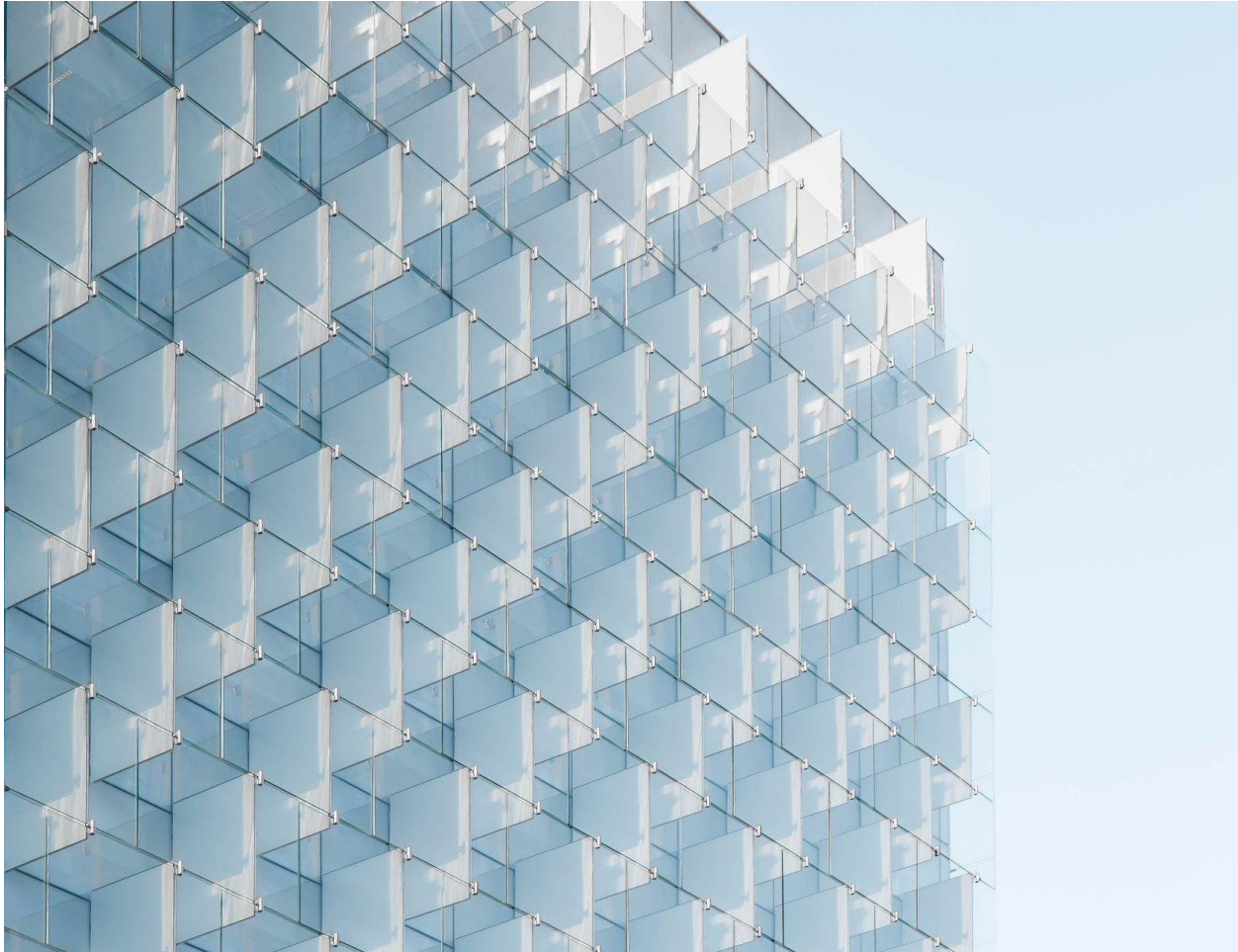


# WILLOWTREE PLANNING



22 February 2024

Ref: WTJ23-303  
Contact: Andrew Cowan



## STATEMENT OF ENVIRONMENTAL EFFECTS:

### CONSTRUCTION AND USE OF A RESEARCH LABORATORY, RELOCATED DEMOUNTABLE BUILDING AND NEW CONCRETE SLAB

75-79 Old Pittwater Road, Brookvale  
Lot 2 DP 600059 and Lot A DP 166808

—  
Prepared by Willowtree Planning Pty Ltd  
on behalf of Harrison SPARC

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## STATEMENT OF ENVIRONMENTAL EFFECTS

Construction and Use of a Research Laboratory, Relocated Demountable Building and New Concrete Slab  
75-79 Old Pittwater Road, Brookvale

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In the spirit of reconciliation and recognition, Willowtree Planning acknowledges the Traditional Owners of this Country throughout Australia and their continuing and ongoing connections to land, waters and community. We show our respect to Elders - past and present. We acknowledge that we stand on this Country which was and always will be recognised as Aboriginal Land. We acknowledge the Traditional Owners of the Lands in this Local Government Area, belonging to the local Aboriginal People, where this proposal is located upon.

DOCUMENT CONTROL TABLE			
Document Reference:	WTJ23-303		
Contact	Andrew Cowan		
Version and Date	Prepared by	Checked by	Approved by
Version No. 1 - 20/2/2024	Andrew Cowan Director	Jamie Bryant Associate	Andrew Cowan Director
			
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## STATEMENT OF ENVIRONMENTAL EFFECTS

Construction and Use of a Research Laboratory, Relocated Demountable Building and New Concrete Slab  
75-79 Old Pittwater Road, Brookvale

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1	Survey	Bee & Lethbridge
2	Architectural Plans	Watch This Space Design Pty Ltd
3	Cost Summary Report	Russell Urquhart
4	Civil Engineering Report	Costin Roe Consulting Pty Ltd
5	Traffic and Parking Assessment Report	Varga Traffic Planning Pty Ltd
6	Dangerous Goods Report	Riskcon Engineering
7	Waste Management	Harrison Investments
8	Assessment against Warringah DCP	Willowtree Planning



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## STATEMENT OF ENVIRONMENTAL EFFECTS

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## PART A SUMMARY

### 1.1 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared by Willowtree Planning Pty Ltd (Willowtree Planning) on behalf of Harrison SPARC Pty Ltd (the Applicant). Harrison SPARC Pty Ltd is a member of the Harrison Group Pty Ltd which also comprises Harrison Manufacturing Company Pty Ltd; A S Harrison & Co. Pty Ltd; and Harrison Investments Pty Ltd (the landowner of the subject site). The SEE is submitted to Northern Beaches Council (Council) in support of a Development Application (DA) at 75-79 Old Pittwater Road, Brookvale (subject site), which captures the following land parcels:

- Lot 2 DP 600059
- Lot A DP 166808

This DA seeks development consent for the construction and use of a research laboratory, relocated demountable building and new concrete slab at the subject site, including other necessary works, as described in **PART C** of this SEE.

The subject site is zoned E4 General Industrial, pursuant to the *Warringah Local Environmental Plan 2011* (WLEP2011), which is intended to:

- 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 provide areas for land uses that need to be separated from other zones.
- To provide healthy, attractive, functional and safe light industrial areas.

The proposal seeks to provide a new research laboratory, relocated demountable and new concrete slab, which is either ancillary to the existing use and/or permitted within the E4 General Industrial zone and aligns with the zone objectives.

This SEE has been prepared pursuant to Section 4.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and Part 3 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation). Assessment against the relevant matters for consideration under Section 4.15(1) of the EP&A Act has also been carried out under **PART D** of this SEE.

This SEE describes the subject site and proposed development, provides relevant background information and responds to the proposed development in terms of the relevant matters set out in relevant legislation, environmental planning instruments and planning policies.

The structure of the SEE is as follows:

- **PART A SUMMARY**
- **PART B SITE ANALYSIS**
- **PART C PROPOSED DEVELOPMENT**



## STATEMENT OF ENVIRONMENTAL EFFECTS

Construction and Use of a Research Laboratory, Relocated Demountable Building and New Concrete Slab  
75-79 Old Pittwater Road, Brookvale

- **PART D LEGISLATIVE AND POLICY FRAMEWORK**
- **PART E ENVIRONMENTAL ASSESSMENT**
- **PART F CONCLUSION**

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

### 1.2 PRE-LODGEMENT CONSULTATION

A pre-lodgement meeting was held with Northern Beaches Council on 17 October 2023 with Julie Edwards (Planner), Lachlan Rose (Student Planner) and Valerie Tulk (Acting Team Leader, Floodplain Planning & Response). **TABLE 1** below outlines the notes provided by Council and commentary against each matter.

