

STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and
Additions to a
Warehouse

11-17 Wilmette Place,
Mona Vale

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Statement of Environmental Effects

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1 Introduction

The subject application seeks alterations and additions to the existing warehouse building to enhance its aesthetic appearance and facilitate its internally subdivided into 3 tenancies (all of which will remain in common ownership). Such subdivision has necessitated partial demolition of the existing office block and the creation of some additional mezzanine office floor space and associated amenities elsewhere. The application also proposes some relatively minor changes to the existing car parking and landscaping to facilitate loading dock access to each of the tenancies, as well as the provision of enhanced façade materials and finishes.

A complying development certificate (CDC) has been obtained for some of the proposed building works as clearly nominated on the accompanying plans and as such do not form part of this application.

In the preparation of this document consideration has been given to the minutes arising from formal pre-DA discussions with Council including, but not limited to the This application has been prepared

In addition to this document the application is also accompanied by the following:

- Architectural Plans by Nordon Jago
- Flood Assessment by Taylor Consulting
- Traffic report by Terraffic Pty Ltd
- Stormwater Management Plan / Assessment by Taylor Consulting
- Fire Engineering Report by MCD Fire Engineering
- Waste Management Plan prepared by Buildline Constructions and Nordon Jago architects
- Sediment and Erosion Control Plan prepared by Henry & Hymas Engineers and Nordon Jago architects

In preparation of this document, consideration has been given to the following:

- Environmental Planning and Assessment Act, 1979
- Pittwater Local Environmental Plan 2014; and
- Pittwater Development Control Plan 2014.

The proposal succeeds when assessed against the Heads of Consideration pursuant to section 4.15 of the Environmental Planning and Assessment Act, 1979 as amended. The application is appropriate on merit and is worthy of the granting of development consent for the following reasons:

- The application has considered and satisfies the various relevant planning controls applicable to the site and the proposed development.
- The works proposed are consistent with the zoning applicable to the site and with the desired future character of the locality.
- The site is assessed as suitable for the proposal, having regard to the relevant land use and planning requirements.

2 Site Analysis

2.1 Site Description and Location

The site comprises lot 17 in DP 707610 and lot 131 in DP 708044, 11-17 Wilmette Place, Mona Vale. An aerial photo location is included as **Figure 1**.



Figure 1: Site Location (Source: Six Maps)

The site is located in the light industrial area of Mona Vale. Development on the site consists of a large warehouse development.

2.2 Zoning and Key Environmental Considerations

The site is mapped within the Pittwater DCP as being low and medium risk flood affected.

3 Description of Proposed Development

3.1 Details of the Proposed Development

As previously indicated, the subject application seeks alterations and additions to the existing warehouse building to enhance its aesthetic appearance and facilitate its internally subdivided into 3 tenancies (all of which will remain in common ownership). Such subdivision has necessitated partial demolition of the existing office block and the creation of some additional mezzanine office floor space and associated amenities elsewhere. The application also proposes some relatively minor changes to the existing car parking and landscaping to facilitate loading dock access to each of the tenancies, as well as the provision of enhanced façade materials and finishes.

A complying development certificate (CDC) has been obtained for some of the proposed building works as clearly nominated on the accompanying plans and as such do not form part of this application. The works covered via CDC are clearly depicted in grey on the accompanying plans, and include the warehouse partition walls and all BCA and DDA required upgrades to the premises, including fire compliance, BCA-compliant amenities, and access-compliant stairs and lifts to meet current standards.

Signage is not considered in this application, and will be covered under a separate future application.

The proposed works are depicted on the following plans prepared by Nordon Jago:

DA Drawings		
Dwg No.	Rev	Title
DA.001	I	Cover Page
DA.002	G	Existing Site Analysis & Site Plan
DA.003	I	Existing & Demo Ground Floor Plan
DA.004	G	Existing & Demo Level 1 Plan
DA.005	G	Existing & Demo Roof Plan
DA.006	G	Existing & Demo Elevations
DA.007	H	Existing & Demo Sections
DA.010	P	Proposed Ground Floor Plan
DA.011	L	Proposed Level 1 Plan
DA.012	H	Proposed Roof Plan
DA.013	G	Proposed Elevations & Fence Detail
DA.014	H	Proposed Sections
DA.015	G	Proposed Perspectives & Materials
DA.016	G	Proposed Perspectives
DA.020	C	Notification Plan

4 Statutory Planning Framework

The following section of the report will assess the proposed development having regard to the statutory planning framework and matters for consideration pursuant to Section 4.15 of the Environmental Planning & Assessment Act, 1979 as amended. Those matters which are required to be addressed are outlined, and any steps to mitigate against any potential adverse environmental impacts are discussed below.

