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STATEMENT OF ENVIRONMENTAL EFFECTS

Anytime Fitness Shop X2-X4 Waringah Mall, Brookvale NSW

SIGNAGE APPLICATION

Prepared for:

Anytime Fitness Brookvale

Date Prepared:

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1.0

Northern Beaches Council Development Application #:

TBA

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Introduction

AusWide Consulting has prepared for Anytime Fitness Brookvale a Statement of Environmental Effects for a Double Sided Illuminated Pole Signage for a Fitness/Gymnasium Centre at Shop X2-X4 Warringah Mall, Brookvale NSW. This Statement has been prepared to address the proposal in accordance with the *Environmental Planning and Assessment Act 1979*, Warringah Local Environmental Plan 201 and Warringah Development Control Plan 2011. Northern Beaches Council shall be referred to as the Local Government Authority throughout this report. This Statement should be read in conjunction with design drawings and associated reports prepared by other parties.

Background and Existing Conditions

The subject property is located within the Northern Beaches Council Local Government Area (LGA). The property is based within the Westfield Warringah Mall within Zone B3 Commercial Core Area. The property is situated on the west side of Pittwater Road. The building which Anytime Fitness business is situated in has frontage and pedestrian access within the carparking area.

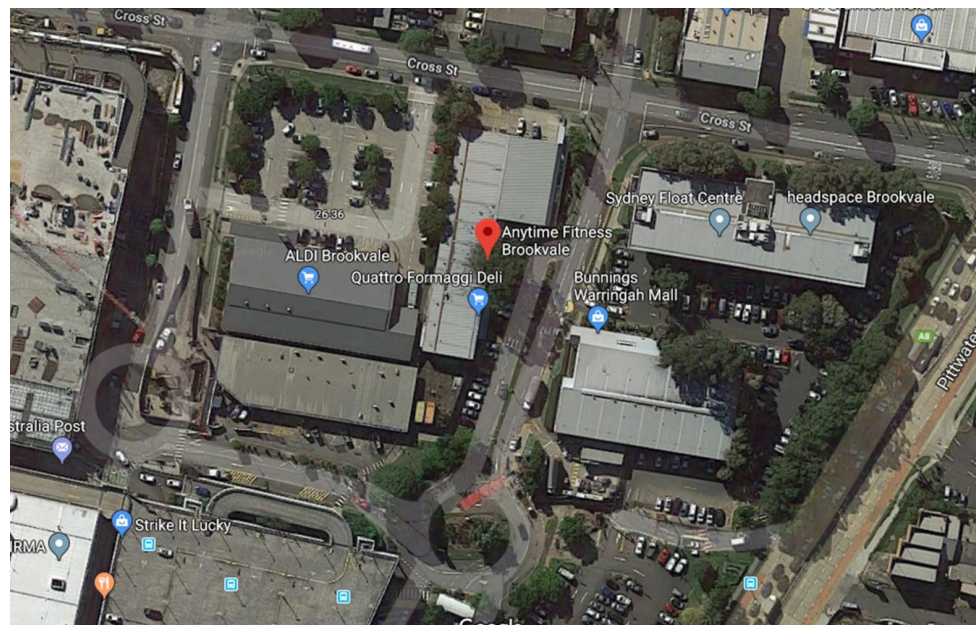


Figure 1: Location of the Subject Property
Source: Google Maps, edited (Imagery 2018)

The property is located within Zone B3 Commercial Core Area and subject to the planning policy, Warringah Local Environmental Plan 2011. There are many different land uses in the wider area, including B5 Business Development, R2 Low Density Housing, R3 Medium Density Housing, SP2 Infrastructure, RE1 Public Recreation, and IN1 General Industrial. Local Public Transport consists of local bus routes whilst the Sydney Kingsford Smith International Airport is to the far South.

