
STATEMENT OF ENVIRONMENTAL EFFECTS

To accompany a Development Application

For the change of use to an axe throwing facility with
associated fit-out and signage

at No. 40 Winbourne Road, Brookvale

Issue A – May 2021

Prepared by Archispectrum

Suite C5, 8 Allen St, Waterloo NSW 2017

Ph: 02 8399 2807 | mob: 0419 670 108 | email: office@archispectrum.com.au

1.0 INTRODUCTION

This statement has been prepared to accompany a Development Application for the change of use to an axe throwing facility with associated fit-out and signage at No. 40 Winbourne Road, Brookvale.

The purpose of this report is to describe the proposed change of use and review the relevant planning controls relating to the proposal. It provides an assessment of the proposed use in light of the provisions of Section 4.15 of the Environmental Planning and Assessment Act, 1979.

This report aims to demonstrate that the proposal is appropriate within its context and within the framework of the relevant planning policies.

This statement addresses issues arising from the change of use in light of the following city planning controls:

- Warringah Local Environmental Plan 2011
- Warringah Development Control Plan 2011
- Provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979

The assessment relies upon the following information:

- The subject land is zoned IN1 General Industrial under the Warringah Local Environmental Plan 2011
- The immediate context of the site and surrounding locality

2.0 SITE & CONTEXT ANALYSIS

2.1 SUBJECT SITE DESCRIPTION

The subject site is located at No. 40 Winbourne Road, Brookvale and is legally identified as Lot 27, Section 13, within DP 1619. The area of the subject tenancy is approximately 443m².

The subject site is located on the northern side of Winbourne Road, which connects directly to Pittwater Road further west. Figure 01 illustrates the context of the site within the locality.

The subject site is a regularly shaped allotment with frontage to Winbourne Road and hosts two tenancies; a brick building fronting Winbourne Road with a warehouse behind. The site has an effective width of 20 metres along Winbourne Road. The site is oriented approximately north to south and is predominantly level.

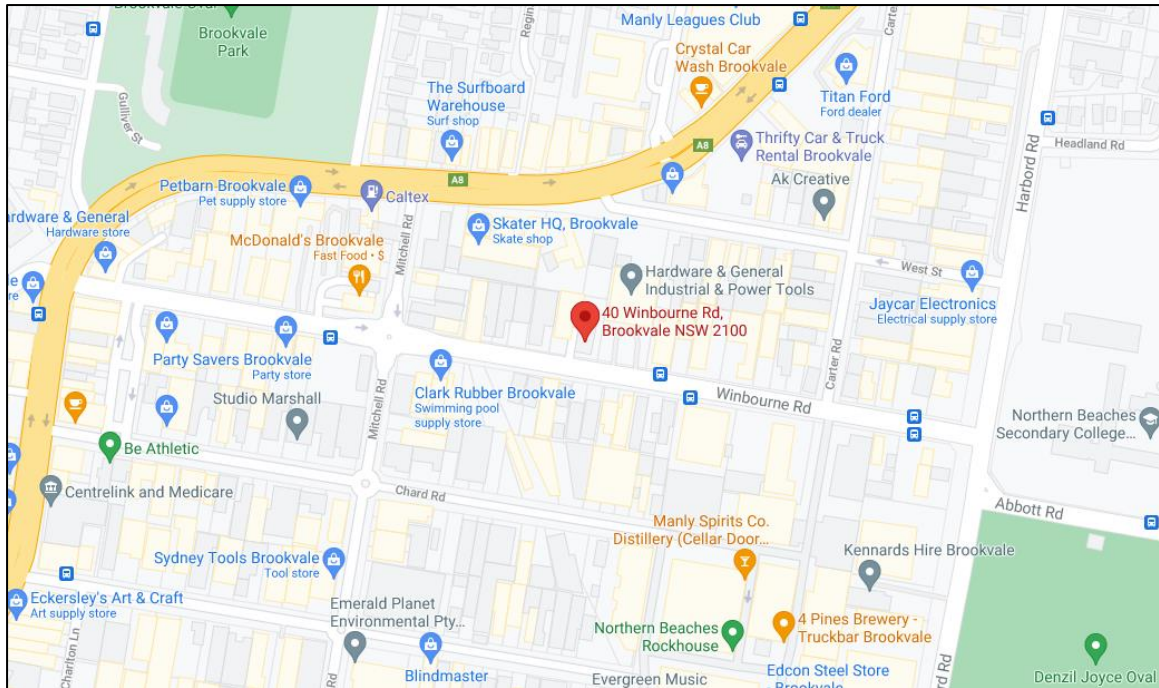


Figure 01: Map of site location (Google Maps, accessed 2021)

