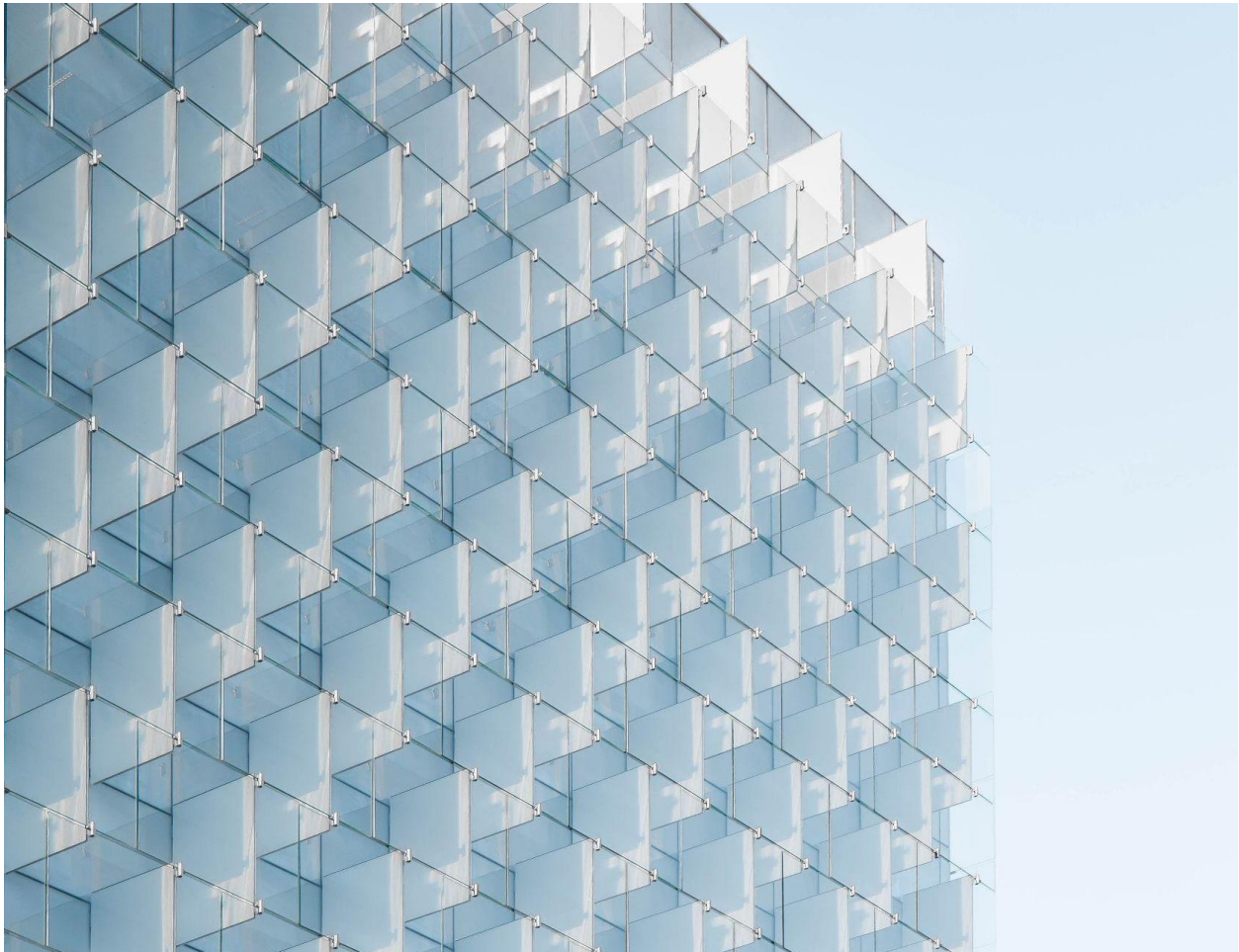


# WILLOWTREE PLANNING



31 May 2024

Ref: WTJ24-044  
Contact: Macy Fenn



## STATEMENT OF ENVIRONMENTAL EFFECTS:

### PROPOSED COFFEE ROASTING AND PRODUCTION FACILITY

4-8 Inman Road, Cromer  
Lot 1 DP1220169

—  
Prepared by Willowtree Planning Pty Ltd  
on behalf of Seven Miles Coffee Company




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In the spirit of reconciliation and recognition, Willowtree Planning acknowledges the Traditional Owners of this Country throughout Australia and their continuing and ongoing connections to land, waters and community. We show our respect to Elders – past and present. We acknowledge that we stand on this Country which was and always will be recognised as Aboriginal Land. We acknowledge the Traditional Owners of the Lands in this Local Government Area, belonging to the local Aboriginal People, where this proposal is located upon.

DOCUMENT CONTROL TABLE			
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Contact	Macy Fenn		
Version and Date	Prepared by	Checked by	Approved by
Version No.1 – 30/05/2024	Macy Fenn Town Planner	Andrew Pigott Director	Andrew Pigott Director
			

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## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Coffee Roasting and Production Facility  
4-8 Inman Road, Cromer (Lot 1 DP1220169)

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1	Warringah Development Control Plan 2011 (WDCP2011) Assessment	Willowtree Planning
2	Architectural Plans	Watson Young
3	BCA Statement	BM plus G
4	Estimated Development Cost Report	Rider Levett Bucknall
5	Transport Impact Statement	Varga Traffic Planning
6	Noise Emission Statement	Acoustic Dynamics
7	Waste Management Plan	TMX Transform
8	Heritage Impact Statement	Heritage 21
9	Plan of Management	Seven Miles Coffee Company
10	DA2019/1346 Development Consent	Northern Beaches Council
11	Air Quality and Odour Assessment	Northstar



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## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Coffee Roasting and Production Facility  
4-8 Inman Road, Cromer (Lot 1 DP1220169)

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## PART A SUMMARY

### 1.1 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared by Willowtree Planning Pty Ltd (Willowtree Planning) on behalf of Seven Miles Coffee Company (the Applicant) and is submitted to Northern Beaches Council (Council) in support of a Development Application (DA) at 4-8 Inman Road, Cromer (subject site), which captures the following land parcels:

- Lot 1 DP1220196

This DA seeks development consent for a coffee roasting and production facility at the subject site, including other necessary works, as described in **PART C** of this SEE.

The subject site is zoned E4 General Industrial, pursuant to the *Warringah Local Environmental Plan 2011* (WLEP2011), which is intended to:

- *To provide a range of industrial, warehouse, logistics and related land uses.*
- *To ensure the efficient and viable use of land for industrial uses.*
- *To minimise any adverse effect of industry on other land uses.*
- *To encourage employment opportunities.*
- *To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.*
- *To provide areas for land uses that need to be separated from other zones.*
- *To provide healthy, attractive, functional and safe light industrial areas.*

The proposal seeks to provide a coffee roasting and production facility, which is permitted within the E4 zone and aligns with the zone objectives.

This SEE has been prepared pursuant to Section 4.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and Part 3 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation). Assessment against the relevant matters for consideration under Section 4.15(1) of the EP&A Act has also been carried out under **PART D** of this SEE.

This SEE describes the subject site and proposed development, provides relevant background information and responds to the proposed development in terms of the relevant matters set out in relevant legislation, environmental planning instruments and planning policies.

The structure of the SEE is as follows:

- **PART A SUMMARY**
- **PART B SITE ANALYSIS**
- **PART C PROPOSED DEVELOPMENT**
- **PART D LEGISLATIVE AND POLICY FRAMEWORK**
- **PART E ENVIRONMENTAL ASSESSMENT**
- **PART F CONCLUSION**



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Coffee Roasting and Production Facility  
4-8 Inman Road, Cromer (Lot 1 DP1220169)

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Based on the assessment undertaken, it is recommended that favourable consideration to the approval of the DA be given.



