



## STATEMENT OF ENVIRONMENTAL EFFECTS

***9 -17 Howard Avenue and 14 - 16 & 28  
Oaks Ave and 884 - 896 Pittwater Road,  
Dee Why***

*Woolworths Dee Why*

*Pick-up Service*

**April 2021**

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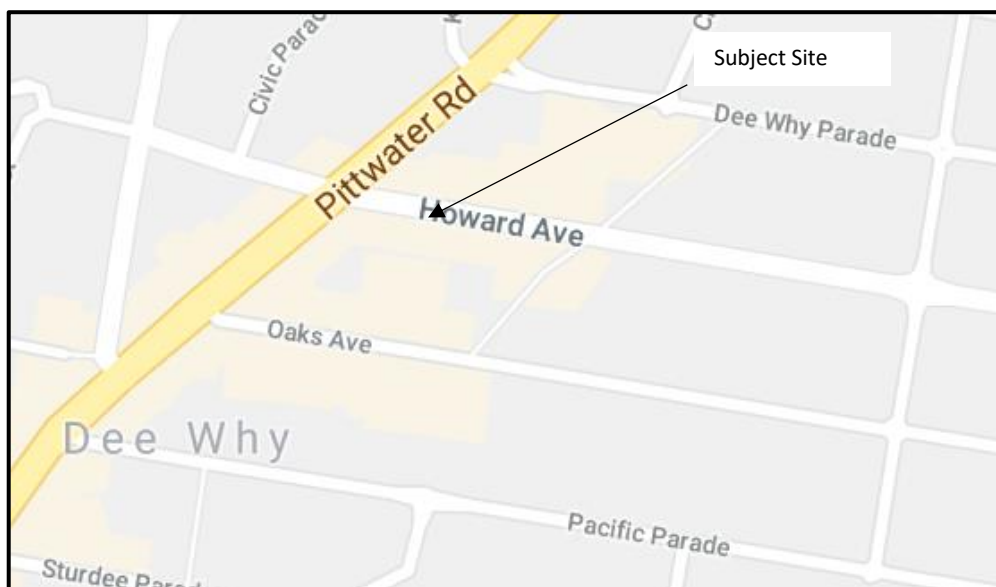
## 1.0 INTRODUCTION

- 1.1 This Statement of Environmental Effects has been prepared by Andrew Martin Planning Pty Ltd at the request of the applicant to accompany a development application to Northern Beaches Council for the extension of the existing grocery pick-up service for the Dee Why Woolworths Supermarket, at Oaks Ave, Howard Ave and Pittwater Road, Dee Why.
- 1.2 As part of the operation of the existing Woolworths Supermarket the company is seeking to expand its grocery pickup service within the existing infrastructure of the Level 1 parking area. The proposal seeks to improve the current service via the allocation of 4 more parking bays for pickup and the grocery storage area adjacent those spaces. There will be a total of six (6) designed pickup parking spaces. The service area is located on Level 1 of the carpark which currently contains parking spaces allocated to the Woolworths operation. The aim of the service is to improve customer service for its existing customer base.
- 1.3 The subject site is zoned B4 Mixed Use under Warringah Local Environmental Plan 2011. The supermarket was approved as part of DA2016/0705. The premises is permissible and satisfy the objectives of the WLEP 2011 together with the Dee Why Town Centre aims and objectives - employment and convenience for residents' shopping, leisure and entertainment needs.
- 1.4 The proposal is considered relatively minor in terms of the active Town Centre precinct within which the supermarket is located. The service provides existing customers the safety and convenience of pickup only – a service that is popular with customers, particularly during Covid-19 and beyond.
- 1.5 The proposal is acceptable as:
  - The proposal does not seek to change the approved and operating landuse within the mixed use shopping complex;
  - The amendment to the physical infrastructure is minor in nature;
  - The extended service is aimed at existing customers and is part of the overall operation and destination shopping experience at the centre;
  - There is no loss of parking that cannot be absorbed by the operation of the existing parking for the complex as a whole;
  - There is no change to the Woolworths business identification signage for the premises as part of this application;
  - Signage is limited to refreshing the existing wayfinding/directional signage within the car park to assist customers find the pickup area quickly and efficiently.
  - There is no change to the supermarket approved trading hours as a result of the proposal;
  - There are community benefits in providing pick-up service from the site, including less personal contact, more Covid-19 safe, high turnover parking for those utilising the service.
- 1.6 This document has been prepared pursuant to s4.12(9) of the *EP&A Act 1979* and cl.47 and schedule 1, Part 1, cl. 2(c) of the *Environmental Planning and Assessment Regulation 2000*, and reviews the applicable environmental planning instruments, draft EPI and development control plans that apply to the subject property as well as the environmental impacts of the proposal with particular reference to the relevant heads of consideration listed under s4.15 of the Act. The subject proposal is not *Integrated or Designated Development* pursuant to the *EP&A Act 1979*.

