



Corona Projects

Development Application
**STATEMENT OF ENVIRONMENTAL EFFECTS &
PLAN OF MANAGEMENT**

Establish café on first floor of business premise as an ancillary development,
carparking rearrangement and 31 new car spaces

200 Forest Way, Belrose

January 2020

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PROJECT DETAILS

Client: Four Seasons Garden Centre
Subject land: 200 Forest Way, Belrose 2085
Lot Description: 2/DP1008986
1/DP1205253
Proposed development: Establish café on first floor of business premise as an ancillary development, carparking rearrangement and 31 new car spaces

The report is prepared by Crystal Pan
Bachelor of Architecture (UTS)


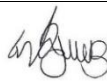

The report is reviewed by Emma Rogerson
Bachelor of Architecture and Environment (USYD)

Project Code: J000257

I certify that the contents of the Statement of Environmental Effects to the best of my knowledge, has been prepared as follows:

- In accordance with Section 4.12 of the Environmental Planning and Assessment Act 1979 and Clause 50 of the Environmental Planning and Assessment Regulation 2000;
- The statement contains all available information that is relevant to the environmental impact assessment of the proposed development;
- To the best of my knowledge the information contained in this report is neither false nor misleading.

Quality Management

	Name	Date	Signature
Prepared by	Crystal Pan	22.01.2020	
Checked by	Emma Rogerson	30.01.2020	
Approved for issue by	Emma Rogerson	30.01.2020	

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared for Four Seasons Garden Centre to accompany a Development Application (DA) to Northern Beaches Council (Council) for the establishment of café on first floor of the garden centre, carparking rearrangement and 31 new car spaces at 200 Forest Way, Belrose 2085.

Four Seasons Garden Centre is a retail plant nursery, with an existing shop and office building at the front of the site. The proposed café is to occupy the first floor of the shop and office building. The café will operate 6 days per week, from 8am to 4pm, with a maximum capacity of 50 customers.

The proposal is permissible with consent and is suitable for the site and the area. The proposal has been designed to relate to its site and to the streetscape in terms of appearance, envelope, setbacks, bulk and scale. The proposal operates without any significant impact to the amenity of neighbouring properties.

The purpose of this SEE is to:

- Describe the site to which the application applies and its context;
- Describe the proposed development
- Describe the legislative framework against which the application is to be assessed and determined; and
- Provide an assessment of the environmental impacts in accordance with the Section 4.15 of the EP&A Act 1979.

This Statement has been prepared in reference to the following:

Document	Author	Date
Site plan	Corona Projects	07.05.2019
Car parking plan	Corona Projects	07.05.2019
Former Crown Road Survey	Michael Manus Kirkwood	24.03.2015
Wastewater report	Envirotech	09.10.2019
Traffic report	TEF Consulting	30.01.2019

2.0 SITE ANALYSIS & CONTEXT

2.1 The Site

The site contains two lots: 200 Forest Way, Belrose and a former Crown Road Reserve. 200 Forest Way, Belrose is legally described Lot 2 in Deposited Plan 1008986. The former Crown Road Reserve is legally described Lot 1 in Deposited Plan 1205253. The site is located on the western side of Forest Way, between Crozier Road and Linden Avenue.