2.2 PRESENT & PREVIOUS USES

The subject tenancy is located behind the brick building fronting Winbourne Road. The subject tenancy is currently vacant, however was previously used as a warehouse. Pedestrian and vehicular access are both via Winbourne Road.



Figure 02: Subject Site at No. 40 Winbourne Road (Google Maps, accessed 2021)

2.3 NEIGHBOURING USES

No. 38 Winbourne Road

Neighbouring the subject site to the east is a commercial premises known as Hardware & General.



Figure 03: Neighbouring property at No. 38 Winbourne Road (Google Maps, accessed 2021)

No. 42 Winbourne Road

Neighbouring the subject site to the west is a vehicle repair station known as Surfside Motorcycle Garage and ancillary café known as Chubb's Bar and Q.

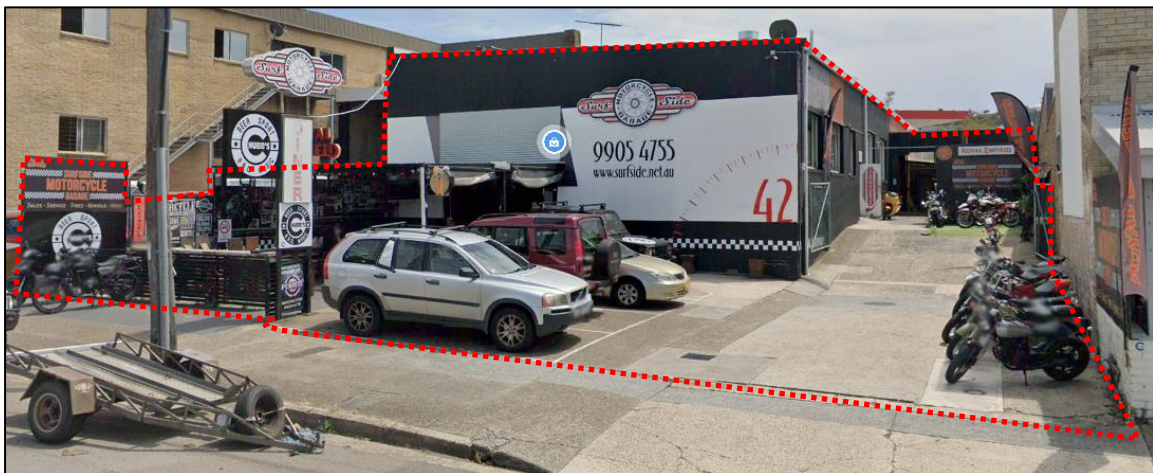


Figure 04: Neighbouring property at No. 42 Winbourne Road (Google Maps, accessed 2021)

2.4 SURROUNDING AREA

Locality

The subject site is located within an IN1 General Industrial zone under the Warringah Local Environmental Plan 2011. The site is located in Brookvale, a suburb of northern Sydney located 16km north-east of the Sydney central business district. The site is located at the eastern periphery of Brookvale surrounded by industrial, commercial, and residential areas.

The locality of Brookvale is characterised by a variety of land uses. The locality is bounded by Beacon Hill, Narraweena, Dee Why, North Curl Curl, Curl Curl, North Manly, and Allambie Heights.

Street pattern

The industrial zone in which the subject site is located is defined by a distinct grid pattern of streets with long linear blocks predominantly oriented north to south.

3.0 THE DEVELOPMENT PROPOSAL

3.1 OVERVIEW

This Development Application proposes a change of use to an indoor recreation facility for the purposes of axe throwing and corporate team building activities, known as Kiss My Axe. Associated fit-out works and signage have also been proposed in this application.

