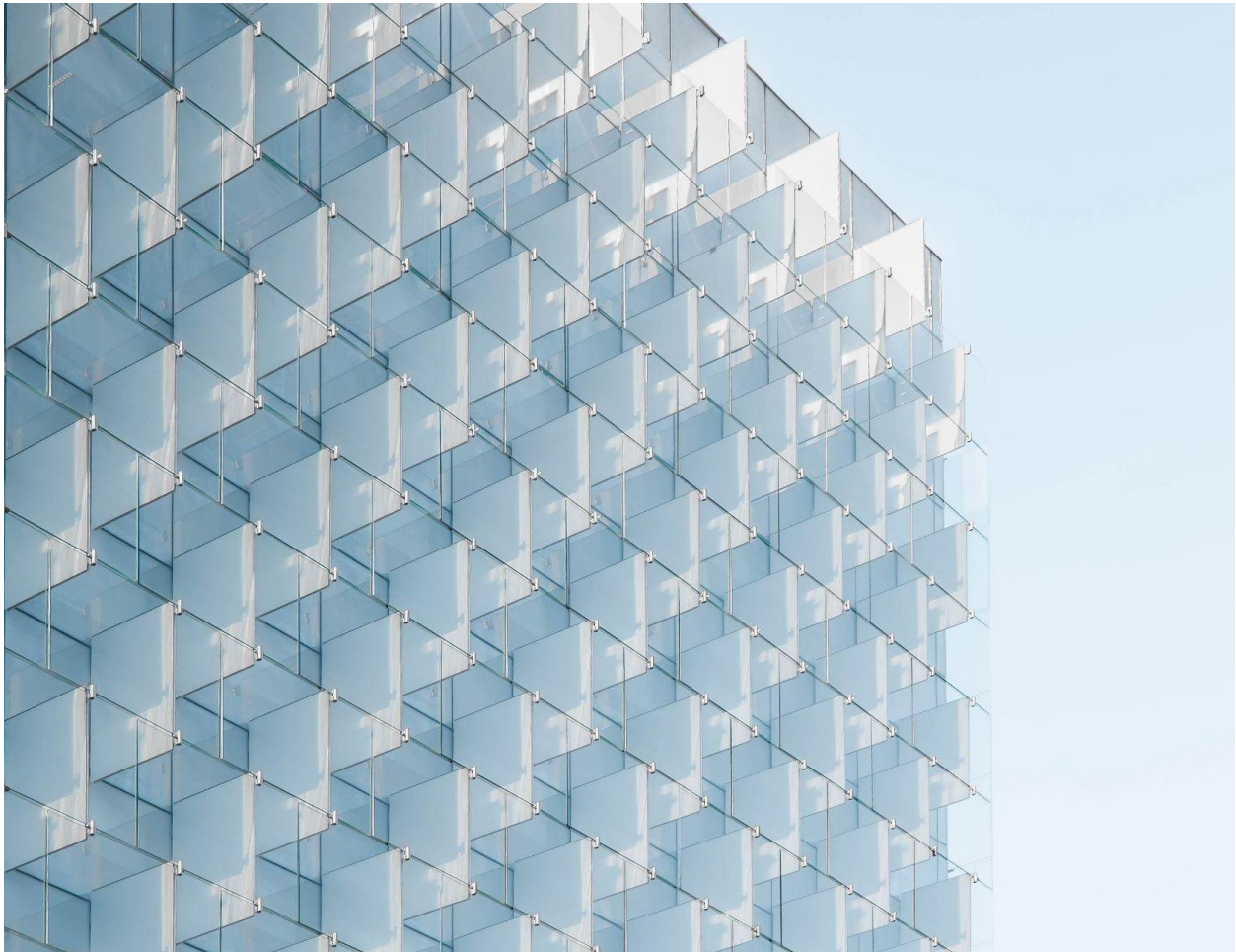


# WILLOWTREE PLANNING



24 May 2024

Ref: WTJ24-200  
Contact: Richard Seaward



## STATEMENT OF ENVIRONMENTAL EFFECTS:

### PROPOSED AWNING AND SIGNAGE TO EXISTING BULKY GOODS CENTRE

4-6 Niangala Close, Belrose  
Lot 1 DP 1104786

—  
Prepared by Willowtree Planning Pty Ltd  
on behalf of HMC Capital

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## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed New Awning to Existing Bulky Goods Centre  
4-6 Niangala Close, Belrose (Lot 1 DP 1104786)

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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			
Document Reference:	WTJ24-200		
Contact	Richard Seaward		
Version and Date	Prepared by	Checked by	Approved by
Version No. 1 – 24 May 2024	Richard Seaward Associate	Richard Seaward Associate	Richard Seaward Associate

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## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed New Awning to Existing Bulky Goods Centre  
4-6 Niangala Close, Belrose (Lot 1 DP 1104786)

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## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed New Awning to Existing Bulky Goods Centre  
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## APPENDICES LIST

Appendix	Document	Prepared by
1	Architectural Plan	Buchan Group
2	Section 10.7 Planning Certificate	Northern Beaches Council
3	Bushfire Risk Letter	Bushfire Planning & Design
4	Clause 4.6 Variation to development standard	Willowtree Planning
5	Industry and Employment SEPP Table	Willowtree Planning
6	DCP Compliance Table	Willowtree Planning
7	Waste Management Plan	HMC Capital

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## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed New Awning to Existing Bulky Goods Centre  
4-6 Niangala Close, Belrose (Lot 1 DP 1104786)

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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 HMC Capital (the Applicant) and is submitted to Northern Beaches Council (Council) in support of a Development Application (DA) at 4-6 Niangala Close, Belrose (Lot 1 DP1104786) (Site).

