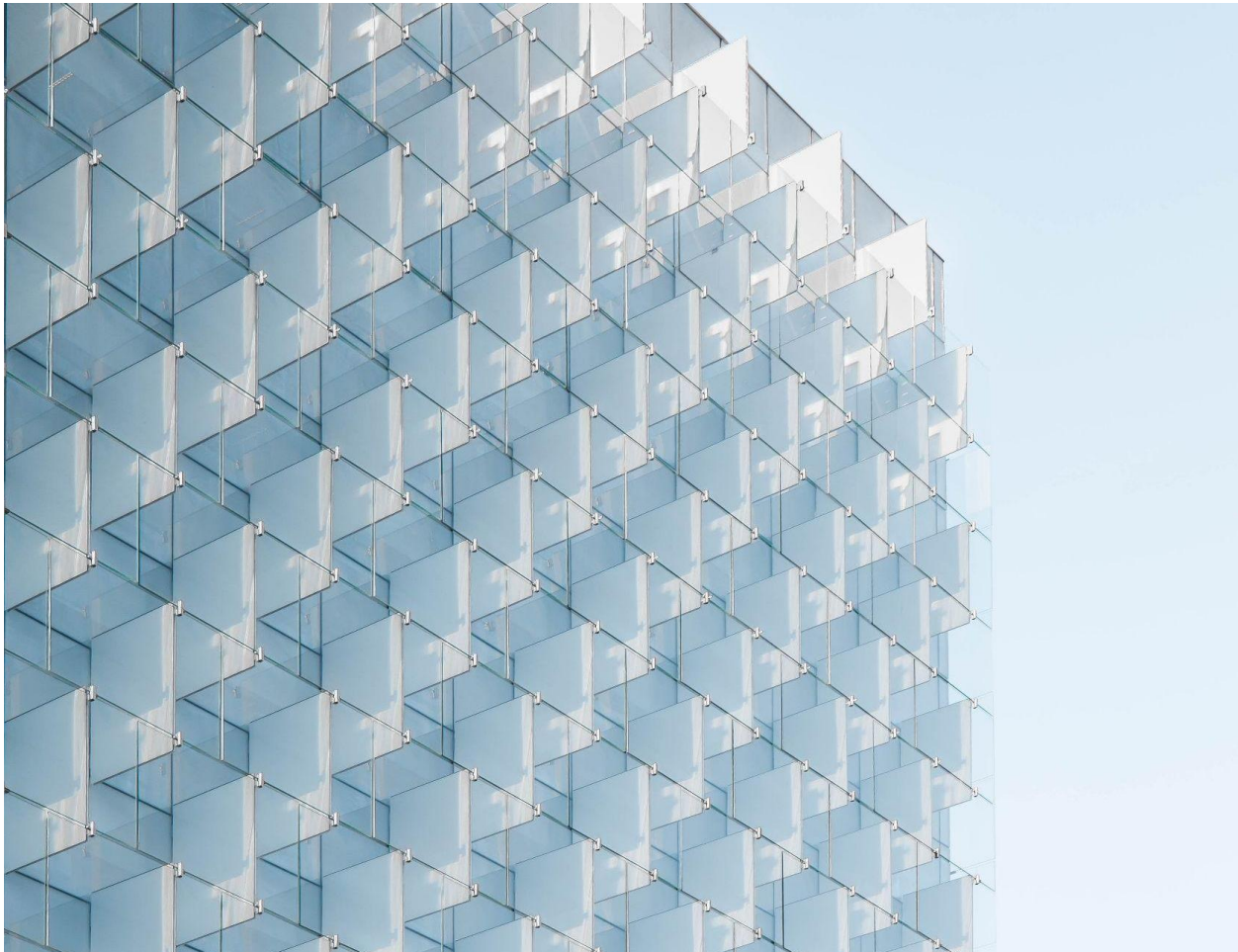


WILLOWTREE PLANNING



17 December 2024

Ref: WTJ24-354
Contact: Bhavesh Taunk



STATEMENT OF ENVIRONMENTAL EFFECTS:

