

Northern Beaches Council

STATEMENT OF ENVIRONMENTAL EFFECTS

For The Construction Of

Electronic Scoreboard Sign

225 Abbott Road
North Curl Curl NSW 2099

For

David Sadler

AND NOTES IN SUPPORT OF
DEVELOPMENT APPLICATION

Issue A

Prepared By

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1. INTRODUCTION

1.1 Objective

This Statement of Environmental Effects has been prepared on behalf of the applicant of the subject property, David Sadler of 225 Abbott Road North Curl Curl in the state of New South Wales. The statement has been designed for Northern Beaches Council in support of the Development Application for the proposed Electronic Scoreboard Sign.

1.2 Site Information

Lot	225
DP	752038
Number	225
Street	Abbott Road
Suburb	North Curl Curl
State	New South Wales
Country	Australia

1.3 Application Information

Client	David Sadler
Contact	A J Lewis
Mob	0411 411 141

1.4 Relevant Controls

The proposed development has been designed in accordance with the following controls;

Warringah Development Control Plan 2011 (DCP - 2011)

Warringah Local Environmental Plan 2011 (LEP - 2011)

2. SITE ANALYSIS

2.1 Site Location

The subject site is located on the South Side of Abbott Road in the suburb of North Curl Curl.

2.2 Site Description

The site is flat in contour and is a sporting ground owned by Northern Beaches Council.

2.3 Existing Use

The site is currently used as a sporting ground.

2.4 Existing Areas

Not Applicable

2.5 Existing Access to Site

The site has access to a carpark entering from Abbott Road, North Curl Curl.

2.6 Existing Services to Site

The site currently has access to water, electricity, and sewer.

2.7 Existing Privacy and Overshadowing

There are currently no privacy issues with regards to the existing dwelling and neighbouring residences.

2.8 Flood Consideration

The site is not considered to be located in a flood prone area.

2.9 Bush Fire Consideration

The site is not considered to be located in a bush fire prone area.

2.10 Miscellaneous

There are no waterways or watercourses pertaining to this property.

3. DEVELOPMENT PROPOSAL

3.1 Proposed Development

The proposed development is as follows;

- Construct an LED Scoreboard sign. The sign will consist of two metal posts which will support the illuminated sign.
- The proposed sign when installed will be 3.2M wide, by 2.6M high.

3.2 Proposed Areas

Not Applicable

3.3 Proposed Use

When completed, the proposed sign will be utilised by the sporting teams that currently use this field. At the completion of each sporting event, the sign will be turned off.

4. DEVELOPMENT ANALYSIS

4.1 Compliance

Warringah Local Environmental Plan - LEP 2011

The subject site is zoned RE1 Public Recreation.

Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To protect, manage and restore public land that is of ecological, scientific, cultural or aesthetic value.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

Permitted without consent

Environmental facilities; Environmental protection works; Roads

Permitted with consent

Aquaculture; Boat building and repair facilities; Boat sheds; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Emergency services facilities; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Water recreation structures

Prohibited

Any development not specified in item 2 or 3

The existing and proposed use of the subject site will not change and therefore complies with the objectives of the RE1 Public Recreation.

Warringah Development Control Plan - DCP 2011

The critical development controls outlined in the Warringah DCP – 2011 are as follows;

Part D – Design – D12**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

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.

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.

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.

The proposed signage will comply with the above objectives and meet the criteria of the DCP requirements.

It is noted that the proposed sign will be not visible from surrounding properties and will be turned off at the completion of any sporting event. The signage when installed will face south where there are a line of trees that will prevent surrounding properties from viewing the sign when in use.

Part D – Signs – D23

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

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.

Signs are to be compatible with the design, scale and architectural character of the building or site on which they are to be placed.

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.

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).

Signs should not be capable of being confused with, or reduce the effectiveness of, traffic control devices.

Signs are not to emit excessive glare or cause excessive reflection.

Signs should not obscure or compromise important views.

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.

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:

The proposed signage will comply with the above objectives and meet the criteria of the DCP requirements.

The proposed sign will be used to facilitate local sporting events and is to be constructed of quality materials including powder coated metal frame with a modern LED signage box.

It is noted that the proposed sign will be not visible from surrounding properties and will be turned off at the completion of any sporting event. The signage when installed will face south where there are a line of trees that will prevent surrounding properties from viewing the sign when in use.

4.2 Proposed Access to Site

The proposed access to the subject site will remain unchanged.

4.3 Proposed Privacy and Overshadowing

There will be no shadowing or privacy issues to the existing or surrounding properties as a result of this development.

4.4 Utilities Services and Waste

Water, electricity, and sewer are currently connected to the site and will remain unchanged.

4.5 Drainage and Stormwater

There will be no additional area as a result of this development.

4.6 Cut and Fill

There will be a minor amount of cut and fill required for the two support posts. All fill material will be removed from site by the applicant.

4.7 Erosion and Sediment Control

Erosion and sediment control measures will be used in accordance with Northern Beaches Council guidelines.

On completion of the construction all areas of the site that have been disturbed by the construction of the new alterations and additions will be turfed, graded and drained appropriately which will prevent further soil erosion and sedimentation of the site.

4.8 Energy Efficiency

Energy efficiency is not applicable to this development as the proposed sign will only be used for very short periods of any given week during local sporting events.

4.9 Other Environmental Impact

It is not considered that this development will have any impact on air quality, water quality, soil and ground contamination, ambient noise levels, flora and fauna habitat, public health and safety, local economy, local or community or visual landscape.

5. CONCLUSION**CHARACTER STATEMENT**

It should be noted that the size, design and standard of finish of the proposed sign is typical of both new and existing illuminated signs in this area. Careful consideration has been given during the design and documentation of this development with respect to Northern Beaches Council requirements.

Through the analysis shown in this statement it is recommended that Northern Beaches Council grant development consent in respect of the proposed scoreboard sign at number 225 Abbott Road in the suburb of North Curl Curl.