Mona Vale Surf Lifesaving Club

Statement of Environmental Effects

On behalf of
Northern Beaches Council
October 2018

mecone

Project Director

Kate Bartlett

Contributors

Lauren McMahon

Joe Wang

Revision	Revision Date	Status	Authorised	
			Name	Signature

* This document is for discussion purposes only unless signed and dated by the persons identified. This document has been reviewed by the Project Director.

Contact

Mecone

Level 12, 179 Elizabeth Street
Sydney, New South Wales 2000

info@mecone.com.au
mecone.com.au

Table of Contents

Schedule of Figures and Tables

1 Introduction

This Statement of Environmental Effects (SEE) report has been prepared to support a Development Application (DA) to Northern Beaches Council (Council) for the redevelopment of the Mona Vale Surf Lifesaving Club (Mona Vale SLSC) on the site located at Surfview Road, Mona Vale (the site). The current SLSC is old and in need of repair and main purpose of the DA is improve the community facility for the wider community.

The SEE includes an assessment of the proposed works in terms of the matters for consideration as listed under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (EPAA) and should be read in conjunction with information annexed to this report as outlined in the Table of Contents.

Specifically, the SEE includes the following information:

- Description of the site in its local context;
- Identification of the proposed works;
- Assessment of the project against Council's controls and policies;
- Assessment of all environmental impacts of the project; and
- Identification of measures for minimising or managing the potential environmental impacts.

Altus Group has calculated the cost of development for the proposal to be $6,689,853 including GST, refer to **Appendix 1**.

This SEE is also supported by the following environmental assessment reports and management plans, which are provided separately:

- **Appendix 1:** Cost Plan Report;
- **Appendix 2:** Survey Plan;
- **Appendix 3:** Architectural Plans;
- **Appendix 4:** Landscape Plan;
- **Appendix 5:** Pittwater Local Environmental Plan Table;
- **Appendix 6:** Pittwater Development Control Plan Table;
- **Appendix 7:** Demolition Plan;
- **Appendix 8:** Preliminary Geotechnical Investigation;
- **Appendix 9:** Waste Management Plan;
- **Appendix 10:** Arboricultural Impact Appraisal;
- **Appendix 11:** View Loss Analysis;
- **Appendix 12:** Traffic Impact Assessment;
- **Appendix 13:** Access Report;
- **Appendix 14:** Fire Safety Statement;
- **Appendix 15:** Sustainability Report.
- **Appendix 16:** Acoustic Report;
- **Appendix 17:** Costal Engineering Assessment;
- **Appendix 18:** Civil DA Report;
- **Appendix 19:** BCA Report;
- **Appendix 20:** Heritage Impact Statement; and
- **Appendix 21:** Structural Concept Design.

1.1 Proponent and Project Team

The Development Application and SEE Report have been prepared on behalf of Northern Beach Council and Mona Vale Surf Life Saving Club Inc and the project team in outlined in the table below.

Table 1 – Project Team

Item	Description
Architects	Warren and Mahoney
Urban Planning Assessment	Mecone
Quantity Surveyor	Altus Group
Landscaping	Arcadia Landscape Architecture
BCA consultant	Mckenzie Group
Waste Management	Elephants Foot Recycling Solutions
Access Consultant	Cheung Access Pty Ltd
Arborist Consultant	Naturally Trees
Fire Consultant	Wood & Grieve Engineers
Stormwater Consultant	Northrop
Heritage Consultant	GBA Heritage
Civil and Traffic Consultant	Taylor Thomson Whitting (NSW) Pty Ltd
Surveyor	Total Surveying Solutions
Sustainability Consultant	Northrop
Coastal Engineer	Horton Coastal Engineering
Geotech	JK Geotechnics
View loss Montages	Warren and Mahoney
Structural Engineer	Taylor Thomson Whitting (NSW) Pty Ltd

1.2 Planning Background

The existing surf club is in the need of repair given its age and condition. On 21st December 2015 the former Pittwater Council resolved to provide in principle support for the rebuild of Mona Vale Surf Club. Followed by community consultation, the direction was agreed to propose a new larger building to address the needs of the Mona Vale Surf Life Saving Club and the local community for additional commercial activities.

On December 2017, Council has appointed Warren and Mahoney Architects as the lead design consultant for the project. The Architect was involved in the Stage 1 concept design and the draft concept plan has been prepared and on exhibition until 4th June 2018. There were 298 online comments, 485 facebook comments, 6 written comments received and 70 people participated at the onsite drop-ins for the draft concept. The feedback was is currently review by the Council's project team and the current scheme has taken into consideration some of the feedback.

1.3 Pre-DA meeting

A Pre-DA meeting was held on 23 August 2018 at Northern Beaches Council and the following table outlines the comments raised by Council and our response.

Table 2 – Pre-DA comments and our response

Council's comments	Our response
Zoning and Permissibility Definition of proposed development: (ref. PLEP 2014 Dictionary) A community facility is defined as follows: a) owned or controlled by a public authority or non-profit community organisation, and b) used for the physical, social, cultural or intellectual development or welfare of the community, but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation. Noting the above please be advised that a "caretaker room", being a form of residential accommodation would not be permitted and will not be supported.	The proposal is consistent with the objectives of the zone. The 'caretaker room' has been removed from the scheme.
Principal Development Standards: **Clause 4.3 Height of Buildings** From the provided architectural plans it would appear that the proposal complies with the prescribed height limit. It is strongly advised that the building fully comply with the maximum height limit, as Council will not support any breach to the maximum height limit. The subject is identified as being flood affected, and as such, the building height is to be measured from the flood planning level. In this instance, the	The proposal includes a height of 7.973m which complies with the maximum height control. It is further noted that the existing building footprint is not identified within the Flood

Table 2 – Pre-DA comments and our response	
Council's comments	Our response
building height may exceed 8.5m, but not be more than 8m above the flood planning level.	Planning Area (Refer to **Appendix 18** for further discussion)
PITTWATER 21 DEVELOPMENT CONTROL PLAN (P21 DCP) **Section A: Shaping Development in Pittwater** The site is located within the Mona Vale Locality, as shown on the Mona Vale Locality Map of P21 DCP. Clause A4.9 requires that future development: *'...maintain a building height limit below the tree canopy and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with the development. Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development will be designed to be safe from hazards.'* Every effort must be made to ensure that the bulk and scale is appropriate and new native vegetation is incorporated into the design. From the proposed plans, it would appear that there is little opportunity for meaningful landscaping to be incorporated into the current design to assist in minimising the bulk and scale of the built form. In light of this, the proposal is unacceptable and greater consideration must be given to providing meaningful landscaping.	Additional native vegetation has been incorporated into the scheme, in particularly in between the building and car parking area. Refer to **Appendix 4** for further details.
Section B: General Controls An arborist report will be required if the proposal involves the removal of any existing canopy trees (excluding exempt species) or if the proposal involves works within 5m of existing trees to be retained.	An Arboricultural Impact Appraisal has been provided to accompany the development in **Appendix 10**.
Section C: Development Type Controls **C5 Design Criteria for Other Development** **C5.1 Landscaping** To satisfy the provisions of C5.1 of P21 DCP, a landscape plan is to be provided to demonstrate the landscape treatment of the curtilage of the building.	A Landscape Plan has been provided to accompany the development application in **Appendix 4**.

Table 2 – Pre-DA comments and our response	
Council's comments	Our response
C5.4 View Sharing The proposed building has potential to impact upon existing views enjoyed from nearby properties, including views from the public domain. Surrounding sites contain what are considered to be significant water views, including coastal water views, including views of Mona Vale Beach. The design of a future building on the site would therefore need to carefully consider impacts on views from surrounding sites, particularly those to the west of the subject site. A future development application package would therefore need to provide comprehensive information prepared in accordance with Part C5.4of Pittwater 21 DCP. Specific reference is made to the Advisory Notes within Part C5.4of the DCP; aside from referring to relevant case law (i.e. Tenacity Consulting v Warringah Council [2004] NSWLEC 140), additional documentation requirements include the following: • The erection of height poles; • A statement prepared by a Registered Surveyor which certifies the height and location of poles in relation to the proposed structures; and • A photographic analysis which details view loss impacts on surrounding sites (in addition to this analysis, you may also wish to submit a photomontage of the proposed development as viewed from the rear of the site). In addition to the above, where possible you are encouraged to speak with the owners of surrounding sites to advise them of your intentions prior to lodgement; you may also wish to obtain the consent of those neighbours to enter their sites with the intention of undertaking a photographic analysis from sensitive areas to assist with a future design and the preparation of application documents. Despite this advice please be aware that the owners of surrounding properties are not under any obligation to grant access should they decline to permit you onto their sites. If/where practical, it is also suggested that the certified height poles remain erected at the time a future development application is lodged, as this may assist with a future planning assessment by Council staff.	A detailed view loss analysis has been provided in **Appendix 11** and a further 'tenacity' assessment has been provided in Section 4.5.4 of the SEE. There is no significant view loss associated with the proposal and it is noted that the closest residential building is located more than 100m from the Mona Vale SLSC. Therefore it is not considered necessary to erect height poles. Two through-site links have been introduced which incorporate glazed doors and will have allow for views of Mona Vale Beach from the car parking area.
5.5 Accessibility A suitably qualified access consultant is to provide certification that the proposed additions will achieve	An Access Report has been provided to accompany the

Table 2 – Pre-DA comments and our response	
Council's comments	Our response
compliance with the provisions of C5.5 of P21 DCP and the relevant provisions of the BCA.	development in **Appendix 13**.
C5.8 Waste and recycling facilities A waste management plan is required to address ongoing waste management for the site, specifically if the intended use of the site is to include any food or drink premises.	A Waste Management Plan has been provided to accompany the development in **Appendix 9**.
C5.17 Pollution Control Any future application will be required to demonstrate that pollution and contamination will not occur in the event of inundation or flooding, with fuel and chemicals stored above the likely levels of wave inundation/flooding.	Refer to **Appendix 18** for further discussion.
C5.20 Liquor Licensing Applications Any future application is to provide details relating to any existing or proposed liquor licences and must confirm the intended trading hours and capacity of the venue. Be advised that a restaurant or dining facility would be the subject of a commercial lease agreement between Council and the Surf Club, in accordance with the Mona Vale Beach Plan of Management.	It is noted that the restaurant and café are to part of a separate DA which will detail trading hours, liquor licences and capacity of these venues. The Restaurant/ Function and Members bar will likely to operate similarly to the existing SLSC from 10am to 10pm. The Café is likely to operate from 7am to 5pm. High-level estimates of the capacity of the venue have been provided in below: Café: 70 Restaurant: 90 Function: 90 Members Bar: 60
Specialist Advice **Referral Body - Coastal**	A Coastal Engineering Assessment and Stormwater Management

Table 2 – Pre-DA comments and our response	
Council's comments	Our response
Pittwater 21 DCP The subject site is shown as affected by coastal erosion and inundation hazards on Council's coastal hazard identification mapping. As such, the Coastline Risk Management Policy for Development in Pittwater (Appendix 6, P21 DCP) and associated B3.3 Coastline (Beach) Hazard Controls will apply to any development or activities proposed at the site. Coastal Risk Assessment Reports prepared for Council by Royal Haskoning DHV have demonstrated that it would be feasible to construct a surf club building at the existing site to an acceptable level of risk for a design life of 100 years. Advice in regard to risk assessment methodologies, acceptable setbacks and suitable design life have also been previously discussed with staff from Council's Property Unit. In summary, it was recommended by the Coast & Catchments Team that a design life of 100 years should be adopted for a new surf club building, that no development should occur seaward of the existing building footprint and subject to further coastal engineering investigation, deep pile foundations would be the preferred foundation treatment for a new building on the site. With the possible exception of beach nourishment, coastal protection works in isolation for the proposed development was not a favoured option. **Coastal Risk Management Report** In accordance with Pittwater 21 DCP a Coastal Risk Management Report (the Report) prepared by a coastal engineer that addresses the requirements of the Coastline Risk Management Policy for Development in Pittwater (the Policy) and B3.3 Coastline Beach Hazard Controls should be submitted in support of a DA for the proposed surf club development. The Report will need to include recommendations for appropriate development setback (Coastline Management Line), minimum floor level in response to coastal inundation hazard (Coastline Planning Level) and suitable foundation treatments to meet acceptable risk criteria. As the primary function of the building is surf lifesaving activities, the Report should consider the continuing functionality and accessibility of the building for this purpose following significant erosion events. Ongoing public access to and amenity of the adjoining beach as well as potential coastal inundation impacts and appropriate beach maintenance and management requirements in the vicinity	Plan have been provided to accompany the development application. Refer to **Appendix 17** and **Appendix 18** for further discussion.

Table 2 – Pre-DA comments and our response	
Council's comments	Our response
of the new building (for its intended design life) should also be addressed in the Report. Given the potential impacts on the use and amenity of the public beach area (not to mention the greater likelihood of structures being undermined by significant erosion events), new development sited seaward of the existing building footprint would be difficult to support. Consequently, the Report should clearly define and justify a seaward building limit and specify the most appropriate foundation treatment for the defined building location to meet the acceptable risk criteria for the design life of the proposed development (taken to be 100 years unless otherwise justified and accepted by Council). Similarly a minimum floor level to avoid the worst impacts of coastal inundation over the design life of the development should be determined for the ground floor of the proposed building. If as a result of functionality or building height considerations, a lower floor level is contemplated then recommendations, to appropriately manage coastal inundation hazard risks to an acceptable level, must be included in the Report. The potential impacts from and upon coastal processes as a consequence of the proposed development, significant ancillary structures including stormwater drainage and dissipation structures, pavements and landscaping may also need to be considered in the Report. Appropriate measures to manage deleterious impacts caused by such structures will need to be recommended in the Report where the likely impacts cannot be reasonably avoided or minimised. The requisite coastal engineering certification forms included in the Policy (Forms 1 and 1A) must be executed and submitted with the Report by a specialist coastal engineer who is a registered professional engineer with chartered professional status (CP Eng) and with coastal engineering as a core competency and who has an appropriate level of professional indemnity insurance. **General Comments** Comparison of Existing and Proposed Building Envelopes The proposed building envelope shown on the preliminary plans appears to be larger than that which currently exists, however this is difficult to ascertain with accuracy in the absence of an overlay of the existing building plan and	

Table 2 – Pre-DA comments and our response	
Council's comments	Our response
elevations. As a minimum, the footprint of the existing building should be overlain on a site plan of the proposed development for comparative purposes, noting that significant development seaward of the existing building footprint will not necessarily be supported. Retention of Existing Vegetated Dune Areas As a consequence of the larger building footprint, areas of existing vegetated dune may be affected and may require reconfiguration in proximity to the new development. Disturbance of the existing vegetated dunes should be avoided or at least minimised in accommodating a larger building on the site. Concrete Hardstand Seaward of Existing Building Footprint An extensive concrete apron and hardstand area has been shown seaward of the proposed building which may similarly affect existing vegetated dunes and the adjoining public beach area. During significant storm erosion events there is potential for the concrete slab to be undermined and fail if not properly founded or protected. Unless it can be demonstrated that the extended pavement area can withstand severe erosion events and will have no significant, adverse impacts upon the adjoining dunes and public beach area it should be deleted from the development proposal. **Stormwater and Flood Risk Management** The requirement or otherwise for a water balance plan, stormwater management plan or flood risk management report to be submitted with the DA should be discussed with the Stormwater and Floodplain Engineering Team. **Coastal Management Act 2016 and State Environmental Planning Policy (Coastal Management) 2018** The development proposal is located within the coastal zone of NSW and is subject to the provisions of the Coastal Management Act 2016 (CM Act) and associated State Environmental Planning Policy (Coastal Management) 2018 (CM SEPP). Under the CM SEPP the subject development is on land included in the Coastal Environment Area Map and the Coastal Use Area Map . The requirements of both the CM Act and the CM SEPP must be addressed by the DA as they relate to development proposed in these coastal management areas. In particular the matters raised in Part 2, Division 3, Clause 13 and Part 2, Division 4, Clause 14 should be	

Table 2 – Pre-DA comments and our response	
Council's comments	Our response
addressed in the Statement of Environmental Effects lodged in support of the DA.	
Referral Body - Heritage Heritage understands the proposal is for the demolition of the existing Mona Vale Surf Life Saving Club building and the construction of a new surf club building. The new building is to occupy roughly the same area and location as the current building. Heritage raises no overall objection to the proposal subject to the resolution of some minor matters. The surf club building itself, at 1 Surfview Road Mona Vale, is not an item of heritage; however the building sits on a lot which includes a local heritage item. Schedule 5 of the Pittwater Local Environmental Plan 2014 lists Norfolk Island Pines (Araucaria heterophylla) as a heritage item of local significance on this site. The listing does not specify which Norfolk Pines, so it is assumed that the listing includes all. The bulk of these pine trees are located within the carpark to the north of the building, however one is located just to the north of the existing building, within the area currently utilised by the Bronze Kiosk. Given its size, this Norfolk Island Pine is obviously of a younger age than the ones in the carpark, so was not part of the original plantings. The plans presented as part of the pre-lodgement meeting appear to require the removal of the single Norfolk Island Pine tree within the existing café area. Given that this pine is not part of the original plantings, the loss of this pine, as part of the overall heritage listing, is considered acceptable on heritage grounds, as long as a replacement Norfolk Island Pine tree is planted on the site. This will ensure that there is no nett loss of Norfolk Island Pine trees on the site as a result of this surf club redevelopment. With regards to the remaining pine trees, Heritage considers that there is adequate separation between them and the new building and the proposed new works are unlikely to impact upon them or their significance. However, they will need to be protected at all times during construction works. Any future development application for the demolition and rebuilding of the surf club must address the impact of the development on the heritage listed Norfolk Island Pine trees on the site, and specifically address the impact of the removal of the small pine tree on the overall heritage significance of the group. This should be part of a Heritage	A Heritage Impact Statement has been provided in **Appendix 20**. The loss of the Norfolk Pine will be replaced as part of the landscaped plan in **Appendix 4**.

