

**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Ltd
ABN 50 105 256 228

22 May 2024

Attn: Planning Department
Northern Beaches Council
725 Pittwater Road, Dee Why
NSW 2099

To whom it may concern [Name],

STATEMENT OF ENVIRONMENTAL EFFECTS | SKY RACING MASTER CONTROL UPGRADE TO LEVELS 3 & 4 | 79 FRENCHS FOREST ROAD EAST, FRENCHS FOREST

This Statement of Environmental Effects (**SEE**) has been prepared by Urbis Ltd on behalf of Sky Racing to support a development application (**DA**) for minor external and internal upgrades to Levels 3 & 4 at the Sky Racing Master Control located at 79 Frenchs Forest Road East, Frenchs Forest.

The application seeks development consent for the upgrade to the Sky Racing Master Control Room as detailed within Section 2. This SEE includes:

- Identification of site and locality
- Description of the proposed development
- Assessment of the relevant matters listed under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

This letter is accompanied by:

- Owner's consent and Political Donations Declaration
- Cost estimate
- Architectural plans prepared by Brewster Murray

1. SITE AND SURROUNDING CONTEXT

The site is located at 79 Frenchs Forest Road East, Frenchs Forest and the legal description is Lot 102 in Deposited Plan 1209504.

The site currently accommodates a multi-storey commercial premises and associated car parking. The site is irregular in shape, with access from Frenchs Forest Road East.

The surrounding development is detailed below:

North: Frenchs Forest Road East and low-density residential development beyond that.

East: a construction site for Jardin Residences (a multi-storey over 55's development), beyond this is additional multi-storey commercial development.

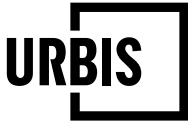
South: South of the site is Warringah Road, with additional multi-storey commercial development located beyond this.

West: multi-storey commercial development is located west of the site, with bushland located beyond this.

Figure 1 Aerial Photograph



Source: Sixmaps 2024



2. PROPOSED DEVELOPMENT

The DA seeks approval for minor internal and external works to the Sky Racing Master Control Room, specifically Levels 3 & 4, known as 'Stage 2' works. Specifically, the works include:

- Level 3:
 - The demolition of internal walls of the ex-control room, ex-production area, ex-audio area, break out area and other features of Level 3 including:
 - Benches located within the current break out room;
 - The existing stairs; and
 - The door leading to rack room 2 via corridor 1.
 - The construction of the following:
 - The construction of 2 x new Sky Control Rooms (identified as control room 1 and control room 2) both with internal production areas and an internal audio areas.
 - The construction of 1 x tea pit;
 - The construction of a storage area north of control room 1;
 - The construction of a work hub; and
 - The construction of new stairs to the northern portion of the site located in front of control room 1.
- Level 4:
 - The demolition of internal walls and features including:
 - The removal of partitions,
 - Decommissioning and removal of the existing air conditioning unit, and
 - Removal of existing door and door frame.
 - The removal of part of the existing external wall on the north-eastern façade to allow for the installation of 4 x new window openings.
 - The fill-in of the void area over Level 3

The estimated cost of the development is \$1,701,044.22 as detailed within the cost summary attached.

A set of architectural plans accompanies the DA and a reduced sized extract of the demolition and proposed plans are provided below.