ALTERATIONS AND ADDITIONS TO THE EXISTING REGISTERED CLUB (PITTWATER RSL CLUB)

80-82 Mona Vale Road, Mona Vale
Lot 52 DPI237461

—
Prepared by Willowtree Planning Pty Ltd
on behalf of Pittwater RSL

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SYDNEY | BRISBANE

STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and additions to the existing registered club (Pittwater RSL)
80-82 Mona Vale Road, Mona Vale (Lot 52 DP1237461)

In the spirit of reconciliation and recognition, Willowtree Planning acknowledges the Traditional Owners of this Country throughout Australia and their continuing and ongoing connections to land, waters and community. We show our respect to Elders – past and present. We acknowledge that we stand on this Country which was and always will be recognised as Aboriginal Land. We acknowledge the Traditional Owners of the Lands in this Local Government Area, belonging to the local Aboriginal People, where this proposal is located upon.

DOCUMENT CONTROL TABLE			
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Version No. 2 – 17/12/2024 For DA submission			

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STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and additions to the existing registered club (Pittwater RSL)

80-82 Mona Vale Road, Mona Vale (Lot 52 DP1237461)

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1	Architectural Plans	Bergstrom Architects
2	Demolition Work Plans	Bergstrom Architects
3	Survey Plan	LTS Surveyors
4	Traffic Impact Assessment Report	Transport and Traffic Planning Associates
5	BCA & Access Report	Formiga 1 Consultants
6	Stormwater Management Plan	JN Engineering
7	Erosion and Sediment Control Plan	JN Engineering
8	Estimated Development Cost	QS1 Surveyors
9	Waste Management Plan	Linked Project Management
10	Clause 4.6 Variation Request	Willowtree Planning
11	Acid Sulfate Soil Assessment	Alliance Geotechnical
12	Owner Consent	



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Alterations and additions to the existing registered club (Pittwater RSL)
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STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and additions to the existing registered club (Pittwater RSL)
80-82 Mona Vale Road, Mona Vale (Lot 52 DP1237461)

PART A SUMMARY

1.1 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared by Willowtree Planning Pty Ltd (Willowtree Planning) on behalf of Pittwater RSL (the Applicant) and is submitted to Northern Beaches Council (Council) in support of a Development Application (DA) at 80-82 Mona Vale Road, Mona Vale (the Site), which captures the following land parcel:

- Lot 52 DP1237461

This DA seeks development consent for alterations and additions to the existing registered club, known as Pittwater RSL Club (the Club) located at the Site. The proposed development aims to upgrade and modernise the Club's facilities to enhance accessibility and overall functionality, (the Proposal) as described in **PART C** of this SEE.

The majority of the Site is zoned R2 Low Density Residential, with a portion zoned SP2 Infrastructure, pursuant to the *Pittwater Local Environmental Plan 2014* (PLEP 2014). The Proposal is located entirely within the R2 Low Density Residential zone.

The Club is defined as a recreation facility pursuant to PLEP 2014 which is prohibited in the R2 zone. Notwithstanding, Schedule 1, Clause 11 of PLEP 2014 provides for additional permitted uses on the Site, which prescribes that development for the purpose of a registered club is permitted with development consent. Therefore, the proposal is permitted with consent on the Site.

This SEE has been prepared pursuant to Section 4.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and Part 3 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation). Assessment against the relevant matters for consideration under Section 4.15(1) of the EP&A Act has also been carried out under **PART D** of this SEE.

This SEE describes the subject site and proposed development, provides relevant background information and responds to the proposed development in terms of the relevant matters set out in relevant legislation, environmental planning instruments and planning policies.

The structure of the SEE is as follows:

- **PART A SUMMARY**
- **PART B SITE ANALYSIS**
- **PART C PROPOSED DEVELOPMENT**
- **PART D LEGISLATIVE AND POLICY FRAMEWORK**
- **PART E ENVIRONMENTAL ASSESSMENT**
- **PART F CONCLUSION**

Based on the assessment undertaken, it is recommended that favourable consideration to the approval of the DA be given.