<b>TABLE 1. PRE-LODGEMENT NOTES</b>	
<b>Council Comments</b>	<b>Applicant Response</b>
<p><b>Flooding</b></p> <p>A Flood Management Report prepared by a suitably qualified engineer should be submitted with the DA. The Flood Management Report should demonstrate compliance with all requirements in Part E11 of the WDCP and Clause 5.21 of the WLEP. Please see the Flood Engineering comments under Specialist Advice for full details.</p>	<p>Please see the Flood Management Report at <b>Appendix 4</b>.</p>
<p><b>Approved Use</b></p> <p>The Statement of Environmental Effects (SEE) will need to detail the history of the site, detailing past approvals for the use and structures.</p>	<p>See the Development History provided at 2.3.</p>
<p><b>Traffic Engineer</b></p> <p>The prelodgement proposal is for relocation of a demountable building on the site plus construction of a new industrial building (GFA 74.43m<sup>2</sup>) and concreting of 520m<sup>2</sup> of the site.</p> <p>The proposed works will have a minor level of impact in terms of traffic generation that is unlikely to result in any appreciable change to traffic conditions in the surrounding area.</p> <p>In terms of parking the prelodgement information has suggested that the new lab building will require parking at a rate of 1.3 spaces for every 100m<sup>2</sup> i.e the rates for industrial/warehouse premises. It is noted that the lab appears to be a place of work for at least 6 persons and as such the parking requirements would be more appropriately assessed as an office or premises use i.e 1 space per 40m<sup>2</sup>. Never-the-less the parking requirement is low. Aerial photo imagery suggests that the new lab building will be sited on land that is currently used for parking. The DA should outline what approved parking is lost as a result of the work and any new or relocated parking that will be provided to offset the loss or to otherwise demonstrate that the parking requirements of the uses on the site are met or exceeded.</p>	<p>Please see the Traffic and Parking Assessment Report at <b>Appendix 5</b>.</p>





## STATEMENT OF ENVIRONMENTAL EFFECTS

Construction and Use of a Research Laboratory, Relocated Demountable Building and New Concrete Slab  
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<p>On site loading areas and provisions for delivery truck turning should also be outlined to confirm that the proposed works are not going to impact upon the ability of delivery vehicles to enter and exit the site in a forwards direction.</p> <p>The development application should also include details of proposed bicycle parking facilities to support the development on the site (in compliance with WDCP requirements) to encourage travel by alternate travel modes.</p>	
<p><b>Development Engineering</b></p> <ul style="list-style-type: none"><li>• The site is flood affected and hence the provision of OSD is not required.</li><li>• The method of stormwater disposal is to be in accordance with Council's Water Management for Development Policy. The policy is available in Council's web page. <a href="https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/policies-register/water-management/water-management-development-policy/water-management-development-policy-aug2020.pdf">https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/policies-register/water-management/water-management-development-policy/water-management-development-policy-aug2020.pdf</a>.</li></ul> <p>• Please refer to flood team for applicable flood controls.</p>	<p>Please see the Flood Management Report at <b>Appendix 4</b>.</p>
<p><b>Flood Engineering</b></p> <p>The following flood data comes from the Manly Lagoon Flood Study (2013). The site to which these data apply is as shown on the Proposed Site Plan, Drawing DA-03.</p> <p>Flood Level Data</p> <ul style="list-style-type: none"><li>• 1% AEP flood level: 13.0m AHD</li><li>• Flood Planning Level (FPL): 13.5m AHD</li><li>• Probable Maximum Flood (PMF) level: 14.66m AHD</li><li>• Flood Risk Precinct: Medium</li><li>• Flood Life Hazard Category: H5</li><li>• Hydraulic Category: Flood Fringe</li></ul> <p>Two buildings are proposed along the western part of the site. The proposed FFL of the laboratory is 14.0m AHD and the proposed FFL of the relocated demountable is 14.41m AHD.</p> <p>A Flood Management Report prepared by a suitably qualified engineer should be submitted with the DA. The Flood Management Report should demonstrate compliance with all requirements in Part E11 of the WDCP and Clause 5.21 of the WLEP. In particular, please note the following controls:</p> <ul style="list-style-type: none"><li>• A2 - The site for the two buildings is partially affected by the 1% AEP event. The hydraulic category is Flood Fringe rather than Flood Storage, so even if the buildings were enclosed underneath,</li></ul>	<p>Please see the Flood Management Report at <b>Appendix 4</b>.</p>



## STATEMENT OF ENVIRONMENTAL EFFECTS

Construction and Use of a Research Laboratory, Relocated Demountable Building and New Concrete Slab  
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it is not considered that there would be a loss of flood storage or associated adverse impacts.

- B2 - As per Control E1, shelter-in-place refuge is required so the development must be designed and constructed to ensure structural integrity up to the PMF level, taking into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion. Structural certification from a suitably qualified engineer will be required prior to issue of the construction certificate.

- B3 - Electrical equipment, points, wiring, fuel lines or any other service pipes and connections must be waterproofed and/or located above the FPL.

- C1 - Internal floor levels need to be at or above the FPL. However please note that as per Control E1, at least some of the internal floor needs to be at or above the PMF level.

- E1 - With a Flood Life Hazard Category of H5, the Flood Management Report should include a flood emergency assessment. Flood-free evacuation above the PMF is not available, so shelter-in-place refuge is required within each building. The floor level of the refuge should be at or above the PMF level, with an area large enough for at least 1m<sup>2</sup> per person. It should be intrinsically accessible to all people on the site, plainly evident, and self-directing, and must contain as a minimum: sufficient clean water for all occupants; portable radio with spare batteries; torch with spare batteries; and a first aid kit

- G1 - Any hazardous or potentially polluting materials (including chemicals) are not to be stored below the FPL unless adequately protected from floodwaters.

Guidelines for development on flood prone land and how to prepare a Flood Management Report are available on Council's website.

The current design is not supported as appropriate shelter-in-place refuge is not available in each building.

### Environmental Health

Harrison Manufacturing will need to engage a suitably qualified consultant to assess the quality of the air and odour emissions from the new laboratory operations. The consultant will need to assess any potential air pollution and odour issues that may arise from the additional laboratory onsite and identify any effective mitigation measures.

The assessment needs to provide information on the quality of the air being emitted and what potential impacts it may have on the air quality. Effective mitigation measures are to be provided within the report and submitted to Council with the Development Application.

Please see the Hazardous Good Report at **Appendix 6**.



## STATEMENT OF ENVIRONMENTAL EFFECTS

Construction and Use of a Research Laboratory, Relocated Demountable Building and New Concrete Slab  
75-79 Old Pittwater Road, Brookvale

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### Concluding Comments

The current proposal is not supported as it does not comply with shelter in place provisions. However, the application can be supported if the proposal is amended to comply with the recommendations of the Flood Management Report and the requirements of the WDCP and WLEP. The DA should outline what approved parking is lost as a result of the work and any new or relocated parking that will be provided to offset the loss or to otherwise demonstrate that the parking requirements of the uses on the site are met or exceeded. The SEE will also need to demonstrate that the site has approval for its existing 'Use' and structures.

The proposal was amended following the pre-lodgement meeting to ensure the development complies with Council's flooding requirements (see Flood Management Report at **Appendix 4**).

As outlined in the Traffic and Parking Assessment Report at **Appendix 5**, no formal parking is lost as a result of the proposal. No change is proposed to existing carparking which satisfies existing demand as well as new demand generated by the proposed development

The history of approvals on the subject site is provided at 2.3.

### 1.3 REQUIREMENTS FOR INTEGRATED DEVELOPMENT

The proposal is determined to be integrated development as follows:

- In accordance with S4.46 of the *Environmental Planning and Assessment Act 1979*, as works are proposed within 40m of Brookvale Creek, an integrated referral is required for a controlled activity approval in accordance with Section 91 of the *Water Management Act 2000*.



## STATEMENT OF ENVIRONMENTAL EFFECTS

Construction and Use of a Research Laboratory, Relocated Demountable Building and New Concrete Slab  
75-79 Old Pittwater Road, Brookvale

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## PART B SITE ANALYSIS

### 2.1 SITE LOCATION AND CHARACTERISTICS

The subject site is identified as 75-79 Old Pittwater Road, Brookvale, containing the following land holdings:

TABLE 2. SITE IDENTIFICATION		
Site Address	Legal Description(s)	Land Area (approx.)
75 Old Pittwater Road, Brookvale	Lot 2 DP 600059	2.435 Ha
79 Old Pittwater Road, Brookvale	Lot A DP 166808	0.153 Ha

The subject site is an irregular shaped lot with a total area of 2.588 Ha and has a frontage of 80.825m to Old Pittwater Road on its northern boundary. Brookvale Creek adjoins the site on its eastern boundary, with part of the creek meandering across the eastern portion of the site. The southern site boundary adjoins Warringah Mall, a daycare centre and an indoor recreation facility. The western boundary adjoins existing industrial and commercial buildings.

The subject site is occupied by a large manufacturing facility associated with the production of high-performance grease, oils, specialty additives and services (including research and development). Existing buildings on the subject site include a two storey brick administration building fronting Old Pittwater Road at the front of the subject site. An existing brick cottage, demountable laboratory and associated amenity buildings are located towards the centre of the site. Two metal warehouse buildings and a large factory of brick construction with a F/C roof is located towards the rear of the site. Two existing amenities buildings are located in the south east corner of the subject site.

The subject site includes extensive at grade gravel areas interspersed with concrete and bitumen pathways. There is some limited existing vegetation located in the front setback to Old Pittwater Road and along the eastern boundary with Brookvale Creek. Otherwise, the site is largely clear of vegetation. There is no existing vegetation in the footprint of the proposed extent of works.

The site has a gentle slope with a fall of approximately 1-2m from west to east towards Brookvale Creek.

Vehicular access is via an existing vehicle cross over at the north east corner of the site to Old Pittwater Road.

Refer to



**STATEMENT OF ENVIRONMENTAL EFFECTS**

Construction and Use of a Research Laboratory, Relocated Demountable Building and New Concrete Slab  
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---

**Figure 1 -**



**Figure 23** below.



## STATEMENT OF ENVIRONMENTAL EFFECTS

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75-79 Old Pittwater Road, Brookvale



Figure 1. Cadastral Map (Source: NSW Planning Portal Spatial Viewer, October 2023)



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



## STATEMENT OF ENVIRONMENTAL EFFECTS

Construction and Use of a Research Laboratory, Relocated Demountable Building and New Concrete Slab  
75-79 Old Pittwater Road, Brookvale

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**Figure 3. Street View from Old Pittwater Road Looking South Towards the Subject Site (Source: Google Street View, October 2023)**

### 2.2 SITE CONTEXT

The subject site is located in an established industrial area on Old Pittwater Road in Brookvale. The area is characterised by large lots with existing industrial/warehouse buildings interspersed with commercial buildings.