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**PART B      SITE ANALYSIS**

**2.1      SITE LOCATION AND CHARACTERISTICS**

The subject site is identified as 4-8 Inman Road, Cromer, containing the following land holdings:

TABLE 1. SITE IDENTIFICATION		
Site Address	Legal Description(s)	Land Area (approx.)
4-8 Inman Road, Cromer	Lot 1 DP1282038	3.655ha

The subject site is located at 4-8 Inman Road, Cromer. The subject site is bound by South Creek Road to the south and Inman Road to the west.

The subject site is zoned E4 General Industrial pursuant to the WLEP2011 and includes mostly office buildings and large warehouse/manufacturing buildings. Zones surrounding the subject site include RE1 – Public Recreation, RE2 – Private Recreation, SP2 – Infrastructure (Educational Establishment), and R2 – Low Density Residential.

Located twenty (20) kilometres from Sydney CBD, the subject site is within the Cromer Industrial Precinct, close to the Northern Beaches Hospital and the B-line bus network,. It is also near the Dee Why Town Centre which is undergoing significant urban renewal.

The proposed development pertains to Warehouse 5 and Warehouse 6 that was approved under DA2019/1346 (Appendix 10) as part of the Northern Beaches Business Park.

Refer to **Figure 1** and **Figure 2** below.





## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Coffee Roasting and Production Facility  
4-8 Inman Road, Cromer (Lot 1 DP1220169)



Figure 1. Cadastral Map (Source: SIX Maps, 2024)

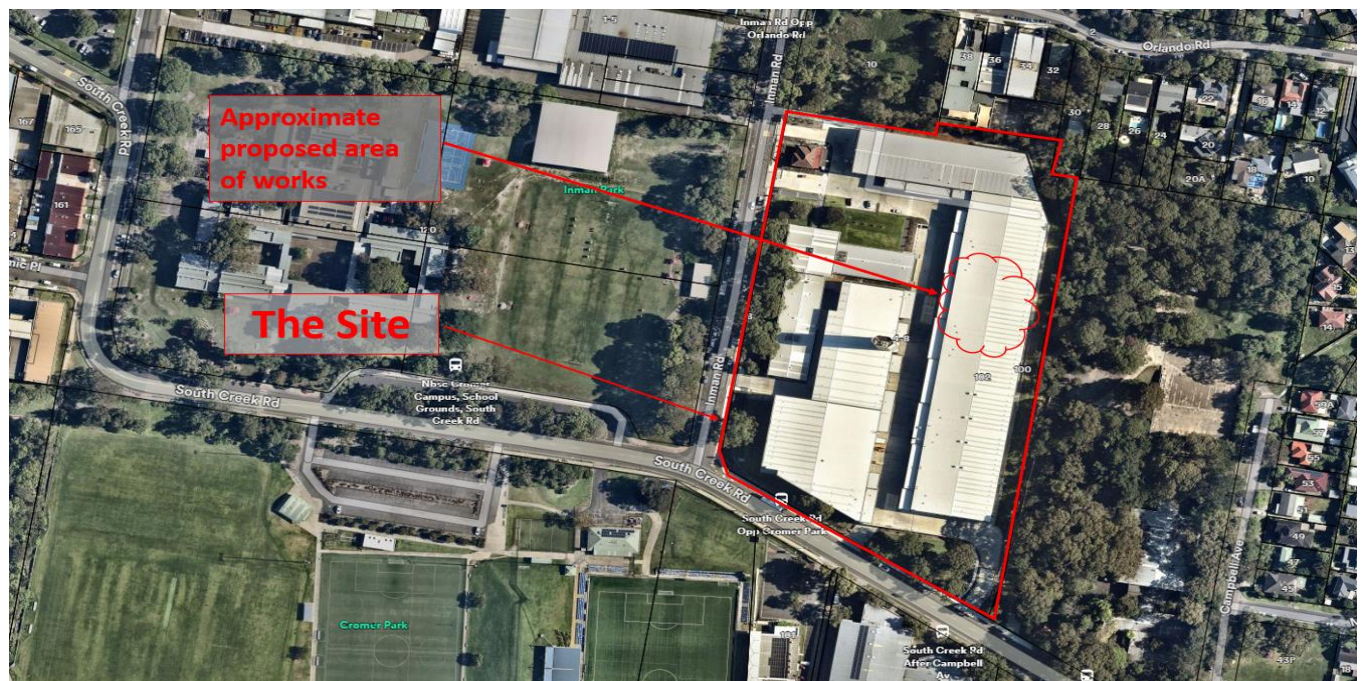


Figure 2. Aerial Map (Source: Near Map, 2024)



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Coffee Roasting and Production Facility  
4-8 Inman Road, Cromer (Lot 1 DP1220169)

### 2.2 DEVELOPMENT HISTORY

**TABLE 2** outlined below provides a summary of the DAs, pertaining to the subject site and of relevance to the proposal, that have been determined or are under assessment.

TABLE 2. EXISTING CONSENTS		
DA Reference	Summary	Approval Date
DA2024/0123	Use of Premises as an Indoor Recreation Facility, fitout and signage	Lodged 19/02/2024 Determined 15/05/2024
DA2023/1644	Alterations and additions to commercial development - Use of Premises as an Indoor Recreation Facility, fitout and signage	Lodged 23/11/2023 Determined 14/03/2024
Mod2023/0579	Section 4.55 (1a) Minor Environmental Impact - Modification of Development Consent DA2023/1170 granted for Proposed signage, alteration to glazing and enclosing work.	Lodged 03/11/2023 Determined 01/12/2023
DA2023/1202	Use of Premises as an indoor recreational facility, fitout and signage	Lodged 07/09/2023 Determined 06/03/2024
DA2023/1107	Change of use and alterations and additions to Office C for the purpose of a child-care centre and landscaping	Lodged 31/08/2023 Status: under assessment
DA2023/1170	Alterations and additions to industrial development - Proposed signage, alteration to glazing and enclosing work	Lodged 30/08/2023 Determined 16/10/2023
DA2023/1142	Use of existing premises as an indoor recreational facility, including fitout and signage	Lodged 21/08/2023 Determined 24/11/2023
Mod2023/0386	Section 4.55 (1a) Minor Environmental Impact - Modification of Development Consent DA2019/1346 granted for demolition works and alternations and additions to an existing industrial facility, including new warehouse, and self storage, office premises and ancillary café.	Lodged 21/07/2023 Determined 03/08/2023
DA2023/0294	Change of use and fitout of Warehouse 7 and 8 for the purpose of an indoor recreation facility	Lodged 12/04/2023 Determined 18/07/2023
Mod2022/0722	Modification of Development Consent DA2021/1608 granted for Use of Premises (Warehouse 1) as an Indoor	Lodged 09/01/2023 Determined 27/02/2023



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Coffee Roasting and Production Facility  
4-8 Inman Road, Cromer (Lot 1 DP1220169)

	Recreation Facility (swim school), internal fit-out, reconfiguration of car parking and signage	
DA2022/1807	Change of use and fitout of Warehouse 11 for the purpose of a golf facility (indoor recreation facility)	Lodged 04/11/2022 Determined 30/01/2023
Mod2022/0452	Fitout of existing office building involving internal and external alterations and additions	Lodged 09/08/2022 Determined 15/12/2022
DA2021/1464	Three (3) Lot Torrens Title Subdivision	Lodged 24/08/2021 Determined 23/02/2022
Mod2020/0611	Modification of Development Consent 2019/1346 granted for Demolition works and alterations and additions to an existing industrial facility, including new warehouse and self storage office premise and ancillary café.	Lodged 07/12/2020 Determined 01/04/2021
DA2019/1346	Demolition works and alterations and additions to an existing industrial facility, including new warehouse, and self storage, office premises and ancillary café.	Lodged 27/11/2019 Determined 17/08/2020
DA2017/0948	Removal of signage from a heritage listed industrial building (Roche).	Lodged 25/09/2017 Determined 09/01/2018



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Coffee Roasting and Production Facility  
4-8 Inman Road, Cromer (Lot 1 DP1220169)

## PART C PROPOSED DEVELOPMENT

### 3.1 DEVELOPMENT OVERVIEW

The proposal seeks consent for the change of use and fitout of Warehouses 5 and 6 for the purposes of a coffee roasting and production facility. The future end user is identified as Seven Miles Coffee Company.