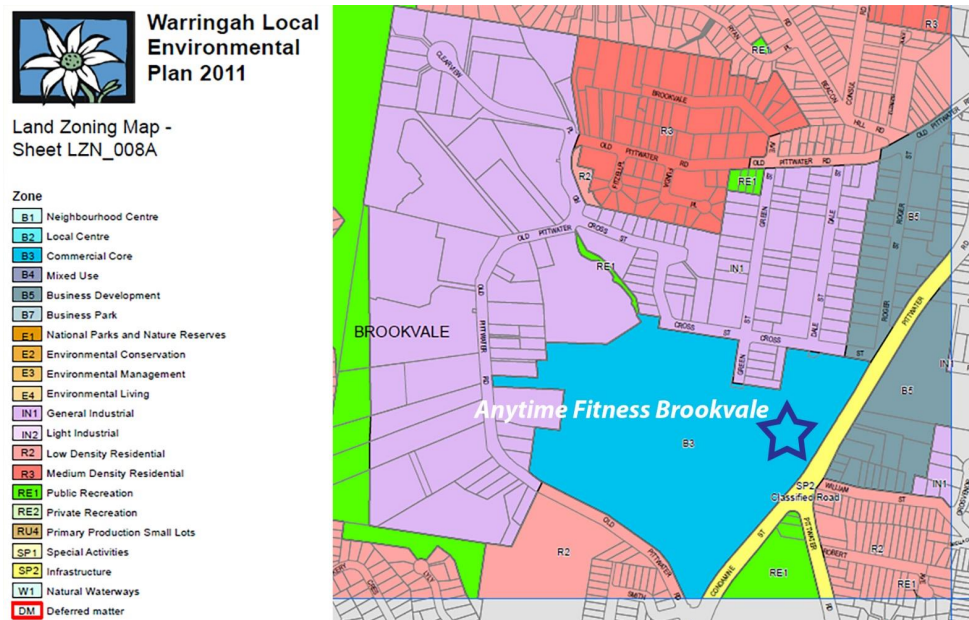


Figure 2: Local zoning plan of the Subject Property

Source: Warringah Local Environmental Plan 2011 website (January 2018)

URL Ref: https://legislation.nsw.gov.au/maps/c56a9b82-b760-4a23-af6f-d1b89a501014/1800_COM_LZN_008A_010_20161221.pdf



Figure 3: Signage Position at the Subject Property
Source: Anytime Fitness (January 2018)

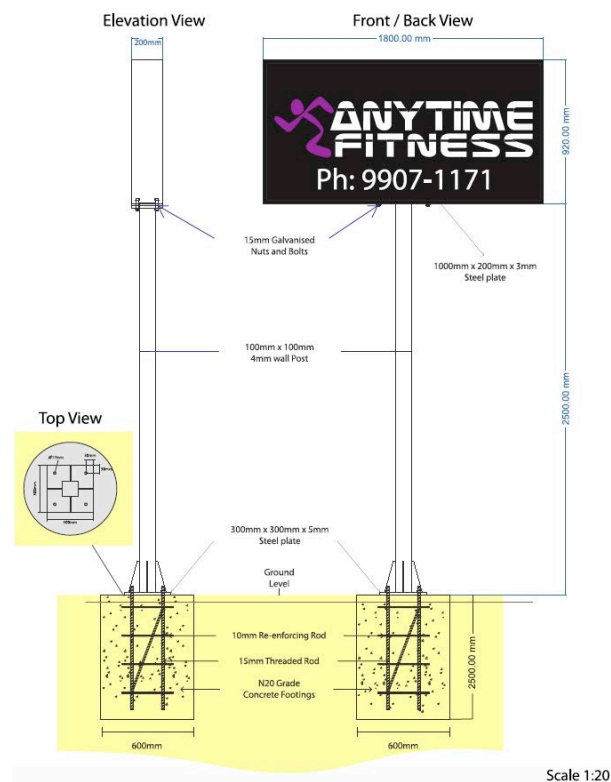


Figure 4: Signage Design for the Subject Property
Source: Anytime Fitness (January 2018)

Development proposal

The development proposal is to erect a Double Sided Illuminated Pole Signage for a Fitness/Gymnasium Centre. All relevant measurements are stated above in Figure 4.

The proposed Signage plans are clearly shown in the architectural drawings.



Site Analysis

The site and context analysis demonstrates an understanding of the site and the surrounding area.

STREETSCAPE: No likely adverse impact upon the proposed local streetscape has been identified.

NOISE: No other identifiable sources of nearby noise, both traffic or otherwise.

TRAFFIC: There will be no impact on the existing traffic.

VIEWS: No adverse impacts have been identified.

VIBRATION: No adverse impacts have been identified.

PREVAILING WINDS: No need to protect from prevailing winds has been identified.

SUNLIGHT: No adverse impacts have been identified that will impact on the amount of solar penetration available to the proposed dwelling.

AMENITY: No nearby proposed buildings should experience no adverse impact on their amenity, as a result of the proposed display home.

PROXIMITY: The proximity of the site to public transport facilities offers good transport opportunities.

HEIGHT: No obvious constraints on building heights in the area.

Environmental assessment

The proposal has been assessed under Section 79C (1) of the *Environmental Planning and Assessment Amendment Act, 1979*.

Section 79C (1)(a) Environmental Planning Instruments and Development Control Plan

Zone B3 Commercial Core

1 Objectives of zone

- To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.
- To encourage appropriate employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To recognise and support the role of Warringah Mall as a retail centre of sub-regional significance.

2 Permitted without consent

Nil

3 Permitted with consent

Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Rural industries; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Waste or resource management facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies

Response:

In consideration of objectives as stated above, the proposal is to provide a Double Sided Illuminated Pole Signage for a Fitness/Gymnasium Centre at Shop X2-X4 Warringah Mall, Brookvale NSW in a Commercial Core district.

There is expected to be minimal impact on the local built area and natural environment. The development will be carried out using best practices, sustainable design methodology and constructed using high quality materials.

Section 79C (1)(b) other impacts of the development

This section assesses the impact of the proposal in relation to the following issues, as required under section 79C (1)(b) of the EP & A Act.

Warringah Local Environment Plan 2011

Response:

Not Applicable

Warringah Development Control Plan 2011

D23 Signs

Applies to Land

This control applies to land to which Warringah Local Environmental Plan 2011 applies.

