

STATEMENT OF ENVIRONMENTAL EFFECTS

Village Landscaped Garden

LOCATED AT;

Glenaeon Retirement Village
207 Forest Rd, Belrose

Prepared for;

Keyton Holding Pty Ltd

August 2025

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1.0 SITE LOCATION AND DESCRIPTION

The subject site has the following characteristics:

- The property address is 207 Forest Way, Belrose
- The legal description of the site is Lot 100 DP 1114910
- The area of the subject work is denoted on the enclosed drawings.
- The development site is identified on the locality and site plans below:



Figure 1: Aerial photo- Courtesy of Google Earth



Figure 2: Site plan showing location of the works

2.0 BACKGROUND

The open area at the village entry is very unappealing and is inaccessible to the village residents. The purpose of these works is to transform this area into a landscaped garden area consisting of footpaths and recreational area that can be used and enjoyed by the residents.

2.1 Supporting Documentation

This Statement of Environmental Effects should be read in conjunction with the supporting plans and documentation that is submitted as part of the DA package which includes:

- Appendix B – Development Application Drawings – Landscape drawings, prepared by Scape design.
- Appendix C – Statement of existing vegetation, prepared by Scape design.
- Appendix D – Survey, prepared by Scape design. Prepared by Total Surveying Solutions
- Appendix E – Bush Fire Assessment Report, prepared by Keyton Holding Pty Ltd

3.0 THE PROPOSED DEVELOPMENT

3.1 Description of the Proposed Development

The development application seeks consent to convert the existing open area into a landscaped garden area.

3.2 The Drawings

The enclosed drawing set by Scape design comprises the development application:

DRAWING	PREPARED BY	REVISION	DATE
L.SK.00	Scape design	C	30.07.25
L.SK.01	Scape design	H	30.07.25
L.SK.02	Scape design	B	30.07.25
L.SK.03	Scape design	B	10.07.25
L.SK.04	Scape design	B	10.07.25
L.SK.05	Scape design	B	10.07.25
L.SK.100	Scape design	C	10.07.25

4.0 ENVIRONMENTAL ASSESSMENT

The following section addresses the relevant matters pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979. Given the nature of the works, the provision of the relevant Environmental Planning Instruments and development policies have limited applicability. The proposal will meet the relevant statutory and policy provisions as outlined below:

4.1 State Environment Planning Policy (Biodiversity and Conservation) 2021

The provisions of the SEPP applies as it is applicable to the Northern Beaches Local Government Area.

However, a permit to remove vegetation is not required under clause 2.7,4,(b) of the SEPP:

2.7 Clearing that does not require permit or approval

- (1) A permit or approval to clear vegetation is not required under this Chapter if it is clearing of a kind that is authorised under the Local Land Services Act 2013, section 60O or Part 5B.
- (2) Despite the Local Land Services Act 2013, section 60O(a)(i) and (b)(i), subsection (1) does not apply to clearing that is part of or ancillary to the carrying out of exempt development or complying development.
- (3) A permit or approval is not required under this Chapter for—
 - (a) the removal of vegetation that the council is satisfied is a risk to human life or property, or
 - (b) clearing for a traditional Aboriginal cultural activity, other than a commercial cultural activity.
- (4) A permit is not required under this Chapter for the removal of vegetation that the council is satisfied—
 - (a) is dying or dead, and
 - (b) is not required as the habitat of native animals.
- (5) An approval is not required under this Chapter for the removal of vegetation that the Native Vegetation Panel is satisfied—
 - (a) is dying or dead, and
 - (b) is not required as the habitat of native animals.

The existing vegetation consists of Bamboo and aquatic lilly pads which is not habitat for native animals.

The lot is not located Biodiversity Certified Land under the Warringah DCP 2011.

4.2 Warringah Local Environment Plan 2011 (WLEP 2011)

The village is located on land that is zoned as 'Deferred Matter' on the Land Zoning Map under the WLEP 2011. As such, the WLEP 2011 has limited applicability against the proposal.

The Warringah Local Environment Plan 2000 (WLEP 2000) is the applicable Environmental Planning Instrument that applies to land zoned as 'Deferred Matter'.

4.3 Warringah Local Environment Plan 2000 (WLEP 2000)

The proposed works do not introduce any additional land uses, the proposed work is consistent with the approved use of the site and the objectives of the WLEP 2000 – the proposal is therefore permissible with consent.

The relevant provisions of the WLEP 2000 applying to the proposal are outlined below:

Clause 38 – Glare and reflection

Building materials proposed for the paved areas, garden furniture and fittings have been selected to minimise glare and reflection to the adjacent dwellings.

Clause 50 – Safety and security

New lighting is included as part of the proposal that will enhance safety and security of this area.

Clause 56 – Retaining distinctive environmental features on sites

The proposed development has been designed to complement distinctive environmental features that are already located on the land. There are existing landscaped areas on the site however, they do not provide amenity that encourages residents to meet.

Clause 59 – Koala habitat protection

The site is greater than 1 hectare in area. The area where the proposal is located does not consist of any trees.

Clause 63 – Landscaped open space

The new landscaped area will transform an existing area that is currently unappealing and inaccessible. The new area will accommodate outdoor recreation needs and requirements for the village residents.

The selection of plantings will maintain and enhance the desired future character of the locality and are commensurate with the adjacent building height, bulk and scale.

Locality B2 – Oxford Falls Valley

This Locality Statement has limited applicability to the proposal. The soil depth included in the open space exceeds the required minimum depth of 1 metre.