To the north of the subject site is existing industrial/warehouse development. Brookvale Creek runs adjacent to the subject site's eastern boundary and is largely captured within an existing public reserve at this location beyond which is established industrial development. To the south of the subject site is Warringah Mall Shopping Centre. A large regionally significant shopping precinct servicing the retail needs of the wider Northern Beaches community. It is noted that there is no formal access across the subject site's rear boundary to Warringah Mall. A daycare centre and an indoor recreation facility are also located adjacent to the subject site's southern boundary. Development to the west of the subject site consists of existing industrial and warehouse development.

Refer to  
4 below.



## STATEMENT OF ENVIRONMENTAL EFFECTS

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Figure 4. Site Context Map (Source: Google Maps, October 2023)

### 2.3 DEVELOPMENT HISTORY

TABLE 3 outlined below provides a summary of the DAs, pertaining to the subject site and of relevance to the proposal, that have been determined or are under assessment.





## STATEMENT OF ENVIRONMENTAL EFFECTS

Construction and Use of a Research Laboratory, Relocated Demountable Building and New Concrete Slab  
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**TABLE 3. EXISTING CONSENTS**

<b>DA Reference</b>	<b>Summary</b>	<b>Approval Date</b>
C324/71	Building Addition	3/5/71
C595/71	Amenity Block	26/7/71
1994-352	Storage Shed	10/8/94
1094/94	Installation of natural gas fired boiler	5/7/94
DA2004/1324	Construction of a single storey warehouse with ancillary carparking and on-site stormwater detention system	1/9/05
DA2008/1742	Construction of stormwater upgrade works for Warringah Mall and watercourse bank stabilisation works	16/5/12
DA2012/0405	Tree removal (2 trees)	13/4/12
DA2016/0176	Tree removal (3 trees and pruning 1)	10/3/16
DA2016/0542	Construction of amenities facility in association with an existing industrial development	22/6/16
TA2020/0185	Tree removal (4 trees)	6/11/20



## STATEMENT OF ENVIRONMENTAL EFFECTS

Construction and Use of a Research Laboratory, Relocated Demountable Building and New Concrete Slab  
75-79 Old Pittwater Road, Brookvale

---

## PART C PROPOSED DEVELOPMENT

### 3.1 DEVELOPMENT OVERVIEW

The proposal seeks development consent for the construction and use of a research laboratory, relocated demountable building and new concrete slab.

The research laboratory will facilitate investigations into improvement and innovation regarding grease, oils and specialty additives.

The relocated demountable provides office space relating to the research laboratory.

The concrete slab is to provide general improvements to the Site.

### 3.2 DEVELOPMENT STATISTICS

The proposed development includes the following scope of works:

#### Research Laboratory

- Single storey building (GFA 74.4m<sup>2</sup>)

#### Relocated Demountable Building

- Single storey building (GFA 33.56m<sup>2</sup>)

#### Concrete Slab

- New concrete slab (473m<sup>2</sup>)

Resurface existing crushed stone pathway with concrete pavement

- Concrete pathway

The proposed construction and use of a research laboratory, relocated demountable building and new concrete slab includes those works as identified in **TABLE 4** below.

TABLE 4. DEVELOPMENT PARTICULARS	
Component	Proposed
Site Area	2.588 Ha
Primary Land Use	General Industrial
Ancillary Land Uses	Office, research laboratory, amenity facilities.
Developable Area	Approximately 792.3m <sup>2</sup>
Gross Floor Area	74.4m <sup>2</sup>
Floor Space Ratio	N/A
Building Height	4.86m



## STATEMENT OF ENVIRONMENTAL EFFECTS

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	Fume Stacks - 7.84m
Number of Storeys	1
Earthworks	Minimal works required for site preparation.
Roads / Driveways	No change to existing
Car Parking	91 car parking spaces (no change proposed to existing carparking which satisfies existing demand and new demand generated by the proposed development)
Bicycle Parking	No change to existing
Tree Removal / Planting	N/A
Signage	As shown on proposed laboratory
Infrastructure and Servicing	The laboratory and relocated demountable will be serviced via existing services already at the site.
Cost of Works	\$627,000

### 3.2.1 Site Preparation

Having regard for the existing flat nature of the subject site, minimal works are required for site preparation.

### 3.2.2 Built Form

The proposed laboratory is low set single storey building with a pitched metal roof with gable ends. The laboratory is 6.5m wide, 12.0m in length and 4.86m in height. The laboratory includes fume cupboard stacks (to a height of 7.84m.)

The demountable building is also a low set single storey building clad in Colourbond, horizontal Surfsmist and Supadeck Roof Sheeting. The building is 3.0m wide, 12.0m in length and 4.2m in height. This building will serve as additional office space for users of the laboratory.

Details of the proposed development are provided in the Architectural Drawings at **Appendix 2**. Select images are provided at **Figures 5-9** below.

### 3.2.3 Signage

The proposed laboratory includes signage and branding on its elevations as shown on the Architectural Drawings at **Appendix 2**.

It is noted that the laboratory and demountable building are located internally to the site and will have limited to no visibility from Old Pittwater Road. Further, having regard for the separation of the proposed buildings from adjoining properties, there will also be limited to no visibility of the proposed buildings from adjoining properties.



# STATEMENT OF ENVIRONMENTAL EFFECTS

Construction and Use of a Research Laboratory, Relocated Demountable Building and New Concrete Slab  
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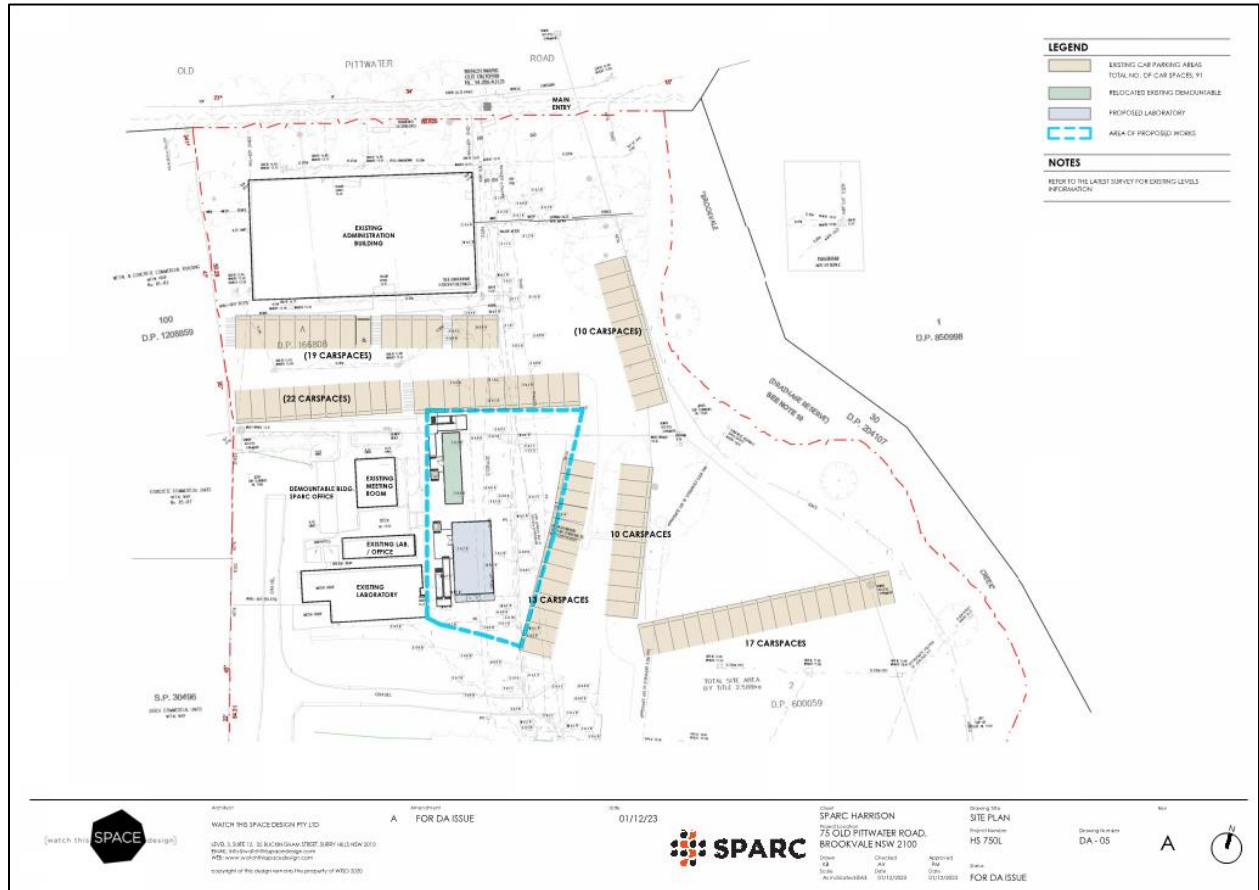


Figure 5. Site Plan (Source: Watch This Space Design Pty Ltd, December 2023)