4.1 Pittwater Local Environmental Plan 2014

The Pittwater Local Environmental Plan 2014 is the local planning instrument applicable to the land. The relevant provisions of the PLEP and the way they relate to the site and the proposed development are set out below.

4.1.1 Zoning and Permissibility

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

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

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

The land use remains the same as existing and as such is permissible in the zone.

4.1.2 Floor Space Ratio

Pursuant to clause 4.4 of the PLEP the maximum floor space ratio permissible for this site is 1:1 and its objectives are as follows:

- (a) *to ensure that buildings, by virtue of their bulk and scale, are consistent with the desired character of the locality,*

(b) to minimise adverse environmental effects on the use and enjoyment of adjoining properties and the public domain,

(c) to minimise any overshadowing and loss of privacy to neighbouring properties and to reduce the visual impact of any development,

(d) to maximise solar access and amenity for public places,

(e) to minimise the adverse impact of development on the natural environment, heritage conservation areas and heritage items,

(f) to manage the visual impact of development when viewed from public places, including waterways,

(g) to allow for the reasonable sharing of views.

The proposed development has a Floor Space Ratio of 0.55:1 which is a decrease from the existing FSR of 0.58:1 and is compliant with the development standard

4.1.3 Height of Buildings

Pursuant to clause 4.3 PLEP the height of any building on the land shall not exceed 11m above existing ground level. The stated objectives of this clause are as follows:

(a) to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,

(b) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,

(c) to minimise any overshadowing of neighbouring properties,

(d) to allow for the reasonable sharing of views,

(e) to encourage buildings that are designed to respond sensitively to the natural topography,

(f) to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.

There is no change to the established maximum building height of the warehouse. All new works are located below the maximum established building height.

4.2 Pittwater Development Control Plan 2014

The following table addresses the relevant DCP controls that are applicable to the development.

4.2.1 DCP Compliance Table

A table demonstrating compliance with the relevant provisions of the Pittwater DCP 2014 is detailed as follows:

Control	Requirement	Proposed	Compliance
Potentially Contaminated Land B3.6	<p>Details of any asbestos building material / lead based paints should be identified if part of existing building.</p> <p>Check previous warehouse occupancy not likely to cause contamination issues for future land uses.</p>	<p>No known asbestos or other contaminants exist on site.</p> <p>Previous use for past 18 years as a medical manufacturing and warehousing / distribution facility is unlikely to be deemed a potentially contaminating land use.</p> <p>Minimal disturbance of building footprint, soil or landscaped areas proposed.</p>	Yes
Flood Prone Land B3.11	<p>The subject site is identified as being low and medium flood risk within the DCP flood hazard map.</p>	<p>A flood impact assessment has been prepared by Taylors Consulting.</p> <p>The assessment outlines that the proposed works are not significantly flood</p>	Yes

Control	Requirement	Proposed	Compliance
		<p>affected and as such a detailed flooding assessment is not required.</p> <p>The assessment notes that no additional above ground built elements of any significance are proposed, and existing building geometry is largely retained as is.</p> <p>As noted on the architectural plans, all new electrical services to be located at or above 3.05m AHD, and any existing services below this level to have residual current detectors installed to cut supply in the event of a flood.</p> <p>No rear or side boundary fencing is to be replaced.</p>	
Stormwater Management B5.7	Rates of stormwater discharged into receiving environment maintained or reduced.	Taylors Consulting Engineers have inspected the plans and existing onsite drainage system - and provided a letter to Council that the	Yes