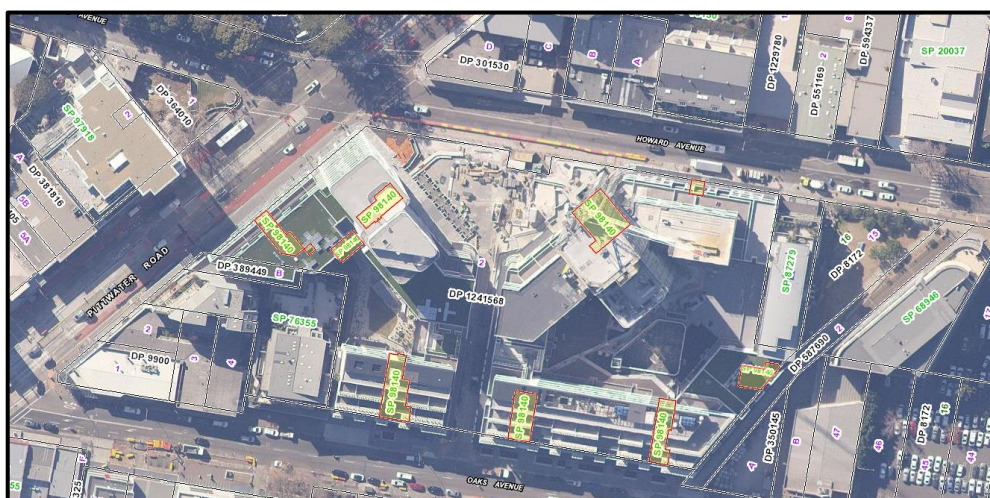
## 2.0 THE SITE

The subject application is known as Lot 2 DP 12415868, No. 888 Pittwater Road, Dee Why.

The site was previously occupied by a mix of non-residential buildings that have been demolished. DA2016/0705, issued on 10 May 2017, approved the construction of the mixed-use development including a shopping centre, retail shops and child care centre.



**Figure 1: Location of subject site (Source: googlemaps)**



**Figure 2: Aerial of subject site (Source: sixmaps)**

### 3.0 THE PROPOSAL

- 3.1 This application seeks approval to undertake minor works to facilitate the expansion of the existing grocery pick-up service at Woolworths Dee Why. The proposal requires minor modification and building works to facilitate a grocery storage area and four (4) additional pickup parking spaces. Existing directional signage will be refreshed to inform customers about the service and provide internal directions to the pick-up area.
- 3.2 The following summarises the features of the existing development that are not altered by the proposal:
- The landuse, being an approved supermarket with associated parking, access and signage;
  - No change to the mix of landuses and businesses operating on the site;
  - The existing customer base – customers may alter their shopping habits but where they currently shop at Woolworths they still will. Grocery pick-up is part of the current services to those customers;
  - The utilisation of the site as a destination for a variety of shopping trips, often multi-purpose trips;
  - The amount of parking available when considering a higher turnover of vehicles by those not doing multi-purpose trips to the complex;
  - Accessible spaces remain the same and in the same location;
  - Commercial bike parking is retained and the ten (10) racks dislocated by the grocery storage facility are to be relocated within the car park (in consultation with Meriton);
  - No change to the Woolworths branded business identification signage for the overall premises as part of this application;
  - No change to the supermarket approved trading hours.
- 3.3 The existing pick-up service comprises two (2) designated pick up spaces. The proposal increases this number to six (6) together with the grocery storage facility. The storage and service area is required to be located as close as possible to both the parking spaces and access to the supermarket for delivery of orders from the supermarket floor to the customer pick-up area in Parking Level 1.
- 3.4