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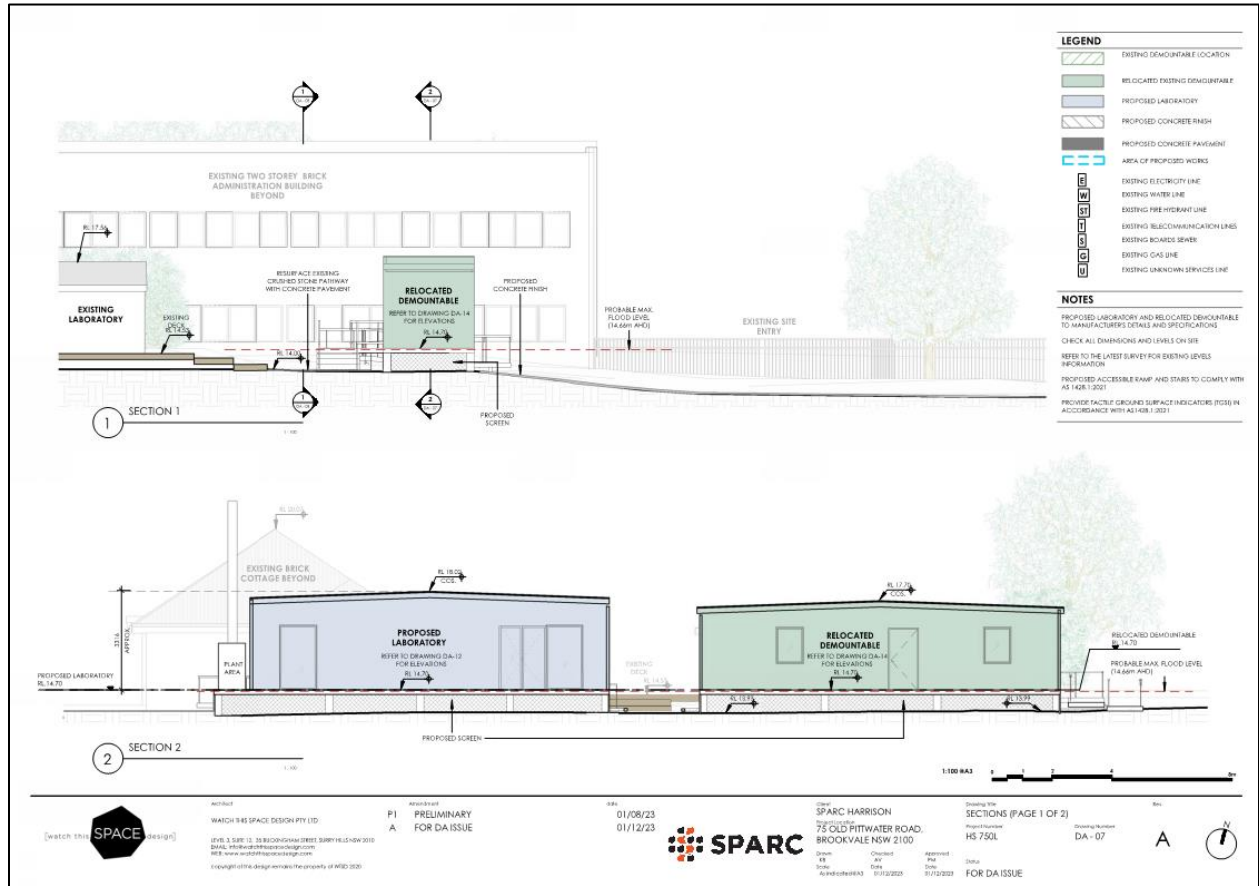


Figure 7. Proposed Sections (Source: Watch This Space Design Pty Ltd, December 2023)





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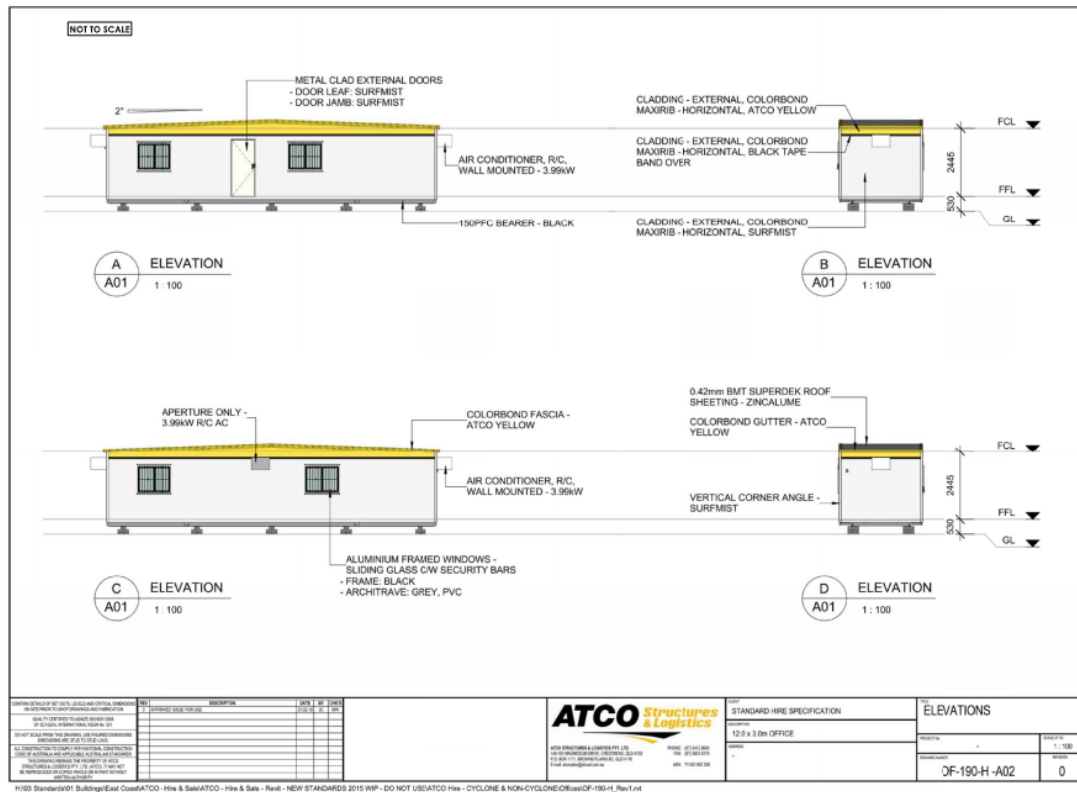


Figure 9. Relocated Demountable (Source: Watch This Space Design Pty Ltd, December 2023)

### 3.3 OPERATIONAL DETAILS

The proposal seeks to operate a research laboratory that will facilitate investigations into improvement and innovation regarding grease, oils and specialty additives. The relocated demountable provides office space relating to the research laboratory. The concrete slab is to provide general improvements to the Site, as documented in **TABLE 5**.

TABLE 5. OPERATIONAL DETAILS	
Component	Proposed
Nature of Use	Laboratory and office space
Hours of Operation	Consistent with existing
Number of Staff	6
Number of Vehicle Movements	6





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Storage of Dangerous Goods	Details regarding Dangerous Goods (DG) are provided in the Hazardous Goods Report at <b>Appendix 6</b> which concludes that the quantity of DGs held the Laboratory did not exceed the storage threshold levels listed in “Applying SEPP33”. It was also identified that based on the relatively low quantity of DGs stored and handled, and the type of operations proposed at the Lab (i.e. the site is not a dedicated DG storage facility), it was unlikely that the maximum permissible transport quantity and number of vehicle operation listed in “Applying SEPP33” would be exceeded. In addition to the DG storage and transport assessments, a potentially offensive industry assessment was conducted, which identified that the operations at the site would not classify the Lab as offensive.
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## PART D LEGISLATIVE AND POLICY FRAMEWORK

### 4.1 CONTROLS AND POLICY OVERVIEW

This Part of the SEE addresses and responds to the legislative and policy requirements relevant to the proposed development at the subject site in accordance with the EP&A Act.

The following current and draft Commonwealth, State, Regional and Local planning controls and policies have been considered in the preparation of this DA.

#### Commonwealth Planning Context

- *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*

#### State Planning Context

- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning and Assessment Regulation 2021*
- *Water Management Act 2000*
- *Biodiversity Conservation Act 2016*
- *Protection of the Environment Operations Act 1997*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Sustainable Buildings) 2022*

#### Local Planning Context

- *Warringah Local Environmental Plan 2011*
- *Northern Beaches Section 7.12 Development Contributions Plan 2021*
- *Warringah Development Control Plan 2011*

#### Draft Planning Instruments

- N/A

#### Strategic Context

- *Towards 2040 Northern Beaches Local Strategic Planning Statement*

### 4.2 COMMONWEALTH PLANNING CONTEXT

#### 4.2.1 Environment Protection and Biodiversity Conservation Act 1999

Under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), any action (which includes a development, project or activity) that is considered likely to have a significant impact on Matters of National Environmental Significance (MNES) (including nationally threatened ecological communities and species and listed migratory species) must be referred to the Commonwealth Minister for the Environment. The purpose of the referral is to allow a decision to be made about whether an action requires



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approval on a Commonwealth level. If an action is considered likely to have significant impact on MNES, it is declared a “controlled action” and formal Commonwealth approval is required.

The proposal does not warrant significant impacts on MNES, therefore no further consideration of the EPBC Act is required.

### 4.3 STATE PLANNING CONTEXT

#### 4.3.1 Environmental Planning and Assessment Act 1979

The EP&A Act is the principal planning and development legislation in NSW.

##### 4.3.1.1 Section 4.15(1) of the EP&A Act - Considerations

Section 4.15(1) of the EP&A Act specifies the matters which a consent authority must consider when determining a DA. The relevant matters for consideration under Section 4.15(1) of the EP&A Act are provided in **TABLE 6** below.