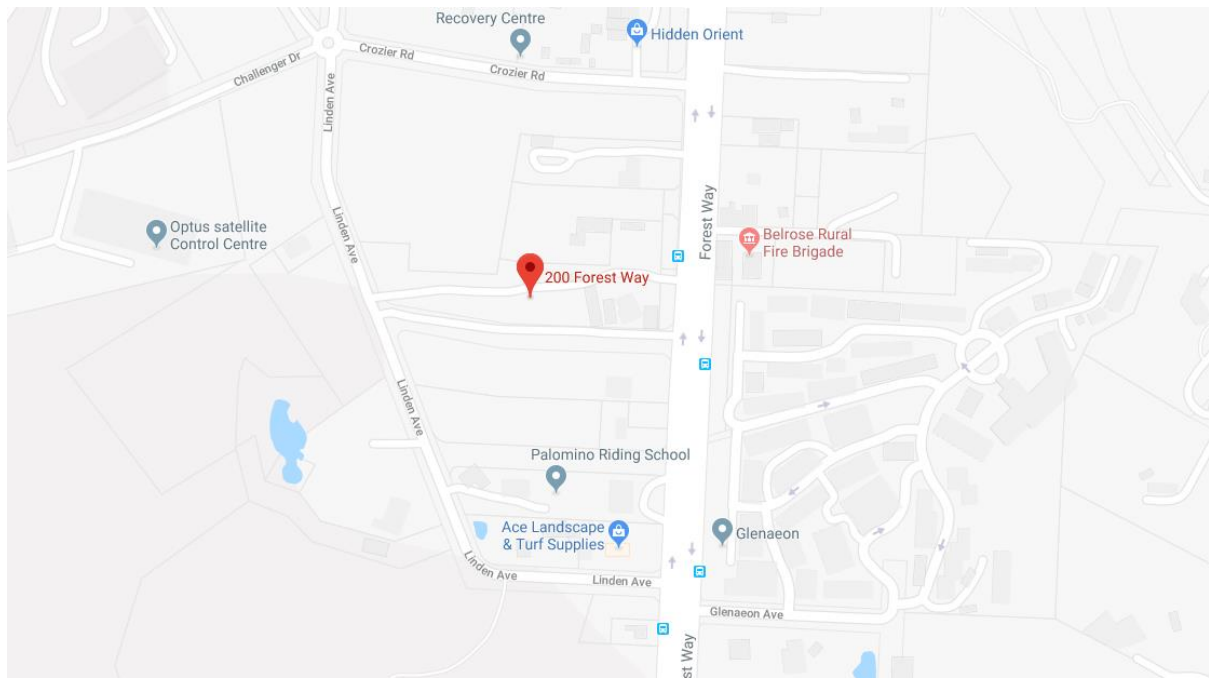


Figure 1 – Site locality map (Google Maps)



Figure 2 – Aerial map (SIX Maps)

200 Forest Way is irregular with a total area of 1.09 hectares with an 89.73 metre street frontage to Forest Way. The formerly Crown Road Reserve has a total area of 2,291m² with a width varies from 10.06m to 11.725m. Vehicular access is available from Forest Way.

The site slopes gently to the south-west and is entirely occupied by the retail plant nursery business. The eastern part of the site contains the shop and office building and customer parking fronting Forest Way. A retail nursery display area is located on the ground floor of the shop and office building and a gift shop is located on the first floor. The southern part of the site was formerly a Crown Road reserve,

which was acquired by Four Seasons Garden Centre (Lot 1, DP1205253). The western part of the site contains bulk storage materials and landscape supplies with trade loading/unloading.

The land is identified as Deferred Matter on the Warringah Local Environmental Plan 2011 (WLEP 2011) Land Application Map. The site is classified as Bushfire Prone Land. Most of the site is located within Category 0 Vegetation Buffer and the north west corner of the site is located within Vegetation Category 1. The proposed café is not located within any identified bushfire prone area. With reference to Warringah Local Environmental Plan 2000, the land is identified as Locality C8 Belrose North.

The site does not contain a heritage item nor is located within a Heritage Conservation Area. There are no heritage items within the vicinity of the site.



Figure 3 – Structure where the café will be contained (Corona Projects 2019)



Figure 4 – Proposed café outlook (Corona Projects 2019)