4.4 Bushfire

A bush fire assessment report is included as part of this submission. The report identifies that the proposal does not require a BAL rating.

Furthermore, the proposal is exempt from the operation of the Rural Fires Act 1997 as the works are considered excluded development under Section 46 of the Rural Fires Regulations 2022 – refer Appendix B for commentary regarding this matter.

5.0 KEY IMPACT CONSIDERATIONS

An assessment of potential social impacts has been undertaken as outlined below:

5.1 Design, Layout and Visual Impact

The proposal seeks to convert an existing outdoor area into a parkland type setting that can be used and enjoyed by the village residents.

- The location of the landscaped area is at the main entry to the village.
- The proposal provides a better outdoor amenity to an area that is currently inaccessible to residents.

5.2 Impact on Surrounding Development

- The proposed development is consistent with the approved use of the property.
- The proposal will not change the approved impacts to the surrounding development.

6.0 SUITABILITY OF THE SITE

The proposed development is considered suitable for the site as follows:

- The site is located in a land zoning that permits the proposed development.
- The development will not have any adverse impacts on the environment, adjoining properties or surrounding lands.
- The development will improve the open space on the site.

7.0 CONCLUSION

The proposal has been assessed in accordance with the relevant heads of consideration contained in Section 4.15 of the Environmental Planning and Assessment Act 1979.

The proposal is considered to be reasonable and appropriate, the application is recommended for approval for the following reasons:

- The works are permissible with consent as the proposed development is consistent with Local and State Government planning controls.
- The development will not result in any unacceptable impacts on the environment or surrounding property.
- The development is required to meet the future needs of the village.

Report Revision History

Revision	Date Issued	Prepared by	Reviewed by
0	05.08.25	R Treloar	R Treloar
1	25.08.25	R Treloar	R Treloar

8.0 APPENDIX A – PHOTOGRAPHS



Photograph 1 – View looking from Main St



Photograph 2



Photograph 3

9.0 APPENDIX B – BUSHFIRE ASSESSMENT REPORT

A Bush Fire Assessment Report using the RFS self-assessment form is submitted as part of the development application.

The report identifies there is no BAL applicable to the works.

The proposal is excluded from the operation of the Rural Fires Act 1997 as outlined below:

The site is located in a bushfire prone area as identified in Council's Bushfire Prone Land Map. The map identifies the subject site as containing a combination of Category 1 Vegetation, and Vegetation Buffer therefore, the site is considered bushfire prone.

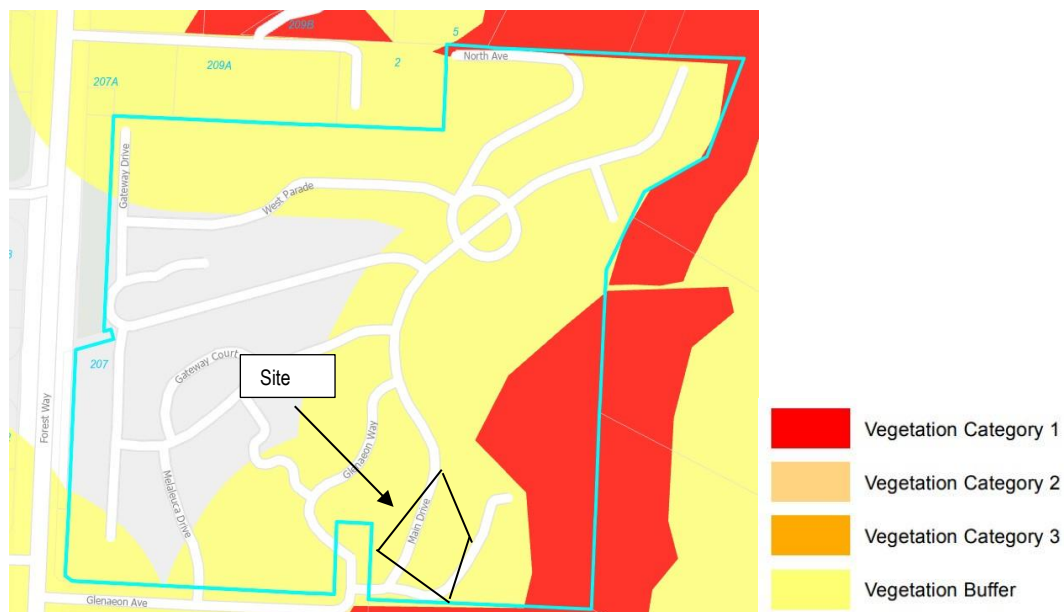


Figure 3: Bushfire Prone Land Map – Courtesy of Northern Beaches Council

Section 46 of the Rural Fires Regulations 2022 lists development that is excluded from the operation of section 100B of the Rural Fires Act 1997 (**The Act**). The proposed works are listed as excluded development under section 100B (5) (a1) of The Act as follows:

- (k) construction and installation of a driveway, pathway or other paved area.
- (l) the carrying out of earthworks or drainage works

Property development that is located on bush fire prone land is subject to the provisions of the NSW Rural Fire Service 'Planning for Bushfire Protection 2019' (**PBP**).

Section 6.5 of the PBP identifies the construction of pathways and earthworks as minor development in SFPP facilities. These developments do not have an influence on potential bushfire impacts and bushfire protection of the proposal.

As a result, the RFS does not consider that a Bush Fire Safety Authority (BFSA) is necessary for these development types.

10.0 APPENDIX C – DEVELOPMENT PLANS

11.0 APPENDIX D – STATEMENT OF EXISTING VEGETATION

12.0 APPENDIX E – SURVEY