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and additions to the existing registered club (Pittwater RSL)
80-82 Mona Vale Road, Mona Vale (Lot 52 DP1237461)

1.2 REQUIREMENTS FOR CONCURRENCE / OTHER APPROVALS

The Proposal does not require the concurrence of any authorities.



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and additions to the existing registered club (Pittwater RSL)
80-82 Mona Vale Road, Mona Vale (Lot 52 DP1237461)

PART B SITE ANALYSIS

2.1 SITE LOCATION AND CHARACTERISTICS

The Site is identified as 80-82 Mona Vale Road, Mona Vale, containing the following land holdings:

TABLE 1. SITE IDENTIFICATION		
Site Address	Legal Description(s)	Land Area (approx.)
80-82 Mona Vale Road, Mona Vale	Lot 52 DP1237461	14,700sqm

The Site is legally described as Lot 52 in DP 1237461 and is a triangular property located at the intersection of Mona Vale Road and Foley Street. The Site is occupied by a large Club building with grade-level and basement parking. The Site shares western property boundary with the properties comprising bowling greens and entertainment areas (80 Mona Vale & 22 Jubilee Avenue).

The Club is positioned along the Foley Street frontage and has a significant setback from Mona Vale Road. The Site is bordered by residential developments to the south, north, and east, and with commercial properties to the west. The Club building, located on the central eastern portion of the Site, includes a public floor area of approximately 4,155 sqm. The grade-level parking areas are located towards the southern portion, with vehicle access from Foley Street and Jubilee Avenue. Additionally, outdoor dining areas, pickleball courts and basement parking are located on the northwestern side of the premises. Refer to **Figure 1** and **Figure 2** below for site illustration and local context.



Figure 1: Cadastral Map (Source: SIX Maps, 2024)



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and additions to the existing registered club (Pittwater RSL)
80-82 Mona Vale Road, Mona Vale (Lot 52 DP1237461)



Figure 2: Aerial Map (Source: SIX Maps, 2024)

2.2 DEVELOPMENT HISTORY

TABLE 2 outlined below provides a summary of the DAs, pertaining to the Site and of relevance to the Proposal, that have been determined or are under assessment.

TABLE 2. EXISTING CONSENTS		
DA Reference	Summary	Approval Date
DA2024/0675	Alterations and additions to existing building and use as a recreational facility	Under Assessment
MOD2023/0476	Modification to DA2019/0123 for use of a part of the carparking area associated with Pittwater RSL Club for the purpose of an organic food market	14/02/2024
DA2022/1542	Alterations and additions to a Registered Club to enable the permanent use of an outdoor dining area	22/03/2023
DA2021/1724	Alterations and additions to a Registered Club to enable temporary outdoor dining area	21/10/2021
MOD2020/0175	Modification to DA2019/0123 for use of a part of the carparking area for the purpose of an organic food market	29/07/2020



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and additions to the existing registered club (Pittwater RSL)
80-82 Mona Vale Road, Mona Vale (Lot 52 DP1237461)

PART C PROPOSED DEVELOPMENT

3.1 DEVELOPMENT OVERVIEW

The Proposal seeks approval to upgrade and modernise the existing Club to enhance its facilities, access, and overall functionality.

The scope of proposed works includes internal layout modifications, installation of new signage, façade improvements, and upgraded access features such as a new lift, escalator, and staircase. Additionally, a reconfiguration of the parking area is proposed, comprising entry point adjustments, provision of new accessible car parking spaces, and installation of boom gates to improve traffic flow and security to the basement entrance.

The Proposal includes the following scope of works:

1. Demolition Works:

Accompanying demolition work plan demonstrating the internal and external demolition works to facilitate the Proposal has been provided at Appendix 2.

2. Reconfiguration of Basement Car Parking:

- Removal of four (4) car parking spaces to allow one-way circulation.
- Addition of three (3) accessible parking spaces.
- Installation of security entry and exit boom gates.
- Installation of a car reader activation point.
- Provision of access to the new lift.

