

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED DEVELOPMENT

Proposed addition to existing warehouse/factory including slab on ground addition and Vergola inserts to roof structure

SUBJECT PREMISES

No 7-9 Tepko Road, Terrey Hills

OWNER

Mr S Rust (Vergola NSW P/L)

BUILDER

Vergola (NSW) Pty Ltd

COUNCIL

Warringah Council

DATE

14th December 2019

1.0

EXISTING SITE FEATURES

The development site is known as 7-9 Tepko Road, Terrey Hills and is located on the eastern side of Tepko Road. The site is a large industrial allotment, which currently is developed by warehouse and factory with associated office space.

The property has the following dimensions:

Front boundary	62.8m
Rear boundary	62.8m
Northern boundary	36.1m
Southern boundary	36.1m
Site Area (approx)	2247m ² (approx)

The locality is characterised by a mixture of residential and industrial buildings. The site is a predominately flat allotment. The construction of the vergola does not involve the removal of trees or vegetation. The existing public recreation strip to the rear of the property protects the visual amenity from residential development adjacent to the building.

2.0

PROPOSED DEVELOPMENT

The proposal is for construction of an extension to the Vergola factory and warehouse that will include a concrete slab and louvered roof (Vergola) inserts to the roof structure; with a total proposed area of 277.7m². The proposed Vergola will be built over a portion of existing impervious surface and will add approx. 191.7m² to the built-upon area of the building.

3.0

ASSESSMENT CRITERIA

Pursuant to Section 79C(1) of the Environmental Planning & Assessment Amendment Act 1979 the following heads of consideration apply: -

3.1

WARRINGAH LEP 2011 (WLEP)

The premises are situated in an area zoned IN2 Light Industrial under the WLEP. The construction of additions and an awning/shade structure, associated with a building, is permissible in this zoning, with Council consent.

Compliance with LEP is summarised in the following: -

The WLEP has outlined the site is not considered to be a heritage item or to impact upon an item of Heritage significance.

3.2

Warringah DCP

The following table examines the controls outlined in the locality statement and the proposals' compliance with these controls.

DCP Requirements	Proposal	Compliance
Minimum Landscaped area 40%	24%	No
Side Setback 900mmm	900mm	Yes
Height	Proposed height is 3.01m	Yes

3.2.1

STREETSCAPE

The streetscape of the area is characterised by a mixture of dwellings and industrial units and factories. The proposed has been designed to be sympathetic with the existing streetscape by being at the rear of the allotment so that it is not a dominant aspect of the streetscape.

3.2.2

BULK, SCALE AND LOCATION

The height, setback and location of the proposed works will not adversely impact on the level of solar access currently enjoyed by the neighbouring properties.

3.2.3

SETBACKS

Existing setbacks of .9m have been maintained and comply with the setback requirements under the DCP.

3.2.4

PRIVACY

The height, setback and location of the proposed addition will not adversely impact on the level of privacy currently enjoyed by the neighbouring properties.

3.2.5

HEIGHT

The proposed extension includes a maximum elevation of 3.01m above existing ground level. Such elevation shall not unreasonably impact upon adjoining properties and is within Council's allowable guidelines.

3.2.6

LANDSCAPED OPEN SPACE AND BUSHLAND SETTING.

Although there is an encroachment on councils' control of 40%, the proposed extension provides for landscaped open space that is sufficient to mitigate the bulk and scale of the building.

The privacy between buildings and topographical features have been preserved with appropriate planting to maintain and enhance the streetscape.

The proposed outdoor space provides areas for service functions and outdoor recreational use for the occupants.

To facilitate water management, the downpipes will be connected to the existing stormwater drainage system.

Due to the minor size and scale of the development it is not considered necessary to implement further soil and water management strategies during construction.

Access to the site is via the existing driveway to facilitate construction.

3.3

STATE ENVIRONMENTAL PLANNING POLICIES

The following State Environmental Planning Policies apply to the site:

- ◆ State Environmental Planning Policy No 1 – Development Standards.
- ◆ State Environmental Planning Policy No 4 – Development without consent and Miscellaneous Exempt and Complying Development.
- ◆ State Environmental Planning Policy No 6 – Number of Stories.
- ◆ State Environmental Planning Policy No 8 – Surplus Public Land.
- ◆ State Environmental Planning Policy No 9 - Group Homes.
- ◆ State Environmental Planning Policy No. 10 – Retention of Low-Cost Rental Accommodation
- ◆ State Environmental Planning Policy No 11 – Traffic Generating Development.
- ◆ State Environmental Planning Policy No 14 – Coastal Wetlands
- ◆ State Environmental Planning Policy No 16 – Tertiary Institutions.
- ◆ State Environmental Planning Policy No 19 – Bushland in Urban Areas
- ◆ State Environmental Planning Policy No 21 – Caravan Parks.
- ◆ State Environmental Planning Policy No 22 – Shops and Commercial Premises.
- ◆ State Environmental Planning Policy No 30 – Intensive Agriculture.
- ◆ State Environmental Planning Policy No 32 – Urban Consolidation (Redevelopment of Urban Land).
- ◆ State Environmental Planning Policy No 33 – Hazardous and Offensive Development.
- ◆ State Environmental Planning Policy No 34 – Major Employment – Generating Industrial Development.
- ◆ State Environmental Planning Policy No 35 – Maintenance Dredging of Tidal Waterways.
- ◆ State Environmental Planning Policy No 37 – Continued Mine and Extractive Industries.

- ◆ State Environmental Planning Policy No 38 – Olympic Games and Related Projects.
- ◆ State Environmental Planning Policy No 44 – Koala Habitat Protection.
- ◆ State Environmental Planning Policy No 45 - Permissibility of Mining.
- ◆ State Environmental Planning Policy No 55 – Remediation of Land.
- ◆ State Environmental Planning Policy No 63 – Major Transport Projects.
- ◆ State Environmental Planning Policy No 64 – Advertising and Signage
- ◆ State Environmental Planning Policy No 65 - Design Quality of Residential Flat Buildings.
- ◆ State Environmental Planning Policy (Seniors Living) 2004
- ◆ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- ◆ State Environmental Planning Policy (ARTC Rail Infrastructure) 2004.

Consideration has been given to the abovementioned policies, no additional requirements are outlined which impact on the proposed development.

3.4

SUBMISSIONS

The neighbouring properties will be advised of the development proposal in accordance with Council's Notification Policy. Should objections be received it is hoped Council will enable mediation to occur in order to resolve any issues.

3.5

PUBLIC INTEREST

Public interest should be considered when assessing any submissions made in relation to the development proposal.

4.0

CONCLUSION

The development proposal has demonstrated compliance with LEP, achieving the outlined requirements in relation to bulk, scale & location.

The size and scale of the development achieves the objectives of the DCP and LEP and compliments the existing character of the area without having an adverse impact on the amenity, privacy and existing levels of solar access currently enjoyed by the neighbouring properties.

Accordingly, it is recommended that the development proposal be supported.