Table 2 – Pre-DA comments and our response	
Council's comments	Our response
Impact Statement (HIS) prepared and submitted with the application. At a minimum, the application must address Clause 5.10 Heritage Conservation of the Pittwater Local Environmental Plan 2014 and the following Pittwater 21 Development Control Plan clauses: • B1.1 Heritage Conservation – Heritage items, heritage conservation areas and archaeological sites listed in the Pittwater Local Environmental Plan 2014 • B1.2 Heritage Conservation – Development in the vicinity of heritage items, heritage conservation areas, and archaeological sites listed in the Pittwater Local Environmental Plan 2014. • B1.3 Heritage Conservation - General	
Referral Body – Urban Design **Clause 4.3 Height of Buildings** The building is a civic public building that provides for amenity to users from the SLS fraternity and the general public including anyone from the public who wishes to visit the wider beach, cafes, parks and gezneral area. The proposed development should respond to the locality with detailed attention to the selection of materials and finishes proposed to ensure the building is anchored to the site and context. The bulk and form of the building does present as slightly over scale, due more to the fact that the building has a larger footprint than the existing building footprint. The extension of the second level on both north and south portions of the building add to the perceived over scale. Attention to the design/planning resolution and material selections to reduce the perceived over- scale is recommended. As a public / civic building, the design and construction should be enduring and able withstand the test of time; culturally, fit for purpose and extended life expectancy, and climatically responsive to the harsh coastal environmental conditions.	The proposal includes a height of 7.973m which complies with the maximum height control. Use of materials have be considered to suit the context of the coastal location. Overlay of the existing building footprint versus the proposed development has been provided in **Appendix 3**. Further landscaping has been introduced around the building to soften the built form which suitably respond to the locality.
Clause A4.9 Mona Vale Locality of P21 DCP	Two glazed public through site links are provided through the

Table 2 – Pre-DA comments and our response	
Council's comments	Our response
The site is bounded on all four sides by public recreation space in a natural coastal setting of undulating landform and topography. Through site links established in the proposed plan, whilst seemingly open to 'through site' sharing of views to the water from the western elevation could benefit by providing a more generous pedestrian link through the building, a link that is open to the general public. This aspect is critical as it provides for the contextual relationship of the greater site, public domain and 'civic-ness' of the building and its perceived public useability. **Clause D9.1 Character as viewed from a public place of P21 DCP** The building line of enclosure with its glazed entry doors on the east and west may present the building as a perceived exclusive/club member zone. Whilst glazing is transparent it is also highly reflective. Consideration to the planning of these through site links with wider zones and open access through to the dune foreshore is recommended, potentially relegating the line of enclosure to the corridor walls between pavilions off the pedestrian links. This would have the effect of breaking up the building form and massing down to a more pedestrian scale of linked pavilions whilst providing a more public through site link to the ocean from the western open public space aspect of the development. Additionally this will assist the perception of the building being in sympathy with the predominant topography and landform through maintaining visual connections to the greater context of the site and predominant landform. Planning across the two levels has maximised the footprint of the siting and locality. As previously mentioned the consideration of wider pedestrian through site links to the foreshore will assist to reduce the bulk of the building to the eastern elevation treatment. Upper level overhangs of the building provide little external overhead protection at ground level. The setback niche to the lifeguard equipment stores will be a constant activity zone with regular movement of vehicles and pedestrians on this apron area of the surf club. Consideration in the planning should be made for the various pinch points to allow for adequate flow and circulation of both pedestrians and vehicles at ground level, with investigations to test reductions in ground level footprint in order to allow for the upper storey overhang to provide shelter from weather conditions and allow for additional	building. The widths of the through-site links are approximately 4.2m and 3.5m for view corridors through the building to the beach. Whilst there is a pinch point to the south-western corner of the building, the proposal will generally open up this corner improve pedestrian traffic flow. The first floor overhangs parts of the ground floor which provides whether protection around all corners of the building. Refer to **Appendix 3** for detailed design.

Table 2 – Pre-DA comments and our response	
Council's comments	Our response
covered gathering spaces during high activity surf club events.	
Clause D9.2 Scenic protection – General of P21 DCP As discussed in various sections herein, the predominant visual element is the landscape and natural environment; native plantings, low slightly undulating land forms with predominantly flat expanses and aspects to the ocean when viewed from the north south and west. The impact of development such as this civic/iconic building type needs to address all aspects, view corridors and connections to the greater context through rigorous view analysis. Exploration of the predominant desire lines and paths of pedestrian travel and circulation around the club and the greater context should be explored further, to reveal any potential for additional pedestrian circulation to the western side of the proposed building. This may introduce subtle yet desirable changes to the form of the building as these desire lines address the greater site context to establish view corridors from varying aspects of the greater area. A minimal palette expressed through honesty and robustness in its materiality, with subdued tones that mimic nature and recede into the landscape, is highly encouraged. See discussion below.	A pedestrian footpath connection will provide improved facilities for pedestrians and assist in taking movements off the roadway. Refer to **Appendix 12** for further discussion.
Clause D9.3 Building colours and materials of P21 DCP The robustness of the base/ground level material selection; off-form concrete (timber textured formwork in the off-form construction methodology) sits well in the context and landscape setting of the coastal location, sufficient to withstand damage through daily rough contact and high exposure to the coastal elements. The refined scale of the proposed off-form concrete finish reduces the monolithic nature of the concrete to a more human scale and is supported. The larger upper storey 'three x picture/box' windows presents as somewhat residential in its form, execution and material treatment. Softening of the internal surfaces with timber is supported in its ability to contrast and complement the concrete, allowing for the inside to flow through to the exterior. However the overall sense of a civic/ iconic building in the cultural and environmental context would benefit from further consideration of the following;	Use of materials have be considered to suit the context of the coastal location. Refer to Section 3.9 of the SEE for further discussion.

Table 2 – Pre-DA comments and our response	
Council's comments	Our response
• the mass and articulation of these upper storey forms, in particular the external material finish, to address the contextual fit and anchoring to the base, • further consideration to the planning at ground plane to enhance the pedestrian scale movement across, around and through the site, and • the material selection to reflect the iconic nature of the building type in harmony with the location and desired future character of the precinct. Consideration should be given to the nature of the 'whole of life' robustness of material selections. Coastal weather conditions will have an impact on particular material selections, fixings and construction detailing; metal claddings and fixings able to withstand the harsh conditions to be investigated to ascertain their feasibility and/or durability, consideration of cost implications of corrosion/weathering and associated ongoing maintenance over time. Is the current level one cladding selection an appropriate response to the context and environmental conditions? Considerations to support the rationale for the lightweight upper storey construction methodology should be developed. Investigations into the articulation and use of the base material (off-form concrete) across the upper storey to demonstrate a holistic response in materiality, as seen in the rendering of materials deployed on the western elevation, is recommended. The western elevation of material selections; faux timber battening to the upper storey façade is a complementary counterpoint to the concrete. This combination of material and articulation is the most successful application across the building, reflecting a simple palette of materials to reflect a holistic approach to the form and massing. Resolving the material choice and distribution across the building so it reads as a highly resolved building anchored to the site and context is highly recommended. Sustainability of timber vs 25 warranty of plastic timber composite products should also be thoroughly investigated when selecting the external materials for the project. The suitability of Class 1 species of timber for durability ultimately represents a sustainable use of material as opposed to the embodied energy mass of a plastic timber composite material with an approx. 10- 25 year warranty. There are cases for both selections and how they respond to climatic conditions over time. A rigorous investigation into the use of Class 1 (durability rating) timber for external use vs timber look plastic composite	

Table 2 – Pre-DA comments and our response	
Council's comments	Our response
materials should be undertaken with reference to durability, low maintenance, whole of life and sustainability. With plastic composite timber look materials relatively new on the market, questions remain as to the life expectancy of these materials. Research and investigations should inform the final design material selections.	
Referral Body – Traffic As additional facilities which will act as an attractor are being introduced, generally there would be a requirement to provide some form of onsite parking. This should be addressed in the applicant's 'Traffic and Parking Study' and 'Traffic Impact Assessment'. Additionally, end of trip facilities for cyclists should be incorporated within the site. Addressing pedestrian safety in and around the site is also required.	Cyclist facilities will be considered for building's occupants. Consideration will also be given to incorporate public art with cyclist facilities. Refer to **Appendix 15** for further discussion.
Referral Body – Landscaping In terms of the landscape outcome anticipated from the architectural plans, concern is raised that the built form is not integrated into the landscape. The result is a dominant built form at a larger scale than the existing form. This will impact upon the character as viewed from adjoining lands and water, including views of the ocean from residential properties and from the public carpark and open spaces areas. Concern is raised regarding the extent and impact of the proposed building upon the sand dune system, with the documents unclear on the impact upon the fore dune to accommodate a concrete area forward of the building for pedestrian and surf club activity. Any concrete apron may result in maintenance issues for Council when sand is lost by erosion or gained by windblown movements. Pittwater DCP21 applies, including: **C5.1 Landscaping** • In all development a range of low lying shrubs, medium high shrubs and canopy trees shall be retained or provided to soften the built form. • Landscaping shall reflect the scale and form of development, and shall be incorporated into the building design through setback and modulation • Canopy trees are to be located a minimum of 5 metres from existing and proposed built structures, or minimum. **D9.1 Character as viewed from a Public Place**	Additional landscaping around the building has be adopted which will screen the bulk and scale of the development. The proposed canopy trees are located a minimum 5 metres from the from the proposed built structure. The proposal results the loss of a Norfolk Island Pine tree which will be replanted on site.

Table 2 – Pre-DA comments and our response	
Council's comments	Our response
Landscaping is to be integrated with the building design to screen the visual impact of the built form. **Landscape Plan** A Landscape Plan shall be submitted that incorporates significant landscape elements that reduce the built form scale and bulk. Consideration should be given to introducing tall Norfolk Island Pines within the western elevation to complement the existing heritage standing of the existing Norfolk Island Pines, which provide a "defining feature our cultural landscape and has provided a distinctive sense of place" - source: Statement of Significance, Office of Environment & Heritage, and are assessed as attaining a high level of historical significance. **Norfolk Island Pines** The existing Norfolk Island Pines, within the Reserve and within the Seabeach Ave Carpark are Heritage listed by Office of Environment & Heritage. Mona Vale reserve Mona Vale Reserve Norfolk Island Pines (Araucaria heterophylla) Seabeach Avenue, within road Local 2270060 Norfolk Island Pines (Araucaria heterophylla) Surfview Road, Ocean Beach Part of Lot 104, DP 1066371 Local 2270059 Source: Office of Environment & Heritage The listing recommends "future augmentation plantings" and "succession planting should be with the same species". This recommendation provides the opportunity for the built form to be softened by planting along the western elevation of the proposed building.	
Referral Body – Environmental Health The following must be taking into consideration with respect potential environmental health impacts: • Exhaust from any cafe cooking and smoke/odour control if grilling etc. • Impacts in relation to patron noise and exhaust on neighbours • Fit out of Food premises to Food Safety Standards • Report on Acid Sulfate Soil (class4)	The fit out and use of the restaurant and café will be subject to a separate DA and these items will be addressed as part of that process.
Referral Body – Flooding The McCarrs Creek, Mona Vale and Bayview Flood Study, 2017 identifies that there is a trapped low point in Surfview Road outside the existing Mona Vale Surf Club building. The	It is noted that the existing building footprint is not identified within the Flood Planning Area

Table 2 – Pre-DA comments and our response	
Council's comments	Our response
applicant will be required to submit a Flood Management Report with any future Development Application, guidelines to undertake this are available on Council's website. The 1% AEP flood level in the trapped low point is 7.55m AHD and any future floor level will need to be set at or above the Flood Planning Level of 8.05m AHD. All proposed services should be waterproofed up to or located above the Flood Planning Level.	(Refer to **Appendix 18** for further discussion)
Relevant Council Policies You are advised that copies of the following (but not limited to all) Council's policies are available via Council's website www.northernbeaches.nsw.gov.au : • Pittwater Local Environmental Plan 2014 • Pittwater 21 Development Control Plan • Electronic copies (USB) • Statement of Environmental Effects • Cost of works estimate/ Quote • Site Plan • Floor Plan • Elevations and sections • A4 Notification Plans • Survey Plan • Site Analysis Plan • Demolition Plan • Waste Management Plan (Construction & Demolition) • Waste Management Plan Ongoing • Certified Shadow Diagrams • Schedule of colours and materials • Landscape Plan • Arboricultural Impact Assessment Report (if native trees are proposed to be removed or works are located within 5m of proposed works) • Photo Montage • Advertising Structure / Sign Plan (if signage is proposed) • Erosion and Sediment Control Plan / Soil and Water Management Plan • Stormwater Management Plan • Acid Sulfate Soil Report • Acoustic Report • Coastal Risk Management Report • Flood Impact Assessment Report • Traffic and Parking Report • Construction Traffic Management Plan • Access Report Please refer to Development Application Checklist for further detail. **Concluding Comments**	The development application is supported and accompanied by the required documents. The scheme has been revised to address the comments from Council. Refer to SEE below for further discussion.

Table 2 – Pre-DA comments and our response	
Council's comments	Our response
These notes are in response to a pre-lodgement meeting held on 23rd August 2018 to discuss the proposed demolition of an existing surf club and construction of a new surf club at 1 Surfview Road, Mona Vale. The notes reference preliminary plans prepared by Warren and Mahoney. The proposal is not acceptable and requires redesign prior to submission. In particular, appropriate landscaping is to be provided on the site to help soften the built form. It appears as well that the floor level of the ground floor needs to be raised to the flood planning level, thus further contributing to bulk and scale of the built form. Greater consideration must be given to the urban design outcomes of the proposal to ensure that the built form is sympathetic to the coastal environment and setting as well as public status of the building. It is strongly advised that all recommendations contained within this report, including those coastal recommendations are incorporated into a future design. The requirements contained within the Mona Vale Beach Plan of Management and those must be addressed within any future application. It is understood from the additional information provided following the meeting that it is intended to construct a temporary structure for storage and facilities to the south-west of the proposed construction site while the surf club is being built. Be advised that due to the likely construction timing of the surf club and intended use of the structure, any proposed building of this nature will require development consent. It is therefore advised that this proposed temporary building be included in any future development application. Based upon the above comments you are advised to satisfactorily address the matters raised in these notes prior to lodging a development application.	

2 The Site

2.1 Site Location

The site is located at Surfview Road, Mona Vale and is legally known as Lot 104 DP1066371. The site is situated between Apex Park and Mona Vale beach. The site is located approximately 24km north east from Sydney CBD and within the Northern Beaches LGA. Refer to figure below.

Figure 1 Site Aerial

Source: SIX MAP

2.2 Site Description

Table below provides the legal description, and a brief summary of the site and surrounding context. In addition, a survey plan of the site is provided at **Appendix 2**.