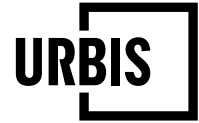
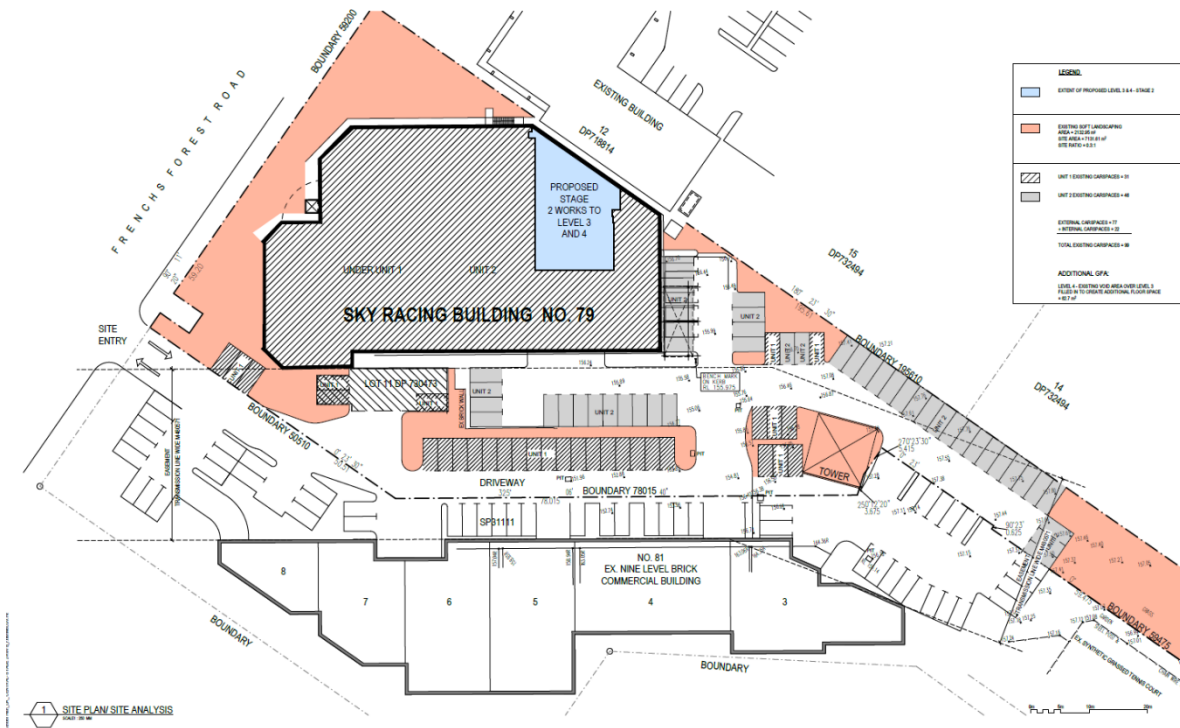
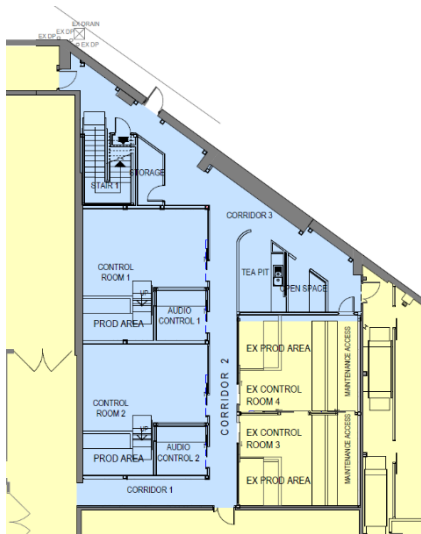


Figure 1 Site Plan

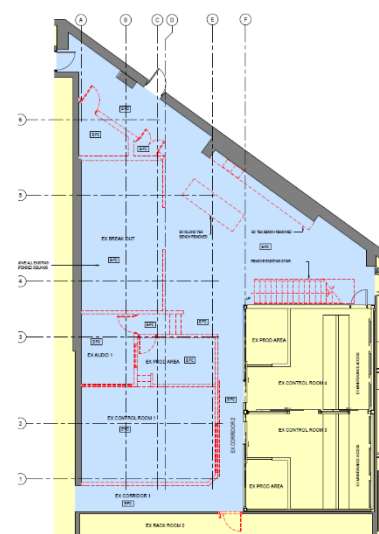


Source: Brewster Murray 2024

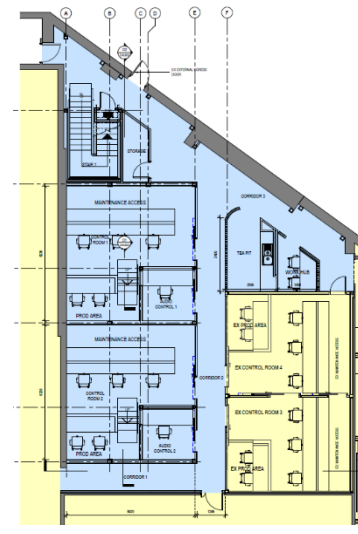
Figure 2 Level 3 & Level 4 Plans



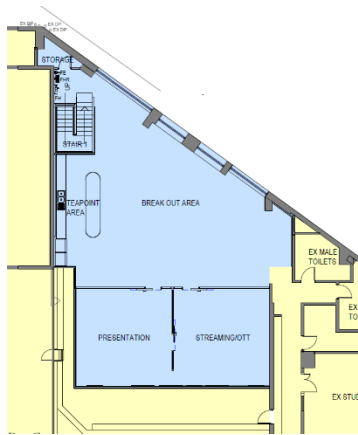
Picture 1 Existing Level 3
Source: Brewster Murray