This DA seeks development consent for new awning and signage to an existing bulky goods centre, including other necessary works at the Site. As described in **PART C** of this SEE, the proposed development has been assessed against the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. It is confirmed that the Proposal cannot be undertaken as Complying Development and therefore development consent is sought from Council.

The Site is predominantly zoned E3 Productivity Support and its periphery is zoned C1 National Parks and Nature Reserves pursuant to the *Warringah Local Environment Plan 2011* (WLEP2011). Of note, the proposed development would be undertaken at the land parcel zoned E3 Productivity Support only, where it is permitted with consent 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 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**

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



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed New Awning to Existing Bulky Goods Centre  
4-6 Niangala Close, Belrose (Lot 1 DP 1104786)

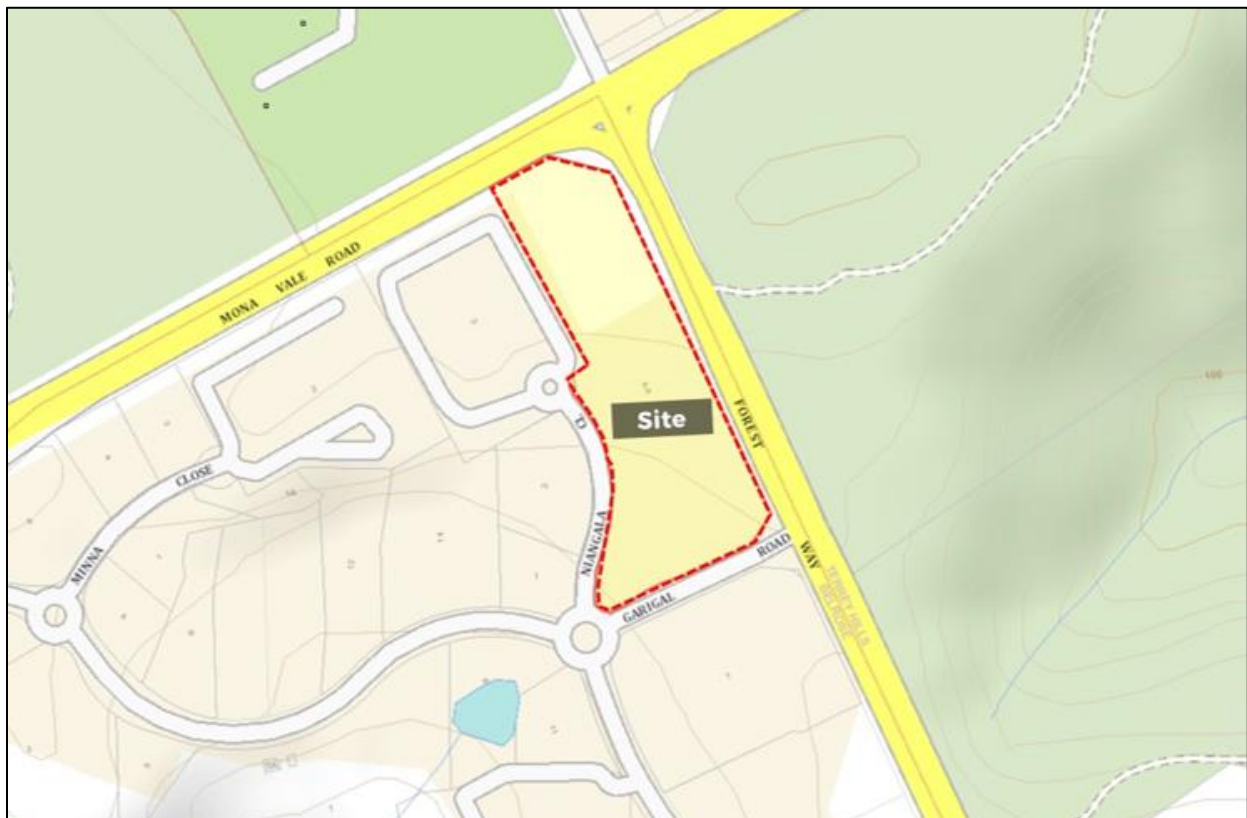
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## PART B SITE ANALYSIS

### 2.1 SITE LOCATION AND CHARACTERISTICS

The Site is identified as 4-6 Niangala Close, which is legally described as Lot 1 DP1004786. The Site is located within the suburb of Belrose and forms part of the wider Northern Beaches Local Government Area (LGA). It exhibits an irregular shape with an approximate total site area of 4.02ha. The Site contains a multi-storey bulky goods centre (known as Belrose Super Centre) with associated parking. It affords a primary street frontage to Niangala Close to the west and a secondary street frontage to Garigal Road to the south. The Site is also bound by Forest Way and Mona Vale Road.