Control	Requirement	Proposed	Compliance
		<p>existing system is adequate to support any new drainage connections into the drainage system.</p> <p>As such, a detailed stormwater management plan is not required for the proposed development.</p>	
<p>Off-street Vehicle Parking Requirements</p> <p>DCP Control B6.3</p>	<p>No specific requirements relate to warehouse developments with the DCP deferring to the RMS Guide to Traffic Generating Development.</p>	<p>A traffic and parking assessment has been undertaken by Terraffic and accompanies this application.</p> <p>The report concludes that the proposed development has no unacceptable parking or servicing implications.</p> <p>Raised kerbing, bollards and landscaping have been utilised to protect car space lengths adjacent to truck aisles.</p> <p>The 98 dedicated off-street parking spaces have been allocated to the 3 units on a pro-rata floor space basis.</p>	<p>Yes</p>

Control	Requirement	Proposed	Compliance
		<p>The parking allocation summary is contained on plan DA010 P.</p> <p>Motorbike & bicycle spots will be shared.</p> <p>Line marking will include numbering of all car spaces, as well as markings for pedestrian access points, disabled parking, visitor spots.</p>	
<p>Works in the Public Domain</p> <p>DCP Control B8.5</p>	<p>All works undertaken within the public road reserve must be protected in a manner to ensure pedestrian and vehicular safety at all times.</p> <p>All works undertaken on site or in the public road reserve must make provision for pedestrian and traffic flow and not adverse nuisance.</p> <p>All works undertaken on a site or in the public road reserve must make good any damage or disruption to the public infrastructure.</p>	<p>All appropriate safety measures will be employed for works in the public domain.</p>	<p>Yes</p>

Control	Requirement	Proposed	Compliance
Landscaping DCP Control C3.1	<p>A range of low-lying shrubs, medium-high shrubs and canopy trees shall be provided to soften the built form.</p> <p>Landscaping shall reflect the scale and form of development, and shall be incorporated into the building design through setback and modulation.</p> <p>Landscaping shall not unreasonably obstruct driver and pedestrian visibility.</p> <p>Canopy trees are to be located a minimum of 5 metres from existing and proposed built structures, or minimum of 3 metres where pier and beam footings are used, to prevent interference with the built form.</p> <p>All canopy trees, and a majority (>50%) of other vegetation, shall be locally native species.</p> <p>Development shall provide for the reasonable retention and protection of existing significant trees, especially near property boundaries.</p>	<p>Some minor changes are proposed to the existing landscaping as detailed on the architectural ground floor plan provided.</p> <p>The site already hosts mature and well established gardens, with existing trees effectively softening and screening the built form.</p> <p>A range of existing low-lying and medium-height shrubs (majority native) already fill the established gardens, and minor gaps or degraded areas to be refreshed.</p> <p>Plan DA010 shows already established trees and vegetation hosted onsite.</p>	<p>Yes</p>

Control	Requirement	Proposed	Compliance
	Noxious and undesirable plants must be removed from the site		
Safety and Security DCP Control C3.2	Four Crime Prevention Through Environmental Design principles include: <ol style="list-style-type: none"> 1. Surveillance 2. Access Control 3. Territorial Reinforcement 4. Space Management 	<p>The design of the building allows for satisfactory casual surveillance overlooking the street, carpark and general surrounding areas. New windows are proposed to façade which will improve the ability of surveillance of the area.</p> <p>Access to the site will be clearly marked and identifiable from the street.</p> <p>External security lighting to be provided to all access points, entries and loading docks, as well as along rear and side of the building, be sensor activated, and shielded to prevent glare to adjacent land / street - as noted on architectural plans.</p>	Yes
Accessibility DCP Control C3.4	New Building work shall incorporate the following: <ol style="list-style-type: none"> 1. continuous accessible path of 	Access to the building is provided at ground level and accessible to the public.	Yes