Seven Mile Coffee Company are based in Sydney with local roasteries in Brisbane, Canberra, Wollongong and Orange, to support local cafes around Australia with fresh, quality coffee and local support.

### 3.2 DEVELOPMENT STATISTICS

The proposed development includes the following scope of works:

- Office space to accommodate 30 staff members
- Total quantity of staff members, 50 (30 white collar + 20 blue collar)
- Enclosed offices and meeting rooms
- Kitchen/lunch facilities
- Storage/racking to accommodate 320 x pallets
- Space to store and charge 2x Material Handling Equipment (MHE)
- Control Room
- Quality assurance / coffee tasting area

The proposed coffee roasting and production facility includes the particulars in **TABLE 3** below.

TABLE 3. DEVELOPMENT PARTICULARS	
Component	Proposed
Site Area	3.655ha
Primary Land Use	Industrial
Developable Area	2162m <sup>2</sup>
Gross Floor Area	Units 5 and 6 have a cumulative floor area of 2,340m <sup>2</sup> , including a mezzanine office of 300m <sup>2</sup>
Landscaping	No change
Car Parking	8 at-grade parking spaces and 72 shared use parking spaces located in the basement car parking area
Hours of Operation	Monday to Friday 7:00am – 6:00pm Saturday 7:00am to 1:00am
Signage	Two (2) tenant wall signs
Estimated Development Cost of works	\$1,203,900

The proposed ground floor plan and photomontage is provided in the figures below and further details are included within the Architectural Plans (refer to **Appendix 2**).

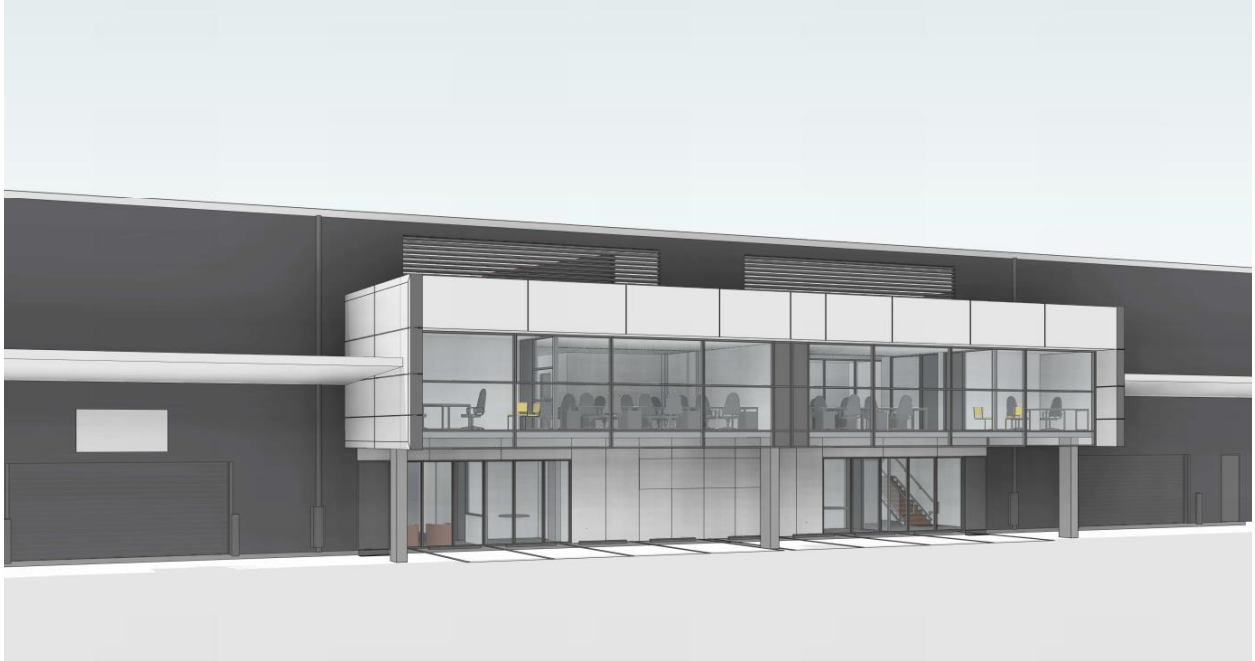




## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Coffee Roasting and Production Facility  
4-8 Inman Road, Cromer (Lot 1 DP1220169)

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**Figure 3. Proposed Photomontage (Source: Watson Young, 2024)**



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## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Coffee Roasting and Production Facility  
4-8 Inman Road, Cromer (Lot 1 DP1220169)

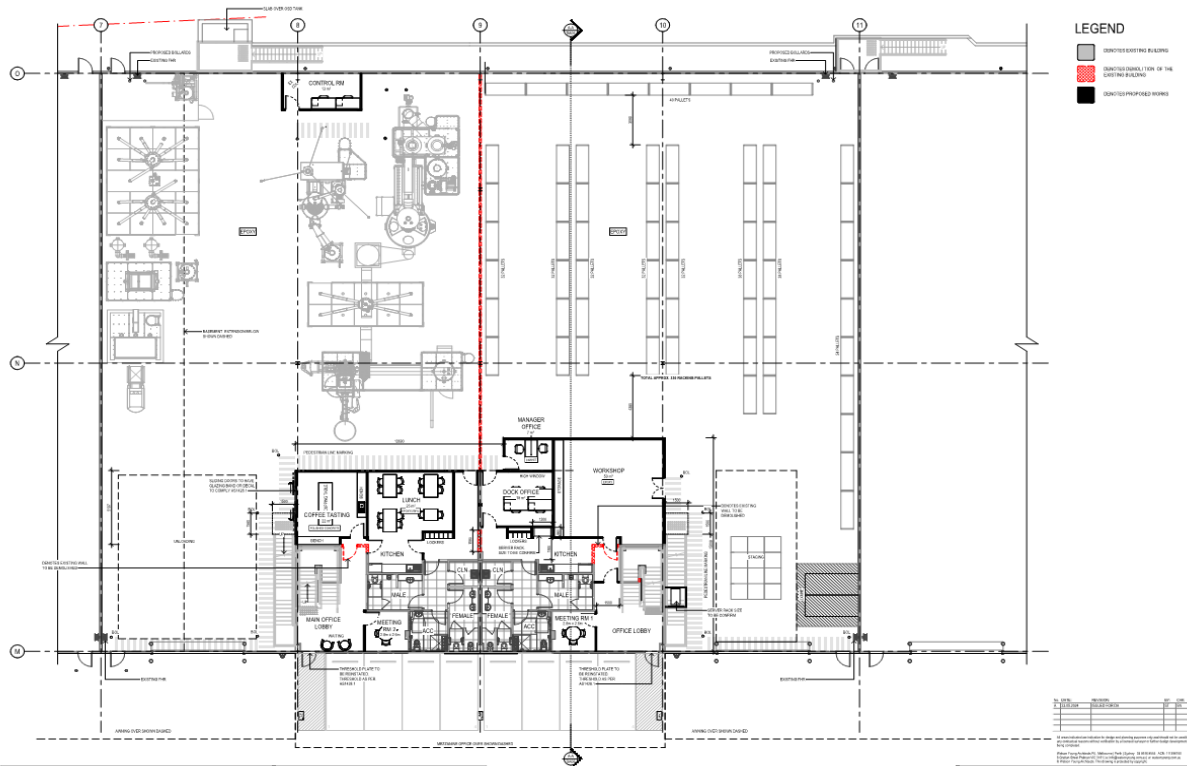


Figure 4. Proposed Ground Floor Plan (Source: Watson Young, 2024)