The Site sits within the Austlink Business Park, which is predominately categorised by commercial and industrial development, with a number of additional bulky goods outlets and warehouses existing within proximity to the Site, with the wider area being predominately uninhabited bushland. The location of the Site and surrounding context are depicted in **Figure 1** and **Figure 2** below.



**Figure 1. Cadastral Map (Source: SIX Maps, 2023)**



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed New Awning to Existing Bulky Goods Centre  
4-6 Niangala Close, Belrose (Lot 1 DP 1104786)



Figure 2. Aerial Map (Source: Near Map, 2023)

## 2.2 DEVELOPMENT HISTORY

TABLE 1 outlined below provides a summary of the DAs, pertaining to the Site and of relevance to the Proposal, that have been determined.

TABLE 1: EXISTING CONSENTS		
Reference	Summary	Approval Date
DA2022/1869	<i>Alterations and additions to commercial development - Alterations and additions to Belrose Super Centre including six (6) new tenancies for use as specialised retail premises and reconfiguration of the existing car park</i>	withdrawn
DA2021/0828	<i>Alterations and Additions - Alterations and additions to an existing retail premises - Harvey Norman</i>	19 July 2021
DA2014/1369	<i>Alterations and additions to existing Retail Centre</i>	1 July 2015
DA2020/1434	<i>Alterations and Additions to the Belrose Supa Centre and the addition of two takeaway food and drink premises</i>	15 February 2019
DA/2020/996/1	<i>Use of premises as an organic food market, involving use of part of the roof top carparking area of the Belrose Super Centre</i>	7 April 2021



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed New Awning to Existing Bulky Goods Centre

4-6 Niangala Close, Belrose (Lot 1 DP 1104786)

**TABLE 1: EXISTING CONSENTS**

Reference	Summary	Approval Date
DA2024/0173	<i>Alterations and additions to commercial developmt - Alterations and additions to a commercial premises (Belrose Super Centre)</i>	23 April 2024

## PART C PROPOSED DEVELOPMENT

### 3.1 DEVELOPMENT OVERVIEW

The Proposal seeks a new awning and signage to an existing bulky goods centre. Accordingly, an assessment against Part 5A of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP) confirms **the proposed awning is not a Complying Development.**

Clause 5A.21 (2) of the Code SEPP noted:

- (1) *If there is a dwelling on an adjoining lot, the maximum building height for a building is 8.5m.*  
(1A) *If there is not a dwelling on an adjoining lot, the maximum building height for a building is the lesser of the following—*  
(a) *the maximum building height that applies under another environmental planning instrument,*  
(b) *21m.*  
(2) ***The maximum height of any ancillary development must not be more than 5m.***

Correspondingly, the definition of “ancillary development” under Part 5A of Codes SEPP is provided below:

- 1.5 Interpretation—general**  
**ancillary development, in Parts 5 and 5A, means any of the following that are not exempt development under this Policy—**  
(a) *access ramp,*  
**(b) awning, blind or canopy,**  
(c) *carport,*  
(d) *driveway, hard stand space, pathway or paving,*  
(e) *earthworks, retaining wall and structural support,*  
(f) *fence or screen,*  
(g) *garbage bin store enclosure,*  
(h) *landscaping,*  
(i) *loading dock,*  
(j) *pergola,*  
(k) *rainwater tank (above ground),*  
(l) *rainwater tank (below ground),*  
(m) *roller shutter door,*  
(n) *shed,*  
(o) *storage enclosure.*

The proposed awning would be installed below Roof Level of the building, which is approximately 7.5m above ground level. Therefore, a development consent from Northern Beaches Council is sought.





## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed New Awning to Existing Bulky Goods Centre  
4-6 Niangala Close, Belrose (Lot 1 DP 1104786)