**Figure 1: Location of Click and Collect storage and pick up area within Parking Level 1 (purple spaces are parking spaces allocated to Woolworths)**



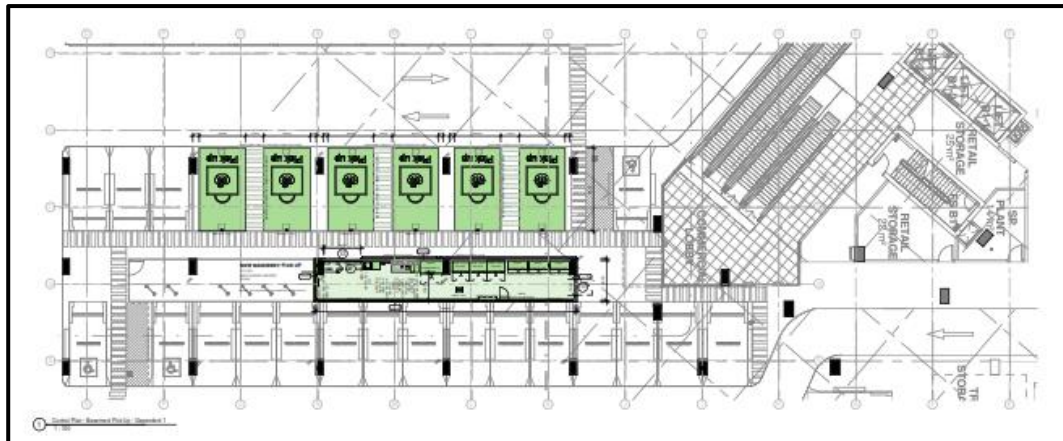


Figure 2: Layout of Click and Click service within Parking Level 1

#### 4.0 **ASSESSMENT OF ENVIRONMENTAL EFFECTS – SECTION 4.15 OF THE EP&A ACT 1979**

*In accordance with s4.15 of the EP& Act 1979 the following matters shall be considered in determination of the development application.*

##### **4.15 Evaluation**

###### **(1) Matters for consideration—general**

*In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:*

*(a) the provisions of:*

- (i) any environmental planning instrument, and*
- (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*
- (iii) any development control plan, and*
- (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*
- (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),*

*(v) (Repealed) that apply to the land to which the development application relates,*

*(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*

*(c) the suitability of the site for the development,*

*(d) any submissions made in accordance with this Act or the regulations,*

*(e) the public interest.*

##### **4.1 Relevant Environmental Planning Instruments (EPI's)**

In accordance with s.4.15 of the EP&A Act, 1979 Council in determining a development application must take into consideration provisions of any EPI's.

#### 4.1.1 Warringah Local Environmental Plan 2011 (WLEP 2011)

##### 1.2 Aims of Plan

(2) The particular aims of this Plan are as follows:

(a) to create a land use framework for controlling development in Warringah that allows detailed provisions to be made in any development control plan made by the Council,

**(b) to recognise the role of Dee Why and Brookvale as the major centres and employment areas for the sub-region,**

**(c) to maintain and enhance the existing amenity and quality of life of the local community by providing for a balance of development that caters for the housing, employment, entertainment, cultural, welfare and recreational needs of residents and visitors,**

(d) in relation to residential development, to:

(i) protect and enhance the residential use and amenity of existing residential environments, and

(ii) promote development that is compatible with neighbouring development in terms of bulk, scale and appearance, and

(iii) increase the availability and variety of dwellings to enable population growth without having adverse effects on the character and amenity of Warringah,

(e) in relation to non-residential development, to:

(i) ensure that non-residential development does not have an adverse effect on the amenity of residential properties and public places, and

(ii) maintain a diversity of employment, services, cultural and recreational facilities,

(f) in relation to environmental quality, to:

(i) achieve development outcomes of quality urban design, and

(ii) encourage development that demonstrates efficient and sustainable use of energy and resources, and

(iii) achieve land use relationships that promote the efficient use of infrastructure, and

(iv) ensure that development does not have an adverse effect on streetscapes and vistas, public places, areas visible from navigable waters or the natural environment, and

(v) protect, conserve and manage biodiversity and the natural environment, and

(vi) manage environmental constraints to development including acid sulfate soils, land slip risk, flood and tidal inundation, coastal erosion and biodiversity,