### 3.2.1 Signage Details

The proposal seeks development consent for two (2) business identification wall mounted signs. The proposal will support the functionality and viability of the subject site, within the existing industrial building and will provide a contemporary identification that is respectful to the subject site and the immediate vicinity.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Coffee Roasting and Production Facility  
4-8 Inman Road, Cromer (Lot 1 DP1220169)

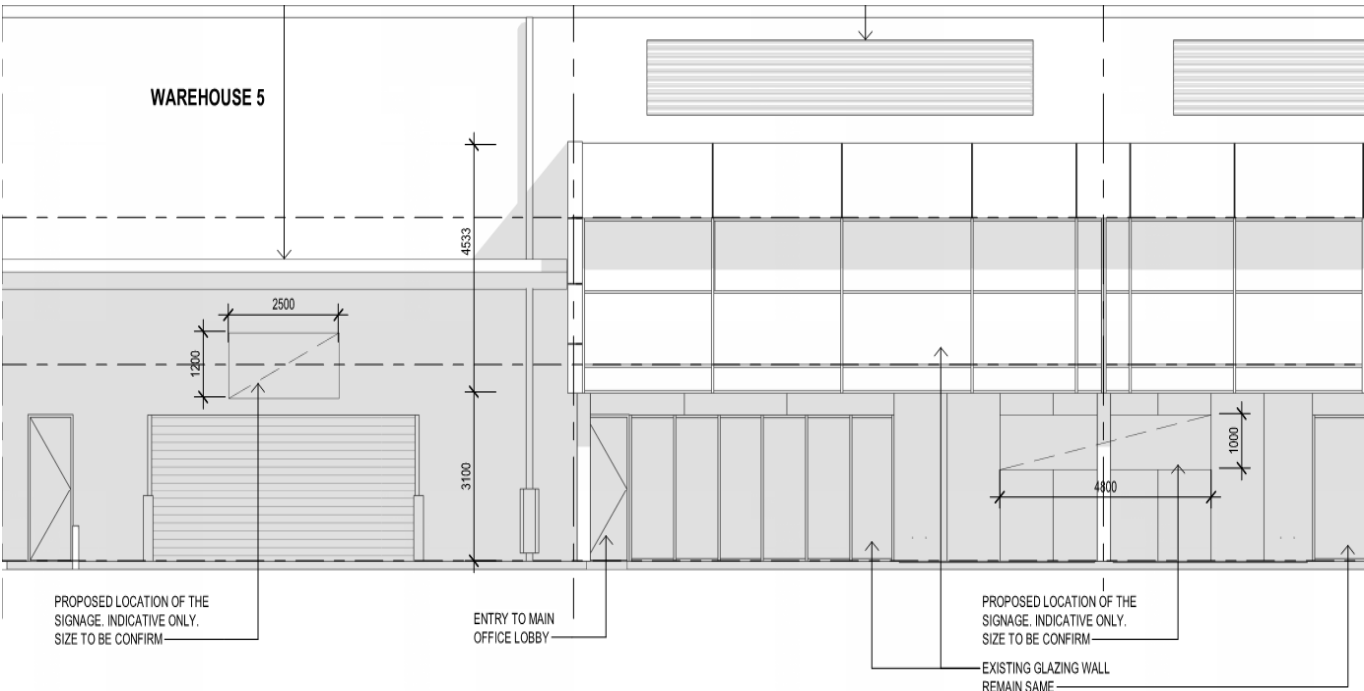


Figure 5. West Elevation Showing Proposed Signage (Source: Watson Young, 2024)

3.3 OPERATIONAL DETAILS

The proposal seeks to operate a new coffee roasting and production facility as documented in **TABLE 4**.

TABLE 4. OPERATIONAL DETAILS	
Component	Proposed
Nature of Use	Coffee Roasting and Production Facility
Hours of Operation	Monday to Friday 7:00am – 6:00pm Saturday 7:00am to 1:00am
Number of Staff	Maximum 50



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Coffee Roasting and Production Facility  
4-8 Inman Road, Cromer (Lot 1 DP1220169)

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## PART D LEGISLATIVE AND POLICY FRAMEWORK

### 4.1 CONTROLS AND POLICY OVERVIEW

This Part of the SEE addresses and responds to the legislative and policy requirements relevant to the proposed development at the subject site in accordance with the EP&A Act.

The following current and draft Commonwealth, State, Regional and Local planning controls and policies have been considered in the preparation of this DA.

#### Commonwealth Planning Context

- *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*

#### State Planning Context

- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning and Assessment Regulation 2021*
- *Water Management Act 2000*
- *Biodiversity Conservation Act 2016*
- *Protection of the Environment Operations Act 1997*
- *Heritage Act 1977*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Sustainable Buildings) 2022*
- 

#### Local Planning Context

- *Warringal Local Environmental Plan 2011*
- *Northern Beaches Section 7.12 Contributions Plan 2022*
- *Warringah Development Control Plan 2011*





## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Coffee Roasting and Production Facility

4-8 Inman Road, Cromer (Lot 1 DP1220169)

### 4.2 COMMONWEALTH PLANNING CONTEXT

#### 4.2.1 Environment Protection and Biodiversity Conservation Act 1999

Under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), any action (which includes a development, project or activity) that is considered likely to have a significant impact on Matters of National Environmental Significance (MNES) (including nationally threatened ecological communities and species and listed migratory species) must be referred to the Commonwealth Minister for the Environment. The purpose of the referral is to allow a decision to be made about whether an action requires approval on a Commonwealth level. If an action is considered likely to have significant impact on MNES, it is declared a “controlled action” and formal Commonwealth approval is required.

The proposal does not warrant significant impacts on MNES, therefore no further consideration of the EPBC Act is required.

### 4.3 STATE PLANNING CONTEXT

#### 4.3.1 Environmental Planning and Assessment Act 1979

The EP&A Act is the principal planning and development legislation in NSW.

##### 4.3.1.1 Section 4.15(1) of the EP&A Act – Considerations

Section 4.15(1) of the EP&A Act specifies the matters which a consent authority must consider when determining a DA. The relevant matters for consideration under Section 4.15(1) of the EP&A Act are provided in **TABLE 5** below.

TABLE 5. SECTION 4.15(1)(A) CONSIDERATIONS	
Section	Response
Section 4.15(1)(a)(i) any environmental planning instrument, and	The WLEP2011 is the relevant Environmental Planning Instrument (EPI) applying to the subject site, which is assessed in <b>Section 4.4</b> of this SEE.
Section 4.15(1)(a)(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 Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	No draft instruments are applicable to the subject site.
Section 4.15(1)(a)(iii) any development control plan, and	The Warringah <i>Development Control Plan 2011</i> (WDCP2011) applies to the subject site and is addressed in <b>Section</b> Error! Reference source not found. and <b>Appendix 1</b> of this SEE.
Section 4.15(1)(a)(iia) any planning agreement that has been entered into under section 7.4, or	There are no voluntary planning agreements (VPA) applicable to the Site. Notwithstanding, the proposed development would be subject to the



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Coffee Roasting and Production Facility

4-8 Inman Road, Cromer (Lot 1 DPI220169)

any draft planning agreement that a developer has offered to enter into under section 7.4, and	Northern Beaches Section 7.12 Contributions Plan 2021.
Section 4.15(1)(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),	The EP&A Regulation is addressed in <b>Section 4.3.2</b> of this SEE.
Section 4.15(1)(b)-(c)	These matters are addressed in <b>PART E</b> of this SEE.

Pursuant to Section 4.5 of the EP&A Act, the consent authority for the proposed development is Northern Beaches Council.

