

Mixed Use Development Comprising a High Rise Residential Building Incorporating a Community Library, An Art Gallery (not used to sell the items it displays) and Cafe

Executive Summary

This Statement of Environmental Effects (SEE) has been prepared by Evolution Planning, on behalf of the Chehab Group Pty Ltd, to accompany a Development Application (DA), for a proposed Mixed Use Development, at 2A-6 Bayview Avenue, The Entrance.

The DA is made under Part 4, s.78A of the NSW Environmental Planning and Assessment Act 1979, (the Act). This SEE provides an assessment in response to those heads of consideration provided at s.79C of the Act.

The proposed development comprises a mixed use building for community, business and residential purposes, including the construction of a "residential flat building"¹ of 14 and 16 storeys, containing 109 apartments, above a ground floor level comprising space for a new public library and café; (to be dedicated to Council); and, an art gallery, (an "educational establishment"¹).

Vehicular access to and from the development is via Ambler Parade to excavated basement parking over three levels, comprising a total of 178 car spaces, with 15 spaces and a storage room reserved for library purposes.

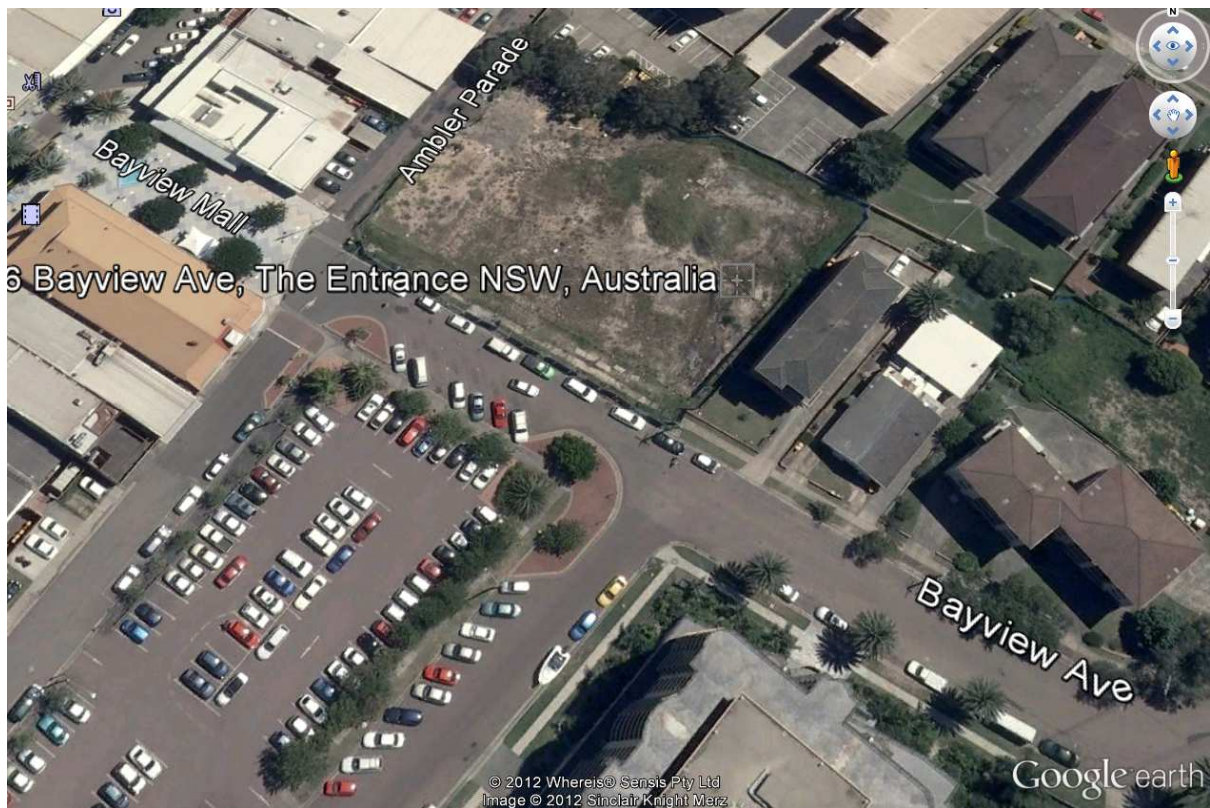




Figure 1: Aerial View (Southern Elevation) – Drew Dickson Architects.

The application is accompanied by a Voluntary Planning Agreement, made in accordance with s.93F of the Act, which we understand will be publicly exhibited along with the DA. The Agreement puts in place a mechanism to formalise the dedication of space within the building for community purposes to Council, in lieu of developer contributions which would normally apply under s.94 of the Act.

With an estimated cost of development in excess of \$20million, the relevant consent authority is the Hunter Joint Regional Planning Panel.