Table 3 – Site Description	
Item	Description
Legal Description:	Lot 104 DP1066371
Location	Surfview Rd, Mona Vale NSW 2101
Site Description	The site is currently operated as the Mona Vale Surf Life Saving Club. Along Surfview Road, the site consists of a two

Table 3 – Site Description	
Item	Description
	storey building which appears to needs repairs due to its age and condition.
Surrounding Context	The site and surrounding development comprise generally of parks, Mona Vale beach, car parking and low to medium residential livings. **North-West:** to the north-west is Surfview Road and across the street is the Apex Park; **North-East:** to the north-east is the at-grade car parking and landscape of the heritage listed Norfolk Island Pines; **South-West:** to the south-east is a landscaped area with more at-grade parking along Surfview Road, a four storey residential dwelling is located at the end of Surview Road which joins Darley Street. **South-East:** the site is immediately adjacent to the natural sand dunes along Mona Vale Beach.
Public Transport	The closest bus stop is located approximately 650m west of the subject site. Several bus stops are located on Barrenjoey Road which provides frequent access from Palm Beach to Chatswood and Sydney CBD.
Topography	The site is generally flat.

The site's surrounding development context is presented in the following figures.

Figure 2 the site as viewed from Surfview Road towards south-east
Source: Google Map

Figure 3 the site as viewed from Surfview Road towards north-east.

Source: Google Map

Figure 4 the site as viewed at the intersection of Surfview Road and Seabeach Avenue towards south-west

Source: Google Map

Figure 5 the site as viewed from Seabeach Avenue towards south-west

Source: Google Map

3 The Proposal

The proposal includes the demolition of the existing Mona Vale Surf Life Saving Club building and the construction of a new surf club building. A temporary storage container has been identified on the Architectural Plans and is to be considered as Exempt Development under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The storage container is proposed to ensure the club will continue to operate during the demolition and construction of the new club.

3.1 Development Summary

Warren and Mahoney have provided the design for the proposed development. The relevant Architectural Plans prepared by Warren and Mahoney are found at **Appendix 3**.

It is noted that the ground floor of the proposed development consists of the storage, office and ancillary facilities for the club, the café, gym, canteen and the restrooms located on the northern side will be open to the general public. The first floor splits into three main parts including the members lounge, a function room a restaurant which is all open to the general public.

The proposed development will generally include the works identified in the table and figures below.

Table 4 – Summary of proposed Development

Item	Total
Gross Floor Area	**Total:** 1364 m^2 Ground Floor: 735 m^2 Level 1: 629 m^2
FSR	Not Applicable
Height	2-Storeys (or 7.973m)

Figure 6 View from pedestrian crossing towards east

Source: Warren and Mahoney

Figure 7 Primary building entrance of the proposed surf club.

Source: Warren and Mahoney

Figure 8 Proposed development photomontage from the carpark in the south east.

Source: Warren and Mahoney

3.2 Scale and Built Form

The proposal includes a 2 storey building which complies with the maximum height control in the LEP. The new building will have a slightly larger building footprint than the existing building and is generally located in the same position. Two glazed internal site-through links have been proposed to maximise view sharing. The proposal will include landscaping to the sides, rear and to the front elevation to soften the built form visible from the street frontage and public areas.

The architecturally designed surfing club is of an appropriate bulk and scale and suitably respond to the locality. In addition, the proposal brings a contemporary edge

to the surrounding area whilst reflecting the scale, rhythm and materiality of the neighbouring developments. Refer to figures below which illustrate the proposed built form.

Figure 9 Proposed built form

Source: Warren and Mahoney

3.3 Landscaping

The development proposes landscaped areas throughout the site. Larger screening trees has been proposed at the front to soften the built form from Surfview Road. Increased landscaping will be provided to the rear to minimise paved areas. The proposal also includes suggested landscape treatments on either side of the development. A Nortfolk Island Pine tree will be removed and replanted to the northern side of the site in the suggested treatment area.

Detailed landscaping plans are contained at **Appendix 4.**

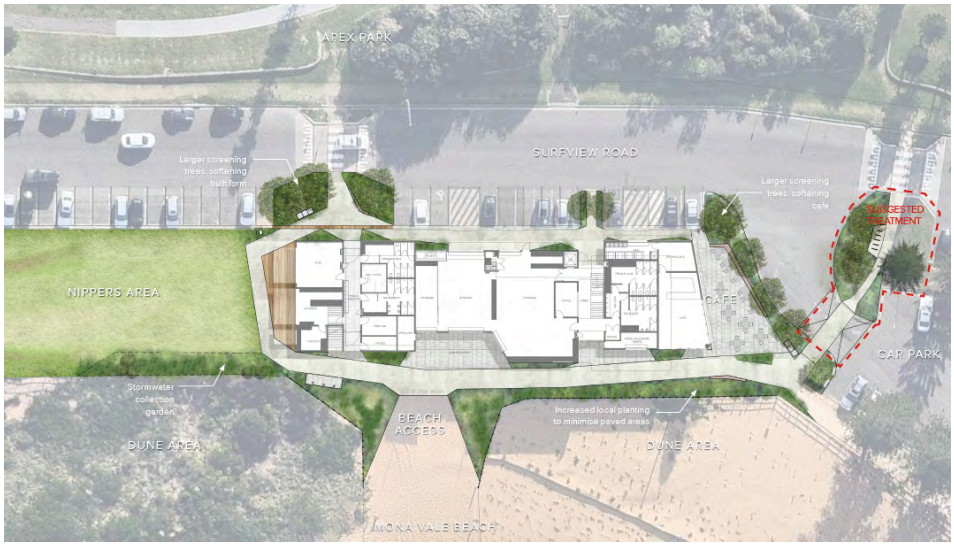


Figure 10 Proposed Landscaping

Source: Arcadia

3.4 Public facilities

A café with ancillary kitchen is proposed on the ground floor of the eastern side of the building, to accommodate existing and future residents and visitors. A gym, canteen and public bathrooms (including a disabled bathroom) has been proposed on the northern side of the building for public use. Two pedestrian site through-links have also been proposed on the ground floor and are open to the general public.

The first-floor will also be open to the general public, and includes a restaurant, function room, members lounge and ancillary facilities. All rooms toward the east will have ocean views towards Mona Vale Beach which promotes opportunities for social interaction and amenities with better views.

3.5 Temporary storage

The club and professional Lifeguards will still continue to operate during the construction period of the new club. Before demolition of the existing club, a temporary facility will be constructed on the Nippers Area located south of the existing club. The temporary stage area will include the following:

- Toilet facilities;
- First aid and Communications facilities; and
- Operational lifesaving equipment and storage of requirement to be reused in the building.

The temporary storage occupies a dimension of 1.2m x 2m and is located approximately 1.2m away from Darley Street East. The temporary storage will be removed once the new club is constructed. It is understood that the temporary storage will be considered as exempt development. Refer to figure below for the location of the temporary storage.

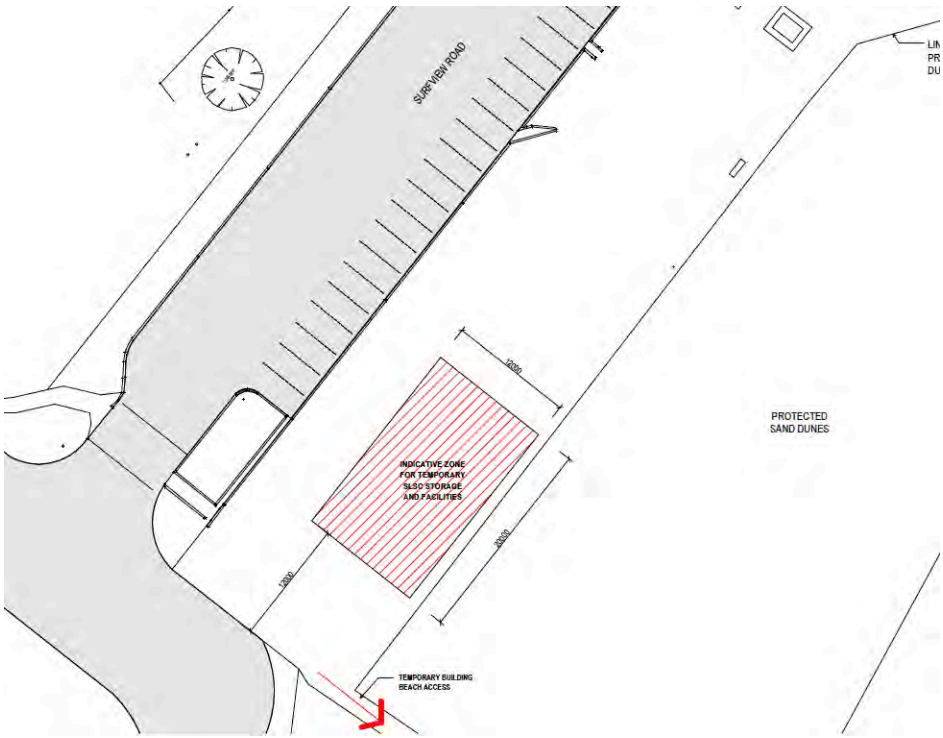


Figure 11 Location of the temporary storage.

Source: Warren and Mahoney

3.6 Parking

The development does not propose more carparking spaces. Additional landscaping has been proposed at the front on Surfview Road which will result in a loss of up to 3 car parks. The loss of 3 car parks is deemed negligible due to the number of spaces available in the immediate vicinity. In addition, 4 bicycle racks have been provided on-site as part of the end-of-trip facilities.

3.7 Waste Management

A waste room has been proposed on the ground floor of the south-east side of the building. An allocated waste contractor will be engaged to service all bins to an agreed collection schedule. The waste vehicle will collect all bins directly from the waste room via a wheel-in/wheel-out arrangement on Surfview Road. Refer to Figure below:

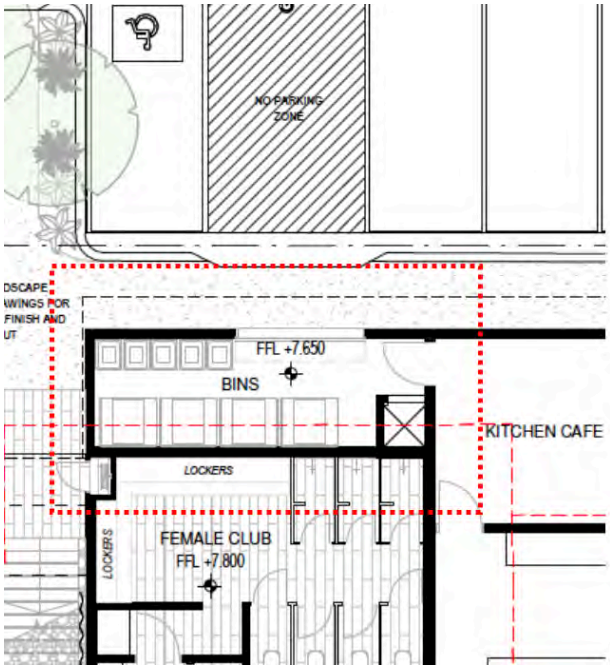


Figure 12 Waste Service Allocation.

Source: Warren and Mahoney

3.8 Materials

The main part of the proposed building is to be precast concrete with timber look battens on top which reduces the monolithic nature of the concrete and sits well in the context of the coastal location. The larger upper storey windows use wood cladding to soften the internal surfaces to contrast and complement the concrete. Dark metal cladding and aluminium glazing are introduced to create a modern touch to the surf club. Overall, the proposed materials are considered suitable to in the context of the coastal location. Refer to Figure below:

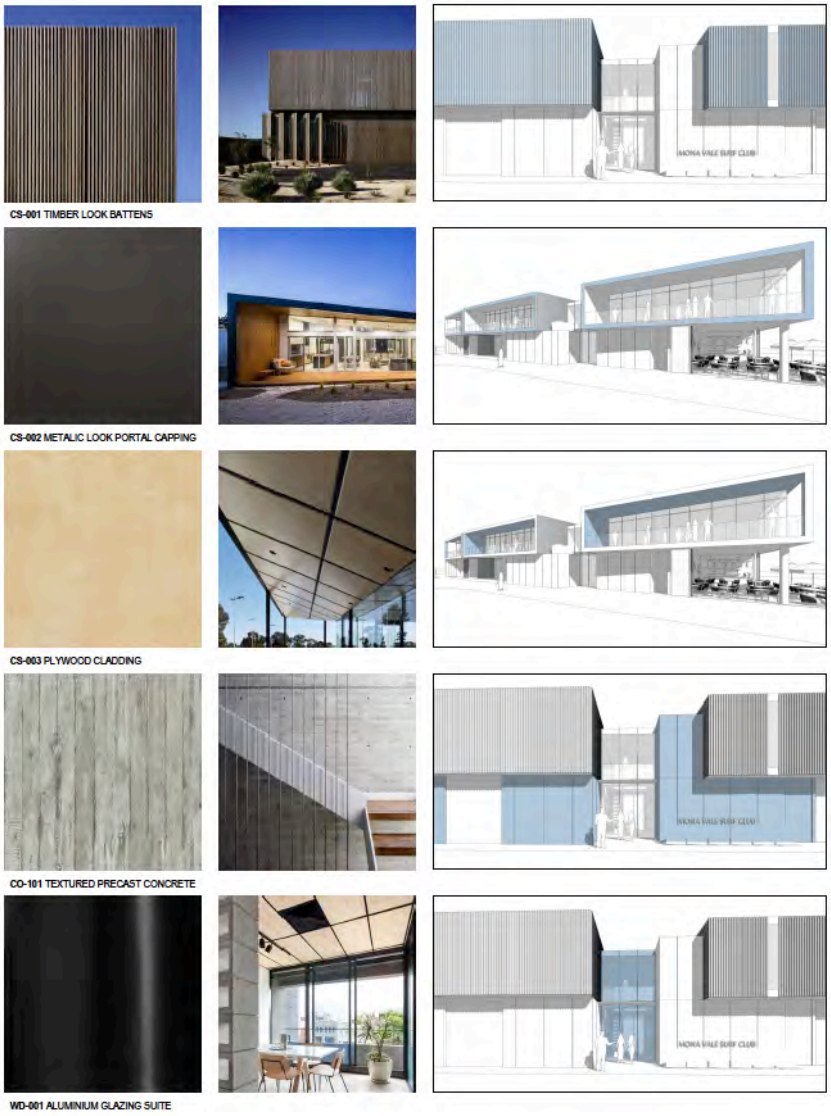


Figure 13 Proposed building materials.

Source: Warren and Mahoney

4 Planning Assessment

The SEE includes an assessment of the proposed works in terms of the matters for consideration as listed under Section 4.15 of the Environmental Planning and Assessment Act 1979 (EPAA) and should be read in conjunction with information annexed to this report as outlined in the Table of Content.

4.1 State Environmental Planning Policy (State and Regional Development) 2011

The development falls within the definition of the 'regional development' under Clause 3 of Schedule 7 in the State Environmental Planning Policy (State and Regional Development) 2011 given Council is a party to the agreement relating to the development and the CIV is more than $5 million.

The CIV for the proposal is $6,689,853 which is consistent with the definition in the Environmental Planning and Assessment Regulations 2000 (excludes GST, statutory contributions/Council fees and construction contingency), refer to **Appendix 1** for the Cost Plan Report for further detail.

Given the development is considered to be 'regional development' the proposal is to be considered by the Northern Beaches Local Planning Panel.

4.2 State Environmental Planning Policy (Coastal Management) 2018

The site is located within the coastal use area therefore the State Environmental Planning Policy (SEPP) (Coastal Management) 2018 is applicable to the site. Clause 14/ Division 4 of the SEPP states 'Development consent must not be granted to development on land that is within the coastal use area unless the consent authority: '

(a) has considered whether the proposed development is likely to cause an adverse impact on the following:

(i) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,

(ii) overshadowing, wind funnelling and the loss of views from public places to foreshores,

(iii) the visual amenity and scenic qualities of the coast, including coastal headlands,

(iv) Aboriginal cultural heritage, practices and places,

(v) cultural and built environment heritage, and

(b) is satisfied that:

(i) the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or

(ii) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or

(iii) if that impact cannot be minimised—the development will be managed to mitigate that impact, and

(c) has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.

The proposal will not affect public access to and along the foreshore. The proposed building has minimised view loss, overshowing and improves visual amenity to the locality. No aboriginal cultural heritage was identified on the site. Overall, the proposed development is unlikely to have a significant impact on coastal hazards or increase the risk of coastal hazards in relation to any other land. Refer to **Appendix 17** for further discussion.

4.3 Pittwater Local Environmental Plan (LEP) 2014

The site is located within the Northern Beaches Council LGA in an area where the Pittwater LEP 2014 is the applicable local planning instrument. The LEP controls have been assessed and provided in **Appendix 5.** The key summarises for the site are discussed in further detail below.

4.3.1 Land Uses

The site is zoned RE1 Public Recreation and the proposed surf club is a type of community facility which is permitted with consent in the zone. Community facility is defined under:

'***community facility*** *means a building or place:*

(a) owned or controlled by a public authority or non-profit community organisation, and

(b) used for the physical, social, cultural or intellectual development or welfare of the community,

but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.'