### 4.3.1.2 Section 4.46 of EP&A Act - Integrated Development

Section 4.46 of the EP&A Act defines 'integrated development' as matters that require consent from the consent authority and one or more authorities under related legislation. In these circumstances, prior to granting consent, the consent authority must obtain from each relevant approval body their General Terms of Approval (CTA) in relation to the development, pursuant to Clause 42 of the EP&A Regulation.

The proposed coffee roasting and production facility does not require consent from the listed approvals under Clause 4.46. Therefore, the DA is not classified as integrated development.

### 4.3.2 Environmental Planning and Assessment Regulation 2021

The proposal has been prepared in accordance with the provisions of the EP&A Regulation. Division 1 of Part 3 of the EP&A Regulation stipulates how a DA must be "made". This DA satisfies the relevant criteria of the Regulation as follows:

TABLE 6. HOW THE DA IS MADE	
Considerations	Response
<b>Division 1 - Making development applications</b>	
<i>Section 23 - Persons who may make development applications</i>	
(1) A development application may be made by— (a) the owner of the land to which the development application relates, or (b) another person, with the consent of the owner of the land.	This DA is made by Seven Miles Coffee Company.  The owner of the land has provided consent in accordance with Clause 23(1) of the EP&A Regulation to allow for the DA to be made.
<i>Section 24 - Content of development applications</i>	
(1) A development application must— (a) be in the approved form, and (b) contain all the information and documents required by— (i) the approved form, and (ii) the Act or this Regulation, and (c) be submitted on the NSW planning portal.	The DA includes all relevant information including details of the development, address and formal particulars, estimated cost of development, owner's consent, supporting documents including detailed plans and SEE.  This DA is submitted via the NSW planning portal.



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Coffee Roasting and Production Facility

4-8 Inman Road, Cromer (Lot 1 DP1220169)

Section 25 – Information about concurrence or approvals	
<p><i>A development application must contain the following information—</i></p> <ul style="list-style-type: none"><li><i>(a) a list of the authorities –</i><ul style="list-style-type: none"><li><i>(i) from which concurrence must be obtained before the development may lawfully be carried out, and</i></li><li><i>(ii) from which concurrence would have been required but for the Act, section 4.13(2A) or 4.41,</i></li></ul></li><li><i>(b) a list of the approvals of the kind referred to in the Act, section 4.46(1) that must be obtained before the development may lawfully be carried out.</i></li></ul>	No additional approvals are required for this DA.

### 4.3.3 Water Management Act 2000

The objective of the *Water Management Act 2000* (WM Act) is the sustainable and integrated management of the state's water for the benefit of both present and future generations.

Whilst the subject site contains a classified first order creek, a desktop assessment by Eco Logical Australia as part of **DA2019/1346 (Appendix 10)** has found that the creek line does not meet the WM Act classification. As such, the proposed development is not within 40m of what is classified as a 'river', therefore a controlled activity approval on waterfront land is not required.

### 4.3.4 Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act 2016* (BC Act) is the key piece of legislation in NSW relating to the protection and management of biodiversity and threatened species. The purpose of the BC Act is to maintain a healthy, productive and resilient environment for the greater well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development.

The BC Act is supported by a number of regulations, including the *Biodiversity Conservation Regulation 2017* (BC Regulation).

As part of **DA2019/1346 (Appendix 10)**, an ecological survey and assessment was undertaken in accordance with relevant legislation including the EP&A Act and the BC Act.

In respect of matters required to be considered under the EP&A Act and relating to the species / provisions of the BC Act, three (3) threatened fauna species including the Powerful Owl (*Ninox strenua*), Grey-headed Flying-fox (*Pteropus poliocephalus*) and Little Bentwing-bat (*Miniopterus australis*), two (2) threatened flora species *Eucalyptus scoparia* and *Syzygium paniculatum* (all planted), and no threatened ecological communities (TECs) were recorded within the study area.



## STATEMENT OF ENVIRONMENTAL EFFECTS

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The assessment of significance test in accordance with Section 7.3 of the BC Act concluded that the proposed development is not likely to have a significant effect on any threatened species, endangered communities, or their habitat. Therefore, a species impact statement is not required for the proposed activity.

The proposed development is part of the footprint approved under **DA2019/1346 (Appendix 10)** and no built form work is proposed that would impact on any biodiversity contained within the Site.

### 4.3.5 Heritage Act 1977

The Heritage Act 1977 protects the cultural and natural history of NSW and those items identified as State or local heritage significance. The subject site is listed as an item of environmental heritage in Schedule 5 of WLEP2011. However, the subject site is not listed on any other statutory or non-statutory lists or registers. The subject site comprises three (3) items of environmental heritage, all of which are listed under Schedule 5 of the WLEP2011.

Clause 5.10(4) and 5.10(5) of the WLEP2011 require Council to assess the potential heritage impact of non-exempt development, such as the proposed works, on the heritage significance of said heritage items, and also assess the extent to which the proposal would impact the heritage significance of those heritage items.

The proposed development is for the fitout and use, including some minor alterations and additions, of an existing building (Warehouses 5 and 6) as approved under **DA2019/1346 (Appendix 10)** and will have no additional impacts on heritage items contained within the Site. The proposal, from an external viewpoint is generally in accordance with the development approved under **DA2019/1346**.

For further consideration refer to **Section 5.6** of this SEE.

### 4.3.6 State Environmental Planning Policy (Resilience and Hazards) 2021

The *State Environmental Planning Policy (Resilience and Hazards) 2021* (Resilience and Hazards SEPP) contains planning provisions relating to:

- land use planning within the coastal zone, in a manner consistent with the objects of the *Coastal Management Act 2016*.
- management of hazardous and offensive development.
- remediation of contaminated land and to minimise the risk of harm.

In relation to the subject site, the following matters are highlighted.

#### Chapter 3 – Hazardous and offensive development

The proposed coffee roasting and production facility does not involve the storage and/or handling of potentially dangerous goods or materials. As such, no further consideration of Chapter 3 is required.

#### Chapter 4 – Remediation of land



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Under the provisions of Chapter 4 of the Resilience and Hazards SEPP, where a DA is made concerning land that is contaminated, the consent authority must not grant consent unless (as stipulated by Clause 4.6 of the SEPP):

- (a) *it has considered whether the land is contaminated, and*
- (b) *if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

Site remediation works form part of the previous development consent **DA2019/1346**, as such no further consideration of Chapter 4 is required under this DA.

### 4.3.7 State Environmental Planning Policy (Industry and Employment) 2021

The *State Environmental Planning Policy (Industry and Employment) 2021* (Industry and Employment SEPP) contains planning provisions relating to:

- employment land in western Sydney.
- advertising and signage in NSW.

The policy regulates signage (but not content) under Part 4 of the EP&A Act and provides limited time consents for the display of certain advertisements. The policy does not apply to signage that is exempt development under an environmental planning instrument. It does apply to all signage that can be displayed with or without consent and is visible from any public place or reserve, except as provided by the policy.

This policy should be read in conjunction with the WLEP2011 and the WDCP2011 where these apply.

The proposed external signage must engage and comply with Industry and Employment SEPP as stated above. The following table provides an assessment against the Assessment Criteria provided in Schedule 5 of Industry and Employment SEPP.

TABLE 7: SEPP INDUSTRY AND EMPLOYMENT - Schedule 5		
Assessment Criteria	Compliance	Comment
<b>1. Character of the area</b>		
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	<b>YES</b>	The proposed signage is compatible with the existing and desired future character of the Cromer Industrial Precinct at 4-8 Inman Road, Cromer, providing logical and appropriate signage with a sympatric approach to both the neighbouring tenancies.
Is the proposal consistent with a particular theme for outdoor	<b>YES</b>	As above.