TABLE 6. SECTION 4.15(1)(A) CONSIDERATIONS	
Section	Response
Section 4.15(1)(a)(i) any environmental planning instrument, and	The WLEP2011 is the relevant Environmental Planning Instrument (EPI) applying to the subject site, which is assessed in <b>Section 4.4</b> of this SEE.
Section 4.15(1)(a)(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	There are no draft instruments applicable to the subject site.
Section 4.15(1)(a)(iii) any development control plan, and	The <i>Warringah Development Control Plan 2011</i> (WDCP2011) applies to the subject site and is addressed in <b>Section 4.4.2</b> and <b>Appendix 8</b> of this SEE.
Section 4.15(1)(a)(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	There is no planning agreement proposed as part of this application.
Section 4.15(1)(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),	The EP&A Regulation is addressed in <b>Section 0</b> of this SEE.
Section 4.15(1)(b)-(c)	These matters are addressed in <b>PART E</b> of this SEE.



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Pursuant to Section 4.5(d) of the EP&A Act, the consent authority for the proposed development is Northern Beaches Council.

### 4.3.1.2 Section 4.46 of EP&A Act - Integrated Development

Section 4.46 of the EP&A Act defines 'integrated development' as matters that require consent from the consent authority and one or more authorities under related legislation. In these circumstances, prior to granting consent, the consent authority must obtain from each relevant approval body their General Terms of Approval (GTA) in relation to the development, pursuant to Clause 42 of the EP&A Regulation.

As works are proposed within 40m of Brookvale Creek, an integrated referral is required for a controlled activity approval in accordance with Section 91 of the *Water Management Act 2000*.

### 4.3.2 Environmental Planning and Assessment Regulation 2021

The proposal has been prepared in accordance with the provisions of the EP&A Regulation. Division 1 of Part 3 of the EP&A Regulation stipulates how a DA must be "made". This DA satisfies the relevant criteria of the Regulation as follows:

TABLE 7. HOW THE DA IS MADE	
Considerations	Response
<b>Division 1 - Making development applications</b>	
<i>Section 23 - Persons who may make development applications</i>	
(1) A development application may be made by— (a) the owner of the land to which the development application relates, or (b) another person, with the consent of the owner of the land.	This DA is made by Harrison Investments Pty Ltd.  The owner of the land has provided consent in accordance with Clause 23(1) of the EP&A Regulation to allow for the DA to be made.
<i>Section 24 - Content of development applications</i>	
(1) A development application must— (a) be in the approved form, and (b) contain all the information and documents required by— (i) the approved form, and (ii) the Act or this Regulation, and (c) be submitted on the NSW planning portal.	The DA includes all relevant information including details of the development, address and formal particulars, estimated cost of development, owner's consent, supporting documents including detailed plans and SEE.  This DA is submitted via the NSW planning portal.
<i>Section 25 - Information about concurrence or approvals</i>	
A development application must contain the following information— (a) a list of the authorities —	In accordance with S4.46 of the <i>Environmental Planning and Assessment Act 1979</i> , as works are proposed within 40m of Brookvale Creek, an integrated referral is required for a controlled activity approval in accordance with Section 91 of the <i>Water Management Act 2000</i> .



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<p>(i) from which concurrence must be obtained before the development may lawfully be carried out, and</p> <p>(ii) from which concurrence would have been required but for the Act, section 4.13(2A) or 4.41,</p> <p>(b) a list of the approvals of the kind referred to in the Act, section 4.46(1) that must be obtained before the development may lawfully be carried out.</p>	
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### 4.3.3 Water Management Act 2000

The objective of the *Water Management Act 2000* (WM Act) is the sustainable and integrated management of the state's water for the benefit of both present and future generations.

Section 91 relates to Activity Approvals and outlines that a controlled activity approval confers a right on its holder to carry out a specified Controlled Activity at a specified location in, on or under Waterfront Land.

For the purposes of the WM Act, Controlled Activity means:

<p>(a) the erection of a building or the carrying out of a work (within the meaning of the <i>Environmental Planning and Assessment Act 1979</i>), or</p> <p>(b) the removal of material (whether or not extractive material) or vegetation from land, whether by way of excavation or otherwise, or</p> <p>(c) the deposition of material (whether or not extractive material) on land, whether by way of landfill operations or otherwise, or</p> <p>(d) the carrying out of any other activity that affects the quantity or flow of water in a water source.</p>
---

Waterfront Land means:

<p>(a) the bed of any river, together with any land lying between the bed of the river and a line drawn parallel to, and the prescribed distance inland of, the highest bank of the river, or</p> <p>(a1) the bed of any lake, together with any land lying between the bed of the lake and a line drawn parallel to, and the prescribed distance inland of, the shore of the lake, or</p> <p>(a2) the bed of any estuary, together with any land lying between the bed of the estuary and a line drawn parallel to, and the prescribed distance inland of, the mean high water mark of the estuary, or</p> <p>(b) if the regulations so provide, the bed of the coastal waters of the State, and any land lying between the shoreline of the coastal waters and a line drawn parallel to, and the prescribed distance inland of, the mean high water mark of the coastal waters, where the prescribed distance is 40 metres or (if the regulations prescribe a lesser distance, either generally or in relation to a particular location or class of locations) that lesser distance. Land that falls into 2 or more of the categories referred to in paragraphs (a), (a1) and (a2) may be waterfront land by virtue of any of the paragraphs relevant to that land.</p>
---

The proposed works result in concrete hardstand within 40m of the Brookvale Creek and as such would require a Clause 91 Controlled Activity approval under the WM Act.



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### 4.3.4 Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act 2016* (BC Act) is the key piece of legislation in NSW relating to the protection and management of biodiversity and threatened species. The purpose of the BC Act is to maintain a healthy, productive and resilient environment for the greater well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development. The BC Act is supported by a number of regulations, including the *Biodiversity Conservation Regulation 2017* (BC Regulation).

Under Section 7.7 of the BC Act, a DA for Part 4 activity is not required to be accompanied by a Biodiversity Development Assessment Report (BDAR) unless the development is likely to significantly affect threatened species.

Having regard for the minor nature of the works proposed in an already highly disturbed area of the subject site, the proposal is not considered to affect threatened species.

### 4.3.5 Protection of the Environment Operations Act 1997

Schedule 1 of the *Protection of the Environment Operations Act 1997* (POEO Act) contains a core list of activities that require a licence before they may be undertaken or carried out. The definition of an 'activity' for the purposes of the POEO Act is:

*“an industrial, agricultural or commercial activity or an activity of any other nature whatever (including the keeping of a substance or an animal).”*

Having regard for the limited volumes of chemicals proposed to be stored and used as part of the proposal (see **Appendix 6**), the proposal does not constitute a Scheduled Activity.

### 4.3.6 State Environmental Planning Policy (Resilience and Hazards) 2021

The *State Environmental Planning Policy (Resilience and Hazards) 2021* (Resilience and Hazards SEPP) contains planning provisions relating to:

- land use planning within the coastal zone, in a manner consistent with the objects of the *Coastal Management Act 2016*.
- management of hazardous and offensive development.
- remediation of contaminated land and to minimise the risk of harm.

In relation to the subject site, the following matters are highlighted.

#### Chapter 3 – Hazardous and offensive development

Consideration against the provisions of Chapter 3 of the Resilience and Hazards SEPP is undertaken in the Hazardous Good Report included at **Appendix 6**. This report concludes that based on the assessment conducted in this study the requirements of the Chapter 3 of the Resilience and Hazards SEPP do not apply to the proposed development at the subject site and there are no recommendations made with regards to the assessment.



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### Chapter 4 – Remediation of land

Under the provisions of Chapter 4 of the Resilience and Hazards SEPP, where a DA is made concerning land that is contaminated, the consent authority must not grant consent unless (as stipulated by Clause 4.6 of the SEPP):

- (a) it has considered whether the land is contaminated, and*
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

The proposed use is consistent with the existing approved uses on the subject site. Having regard for the limited disturbance proposed as part of the works, the development is considered to achieve the requirements of this Chapter.

#### **4.3.7 State Environmental Planning Policy (Sustainable Buildings) 2022**

The *State Environmental Planning Policy (Sustainable Buildings) 2022* (Sustainable Buildings SEPP) encourages the design and delivery of more sustainable buildings across NSW.

### Chapter 3 – Standard for non-residential development

This Chapter only applies to development with a capital investment value above \$5M. Having regard for the CIV of the proposed development of \$627,000, this Chapter is not applicable.

## **4.4 LOCAL PLANNING CONTEXT**

### **4.4.1 Warringah Local Environmental Plan 2011**

The WLEP2011 is the primary Environmental Planning Instrument that applies to the subject site.

The relevant provisions of WLEP2011 as they relate to the subject site are considered in the following subsections.