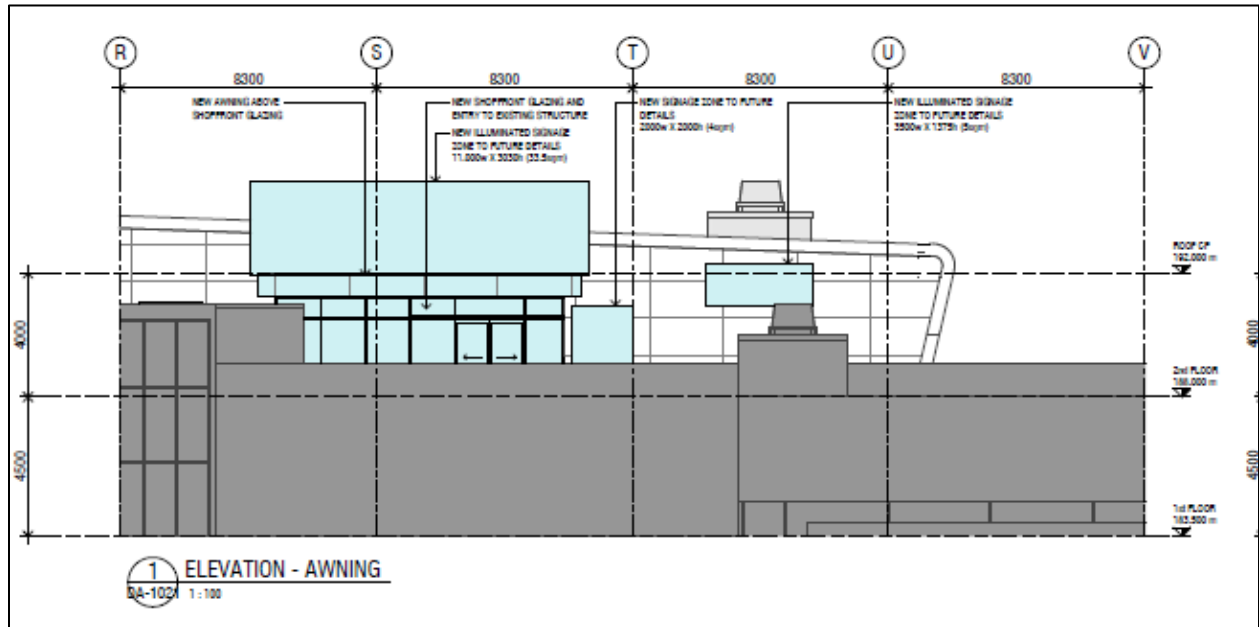


Figure 3. Elevation Plan (Source: Buchan, 2023)

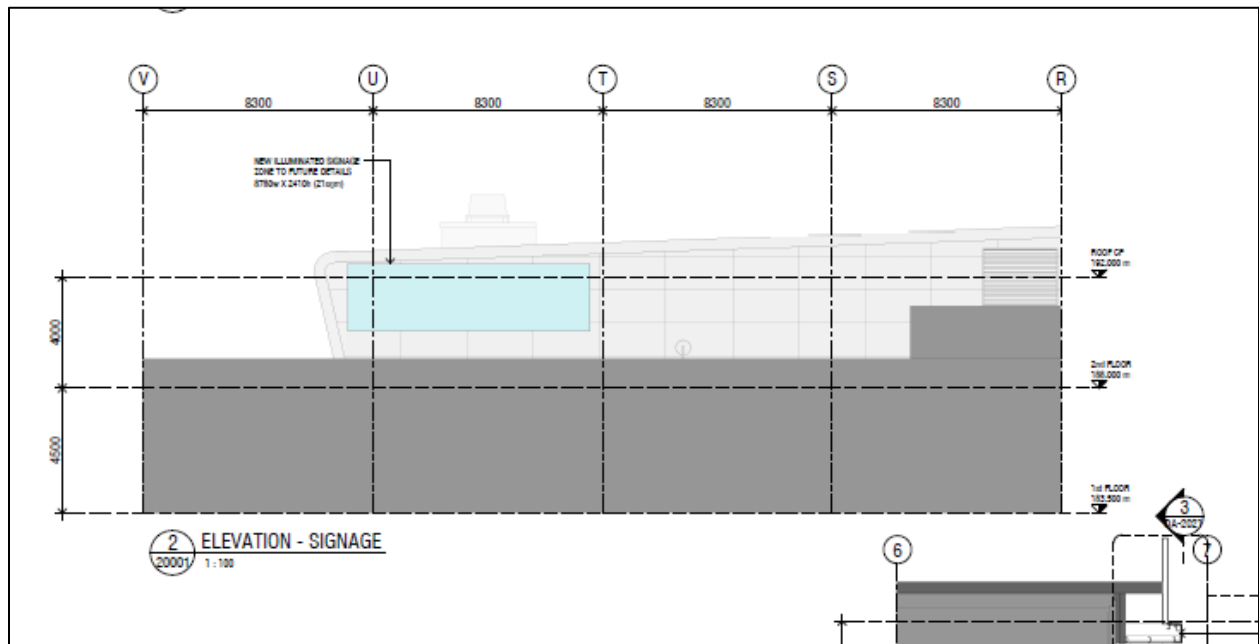


Figure 4 Elevation Plan (Source: Buchan, 2023)



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed New Awning to Existing Bulky Goods Centre  
4-6 Niangala Close, Belrose (Lot 1 DP 1104786)

### 3.2 DEVELOPMENT STATISTICS

The proposed awning aims to define the entrance to the building. It is of non-flammable materials and would be installed at a falling angle of 3 degrees. Refer to **Figure 5** below.