3. Ground Floor:

- Construction of a new foyer and escalator void, with installation of a new lift.
- Installation of a new entry awning.
- Reconfiguration of parking spaces.
- Replacement of existing floor finishes.
- Installation of new driveways and a suspended ceiling bulkhead.
- Upgraded drop-off and pickup zone.
- Installation of aluminium battens on existing windows.
- Addition of a new suspended LED display.
- Installation of new screening for the existing AC unit and diesel generator.

4. First Floor:

- Expansion of the walkway and corridor, including an escalator void.
- Construction of a new steel staircase linking to the existing terrace.
- Installation of a new awning, box gutter, and perforated screens.
- Addition of new building signage.
- Replacement of existing gates and screens to match the new screen around the loading dock.

5. Roof Plan:

- Installation of a new lightweight saw-tooth roof with new glazing and solar panels.
- Installation and relocation of existing mechanical units.



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and additions to the existing registered club (Pittwater RSL)
80-82 Mona Vale Road, Mona Vale (Lot 52 DP1237461)

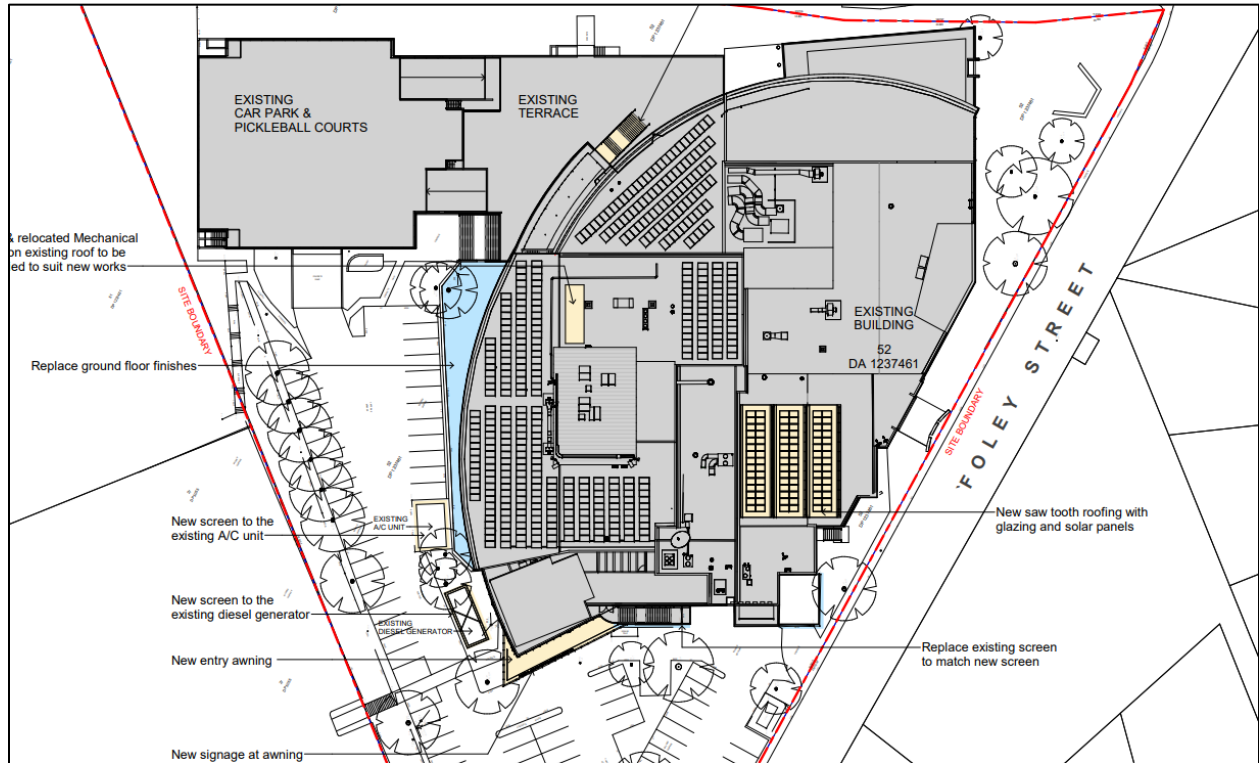


Figure 3. Site Plan (Source: Bergstrom Architects, 2024)



