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STATEMENT OF ENVIRONMENTAL EFFECTS

Strata Subdivision of Approved Industrial Building

100 Meatworks Ave, OXFORD FALLS

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2/823/C03/02

Introduction

This statement has been prepared to accompany a development application for a Staged Strata Subdivision of the approved industrial development at 100 Meatworks Avenue, Oxford Falls.

The purpose of this report is to describe the proposed development and review the relevant planning controls relating to the proposal. It provides an assessment of the proposed development in light of Warringah council's Local Environmental Plan Part 2000.

The Site & Locality

The subject site is Lot 100 in DP 1023183 and is known as 50 Meatworks Avenue, Oxford Falls. The site is an irregular shaped allotment having an area of 3.412ha and is located at the northern end of Meatworks Road. Access to the site from Wakehurst Parkway is via Dreadnought Road and Oxford Falls Road.

The site is a sloping allotment having fall from south to north and from west to east, with a large rock escarpment traversing the southern portion of the site along an east-west axis. The area to the south of this escarpment comprises natural dense bushland.

The approved Stage 1 industrial development is complete.



Aerial view of the subject site

Background

The development received Development Approval on April 26 2013. Construction of the approved development is now complete.

The proposal is classified as Category three development under the land use table associated with the B2 Oxford Falls Valley Locality.

The proposal

This proposal seeks approval for Subdivision of the site as per the attached approved subdivision plan. Warringah Local Environmental Plan 2000 allows for the properties such as this to be legally subdivided.

Warringah Local Environmental Plan 2000

Part 2, Clause 21 (1) (b) of Warringah Local Environmental Plan 2000 allows for subdivision of land that: "the resulting allotments contain buildings or works lawfully created or approved". As noted above the DA approval for this light industrial development was approved by Warringah Shire Council and a subsequent Construction Certificate.

Part 2, Clause 21 (3) of the Warringah Local Environmental Plan 2000 also states that: "the consent authority must be satisfied that the proposed development is consistent with the provisions of Schedule 7 (Matters for consideration in a subdivision of land) before approving an application for consent to subdivide land."

Schedule 7 Matters for consideration in a subdivision of land covers:

Environmentally sensitive/constrained land

Drainage

Restrictions

Access

Bushfire

Design and construction

Lot dimensions

The approved light industrial development has no constraints such as flooding, tidal inundation, subsidence or slip. The development is in a bushfire zone and this has been addressed with the relevant reports and construction.

Drainage

The site is to be drained by gravity and has had council approval for the stormwater proposal.

Restrictions

There are two existing electrical easements which are shown on the survey plan and the approved industrial buildings do not interfere with these easements.

Access

Access to the site is via constructed and dedicated public roads. Within the development access to each of the industrial units is via an approved internal roadway constructed to comply with AS 2890 and council's specification AUSPEC 1. All internal roadways have a minimum width of 6.5m which provides compliant access for council service vehicles, emergency vehicles and garbage collection vehicles.

Bushfire

"New subdivisions should be designed to minimise the risk from potential bushfire."

The original Development Application was accompanied by a Bushfire Threat & Protection Assessment by Clarke Dowdle & Associates. This report identified Asset Protection Zones and compiled a Bushfire Attack Assessment and made recommendations for construction standards as well as recommendations for landscaping around the buildings. Further to this report an Asset Protection Zone Requirements letter was supplied by Blackash Bushfire Consulting which laid out additional recommendations for landscaping on the site.

Design and construction

The approved buildings, roadways and stormwater systems have been designed and built to comply with council's specification for engineering works and on-site stormwater detention policies. Approved Architectural plans and elevations were prepared by Gelder Architects, the internal roadways were prepared by Parking & Traffic consultants and approved stormwater plans were prepared by E2 Civil and Structural Design and Acor Consultants.

Subdivision

A DA for subdivision (DA2020/0437) was submitted and approved by council on May 27 2020. Approved documents are attached as part of this application. Attached also as part of this application is the Strata Development Contract, approved DA plans for Stage 1 and approved DA plans for Stage 2

Lots 21, 22 and 23 encompass the Stage 1 approval which is now complete. Lot 24 encompasses the Stage 2 approval and Lot 25 covers the remaining bushland on site.

Conclusion.

The proposed application for subdivision approval for the industrial units at 50 Meatworks Avenue, Oxford Falls is very minor in nature. It will have no impact on the surrounding developments as it will not increase the size of development or traffic entering and exiting the site from what was approved by council back in 2013, it is purely for subdivision purposes.

The proposed application for subdivision is compliant in all regards with the requirements of Warringah Local Environmental Plan 2000 as demonstrated above and as such is appropriate for approval by council.