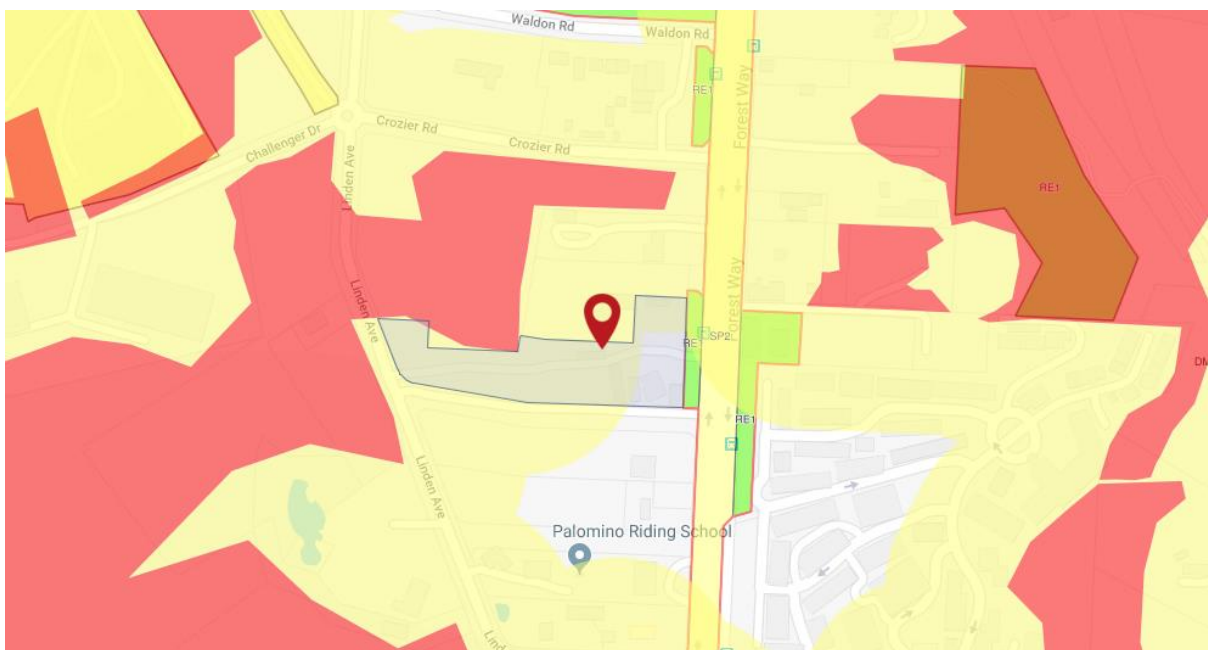


Figure 5 – Bushfire prone land map (NSW Planning Portal)

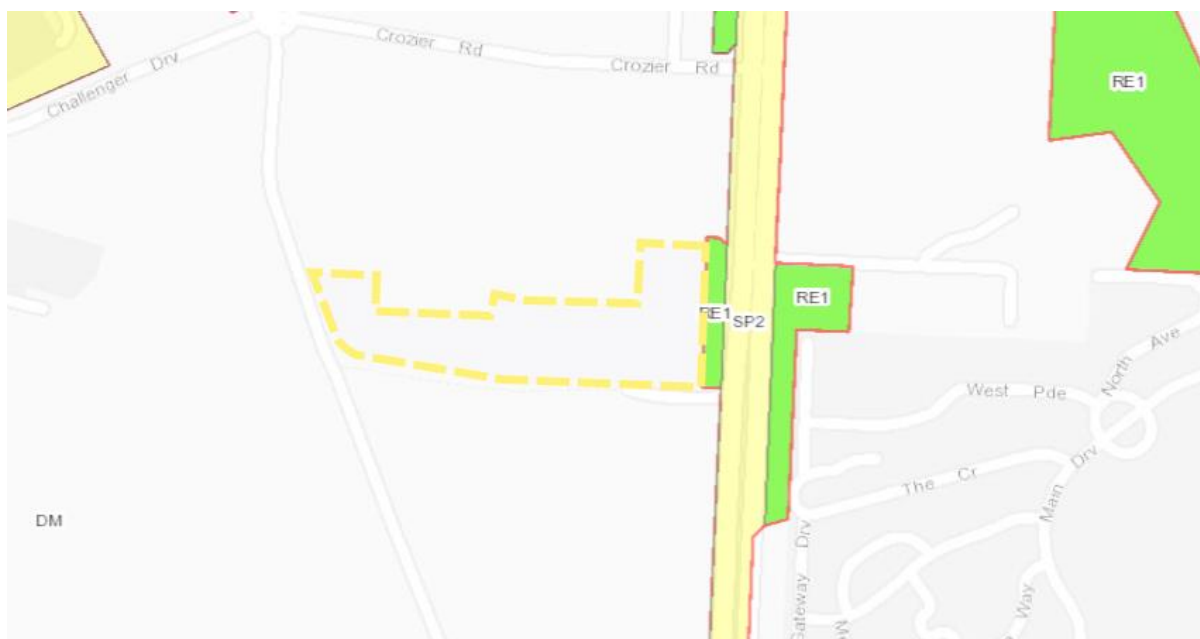


Figure 6 – Land Zoning Map (NSW Planning Portal)