Figure 4. Ground Floor Plan (Source: Bergstrom Architects, 2024)



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and additions to the existing registered club (Pittwater RSL)
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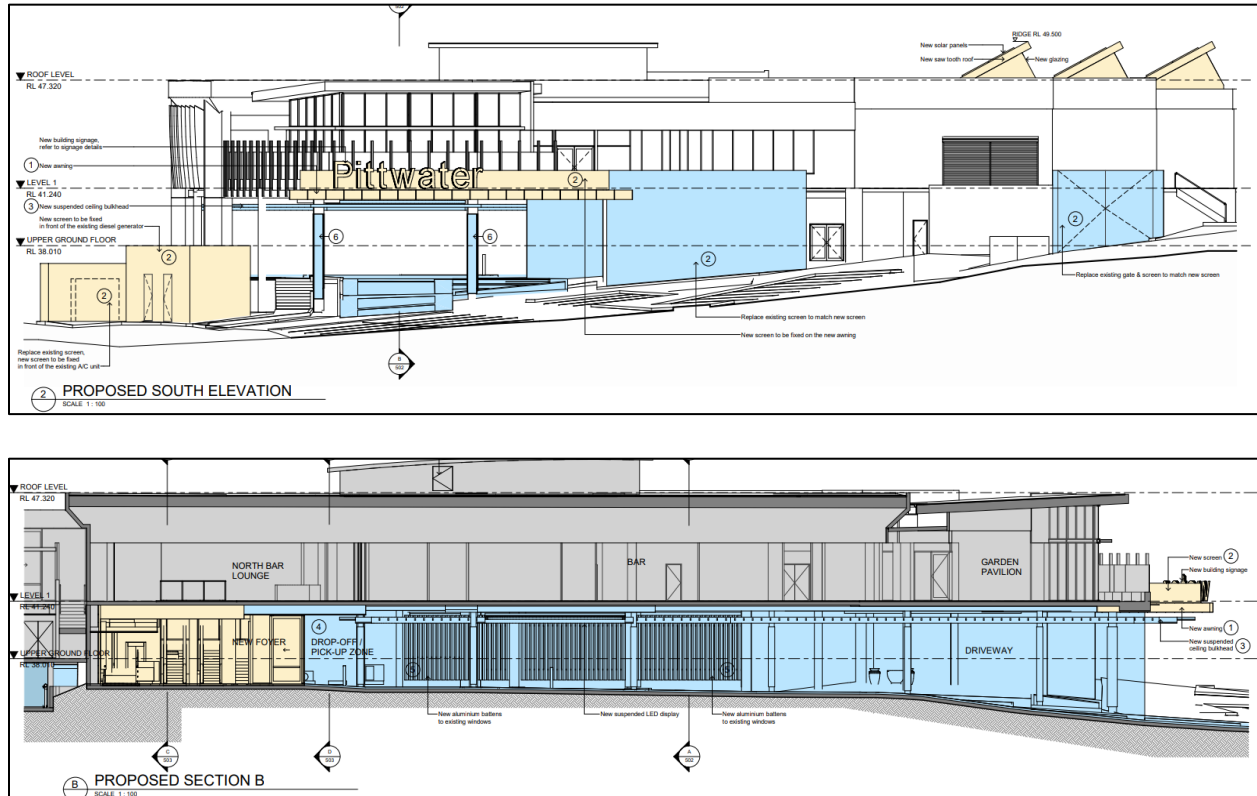


Figure 5: Section and Elevation Plans (Source: Bergstrom Architects, 2024)

3.1.1 Business Identification Signs

Three (3) business identification signs are proposed as part of this Development Application (DA). The design of the proposed signs considers the size, scale, materials, and finishes that are in harmony with the surrounding locality, as detailed in **TABLE 3** and **Figure 6** illustrated in below.