Furthermore, the objectives of the RE1 Public Recreation are as follows:

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*
- *To allow development that does not substantially diminish public use of, or access to, public open space resources.*
- *To provide passive and active public open space resources, and ancillary development, to meet the needs of the community.*

The proposal is consistent with the objectives of the zone as the proposed surf club is used for recreational purposes and provides the needs of the community.

The proposal also includes the construction of a temporary storage on site. It is noted that the temporary storage will be carried out as Exempt Development under the Exempt and Complying Development Codes SEPP 2008. A separate private certifier will be engaged to approve this.

4.3.2 Height and Floor Space Ratio

The site contains a maximum height of 8.5m and no maximum Floor Space Ratio (FSR) has been identified for the site. The proposed development is to occupy roughly the same area and location as the current building.

The development proposes a height of 7.973m which is less than 8.5m which complies with the prescribed height limit established under Clause 4.3 of the PLEP 2014. Furthermore, the proposal is considered to be consistent with the objectives of this clause which state the following:

1) *The objectives of this clause are as follows:*
   (a) *to ensure the height of development is appropriate to the condition of the site and its context,*
   (b) *to ensure appropriate height transitions between new development and heritage items and buildings in heritage conservation areas or special character areas,*
   (c) *to promote the sharing of views,*

It is noted that the existing building footprint is not within the Flood Planning Area.

4.3.3 Heritage Conservation

The development sits on a lot that includes a local heritage item - Norfolk Island Pines (Araucaria heterophylla), referenced 2270059, where the surf club itself is not an item of the heritage. The proposal requires the removal of one Norfolk Island Pine tree within the existing café area. It is noted that the tree is not part of the original plantings and will be replaced on the site to be consistent with the heritage listed plantings. In addition, a Heritage Impact Statement (**Appendix 20**) and an Arboricultural Impact Assessment Report (**Appendix 10**) have been provided to accompany this development application.

4.3.4 Development within the coastal zone

Clause 5.5 (Development within the Coastal Zone)

Clause 5.5 of the PLEP 2014 was repealed on 2 April 2018 therefore it is no longer applicable to the subject property. However, the Department of Planning and Environment has advised that this is still a relevant consideration as the full application of the replacing legislation is not yet in place. Assessments against each of the clause have been provided in **Appendix 17**. Overall, the proposed development is unlikely to have a significant impact on coastal hazards or increase the risk of coastal hazards in relation to any other land over the design life and beyond.

Clause 7.5 (Coastal Risk Planning)

Clause 7.5 of the PLEP 2014 does not apply at the subject site as it is not identified on the Coastal Risk Planning Map.

4.4 Pittwater Development Control Plan (DCP) 2014

Pittwater Development Control Plan (PDCP)2014 is the primary development control plan that applies to the site and sets out the core controls. A detailed DCP compliance table has been provided in **Appendix 6.** Some of the key controls have been discussed in below.

4.4.1 Building envelope

The proposal includes a 2 storey surf club development with a flat roof. The proposed development occupies roughly the same location as the current building. The proposed building itself appears to shift slightly away from the beach towards west. Due to site constraints of the roads and the beach, the general additional area is located to the south west of the building within the open grassed area. The proposed

flat roof is consistent with the existing building while minimising view lost for the surrounding developments.

The proposed building envelope is slightly larger than the existing building envelope. Overlay of the existing building footprint versus the proposed development have been provided in figure below. Overall, the proposed building envelop is considered acceptable and an improved outcome as it creates additional spaces to enhance social interactions for the club.

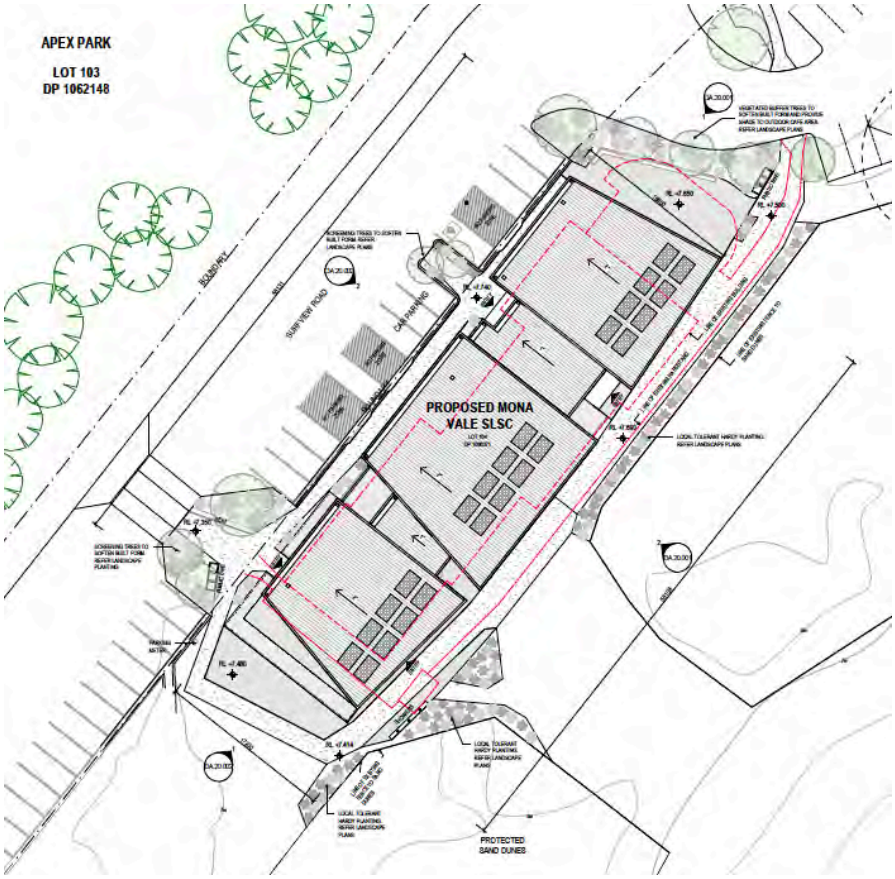


Figure 14 Overlay of the existing building plan highlighted in red vs the proposed building plan.

Source: Warren and Mahoney

4.4.2 Setback

The PDCP 2014 provides setback controls for the development and the following setback requirements apply to the site:

- Front setback – no front setback is specified on the DCP map and is based on Council's merit assessment;
- Side setback – 3m to the side boundary;
- Rear setback – 3m to the rear boundary;

The proposed development occupies roughly the same location as the existing building. This is considered appropriate and the proposal complies with the setback controls listed in the PDCP 2014. Additional landscaping has been introduced throughout the site which will enhance visual amenity from the street frontage and surrounds.

4.4.3 Landscaping

Landscaping proposed at the site involves the placement of new canopy trees planting along Surfview Road and the drive way access on the northern side, a Norfolk Island Pine tree to be planted on the site, and vegetated buffer all around the proposed building. The landscaping on site has been designed to provide safe and open transition zone between Apex Park, the road, and the beach, with the following key considerations:

- View retention;
- Shade;
- Coastal vegetation;
- Passive drainage strategies;
- Clear wide pathways;
- Space for activities;
- Barefeet friendly; and
- Washing facilities

Landscaping incorporates high quality landscaping and planting that will complement the development and enhance the visual amenity of the Northern Beach area. It is considered that landscaping proposed is wholly consistent with the objectives of the PDCP 2014.

Full details of the landscaping proposed is in **Appendix 4** of this report.

4.4.4 View sharing

The proposal has potential to impact the existing water views from nearby properties and public domain. A detailed view loss analysis has been provided in **Appendix 11** to demonstrate the impacts are minor and considered acceptable. The proposed built form is considered to be reasonable and the proposal will not create any significant view loss from neighbouring developments and open space. Two through-site links have also been provided to maximise view sharing from Apex Park to the beach. The proposal has been designed to maximum view sharing and is consistent with the objectives of the PDCP 2014.

Overall, the proposal will not create any significant amenity impacts to the neighbouring properties and public space with regard to view loss. A detailed view loss analysis has been provided against the view loss planning principle which as considered as part of the judgement *Tenacity Consulting v Waringah [2004] NSWLEC 140*. Whilst the 'Tenacity' view loss assessment relates to residential properties, the planning principle has been used as guide for the assessment.

Assessment against Tenacity Consulting v Waringah [2004] NSWLEC 140

The judgement Tenacity Consulting v Waringah [2004] NSWLEC 140 outlined 4 steps to consider when assessing view loss which are addressed below:

1. ***The first step is the assessment of views to be affected. Water views are valued more highly than land views. Iconic views (eg of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole views are valued more highly than partial views, eg a water view in which the interface between land and water is visible is more valuable than one in which it is obscured.***

   The proposal has potential to impact the existing water views from nearby properties and public domain. The water views consist of the South Pacific

Ocean which does not include any iconic views. The proposal will only result in view loss of the sky which is not considered to be significant.

2. ***The second step is to consider from what part of the property the views are obtained. For example the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The expectation to retain side views and sitting views is often unrealistic.***

   There are a number of significant trees surrounding the site which tend to block the view of the beach from Apex Park and surrounding residential properties. There are some water views from the Apex Pakr and it is noted that the surrounding residential development is located more than 100m radius from the proposed building.

3. ***The third step is to assess the extent of the impact. This should be done for the whole of the property, not just for the view that is affected. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them). The impact may be assessed quantitatively, but in many cases this can be meaningless. For example, it is unhelpful to say that the view loss is 20% if it includes one of the sails of the Opera House. It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating.***

   Apex Park has extensive grounds and there are significant trees which surround the Mona Vale SLSC. There are limited water views from the Park area and from the photomontages below, there will only be view loss of the sky and not the water from the park.

   The residential properties are some 100m from the Mona Vale SLSC and have mature landscaping which limits their view of the building. It is anticipated that the proposal will not have any significant view loss impact given the properties are substantially setback from the proposal.

4. ***The fourth step is to assess the reasonableness of the proposal that is causing the impact. A development that complies with all planning controls would be considered more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours. If the answer to that question is no, then the view impact of a complying development would probably be considered acceptable and the view sharing reasonable.***

   The proposed increase to the roof height is considered to be reasonable and will not create any significant additional bulk or scale. The proposed increase in height is compliant with the LEP and does not impact any iconic water views. Two through-site links have been introduced to maximise view sharing. The view loss created by the proposed development is considered acceptable and the proposed new club will improve the amenity in the local area. Refer to figures below.

Figure 15 Existing building viewing from the car park towards south.

Source: Warren and Mahoney

Figure 16 Proposed building viewing from the car park towards south.

Source: Warren and Mahoney

Figure 17 Existing building viewing from Apex Park towards East.

Source: Warren and Mahoney

Figure 18 Proposed building viewing from Apex Park towards East.

Source: Warren and Mahoney

Figure 19 Existing building viewing from Nippers Area towards North.

Source: Warren and Mahoney

Figure 20 Proposed building viewing from Nippers Area towards North.

Source: Warren and Mahoney

5 Environmental Assessment

Mecone has undertaken an assessment of the proposal against potential environmental impacts, site suitability and the public interest in accordance with Section 4.15 of the EP&A Act. An assessment of the key environmental impacts and their mitigation measures is provided below.

5.1 Built Form and Urban Design

The proposed development provides a high-quality community facility development which will improve the visual amenity and functionality of the club in the Northern Beaches Area. The 2 storey building complies with the height controls while the proposal incorporates a flat roof to minimise view loss. The proposed development creates minor additional view loss to the neighbouring developments and public domains.

Two through-site links have been introduced to maximise view sharing as well as enhancing social interactions through the development. This will also assist the perception of the building being in sympathy with the predominant topography and landform through maintaining visual connections to the greater context of the site and predominant landform. Landscaping has been introduced around the development to soften the built form from public appearance. Overall, the built form is considered suitable and provides a high quality community facility building which is compatible with the streetscape and locality.

5.2 Aboricultural

The DA is accompanied by an Arboricultural Impact Statement prepared by Naturally Trees and attached in **Appendix 10**. Inspections were undertaken of the tree population at the site to determine to impact of the proposed development on trees and to provide guidelines for appropriate tree management and protective measures. In summary, one high category tree and two low category trees will be removed due to this proposal.

The high category tree, a Norfolk Island Pine, has moderate significance and displays good health and condition. In order to compensate for loss of amenity, consideration has been given to replacement planting within the site. The proposed landscaping scheme incudes semi-mature trees to be within available areas of prominent locations. The loss of the Norfolk Island Pine will be replaced on site. The report concludes the proposal is expected to have a low impact on the contribution of trees to the locality.

5.3 Coastal Assessment

A Coastal Engineering Assessment has been prepared by Horton Coastal Engineering (Refer to **Appendix 17**) to accompany the development application. The report concludes that the proposed building is at an acceptable risk level for a design life of 100 years, there is a minor encroachment of up to 1.2m in the central portion which is considered insignificant in terms of risk to development.

The development is at an acceptably low risk from the coastal erosion damage and the building foundations can be designed without allowance for any undermining due to coastal erosion. Recommendations were provided including the proposed seaward concrete path should be designed to be structurally disconnected from the proposed building, considerations to reduce the risks of inundation have been provided in the assessment report.

5.4 Traffic and Parking

The DA is accompanied by a Traffic Impact Assessment prepared by Taylor Thomson Whitting and attached in **Appendix 12**. It is noted the peak demand of the carpark is generated by visitors to Mona Vale Beach which occurs on the weekend. The traffic generated directly from the club is negligible compared to the peak demand generated from visitors to the beach. The existing one accessible parking space will remain as part of the development. The proposal will result in a loss of up to 3 car spaces and this loss is deemed negligible due to the number of spaces available in the immediate vicinity. There is no specific bicycle storage rates for club/recreation facilities outlined in the PDCP 2014, the proposal includes 4 bicycle racks as per general guidance for business developments.

It is noted that the PDCP 2014 does not provide a recommended parking rate for clubs/ recreational facilities, and the RMS guide to Traffic Generating Developments also refers to site-specific assessments for this type of development. The report concludes the review indicates that the existing parking provision is adequate with the additional capacity.

5.5 Stormwater

To accompany the development application, a Civil DA Report has been prepared by Taylor Thomson Whitting (Refer to **Appendix 18**). The report includes details of the stormwater plans to show how stormwater will be managed at the site. The proposed stormwater will connect the new roof and external impermeable areas to the OSD tank before discharging to the existing stormwater pit to the north west of the site. If impermeable areas are less than existing, then no OSD will be required and a direct connection can be made to a new pit on Surfview Road, this new pit will connect to the existing pit to the west of the site. Stormwater management systems proposed will be provided in accordance with relevant Council guidelines and provide adequate infrastructure to ensure no adverse impacts occur in relation to stormwater management.

5.6 Flooding

The Civil DA report (Refer to **Appendix 18**) indicates the proposed building footprint is not within the Flood Planning Area. Localised overland flooding is associated with the low point in Surfview Road to the west of the development site and is contained within the road reserve below top of kerb height. The development is located outside the medium and low risk flood precinct area as shown in figure below:

Figure 21 NBC Flood Hazard Map
Source: McCarrs Creek, Mona Vale and Bayview Flood Study (2016)

5.7 BCA Report

To ensure that the proposed development was consistent with the Building Code of Australia (BCA), a BCA Assessment has been undertaken (refer to **Appendix 19**). The report provided demonstrates that the proposed development is able to comply with relevant BCA requirements. Where BCA compliance is not able to be demonstrated in the DA Stage, it is suggested that Council ensure this is achieved through the implementation of a condition of consent requiring that BCA compliance be demonstrated prior to the issue of a construction certificate.

5.8 Sustainability Report

The DA is accompanied by a Sustainability Report that has been prepared by Northrop (refer to **Appendix 15**). It is noted that the achievement of the principles of ecologically sustainable development forms part of the key matters to improve the environmental sustainability of the Northern Beaches Environment.

Furthermore, areas of energy efficiency, indoor environment quality, water management, waste minimisation, material selection and ecology have been further addressed to ensure the proposal will implement the principles. In addition, the proposal will incorporate Water Sensitive Urban Design (WSUD) to minimise stormwater pollution impacts to the local ecology and stormwater infrastructure networks. Rain gardens are considered to capture and treat stormwater onsite. Porous pavements will be installed to minimise stormwater run-off and reduce impacts to the surrounding area. In addition, an NCC Section J Deemed-to-Satisfy (DTS) assessment has been conducted based on current drawings and compliance building fabrics and glazing have been identified.

5.9 Structural

The development application is accompanied by a Structural Concept Design Report that has been prepared by Taylor Thomson Whitting (refer to **Appendix 21**). The report has been prepared for Stage One only which involves the structural design up to the completion of Concept Design. Structural design principles have been provided to ensure the development will implement these principles. Materials, foundations, walls, suspended slabs, roof, expressed 1st floor portals and feature stairs will be realised to ensure the structural of the proposed building is aesthetic, strong and cost effective.