2.2 The Locality

Belrose North locality comprises a mix of land uses interspersed with rural residential properties. Surrounding non-residential uses include Belrose Resource Recovery Centre, Optus Earth Satellite Station, horse riding school and a landscape supply yard. Adjoining the site to the north is a residential property and Crown Land. Adjoining the site to the south is 198 Forest Way, which has an approval for a child care centre and dwelling house. To the east of the site across Forest Way is a Belrose Rural Fire Brigade and a retirement village.

2.3 Development History

A search on Council's DA Tracker has returned the following results for recent development applications associated with the allotment:

- **DA2010/00085** – Alterations and additions to a dwelling house and construction of a shop and office – Approved 13/01/2011
- **DA2008/1307** – Alterations and additions to an existing retail plant nursery to include a restaurant, giftware shop and office area – Refused 21/07/2009
- **DA2007/0010** – Alterations and Additions to an Existing Structure for the Provision of a New Cafe (restaurant) and Gift Shop – Refused 27/11/2007
- **DA/2003/0479** – Proposed Two Storey Showroom & Cafe Four Seasons Nursery – Refused 03/08/2005

3.0 THE PROPOSAL

3.1 Overview

The Development Application proposes the establishment of café on the first floor of an existing garden centre at 200 Forest Way, Belrose 2085.

Four Seasons Garden Centre is a retail plant nursery, with an existing shop and office building at the front of the site. The proposed café is to occupy the first floor of the shop and office building. Operational details are described below.

31 new car spaces are proposed onsite to support the café use. Customer will access the parking spaces from Forest Way. Site entrance at Linden Avenue will only be used by the staff of existing nursery and proposed café.

Various carparking rearrangement will be carried out in accordance with the submitted traffic report. The existing carpark to the front of the site will be rearranged in order to increase parking space number, which will provide 30 car spaces for the development. In conjunction with the proposed 31 car spaces on the former Crown Land and at the back of the site, the proposal will have 61 parking spaces in total.

Please refer to plans prepared by Corona Projects and traffic report prepared by TEF Consulting.

3.2 Operational Details

Item	Details
Proposed operations	Cafe serving coffee, tea, light refreshments, wraps, sandwiches, melts, salads, juices, smoothies and cakes. Food preparation on site.
Hours of operations	Monday to Saturday - 8am to 4pm.
Number of future staff	2 full-time staff and 5 part time staff
Expected number of customers at any given time	15-40 customers, with a maximum capacity of 50 customers
Waste generated	Food packaging, food waste
Waste disposal and collection arrangement	URM Waste Disposal will be contracted for waste disposal. Waste will be collected on a weekly basis or as per the existing arrangement.
Staff and customer parking arrangement	Staff and customer will access the 61 parking spaces provided onsite.
Proposed noise sources	Noise from people chatting and background music playing

Proposed noise reduction measures	Noise reduction measure is not required as the noise will be minimal. However, the business owner will be responsible on all noise complaints and will take follow-up action if required.
Toilet facilities	Three toilets and one disabled toilet is provided on the same level of café.

4.0 STATUTORY PLANNING FRAMEWORK AND ENVIRONMENTAL ASSESSMENT

This Chapter provides an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

4.1 Statutory and Policy Compliance

The relevant matters for consideration under Section 4.15(a) of the EP&A Act, 1979, are identified as:

- Warringah Local Environmental Plan 2000
- Warringah Development Control Plan 2000

The primary statutory document that relates to the subject site and the proposed development is Warringah Local Environmental Plan 2000. The primary non-statutory plan relating to the subject site and the proposed development is Warringah Development Control Plan 2000.

4.1.1 Warringah Local Environmental Plan 2000

The land is identified as Deferred Matter on the Warringah Local Environmental Plan 2011 (WLEP 2011) Land Application Map. Warringah Local Environmental Plan 2000 (WLEP 2000) therefore applies to the land.

