

22nd June 2020

STATEMENT OF ENVIRONMENTAL EFFECTS

Application for change of use: Depot and Storage

12A and 12B Ponderosa Pde, Warriewood

Prepared for Applicant: HD INVESTMENTS INTERNATIONAL PTY LTD

1. Introduction

This statement has been prepared for HD Investments International Pty Ltd to accompany a Change of Use Application.

The site was purchased in 2016 by HD INVESTMENTS INTERNATIONAL PTY LTD as a going concern, from a company that was using it as a storage and depot facility for an Air Conditioning company.

The Air Conditioning Company had occupied and operated from the site for approximately 10-15 years, and consisted of depot for storage of construction materials and trucks.

HD Investments International (*HD*) purchased the site following a pressing business operational requirement to store construction materials and park trucks off street.

HD considered its proposed use similar to the existing use and therefore proceeded with its purchase as a going concern and use of the land accordingly, assuming that the existing use would also allow for the current similar use.

Following council notice of intention to give a development control order dated 8th May 2019, HD has prepared this DA for “change of use” in order to satisfy the council requirement to apply for change of use as a new owner.

Accordingly, the proposed use is as a Depot and Storage Facility for the storage of construction materials, plant machinery, and other goods.

In addition to the Statement of Environmental Effects, the application is also accompanied by the following;

- Survey plan prepared by True North Surveyors
- Site Plan depicting where and how the various uses of the site are carried out.
- Site emergency plan
- Floor plans for the two existing houses
- Details of the Torto 12m x 12m double truss temporary shelter.

2. DESCRIPTION OF SITE

The site comprises of Lot 10 and 11 in DP 12240, being No 12a and 12b Ponderosa Pde, Warriewood. An Aerial Photo of the location is included as Figure 1.

Number 12a and 12b Ponderosa Parade Warriewood is a flat, rectangular shaped block with approx. 30 meter frontage and 60 meter northern side boundary. Its neighbouring property's and businesses are of the same zoning and type of industry activity.

The site consists of two original existing 'dwellings' approximately 60 years old, and a temporary fabric container based work shelter.

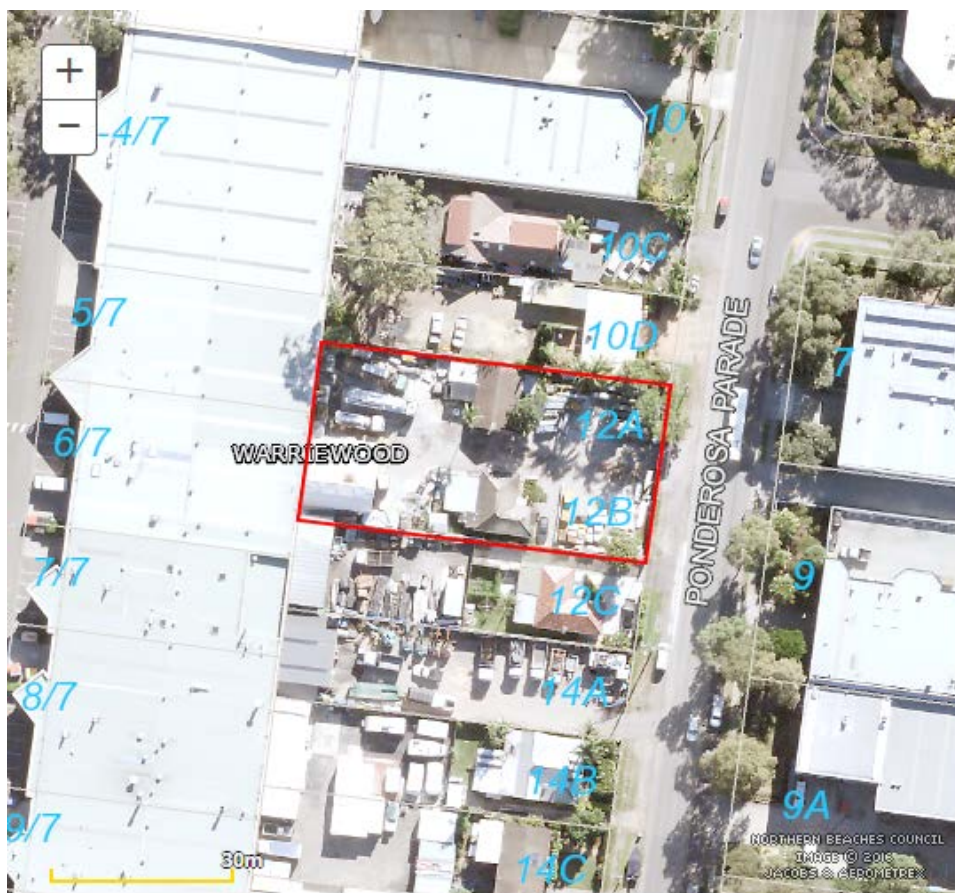


Figure 1: site location

The topography of the site poses no significant impediments to the proposed use. The site is not heritage listed or located within a heritage conservation area or within the vicinity of heritage items.

The site is Zoned IN2 Light Industrial according to the Pittwater Local Environment Plan 2014 .

The locality is currently an industrial locality and the site adjoins several larger industrial buildings at the rear of the site, and two similar industrial lots on either side. Figure 2 below shows the outlook over the neighbouring properties to the south.



Figure 2 – Neighbouring properties to the South of 12a and 12b

3. DETAILS OF THE PROPOSED USE

The established site has been set up for compliance with the company's ISO14001:2015 Environmental Management System compliance and is proposed to remain as is currently;

STATUS OF BUILDINGS AND STRUCTURES ONSITE:

- A Site Survey can be found at Annexure 'A' of this application.
- The site includes 2 existing Fibro clad houses of approximately 60 years old of similar nature to its neighbouring properties, in original and good condition. Floor plans can

be found included on the Site Plan. The houses have had appropriate emergency signage and facility upgrade in compliance with the Company's ISO Audits. These signs and facilities are indicated on the Site Emergency Plan Annexure 'C' to this application.