Control	Requirement	Proposed	Compliance
	<p>travel to all areas that the public or a section of the public is entitled or allowed to enter or use; and</p> <p>2. walkways, ramps and landings at a reasonable gradient and width, with handrails and kerbs provided on all ramps, and slip-resistant materials on all floor surfaces; and</p> <p>3. accessible toilet facilities, tactile ground surface indicators, effective signage and illumination, and adequate circulation space through passageways and doorways; and</p> <p>4. carparking for people with a disability.</p>	<p>Accessible bathrooms are provided at ground level and have been approved via CDC.</p> <p>Accessible car parking spaces are provided.</p> <p>Access to upper office levels is provided by way of passenger lifts (Units 2 & 3) and been approved via CDC.</p>	
<p>External Storage Areas</p> <p>DCP Control C3.6</p>	<p>External storage areas are to be effectively screened from view.</p> <p>External storage areas should not encroach on parking areas, driveways or landscaped areas</p>	<p>The warehouse use is to be maintained. The nature of the use does not require additional external storage areas which can be provided within each warehouse.</p>	<p>No – not required.</p>

Control	Requirement	Proposed	Compliance
Pollution Control DCP Control C3.7	<p>Industrial premises must be designed, constructed, maintained and operated in a proper and efficient manner to prevent air, water, land or noise pollution.</p> <p>Development and business operation must comply with the <i>Protection of the Environment Operations Act, 1997</i>, and any relevant legislation.</p> <p>Development and business operation must comply with the <i>Environment Protection Authority's NSW Industrial Noise Policy, January 2000</i>.</p>	<p>The existing warehouse use is to be maintained and continue to comply with the <i>Protection of the Environment Operations Act, 1997</i> and <i>Environment Protection Authority's NSW Industrial Noise Policy, January 2000</i>.</p>	Yes
Building Facades DCP Control C3.8	<p>Building facades to any public place and including carpark entry points must not contain any stormwater, sewer, gas, electrical or communication service pipe or conduit that is visible from the public place.</p>	<p>The existing substation kiosks for the site, adjacent to the street, are being maintained.</p> <p>Other services will not be visible from public places.</p>	Yes
Energy and Water Conservation DCP Control C3.9	<p>Buildings shall be designed to be energy and water efficient.</p> <p>All new hot water systems must be either solar, heat pump or gas and must</p>	<p>Will be achieved and can be conditioned</p> <p>New glazing works to the façade, along with the roller doors to the warehouses, will provide sufficient</p>	Yes

Control	Requirement	Proposed	Compliance
	<p>have a minimum rating of 3.5 stars</p> <p>Water efficient appliances shall be used in all development (including AAA rated water efficient shower heads, water tap outlets and dual flush toilets)</p> <p>Windows are to be sized, located and shaded (by structures or vegetation) to reduce summer heat and allow entry of winter sun. Deep eaves are required to achieve this where appropriate, in addition to other horizontal shading devices, such as verandah, pergolas, awnings, and external horizontal blinds.</p> <p>Buildings are to be designed to maximise ventilation in summer. This can be achieved by positioning openings (windows and doors) to prevailing summer winds to encourage cross ventilation, and the installation of fans, roof vents and high level windows</p> <p>Buildings are to be constructed of materials which best minimise winter</p>	<p>ventilation of the warehouses.</p>	

Control	Requirement	Proposed	Compliance
	heat loss and summer heat gain. Insulation is a vital component of energy-efficient design in all climates and is to be incorporated, conforming with relevant Australian Standards.		
Waste and Recycling Facilities DCP Control C3.10	<p>All waste and recycling materials shall be contained within an approved enclosure and adequate vehicular provision is to be provided to remove waste.</p> <p>Waste and recycling enclosures are to be provided at or behind the front, side and rear setback requirements contained within the controls of this document. This enclosure shall not occupy parking or landscaped areas.</p> <p>The waste and recycling enclosure is to be of an adequate size, integrated with the building design and site landscaping, suitably screened, and located for convenient access for collection.</p> <p>The waste and recycling enclosure/s shall be</p>	<p>Each warehouse unit will be responsible for the storage and collection of waste generated by the business.</p> <p>Storage of waste will be facilitated in the designated bin enclosures to be located nearby each units' roller door.</p> <p>Each bins enclosure will be of rendered block wall, concrete floor and sheet metal roof construction, with a perforated roller shutter door. Each enclosure will host water connections and plumbed floor waste drainage.</p>	Yes