Desired Future Character Statement

The site is located within Locality C8 Belrose North.

The development is identified to be a *restaurant*, which is identified as a Category 3 use in C8 – Belrose North Locality Statement and permissible with consent.

The Desired Future Character Statement for Locality C8 is as follows:

- *The present character of the Belrose North locality will remain unchanged except in circumstances specifically addressed as follows.*
- *The natural landscape including landforms and vegetation will be protected and, where possible, enhanced. Buildings will be grouped in areas that will result in the minimum amount*

of disturbance of vegetation and landforms and buildings which are designed to blend with the colours and textures of the natural landscape will be strongly encouraged.

- *Development will be limited to new detached style housing conforming with the housing density standards set out below and low intensity, low impact uses.*
- *A dense bushland buffer will be retained or established along Forest Way. Fencing is not to detract from the landscaped vista of the streetscape.*
- *Development in the locality will not create siltation or pollution of Middle Harbour.*

An assessment of the proposal against the Desired Future Character Statement is provided below: The proposed development will not change the character of Belrose North locality. The establishment of is proposed within an existing structure that was approved by Council. No construction or demolition is proposed. The proposal therefore does not impact the natural landscape and does not disturb vegetation, landforms and buildings. The proposal will not create siltation or pollution of Middle Harbour. The proposed café is a low intensity, low impact use that will complement the existing garden centre and provide a place for the local residents and workers to gather. The development will have minimal acoustic impact upon neighbouring properties due to its small capacity and limited operating hours. 61 car spaces are provided on site (including 31 new spaces), and the surrounding road network can accommodate the proposed traffic generation. It is anticipated that the proposal will only generate minor traffic in addition to the existing retail nursery use of the premises.



Figure 7 – LEP Locality Map (Warringah Council)

Clause 15 Does Category Three development involve extra procedures?

This clause states:

“1) Consent may be granted to development classified as Category Three only if the consent authority has considered a statement of environmental effects that includes the items listed in Schedule 15.

Matters listed in Schedule 15 are considered below:

(1) A summary of the statement of environmental effects.

This report contains a Statement of Environmental Effects for establishment of café on first floor of the garden centre, and 31 new car spaces to support the proposed development at 200 Forest Way, Belrose. Section 4 of this report specifically assesses the potential environmental impacts of the proposed development.

(2) A statement indicating how the proposed development is consistent with the relevant desired future character statement and general principles of development control established by this plan.

Section 4 of this report outlines how the proposed café and car parking is consistent with Desired Future Character Statement of C8 Belrose.

(3) A statement of the objectives of the proposed development.

The objectives of the proposed development are:

- Provide a café use to complement the retail plant nursery
- Provide a place for local residents to gather
- Provide sufficient car parking for both staff and customers

(4) An analysis of any feasible alternatives to the carrying out of the development, having regard to its objectives, including:

(a) the consequences of not carrying out the development, and

The property is maintained as a retail plant nursery and the cafe is seen as an ancillary and complementary use supporting the principal use. The proposal meets the objectives of the purpose and no feasible alternatives have been identified.

(b) the reasons justifying the carrying out of the development.

The site is capable of providing a café within the existing building of the retail plant nursery, with sufficient on-site car parking. The development achieves compliance with the desired future character of C8 Belrose North locality.

- (5) *An analysis of the development, including:*
- (a) *a full description of the development, and*
 - (b) *a general description of the environment likely to be affected by the development, together with a detailed description of those aspects of the environment that are likely to be significantly affected, and*
 - (c) *a description of the likely impact on the environment of the development, having regard to:*
 - (i) *the nature and extent of the development, and*
 - (ii) *the nature and extent of any building or work associated with the development, and*
 - (iii) *the way in which any such building will be erected in connection with the development, and*
 - (iv) *any rehabilitation measures to be undertaken in connection with the development, and*
 - (d) *a full description of the measures proposed to mitigate any adverse effects of the development on the environment.*

Section 3 of this Statement of Environmental Effects has outlined the development details.