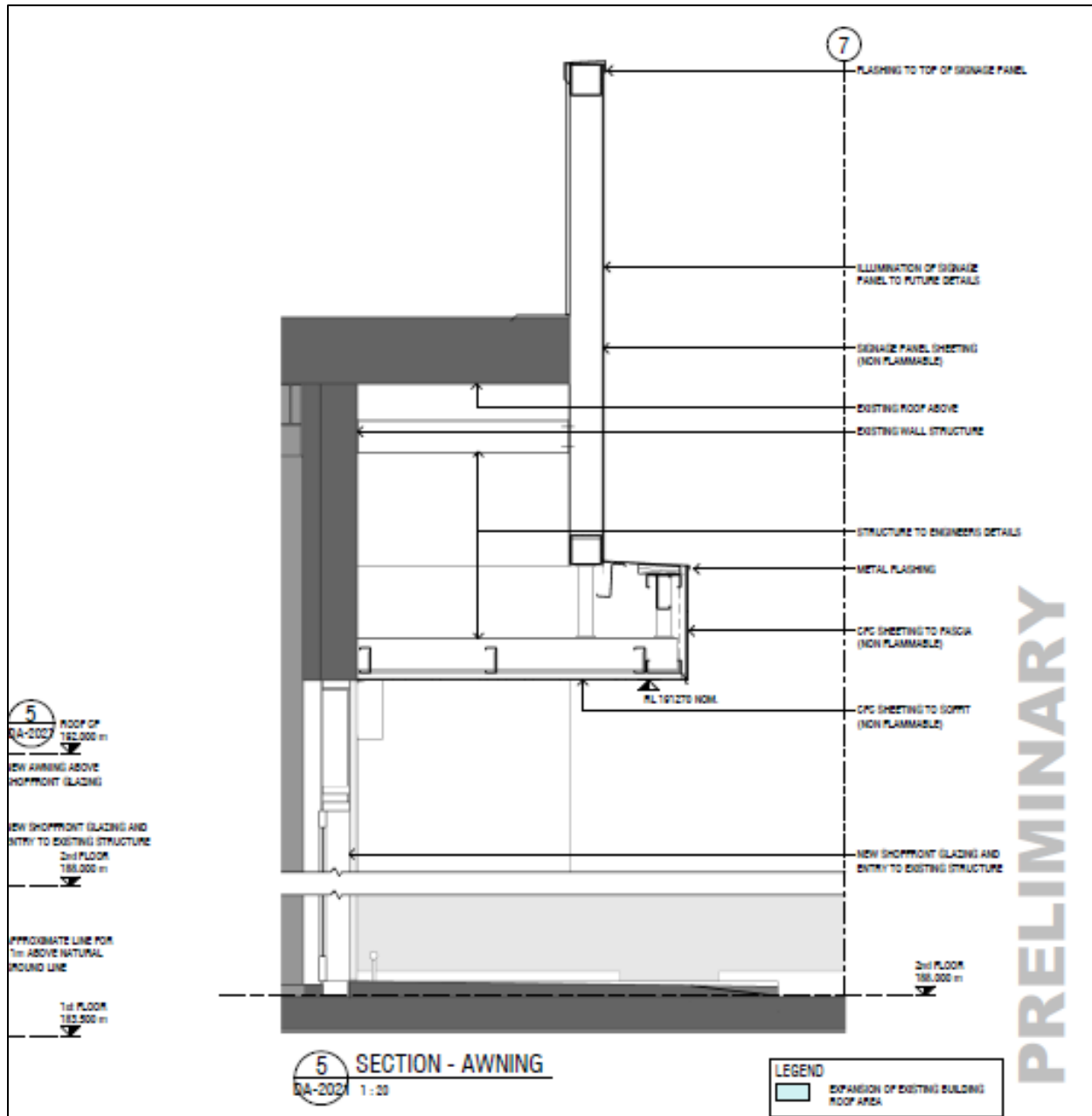


Figure 5. Section Plan (Source: Buchan, 2023)



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed New Awning to Existing Bulky Goods Centre  
4-6 Niangala Close, Belrose (Lot 1 DP 1104786)

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### 3.3 OPERATIONAL DETAILS

The operation of the existing shopping centre remains unaffected and the compliance with all applicable development consents would be continuously achieved.



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed New Awning to Existing Bulky Goods Centre  
4-6 Niangala Close, Belrose (Lot 1 DP 1104786)

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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 Site in accordance with the EP&A Act.

The following 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*
- *Biodiversity Conservation Act 2016*
- *Rural Fire Act 1997*

#### Local Planning Context

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

### 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.



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed New Awning to Existing Bulky Goods Centre  
4-6 Niangala Close, Belrose (Lot 1 DP 1104786)

### 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 2** below.

TABLE 2. SECTION 4.15 (1) CONSIDERATIONS	
Section	Response
<i>(a)(i) any environmental planning instrument, and</i>	The WLEP2011 is the relevant Environmental Planning Instrument (EPI) applying to the Site, which is assessed in <b>Section 4.4</b> of this SEE.
<i>(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</i>	There are no draft instruments applicable to the Site
<i>(a)(iii) any development control plan, and</i>	The <i>Warringah Development Control Plan 2011</i> (WDCP2011) applies to the Site and is addressed in <b>Section</b> Error! Reference source not found. of this SEE.
<i>(a)(iia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and</i>	The Site is not subject to any planning agreements.
<i>(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),</i>	The EP&A Regulation is addressed in <b>Section 4.3.2</b> of this SEE.
<i>(b)-(e): likely impacts, suitability, submissions and public interest.</i>	These matters are addressed in <b>PART E</b> of this SEE.

Pursuant to Division 4.2 of the EP&A Act, the consent authority for the proposed development is Northern Beaches Council.



