



**Corona Projects**

Development Application  
**STATEMENT OF ENVIRONMENTAL EFFECTS**

Change of use to joinery shop and locksmith

**23 Cross Street, Brookvale**

January 2020

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## PROJECT DETAILS

Client: Mr Greg Burns  
Subject land: 23 Cross Street, Brookvale 2100  
Lot Description: Lot 3, DP204107  
Proposed development: Change of use from warehouse to joinery shop and locksmith

**The report is prepared by** Emma Rogerson  
Bachelor of Architecture and Environments (USYD)  
Town Planner




**The report is reviewed by** Crystal Pan  
Bachelor of Design in Architecture (UTS)

Project Code: J000435

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	Emma Rogerson	30.01.2020	
Checked by	Crystal Pan	31.01.2020	
Approved for issue by	Emma Rogerson	31.01.2020	

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## 1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared for Mr Greg Burns to accompany a Development Application (DA) to Northern Beaches Council for the change of use to joinery shop and locksmith at 23 Cross Street, Brookvale.

More specifically, the proposed development comprises the change of use to joinery shop and locksmith without any physical changes apart from the addition of external signage along its front façade.

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 will operate 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
Architectural Plans	Corona Projects	January 2020

## 2.0 SITE ANALYSIS & CONTEXT

### 2.1 The Site

The site is located at 23 Cross Street, Brookvale and is legally described Lot 3 in DP204107. The site is located on the eastern side of Cross Street.



**Figure 1 – Site locality map (Google Maps)**



**Figure 2 – Aerial map (SIX Maps)**

The site is irregular with a total area of 770 square metres by measurement, with a 16-metre street frontage to Cross Street. The site currently contains a two-storey building with vehicular access available from Cross Street. A large carpark is available on the first floor.

The land is zoned IN1 General Industrial under the provisions of Warringah Local Environmental Plan 2011 (WLEP 2011). The site is not located within a Heritage Conservation Area (HCA) nor is it identified as an individual Heritage Item. The property is not located within the vicinity of a heritage item or HCA either.

The site adjoins Brookvale Creek from its rear.



**Figure 3** – Subject site as viewed from Cross Street (Google Maps, December 2017)

## 2.2 The Locality

The site is located within the local commercial and industrial centre of Brookvale. The locality comprises a mix of commercial, retail and industrial development. Buildings in the locality vary in built form and building height.

Nearby non-residential land use includes: shopping mall, retail, office, showroom, gym, hotel and etc.

## 2.3 Development History

A search on Council's DA Tracker returned the following results for development applications associated with the site.

- BA5001/9669 – Converted BA – Add fire escape. Approved on 20 May 1992.

## 3.0 THE PROPOSAL


### 3.1 Overview

The Development Application proposes the change of use from warehouse to joinery factory and locksmith shop, including signage. The business itself is a mixed-business company which has two major business. The company will use the building as their main office and factory.

Please refer to plans prepared by Corona Projects.

### 3.2 Plan of Management

The proposed development comprises the following:

Items	Details
Business name	A. Premium Doors Pty Ltd B. Mosman Locksmiths
Logo or contents of signage	 The logo for Premium Doors Pty Ltd features the words 'premium' in blue and 'doors' in red, with 'pty ltd' in smaller blue text below. To the right is a red square icon containing a white flame-like shape.
Type of business (please list <b>ALL</b> services, e.g. what types of training courses will be provided if the future use is a fitness studio)	A. Door contracting, minor door manufacturing. Supply & installation of doors to large buildings sites. B. Locksmith, door hardware sales.
Hours of Operation	Monday to Friday: 8.00am to 5.00pm Sat: 8.00am to 1.00pm
Number of staff	There will be 9 staff in total.  Accountant x 1  Locksmiths x 2  Factory staff x 2  Sales staff x 1  Admin x 1  Estimator / scheduler x 2
Maximum expected number of people on-site at any time	12 people. Visitors are expected to be customers and suppliers.