The establishment of cafe is proposed within an existing structure that was approved by Council. No construction or demolition is proposed. The proposal therefore does not impact the natural landscape and does not disturb vegetation, landforms and buildings. The proposal will not create siltation or pollution of Middle Harbour.

The proposed café is a low intensity, low impact use that will complement the existing garden centre and provide a place for the local residents and workers to gather. The development will have minimal acoustic impact upon neighbouring properties due to its small capacity and limited operating hours. 61 car spaces are provided on site, and the surrounding road network can accommodate the proposed traffic generation. It is anticipated that the proposal will only generate minor traffic in addition to the existing retail nursery use of the premises.

- (6) *The reasons justifying the carrying out of the development in the manner proposed, having regard to biophysical, economic and social considerations and the principles of ecologically sustainable development.*

The café is proposed within an existing building, thereby limiting the environmental impact of the development.

- (7) *The statement is to include a compilation (in a single section of the statement) of the measures proposed to mitigate any adverse effects of the development on the environment.*

The following measures are to be implemented upon the site to minimise adverse effects:

- The café capacity and hours of operation are limited to a small scale to minimise acoustic, parking and traffic impact.
- Parking is to be provided on site in excess of LEP requirements so as to minimise on-street parking

- Avenue planting is proposed on southern boundary along the proposed car park.

(8) *A list of any approvals that must be obtained under any other Act or law before the development may lawfully be carried out.*

No other approval is required for the proposed development.

Division 5 Traffic, access and carparking

Control		Comment	Compliance
71	<p>Parking facilities (visual impact)</p> <p>Parking facilities (including garages) are to be sited and designed so as not to dominate the street frontage or other public spaces.</p>	<p>Onsite parking is provided on the strip of recently acquired Crown land on the southern portion of the site and at the rear of the site. The proposed parking is located behind the front building line of the retail/café building. The proposed spaces are not able to be seen from the street.</p>	Yes
72	<p>Traffic access and safety</p> <p>Vehicle access points for parking, servicing or deliveries, and pedestrian access, are to be located in such a way as to minimise:</p> <ul style="list-style-type: none">• traffic hazards, and• vehicles queuing on public roads, and• the number of crossing places to a street, and• traffic and pedestrian conflict, and• interference with public transport facilities. <p>Where practical, vehicle access is to be obtained from minor streets and lanes.</p>	<p>Car parking can be assessed from Forest Way and Linden Avenue. Identification signs are proposed to guide customers entering from Forest Way. Customers will enter the site from Forest Way to access the existing plant nursery and proposed café. The proposed traffic arrangement will not interfere with the existing bus stop.</p> <p>Please refer to traffic report prepared by TEF Consulting.</p>	Yes
73	<p>On-site loading and unloading</p> <p>Facilities for the loading and unloading of service, delivery and emergency vehicles are to be appropriate to the size and nature of the development. On-site facilities are to be screened from public view and designed so that vehicles may enter and leave in a forward direction.</p>	<p>As per existing retail plant nursery operations. All loading and unloading will take place at the rear of the garden centre. Trucks will enter from a minor street Linden Avenue. Please refer to traffic report prepared by TEF Consulting.</p>	Yes
74	<p>Provision of carparking</p> <p>Adequate off-street carparking is to be provided within the subject property boundaries having regard to:</p> <ul style="list-style-type: none">• the land use, and	<p>The site currently has 30 off-street parking spaces. The proposal will have 61 parking spaces available for all land uses onsite.</p>	Yes