5.10 Geotechnical

To accompany the development application, a Preliminary Geotechnical Investigation Report has been prepared by JK Geotechnics (Refer to **Appendix 8**). The report includes specific issues to be addressed during the construction phase of the project. The report also provides advice on geotechnical aspects for the proposed civil and structural design. It is noted that additional geotechnical investigation will be required for further assessment.

5.11 Erosion and Sediment Control

The proposed development will incorporate appropriate erosion and sediment control measures to ensure no adverse impacts from run off occur during construction. Sediment and erosion details are provided with this application (refer to **Appendix 18**) and comply with Council development guidelines.

5.12 Waste Management

The DA is accompanied by an Operational Waste Management Plan prepared by Elephants Foot and attached in **Appendix 9**. The plan outlines the operational management of waste generated by the development. It includes information regarding:

- Estimated waste volumes and provisions;
- Waste storage areas; and
- Collection of waste

The report outlines the capacity and location requirements for the waste room. Waste will be collected by an allocated waste contractor to service all bins to an agreed collection schedule. The collection vehicle will pull up on Surfview Road and service all bins directly from the waste room via a wheel-in/wheel-out arrangement.

5.13 Access

The DA is accompanied by a Disability Access Report prepared by Cheung Access and attached in **Appendix 13**. The report includes a desktop assessment of the proposed development against the provisions of the Part D3 and F2.4 of the BCA and Disability Standards 2010. The assessment concludes that the development has the capacity to meet the relevant standards and performance requirements subject to several mark ups outlined in the report.

5.14 Fire Safety

The DA is accompanied by a Fire Safety Statement and attached in **Appendix 14**. The letter states that a fire engineering review of the preliminary design has been undertaken by Wood & Grieve Engineers and demonstrates that the current fire safety design will generally satisfy Performance Requirements of the Building Code of Australia by complying with the Deemed-to-Satisfy Provisions.

5.15 Crime Prevention Through Environmental Design (CPTED)

The proposed development is designed to allow for clear slight lines and passive surveillance to ensure that the principles of Crime Prevention Through Environmental Design (CPTED) are incorporated into the everyday use of the site. The proposed design does not include any laneways or hidden nooks, which could potentially encourage crime or threats to safety. The proposed two public through-site links will open during the day and close at night. The development clearly differentiates private and public space and provides two on-site through links and unobstructed views to the pedestrian and vehicular approaches to the surf club.

The key CPTED principles have been assessment as follows:

Surveillance: Surveillance has been maximised by locating the main entry towards the street frontages. The proposal does not include any laneways or hidden nooks. The glazed entry doors on the east and west will create further passive surveillance to the site.

Access Control: The main entry is on Surfview road which will be clearly defined and easily distinguishable along the street front. Two through-site links are open during the day and closed at night to prevent potential crime or threats at the site.

Territorial Enforcement: The design will clearly delineate public and private open spaces through the use of landscaping.

Space Management: Crime prevention is achieved by allowing for site planning and design that permits the club to have general surveillance of the street, the beach and unobstructed view to the pedestrian and vehicular approaches to the buildings.

5.16 Plan of Management

The proposed development is consistent with the objectives that has been provided in the Mona Vale Beach – Plan of Management. Landscaping has been introduced on the northern side to soften and enhance the surf club building. Through-site links have been introduced to maximise view sharing and provide best direction for winds and coastal environmental. The proposed development encourages nearby vehicular traffic to slow down. Refer to figure below:

Figure 22 Master Plan – Northern Beaches Council (Plan of Management)

Source: Northern Beaches Council

It is noted a development application for fit-out and use of the premises as a Club will be prepared and submitted at a future stage.

5.17 Site Suitability

The proposed development is considered to be suitable for the site for the following reasons:

- The proposal is consistent with the zone objectives and controls within the LEP;
- The proposal is overly consistent with the DCP provisions;
- The proposal is compatible with surrounding land uses and the surrounding development and context;
- There are no environmental constraints on or around the site of such significance as to preclude the proposed development
- The full range of utility services infrastructure – electricity, gas, telecommunications, water, sewer and stormwater drainage – are available at or near the site; and
- Road access and an expansive car park is available adjacent to the site.

5.18 Public Interest

The proposed development is considered to be within the public interest for the following reasons:

- The proposal creates new, high quality and contemporary community facilities and retail activation in the popular coastal location;
- The proposal will not create any significant amenity impacts with regard to overshadowing, privacy and view loss;
- The proposal allows for the protection of significant trees as well as new tree planting and landscaping;
- Construction and the ongoing use of the development will contribute to local employment opportunities; and
- The proposal will provide an appropriate mix of uses that creates a social space in the local area and improve beach safety.

6 Section 4.15 Compliance

The table below provides a summary assessment of the modifications against all provisions under Section 4.15 of the Act.

Table 5 – Section 4.15 Summary Assessment

Clause No.	Clause	Assessment
(1)	Matters for consideration—general In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:	
(a)(i)	The provision of: Any environmental planning instrument, and	The proposal has been shown to be consistent with the relevant SEPPs and LEPs.
(ii)	Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	Not applicable, there are no draft environmental planning instruments of relevance for the subject modification.
(iii)	Any development control plan, and	The proposed application has been assessed against the relevant provisions of the PDCP2014.
(iiia)	Any planning agreement that has been entered into under Section 93F, or any draft planning agreement that a developer has offered to enter into under Section 93F, and	Not applicable, no planning agreement has been offered.
(iv)	The regulations (to the extent that they prescribe matters for the purposes of this paragraph), and	The proposal is consistent with the regulations applying to development applications.
(v)	Any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,	The proposed application has been assessed against the SEPP Coastal Management 2018 and other applicable EPIs.

Table 5 – Section 4.15 Summary Assessment		
Clause No.	Clause	Assessment
(b)	The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,	The likely environmental, social and economic impacts of the development have been discussed throughout this SEE and have been shown to be acceptable.
(c)	The suitability of the site for the development,	The site is considered suitable for the proposed development. The development provides a service that meets the needs of the surrounding locality.
(d)	Any submissions made in accordance with this Act or the regulations,	Any submissions made as part of the notification process will be considered.
(e)	The public interest.	The proposal is considered to be in the public interest.

7 Conclusion

This Statement of Environmental Effects (SEE) report has been prepared to support a DA to Northern Beaches Council for the redevelopment of the Mona Vale Surf Lifesaving Club on the site located at Surfview Road, Mona Vale.

This SEE describes the proposed development of the site and surrounding area in the context of relevant planning controls and policies applicable to the form of the development proposed. In addition, the SEE provides an assessment of the relevant heads of consideration pursuant to Section 4.15 of the EP&A Act.

The proposal provides a permissible development within the RE1 Public Recreation zone under the BLEP 2014. It is considered consistent with the zoning objectives of this zone as it provides a community facility for recreational purposes. It is noted that the temporary storage will be carried out as a CDC under the Exempt Complying Development Codes SEPP 2008. This is considered acceptable as the temporary storage will ensure the SLSC to operate during the demolition and construction phase. The proposal complies with relevant principle development standards outlined in the LEP.

The proposal generally meets the provisions of the PDCP 2014. The proposed development creates no significant view loss to the neighbouring properties and pubic domains. The proposal includes a 2-storey development with a flat roof which minimise view loss from the neighbouring developments. Two through site-links have been introduced which provides view sharing to the water from the park.

Given the above planning and environmental assessment, the proposed DA for the Mona Vale Surf Lifesaving Club has planning and environmental merit. Accordingly, the proposed development is considered to be consistent with Clause 4.15 of the EP&A Act as:

- The proposal is consistent with the relevant Environmental Planning Instruments including SEPP (State and Regional Development) 2011, SEPP (Coastal Management) 2018 and PLEP 2014;
- The proposal is generally consistent with the PDCP 2014 and where is caries from the controls, the variation is shown to be consistent with the relevant DCP objectives;
- The proposal does not have any significant environmental impacts; and
- The site is considered suitable for the site and is in the public interest.

Therefore, we request that Council recommend that the proposed development be granted development approval.

Suite 1204B, Level 12, 179 Elizabeth Street
Sydney, New South Wales 2000

info@mecone.com.au
mecone.com.au

Compliance with Pittwater DCP 2014		
Clause	Provision	Notes
Section A Shaping Development in Pittwater		
A4.9 Mona Vale Locality		
Desired Character	The Mona Vale locality will contain a mix of residential, retail, commercial, industrial, recreational, community, and educational land uses. Existing residential areas will remain primarily low-density with dwelling houses a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape. Secondary dwellings can be established in conjunction with another dwelling to encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations. Any dual occupancies will be located on the valley floor and lower slopes that has less tree canopy coverage, species and habitat diversity and fewer other constraints to development. Any medium density housing will be located within and around commercial centres, public transport and community facilities. Retail, commercial and light industrial land uses will be employment-generating. The Mona Vale commercial centre status will be enhanced to provide a one-stop convenient centre for medical services, retail and commerce, exploiting the crossroads to its fullest advantage and ensuring its growth and prosperity as an economic hub of sub-regional status. The permissible building height limit is increased to promote economic growth within the centre. The Mona Vale Hospital, as a regional facility servicing the Peninsula, is an essential part of the future local economy. Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport. Future development will maintain a building height limit below the tree canopy and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with the development. Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development will be designed to be safe from hazards. The design, scale and treatment of future development within the Mona Vale commercial centre will reflect principles of good urban design. Landscaping will be incorporated into building design. Outdoor cafe seating will be encouraged. Light industrial land uses in Darley and Bassett Streets will be enhanced as pleasant, orderly, and economically viable areas.	**Complies** The SLSC is of an appropriate bulk and scale and suitably respond to the locality. Overall, the built form and proposed landscaping is considered suitable for the site given it meets the requirements of key controls relating to built form and would provide a high quality development compatible with the streetscape.

Compliance with Pittwater DCP 2014		
	A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, and to enhance wildlife corridors. Heritage items and conservation areas indicative of the Guringai Aboriginal people and of early settlement in the locality will be conserved. Vehicular, pedestrian and cycle access within and through the locality will be maintained and upgraded. Improved public transport, pedestrian accessibility and amenity, carparking and an efficient surrounding local network will support the commercial centre, moving people in and out of the locality in the most efficient manner. The design and construction of roads will manage local traffic needs, minimise harm to people and fauna, and facilitate co-location of services and utilities.	
Section B General Controls		
B1 Heritage Conservation		
B1.2 Heritage Conservation - Development in the vicinity of heritage items, heritage conservation areas, archaeological sites or potential archaeological sites	Any development application involving work likely to impact the heritage significance of a heritage item, heritage conservation area, archaeological site or potential archaeological site is to be accompanied by a Statement of Heritage Impact prepared by an appropriately qualified heritage professional. Guidance on preparing a Heritage Impact Statement (Statement of Heritage Impact) is available at NSW Office of Environment & Heritage in the NSW Heritage Manual or superseding publication. Developments in the vicinity of a heritage item, heritage conservation area, archaeological site or potential archaeological site are to be designed to respect and complement the heritage significance in terms of the building envelope, proportions, materials, colours and finishes, and building alignment. Developments in the vicinity of a heritage item, heritage conservation area, archaeological site or potential archaeological site are to minimise the impact on the heritage significance by providing an adequate buffer zone, and maintaining and respecting significant views to and from the heritage item, heritage conservation area, archaeological site or potential archaeological site.	**Complies** The SLSC sits on a lot which includes a local heritage item but the club building itself is not listed as a heritage item. The design of the development has taken into consideration to respect and complement the heritage Nortfolk Island Pines and a Heritage Impact Statement has been provided to accompany this DA.
Section 3 Hazard Controls		

Compliance with Pittwater DCP 2014		
B3.3 Coastline (Beach) Hazard	All development on land to which this control applies must comply with the requirements of the Coastline Risk Management Policy for Development in Pittwater (see Part B Appendix 6). Development must be designed and constructed to ensure that every reasonable and practical means available is used to remove risk to an acceptable level for the life of the development. The development must not adversely affect or be adversely affected by coastal processes nor must it increase the level of risk for any people, assets and infrastructure in the vicinity due to coastal processes.	**Complies** A Costal Engineering Assessment has been provided to accompany this development application (Refer to **Appendix 17**).
B4 Controls Relating to the Natural Environment		
B4.22 Preservation of Trees and Bushland Vegetation	3. A Vegetation Clearing Permit is required for: a) Removal or cutting down of any tree over five (5) metres in height; b) Pruning of more than ten percent (10%) of a tree canopy. c) The removal or cutting down of vegetation in "Bushland".	**Complies** The proposal involves the removal of three trees and the Norfolk Pine will be replaced whilst there will be additional significant landscaping on site. An Arboricultural Impact Appraisal has been provided in **Appendix 10**.
B5 Water Management		
B5.1 Water Management Plan	An Integrated Water Management approach must be undertaken on all land subject to development for the effective water management of all water on the site including: • rainwater • stormwater • greywater, and • wastewater in accordance with: • *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004* • The Pittwater 21 Development Control Plan (this DCP) • All relevant legislation A Water Management Plan is required to be submitted setting out the proposed Integrated Water Management System which may comprise of the following components including (but not limited to): • Wastewater treatment system • Greywater Treatment system • Land Application System (Wastewater and Greywater systems) • Water Harvesting and Reuse System • Rainwater Tank (collection from roof area)	**Complies** Refer to the Civil DA Report in **Appendix 18** and the Sustainability report in **Appendix 15** for further discussion.

Compliance with Pittwater DCP 2014		
	• Rainwater Tank "top up" from the Sydney Water potable water supply • Stormwater tank (collection from ground area) • Run-off area to each collection system • On-Site Detention System (OSD) - type, size, location, discharge orifice plate size • Water Quality Filtration System • Water Quality System • Infiltration / Dispersal System • Site Discharge system to the public drainage system waterways and/or coastal area • Natural and artificially modified water courses on the land • Piped Drainage System on the land • Overland/surface flow paths • Easements (existing and proposed) • Site constraints (e.g.: location of services, heritage orders, trees) The Water Management Plan is to be clearly drafted, of a minimum 1:200 scale, showing the development, surface contours to AHD, all components of the Integrated Water Management System, and the proposed development. The Water Management Plan is to be professionally drafted and capable of being electronically scanned. The Water Management Plan must clearly nominate the location, the direction of water flow between system elements, and integration of all components in the Water Management System. The Water Management Plan is also to be accompanied by supporting Assessment Reports and documentation by an appropriately qualified and accredited Professional Engineer, where required, relevant to the proposed Water Management System. All Water Management System components must be located on private lands except for the discharge line to the public stormwater system.	
B5.3 Greywater Reuse	Blackwater reuse and on-site disposal is not permitted on sewered lands. Council will only consider approval of on-site treatment, disposal and/or reuse of greywater subject to demonstration of scheme feasibility and compliance with all relevant State and Federal regulatory requirements and the referenced guidelines. The greywater treatment and reuse system shall have a current NSW Health Accreditation (where accreditation is necessary). All premises must maintain a connection to the Sydney Water centralised sewerage waste disposal system.	**Complies** The development will provide on-site treatment, refer to **Appendix 15** for further discussion.

<table>
<tr><th colspan="3">Compliance with Pittwater DCP 2014</th></tr>
<tr><td>B5.4 Stormwater Harvesting</td><td>Where development is proposing a stormwater harvesting scheme, it shall be designed to comply with all relevant State and Federal regulatory requirements.
A stormwater management plan describing the design for stormwater harvesting and reuse is required to be submitted setting out effective water management of all water on-site.
The stormwater management plan is required to demonstrate:
A reduction of water consumption and waste through the provision of re-use devices, conservation practices and recycling runoff.
Water Sensitive Urban Design principles have been incorporated into the design of drainage, on-site detention, landscaping and orientation of development.
A reduction of stormwater draining from the development site and facilitating water re-use through the use of rainwater tanks, on-site detention and re-use of greywater .
The design for the stormwater harvesting and reuse scheme is to be certified by a suitably qualified and experienced Professional Engineer and is to be submitted with the Water Management Plan and any accompanying assessment reports and documentation.
The Water Management Plan and accompanying assessment reports and documentation shall demonstrate the feasibility of the scheme.</td><td></td></tr>
<tr><td>B5.5 Rainwater Tanks - Business, Light Industrial and Other Development</td><td>All development creating an additional hard (impervious) roof area of greater than 50m2 must provide a rainwater tank for non-potable use connected to external taps for the purpose of landscape watering and car washing and a functional water reuse system including, water supply for toilet flushing and other uses as permissible under the current Code of Practice for Plumbing and Drainage.