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**TABLE 7: SEPP INDUSTRY AND EMPLOYMENT – Schedule 5**

Assessment Criteria	Compliance	Comment
advertising in the area or locality?		
<b>2. Special Area</b>		
Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	<b>YES</b>	The proposal would not impose adverse amenity or visual impacts in the area. The Site is not in proximity to any environmentally sensitive areas, natural or other conservation areas, open space areas, waterways or rural landscapes.  As mentioned, the Site is zoned E4 pursuant to WLEP2011 and is not within close proximity to any residential areas.
<b>3. Views and Vistas</b>		
Does the proposal obscure or compromise important views?	<b>YES</b>	The proposed signage is consistent with the existing built form on the Site and does not disrupt any views or dominate views towards the Site
Does the proposal dominate the skyline and reduce the quality of vistas?	<b>YES</b>	The proposed signage would be of a height and scale consistent with the built form on the Site and would not dominate the skyline.
Does the proposal respect the viewing rights of other advertisers?	<b>YES</b>	The proposed signage would not obstruct any other signage or advertising and would respect the viewing rights of other advertisers.
<b>4. Streetscape, setting or landscape</b>		
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	<b>YES</b>	The proposed signage has been designed in respect of the proposed built form on the Site to provide effective advertising whilst not being visually obtrusive. The proposed signage is compatible with the existing warehouse and complements of the broader streetscape.
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	<b>YES</b>	The proposed signage has been designed to visually define the facility on the Site and would be integrated with the façade to create a visually consistent built form.
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	<b>YES</b>	There is no existing signage on the building.
Does the proposal screen unsightliness?	<b>YES</b>	The proposed signage is visually compatible with the style and appearance of the neighbouring warehouse premises.
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	<b>YES</b>	The proposed signage would not protrude above the roof line or tree canopy.



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**TABLE 7: SEPP INDUSTRY AND EMPLOYMENT – Schedule 5**

Assessment Criteria	Compliance	Comment
Does the proposal require ongoing vegetation management?	<b>YES</b>	The proposed signage would not require ongoing vegetation management.
<b>5. Site and Building</b>		
Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	<b>YES</b>	The proposed signage is of a suitable scale and design for its intended purpose to provide effective advertising practices. It is therefore considered to be suitable to both the Site and surrounding built form.
Does the proposal respect important features of the site or building, or both?	<b>YES</b>	The proposed signage would be balanced with the existing built form features to integrate with the proposed built form.
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	<b>YES</b>	The proposed signage has been integrated with the layout of the Site showing a discrete traditional design with external finishes complementing the existing built form.
<b>6. Associated devices and logos with advertisements and advertising structures</b>		
Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	<b>YES</b>	No safety devices, platforms, lighting devices or logos have been designed as an integral part of the proposal.
<b>7. Illumination</b>		
Would illumination result in unacceptable glare?	<b>YES</b>	The proposed signage will not be illuminated and will not result in unacceptable glare.
Would illumination affect safety for pedestrians, vehicles, or aircraft?	<b>YES</b>	The proposed signs are not illuminated.
Would illumination detract from the amenity of any residence or other form of accommodation?	<b>YES</b>	The proposed signs are not illuminated.
Can the intensity of the illumination be adjusted, if necessary?	<b>YES</b>	The proposed signs are not illuminated.
Is the illumination subject to a curfew?	<b>YES</b>	The proposed signs are not illuminated.
<b>8. Safety</b>		
Would the proposal reduce the safety for any public road?	<b>YES</b>	The proposed signage is located within the Site boundaries and is adequately set back from the street.



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Proposed Coffee Roasting and Production Facility

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**TABLE 7: SEPP INDUSTRY AND EMPLOYMENT – Schedule 5**

Assessment Criteria	Compliance	Comment
Would the proposal reduce the safety for pedestrians or bicyclists?	<b>YES</b>	The proposed signage would not obstruct any pedestrian or cycle routes or infrastructure and therefore would not negate the safety of pedestrians or cyclists.
Would the proposal reduce the safety for pedestrians or bicyclists?	<b>YES</b>	The size and design of the proposed sign does not obscure any sightlines from public areas frequented by pedestrians or bicyclists.

### 4.3.8 State Environmental Planning Policy (Sustainable Buildings) 2022

The *State Environmental Planning Policy (Sustainable Buildings) 2022* (Sustainable Buildings SEPP) encourages the design and delivery of more sustainable buildings across NSW. It sets sustainability standards for both residential and non-residential development and contributes to NSW's target of achieving net zero by 2050.

#### Chapter 3 – Standard for non-residential development

Chapter 3 applies to non-residential development. The requirements for non-residential development include the following:

- consideration of the general sustainability provisions to be considered
- documentation that discloses embodied emissions
- a net zero ready statement for large commercial and state significant development
- for large commercial development only - submission of a NABERS commitment agreement to demonstrate that the development is on track to achieving its energy and water standards

Pursuant to Clause 3.1(1)(a) this Chapter applies to non-residential development that involves the erection of a new building if the development has a capital investment value of \$5 million or more.

The proposed development attracts an estimated development cost of \$1, 203, 900 (excluding GST) as noted in **Appendix 4**, and so the provisions of Chapter 3 of the Sustainable Buildings SEPP do not apply.

## 4.4 LOCAL PLANNING CONTEXT

### 4.4.1 Warringah Local Environmental Plan 2011

The WLEP2011 is the primary Environmental Planning Instrument that applies to the subject site.

The relevant provisions of WLEP2011 as they relate to the subject site are considered in the following subsections.





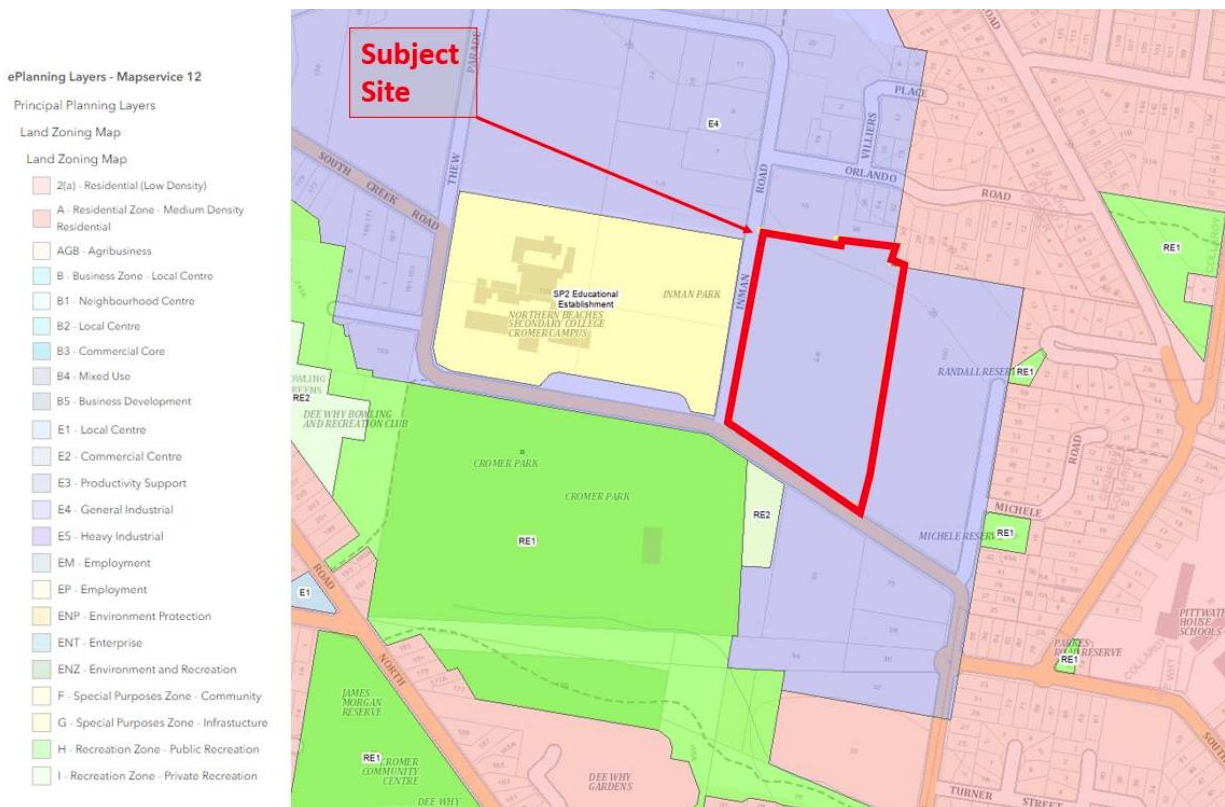
## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Coffee Roasting and Production Facility

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### 4.4.1.1 Zoning and Permissibility

The subject site is located within the E4 General Industrial zone under the WLEP2011 as shown in **Figure 6**.