(g) in relation to environmental heritage, to recognise, protect and conserve items and areas of natural, indigenous and built heritage that contribute to the environmental and cultural heritage of Warringah,

(h) in relation to community well-being, to:

(i) ensure good management of public assets and promote opportunities for social, cultural and community activities, and

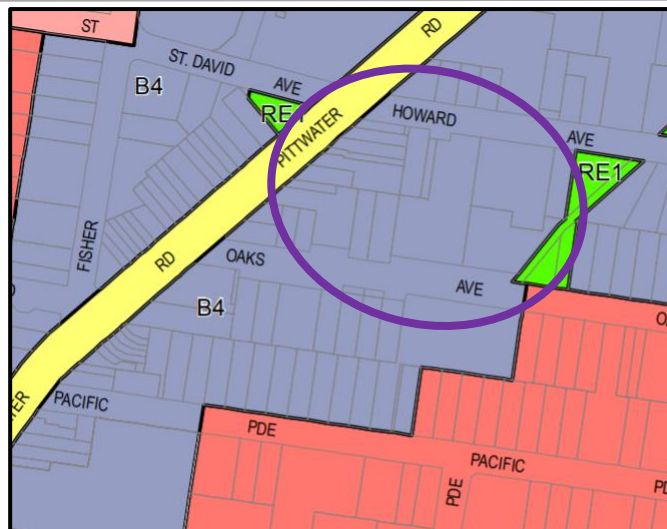
**(ii) ensure that the social and economic effects of development are appropriate.**

Comment: The Woolworths supermarket provides direct services to the local community of the of Dee Why. The supermarket is a major employer in the Dee Why area providing economic benefits directly to the local area. The proposal provides an improved pickup service to the existing customer base. Other similar services throughout NSW Woolworth operations have proven successful, particularly since March 2020 with the onset of Covid-19.

##### Zoning and Permissibility

The subject site is zoned B4 Mixed use (LZN Map\_10AB).

The Woolworths Supermarket and BWS store were approved as part of DA2016/0705. The incorporation of the pickup service to the existing operations does not alter the approved landuse. The premises is permissible with consent.



## **B4 Mixed Use Zone**

### **1 Objectives of zone**

- *To provide a mixture of compatible land uses.*
- *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*
- *To reinforce the role of Dee Why as the major centre in the sub-region by the treatment of public spaces, the scale and intensity of development, the focus of civic activity and the arrangement of land uses.*
- *To promote building design that creates active building fronts, contributes to the life of streets and public spaces and creates environments that are appropriate to human scale as well as being comfortable, interesting and safe.*
- *To promote a land use pattern that is characterised by shops, restaurants and business premises on the ground floor and housing and offices on the upper floors of buildings.*
- *To encourage site amalgamations to facilitate new development and to facilitate the provision of car parking below ground.*

### **2 Permitted without consent**

Home-based child care; Home occupations

### **3 Permitted with consent**

Boarding houses; Centre-based child care facilities; 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; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; 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 villages; Extractive industries; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; 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; Service stations; Sex services premises; Storage premises; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Waste or resource



management facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies. The supermarket supports the role of the Padstow local community by providing local shopping services and supplies to the local community, businesses and visitors to the area.

Comment: The proposal satisfies the stated objectives of the B4 zone and provides a community benefit by providing access to goods and services at times that fit with societal trends for flexibility, various work hours and easy lifestyle shopping with an active town centre precinct. The expansion of the pickup service complements the existing supermarket and will provide an improved service for existing customers.

The pick-up service provides a high level of convenience for local customers without interfering with the main road frontage or other streetscape views into or out of the site. The other works for grocery storage area are ancillary and incidental to the supermarket use.

Other relevant provisions of the Warringah LEP 2011 include the following:

Warringah LEP 2011	
Clause	Comment
<b>Part 7 – Dee Why Town Centre</b>	
<b>7.3 Objectives for development within Dee Why Town Centre</b>  Objectives:  (a) to create an attractive living centre that sustains the social, economic and environmental needs of its community and visitors,  (c) to ensure that development is consistent with the role of Dee Why as a major centre for the sub-region,  (j) to accommodate additional employment opportunities, service functions and space for business, consistent with the role of Dee Why as a major centre, by providing at least 2 levels (excluding the ground floor) of development for non-residential purposes.	The pickup service is ancillary and incidental to the existing Woolworths Supermarket within the mixed-use centre. The service provides an added convenience service for existing customers and local residents of the Dee Why Town Centre and surrounds.  The centre, supermarket and this service are consistent with the role of Dee Why as a place to live, work and recreate. It offers local employment in the immediate area.
<b>7.12 Provisions promoting retail activity</b>	As existing and compliant with the LEP provision.

