



ON BEHALF OF
AUSTRALIAN MOTOR GROUP PTY LTD

LOCATION
LOT 4, DP 835792
61 DARLEY STREET,
MONA VALE, NSW 2103

SUBMISSION DATE
May 2023



The
WILLIAMS
RIVER STEEL
GROUP OF COMPANIES
There is a Difference

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ADDRESS OF LAND TO BE DEVELOPED: LOT 4, DP 835792
61 DARLEY STREET, MONA VALE, NSW 2103

SITE AREA: 1032m²

LOCAL AUTHORITY: Northern Beaches Council – Pittwater

STATUS: D.A Submission

ZONING: Zone E4 -General Industrial

REVISION: 0



Zoning Map – LOT 4, DP 835792 61 DARLEY STREET, MONA VALE, NSW 2103

INTRODUCTION

This Statement of Environmental Effects has been prepared by Williams River Steel to support the application for the proposed new Toyota showroom, and address relevant planning matters contained within Northern Beaches council's Pittwater LEP 2014 and Pittwater 21 DCP identifying any potential impacts and mitigation matters.

It is the intention of Williams River Steel, with the assistance of the council, to obtain approval and complete construction in the second half of 2023, to enable the company to expand while maintaining the corporate image and create jobs within the community.

The proposal is defined as a "Vehicle Sales or Hire Premises" by the Pittwater LEP, a vehicle sales or hire premises is defined as a type of retail premises, which in turn is defined as a Commercial premises therefore we have prepared the design & application based on Clause C2 Business Development form Pittwater DCP.

PROPOSED PROJECT WORKS

The proposed works include the demolition of the existing structures & pavements along with the construction of a new three level Toyota showroom including underground basement parking.

The lower basement level will consist of parking for 18 vehicles, 3 motor cycles & 4 bicycles along with a dedicated waste storage area, lift foyer & access to a vehicle / goods lift to service the upper floors.

At ground floor will be a vehicle showroom for no less than 8 vehicles with ancillary sales offices, Reception, café facilities for customer use, amenities & a dedicated new vehicle delivery bay for customers to receive new vehicles & leave the showroom environment.

The First will house vehicle showroom for 14 x vehicles, a boardroom, staff lunch room, storage area, 3 x sales offices & amenities. Vehicle access to the upper floor will be via a vehicle / goods lift.

The proposal will comply and maintain compliance with council planning and regulations and the NCC 2019. Relevant authority approvals are to be obtained before construction commences.

PREVIOUS AND CURRENT USES

The site has previously been & is currently used as a used car sales yard with a small office in the rear corner of the site.

EXISTING STRUCTURES

The site currently contains one (1) small building/structure, currently being used as the sales office. The existing building is to be demolished as part of the application.



Photo 1 – Street View of Existing Site from corner of Darley street & Barrenjoey Rd



Photo 2 – Street View of Existing Site from Darley street.

SITE ANALYSIS

The property is located on the corner of Barrenjoey Road and Darley Street, with the land use of the surrounding area of predominately similar developments that are consistent with a zoning IN2 – Light Industry. The site has significant fall from the South boundary to the North boundary.

The site as it stands consists of mainly hardstand concrete area currently being used for the storage and sale of motor vehicles. An existing double storey building is currently situated to the western corner of the site and is currently being used as the sales office.

External areas of the site are predominately covered with concrete & bitumen pavement, with areas of landscaping to the front and side boundaries off both Barrenjoey Road and Darley Street.

All deliveries and customer parking can be accessed via Darley street, with pedestrian access points located at the intersection of both streets & along the Darley street frontage.

The site is located within a high trafficable area due to the property facing Barrenjoey Road.

All services are provided as required to the site with access to water and power and sewer infrastructure.



Locality Map – Lot 4 DP 835792 61 Darley Street, Mona Vale

DESIGN BRIEF

The intention of the owner is to construct a modern & hi tech state of the art showroom, in an already recognized & established site within the Mona vale area.

The showroom is required to house min 8 new vehicles on the ground level & min 12 used vehicles on the upper floor with dedicated customer parking onsite.

The site has restrictions on the title which dictate the vehicle access is to be off Darley street had on the side boundary.

The design of the proposed building is largely governed by Toyota's global corporate image requirements whilst maintaining general compliance with Council statutory planning & development control requirements. Full NCC compliance and relevant authority approvals are to be obtained before construction commences.

The owner is intent on creating a building that will provide compliance with current energy efficiency ratings and disabled access requirements.

BUSINESS OPERATING HOURS

The proposed development will not impact on current business operating hours, with these hours to continue as normal once the development has been completed. Current operating hours are below.