- One existing 12mX12m x 6m high temporary vinyl container shelter in good condition providing a dry inspection area. Details of the structure including elevations and sections can be found in annexure 'D' to this application.
- There have been no alterations or additions to the existing houses. A floorplan of each house appears at Annexure 'B' within the Site Plan.
- House 12b is securely fenced and occupied by a company employee as yard/ plant caretaker. House 12a is vacant, providing for staff amenities. Designated Car parking is provided adjacent to the occupied house and to the rear of the vacant house. There are no staff positioned on the site on regular basis, with a maximum of 5 expected at any one time.
- All administration and other business activities are conducted offsite in head office location.
- Trucks are generally washed and serviced offsite, with minor running repairs carried out under the temporary structure.
- Waste management is undertaken by URM site bins which are disposed of under contract. The bin area is identified in the site plan at Annexure 'B'.
- Signage for emergency response, emergency exits, fire extinguishers, Toilet amenities etc has been placed in accordance with the Company's ISO Compliance. The location of the signage can be found on the Site Evacuation Plan annexure 'C'.
- As HD are advanced in planning stage for an industrial warehouse/ office complex, it does not propose any upgrades to the existing site at this stage.
- Existing Open gravel hardstand area to provide for storage of materials, parking and turning of vehicles and equipment.
- Storage of any fluids or hazardous materials is placed within a designated and locked hazardous material storage container. Location of this container appears in the Annexure 'B' site plan.
- Company street frontage signage is not required.

4. STATUTORY PLANNING FRAMEWORK

The following section will assess the proposed use having regard to the statutory planning framework and matters for consideration pursuant to Section 79C of the Environmental Planning and assessment Act, 1979 as amended. Those matters which are required to be addressed are outlined, and any steps to mitigate against any potential adverse environmental impacts are discussed below;

4.1 Pittwater Local Environmental plan 2014

The Pittwater Local Environmental Plan 2014 is the Local planning instrument applicable to the site. The Relevant provisions of the LEP and the way they relate to the site and the proposed use are set out below

4.1.1 Zoning and Permissibility

As previously noted, the site is zoned IN2 Light Industrial pursuant to the provisions of the Pittwater Local Environmental Act 2014

Light industries are permissible with consent in the zone. The specific objectives of the zone are identified as follows;

- *To provide a wide range of light industrial, warehouse and related land uses.*
- *To encourage employment opportunities and to support the viability of centres.*
- *To minimise any adverse effect of industry on other land uses*
- *To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area*
- *To support and protect industrial land for industrial uses.*
- *To enable a range of compatible services, community and recreation uses.*
- *To accommodate uses that, because of demonstrated special building or site requirements or operational characteristics, cannot be or are inappropriate to be located in other zones*
- *To provide healthy, attractive, functional and safe light industrial areas.*

The proposed land use falls within the definition of a Depot, pursuant to the definitions contained on the Pittwater LEP 2014.

“Depot: means a building or place used for the storage (but not sale or hire) of plant, machinery or other goods (that support the operations of an existing undertaking) when not required for use, but does not include a farm building”

Depots are permitted with consent in the IN2 Light industrial zone. It is considered that the proposed land use satisfies the objectives that underpin the zone.

4.6 SUITABILITY OF THE SITE FOR PROPOSED DEPOT USE

- *Does the proposal fit in the locality*
- *Are the constraints posed by adjacent development prohibitive*

The Site is in an established industrial area. The adjacent development(s) do not impose any unusual or impossible development constraints. The proposed use will not cause excessive or unmanageable levels of transport demand.

The site is being of moderate grade, adequate area, and having no special physical or engineering constraints is suitable for the proposed use.

5. PROPOSED LAND USE CONSIDERATIONS

- 5.1 Safety and Security – A fully secure perimeter fence is in place around the depot, with remote and keyed access.
- 5.2 External storage areas – External storage areas are to be effectively screened from view
- 5.3 Pollution Control – The proposed land use as a Depot is considered not to cause undue air, water, land or noise pollution. The proposed land use is capable of compliance with the protection of the operations Act and industrial noise Policy.
- 5.4 Traffic- there is proposed parking for 4 rigid trucks, and three cars. The vehicles are to drive in –drive out without the need for reversing on/off the premises. There is to be no requirement for stopping or obstructing traffic on Ponderosa Pde.
- 5.5 Hours of work – 6am to 6pm, with only max 1 movement of each truck per day from the Depot.

6 THE PUBLIC INTEREST

The proposed use is permissible and consistent with the intent of the LEP and DCP controls as they are reasonably applied to the proposed land use given the constraints imposed by the sites locality. The small amount of vehicular movements to/from the yard are negligible for the IN2 zoned area.

The land use would not be contrary to the public interest.

7. CONCLUSION

The proposed land use is permissible and consistent with the intent of the IN2 light industrial zoning of the site. It is considered the proposed use is appropriate on merit and is worthy of granting the permission for use as a depot for the following reasons;

- The application has considered relevant environmental effects applicable to site and its proposed use.
- The proposed use is compatible with the current character, and desired future character of the locality.
- There is no adverse impact on the environmental quality of the land and the amenity of surrounding properties.
- The site is suitable for the proposed use.
- The current proposal will be of relatively short term effect as planning for future development is progressed.

Accordingly, it is considered there are no matters which would prevent Council from granting consent to this proposal in this instance.