Control	Requirement	Proposed	Compliance
	<p>designed as follows:</p> <ul style="list-style-type: none"> constructed of solid material, cement rendered and steel, trowelled to a smooth, even surface and made vermin proof. Framing in timber is not permitted; the floor shall be of impervious material covered at the intersection with the walls, graded and drained to an approved floor waste within the enclosure. Wastewaters shall be drained to the sewer; stormwater shall not enter the floor of the enclosure such that the sewer system will be contaminated by rainwater; the enclosure is to be roofed. Roof water shall be directed to an approved stormwater disposal system; 	<p>There is adequate manoeuvring and height to allow waste collection to occur.</p> <p>The waste enclosures for the two larger units (2 & 3) can host two 3000 litre bins (general waste & recycling).</p> <p>The smaller unit (1)'s waste enclosure can host two 1500 litre bins (general waste & recycling), for which more frequent collection could be arranged if required.</p>	

Control	Requirement	Proposed	Compliance
	<ul style="list-style-type: none"> enclosures shall be vented to the external air by natural or artificial (mechanical ventilation) means. The installation and operation of the mechanical ventilation system shall comply with Australian Standard AS/NZS 1668.1 1998: <i>The use of ventilation and air conditioning in buildings – Fire and smoke control in multi-compartment buildings</i> and Australian Standard AS 1668.2:2012: <i>The use of ventilation and air conditioning in buildings – Mechanical ventilation in buildings</i>; and hot and cold water hose cocks shall be located within the enclosure. 		
Signage C3.12	Freestanding sign (not being a sign elsewhere listed in this table, and includes a hoarding, bulletin board, list of	Signage is not considered in this application. It will be covered by way of a	Yes

Control	Requirement	Proposed	Compliance
	<p>businesses within a complex, and the like)</p> <ul style="list-style-type: none"> • shall not have a signage area greater than 4.5sq m; • shall not project beyond the boundary of the premises; • shall not extend beyond the height of the built form within whose context it sits; and • shall not be illuminated. 	separate future application.	
Industrial Development Adjoining Residential Land C3.13	<p><u>Solar access</u></p> <p>The main private open space of each dwelling and the main private open space of any adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st.</p> <p>Windows to the principal living area of the proposal, and windows to the principal living area of adjoining dwellings, are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st (that is, to at least 50% of the glazed area of those windows).</p>	The site does not adjoin residential zoned land	Yes

Control	Requirement	Proposed	Compliance
	<p>Solar collectors for hot water or electricity shall receive at least 6 hours of sunshine between 8.00am and 4.00pm during mid-winter.</p> <p>Developments should maximise sunshine to clothes drying areas of the proposed development or adjoining dwellings.</p> <p><u>Privacy</u></p> <p>Private open space and living rooms of any existing adjoining dwellings may be protected from direct overlooking within 9 metres by building layout, landscaping, screening devices or greater spatial separation as shown in the diagram below (measured from a height of 1.7 metres above floor level).</p>		
Public Road Reserve DCP Control C3.18	<p>Landscaping in the public road reserve is to include street trees planted to the road reserve frontage of the development placed at 6m centres.</p> <p>Street trees are to be planted so as not to obstruct the free passage of pedestrians along</p>	<p>Additional landscaping is proposed adjacent to the street which will provide additional screening of the development and soften the built form.</p> <p>Existing vegetation is already well established, with a range of mature</p>	Yes

Control	Requirement	Proposed	Compliance
	<p>the road verge and not interfere with existing power lines.</p> <p>Tree species are to be a minimum 400 litre size with 1m x1m hole and backfilled with planting medium. Trees are to be staked with 2/50mm x 50mm stakes with hessian ties.</p> <p>All existing trees over 3m in height and native vegetation and trees within the road reserve areas are to be retained where practical. Such trees are to be protected through perimeter 1.8m high temporary fencing during the construction of works.</p> <p>Selected species are to as per the existing adjacent street trees or native species to the area.</p> <p>Council encourages the use of local endemic native species according to the list of local native species in Pittwater</p> <p>Grassed areas are to be turfed with Couch species (weed free) and even grade to a maximum 4% grade.</p> <p>All work is subject to a</p>	<p>trees and shrubs (majority native) already softening the existing built form.</p> <p>Some infill planting of additional shrubs to be looked at where existing shrubs are in poor condition.</p>	