**Figure 6. WLEP2011 Zoning Map (Source: NSW Legislation, 2024)**

The objectives of the E4 General Industrial zone include:

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To provide areas for land uses that need to be separated from other zones.
- To provide healthy, attractive, functional and safe light industrial areas.

Within the E4 General Industrial zone, the following development is permitted without consent:

- Nil

Within the E4 General Industrial zone, the following development is permitted with consent:



## STATEMENT OF ENVIRONMENTAL EFFECTS

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- *Depots; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Horticulture; Industrial retail outlets; Industrial training facilities; Landscaping material supplies; **Light industries**; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Water supply systems; Any other development not specified in item 2 or 4*

Within the E4 General Industrial zone, the following development is prohibited:

- *Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Passenger transport facilities; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Wharf or boating facilities*

The proposed coffee roasting and production facility is classified as a light industry which is permitted with consent in the E4 General Industrial zone.

### 4.4.1.2 Development Standards

**TABLE 8** outlines the development's consistency and compliance with the relevant development standards and controls under WLEP2011.

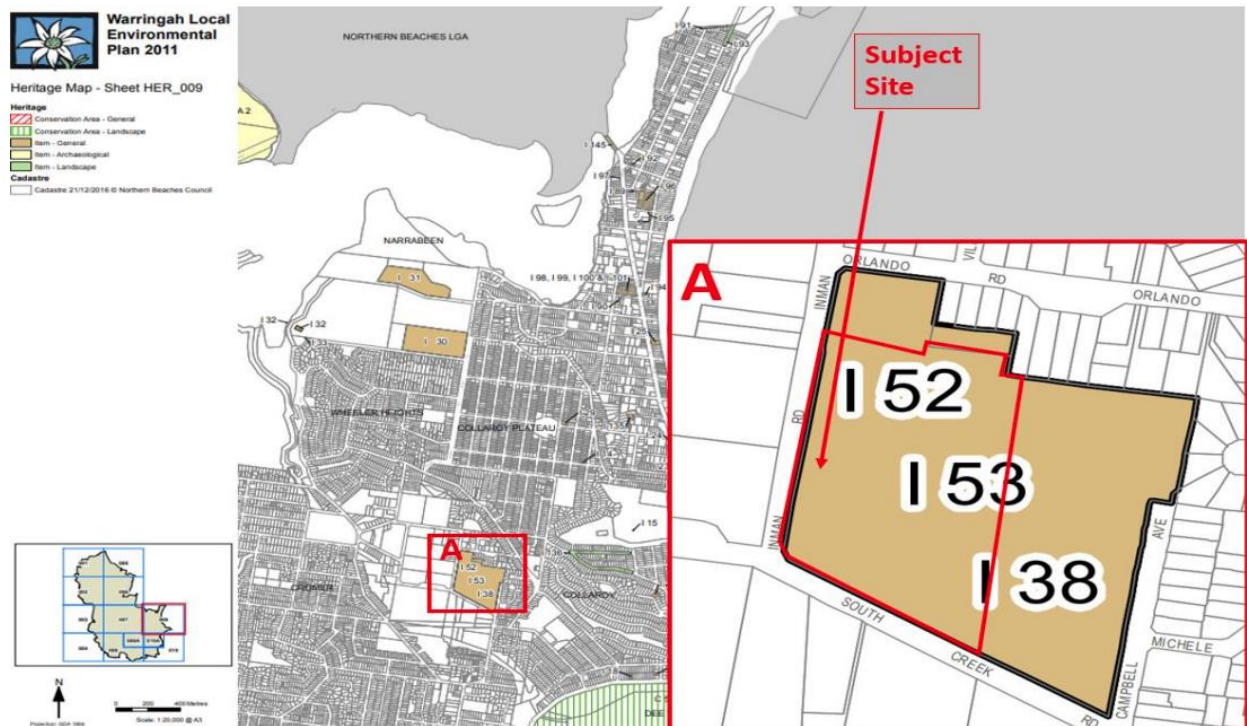
TABLE 8. DEVELOPMENT STANDARDS	
Clause	Comment
Clause 4.1 – Minimum Lot Size	The subject site is subject to a minimum lot size of 4,000m <sup>2</sup> under the WLEP2011 (refer to <b>Figure 10</b> ). No subdivision is proposed as part of this development.
Clause 4.3 – Height of Buildings	The subject site is subject to a maximum Height of Building (HOB) of 11m under the WLEP2011 (refer to <b>Figure 8</b> ) The Proposal will not exceed the existing height limit. The highest external structure proposed is the external stair screen 4.1m.
Clause 4.4 – Floor Space Ratio	The subject site is not subject to a maximum Floor Space Ratio (FSR) under the WLEP2011.
Clause 4.6 – Exceptions to development standards	The proposed development does not seek to contravene any development standards



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Clause 5.10 - Heritage	The subject site is listed as an item of environmental heritage in schedule 5 of the WLEP2011 (refer to <b>Figure 7</b> ). For further consideration refer to <b>Section 5.8</b> of this SEE.
Clause 6.4 - Development on sloping land	The subject site is identified as being located on Area A, D and E (refer to <b>Figure 9</b> ). Notwithstanding, no changes to the predominant built form is proposed as approved under <b>DA2019/1346</b> .
Clause 7.14 - Acid Sulfate Soils	The subject site is not identified as being subject to Acid Sulfate Soils under LEP mapping.



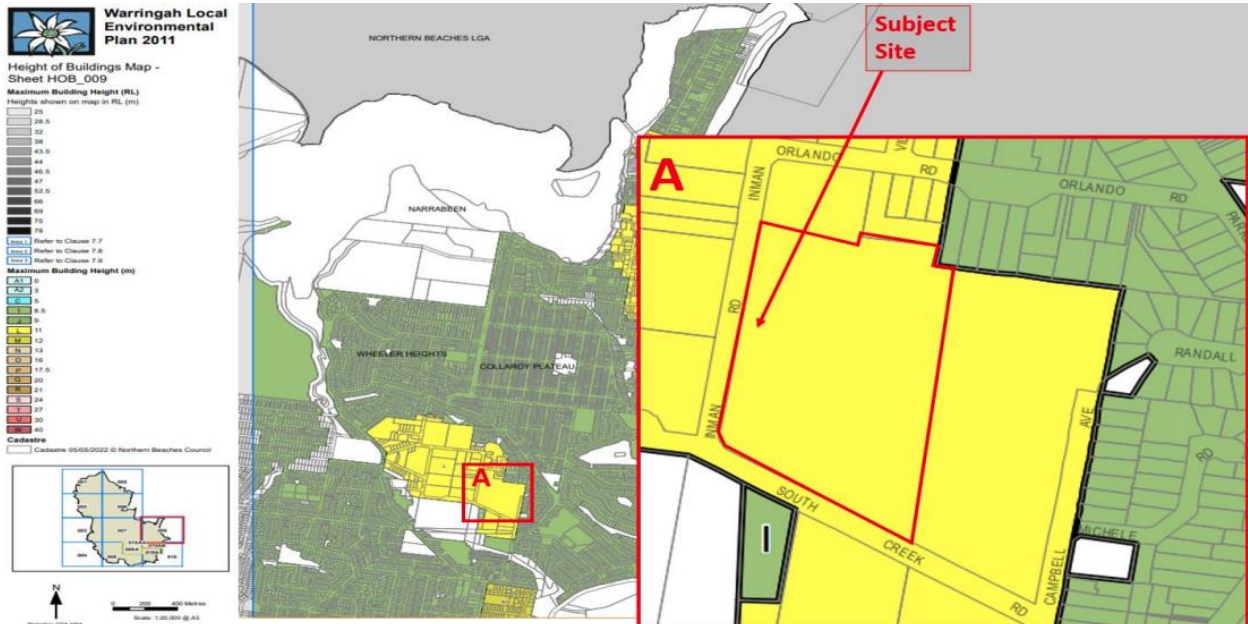
**Figure 7. Heritage WLEP2011 Map (Source: NSW Legislation, 2024)**





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The WDCP2011 provides detailed planning and design guidelines to support the planning controls of the WLEP2011.