DAY	RETAIL OPERATING HOURS
Monday	8.00am – 5.30pm
Tuesday	8.00am – 5.30pm
Wednesday	8.00am – 5.30pm
Thursday	8.00am – 5.30pm
Friday	8.00am – 5.30pm
Saturday	8.00am – 5.30pm
Sunday	10.00am – 5.00pm

STAFFING REQUIREMENTS

The site will be staffed by up to 14 staff at different times with a core staff number of 6 at any one time.

STATUTORY PLANNING CONTROLES

State Environmental Planning Policy (Industry And Employment) 2021

The proposal is not located in western Sydney nor is signage proposed therefore State Environmental Planning Policy (Industry and Employment) 2021 does not apply to this development.

SEPP (Biodiversity and Conservation) 2021

The proposal is not mapped as being within a biodiversity area therefore State Environmental Planning Policy (Biodiversity and Conservation) 2021 does not apply to this development.

SEPP (Building Sustainability Index: BASIX) 2004

The proposal is for a commercial building therefore SEPP (Building Sustainability Index: BASIX) 2004 does not apply.

SEPP (Exempt and Complying Development Codes) 2008

The proposal is for a development application under the local government act therefore SEPP (Exempt and Complying Development Codes) 2008 does not apply.

SEPP (Housing) 2021

The proposal is for a commercial building therefore SEPP (Building Sustainability Index: BASIX) 2004 does not apply.

SEPP (Primary Production) 2021

The proposal is for a commercial building therefore SEPP (Building Sustainability Index: BASIX) 2004 does not apply.

SEPP (Resilience and Hazards) 2021

The proposal is not mapped as being within a coastal zone therefore State Environmental Planning Policy (Resilience and Hazards) 2021 does not apply to this development.

SEPP (Transport and Infrastructure) 2021

The proposal is for a commercial building on private plans which does not affect any public infrastructure or major transport infrastructure therefore SEPP (Building Sustainability Index: BASIX) 2004 does not apply.

SEPP No 65—Design Quality of Residential Apartment Development

The proposal is for a commercial building therefore SEPP (Transport and Infrastructure) 2021 does not apply.

Northern Beaches Council (Pittwater) Local Environmental Plan 2014

PERMISSIBILITY & ZONING

As outlined in Northern Beaches Council (Pittwater) Local Environmental Plan 2014 and Northern Beaches Council Interactive planning website. Lot 4, D.P.835792 - No.62 Darley street, Mona Vale, is zoned IN2 – Light Industrial .

The provisions of the Northern Beaches (Pittwater) Council Local Environmental Plan 2014 for land zoned Zone E4 -General Industrial are:

Zone E4 -General Industrial

1 Objectives of zone

- *To provide a range of industrial, warehouse, logistics and related land uses.*

- *To ensure the efficient and viable use of land for industrial uses.*
- *To minimise any adverse effect of industry on other land uses.*
- *To encourage employment opportunities.*
- *To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.*
- *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.*

2 Permitted without consent

Nil

3 Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Car parks; Crematoria; Depots; Environmental protection works; Flood mitigation works; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Horticulture; Industrial retail outlets; Industrial training facilities; Landscaping material supplies; Light industries; Local distribution premises; Mortuaries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Resource recovery facilities; Roads; Self-storage units; Service stations; Sex services premises; Signage; Take away food and drink premises; Tank-based aquaculture; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres; Water supply systems; Wholesale supplies

4 Prohibited

Any development not specified in item 2 or 3

Vehicle sales or hire premises are permissible within the zone.

FLOOR SPACE RATIO

As outlined in Northern Beaches (Pittwater) Council local Environmental Plan 2014, the maximum floor space ratio for the site mapped as 1:1.

The gross floor area of the building has been calculated using the GFA definition as outlined in the Northern Beaches Council (Pittwater) Local Environmental Plan 2014 as outlined below:-

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—

- (a) the area of a mezzanine, and*
 - (b) habitable rooms in a basement or an attic, and*
 - (c) any shop, auditorium, cinema, and the like, in a basement or attic,*
- but excludes—*
- (d) any area for common vertical circulation, such as lifts and stairs, and*
 - (e) any basement—*
 - (i) storage, and*
 - (ii) vehicular access, loading areas, garbage and services, and*
 - (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and*
 - (g) car parking to meet any requirements of the consent authority (including access to that car parking), and*
 - (h) any space used for the loading or unloading of goods (including access to it), and*
 - (i) terraces and balconies with outer walls less than 1.4 metres high, and*
 - (j) voids above a floor at the level of a storey or storey above.*

The building has a GFA as follows

Basement level –	0sqm
Ground floor -	469sqm
Upper floor -	536sqm
Total -	1005sqm

Site FSR	1005/1032
	= 0.97.1

MAX BUILDING HEIGHT

As outlined in Northern Beaches (Pittwater) Council local Environmental Plan 2014 – Height of Buildings Map – Sheet HOB_018 the proposed development site requires a specific Building Height Limit of not more than 8.5M high. The showroom has a proposed parapet height of 8.3m from the existing ground level in the north corner of the site.