Control	Requirement	Proposed	Compliance
	<p>Section 139 approval from Council.</p> <p>Development with frontage to a public road reserve requires the design and construction of a footpath 1.5m wide (2.1m wide where a multi-use pathway is required to be installed), kerb and gutter and landscaping for the full width of the development site on the public road reserve frontage to the development.</p>		
C3.20 Plant, Equipment Boxes & Lift Over-Run		<p>The two internal passenger lifts already approved via CDC should not breach the existing roofline in either location, given the extensive internal warehouse height (unit 3) and large suspended ceiling cavity in the existing office block (unit 2). With the lifts already approved and within the existing building envelope, and the existing building being well under the 11 Metre height limit, no additional conditions of consent or controls</p>	Yes

Control	Requirement	Proposed	Compliance
		should be necessary in this respect.	
Character as viewed from a Public Place DCP Control D9.1	<p>The facades of buildings presenting to any public place must address these public places, provide visual interest, have a street presence and incorporate design elements (such as roof forms, textures, materials, arrangement of windows, modulation, spatial separation, landscaping etc.) that are compatible with any design themes existing in the immediate vicinity.</p>	<p>The built form will be generally maintained. The façade proposes new cladding and glazing treatments providing for an improved visual outcome for the development.</p> <p>Extensive landscaping is provided adjacent to the street which provides additional screening of the development and softens the built form.</p> <p>The proposed alterations and additions will not significantly change the existing character of the development when viewed from a public place.</p>	Yes
Fences - General D9.12	<p>Fences to compliment and conserve the visual character of the street and neighbourhood.</p> <p>Open streetscape that allows casual surveillance of the street.</p>	<p>Front fencing and gates along street frontage to be replaced.</p> <p>Details of new fencing are provided on architectural plan DA013.</p>	Yes

Control	Requirement	Proposed	Compliance
	Safe sight distances and clear view of the street (including to and from driveways) for motorists and pedestrians.	All gates to open inwards.	

4.3 Matters for Consideration Pursuant to Section 4.15(1) of the Environmental Planning and Assessment Act 1979 as amended

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines (in *italic*) to help identify the issues to be considered have been prepared by the Department of Planning and Environment. The relevant issues are:

(i) The provision of any planning instrument

The proposal is permissible and generally in conformity with the General, Development Type and Locality Specific Controls contained within Pittwater 21 Development Control Plan.

The proposal succeeds when assessed against the Heads of Consideration pursuant to section 4.15 of the Environmental Planning and Assessment Act, 1979. It is considered that the application, the subject of this document, is appropriate on merit and is worthy of the granting of development consent.

(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 Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

N/A

(iii) Any development control plan

The proposal is permissible and generally in conformity with the General, Development Type and Locality Specific Controls contained within Pittwater 21 Development Control Plan.

(iiia) 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

N/A

(iv) The Regulations (to the extent that they prescribe matters for the purposes of this paragraph), and

N/A

(v) Any Coastal Zone Management Plan (within the meaning of the Coastal Protection Act 1979)

N/A

(b) The likely impacts of that development, including environmental impacts on both the natural and built environments and social and economic impacts in the locality,

N/A

Context and Setting

i. *What is the relationship to the region and local context in terms of:*

- *The scenic qualities and features of the landscape*
- *The character and amenity of the locality and streetscape*
- *The scale, bulk, height, mass, form, character, density and design of development in the locality*
- *The previous and existing land uses and activities in the locality*

The proposed works are entirely commensurate with that established by adjoining development and development generally within the sites visual catchment with no adverse residential amenity impacts in terms of views, privacy or overshadowing.

ii. *What are the potential impacts on adjacent properties in terms of:*

- *Relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)*
- *visual and acoustic privacy*
- *views and vistas*
- *edge conditions such as boundary treatments and fencing*

These matters have been discussed in detail earlier in this report. The works have been designed such that potential impacts are minimal and within the scope of the built form controls.