The proposed axe throwing facility will operate Monday to Saturday 9:00am to 11:00pm, Sunday 10:00am to 10:00pm, and public holidays 9:00am to 10:00pm.

The facility will host competitive leagues and private events through appointment only. The facility will not offer walk-in events.

3.2 DESCRIPTION OF WORKS

This application proposes works as depicted on the architectural drawings prepared by Archispectrum:

Ground Floor:

- Reception with secure axe storage
- 7 x axe throwing lanes (3.56 metres x 5 metres)
- Installation of timber stud wall and 2 targets per lane
- Installation of 5 metre high linkmesh fence between lanes
- 900mm viewing areas on either side of lanes
- Bin storage
- Female toilet
- Male toilet
- Accessible toilet

External:

- Construction of awning over entry
- 1 x non-illuminated flat mounted wall sign (2700mm x 1800mm)
- 1 x illuminated flat mounted wall sign (1700mm x 1100mm)
- Electronic roller door

4.0 EVALUATION PURSUANT TO PLANNING INSTRUMENTS

The application has taken into consideration relevant provisions of the Warringah Local Environmental Plan 2011 and the Warringah Development Control Plan 2011.

4.1 WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

Part 2 Permitted or prohibited development

Clause 2.1 Land use zones

Zone IN1 General industrial

1 Objectives of zone

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To enable a range of compatible community and leisure uses.
- To maintain the industrial character of the land in landscaped settings.

2 Permitted without consent

Nil

3 Permitted with consent

Boat building and repair facilities; Depots; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Light industries; Liquid fuel depots; Neighbourhood shops; Oyster aquaculture; Places of public worship; Roads; 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; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

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

Comment

The proposed change of use to an indoor recreation facility for the purposes of axe throwing with associated fit-out and signage meets the objectives of the zone and is permitted with consent.

Part 6 Additional local provisions

Clause 6.4 Development on sloping land

(1) The objectives of this clause are as follows—

(a) to avoid significant adverse impacts on development and on properties in the vicinity of development sites resulting from landslides originating either on or near sloping land,

- (b) to ensure the impacts of storm water runoff from development on or near sloping land are minimised so as to not adversely affect the stability of the subject and surrounding land,
(c) to ensure subsurface flows are not adversely affected by development so as to not impact on the stability of existing or adjoining land.
(2) This clause applies to land shown as Area A, Area B, Area C, Area D and Area E on the Landslip Risk Map.
(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—
(a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and
(b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and
(c) the development will not impact on or affect the existing subsurface flow conditions.

Comment

The subject site is classified as Area A within the Landslip Risk map, however there is no construction proposed within this application. The proposed change of use, fit-out, and signage are not considered to impact the slope or stability of the land.

4.2 WARRINGAH DEVELOPMENT CONTROL PLAN 2011

Part C Siting factors

Clause C9 Waste management

Objectives

- To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development (ESD).
- To achieve waste avoidance, source separation and recycling of household and industrial/commercial waste.
- To design and locate waste storage and collection facilities which are convenient and easily accessible; safe; hygienic; of an adequate size, and with minimal adverse impacts on residents, surrounding neighbours, and pedestrian and vehicle movements.
- To ensure waste storage and collection facilities complement waste collection and management services, offered by Council and the private service providers and support on-going control for such standards and services.
- To minimise risks to health and safety associated with handling and disposal of waste and recycled material, and ensure optimum hygiene.
- To minimise any adverse environmental impacts associated with the storage and collection of waste.
- To discourage illegal dumping.

Requirements

1. All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.

Comment

A Waste Management Plan has been prepared by Archispectrum and submitted alongside this application.

Part D Design

Clause D12 Glare and reflection

Objectives

- To ensure that development will not result in overspill or glare from artificial illumination or sun reflection.

- To maintain and improve the amenity of public and private land.
- To encourage innovative design solutions to improve the urban environment.