TABLE 3. SIGNAGE DETAILS		
Description	Type of Sign	Dimensions (mm)
Business identification sign 1	Awning Signage Stainless steel 3D letters (Illuminated)	Width: 9500 Height: 1500 Depth: 300
Business identification sign 2	Wall Signage Stainless steel plate letters with LED backlit signage	Width: 4600 Height: 1520
Business identification sign 3	Wall Signage Stainless steel plate letters with LED Backlit signage	Width: 3300 Height: 100



STATEMENT OF ENVIRONMENTAL EFFECTS

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80-82 Mona Vale Road, Mona Vale (Lot 52 DP1237461)

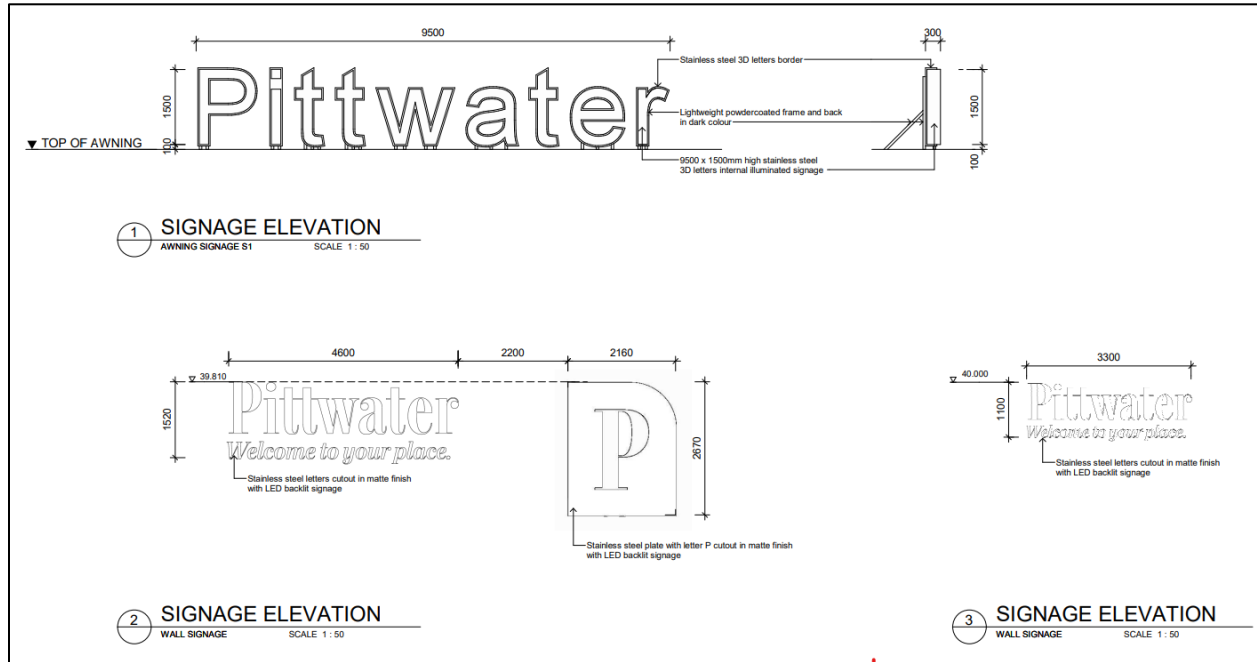


Figure 6: Proposed Business Identification Signs Detail (Source: Bergstrom Architects, 2024)

3.2 PROPOSED STAGED CONSTRUCTION PLAN

Construction of the Proposal is scheduled to be carried out in three (3) stages, as outlined below:

Stage 1 Construction:

- Remove required existing structure to Level 1 "Tuscan Cabana"
- Construct new stair and balustrade to existing terrace
- Excavate & construct basement tunnel to lift, lift and escalator pit
- Alter basement carparking to suit new layout
- Truncate around future escalator voids
- Remove existing gas fireplace
- Install new diesel fire hydrant pump
- Install new facade and wall finishes

Stage 2 Construction:

- Excavate & construct building envelope for new entry
- Construct new concrete slab to upper ground floor
- Penetrations for escalator voids
- Install balustrading around escalator void
- New plant platform to roof
- Remove existing reception



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and additions to the existing registered club (Pittwater RSL)
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- Construct new layout for "museum"

Stage 3-5 Construction:

- Remaining works

Given the proposed sequence of the staged construction, it is requested that Council impose the relevant conditions for the Construction Certificate (CC) and Occupation Certificate (OC) for each stage.