Objectives

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

Requirements

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

11. Tenancy boards and the like are encouraged to be in the form of consolidated signs.

12. Signs shall meet the following criteria:

13.

Sign	Criteria
Awning fascia sign (attached to the fascia or return end of an awning)	Shall not project above, below or beyond the fascia or return end of the awning to which it is attached.
Freestanding signs (not being a sign elsewhere listed in this table, and includes a bulletin board, tenancy board, and the like)	Shall not exceed 2 metres in height above the existing natural ground level ; Shall not have an area greater than 4sqm; Shall not project beyond the boundary of the premises; and Shall not be illuminated.
Pole or pylon sign (erected on a pole or pylon independent of any building or other structure)	Shall not be less than 2.6 metres above ground level; Shall not exceed 6 metres in height above the existing natural ground level ; Must have a maximum area of no more than 4sqm on any single face; Shall not project beyond the boundary of the premises; and No more than one pole/pylon sign per site is permitted.
Top hamper sign (attached to the transom of a doorway or display window of a building)	Shall not extend beyond any building alignment or below the level of the head of the doorway or window within the building upon which it is attached; Shall not exceed 600mm in height; and Shall not have an advertising area greater than 5sqm.
Under awning sign (attached to the underside of an awning)	Shall not exceed 2.5m in length or 0.3m in height; Shall be no less than 2.7 m above the ground and at right angles to the property boundary to which the awning is attached; Shall not project beyond the awning; and No more than one under-awning sign may be erected per business/shop.
Wall sign (painted onto a wall of a building or attached to the wall of a building, not being a sign elsewhere listed in this table)	Shall not extend within 200mm of the top and sides of the wall. Shall not cover any window or architectural projections; Must be of a size and shape that relates to the architectural design of the building to which it is attached; Where illuminated, shall not be less than 2.7 metres above the existing natural ground level ground; and Shall not project more than 300mm from the wall.
Window sign (painted or letters stuck onto the inside or outside of a display window)	Must occupy less than 50% of the window area so as to not obstruct natural light; and Shall only be permitted on ground floor windows, below awning level or equivalent.
Bed and Breakfast Accommodation (sign associated with)	No greater than 600cm ² in area; and No more than 1 sign shall be erected.
Home Business / Home Occupation/ Home Industry and Health Consulting Rooms (signs associated with)	No greater than 600cm ² in area; Not more than 1 sign shall be erected; and The sign is to indicate the name and occupation of the business.
Service Station (signs associated with)	Emblem and price signs must not be greater than 6 metres in height as measured from ground level;

	<p>The total area of all signage on the property must not exceed 1sqm per 3 metres of the primary road frontage;</p> <p>All signs must be wholly contained within the allotment;</p> <p>Awning / canopy fascia signs must contain trade name details and corporate identification only;</p> <p>Subsidiary signs must be of a number, size and style that are compatible with the size of the operation as determined by Council; and</p> <p>Illuminated and floodlit signs may only operate during approved trading hours.</p>
Real Estate and Property Promotional Signs	<p>Not more than one sign may be erected at any premises, except where there is more than one real estate agency where not more than 1 sign per real estate agency may be erected at any premises.</p> <p>Signage must advertise only the premises and/or land to be sold/leased or the development under construction on the site which is to be sold/leased upon completion.</p> <p>All signs are to be removed by the completion of the property sale.</p> <p>The size of signs is not to exceed;</p> <p>(i) 1.2sqm where single dwellings, dual occupancy development or single units within multi-unit housing, shop-top housing or residential flat building developments are being advertised for sale.</p> <p>(ii) 4.5sqm where single tenancies within commercial or industrial premises are being advertised.</p> <p>For developments where multiple units/tenancies are for sale signs must be of a size and shape that relates to the length of the street frontage of the site, the number of tenancies/units which are for sale and the scale of the development to which it relates.</p>

Response:

In consideration of objectives as stated above, the Double Sided Illuminated Pole Signage will also be constructed in accordance with the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for freestanding pylon and directory board signs.

Section 79C (1)(c) suitability of the site for the development

The site is suitable for the proposed development, owing largely to:

- Sufficient site area to support the proposed Signage;
- Will not have significant environmental, social or economic impacts.



Section 79C (1)(e) public interest

The proposal for the display and viewing of high quality signage and impose minimal impacts upon any surrounding businesses and services.

Summary

It is concluded that the proposal is to provide Double Sided Illuminated Pole Signage for a Fitness/Gymnasium Centre at Shop X2-X4 Waringah Mall, Brookvale NSW. The proposal is supported on the following grounds:

- A Development Application is submitted to the Northern Beaches Council containing necessary drawings and reports. All associated documents referenced in this statement are to be provided with the Application;
- The proposal is suitable for the Zone B3 Commercial Core and meets the current zoning objectives;
- The proposal meets the requirements of the Warringah Local Environmental Plan 2011 and the Warringah Development Control Plan 2011;
- There will be no adverse social, economic or environmental impacts;
- The proposal is considered acceptable in terms of Section 79C of the *Environmental Planning and Assessment Act 1979*.