in a state sport and recreation centre.

Section 3 of The *Sporting Venues Authorities Act 2008* (SVA Act) provides that:

“The State Sporting Venues Authority is a continuation of, and the same legal entity as, the corporation sole with the corporate name “Minister administering the Sporting Venues Management Act 2002” incorporated by that Act.”

Section 6(2) of the SSVA Act provides:

“Any act, matter or thing done in the name of, or on behalf of, the State Sporting Venues Authority by the Minister is taken to have been done by the Authority.”

Section 7(1) of the SSVA Act states:

“The State Sporting Venues Authority may delegate to an authorised person any of its functions, other than this power of delegation.”

The NSW Office of Sport is an executive agency related to the Department of Premier and Cabinet and is responsible for the management of the SAS. The application is lodged on behalf of the NSW Office of Sport and therefore clause 2.135 of the TI SEPP applies to the development.

The proposed Boat Ramps are a type of *water recreation structure* associated with the ‘recreation facilities (outdoor)’, listed within clause 2.135(1) of the TI SEPP as a purpose that may be carried out on the land. The proposed works are therefore permitted within the SAS land. The portion of the Boat Ramps located outside of SAS land are subject to the WLEP 2011 and is discussed below.

The proposal is therefore permitted with consent by the TI SEPP, as well as by WLEP 2011 (discussed further herein).

Clause 2.119 also applies to the proposal as the site has a frontage to a classified road, being Wakehurst Parkway. The relevant clauses are addressed as follows:

Clause 2.119 – Development with frontage to classified 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 and safe, 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 ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.*

The proposal does not seek changes to any vehicular access point. The proposal does not seek to provide any additional parking spaces, and overall would not be expected to affect the safety, efficiency, and ongoing operation of Wakehurst Parkway. The proposal maintains the existing uses on site and no further design measures are required to account for traffic noise or vehicle emissions. It is noted that the Boat Ramps are not open for the public and is only to be used by school or recreational groups that have booked the facilities at the SAS.

Clause 2.120 – Impact of road noise or vibration on non-road development

- (1) *This section applies to development for any of the following purposes that is on land in or adjacent to the road corridor for a freeway, a tollway or a transitway or any other road with an annual average daily traffic volume of more than 20,000 vehicles (based on the traffic volume data published on the website of TfNSW) and that the consent authority considers is likely to be adversely affected by road noise or vibration—*
- (a) residential accommodation,*
 - (b) a place of public worship,*
 - (c) a hospital,*
 - (d) an educational establishment or centre-based child care facility.*
- (2) *Before determining a development application for development to which this section applies, the consent authority must take into consideration any guidelines that are issued by the Planning Secretary for the purposes of this section and published in the Gazette.*
- (3) *If the development is for the purposes of residential accommodation, the consent authority must not grant consent to the development unless it is satisfied that appropriate measures will be taken to ensure that the following LAeq levels are not exceeded—*
- (a) in any bedroom in the residential accommodation—35 dB(A) at any time between 10 pm and 7 am,*
 - (b) anywhere else in the residential accommodation (other than a garage, kitchen, bathroom or hallway)—40 dB(A) at any time.*
- (3A) *Subsection (3) does not apply to a building to which State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 7 applies.*

(4) *In this section, freeway, tollway and transitway have the same meanings as they have in the Roads Act 1993.*

The RMS Traffic Volume Maps indicate that Wakehurst Parkway receives movement of less than 40,000 vehicular per day and therefore this clause is not applicable.

Warringah Local Environmental Plan 2011

The relevant environmental planning instrument for the subject site is the WLEP 2011. As discussed above, the proposed terrestrial components of the works are for the purpose of an existing State sport and recreation centre are permissible with consent under the TI SEPP.

Notwithstanding, under the provisions of the WLEP 2011 part of the site is zoned *SP1 Special Activities* and *W1 Natural Waterways*, with most of the works to occur outside of the SAS and within Middle Creek (**Figure 3**), the enabling provisions of the TI SEPP do not extend beyond the land boundary of the SAS, therefore permissibility under the W1 zone is required and is discussed below.

SP1 Special Activities

The proposed development is for the purpose of a 'recreation facility (outdoor)', which is listed as permissible with consent within the SP1 zone of the WLEP 2011. The proposed development will enhance the existing facilities, whilst ensuring there is limited impact on the existing environmental values, noting that the Boat Ramps are located within previously disturbed areas and unlikely to impact adjacent vegetation.