Type of waste may generate from the operation, including any hazardous waste	Most waste will be general wood waste and timber dust. No hazardous materials are used.
Waste disposal and collection arrangement	Dust collection in bags.
Staff parking arrangement	8 rooftop parking spaces and 2 spaces in front of the roller shutter.
Customer parking arrangement	Customer will use the rooftop parking spaces available onsite or nearby street parking along Cross Street.
Proposed noise sources	Door press machine – nil noise CNC machine – minor noise
Proposed noise reduction measures	CNC machine operates with enclosed cover over operating area for noise reduction.
Access for disabled customers	Parking outside front entry doors.
Toilet facilities, including disabled toilet	There are two male toilets and one female toilet available within the premises.
Complaint management	Business owner will handle all incoming complaints over the phone or in person.
Emergency procedures	Business owner or staff will be responsible for handling emergencies.
Import and export procedures of goods/services	Nil, all goods sourced locally, most goods sent direct to site.

## 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:

- State Environmental Planning Policy No. 55 – Remediation of Land

- Warringah Local Environmental Plan 2011
- Warringah Development Control Plan 2011

The primary statutory document that relates to the subject site and the proposed development is Warringah Local Environmental Plan 2011. The primary non-statutory plan relating to the subject site and the proposed development is Warringah Development Control Plan 2011.

#### **4.1.1 State Environmental Planning Policy No. 55 – Remediation of Land**

This Policy is to provide for a state-wide planning approach to the remediation of contaminated land. Subject to Clause 7, considerations should be given to the suitability of land in terms of contamination.

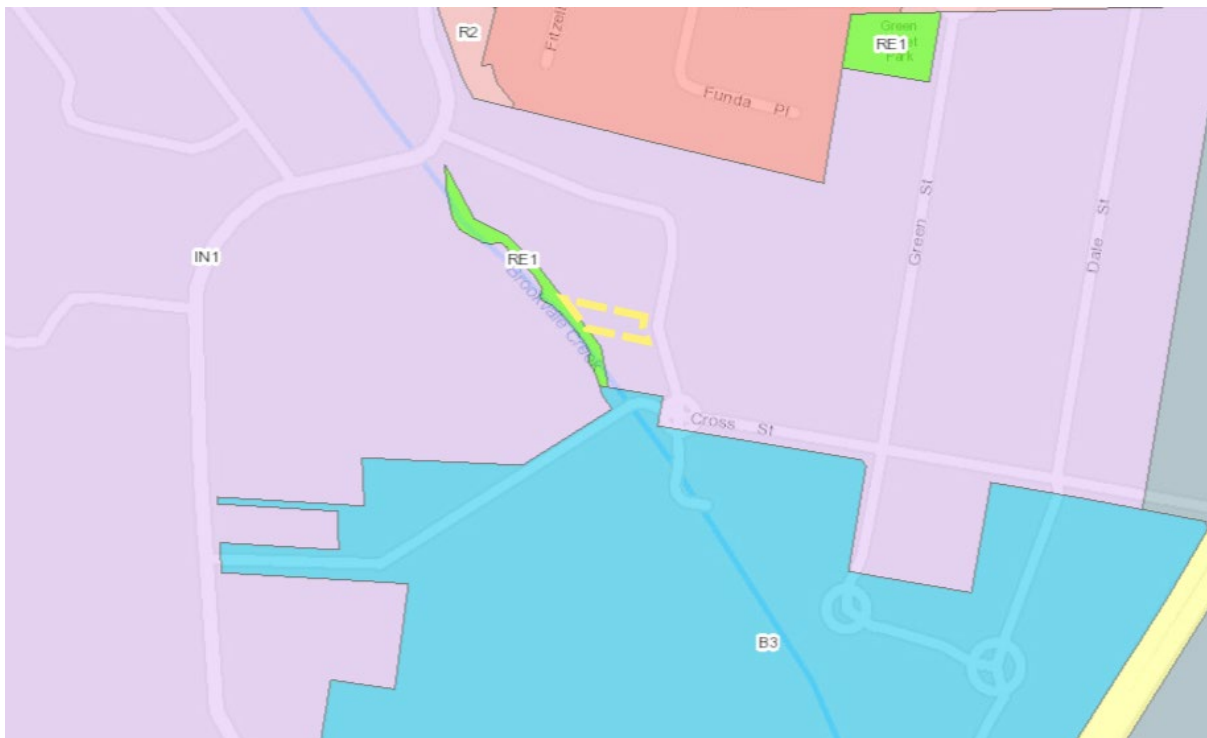
The subject site has a long history of being used for industrial purpose. The change of use fits in the industrial zone setting and does not involve any use of hazardous materials. Thus, there is no further consideration required under Clause 7(1)(b) and (c) of SEPP 55.