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed New Awning to Existing Bulky Goods Centre  
4-6 Niangala Close, Belrose (Lot 1 DP 1104786)

### 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 (GTA) in relation to the development, pursuant to Clause 42 of the EP&A Regulation.

The Proposal seeks an awning and signage to an existing retail premises which does not trigger 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 3. HOW THE DA IS MADE	
Considerations	Response
<b>Division 1 - Making development applications</b>	
<i>Section 23 - Persons who may make development applications</i>	
<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.</i>	This DA is made by HMC Capital.  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>	
<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.</i>	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.

It is noted that concurrent approval from external authority is not required.



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed New Awning to Existing Bulky Goods Centre  
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### 4.3.3 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).

The Site is partially mapped as biodiversity value land. However, the parcel of the Site which this DA relates to is not located on land which is mapped biodiversity value. Furthermore, the Site is located within a well-established business area where it is unlikely to be a habitat for endangered species. Therefore, it is considered the Proposal will not result in any adverse impacts to the biosphere of the Site and the surrounding.

Accordingly, under Section 7.7 of the BC Act, a DA for Part 4 activity is not required to be accompanied by a Biodiversity Development Assessment Report (BDAR).

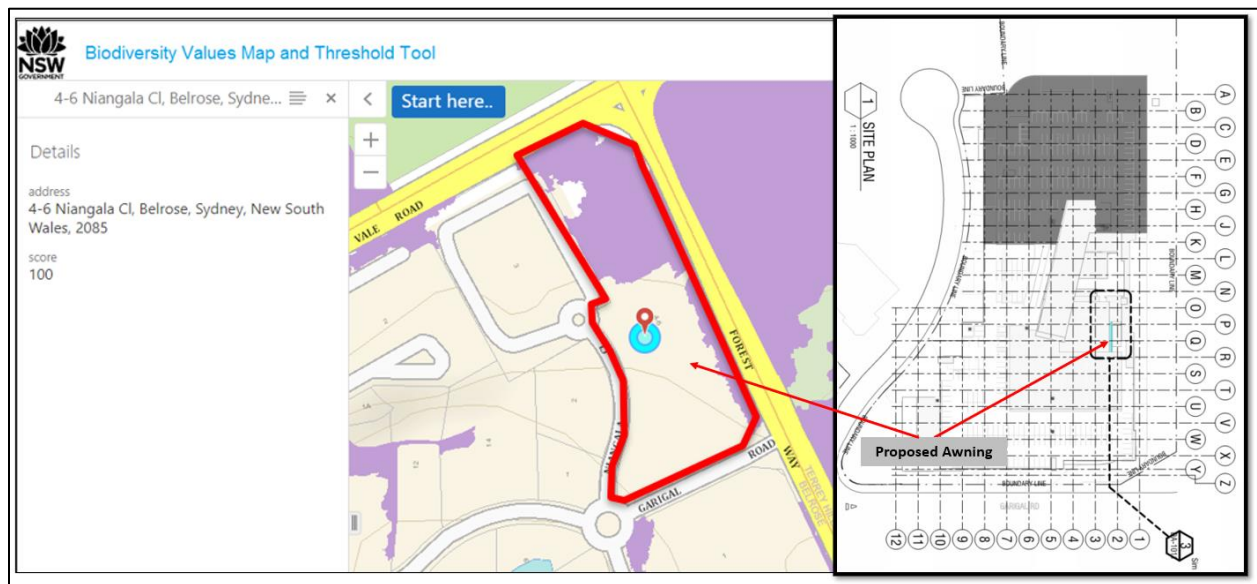


Figure 6. Biodiversity Value Map (Source: NSW Government, 2023)