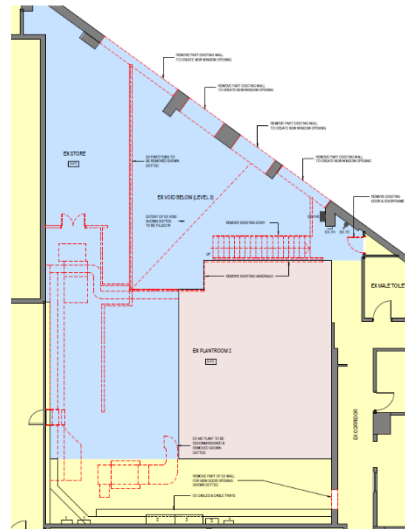
Picture 2 Level 3 Demolition Plan
Source: Brewster Murray



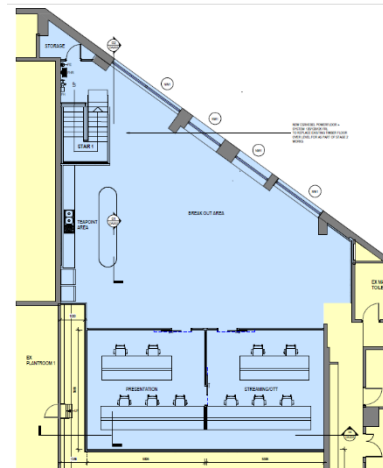
Picture 3 Level 3 Proposed
Source: Brewster Murray



Picture 4 Existing Level 4
 Source: Brewster Murray



Picture 5 Level 4 Demolition Plan
 Source: Brewster Murray



Picture 6 Level 4 Proposed
 Source: Brewster Murray

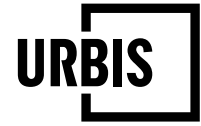
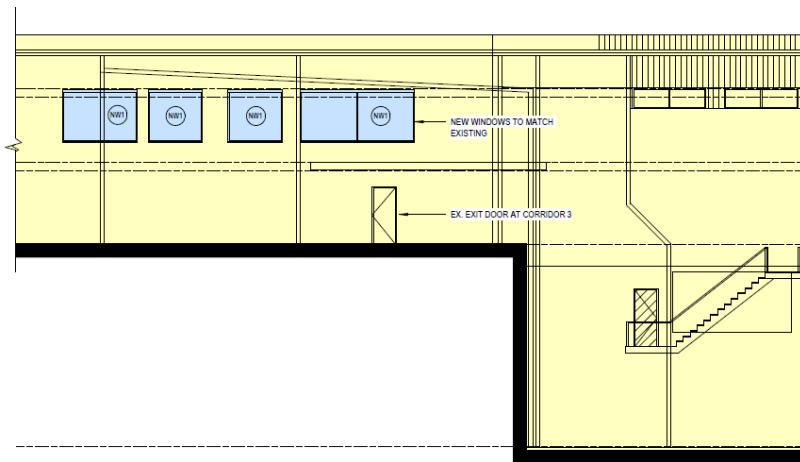
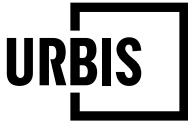


Figure 3 Proposed Changes to North Elevation



Source: Brewster Murray 2024

The remainder of the architectural plans are attached to this application.



3. SECTION 4.15 ASSESSMENT

The proposed development has been assessed in accordance with the relevant matters for consideration listed in Section 4.15 of the EP&A Act.

3.1. ENVIRONMENTAL PLANNING INSTRUMENTS

The proposed development has been assessed in accordance with the relevant State and local environmental planning instruments, including:

- *Warringah Local Environmental Plan 2011*
- *Warringah Development Control Plan 2011*

3.1.1. Warringah Local Environmental Plan 2011

Warringah Local Environmental Plan 2011 (WLEP) is the primary environmental planning instrument applying to the site and the proposed development.