#### **4.1.2 Warringah Local Environmental Plan 2011**

The development complies with the provisions of Warringah Local Environmental Plan 2011 (WLEP 2011).

#### **Zoning and permissibility**

The site is located in Zone IN1 General Industrial.



**Figure 4 – Land Zoning Map (NSW Planning Portal)**

The development is identified to be *general industries*, which is permitted with consent in the IN1 zone.

The objectives of the zone are:

- *To provide a wide range of industrial and warehouse land uses.*
- *To encourage employment opportunities.*
- *To minimise any adverse effect of industry on other land uses.*
- *To support and protect industrial land for industrial uses.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.*
- *To enable a range of compatible community and leisure uses.*
- *To maintain the industrial character of the land in landscaped settings.*

The proposed development will provide a new commercial and industrial business in an industrial zone. The proposed uses are compatible with its surrounding land and is able to maintain the industrial character of the site. It will also create more employment opportunities in the locality.

#### **Clause 4.3 Height of buildings**

The Height of Building Map stipulates that the maximum building height permitted for the site is 11 metres. The proposal does not alter the existing building height.

#### **4.1.4 Warringah Development Control Plan 2011**

The development achieves a high level of compliance with the provisions of Warringah Development Control Plan 2011.

Control	Comment	Compliance
<b>Part H Appendices</b>		
<b>Appendix 1 Car Parking Requirements</b>		
<u>Car parking requirement</u>  1.3 spaces per 100 m2 GFA	The total GFA is 864sqm, thus the proposed development requires at least 9 spaces.  At least 8 parking spaces are located on the first floor, accessible via a ramp along the site's northern boundary, and 2 in the driveway in front of the roller door.	Yes

## 4.2 Impacts of the Development

As noted in the above assessment against the provisions of the relevant Environmental Planning Instruments and Development Control Plan, the development is of a minor scale and nature, and does not present unreasonable environmental, social and economic impacts.

### Impacts on Natural and Built Environment

The proposed joinery shop/locksmith is a common type of business that does not produce any hazardous waste. The proposal will operate without detrimentally affecting the environment of surrounding area. The proposal does not include any permanent machines onsite, thus increasing the flexibility of the business and not limiting future development.

The proposal is appropriate in terms of the industrial zone setting as the proposed business is classified as a general industrial activity. The subject site is able to accommodate the proposed use given the existing space. The proposal will not lead to the competition of on-street parking.

### Social and Economic Impacts

The proposal is able to create more employment opportunities for the locality. The change of use will result in the provision of efficient and reliable locksmith and joinery services to the nearby companies and residents.

## 4.3 Suitability of the Site

The subject site is considered suitable in size and shape to accommodate the change of use to joinery manufacturer and locksmith. The proposal does not introduce any incompatible uses to the site. The works are permissible under the zone IN1.

### 4.3.1 Access to Services

The site is located within an established industrial area with excellent access to services and public transport. As the site is within an established urban area, electricity, sewer, telephone, and water services are readily available to the subject site.

## 4.4 The Public Interest

The proposal is not considered to be against the public interest due to its and nominal negative environmental, social and economic impacts.

## 5.0 CONCLUSION

The Statement of Environmental Effects (SEE) has been prepared to consider the environmental, social and economic impacts of the change of use to joinery shop and locksmith at 23 Cross Street, Brookvale. 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 23 Cross Street, Brookvale as described in this application is reasonable and supportable, and worthy of approval by Northern Beaches Council.