Above the parapet level an architectural roof feature has been adopted in line with Toyota Australia corporate guidelines which extends to a maximum 8.8m above natural ground level at the highest point, we note that the Pittwater LEP does not adopt clause 5.6 Architectural roof features the draft northern beaches LEP is in the planning stage & will likely adopt clause 5.6 to align with the standard instrument.

The existing site has a fall of 3.88m from South to North over a distance of 33.9m which creates a fall in the natural land of 11.4%

With the above considered & the minor deviation from the current LEP height limit we request council accept the minor non compliance in the height limit.

A Clause 4.6 Variation Statement accompanies this application.

HERITAGE

As outlined in Northern Beaches (Pittwater) Council local Environmental Plan 2014 – Heritage Map – Sheet HER_018 the proposed development site has not been identified as having heritage, archaeological or conservation significance.

FLOODING & DRAINAGE

In accordance with Northern Beaches Council Local Environmental Plan 2014 the proposed development site has been identified as being located well outside of any flood planning area.

All drainage and storm water will be in accordance with all relevant Australian standards and Northern Beaches– Pittwater Council regulations.

Detailed stormwater design has been prepared by Marline Engineers & the plans accompany this application.

Pittwater Development Control Plan 21

SITE SETBACKS

The proposed setbacks comply with Northern Beaches (Pittwater) Council's DCP 2021 and the requirements of the NCC.

LANDSCAPED DESIGN

A detailed landscape design & Landscape design report has been prepared by Daracon Landscaping which accompanies this application.

MINE SUBSIDENCE

The development is not affected by mine subsidence and is not within a mine subsidence district.

ACID SULPHATE SOIL MANAGEMENT

As outlined in Northern Beaches (Pittwater) Council local Environmental Plan 2014 – Acid Sulphate Soils Map – Sheet ASS_018 the development is not affected by Acid Sulphate Soils.

PRIVACY/VIEW OVERSHADOWING

The proposed development will have a negligible impact on overshadowing. The site is zoned IN2 Light Industrial & is bounded by similar industrial & commercial uses.

Shadow diagrams have been generated & accompany this DA submission.

SIGNAGE

No signages is proposed as part of this application, all fascia signage & any pylon signs will be subject to a separate application by Toyotas corporate signage contractors.

TRAFFIC MOVEMENTS & PARKING

Proposed directional signage guides customers to the underground basement car parking area.

Due to the site being in a high trafficable area a detailed traffic report has been prepared by Varga Traffic Planning Pty Ltd for the purposes of a DA and submitted by Williams River Steel as part of this application.

As outlined in Northern Beaches (Pittwater) Council's DCP 2021 – 11 carparks are required onsite.

Additional carparks have been included to comply with the minimum car parking provision of 18 spaces as detailed on the plans by Williams River Steel submitted as part of this DA application.

LOADING FACILITIES

All loading and unloading facilities will remain off site at local parent site in Brookvale Toyota where vehicle carriers will deliver new vehicles & then be driven to the site.

Provision has been made for domestic vehicle access to the basement parking area only, waste collection will be via private contractor in utility & or van operations.

AMENITIES

Amenities provided in the proposed development adequately cover the maximized staffing requirements for the site. Access provisions for disabled and ambulant toilets have been designed in accordance with the NCC & Australian Standard 1428.1.

BUILDING MATERIALS

The proposed development will be constructed using modern building products and techniques. A structural steel frame will provide support for a mixture of precast concrete panel walls and metal cladding. All material construction will meet section J standards where required.

The colour scheme adopted will be those consistent with the Toyota branding. All materials and construction techniques used will meet relevant Australian Standards and Building codes. Please refer to the attached Architectural drawings prepared by Williams River Steel for more details.

ENERGY REQUIREMENTS

The proposed development will meet the requirements of Section J as outlined in the NCC. A detailed Section J report prepared by a qualified consultant will be submitted with any future Construction Certificate.

FENCING

The proposed development will involve front fencing / balustrading to prevent pedestrians falling off the retaining wall, this will be of high quality glass balustrading to maintain visibility to the showroom.

FLORA AND FAUNA ISSUES

There are no known Flora or Fauna issues associated with this site. The construction of the proposed development will require the removal of several trees, and replaced with revitalised landscaping with selected plants native to the local area

A detailed landscape design has been prepared by Dracon Landscapes and is submitted as part of this application.