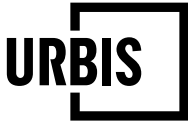
The site is zoned SP4 Enterprise in accordance with the WLEP. The proposed development is consistent with the zone objectives as it will allow for the building to continue to function as a land use that supports enterprise and productivity.

This application proposes internal and minor external modifications to the previously approved development at 79 Frenches Forest Road East, Frenches Forest.

The following table assesses the compliance of the proposed development with other relevant clauses in the LEP.

Table 1 LEP Compliance Table

Clause	Provision	Comment
Clause 4.1 – Minimum Subdivision Lot Size	No control mapped for the site.	Not applicable to this application.
Clause 4.3 – Height of Building	No control mapped for the site.	No change proposed to the height of the building.
Clause 4.4 – Floor Space Ratio	No control mapped for the site.	The proposal will increase the GFA on Level 4 by 56.00m ² as a result of filling in the void over Level 3.
Clause 5.10 – Heritage Conservation	The site is not located within a heritage conservation area and is not a heritage item.	Not applicable.



As outlined above, there are limited planning controls which apply to the site. As the proposal generally relates to internal modifications, with minor amendments to the façade as a result of additional windows, the proposal will result in a 56m² in GFA across the site. This increase is considered relatively minor in nature and will allow for the site to continue achieving the zone objectives relevant to the site.

3.2. DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

No draft environmental planning instruments are relevant to this proposal.

3.3. DEVELOPMENT CONTROL PLAN

Warringah Development Control Plan 2011 (DCP) provides detailed planning controls relating to development within the LGA. A detailed review of the DCP has been undertaken and limited controls have been deemed relevant to the proposed alterations as detailed in the table below.

Table 2 DCP Compliance Table

Clause	Proposed	Complies
Part D D10 Building Colour and materials <i>The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.</i>	The windows proposed along the northern elevation are proposed to match the existing windows on other elevations of the building.	Yes

Based on the above, it is considered that the proposal complies with the relevant provisions within the DCP.

3.4. OTHER CONSIDERATIONS

3.4.1. Waste Management Plan

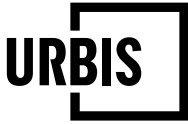
Appropriate waste management practices will be employed by contractors throughout the duration of works which is to be confirmed by the contractor prior to the issuance of a Construction Certificate.

3.5. PLANNING AGREEMENT

No planning agreements are relevant to this proposal.

3.6. REGULATIONS

This application has been prepared in accordance with the relevant provisions of the *Environmental Planning and Assessment Regulations 2021*.



3.7. LIKELY IMPACTS OF THE PROPOSAL

The proposed development has been assessed considering the potential environmental, economic and social impacts as outlined below:

- **Natural Environment:** the proposed works will not impact any of the surrounding natural environment as this application relates to the demolition of predominately internal features.
- **Built Environment:** the proposed works will have no impact on the surrounding built environment, as the proposal predominately relates to internal changes.
- **Social:** there are no potential negative social impacts as a result of the proposed works.
- **Economic:** there are no potential negative economic impacts as a result of the proposed works, the site will continue to be a place of employment throughout the works.

3.8. SUITABILITY OF THE SITE

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

- The proposed development does not change the existing approved use for the development.
- The GFA increase when compared to what is already approved is relatively minor in nature.
- The proposed amendments to the external façade of the building are in keeping with the existing building materials.

3.9. SUBMISSIONS

It is acknowledged that submissions arising from the public notification of this application will need to be assessed by Council.

3.10. PUBLIC INTEREST

The proposed development is considered in the public interest as there will be no adverse environmental, social or economic impacts that will result from the proposal and the proposal is generally in line with the objectives of the zone.

4. CONCLUSION

The proposed are considered appropriate for the site and the locality as summarised below:

- The proposal will not result in any adverse environmental impacts as demonstrated within this SEE.
- The proposal will not result in any negative social or economic impacts.
- The proposal is highly suitable for the site and does not propose to alter the existing approved use which is permissible within the zone.
- The proposal will not result in any adverse impacts to the public.

Having considered all relevant matters, we conclude that the proposed works are appropriate for the site and approval is recommended, subject to appropriate conditions of consent.



Please do not hesitate to contact me should you wish to discuss our application in greater detail.

Kind regards,

A handwritten signature in black ink, appearing to be "ZG", followed by a long horizontal line extending to the right.

Zoe Gleeson
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