#### 4.4.3 NORTHERN BEACHES SECTION 7.12 CONTRIBUTIONS PLAN 2022

<b>Development with cost of works:</b>	<b>Percentage of Cost of works</b>
Up to \$100,000	Nil
\$100,001 to \$200,000	0.5%
More than \$200,000	1%



## STATEMENT OF ENVIRONMENTAL EFFECTS

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## PART E LIKELY IMPACTS OF THE DEVELOPMENT

This section identifies and assesses the impacts of the development with specific reference to the heads of consideration under Section 4.15(1) of the EP&A Act.

### 5.1 CONTEXT AND SETTING

In its existing state, the subject site comprises an existing industrial facility, including warehouse, and self storage, office premises and ancillary café, approved via DA2019/1346. The coffee roasting and production facility is intended to occupy one of the approved warehouse spaces and is considered compatible with use of the existing Site and surrounding land uses. Additionally, the proposal does not adversely impact on the functionality or amenity of the adjoining SP2 Infrastructure zone to the west. Rather, the proposed development, would be considered contextually appropriate and commensurate with prevailing development in the immediate vicinity, as the wider locality.

### 5.2 BUILT FORM

The proposal includes an internal fitout of Warehouses 5 and 6 located at 4-8 Inman Road, Cromer. The main built form of the building will remain unchanged to that approved under **DA2019/1346 (Appendix 10)**. As such, it is considered that the proposal would remain consistent with the aesthetics of the area.

### 5.3 TRAFFIC & TRANSPORT

The Traffic Impact Statement prepared by Varga Traffic Planning (refer to **Appendix 5**) supports the proposed coffee roasting and production facility from a traffic and transport perspective.

#### 5.3.1 Traffic Generation

The projected traffic generation potential of the subject site as a consequence of the development proposal is minimal, is consistent with the zoning objectives of the subject site and will not have unacceptable traffic implications in terms of road network capacity.

#### 5.3.2 Parking

The proposal includes 8 at-grade parking spaces and 72 shared use parking spaces located in the basement car parking area. The traffic report (**Appendix 5**) states this will not have unacceptable parking implications.

#### 5.3.3 Access and Loading

Vehicular access to the existing parking facilities on the subject site is provided via the existing internal at-grade and basement driveways within the subject site, which connect with the public road network via both Inman Road and South Creek Road site frontages.

### 5.4 STORMWATER & EROSION & SEDIMENT CONTROL

The proposed development would not alter the existing stormwater and sediment control provisions of the subject site.



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Coffee Roasting and Production Facility  
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### 5.5 NOISE

A Noise Emission Statement has been prepared by Acoustic Dynamics (refer to **Appendix 6**). The Acoustic Assessment revealed the acoustic risks associated with the proposal can be adequately controlled and the amenity of neighbouring properties and residents can be satisfactorily protected.

### 5.6 EMISSIONS

An Air Quality and Odour Assessment has been carried out by Northstar (refer to **Appendix 11**). The assessment indicates that all processes could be appropriately managed with emission controls applied as outlined within the attached report.

### 5.7 WASTE

A Waste Management Plan has been proposed by TMX and is included within **Appendix 7**. The proposed development will provide storage that has adequate capacity to receive and store the maximum likely generation of waste and recycling between collection times.

### 5.8 HERITAGE

As depicted in **Figure 7** the subject site is listed as an item of environmental heritage in Schedule 5 of the WLEP2011. The subject site comprises three (3) items of heritage:

- Item 52: 'Roche Building';
- Item 53: 'Givaudan-Roure Office'; and
- Item 38: 'Trees'

As the proposed works do not include any intervention to the heritage items themselves and are only for the operational use and fitout of Warehouses 5 and 6 for the purpose of a coffee roasting and production facility, no further impacts that would detract from the heritage amenity or views to and from these heritage items is anticipated. The proposed works are limited to later addition fabric of little heritage significance and would be largely limited to the interior of a contemporary addition.

The Heritage Impact Statement prepared by Heritage 21 (refer to **Appendix 8**) states the proposed development complies with pertinent heritage controls and would engender no negative impact on the heritage significance of the subject site.

### 5.9 CONSTRUCTION

Construction will be undertaken in accordance with Council's conditions of consent. Appropriate measures will be undertaken to mitigate any potential impacts from construction including dust, noise, odours, traffic impacts and erosion.

### 5.10 BUILDING CODE OF AUSTRALIA

A BCA Statement has been provided by BM plus G (refer to **Appendix 4**). This indicates the development is capable of complying with the relevant Australian Standards.



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### 5.11 SUITABILITY OF SITE FOR DEVELOPMENT

The subject site is located within an established industrial area and is zoned E4 General Industrial under WLEP2011. The proposed coffee roasting and production facility is consistent with the objectives of the E4 zone to encourage employment generating activities and provides compatible community uses.

### 5.12 SUBMISSIONS

No submissions have been received in relation to the proposed development; however, the proponent is willing to address any submissions, should they be received by Council.

### 5.13 THE PUBLIC INTEREST

The proposed development is in the public interest as it:

- Is consistent with the objectives of the E4 General Industrial zone and provides a facility that is commensurate with the existing use of the Site and wider locality;
- Shall not create any measurable environmental or amenity impacts on the surrounding sites or public domain; and
- Employment generation.

The proposed development will have no adverse impact on the public interests and is in accordance with the aims and objectives of the WLEP2011 and WDCP2011. The development of the Site will be carried out to support the continued use of the subject site through the provisions of a coffee roasting and production facility that is commensurate to the subject sites surroundings and shall result in a positive impact for the Northern Beaches LGA and the broader region.





## STATEMENT OF ENVIRONMENTAL EFFECTS

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## PART F CONCLUSION

The purpose of this SEE has been to present the proposed coffee roasting and production facility for 4-8 Inman Road, Cromer and to assess its potential impacts having regards to Section 4.15(1) of the EP&A Act

The proposal has been prepared after taking into consideration the following key issues:

- The development history of the site;
- The context of the site and locality;
- The relevant heads of consideration under Section 4.15(1) of the EP&A Act; and
- The aims, objectives and provisions of the relevant statutory and non-statutory planning instruments.

The proposal is considered to warrant a favourable determination for the following reasons:

- It is appropriate within the context of the subject site and surrounding locality.
- The development shall not create any adverse impacts on the surrounding sites or public domain.
- The proposed development is consistent with the relevant provisions of the WLEP2011.
- The proposed development is considered consistent with the objectives and provisions of the WDCP2011.

The proposed development is permissible within the zone and is compatible with the zone objectives. As stipulated previously in this SEE, the matters for consideration under Section 4.15(1) of the EP&A Act have been satisfactorily addressed.

In light of the merits of the proposed development and in absence of any significant environmental impact, the proposed development warrants support by Council.