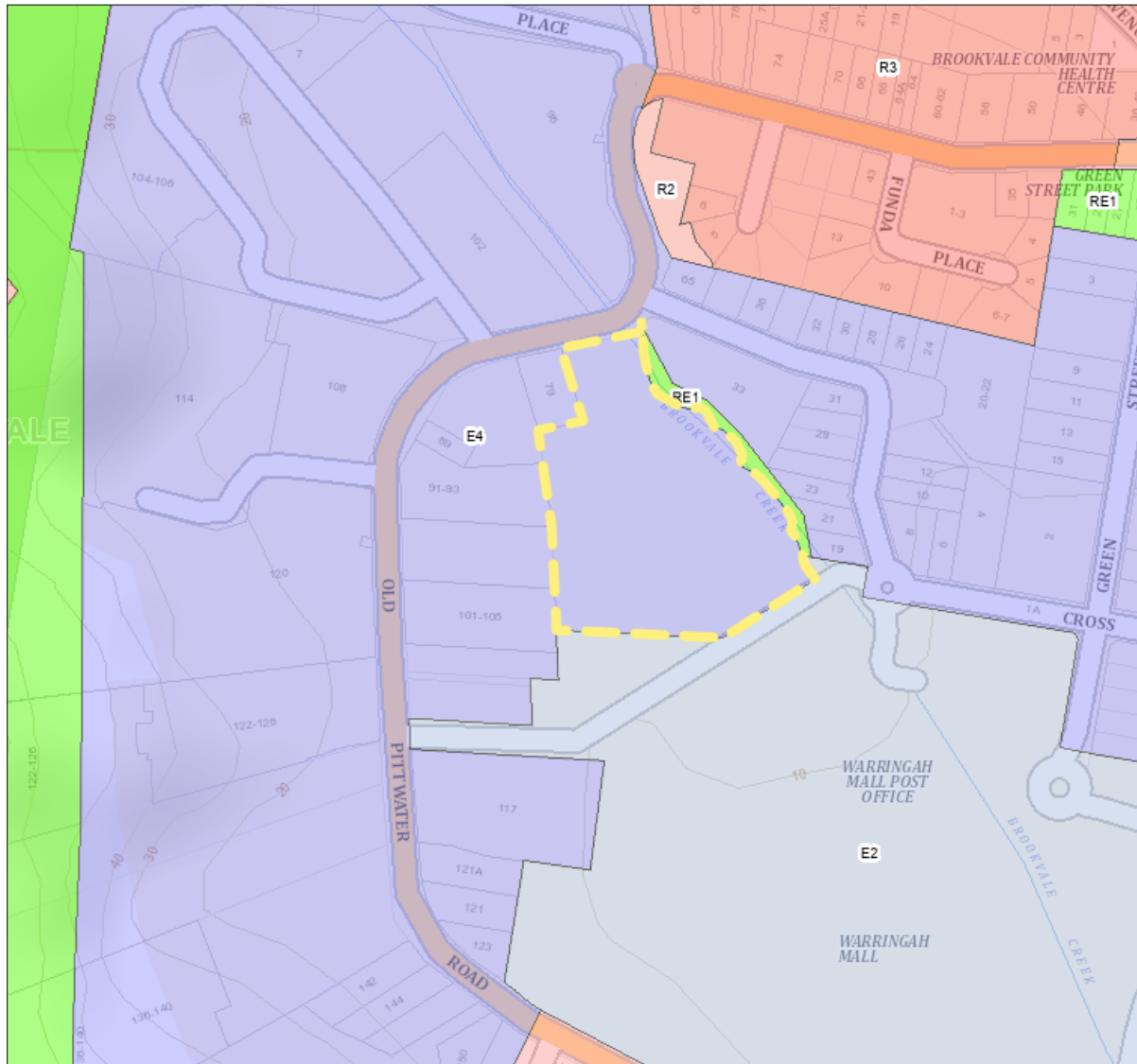
#### **4.4.1.1 Zoning and Permissibility**

The subject site is located within the E4 General Industrial zone under the WLEP2011 as shown in **Figure 10**.



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**Figure 10. WLEP2011 Zoning Map (Source: NSW Legislation, 2024)**

The objectives of the E4 zone include:

- 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 provide areas for land uses that need to be separated from other zones.
- To provide healthy, attractive, functional and safe light industrial areas.





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Within the E4 zone, the following development is permitted without consent:

- Nil

Within the E4 zone, the following development is permitted with consent:

- *Depots; 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; Neighbourhood shops; Oyster aquaculture; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Water supply systems; Any other development not specified in item 2 or 4*

Within the E4 zone, the following development is permitted with consent:

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

The development provides ancillary facilities associated with research and testing to improve the way in which the established industrial activity on the subject site is carried out into the future. The proposed laboratory does not detract from the industrial character and pattern of development already established in the locality. The development is permissible in the zone and consistent with the zone objectives outlined above. Accordingly, there is no statutory impediment to the granting of consent to the application as proposed.

### 4.4.1.2 Development Standards

**TABLE 8** outlines the developments consistency and compliance with the relevant development standards and controls under WLEP2011.



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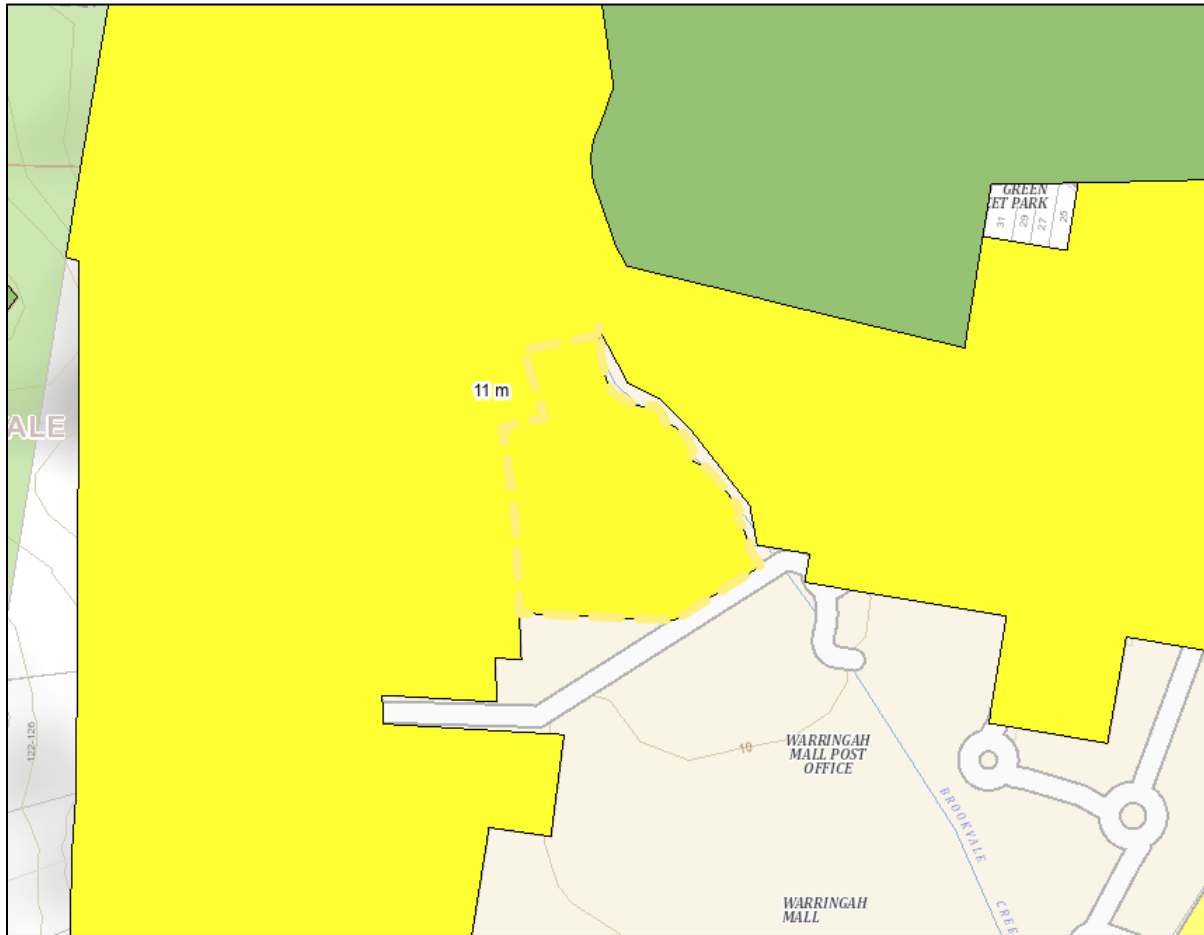
TABLE 8. DEVELOPMENT STANDARDS	
Clause	Comment
Clause 4.1 - Minimum Lot Size	4,000m <sup>2</sup> . No subdivision is proposed as part of this application.
Clause 4.3 - Height of Buildings	11m (see <b>Figure 11</b> below). The maximum height of the Fume Stacks is 7.84m
Clause 4.4 - Floor Space Ratio	N/A
Clause 4.6 - Exceptions to development standards	No exceptions to development standards are sought.
Clause 5.10 - Heritage	N/A
Clause 5.21 - 5.22 Flood planning	See <b>Appendix 4</b> . The proposed development will comply with the flood planning provisions.
Clause 6.1 - Acid sulfate soils	N/A. The subject site is not identified as being impacted by acid sulfate soils.
Clause 6.2 - Earthworks	No changes are proposed to the existing ground levels on the subject site.
Clause 6.4 - Development on sloping land	The subject site is identified as having a slope of less than 5deg (see <b>Figure 12</b> ).