The objectives of the SP1 zone are as follows:

- *To provide for special land uses that are not provided for in other zones.*
- *To provide for sites with special natural characteristics that are not provided for in other zones.*
- *To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.*

The proposal is consistent with the objectives of the SP1 zone by supporting the existing functions of the State Sport and Recreation Centre in keeping with the special characteristics of the site whilst having no adverse impacts on surrounding land.

The proposal does not offend the objectives of the zone and would support the existing use of the subject land, whilst having no adverse impacts on surrounding land.

W1 Natural Waterways

As previously discussed, most of the works are to occur within the W1 Zone. The proposed works are for a two boat launching ramps which is a type of 'water recreation structure'. The definition of a water recreation structure is contained within the Standard Instrument and is reproduced below:

Water recreation structure means a structure used primarily for recreational purposes that has a direct structural connection between the shore and the waterway, and may include a pier, wharf, jetty or boat launching ramp.

The objectives of the W1 zone are as follows:

- *To protect the ecological and scenic values of natural waterways.*
- *To prevent development that would have an adverse effect on the natural values of waterways in this zone.*
- *To provide for sustainable fishing industries and recreational fishing.*

The proposal is consistent with the objectives of the W1 zone, given that boat launching ramps are located in areas that have been previously disturbed and are connected to existing internal roads therefore minimising additional earthworks and tree impacts. The utilisation of both ramps will consolidate boat launching along the creek bank reducing erosion elsewhere and maintaining the natural values of the waterway.

The relevant provisions of the WLEP 2011 are provided below, with comment also included in relation to the proposed development.

Warringah Local Environmental Plan 2011			
Clause	Requirement	Comment	Complies
5.11 Bush fire hazard reduction	Bush fire hazard reduction work authorised by the Rural Fires Act 1997 may be carried out on any land without development consent. Note. The Rural Fires Act 1997 also makes provision relating to the carrying out of development on bush fire prone land.	The site is partly mapped as bushfire prone land on the Northern Beaches Bush Fire Prone Land Map; however, the areas for the proposed boat launching ramps are not mapped and no further consideration is required. Refer to Figure 4 for an extract of the Bush Fire Prone Land Map.	N/A
5.12 Infrastructure development and use of existing buildings of the crown	(1) This Plan does not restrict or prohibit, or enable the restriction or prohibition of, the carrying out of any development, by or on behalf of a public authority, that is permitted to be carried out with or without development consent, or that is exempt development, under State Environmental Planning Policy (Infrastructure) 2007. (2) This Plan does not restrict or prohibit, or enable the restriction or prohibition of, the use of existing buildings of the Crown by the Crown.	The proposed boat launching ramps are a type of water recreation structure located on Crown Land. The proposed boat launching ramps are permitted with consent under the TI SEPP and WLEP 2011.	Yes
6.1 Acid sulfate soils	(2) Development consent is required for the carrying out of works described in the Table to this subclause on land shown on the Acid	A review of Council's WLEP maps reveals the subject site to be affected by Class 2, Acid Sulfate Soils. The proposal involves placing sandstone walls adjacent to surface levels and filling	Yes

Warringah Local Environmental Plan 2011

Clause	Requirement	Comment	Complies
	Sulfate Soils Map as being of the class specified for those works. Class of land Works 1 Any works. 2 Works below the natural ground surface. Works by which the watertable is likely to be lowered. 3 Works more than 1 metre below the natural ground surface. Works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface. 4 Works more than 2 metres below the natural ground surface. Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface. 5 Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.	between both walls which will not include any works below the natural ground surface. Minor earthworks are required for subsoil drainage and footings though the scale of earthworks is minimal. As a result, it is not considered that Acid Sulfate Soils will be significantly affected by the proposed works or will require management plan be required.	

Warringah Local Environmental Plan 2011			
Clause	Requirement	Comment	Complies
6.2 Earthworks	(3) Before granting development consent for earthworks, the consent authority must consider the following matters— (a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality, (b) the effect of the proposed development on the likely future use or redevelopment of the land, (c) the quality of the fill or the soil to be excavated, or both, (d) the effect of the proposed development on the existing and likely amenity of adjoining properties, (e) the source of any fill material and the destination of any excavated material, (f) the likelihood of disturbing relics, (g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.	The proposed development requires minimal earthworks to install sandstone footings and the sub soil drainage system and will not restrict the existing or future use of the site, adversely impact on neighbouring amenity, the quality of the water table or disturb any known relics. Additionally, the fill is likely to be used to build the boat launching ramps and is unlikely to be removed from the site.	Yes
6.3 Flood planning	(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development: (a) is compatible with the flood hazard of the land, and (b) is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and (c) incorporates appropriate measures to manage risk to life from flood, and (d) is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or	A review of Council's mapping identifies the site as being flood prone. However, based on the minor scale and nature of the proposal, it is considered unlikely that the proposed development would exacerbate the flooding hazard.	Yes