## STATEMENT OF ENVIRONMENTAL EFFECTS

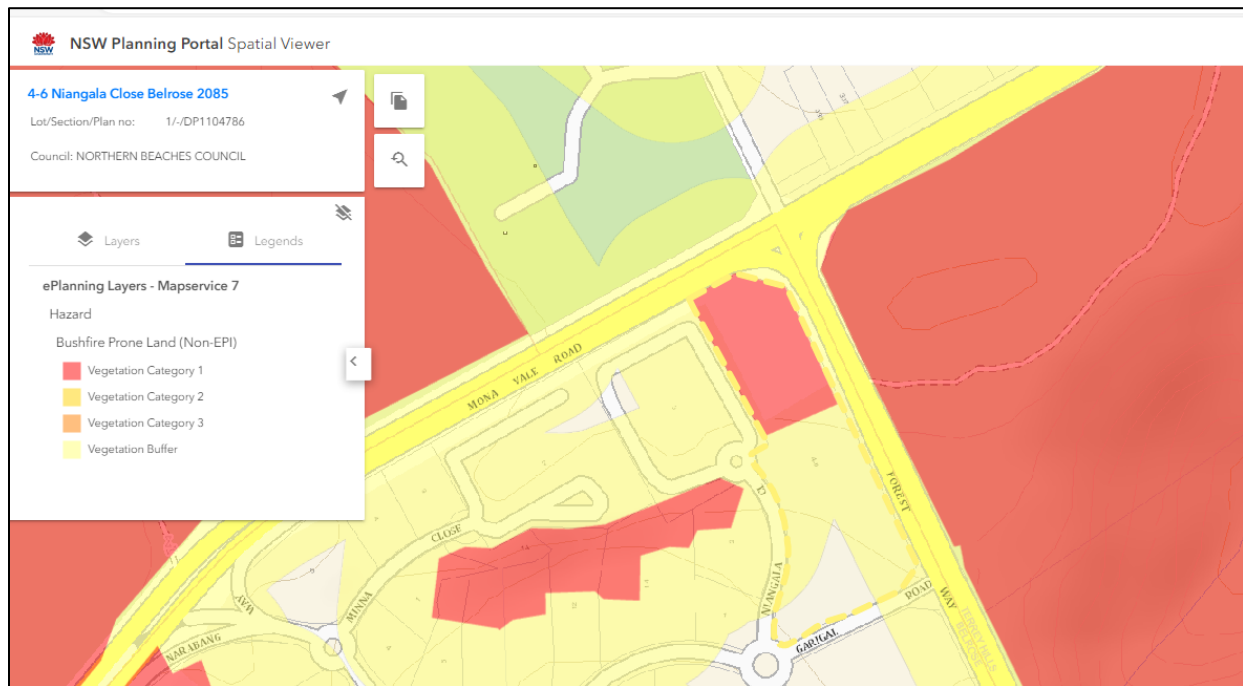
Proposed New Awning to Existing Bulky Goods Centre  
4-6 Niangala Close, Belrose (Lot 1 DP 1104786)

### 4.3.4 Rural Fire Act 1997

The *Rural Fires Act 1997* aims to prevent, mitigate and suppress bushfires in order to protect people, infrastructure and the environment.

The Site is identified as a bushfire prone land, refer to **Figure 7** below. Notwithstanding, the Proposal seeks an additional awning and signage where it would not affect the existing compliance with all applicable fire safety requirements. Meanwhile, the proposed awning and signage will be constructed from non-combustible materials and therefore the Proposal is not considered to pose further bushfire threats to the properties.

Notwithstanding, a bushfire advice letter is contained within **Appendix 3**.



**Figure 7. Bushfire Prone Land Map (Source: NSW Legislation, 2023)**

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

Chapter 3 of *State Environmental Planning Policy (Industry and Employment) 2021* (Industry and Employment SEPP) applies to the proposed signage.

Chapter 3.1 sets out the aims and objectives:

(1) This Chapter aims—  
(a) to ensure that signage (including advertising)—





## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed New Awning to Existing Bulky Goods Centre  
4-6 Niangala Close, Belrose (Lot 1 DP 1104786)

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- (i) is compatible with the desired amenity and visual character of an area, and*
- (ii) provides effective communication in suitable locations, and*
- (iii) is of high quality design and finish, and*
- (b) to regulate signage (but not content) under Part 4 of the Act, and*
- (c) to provide time-limited consents for the display of certain advertisements, and*
- (d) to regulate the display of advertisements in transport corridors, and*
- (e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.*

*(2) This Chapter does not regulate the content of signage and does not require consent for a change in the content of signage.*

An assessment of the Proposal against the relevant sections of the (Industry and Employment SEPP) is provided at **Appendix 5**. The Proposal is considered to be consistent with the provisions of the Industry and Employment SEPP and is acceptable in this regard.



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed New Awning to Existing Bulky Goods Centre  
4-6 Niangala Close, Belrose (Lot 1 DP 1104786)

### 4.4 LOCAL PLANNING CONTEXT

#### 4.4.1 Warringah Local Environment Plan 2011

The WLEP2011 is the primary Environmental Planning Instrument that applies to the Site. Relevant provisions are considered in the following subsections.

##### 4.4.1.1 Zoning and Permissibility

As shown in **Figure 8**, the Site is predominantly zoned E3 Productivity Support and its periphery is zoned C1 National Parks and Nature Reserves. Of note, the proposed development would be undertaken at the land parcel zoned E3 Productivity Support only, where it is permitted with consent aligns with the zone objectives.



Figure 8. WLEP2011 Zoning Map (Source: NSW Legislation, 2023)



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed New Awning to Existing Bulky Goods Centre  
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The objectives of the E3 Productivity Support zone include:

- *To provide a range of facilities and services, light industries, warehouses and offices.*
- *To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.*
- *To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.*
- *To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.*
- *To provide opportunities for new and emerging light industries.*
- *To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.*
- *To create a pedestrian environment that is safe, active and interesting.*
- *To create employment environments of high visual quality that relate favourably in architectural and landscape treatment to neighbouring land uses and to the natural environment.*
- *To minimise conflict between land uses in the zone and adjoining zones and ensure the amenity of adjoining or nearby residential land uses.*

Within the E3 Productivity Support zone, the following development is permitted without consent:

- NIL

Within the E3 Productivity Support zone, the following development is permitted with consent:

- *Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Function centres; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Restaurants or cafes; Rural supplies; Service stations; **Specialised retail premises**; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Water reticulation systems; Wholesale supplies; Any other development not specified in item 2 or 4*

Within the E3 Productivity Support zone, the following development is prohibited:

- *Advertising structures; Agriculture; Air transport facilities; Airstrips; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Residential accommodation; Rural industries; Sewerage systems; Tourist and visitor accommodation; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities*



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed New Awning to Existing Bulky Goods Centre  
4-6 Niangala Close, Belrose (Lot 1 DP 1104786)

### 4.4.1.2 Development Standards

**TABLE 4** outlines the development standards and controls apply to the Site. It is noted that the proposed awning and signage works would not result in any changes to the existing bulk and scale of the building.