WASTE DISPOSAL

All general waste and recycling generated on site during business operations will be collected in designated bins stored within the basement parking area, and collected by licensed waste removal contractors in domestic utility or van type vehicles.

A detailed waste management plans has been prepared & accompanies this application.

SERVICES

The site currently has Electricity and Water infrastructure available to the property with all services to be supplied as required for the new development.

Detailed hydraulic design has been prepared by Marline Engineers which accompanies this application.

ACCESSIBILITY

The proposed new facility will ensure access to the building is complaint with all relevant legislation and criteria including the National Construction Code (NCC), The Disability Discrimination Act, Access to Premises Standard and AS1428 (2009).

The Accessible carpark will be in accordance with the requirements of AS2890.6-2009 Offstreet Parking for people with disabilities.

A disabled access report has been prepared by Accessed Pty Ltd & accompanies this application.

SOCIO – ECONOMIC IMPACTS

The proposed showroom will only seek to provide for positive social and economic impacts to the area and local community by;

- The proposal will result in economic benefits associated with construction works.
- Specific safety and security measures will be incorporated into the operation procedures of the premises to ensure a safe and secure environment for staff and customers: and
- The proposal will seek to enhance the visual character of the overall area by providing a modern design and adopting materials that complement the surrounding environment.

While the proposed facility will increase in floor area, the buildings function as a car yard dealing in the sales of motor vehicles will be consistent with what was previously approved.

SAFETY AND SECURITY

The proposed development has been designed with the principles of Crime Prevention through Environmental Design (CPTED) in mind and has been considered as part of this application. Specific measures as described under the CPTED used to ensure the safety and security of the site include:

- Access Control – clear access points, appropriate signage
- Surveillance – good visibility appropriate lighting of external areas.
- Territorial Reinforcement – clear delineation between public and service areas, and
- Activity and space management – maintenance of car parking and landscaped areas.

CONSTRUCTION PROCESS

SITE AMENITIES

Site amenities will be provided for all workers on site. Temporary portable amenities will be provided by Williams River Steel for the duration of the project.

DEMOLITION

Demolition are proposed as part of this development application. All demolition work will meet AS2601-2001. Waste created from demolition is to be stored in designated building bins located onsite, and removed once bins are at full capacity.

WASTE

During the construction process minimal waste will be created with general construction waste stored in designated builders bins located on site. These bins will be maintained and serviced by a contracted waste removalist for the duration of the project. Frames and panels are manufactured off site with sheeting ordered and cut to required lengths to minimise waste. All un-used items and products left at the end of the project will be returned to WRS Head office and re-entered into stock for the next project.

AIR QUALITY DURING CONSTRUCTION

Minimal impact on air quality will be experienced with the project's construction. Earthworks to prepare the site will be done in accordance with relevant Australian standards to ensure minimal impact on air quality. All other facets of the construction process will have little to no effect on air quality.

NOISE

The impact of construction noise will be minimized by quality management procedures implemented by the contracted builders. There is no reason why noise produced on site will cause nuisance exceeding normal construction expectations.

EROSION & SEDIMENT CONTROL

During the construction process, disturbance to the ground surface will occur, however sediment and pollution control devices will be utilized throughout construction. Soils sands and other materials will be specifically stored to ensure that in the event of rain, all materials are retained on the site. Full details of erosion and sediment controls can be seen on the Architectural drawings prepared by Williams River Steel.

SAFETY ON SITE DURING CONSTRUCTION

Williams River Steel is committed to ensuring the health and safety of all workers and establishing systems to ensure the continual improvement of health and safety performance within the organisation. As part of that commitment, we have developed and operate a safety management system certified by SAI Global that complies to AS:4801 (Occupational Health & Safety Systems).

Full work method statements and job safety analysis reports in accordance with work cover requirements are available on site for inspection during the construction period.

FLAMMABLE AND CHEMICAL MATERIALS

During construction there will be small quantities of machine oils, paints etc. carried to the site. All hazardous materials used during the construction process will be stored in accordance with Workcover regulations and specified safety measures.

CONCLUSION

We see only a positive outcome from this proposal.

As outlined in this report the proposed development is compliant in both the LEP & DCP of Northern Beaches Council - Pittwater

The proposed development has been carefully considered to service both the customer's specific requirements, Northern Beaches Council - Pittwater codes & regulations and Toyota's brand identity. Aesthetically it will be a far more attractive address to local streetscape than the existing out dated dealership. The proposed development will also provide additional job opportunities for the local community.

We trust that Northern Beaches Council - Pittwater agrees on the benefits of the proposed development, and our client is hopeful it will be supported. We look forward to your favourable decision.