Requirements

1. The overspill from artificial illumination or sun reflection is to be minimised by utilising one or more of the following: Selecting an appropriate lighting height that is practical and responds to the building and its neighbours;
 - Minimising the lit area of signage;
 - Locating the light source away from adjoining properties or boundaries; and
 - Directing light spill within the site.
2. Any glare from artificial illumination is to be minimised by utilising one or more of the following:
 - Indirect lighting;
 - Controlling the level of illumination; and
 - Directing the light source away from view lines.
3. Sunlight reflectivity that may impact on surrounding properties is to be minimised by utilising one or more of the following:
 - Selecting materials for roofing, wall claddings and glazing that have less reflection eg medium to dark roof tones;
 - Orienting reflective materials away from properties that may be impacted;
 - Recessing glass into the façade;
 - Utilising shading devices;
 - Limiting the use of glazing on walls and glazed balustrades and avoiding the use of highly reflective glass; and
 - Selecting windows and openings that have a vertical emphasis and are significantly less in proportion to solid massing in walls.

Comment

The proposed illuminated signage, while only measuring 1.87m² and not within the vicinity of any residences, will only be illuminated during operating hours. The illuminated signage will also be concealed by more prominent building elements when observed from the streetscape, and will not be facing towards any adjoining properties in order to direct the light spill within the subject site.

Clause D18 Accessibility and adaptability

Objectives

- To ensure vehicular access points for parking, servicing or deliveries, and pedestrian access are designed to provide vehicular and pedestrian safety.
- To ensure convenient, comfortable and safe access for all people including older people, people with prams and strollers and people with a disability.
- To provide a reasonable proportion of residential units that should be designed to be adaptable and easily modified to promote 'ageing in place' and for people with disabilities.

Requirements

1. The design is to achieve a barrier free environment with consideration given to the design of door handles and switches, entrances and corridors. Steep, rough and slippery surfaces, steps and stairs and narrow paths should be avoided.
2. There are to be continuous, independent and barrier-free access ways incorporated into the design of buildings.
3. Pathways are to be reasonably level with minimal cross fall and sufficient width, comfortable seating and slip-resistant floor surfaces.
4. Where there is a change of level from the footpath to commercial or industrial floor levels, ramps rather than steps should be incorporated.
5. There is to be effective signage and sufficient illumination for people with a disability.
6. Tactile ground surface indicators for the orientation of people with visual impairments are to be provided in accordance with the relevant Australian Standard.
7. Access for people with a disability is to be provided at the main entrance to the development.
8. Development is to comply with Australian Standard AS1428.2.

Comment

This application proposes a replacement of the entry roller door with an electronic

roller door in order to allow access for people with a disability.

Clause D23 Signs

Objectives

- To encourage well designed and suitably located signs that allow for the identification of a land use, business or activity to which the sign relates.
- To achieve well designed and coordinated signage that uses high quality materials.
- To ensure that signs do not result in an adverse visual impact on the streetscape or the surrounding locality.
- To ensure the provision of signs does not adversely impact on the amenity of residential properties.
- To protect open space areas and heritage items or conservation areas from the adverse impacts of inappropriate signage.

Requirements

1. Signs are to be sited and designed so that they do not adversely impact on the amenity of the streetscape and the surrounding locality. In particular, signs are not to dominate or obscure other signs or result in visual clutter.
2. Signs are to be compatible with the design, scale and architectural character of the building or site on which they are to be placed.
3. Signs on heritage items or on buildings in conservation areas should not by their size, design or colour, detract from the character or significant qualities of individual buildings, the immediate context or the wider streetscape context of the area.
4. Signs are not to obscure views of vehicles, pedestrians or potentially hazardous road features or reduce the safety of all users of any public road (including pedestrians and cyclists).
5. Signs should not be capable of being confused with, or reduce the effectiveness of, traffic control devices.
6. Signs are not to emit excessive glare or cause excessive reflection.
7. Signs should not obscure or compromise important views.
8. Signs displayed on dwellings are to be attached to the ground floor façade of the dwelling, unless the land is located on a main road or the dwelling is not visible from the street, in which case the sign may be attached to a front fence.
9. For Land in the RU4 zone with frontage to both Mona Vale Road and Myoora Road: Only small, non obtrusive and non illuminated signs that identify the use of a site are to be visible from Mona Vale Road. Signs that are designed of such size, height or visual appearance so as to attract passing trade are not considered appropriate and are discouraged. All signs are to be in keeping with the colour and textures of the natural landscape.
10. No more than one sign is to be located above the awning level for business uses.
11. Tenancy boards and the like are encouraged to be in the form of consolidated signs.
12. Signs shall meet the following criteria:

Sign	Criteria
Wall sign	Shall not extend within 200mm of the top and sides of the wall. Shall not cover any window or architectural projections; Must be of a size and shape that relates to the architectural design of the building to which it is attached; Where illuminated, shall not be less than 2.7 metres above the existing natural ground level ground; and Shall not project more than 300mm from the wall.