TABLE 4. DEVELOPMENT STANDARDS	
Clause	Comment
Clause 4.1 - Minimum Lot Size	The Site is subject to a minimum lot size of 4000 m <sup>2</sup> . No subdivision is proposed.
Clause 4.3 - Height of Buildings	The Site is subject to a maximum building height of 11m. No additional building height is proposed. Notwithstanding, given the awning and signage will be above the 11m height of building control a variation request to this standard has been prepared pursuant to clause 4.6 of the WLEP2011.
Clause 4.4 - Floor Space Ratio	The Site is not subject to a maximum FSR control. No additional GFA is proposed.
Clause 4.6 - Exceptions to development standards	This clause seeks to provide flexibility in applying development standards which achieve the same objectives of that development standard. Refer to
Clause 5.10 - Heritage	The Site does not comprise any State or Local Heritage Items.
Schedule 1 - Additional Permitted Use	The Site is identified as "Area 3" on the Additional Permitted Uses Map and therefore Subclause (3) applies. Notwithstanding, no change of use of premises is sought.

### 4.4.2 WARRINGAH DEVELOPMENT CONTROL PLAN 2011

The WDCP2011 provides detailed planning and design guidelines to support the planning controls of the WLEP2011. An assessment of the Proposal against the relevant sections of the WDCP2011 is provided below.

See compliance table in **Appendix 6**.

### 4.4.3 NORTHERN BEACHES SECTION 7.12 CONTRIBUTIONS PLAN 2022



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*Northern Beaches Section 7.12 Contributions Plan 2022* applies to the Site. It authorises Council to grant consent to development to which this Plan applies, subject to a condition requiring the applicant to pay a levy based on the proposed cost of carrying out the development. The table below identifies the levy rates.

<b>TABLE 5. CONTRIBUTION PLAN</b>	
<b>Development Cost</b>	<b>Levy Rate</b>
<i>up to and including \$100,000</i>	<i>Nil</i>
<i>More than \$100,000 and up to and including \$200,000</i>	<i>0.5% of that cost</i>
<i>more than \$200,000</i>	<i>1% of that cost</i>



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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

The Proposal is for new awning and signage to an existing bulky goods centre. The Site is located within Austlink Business Park and the proposed development is compatible with the surrounding business character. The Proposal will have no significant environmental impacts and no adverse amenity impacts to any adjoining sites.

The awning seeks to serve the entrance to the tenancy and the signage seeks to act as an anchor directing to the tenancy. The Proposal, by virtue of its scale and location on the building façade is in-keeping with the prevailing future context of the area.

Signage is not unusual or out of character on the façade of the building.

### 5.2 BUILT FORM AND VISUAL AMENITY

The Architectural Plan (**Appendix 1**) provides the details of how the proposed awning would be installed to the existing building. The colours and materials of the awning are considered to be compatible with the existing design of the building and the existing built form would not be affected.

The proposed awning works would be undertaken within the middle portion of the Site, which would not encroach the Site boundary. The awning would be screened by the existing building structures fronting Niangala Close and landscaping fronting Forest Way. Therefore, the proposed awning is not materially visible from any frontages and unlikely to affect the public domain. It is concluded that the Proposal have no impacts on the visual amenity.

Signage is not unusual or out of character on the façade of the building. the signage will be setback from the boundary of the building and will not be materially viewable from the streetscene.

For the avoidance of doubt, there will be no increase in the GFA of the existing building. the signage has been assessed against the provisions contained within the Industry and Employment SEPP

### 5.3 SUBMISSIONS

The public exhibition of the Proposal will occur in accordance with the requirements of the EP&A Act and the relevant Council planning provisions. Any submissions received by Council during the public exhibition period will need to be reviewed and considered within the assessment of the development application.

### 5.4 THE PUBLIC INTEREST

As outlined throughout this SEE, the Proposal does not demonstrate any unreasonable environmental or amenity impacts associated with the construction or operation of the facility. The Proposal is therefore in



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the public interest as it increases the functionality of the bulky good centre and reinforces the business character of the Site.



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## PART F CONCLUSION

The purpose of this SEE has been to present the proposed new awning and signage to an existing bulk goods centre at 4-6 Niangala Close, Belrose 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 provision of the Codes SEPP;
- The context of the site and locality being an existing specialised retail centre;
- 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 in-keeping with the prevailing architectural features of Belrose Super Centre;
- It shall not create any adverse amenity impacts on the surrounding sites or public domain;
- It is in accordance with the relevant provisions of the WLEP2011 and WDCP2011; and
- It will positively contribute to the business character of Belrose.

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.