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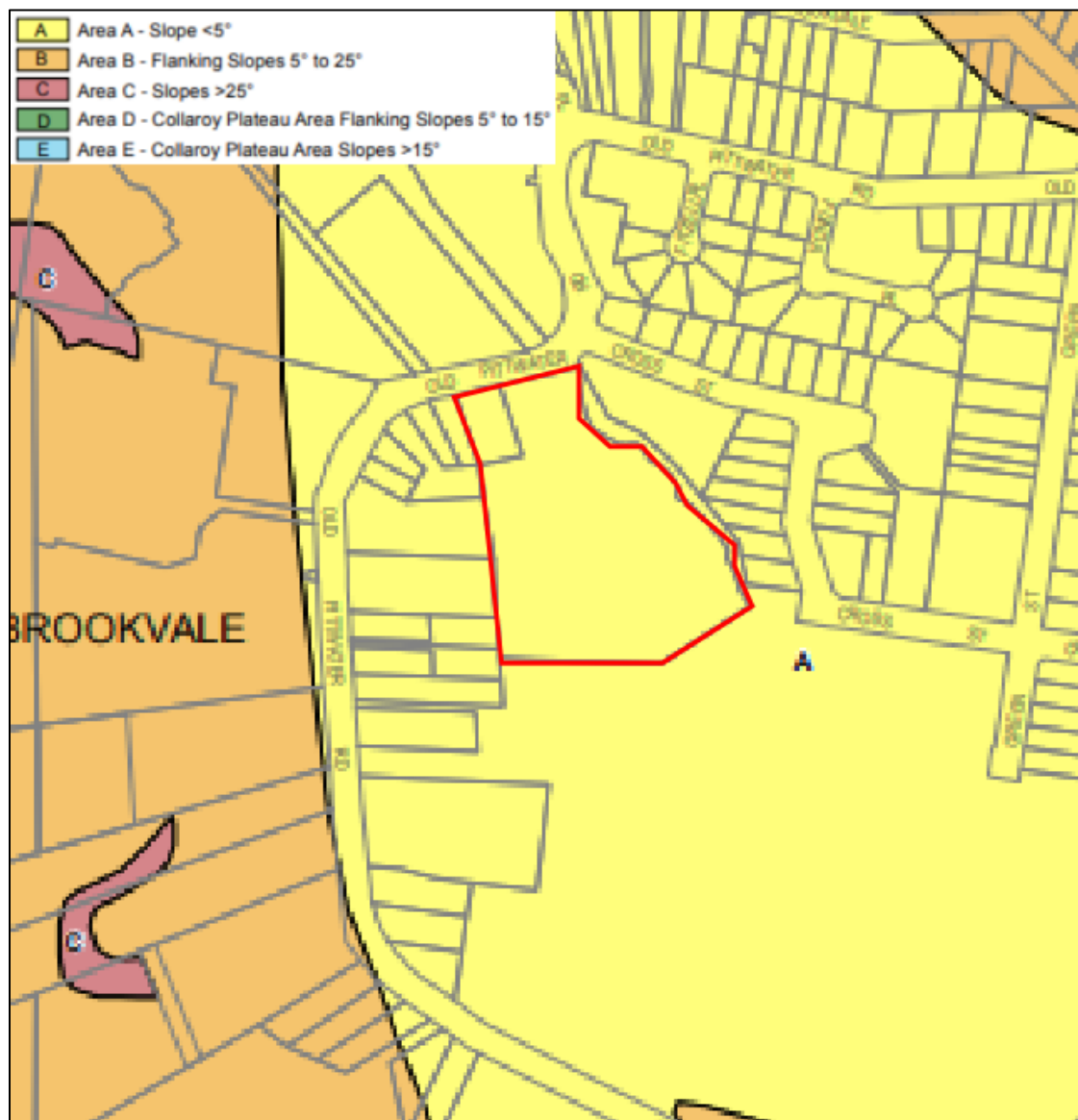


**Figure 11. Height of Building Map (Source: NSW Legislation, 2014)**



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**Figure 12. Landslip Risk Map (Source: WLEP 2011)**

### 4.4.2 Warringah Development Control Plan 2011

The WDCP2011 provides detailed planning and design guidelines to support the planning controls of the WLEP2011.

An assessment of the proposal against the relevant sections of the WDCP2011 is provided at **Appendix 8**.



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### 4.4.3 Northern Beaches 7.12 Contributions Plan 2022

TABLE 9. DEVELOPMENT CONTRIBUTIONS	
<b>Development that has a proposed cost of carrying out the development</b>	
Up to and including \$100,000	Nil
More than \$100,000 and up to and including \$200,000	0.5% of that cost
More than \$200,000	1% of that cost

In accordance with the above and having regard for the cost of works (\$627,000) the total level will be \$6,270.

### 4.5 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

No Draft Environmental Planning Instruments apply to the subject site.

### 4.6 STRATEGIC PLANNING CONTEXT

#### 4.6.1 Northern Beaches Council Local Strategic Planning Statement

The Northern Beaches Council Local Strategy Planning Statement Towards 2040 (the LSPS) applies to the subject site. The LSPS sets the vision and priorities for the Northern Beaches Local Government Area (LGA) to 2040. Key Priorities are identified below.

- Priority 24 – Brookvale as an employment and innovation centre:  
This Priority Identifies that Brookvale is the LGA’s largest employment hub. It is also recognised that ‘Brookvale has a tradition of innovation’ and that Council ‘will continue to support opportunities for innovative and creative industries’.

Principles include:

- Support Brookvale as an employment-based centre.
- Preserve the industrial integrity of the industrially zoned land.

As outlined above, the development provides ancillary facilities associated with research and testing to improve the way in which the established industrial activity on the subject site is carried out into the future. The proposed laboratory does not detract from the industrial character and pattern of development already established in the locality. The development is permissible in the zone and consistent with the priority, principles and objectives outlined above.



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### 4.6.2 Brookvale Structure Plan

Northern Beaches Council endorsed the new Brookvale Structure Plan on 28 November 2023, which will shape the future development of Brookvale over the next 15 years. The BSP places an emphasis on supporting Brookvale as an employment-based centre and preserving the integrity of industrial lands.

The subject site is within sub-precinct 'Industrial West' (see **Figure 13**), which will continue to primarily support a range of larger industrial and manufacturing businesses and urban services, while supporting more bespoke industries, such as high technology industries including software designers and film production studios.

The stated actions for the Industrial West sub-precinct include:

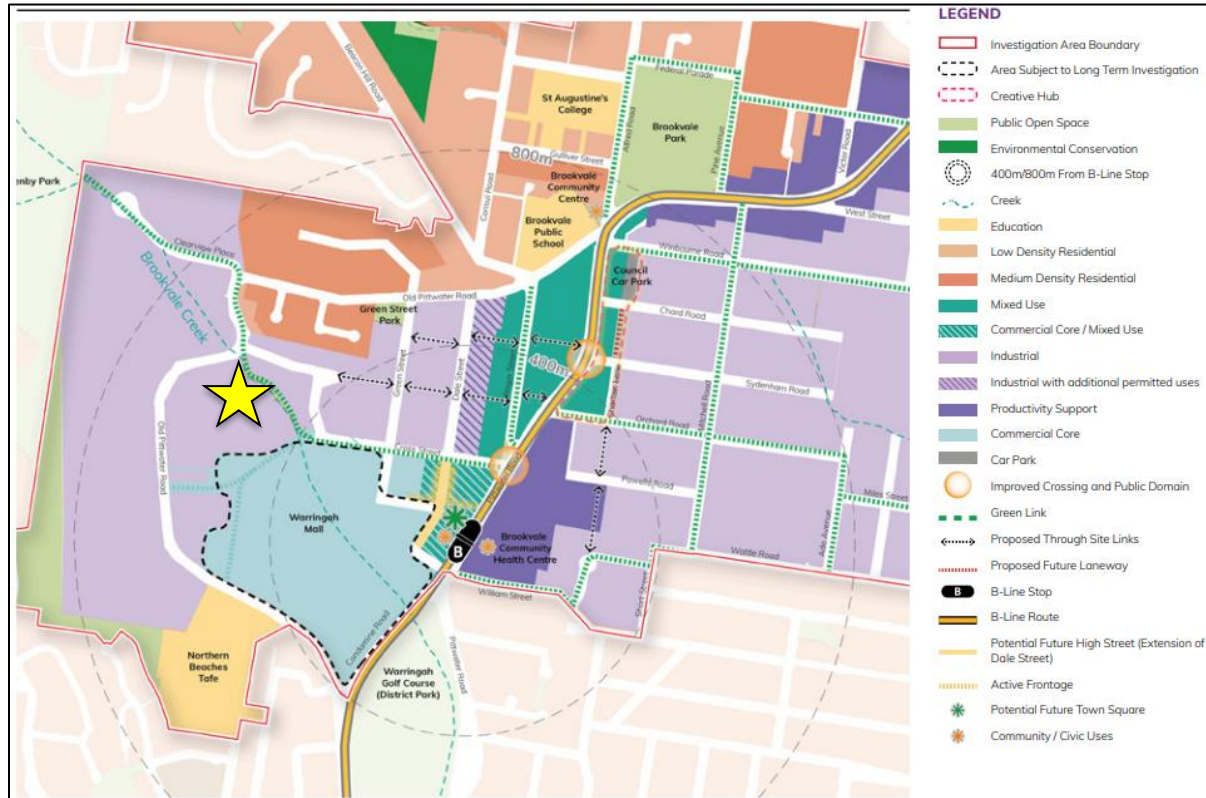
- Increasing building heights up to 18m (equivalent to four storeys) to provide greater flexibility for businesses to expand and support the modernisation of floorspace; and
- Continue to support a diverse range of industrial and warehousing businesses and creative industrial businesses.

The Council will now commence work on implementing the Structure Plan which involves the preparation of technical studies to support the preparation of a Planning Proposal, Development Control Plan and Section 7.11 Contributions Plan.



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**Figure 13. Brookvale Structure Plan (Source: Northern Beaches Council, 2023)**

Having regard for the above, it is evident that the Council are seeking to facilitate the continued growth and development of the Brookvale industrial area. This proposal aligns with the vision and objectives of the Brookvale Structure Plan by ensuring the existing industrial business, through the introduction of research and laboratory facilities, will continue to be innovative and positioned at the leading edge of their industry, remaining a viable business and employer in Brookvale and the wider Northern Beaches.



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## PART E LIKELY IMPACTS OF THE DEVELOPMENT

This section identifies and assesses the impacts of the development with specific reference to the heads of consideration under Section 4.15(1) of the EP&A Act.