#### 4.2.2 Relevant Non Statutory Development Plan – Warringah DCP 2011

Warringah DCP 2011	
Clause	Comment
	There are no specific provisions of the DCP that apply to this service as an ancillary and incidental part of the operation of the existing Woolworths Supermarket.
Part G Special Area Controls	
G1 Dee Why Mixed-Use Area	The DCP provisions relate to the design and construction of new development or redevelopment within the Dee Why area. They do not relate to the ongoing occupation and provision of retail based services to the community.

#### 4.4 THE LIKELY IMPACTS OF THAT DEVELOPMENT AND THE SUITABILITY OF THE SITE

Section 4.15 Heads of Consideration	Proposal
<b>Safety and Security</b>	The security for the centre, the supermarket and the grocery pick-up area will remain the same, including specific security measures for the pick-u service area.  CPTED is addressed in section 4.1.3 below.
<b>Visual and Acoustic Privacy</b>	No change to the existing development.
<b>Services</b>	As existing to the site.
<b>Waste management planning</b>	As approved. Refer to DA2016/0705. The pick-up service will not generate any significant waste as the groceries are packed within the existing Supermarket and only stored adjacent the parking area – pending pick up.

##### 4.1.3 Crime prevention through environmental design (CPTED)

*Crime prevention through environmental design (CPTED) seeks to influence the design of buildings and places by:*

- *increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture*
- *increasing the effort required to commit crime by increasing the time, energy or resources which need to be expended*
- *reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'*
- *removing conditions that create confusion about required norms of behaviour.*

Developments are required to promote the consideration of the above at the design stage with a view to the enhancement of community safety. The following is a general response to the following four (4) CPTED principles:

- surveillance: *providing opportunities for effective surveillance, both natural and technical.*
- access control: *Physical and symbolic barriers to minimize opportunities for crime and increase the effort required to commit crime.*
- territorial reinforcement: *creation of or perception of community ownership of public space.*
- space management: *space is appropriately utilised and well catered for.*

Comment: It is clear that the proposed works address each of the CPTED principles listed above. As stated throughout this Statement the improved and expanded pickup area will likely improve the activity level around the parking area of the supermarket, thereby activating that area with high-turnover customers together with staff assisting the pick-up service. Overall, the site will be more secure, have better access control, territorial limits and clear restrictions and significantly improves space management for both trolley handling and pick-up services and deliveries.

#### **4.4 The likely impacts of that development and the suitability of the site**

The proposal is ancillary to the existing supermarket. The building works are minor and incidental to the improved operation of the site. Improved services for the local community are a social benefit without interruption of existing services.

#### **4.5 ANY SUBMISSIONS MADE IN ACCORDANCE WITH THIS ACT OR THE REGULATIONS**

Council is responsible for the referral of the application to relevant Government bodies and to adjoining owners. Any submissions will be reviewed by the applicant and Council during the assessment process, and duly considered.

#### **4.6 THE PUBLIC INTEREST**

Given that the relevant issues have been addressed with regard to the public interest as reflected in the relevant planning policies and codes, the development is unlikely to result in any adverse impact to the public interest in the circumstance of the case.

### **5.0 CONCLUSION**

The expansion of the pick-up service comprises a grocery storage area and additional four (4) designated pick-up parking spaces. The use, being ancillary and incidental to the existing Woolworths Supermarket is permissible with consent. The pick-up service is an existing service for the Dee Why customer base. The increase in the number of parking spaces and service provided is an improvement to the current service provided and a social benefit to the local community. The proposal does not result in any change to the approved operation of the Supermarket or the mixed-use shopping centre as a whole.

The proposal is part of an overall upgrade of the store with the aim of providing improved customer experience and functionality. There are minimal environmental impacts and a number of positive social benefits as a result of the service.

Having regard to the above assessment the proposal is worthy of approval.



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