Access, transport and traffic:

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- *Travel Demand*
- *dependency on motor vehicles*
- *traffic generation and the capacity of the local and arterial road network*
- *public transport availability and use (including freight rail where relevant)*
- *conflicts within and between transport modes*
- *Traffic management schemes*
- *Vehicular parking spaces*

New driveway access and parking arrangements are proposed. A traffic and parking assessment has been prepared and accompanies this application.

Public Domain

The proposed development will have no adverse impact on the public domain.

Utilities

Existing utility services will continue to service the industrial complex.

Flora and Fauna

Existing mature and established landscaping to be retained and complemented with additional minor infill landscaping planting and treatments where degraded.

Waste Collection

Normal industrial waste collection applies to the development.

Natural hazards

Flood assessment has been considered and reported on.

Economic Impact in the locality

The proposed development will continue to provide local business accommodation to support and maintain local employment opportunities. It will also generate additional employment opportunities through the construction period with respect to the proposed works

Site Design and Internal Design

- i) *Is the development design sensitive to environmental considerations and site attributes including:*
 - *size, shape and design of allotments*
 - *The proportion of site covered by buildings*

- *the position of buildings*
- *the size (bulk, height, mass), form, appearance and design of buildings*
- *the amount, location, design, use and management of private and communal open space*
- *Landscaping*

These matters have been discussed in detail earlier in this report. The potential impacts are minimal and within the scope of the general principles, desired future character and built form controls.

ii) *How would the development affect the health and safety of the occupants in terms of:*

- *lighting, ventilation and insulation*
- *building fire risk – prevention and suppression*
- *building materials and finishes*
- *a common wall structure and design*
- *access and facilities for the disabled*
- *likely compliance with the Building Code of Australia*

The proposed development will comply with the provisions of the Building Code of Australia as required by Clause 98 of the Environmental Planning and Assessment Regulation 2000. There will be no detrimental effects on the occupants through the building design which will achieve the relevant standards pertaining to health and safety.

Construction

i) *What would be the impacts of construction activities in terms of:*

- *The environmental planning issues listed above*
- *Site safety*

The development will be carried out in accordance with the provisions of the Protection of the Environment Operations Act 1997. Normal site safety measures and procedures will ensure that no site safety or environmental impacts will arise during construction.

(c) The suitability of the site for the development

- *Does the proposal fit in the locality*
- *Are the constraints posed by adjacent development prohibitive*
- *Would development lead to unmanageable transport demands and are there adequate transport facilities in the area*
- *Are utilities and services available to the site adequate for the development*
- *Are the site attributes conducive to development*

The site is located in an established industrial area. The adjacent development does not impose any unusual or impossible development constraints. The proposed development will not cause excessive or unmanageable levels of transport demand.

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

(d) Any submissions received in accordance with this act or regulations

It is envisaged that Council will appropriately consider any submissions received during the notification period.

(e) The public interest

The proposed alterations and additions to the existing warehouse facility will help continue the provision of high-quality accommodation for local businesses to operate from, supporting and maintaining the ongoing provision of quality local employment opportunities and business services.

The proposal sees minimal changes to the external footprint of the existing industrial complex, and ensures a high level of amenity for the future occupants, whilst appropriately addressing the sites setting and maintaining the amenity of the nearby properties. The development will provide a quality built form outcome on the site.

It is considered that the public interest is best served in providing certainty in the planning process through encouraging development of good design that satisfies the outcomes and controls contained within the adopted legislative framework. Accordingly, approval of the development would be in the public interest.

5 Conclusion

The proposed works are permissible and consistent with the intent of the built form controls as they are reasonably applied to the proposed works. It is considered that the proposal is appropriate on merit and is worthy of the granting of development consent for the following reasons:

- The application has considered and satisfies the various relevant planning controls applicable to the site and the proposed development.
- The proposed development is compatible with the desired future character of the locality.
- There is minimal adverse impact on the environmental quality of the land and the amenity of surrounding properties.
- The site is suitable for the proposal, having regard to the relevant land use and planning requirements.

Having given due consideration to the matters pursuant to Section 4.15 of the Environmental Planning and Assessment Act, 1979 as amended, it is considered that there are no matters which would prevent Council from granting consent to this proposal in this instance.