Control	Comment	Compliance
<ul style="list-style-type: none"> • the hours of operation, and • the availability of public transport, and • the availability of alternative carparking, and • the need for parking facilities for courier vehicles, delivery/service vehicles and bicycles. <p>Unless the applicable Locality Statement provides otherwise:</p> <p>(a) if Schedule 17 (Carparking provision) specifies the minimum number of on-site parking spaces required in relation to a particular land use, or sets out a means of calculating that minimum number of spaces—at least that minimum number of spaces must be provided.</p> <p>Schedule 17 <u>Retail plant nursery</u> Whichever is greater of: 15 spaces, or 0.5 spaces per 100 m2 of site area</p> <p><u>Restaurant</u> Whichever is the greater of: 15 spaces per 100 m2 GFA, or 1 space per 3 seats</p>	<p>The café is expected to have maximum 50 customers at any given time. As the café is not expected to attract customers on its own, to the worst case scenario it's assumed that at most 50% or less customers are attracted by the café only. The site provides 47 customers parking and 14 staff parking, which will be more than sufficient to meet the parking demand.</p> <p>Please refer to the traffic report prepared by TEF Consulting for traffic arrangement.</p>	
<p>75 75 Design of carparking areas</p> <p>Carparking, other than for individual dwellings, is to:</p> <ul style="list-style-type: none"> • avoid the use of mechanical car stacking devices, and • not be readily apparent from public spaces, and • provide safe and convenient pedestrian and traffic movement, and • include adequate provision for manoeuvring and convenient access to individual spaces, and • where possible, enable vehicles to enter and leave the site in a forward direction, and 	<p>The proposed car parking scheme provides an additional 31 car spaces apart from the existing 30 car spaces for the café. The parking scheme does not use mechanical car stacking devices and it is consistent with the character of the local area. The parking space is able to meet relevant Australian Standards.</p> <p>Please refer to traffic report prepared by TEF Consulting.</p>	<p>Yes</p>

Control	Comment	Compliance
<ul style="list-style-type: none"> • incorporate unobstructed access to visitor parking spaces, and • be landscaped to shade parked vehicles, screen them from public view, assist in micro-climate management and create attractive and pleasant spaces, and • provide on-site detention of stormwater, where appropriate, and • make reasonable provision for the carparking needs of people with physical disabilities. 		

4.1.2 Warringah Development Control Plan 2000

No matters of relevance are raised in relation to Warringah Development Control Plan 2000 Amendment 3.

4.2 Impacts of the Development

The proposed cafe is an appropriate use for the site and is of a scale that does not generate unreasonable environmental, social and economic impacts.

Impacts on Natural and Built Environment

The establishment of is proposed within an existing structure that was approved by Council. No construction or demolition is proposed.

The development will have minimal acoustic impact upon neighbouring properties due to its small capacity and limited operating hours. Avenue planting is proposed on southern boundary along the proposed car park.

Parking and Traffic

A new car parking area is proposed along the southern portion of the site, on the recently acquired Crown Reserve land. The site will therefore have a total of 61 on-site car spaces. Stormwater drainage arrangement for the proposed carparking space will be drained by gravity. The proposed parking arrangement is able to meet the parking demand for both customers, staff and loading/unloading purposes.

This car parking provision exceeds the minimum RMS requirements, and the surrounding road network can accommodate the proposed traffic generation. It is anticipated that the proposal will only generate minor traffic in addition to the existing retail nursery use of the premises.

Wastewater

The submitted wastewater report shows the site is able to accommodate the café. The use of detergents, sanitisers and other cleaning products, alongside with the increased volume of liquid and waste associated with the café, can be sufficiently managed through the implementation of a grease trap to the existing system.

Social and Economic Impacts

There are no adverse social and economic impacts. The proposed café is a low intensity, low impact use that will complement the existing garden centre and provide a place for the local residents and workers to gather.

4.3 Suitability of the Site

The subject site is considered suitable in size and shape to accommodate the establishment of a café on second floor of business premises. The proposal does not introduce any incompatible uses to the site. The works are permissible under the C8 Belrose North.

4.4 The Public Interest

The proposal is not considered to be against the public interest due to its minimal built environment, social and economic impact.

5.0 CONCLUSION

The Statement of Environmental Effects (SEE) has been prepared to consider the environmental, social and economic impacts of the establishment of a café on second floor of business premises at 200 Forest Way, Belrose. The report has addressed the applicable policies and plans, and has provided an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

The application proposes a permissible development within the subject site locality. The proposal incorporates appropriate design considerations to minimise any adverse impacts on the natural and built environment, and the amenity of the surrounding neighbourhood.

Given the benefits of the development and compliance with the relevant policies and plans, we conclude that the proposed development at 200 Forest Way, Belrose as described in this application is reasonable and supportable, and worthy of approval by the Northern Beaches Council.