Rainwater tanks may be above or below ground and are required to have storage capacities in accordance with the following table:<table><tr><th>Additional Hard (Impervious)Surface Area (square metres)</th><th>Minimum Rainwater Tank Storage Capacity</th></tr><tr><td>0 - 50</td><td>Nil</td></tr><tr><td>50 - 75</td><td>1,500 litres</td></tr><tr><td>75 - 100</td><td>2,000 litres</td></tr><tr><td>100 - 150</td><td>3,000 litres</td></tr><tr><td>150 - 200</td><td>4,000 litres</td></tr><tr><td>200 - 300</td><td>6,000 litres</td></tr><tr><td>300 - 400</td><td>8,000 litres</td></tr><tr><td>400 - 500</td><td>10,000 litres</td></tr><tr><td>500 - 600</td><td>12,000 litres</td></tr><tr><td>600 - 700</td><td>14,000 litres</td></tr><tr><td>700 - 800</td><td>16,000 litres</td></tr><tr><td>800 - 900</td><td>18,000 litres</td></tr><tr><td>900 - 1,000</td><td>20,000 litres</td></tr><tr><td>Above 1,000*</td><td>See note (1) below, minimum size 20,000 litres</td></tr></table>Note (1): Developments exceeding 1,000 square metres of additional hard (impervious) surface area must also provide with the Water Management Plan, and Integrated Water Management Strategy including rainwater tank sizing prepared by a suitably qualified and experienced Water Engineer, demonstrating that</td><td>Complies

Rainwater tanks will be provided as part of the Water Sensitive Urban Design Strategy. Refer to Appendix 15 for further discussion.</td></tr>
</table>

Compliance with Pittwater DCP 2014		
	Water Sensitive Urban Design principles have been practically maximised within the proposed development. The rainwater tank storage shall be no less than 20,000 litre capacity.	
B5.6 Rainwater Tanks - Water Supply	Where connection to a Sydney Water main is not able to be provided, rainwater tanks must be provided for potable (i.e. drinking, bathing, cooking, washing etc) and non-potable (i.e. toilet flushing, watering garden, irrigation, fire fighting etc) uses. The minimum capacity tank requirements for development (other than new dwellings and major additions to existing dwellings) where there is no connection to mains water must be in accordance with relevant Australian Standards.	**Complies** Rainwater tanks will be provided as part of the Water Sensitive Urban Design Strategy. Refer to **Appendix 15** for further discussion.
B5.7 Stormwater Management - On-Site Stormwater Detention	An On-Site Detention (OSD) facility is to be installed where the development results in additional hard (impervious) surface area of greater than 50m^2 (on a cumulative basis since February 1996) and on land designated through mapping as requiring OSD facility. OSD facilities are to be designed and installed to temporarily detain stormwater on a site to limit the discharge leaving the property to ensure that the development does not increase stormwater discharge downstream of the land over and above that of the existing stormwater discharge conditions up to the 1% AEP storm event. All additional roof surface area of the development is to be drained initially to the rainwater tank which is to be fitted with an overflow pipework system connected to the OSD facility. All additional ground surface hard stand (impervious) areas are to be drained via a stormwater tank/pit to the OSD facility. Surface stormwater runoff from properties upstream of the land is to be independently managed to that of the additional ground surface stormwater collection and OSD system and is required to bypass the OSD system. Rainwater tanks and OSD facilities may also be combined in an integrated system and may be either above or below ground. Should an oversized rainwater tank be used, then 25% of the excess storage volume can be credited towards the OSD tank capacity. The OSD system may be in the form of an underground tank and/or an above ground tank or open area and is to be designed to the storage and discharge requirements detailed in the following table.	**Complies** Refer to **Appendix 18** for further discussion.

Compliance with Pittwater DCP 2014

Additional Hard (Impervious) Surface Area (square metres)	Minimum Capacity of On-Site Detention Tank (Litres)	Discharge Rate Litres/Sec
0 -50	Nil	Nil
>50 - 75	4,500	2
>75 - 100	6,000	3
>100 - 150	9,000	4
>150 - 200	12,000	6
>200 - 250	15,000	7
>250 - 300	18,000	9
>300 - 400	24,000	12
>400 - 500	30,000	15
>500 - 600	36,000	18
>600 - 700	42,000	21
>700 - 800	48,000	24
>800 - 900	54,000	27
>900 - 1,000	60,000	30
>1,000*	A minimum storage capacity of 60 litres per m2 of additional hard/impervious surface area, and a discharge rate which replicates the discharge from the site were it to be undeveloped.	

B5.9 Stormwater Management - Water Quality - Other than Low Density Residential	The control is applicable when the development results in an additional hard (impervious) area of more than 50 square metres. <u>Land Size greater than 1500 sqm</u> Development shall incorporate stormwater quality improvement measures (as indicated on Table 1) to undertake (where specified) the following: • Pre-screening of organic matter (eg. leaf litter) prior to collection of rainwater. • Primary treatment (eg. physical screening, rapid sedimentation techniques) of stormwater to collect and retain gross pollutants (i.e. litter and organic matter), coarse sediments (with associated entrained pollutants), and oil and grease prior to the discharge of stormwater from the land • Secondary treatment (eg. fine particle sedimentation and filtration techniques) of stormwater to collect and retain medium to fine sediments (with associated entrained pollutants) prior to the discharge of stormwater from the land • Tertiary treatment (eg. enhanced sedimentation and filtration, biological uptake, absorption onto sediments) to remove dissolved pollutants (including nutrients and heavy metals) prior to the discharge of stormwater from the land. **Table1: Stormwater Treatment Requirements**	**Complies** Refer to **Appendix 18** for further discussion.

Compliance with Pittwater DCP 2014		
	<table><tr><th>LEVEL OF TREATMENT</th><th>Pre</th><th>Primary</th><th>Secondary</th><th>Tertiary</th></tr><tr><td>DEVELOPMENT TYPE</td><td></td><td></td><td></td><td></td></tr><tr><td>Shop top housing</td><td>X</td><td>X</td><td></td><td></td></tr><tr><td>Business development</td><td>X</td><td>X</td><td></td><td></td></tr><tr><td>Industrial development</td><td>X</td><td>X</td><td></td><td></td></tr><tr><td>Subdivision</td><td></td><td>X</td><td>X</td><td>X</td></tr><tr><td>Tennis court</td><td></td><td>X</td><td></td><td></td></tr><tr><td>Multi dwelling housing</td><td>X</td><td>X</td><td>X</td><td></td></tr><tr><td>Residential flat building</td><td>X</td><td>X</td><td></td><td></td></tr><tr><td>Seniors housing</td><td>X</td><td>X</td><td>X</td><td></td></tr><tr><td>Child care centre</td><td>X</td><td>X</td><td>X</td><td></td></tr><tr><td>Hospital</td><td>X</td><td>X</td><td>X</td><td></td></tr><tr><td>Rural industry</td><td>X</td><td>X</td><td>X</td><td>X</td></tr><tr><td>Other development</td><td>X</td><td>X</td><td>X</td><td></td></tr></table> Note: **X** Indicates the minimum level of stormwater pollution treatment required for the development. All stormwater quality improvement devices (SQIDs) must be compatible with site constraints and the integrated water management system. All stormwater quality improvement devices must make provision for convenient and safe regular inspection, periodic cleaning, and maintenance. Certification is to be provided by a suitably qualified and experienced Water Engineer with the Water Management Plan demonstrating that the proposed stormwater quality improvement devices proposed at the site will achieve the Control requirements and all applicable legislation.	
B5.10 Stormwater Discharge into Public Drainage System	This control applies where stormwater can discharge into the public drainage system. <u>Direct Connection to the Public Drainage System</u> Stormwater drainage is to be connected to a public drainage system by gravity means to which it would naturally flow. Where the development has legal access to a piped drainage system within the development land or adjacent land, a channel or a natural watercourse within the development land or adjacent land, a constructed public road within a road reserve adjacent to the development land (with or without kerbing and guttering), all concentrated stormwater must be discharged directly to that system. Where stormwater discharge is to be connected to the kerb and gutter of a public roadway, it is not to exceed a discharge rate of 30 litres per second (L/s) in a 1% AEP storm event per property. The number of outlets to the kerb and gutter should be limited to the minimum practically possible (typically one per property). Where discharge exceeds the above values, Council will require that the site discharge be piped to the nearest Council piped drain, channel or natural watercourse, with a minimum 375mm diameter pipe, to Council's standards. Where an outlet pipe size exceeds 100mm diameter (or insufficient cover exists over the pipe) and flow is to	**Complies** Refer to **Appendix 18** for further discussion.

be discharged to the kerb and gutter of a Council roadway, the following is required:

- A minimum 600 mm x 600 mm grated converter pit is to be constructed inside the front boundary of the property. (Note: in the case of the main Commercial Centres where downpipes are located on the property boundary, the connection is required to be by direct connection at the base of the downpipe with an overflow system at the head of the downpipe.)
- Flows between the converter pit and the kerb and gutter are to be discharged using galvanised steel box-section pipes as follows:
    - 100 diameter outlet pipe - use 1 x 100 mm x 100 mm x 6 mm thick (w x h x t)
    - 150 diameter outlet pipe - use 1 x 200 mm x 100 mm x 6 mm thick
    - 225 diameter outlet pipe - use 2 x 200 mm x 100 mm x 6 mm thick

Where a stormwater system discharges into a public road reserve that does not contain an existing kerb and guttering or into a channel or natural water course, an outlet structure is required to be installed and designed to defuse the concentrated stormwater discharge to reduce flow velocities to prevent scour, be safe and be easily maintained.

Connection to Public Drainage System via Inter-allotment Drainage and Easement

Where direct access to a public drainage system (i.e. street kerb and gutter, piped system or open channels and watercourses) is not possible, the installation of inter-allotment drainage system and the acquisition of drainage easements over intervening properties (at the developer's cost) will be required.

Written consent for the piping and acquisition of an easement is to be obtained from adjoining owners and provided to Council at the time of lodging the Development Application. Creation of easement(s) will be required to be completed prior to the issue of the Subdivision Certificate. For other uses other than subdivision, where the easement has not been created prior to the issue of consent, then a deferred commencement condition will be applied.

Connection to Public Drainage System via Public Reserve

Conveyance of stormwater that is required to traverse a public reserve (other than a public road reserve) in order to gain access to a piped drainage system, natural watercourse, estuary and lagoon may be permitted, but will require the prior approval in writing from the Council or the relevant statutory authority and in some instances the creation of a drainage easement.

General

All drainage structures and measures are to be designed to be visually unobtrusive and sympathetic with the environment.

All outlet connections into watercourses, estuary or lagoons shall be designed according to the design principles in *Controlled Activities on Waterfront Land: Guideline for outlet structures on waterfront land* (NSW Office of Water, July 2012).

Compliance with Pittwater DCP 2014		
	A Water Management Plan to a minimum scale of 1:200 including survey contours to AHD must demonstrate the feasibility of the proposed drainage system within the site and connection to a public drainage system. Adequate overflow paths to the public drainage system must be provided to cater for major storm events (up to the 1% AEP storm event) or blockages within the drainage system serving the development.	
B5.11 Stormwater Discharge into Waterways and Coastal Areas	This control applies where stormwater can legally discharge into a natural waterway, estuary, lagoon or coastal area. <u>Direct Connection to Waterways and Coastal Areas</u> The discharge of stormwater into the waterways (including Pittwater, Narrabeen Lagoon and creek systems) or any of its tributary watercourses and coastal areas will only be permitted from land directly adjoining a waterway or coastal area provided that it can demonstrated through the Water Management Plan, that: • discharge to the public drainage system is not available • discharge over any bluff or cliff area will not cause slope instability • the discharge system does not result in cliff/bluff/dune or shoreline erosion, sedimentation or water quality impacts • the discharge system will minimise the visual/environmental impact of any drainage discharge structure along the foreshore. <u>Connection to Public Drainage System via Public Reserve</u> Conveyance of stormwater that is required to traverse a public reserve (other than a public road reserve) in order to gain access to a natural watercourse, estuary and lagoon or coastal area may be permitted, but will require the prior approval in writing by the Council or the relevant statutory authority and in some instances the creation of an easement. <u>General</u> Where a stormwater system discharges into a natural watercourse, estuary, lagoon or coastal area, an outlet structure is required to be installed and designed to defuse the concentrated stormwater discharge to reduce flow velocities to prevent scour, be safe and be easily maintained. The outlet structure shall be designed according to the design principles in *Controlled Activities on Waterfront Land: Guideline for outlet structures on waterfront land* (NSW Office of Water, July 2012). Adequate overflow flowpaths to a natural watercourse, estuary, lagoon or coastal area must be provided to cater for major storm events (up to the 1% AEP storm event) or blockage within the drainage system serving the development. A Water Management Plan to a minimum scale of 1:200 including survey contours to AHD must demonstrate the feasibility of the proposed drainage system within the site and connection to a natural	**Complies** Refer to **Appendix 17** and **Appendix 18** for further discussion.

Compliance with Pittwater DCP 2014		
	watercourse, estuary, lagoon or coastal area.	
B5.12 Stormwater Drainage Systems and Natural Watercourses	<u>Structures Over and Adjacent to Easements, Piped Drainage System or Natural Watercourses</u> No encroachments or low lying overhangs of the development are permitted over and/or within easements for stormwater drainage or over piped drainage systems or over natural water courses. On a merit basis, Council may allow light, open sided, easily removable structures to be built over drainage easements, piped drainage systems or floodways if it can be demonstrated through a water level and flow assessment that it does not affect the flow of water in overland flow paths. Structural support elements are not permitted within an easement or within the cross sectional area of an open or natural watercourse. Structural support elements adjacent to an easement, piped drainage or natural water course located on the development site or on adjacent lands must be founded on a stable foundation a minimum of 300mm below the invert level of the pipe (or as directed by the Structural Engineer) to provide stability to both structure and drainage system particularly during maintenance operations. Stormwater Drainage Systems Council approach to the management of the stormwater drainage system is through the Major/Minor concept (as described in *Australian Rainfall and Runoff A Guide to Flood Estimation* (Institution of Engineers Australia, 1998)(AR&R)) for its piped urban drainage design. The Minor Stormwater Drainage System refers to the underground piped system, which shall be designed to cater for a 5% Annual Exceedance Probability (20 year Annual Recurrence Interval) flood event. The Major Stormwater Drainage System refers to overland flow paths designed to convey major storm flows when the capacity of the minor system is exceeded. Major Stormwater Drainage Systems shall be designed to cater for the 1% Annual Exceedance Probability (100 year Annual Recurrence Interval) storm event. The Minor Stormwater Drainage System may in some instances be required to accommodate higher flow rates if the Major Stormwater Drainage System cannot safely or adequately carry the required flow rate. Piped stormwater drainage systems can usually be categorised as: • public stormwater drainage system - this system accepts stormwater discharges from both public and private lands; • private stormwater drainage system - this system accepts stormwater discharges from private land only. This is commonly referred to as an interallotment drainage system.	**Complies** Refer to **Appendix 17** and **Appendix 18** for further discussion.

Any public stormwater drainage system piped through private land must remain on the land and cannot be diverted into adjoining land without the adjoining owner's permission.

Where the Applicant proposes to pipe the public stormwater drainage system, the minimum sized pipe is to be 375mm diameter. The piped drainage system shall be constructed using the appropriate class of rubber ring joint reinforced concrete pipes

Where overland flows from upstream catchments impact the site, this control should also be read in conjunction with the Flood Category 3 Controls of this DCP.

The design of stormwater systems for the property is to demonstrate through a water level and flow assessment that:

- The proposed development does not have an adverse impact on adjoining properties through diversion, concentration or damming of such flows;
- The proposed development accommodates the passage of overland flow through the site and where applicable illustrates that the proposed development is designed to withstand damage due to scour, debris or buoyancy forces so that the risk of incidental damage is minimised;
- The proposed development is not sited where flows will create a hazardous situation for future occupants in terms of depth and velocity of flows through the property;
- Floor levels within the development are set to comply with the freeboard requirements as set out in Flood Risk Management Policy;
- The proposed development is compatible with any future mitigation strategies to be implemented by Council in terms of such overland flows.

Where determined necessary, Council will impose conditions on a proposed development, to protect overland flow paths. This could include the construction of flowpaths with openings through fencing to protect overland flow paths. An 'interallotment drainage system' shall be designed to cater for a 5% Annual Exceedance Probability (20 year Annual Recurrence Interval) storm event for subdivisions creating separate lots. It shall be assumed that an appropriate percentage of the lot area is impervious to determine the design flow rate.

For developments not specified in this control, an 'inter-allotment drainage system' shall be designed to carry the 5% Annual Exceedance Probability (20 year Annual Recurrence Interval) flow rate for the total site area.