Warringah Local Environmental Plan 2011			
Clause	Requirement	Comment	Complies
	a reduction in the stability of riverbanks or watercourses, and (e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding. (4) A word or expression used in this clause has the same meaning as it has in the Floodplain Development Manual (ISBN: 0 7347 5476 0), published in 2005 by the NSW Government, unless it is otherwise defined in this clause. (5) In this clause: <i>flood planning level</i> means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard.		
6.4 Development on sloping land	(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that: (a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and (b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and (c) the development will not impact on or affect the existing subsurface flow conditions	A review of Council's WLEP maps reveals the subject site as being affected by areas of Landslip Risk. The subject site is covered by 'Area A – Slope <5°'. However, due to the minor nature of the proposal, it is considered unlikely that the proposed development would increase the risk of landslide.	Yes

The proposal has been assessed against the provisions of the WLEP 2011 above. It is considered that the proposal is in accordance with all relevant provisions contained under this plan.

Warringah Development Control Plan 2011

A review of Council's online constraints mapping also identifies the subject site as being affected by the following affectations: *Coastal zone, Native Vegetation, Wildlife Corridors* and *Waterways and Riparian Lands*. Given that the works are proposed within a previously disturbed area, it is not considered any of these affectations will be an issue. A more detailed assessment of impact on the Natural Environment is provided below.

5.1.3 Impact on the Natural Environment

The proposal seeks approval to replace an existing boat launching ramps with a more modern design within previously disturbed areas with minimal ground disturbance. It is not considered that any natural affectations on the land (mentioned under section 5) will be significantly affected by the development. Due to the minor nature of the development, it is not considered that any natural constraints on the land will be significantly affected by the development.

5.1.4 Impact on the Built Environment

The proposed works are minor in nature as the SAS is well distanced from nearby residential areas, being approximately 1.5km west of the suburbs of Narrabeen and Wheeler Heights and 1.2km north of Cromer. There is also vast bushland and lakes separating the subject site from nearby residential areas. For this reason, it is considered that the proposal will not create any substantial impacts on the built environment.

5.1.5 Economic Impacts

The proposed development is not considered to result in, or contribute to, any negative economic impacts on the local area or wider Northern Beaches region. More importantly, the development has delivered the following positive economic impacts:

- use of tradesmen and sports company to undertake the proposed works; and
- on-going use of the area in conjunction with the existing accommodation at the SAS.

5.1.6 Community/Social Impacts

The proposed works will not have any negative community/social impacts.

5.1.7 Suitability of the Site

The development is permissible pursuant to the TI SEPP and WLEP 2011 and, as demonstrated within this report, does not conflict with the objectives of the zone. Furthermore, the development is identified as having no adverse impact on the surrounding built and natural environment. As a result, the development is considered compliant with the considerations under Section 4.15 of the Act and is therefore suitable for the subject site.

5.1.8 Public Interest

As has been demonstrated above, the proposed development is considered to result in a positive community/social impact, positive economic impacts, and minimal impact on elements of the natural and built environment.

As a result, the proposed development is considered to be in the public interest.

6.0 Conclusion

The proposed development has been assessed against the provisions of Section 4.15 of the *Environmental Planning and Assessment Act 1979*. On balance, it is concluded the development is satisfactory and warrants development consent, having regard to the following matters:

- The proposed development is permissible within the SP1 zone under the TI SEPP and within the W1 zone under the WLEP 2011.
- The proposal is consistent with the relevant provisions of the WLEP 2011 and the WDCP. Consistency with the objectives of the relevant development provisions within applicable environmental planning instruments and planning policies has been demonstrated; where any non-compliances have been identified, appropriate justification and alternative solutions have been provided to achieve the objectives of those controls.
- The proposal makes use of existing infrastructure, disturbed areas and resources and is compatible with the character of the locality.
- There are no excessive and unreasonable impacts that will arise as a result of the proposed development.
- There are no matters that would warrant the refusal of the proposal on the grounds of it being contrary to the public interest.

Accordingly, based on the conclusions of the assessment undertaken and the merits of the proposal, Council's approval of the development application is sought subject to appropriate conditions.