### 5.1 BUILT FORM

The proposed laboratory is low set single storey building with a pitched metal roof with gable ends. The laboratory is 6.5m wide, 12.0m in length and 4.86m in height. The laboratory includes fume cupboard stacks (to a height of 7.84m.)

The demountable building is also a low set single storey building clad in Colourbond, horizontal Surfmist and Supadeck Roof Sheeting. The building is 3.0m wide, 12.0m in length and 4.2m in height. This building will serve as additional office space for users of the laboratory.

Details of the proposed development are provided in the Architectural Drawings at **Appendix 2**.

#### 5.2.1 Height

The subject site has a maximum height limit of 11. As identified above, the highest element of the proposed development is the fume cupboard stacks with a maximum height of 7.84m, well below the maximum height limit.

### 5.2 TRAFFIC & TRANSPORT

A detailed Traffic and Parking Assessment Report has been prepared by Varga Traffic Planning Pty Ltd and is available at **Appendix 5**. Considerations regarding traffic generation, parking and access and loading were included in the Traffic and Parking report and are summarised below.

#### 5.3.1 Traffic Generation

A “first principles” approach has been adopted for the purposes of this assessment.

In practical terms, the traffic generation potential of the proposed new laboratory building is expected to comprise the arrival of 6 staff during the morning peak period and the subsequent departure of 6 staff during the afternoon peak period.

For the purpose of this assessment, it has been assumed that all 6 staff will arrive and depart within 1 hour each morning and afternoon, thus the proposed laboratory development could be expected to generate up to 6 additional vehicle movements IN/OUT during the AM/PM commuter peak hours respectively.

That projected increase in traffic activity as a consequence of the development proposal is minimal, consistent with the land zoning objectives of the site, and will clearly not have any unacceptable traffic implications in terms of road network capacity.

#### 5.3.2 Parking

Off-street car parking is currently provided for a total of 91 cars in outdoor, at-grade car parking areas throughout the site.





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The off-street parking requirements applicable to the development proposal are specified in the Northern Beaches Council's Warringah Development Control Plan 2011, Part H – Appendices document.

### Off-Street Parking Requirements

Existing Warehouse (1071m <sup>2</sup> ):	13.9 spaces
Existing Factory (2385m <sup>2</sup> ):	31.0 spaces
Existing Office (1503m <sup>2</sup> ):	
Office > 20% floor area (511m <sup>2</sup> ):	12.8 spaces
Office ≤ 20% floor area (992m <sup>2</sup> ):	12.9 spaces
Existing Laboratory (292m <sup>2</sup> ):	7.3 spaces
Proposed New Laboratory (74.4m <sup>2</sup> , 6 staff):	1.9 spaces
<b>TOTAL:</b>	<b>79.8 spaces</b>

Accordingly, the existing parking provision of 91 car parking spaces satisfies the DCP parking requirements of both the existing uses on the site as well as the proposed new laboratory, with a surplus of 11 parking spaces. That surplus of 11 spaces will be sufficient to accommodate the needs of all 6 new staff, should they chose to drive to work. In any event, the existing parking provision satisfies the Council's DCP parking requirements, and it is therefore reasonable to conclude that the proposed development will not have any unacceptable parking implications, and is recommended for approval.

### 5.3.3 Access and Loading

Vehicular access to the site is currently provided via the existing entry/exit access driveway located towards eastern end of Old Pittwater Road site frontage. Loading/servicing for the existing facility is currently undertaken by a variety of commercial vehicles such as white vans, utilities and trucks. This will remain unchanged as a result of the proposed development.

### 5.3 STORMWATER & EROSION & SEDIMENT CONTROL

A Civil Engineering Report by Constin Roe Consulting is included at **Appendix 4** which includes consideration of stormwater as outlined below.

The design of the stormwater system for this site will be based on relevant national design guidelines, Australian Standard Codes of Practice, the standards of Northern Beaches Council and accepted engineering practice. Runoff from buildings will generally be designed in accordance with AS 3500.3 National Plumbing and Drainage Code Part 3 – Stormwater Drainage. Overall site runoff and stormwater management will generally be designed in accordance with the Institution of Engineers, Australia publication "Australian Rainfall and Runoff" (1988 Edition), Volumes 1 and 2 (AR&R).

During the operational phase of the development, Oceanguard pit inserts (or approved equivalent) have been proposed to mitigate any increase in stormwater pollutant load generated by the development. Best management practices have been applied to the development to ensure that the quality of stormwater runoff is not detrimental to the receiving environment.



## STATEMENT OF ENVIRONMENTAL EFFECTS

Construction and Use of a Research Laboratory, Relocated Demountable Building and New Concrete Slab  
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### 5.4 FLOODING

The Civil Engineering Report at **Appendix 4**, considers the flooding affectation of the subject site and identifies that the proposed development project in Northern Beaches Council has a high flood risk. The desktop review of overland flow and flooding revealed that the site is susceptible to mainstream flooding in the local 1% AEP flood event and flooding in the PMF flood event from the Brookvale Creek Catchment.

The proposed building FFL is set above the flood planning level specified by Northern Beaches Council, and safe refuge is available on the site for users during an extreme flood event.

Based on the assessment and management strategy proposed, the development meets current Council flood policy and shows acceptable impacts in relation to flooding and flood safety.

In relation to erosion and sediment control, The Civil Engineering Report includes plans providing sufficient detail to clearly show that the works can proceed without undue pollution to receiving waters and that a detailed plan will be prepared once consent is given and before works start.

### 5.5 CONTAMINATION

The site is subject to an Environmental Planning Licence (EPL) (License Number: 139) which authorises the carrying out of a scheduled activity on site, as noted follows:

Unless otherwise further restricted by a condition of this licence, the scale at which the activity is carried out must not exceed the maximum scale specified in this condition.

Scheduled Activity	Fee Based Activity	Scale
Petroleum products and fuel production	Petroleum products and fuel production	> 10000 - 200000 T annual production capacity

The proposed works do not change or alter the capacity specified in the EPL.

### 5.6 VISUAL AMENITY

The proposed development is single story, low scale and centrally located on the subject site. In the context of the established industrial precinct, including the open space creekline to the east of the subject site, the proposal will not have any detrimental impact on adjoining or nearby properties.

### 5.7 EMISSIONS

A Hazardous Goods Report is provided at **Appendix 6**. This report includes analysis of the proposed goods to be stored and handled as part of the work in the laboratory. The analysis identified that the quantity of goods stored in the laboratory will not exceed the storage threshold levels. Additionally, analysis of odour and air quality indicates that the discharge from the fume cupboard vent is over 10,000 times less than the SafeWork Australia Workplace Exposure Standard for Airborne Contaminants and that the odour would not be detectable.



## STATEMENT OF ENVIRONMENTAL EFFECTS

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### 5.8 WASTE

A Waste Management Plan (WMP) is included at **Appendix 7**. The WMP includes consideration of waste management during demolition, construction and ongoing operational phases and demonstrates that there will be minimal waste produced during the construction phase and operation waste will be managed in accordance with existing on-site arrangements.

### 5.9 FLORA AND FAUNA

Having regard for the long-established historical use of the subject site for industrial purposes, the footprint of the proposed works is highly disturbed. Accordingly, the proposed development will not result in the removal of any existing vegetation.

### 5.10 SOCIAL AND ECONOMIC IMPACTS

As outlined above, the research laboratory will facilitate investigations into improvement and innovation regarding grease, oils and specialty additives. Having regard for the vision established in the Brookvale Structure Plan, it is evident that the Council are seeking to facilitate the continued growth and development of the Brookvale industrial area. This proposal aligns with the vision and objectives of the Brookvale Structure Plan by ensuring the existing industrial business, through the introduction of research and laboratory facilities, will continue to be innovative and positioned at the leading edge of their industry, remaining a viable business and employer in Brookvale and the wider Northern Beaches.

### 5.11 SERVICES

The existing site is connected to all utility services. The proposed development will utilise existing connections to services.

### 5.12 SUBMISSIONS

Any submissions made during the course of public notification of the DA as well as submissions received from relevant State agencies will be addressed by the Applicant at the request of Council.

### 5.13 THE PUBLIC INTEREST

The proposal is in the public interest as it will facilitate future development consistent with the objectives of the E4 zone and the visions established in the Brookvale Structure Plan. The proposed development will not place unnecessary pressure on the infrastructure and services within the immediate vicinity. Any impacts of the proposal can be suitably mitigated to ensure an acceptable level of environmental performance through implementation of the recommendations of the accompanying technical reports and appropriate conditions of consent. On this basis, the public interest is best served by the proposal.



## STATEMENT OF ENVIRONMENTAL EFFECTS

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## PART F CONCLUSION

The purpose of this SEE has been to present the proposed development for the construction and use of a research laboratory, relocated demountable building and new concrete slab at 75-79 Old Pittwater Road, Brookvale and to assess its potential impacts having regards to Section 4.15(1) of the EP&A Act.

The proposal has been prepared after taking into consideration the following key issues:

- The development history of the site;
- The context of the site and locality;
- The relevant heads of consideration under Section 4.15(1) of the EP&A Act;
- The aims, objectives and provisions of the relevant statutory and non-statutory planning instruments; and
- The pre-lodgement advice received from Northern Beaches Council.

The proposal is considered to warrant a favourable determination as it:

- satisfies the applicable planning controls and policies;
- facilitates investment in the subject site to enhance the existing industrial use, and
- can be undertaken without any unreasonable environmental impacts to the site or surrounding area.

The proposed development is permissible within the zone and is compatible with the zone objectives. As stipulated previously in this SEE, the matters for consideration under Section 4.15(1) of the EP&A Act have been satisfactorily addressed.

In light of the merits of the proposed development and in absence of any significant environmental impact, the proposed development warrants support by Council.