For an 'inter-allotment drainage system', the minimum sized pipeline is to be 150mm diameter. The piped drainage is to be constructed from an appropriate class of pipe with watertight and flexible joints.

Natural Watercourses

Any natural watercourses on the property shall be retained in their natural state wherever possible to carry

Compliance with Pittwater DCP 2014		
	stormwater flows through the property. Natural water courses cannot be diverted onto adjoining lands. Any natural watercourses on the land where in a degraded state, must be restored and rehabilitated in accordance with the guidelines for controlled activities under the *Water Management Act 2000*. Council encourages the replacement of a piped stormwater system with a restored creek system with appropriate flow carrying capacity. A Water Management Plan is to be submitted demonstrating the feasibility of the proposed natural watercourse works within the site. Variations <u>Diversion of Stormwater Systems</u> Easements and piped drainage system may be diverted around proposed development where it can be demonstrated, through a Water Management Plan, that: • the diversion is wholly contained within the land, • that the flows are not diverted to an adjoining/alternative watercourses and • flow capacities are maintained. The diversion of natural watercourses is only permissible with a controlled activity approval for the work from the NSW Office of Water. Any alteration to an easement, piped drainage system or natural watercourse including all legal and consultant costs shall be at the full cost to the applicant. <u>Overhang of Easement</u> An overhang, over and/or within an easement will be considered on merit. A minimum vertical clearance to allow appropriate machinery to allow easy access and ample clearances to undertake maintenance replacement operations is required. Alternative construction techniques to allow removal of sections of the building structure by the property owner will also be considered. <u>Alternative Pipe Materials</u> Council will consider the use of pipelines made of different materials for a public stormwater drainage system should site conditions not suit concrete pipes (eg. Steeply sloping sites).	
B5.13 Development on Waterfront Land	Any waterfront land (as defined in the *Water Management Act 2000*) on a the property shall be retained in their natural state to: carry stormwater/flood flows, maintain aquifers, retain stability, and provide habitat functions. Natural or artificially modified water courses cannot be diverted onto adjoining lands, filled, channelised and/or dammed.	**Complies** Refer to **Appendix 17** and **Appendix 18** for further discussion.

Compliance with Pittwater DCP 2014		
	Waterfront land in a degraded state, should be restored and rehabilitated. Development within waterfront land shall incorporate appropriately sized riparian corridor zones into the design based on *Controlled Activities on Waterfront Land: Guideline for outlet structures on waterfront land* (NSW Office of Water, July 2012). Development adjoining waterfront land is to be landscaped with local native plants. Council encourages the replacement of a piped stormwater system where appropriate with a restored waterway, wherever feasible. The piping or artificial channeling of natural watercourses and drainage channels is not permitted. Water Management Plan with supporting documentation is to be submitted demonstrating the feasibility of the proposed watercourse works within the site. Variations Variations may be considered when an activity or work is permissible with a controlled activity approval from the NSW Office of Water. Variations will be considered where the activity or work is required to mitigate risk including: landslip; geotechnical risk; flooding; erosion; risk to utilities; and bushfire hazard.	
B5.14 Stormwater Drainage Easements (Public Stormwater Drainage System)	<u>Easements</u> Where there is no current easement over the Public Stormwater Drainage System or Natural Watercourse, a suitable easement to benefit the Council will be required to be placed on the title of the land as part of the development process. For a natural watercourse or open stormwater system the width of an easement shall be defined by the flow rate required to convey the 1% AEP flow plus 1.0m, or the minimum as set out in the Table below. For a piped drainage system and overland flow path the minimum width of an easement is to be as indicated in the table below. <u>Easement Widths</u>	**Complies** Refer to **Appendix 18** for further discussion.

Compliance with Pittwater DCP 2014		
	<table><tr><th>Pipe Diameter (D) (mm)</th><th>Minimum Width of Easement to Drain Water (m)</th></tr><tr><td>D less than or equal to 675</td><td>2.5</td></tr><tr><td>675 < D less than or equal to 900</td><td>3.0</td></tr><tr><td>900 < D less than or equal to 1200</td><td>3.5</td></tr><tr><td>1200 < D less than or equal to 1500</td><td>4.0</td></tr><tr><td>1500 < D less than or equal to 1800</td><td>4.5</td></tr><tr><td>D > 1800 and box culverts</td><td>As required by Council</td></tr><tr><td>Open Stormwater System, Natural Watercourse</td><td>Total Width of (1% AEP design flows + 0.3m free board) + 1m (may increase where downstream structures are present) but not less than 2.5m.</td></tr></table> Where multiple pipes, deep pipes, pits or associated structures are proposed, a wider easement will be required and is to be determined in consultation with Council. Where pits/headwalls are required, easements shall be 600mm wider than the structure but not less than the minimum width denoted above.	
B6 Access and Parking		
B6.3 Off-Street Vehicle Parking Requirements	The minimum number of vehicle parking requirements must be determined using the appropriate guidelines for parking generation and servicing facilities based on development type comparison based on the *Roads and Maritime Services Guide to Traffic Generating Development* or analysis drawn from surveyed data for similar development uses. Provision must be made within the development site for access and parking of all service vehicles servicing the site, visitor parking and parking for people with disabilities.	**Complies** Refer to **Appendix 12** for further discussion.
B8 Site Works Management		
B8.2 Construction and Demolition - Erosion and Sediment Management	Erosion and sedimentation prevention measures must be installed on all sites to prevent the migration of sediment off the site into any waterway, drainage systems, public reserves, road reserve or adjoining private lands. Erosion and sedimentation prevention measures must be installed in accordance with Managing Urban Stormwater: Soils and Construction (Landcom 2004) on the downstream side of any works undertaken on the boundary of the site or on public lands adjoining the site to prevent the migration of sediment off the site into any waterway, drainage systems, public reserves, road reserve or adjoining private lands. Appropriate devices are to be in place at all times to prevent the migration of sediment off the site.	**Complies** Refer to **Appendix 18** for further discussion.
B8.3 Construction and	Waste materials generated through demolition, excavation and construction works is to be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility.	**Complies** Refer to **Appendix 12** for further

Compliance with Pittwater DCP 2014		
Demolition - Waste Minimisation		discussion on the construction traffic management.
B8.4 Construction and Demolition - Site Fencing and Security	All sites are to be protected by site fencing for the duration of the works. Where building construction is undertaken adjacent to the public domain, pedestrian and vehicular facilities are to be protected by a Hoarding in accordance with Section 126(1) of the *Roads Act 1993*.	**Complies** All sites will be protected by site fencing during demolition and construction. Refer to **Appendix 12** for further discussion.
B8.6 Construction and Demolition - Traffic Management Plan	For all development where either excavated materials to be transported from the site or the importation of fill material to the site is 100m3 or greater, a Construction Traffic Management Plan indicating truck movements, and truck routes is to be provided and approved by Council prior to the commencement of works. All transport works must not cause adverse disruption or nuisance to adjoining residences, businesses or the street system.	**Complies** A Construction Traffic Management Plan will be provided prior to obtaining CC.
C5 Design Criteria for other development		
C5.1 Landscaping	• A range of low-lying shrubs, medium-high shrubs and canopy trees shall be provided to soften the built form. • Landscaping shall reflect the scale and form of development, and shall be incorporated into the building design through setback and modulation. • All canopy trees, and a majority of other vegetation, shall be locally native species. • Landscaping shall not unreasonably obstruct driver and pedestrian visibility. • Canopy trees are to be located a minimum of 5 metres from existing and proposed built structures, or minimum of 3 metres where pier and beam footings are used. • In bushfire prone areas, species shall be appropriate to the bushfire hazard. • Development shall provide for the reasonable retention and protection of existing significant trees, especially near property boundaries, and natural features such as rock outcrops. • Noxious and undesirable plants must be removed from the site. • Every tree planted is to have a minimum area of 3 metres x 3 metres and a minimum of 8m^3 to ensure growth is unrestricted.	**Complies** Landscaping incorporates high quality landscaping and planting that will complement the development. The loss of the Norfolk Island Pine tree will be replaced on site. Refer to the Landscape Plan in **Appendix 4**.

Compliance with Pittwater DCP 2014		

	• The following soil depths are required in order to be considered as landscaping:
	  o 300mm for lawn
	  o 600mm for shrubs
	  o 1metre for trees
	• For non-residential uses in residential zones, at least 2 canopy trees in the front yard and 1 canopy tree in the rear yard are to be provided on site, this may include existing trees on site	

C5.2 Safety and Security	There are four Crime Prevention through Environmental Design (CPTED) principles that need to be used in the assessment of development applications to minimise the opportunity for crime they include the following: i. Surveillance Building design should allow visitors who approach the front door to be seen without the need to open the door. Buildings and the public domain are to be designed to allow occupants to overlook public places (streets, parking, open space etc) and communal areas to maximise casual surveillance. Development design and design of the public domain is to minimise opportunities for concealment and avoid blind corners. Adequate lighting must be provided according to the intended use of the development. Lighting must be designed and located so that it minimises the possibility of vandalism or damage. Security lighting must meet Australian Standard *AS 4282-1997: Control of the obtrusive effects of outdoor lighting.* Lighting is to be designed to minimise electricity consumption, and to minimise annoyance to neighbours. Where provided, public facilities (toilets, telephone etc) are to be located so as to have direct access and to be clearly visible from well-trafficked public spaces. Design landscaping and materials around dwellings and buildings, so that when it is mature it does not unreasonably restrict views of pathways, parking and open space areas. ii. Access Shared entries must be able to be locked and incorporate an intercom system or the like to allow visitors to gain entry. Building entrances are to be clearly visible from the street, easily identifiable and appropriately lit. Where provided, pedestrian access through a site and through the public domain is to be clearly defined, signposted, appropriately lit, visible and give direct access to building from parking and other areas likely to be used at night.	**Complies** The proposed development is designed to allow for clear slight lines and passive surveillance to ensure that the principles of Crime Prevention Through Environmental Design (CPTED) are incorporated into the everyday use of the site.

Compliance with Pittwater DCP 2014		
	The street number of the property is to be clearly identifiable. Pedestrian access along the street frontage shall not be impeded by landscaping, street furniture or other restrictions. iii. Territorial reinforcement Walkways and landscaping should be used to delineate site boundaries and direct visitors to the correct entrance and away from private areas. Blank walls along all public places (streets, open space etc) shall be minimised. Where a retail/commercial use and residential dwellings are provided in the same development separate entries are to be provided. iv. Space management Popular public space is often attractive, well maintained and a well used space. Linked to the principle of territorial reinforcement, space management ensures that space is appropriately utilised and well cared for. Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of burned out pedestrian and car park lighting and the removal or refurbishment of decayed physical elements. A crime risk assessment is a systematic evaluation of the potential for crime in an area. It provides an indication of both the likely magnitude of crime and likely crime type. The consideration of these dimensions (crime amount and type) will determine the choice and approximate mix of Crime Prevention through Environmental Design (CPTED) strategies.	
C5.4 View Sharing	All new development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties. The proposal must demonstrate that viewsharing is achieved through the application of the Land and Environment Court's planning principles for view sharing. Where a view may be obstructed, built structures within the setback areas are to maximise visual access through the structure e.g. by the provision of an open structure or transparent building materials. Views are not to be obtained at the expense of native vegetation.	**Complies** The proposal also provides two on-site through links which improves the existing views from Apex Parking looking towards east. A flat roof is introduced to minimise view loss. A detailed View Loss Analysis has been prepared to accompany the development application (Refer to **Appendix 11**). It is considered that the erection of height poles is not provided as the closest residential building is located more than 100m from the club. However, it can be organise

Compliance with Pittwater DCP 2014		
		upon councils' request.
C5.5 Accessibility	Convenient and safe access for all people, including people with a disability, older people, and people with prams, must be provided to and within all buildings to which the general public have access. The siting and design of a building to which the general public has access shall comply with *Australian Standard AS 1428-2009.1: Design for access and mobility – General requirements for access – New building work*, and shall incorporate the following: i. Continuous accessible path of travel to all areas that the public or a section of the public is entitled or allowed to enter or use; and ii. Walkways, ramps and landings at a reasonable gradient and width, with handrails and kerbs provided on all ramps, and slip-resistant materials on all floor surfaces; and iii. Accessible toilet facilities, tactile ground surface indicators, effective signage and illumination, and adequate circulation space through passageways and doorways; and iv. Carparking for people with a disability. This clause applies to development that involves: i. A new building to which the general public has access; ii. Major alterations and additions to an existing building to which the general public has access; and iii. Alterations to the shopfront/entrance of an existing building to which the general public has access. Development shall include the design and construction of works in the public domain to ensure accessibility for the full frontage of the site to any public road and to ensure access to the site from the public domain. Development shall include design and construction of the footpath, cycleway, kerb and guttering, drainage facilities, street furniture, street lighting and landscaping and make good the adjacent road and pavement for the full frontage of the site to any public road at full cost to the developer. The design and construction shall be in accordance with the Village Streetscape Masterplans. Development within areas subject to flooding must provide for access on land within private ownership. In this regard ramps must not encroach into the public domain.	**Complies** The development application is accompanied by an Access Report (Refer to **Appendix 13**).
C5.7 Energy and Water Conservation	Buildings shall be designed to be energy and water efficient. All new hot water systems must be either solar, heat pump or gas and must have a minimum rating of 3.5 stars. Water efficient appliances shall be used in all development (including AAA rated water efficient shower	**Complies** A Sustainability Report has been provided in **Appendix 15**.

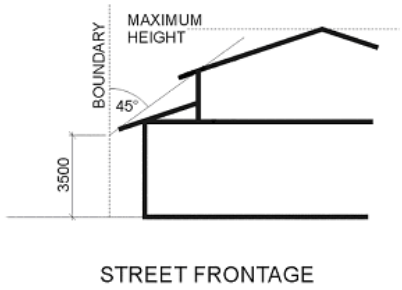
Compliance with Pittwater DCP 2014		
	heads, water tap outlets and dual flush toilets). Windows are to be to be sized, located and shaded (by structures or vegetation) to reduce summer heat and allow entry of winter sun. Deep eaves are required to achieve this where appropriate, in addition to other horizontal shading devices, such as verandahs, pergolas, awnings, and external horizontal blinds. Buildings are to be designed to maximise ventilation in summer. This can be achieved by positioning openings (windows and doors) to prevailing summer winds to encourage cross ventilation, and the installation of fans, roof vents and high level windows. Buildings are to be constructed of materials which best minimise winter heat loss and summer heat gain. Insulation is a vital component of energy-efficient design in all climates and is to be incorporated, conforming with relevant Australian Standards. The species type, location and design of landscape planting are to assist in the conservation of energy. Solid fuel or wood burning appliances must comply with Australian Standard AS 4013-1999: Domestic solid fuel burning appliances – Method for determination of flue gas emissions or any subsequent amending standard. The installation of in-sink food waste disposers in any development is prohibited.	
C5.8 Waste and Recycling Facilities	All waste and recycling materials shall be contained within an approved enclosure and adequate vehicular provision is to be provided to remove waste. Waste and recycling enclosures are to be provided at or behind the front, side and rear setback requirements contained within the Controls of this document. This enclosure shall not occupy parking or landscaped areas. The waste and recycling enclosure is to be of an adequate size, integrated with the building design and site landscaping, suitably screened, and located for convenient access for collection. For larger scale development more than one waste and recycling enclosure may be appropriate. • The waste and recycling enclosure/s shall be designed as follows: • constructed of solid material, cement rendered and steel, trowelled to a smooth, even surface and made vermin proof. Framing in timber is not permitted; • the floor shall be of impervious material covered at the intersection with the walls, graded and drained to an approved floor waste within the enclosure. Wastewaters shall be drained to the sewer; • stormwater shall not enter the floor of the enclosure such that the sewer system will be contaminated by rainwater; • the enclosure is to be roofed. Roof water shall be directed to an approved stormwater disposal system;	**Complies** A Waste Management Plan (Refer to **Appendix 9**) has been provided to accompany the development application.