Comment

This application proposes two flat-mounted wall signs; one illuminated and one non-illuminated.

The non-illuminated wall sign will be located on the first floor balcony, where there currently exists designated space for signage, as can be seen in Figure 02. This sign is considered necessary for business identification from the streetscape.

The illuminated wall sign will be located on the northern elevation of the subject building, above its entry. This sign is considered necessary for building identification

once patrons have arrived to the subject site, so that it can be clear which building the axe throwing facility is located within, and from where patrons may enter. As the illuminated sign will be set back approximately 46 metres from Winbourne Road, there is not considered to be any emission of excessive glare or reflection that may result in road safety issues, nor amenity issues.

Neither sign is considered to dominate the perception of the subject site from the streetscape, nor result in visual clutter. The signs are not considered to pose a distraction to road users, nor be mistaken for a traffic control device.

The two signs will not extend within 200mm of the top and sides of their walls, and will not cover any windows or architectural projections, nor will they project further than 300mm from the wall. It is not possible for the proposed illuminated sign to be located no higher than 2.7 metres above ground level, as the subject building hosts a roller door for entry to the premises measuring 3.2 metres in height. The illuminated sign has instead been located towards the centre of the top of the wall and the top of the roller door, where still visible above the proposed awning when approaching the subject building.

Part E The natural environment

Clause E10 Landslip risk

Objectives

- To ensure development is geotechnically stable.
- To ensure good engineering practice.
- To ensure there is no adverse impact on existing subsurface flow conditions.
- To ensure there is no adverse impact resulting from stormwater discharge.

Requirements

1. The applicant must demonstrate that:
 - The proposed development is justified in terms of geotechnical stability; and
 - The proposed development will be carried out in accordance with good engineering practice.
2. Development must not cause detrimental impacts because of stormwater discharge from the land.
3. Development must not cause detrimental impact on the existing subsurface flow conditions including those of other properties.
4. To address Requirements 1 to 3:
 - i) For land identified as being in Area A:








Council may decide that a preliminary assessment of site conditions is required. If Council so decides, a preliminary assessment of site conditions must be prepared, in accordance with the Checklist for Council's assessment of site conditions (see Notes) by a suitably qualified geotechnical engineer/ engineering geologist. The preliminary assessment must be submitted to Council before the granting of any development consent.

If the preliminary assessment determines that a geotechnical report is required, the same provisions apply in Area A as those that apply in Area B and Area D.

Comment

The subject site is classified as Area A within the Landslip Risk map, however there is no construction proposed within this application. The proposed change of use, fit-out, and signage are not considered to impact the slope or stability of the land.

5.0 COMPLIANCE TABLE

Planning Instrument	Clause	Complies
Warringah Local Environmental Plan 2011	Clause 2.1 Land use zones	
Warringah Local Environmental Plan 2011	Clause 6.4 Development on sloping land	
Warringah Development Control Plan 2011	Clause C9 Waste management	
Warringah Development Control Plan 2011	Clause D12 Glare and reflection	
Warringah Development Control Plan 2011	Clause D18 Accessibility and adaptability	
Warringah Development Control Plan 2011	Clause D23 Signs	
Warringah Development Control Plan 2011	Clause E10 Landslip risk	

6.0 CONCLUSION

The proposed change of use to an axe throwing facility with associated fit-out and signage at No. 40 Winbourne Road, Brookvale is consistent with the objectives and relevant provisions of Northern Beaches Council's planning instruments.

From this statement it is concluded that the proposal is compatible with the existing and desired future character of the area and will positively contribute to the community whilst not adversely impacting the amenity of any properties in the locality.

In this regard the council is requested to review the application favourably and grant the development consent.