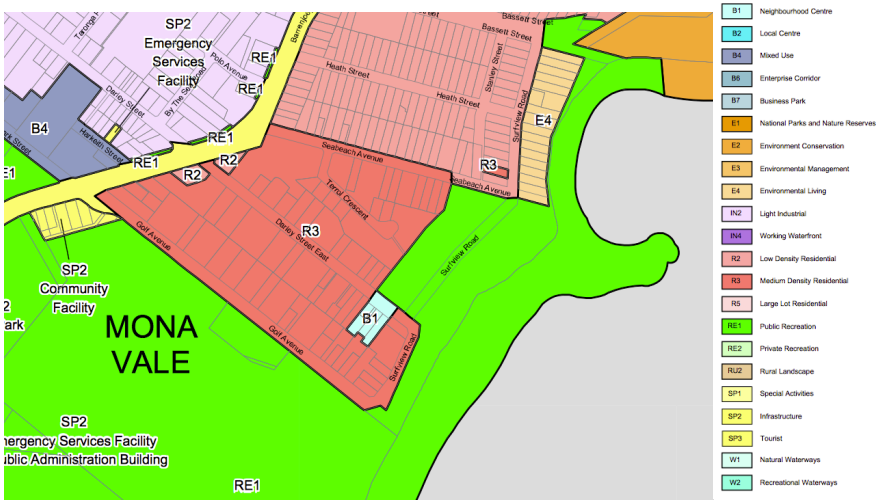
Compliance with Pittwater DCP 2014		
	• enclosures shall be vented to the external air by natural or artificial (mechanical ventilation) means. The installation and operation of the mechanical ventilation system shall comply with Australian Standard *AS/NZS 1668.1 1998: The use of ventilation and air conditioning in buildings – Fire and smoke control in multi-compartment buildings* and Australian Standard *AS 1668.2:2012: The use of ventilation and air conditioning in buildings – Mechanical ventilation in buildings*; and • hot and cold water hose cocks shall be located within the enclosure.	
C5.16 Building Facades	Building facades to any public place and including balconies and carpark entry points must not contain any stormwater, sewer, gas, electrical or communication service pipe or conduit that is visible from the public place.	**Complies** The Building facades of the proposed development does not contain any stormwater, sewer, gas or service pipe that is visible from the public place.
C5.17 Pollution control	Developments must be designed, constructed, maintained, and operated in a proper and efficient manner to prevent air, water, noise or land pollution. Development and operations must comply with the *Protection of the Environment Operations Act 1997*, and any relevant legislation. Compliance with the *NSW Environment Protection Authority Industrial Noise Policy (*January 2000).	**Complies** The proposed surf club will not generate any pollution to the surrounding environment.
5.19 Food Premises Design Standards	*Food Premises must comply with the requirements of:* • Food Act 2003 • *Australian New Zealand Food Standards Code 3.2.3 (Food Premises and Equipment)*. • *Australian Standard 4674-2004 Design, Construction and Fit-out of Food Premises.* *Mechanical Ventilation systems are to be designed, manufactured, installed, operated and maintained in accordance with:* • *Australian Standard* 1668.1:1998 The use of ventilation and air conditioning in buildings Part 1 - Fire and smoke control in multicompartment buildings • *Australian Standard* 1668.2:2012The use of mechanical ventilation and air conditioning in buildings Part 2 - Mechanical ventilation in buildings. *Food Business must ensure that the premises are provided with the necessary services of waste water disposal, light, ventilation, cleaning and personal hygiene facilities, storage space and access to toilets.*	**Complies** The application of the restaurants/café will be lodged at a later stage as a separation development application.

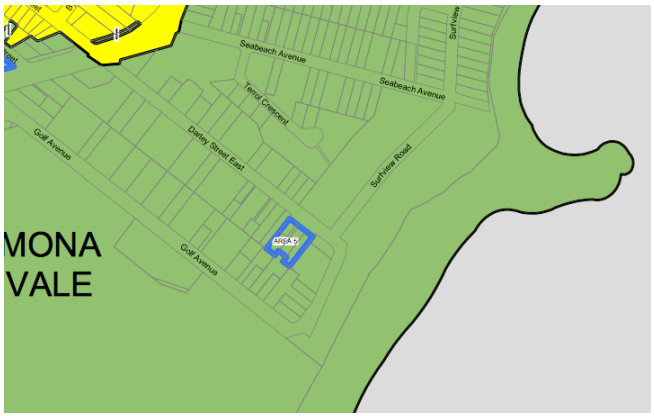
Compliance with Pittwater DCP 2014		
C5.22 Environmental Sustainability	Any development with a gross floor area of 2,000m² or more must achieve a minimum 4 Star Green Star Design and As Built rating certified rating from the Green Building Council of Australia (GBCA, where there is an applicable Green Star rating tool. Variations Where it can be demonstrated that the above requirement is unreasonably onerous or where no applicable GreenStar tool exists, it must be demonstrated that the development achieves sustainability outcomes equivalent to a 4 Star Green Star Design and As Built rating. Where the Green Star Design and As Built tool is not utilised to demonstrate the level of sustainability of the proposal, a sustainability report must be submitted with the development application clearly demonstrating how the development addresses sustainability. The issues to be addressed within the sustainability report include, but are not limited to, the following: • Management of the development which is to be coordinated with all stakeholders, ensuring that all are aware of the required sustainable outcomes. • Commitment to and incorporation of delivery of sustainable initiatives and performance monitoring. • Education of users and stakeholders to foster sustainable behaviour and systems. • Increased comfort and wellbeing of the occupant, through ventilation and thermal, visual and acoustic comfort. • Reduced exposure to pollutants through low toxicity environments and the removal of harmful environments. • Reduction in greenhouse gas emissions and peak electricity demand. • Reduction in carbon intensive modes of transport though the provision of access to public transport options, access to amenities and the provision of facilities to encourage bicycle usage, as well as the encouragement of the use of alternate sustainable transport options. • Reduction in potable water consumption. • Consideration of the lifecycle assessment of materials and products used in construction on fit outs of the development, • Reduction in landfill waste across the entire project life cycle. • Where required, the remediation of the site in accordance with state policy. • Stormwater runoff management and reduction. • Reduction in heat island effect through the reduction of hard surfaces.	**Complies** The development application is accompanied by a BCA report in **Appendix 19.**

Compliance with Pittwater DCP 2014		
	• Reduction of light pollution. Certification verified by a GBCA Accredited Professional or other recognised sustainability professional that the development achieves a 4 Star Green Star Design and As Built rating or equivalent sustainability rating is to be received prior to the issue of Occupation Certificate.	
Section D Locality Specific Development Controls		
D9 Mona Vale Locality		
D9.1 Character as viewed from a public place	Buildings which front the street must have a street presence and incorporate design elements (such as roof forms, textures, materials, the arrangement of windows, modulation, spatial separation, landscaping etc) that are compatible with any design themes for the locality. Blank street frontage facades without windows shall not be permitted. Walls without articulation shall not have a length greater than 8 metres to any street frontage. Any building facade to a public place must incorporate at least two of the following design features: i. entry feature or portico; ii. awnings or other features over windows; iii. verandahs, balconies or window box treatment to any first floor element; iv. recessing or projecting architectural elements; v. open, deep verandahs; or vi. verandahs, pergolas or similar features above garage doors. The bulk and scale of buildings must be minimised. Garages, carports and other parking structures including hardstand areas must not be the dominant site feature when viewed from a public place. Parking structures should be located behind the front building line, preferably set back further than the primary building, and be no greater in width than 50% of the lot frontage, or 7.5 metres, whichever is the lesser. Landscaping is to be integrated with the building design to screen the visual impact of the built form. In residential areas, buildings are to give the appearance of being secondary to landscaping and vegetation. Television antennas, satellite dishes and other telecommunications equipment must be minimised and screened as far as possible from public view. General service facilities must be located underground. Attempts should be made to conceal all electrical cabling and the like. No conduit or sanitary plumbing is	**Complies** Building façade has been designed to incorporate at least two design features to the proposed surf club. Landscaping has been provided and integrated with the building design to screen the visual impact of the built form.

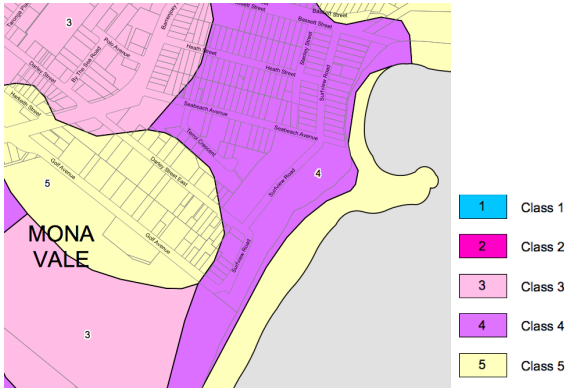
Compliance with Pittwater DCP 2014		
	allowed on facades of buildings visible from a public space.	
D9.3 Building colours and materials	External colours and materials shall be dark and earthy tones as shown below:  White, light coloured, red or orange roofs and walls are not permitted:  Limited use of corporate colours may be permitted within Business and Light Industrial zoned land. Finishes are to be of a low reflectivity. Applications in commercial areas shall use the three elements of stone, timber and landscaping as feature elements to any facade presenting to the street.	**Complies** The proposed finishes are low reflectivity and present a majority of mild grey, brown and black colors. The proposed off-form concrete sits well in the context and landscape setting of the coastal location.
D9.6 Front building line	<table><tr><th>Land</th><th>Front Building Line (metres)</th></tr><tr><td>Land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living adjoining Barrenjoey Road, Mona Vale Road or Pittwater Road</td><td>10 or established building line which ever is the greater</td></tr><tr><td>All land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living NOT adjoining Barrenjoey Road, Mona Vale Road or Pittwater Road</td><td>6.5, or established building line, whichever is the greater</td></tr><tr><td>Land zoned B4 Mixed Use within the Mona Vale Core Commercial Centre</td><td>3.5 at ground level up to 8.49m in height, then 6.0 to that part of the building 8.5m and greater above ground level (existing)</td></tr><tr><td>All other land zoned B4 Mixed Use or B1 Neighbourhood Centre</td><td>3.5</td></tr><tr><td>Land zoned IN2 Light Industrial adjoining Barrenjoey Road</td><td>10 or established building line, whichever is the greater</td></tr><tr><td>All other land zoned IN2 Light Industrial</td><td>6.5</td></tr><tr><td>All other land</td><td>Merit Assessment</td></tr></table>	**Complies** The required front setback for the proposed development is based on council's merit assessment, the proposal occupies roughly the same area and location as the current building.
D9.7 Side and rear building line	The minimum side and rear building line for built structures including pools and parking structures, other than driveways, fences and retaining walls, shall be in accordance with the following table: <table><tr><th>Land</th><th>Side & Rear Building Line Setback (metres)</th></tr><tr><td>Land zoned B1 Neighbourhood Centre, B4 Mixed Use, or IN2 Light Industrial adjoining land zoned R2 Low Density Residential,</td><td>3.0 along that adjoining side or rear boundary</td></tr></table>	**Complies** The required side and rear setbacks for the proposed development are 3m, the proposal occupies roughly the same area and location as the current building and provides greater setbacks then 3m.

Compliance with Pittwater DCP 2014		
	R3 Medium Density Residential, E4 Environmental Living, RE1 Public recreation, RE2 Private Recreation, or E2 Environmental Conservation	
D9.9 Building Envelope	<u>Development other than residential flat buildings and multi dwelling housing:</u> Planes are to be projected at 45 degrees from a height of 3.5 metres above ground level (existing) at the side boundaries to the maximum building height (refer to *Pittwater Local Environmental Plan 2014*). Buildings are to be sited within the following envelope:  STREET FRONTAGE *Variations* Where the building footprint is situated on a slope over 16.7 degrees (ie; 30%), variation to this control will be considered on a merits basis. Eaves or shading devices that provide shade in summer and maximise sunlight in winter, shall be permitted to extend outside the building envelope.	**Does not comply** The proposal is 2-storeys in height and a flat roof to minimise view loss from the neighbouring developments, the proposed height complies with the maximum height listed in PLEP 2014.
D9.14 Construction, Retaining walls, terracing and undercroft areas	Lightweight construction and pier and beam footings should be used in environmentally sensitive areas. Where retaining walls and terracing are visible from a public place, preference is given to the use of sandstone or sandstone like materials. In the provision of outdoor entertaining areas, preference is given to timber decks rather than cut/fill, retaining walls and/or terracing. Undercroft areas shall be limited to a maximum height of 3.5 metres. Adequate landscaping shall be provided to screen undercroft areas.	**Complies** A Construction Management Plan will be provided prior to obtaining CC.

Compliance with Pittwater LEP 2014		
Clause	Provision	Assessment
Land use zone	 The site is zoned RE1 Public Recreation and the objectives of the zone are as follows: • To enable land to be used for public open space or recreational purposes. • To provide a range of recreational settings and activities and compatible land uses. • To protect and enhance the natural environment for recreational purposes. • To allow development that does not substantially diminish public use of, or access to, public open space resources. • To provide passive and active public open space resources, and ancillary development, to meet the needs of the community.	**Complies** The site is zoned RE1 Public Recreation. The proposed surf club is a type of community facility which is permitted with consent under the RE1 zone. ***community facility*** *means a building or place:* *(a) owned or controlled by a public authority or non-profit community organisation, and* *(b) used for the physical, social, cultural or intellectual development or welfare of the community,* *but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.*
	2 Permitted without consent Building identification signs; Environmental protection works; Horticulture; Markets; Roads **3 Permitted with consent** Child care centres; Community facilities; Environmental facilities; Information and education facilities; Kiosks; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Signage; Take away food and drink premises; Water recreation structures	

Compliance with Pittwater LEP 2014		
	4 Prohibited Any development not specified in item 2 or 3	
4.3 Height of Buildings	 The site has a maximum height control of 8.5m (I). *(2A) Despite subclause (2), development on land:* *(a) at or below the flood planning level or identified as "Coastal Erosion/Wave Inundation" on the Coastal Risk Planning Map, and* *(b) that has a maximum building height of 8.5 metres shown for that land on the Height of Buildings Map, may exceed a height of 8.5 metres, but not be more than 8.0 metres above the flood planning level.* ***Note:** the site is not identified as "Coastal Erosion/Wave Inundation" on the Coastal Risk Planning Map.* *(2D) Despite subclause (2), development on land that has a maximum building height of 8.5 metres shown for that land on the Height of Buildings Map may exceed a height of 8.5 metres, but not be more than 10.0 metres if:* *(a) the consent authority is satisfied that the portion of the building above the maximum height shown for that land on the Height of Buildings Map is minor, and* *(b) the objectives of this clause are achieved, and* *(c) the building footprint is situated on a slope that is in excess of 16.7 degrees (that is, 30%), and* *(d) the buildings are sited and designed to take into account the slope of the land to minimise*	**Complies** The proposed building height is less than the maximum building height control of 8.5m.

Compliance with Pittwater LEP 2014		
	the need for cut and fill by designs that allow the building to step down the slope.	
4.4 Floor Space Ratio	 The site does not have a maximum FSR control.	**N/A**
5.10 Heritage Conservation	 The site is located in proximity to the following heritage items: • Norfolk Island Pines (Araucaria heterophylla), referenced 2270059); • Ocean Rock Pool (northern section of Mona Vale Beach) referenced 2270136; • Norfolk Island Pines (Araucaria heterophylla) at Seabeach Avenue, within road reserve and referenced 2270060; and	**Complies** A heritage impact assessment will be provided to accompany the DA (Refer to **Appendix 20**).

Compliance with Pittwater LEP 2014		
	• House at 22 Darley Street East referenced 2270001. (4) Effect of proposed development on heritage significance The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).	
7.1 Acid Sulfate Soils	 The site is located within Class 4 on the Acid Sulfate Soils Map. (2) Development consent is required for the carrying out of works described in the table to this subclause on land shown on the Acid 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.	**Complies** An Acid Sulfate Soil can be provided during the assessment period if required.

Compliance with Pittwater LEP 2014		
	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. (3) Development consent must not be granted under this clause for the carrying out of works unless an acid sulfate soils management plan has been prepared for the proposed works in accordance with the Acid Sulfate Soils Manual and has been provided to the consent authority. (4) Despite subclause (2), development consent is not required under this clause for the carrying out of works if: (a) a preliminary assessment of the proposed works prepared in accordance with the Acid Sulfate Soils Manual indicates that an acid sulfate soils management plan is not required for the works, and (b) the preliminary assessment has been provided to the consent authority and the consent authority has confirmed the assessment by notice in writing to the person proposing to carry out the works.	
7.2 Earthworks	(1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land. (2) Development consent is required for earthworks unless: (a) the earthworks are exempt development under this Plan or another applicable environmental planning instrument, or (b) the earthworks are ancillary to development that is permitted without consent under this Plan or to development for which development consent has been given. (3) In deciding whether to grant development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters: (a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development, (b) the effect of the 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 development on the existing and likely amenity of adjoining properties,	**Complies** A coastal assessment report will be provided to accompany this DA (Refer to **Appendix 17**).

Compliance with Pittwater LEP 2014		
	(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 waterway, drinking water catchment or environmentally sensitive area, (h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development, (i) the proximity to and potential for adverse impacts on any heritage item, archaeological site or heritage conservation area.	