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and additions to the existing registered club (Pittwater RSL)
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PART D LEGISLATIVE AND POLICY FRAMEWORK

4.1 CONTROLS AND POLICY OVERVIEW

This Part of the SEE addresses and responds to the legislative and policy requirements relevant to the proposed development at the Site in accordance with the EP&A Act.

The following current and draft Commonwealth, State, Regional and Local planning controls and policies have been considered in the preparation of this DA.

State Planning Context

- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning and Assessment Regulation 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Industry and Employment) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Sustainable Buildings) 2022*

Local Planning Context

- *Pittwater Local Environmental Plan 2014*
- *Pittwater 21 Development Control Plan*
- *Warriewood Valley Development Contributions Plan 2022*

4.2 STATE PLANNING CONTEXT

4.2.1 Environmental Planning and Assessment Act 1979

The EP&A Act is the principal planning and development legislation in NSW.

4.2.1.1 Section 4.15(1) of the EP&A Act - Considerations

Section 4.15(1) of the EP&A Act specifies the matters which a consent authority must consider when determining a DA. The relevant matters for consideration under Section 4.15(1) of the EP&A Act are provided in **TABLE 4** below.

TABLE 4. SECTION 4.15(1)(A) CONSIDERATIONS	
Section	Response
Section 4.15(1)(a)(i) any environmental planning instrument, and	The PLEP2014 is the relevant Environmental Planning Instrument (EPI) applying to the Site, which is assessed in Section 4.3 of this SEE.
Section 4.15(1)(a)(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	No draft instruments apply to the Site that impact the Proposal



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and additions to the existing registered club (Pittwater RSL)

80-82 Mona Vale Road, Mona Vale (Lot 52 DP1237461)

TABLE 4. SECTION 4.15(1)(A) CONSIDERATIONS	
Section	Response
deferred indefinitely or has not been approved), and	
Section 4.15(1)(a)(iii) any development control plan, and	The <i>Pittwater 21 Development Control Plan</i> (P21DCP) applies to the Site and is addressed in Section 4.3.2 of this SEE.
Section 4.15(1)(a)(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	It is understood that no planning agreements apply to the Site
Section 4.15(1)(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),	The EP&A Regulation is addressed in Section 4.2.2 of this SEE.
Section 4.15(1)(b)-(c)	These matters are addressed in PART E of this SEE.

Pursuant to Section 4.5 of the EP&A Act, the consent authority for the proposed development is Northern Beaches Council.

4.2.1.2 Section 4.46 of EP&A Act - Integrated Development

Section 4.46 of the EP&A Act defines 'integrated development' as matters that require consent from the consent authority and one or more authorities under related legislation. In these circumstances, prior to granting consent, the consent authority must obtain from each relevant approval body their General Terms of Approval (GTA) in relation to the development, pursuant to Clause 42 of the EP&A Regulation.

The Proposal is not integrated development.

4.2.2 Environmental Planning and Assessment Regulation 2021

The DA has been prepared in accordance with the provisions of the EP&A Regulation. Division 1 of Part 3 of the EP&A Regulation stipulates how a DA must be "made". This DA satisfies the relevant criteria of the Regulation as follows:

TABLE 5. HOW THE DA IS MADE	
Considerations	Response
Division 1 - Making development applications	
<i>Section 23 - Persons who may make development applications</i>	
(1) A development application may be made by— (a) the owner of the land to which the development application relates, or (b) another person, with the consent of the owner of the land.	This DA is made by Pittwater RSL The owner of the land has provided consent in accordance with Clause 23(1) of the EP&A Regulation to allow for the DA to be made.
<i>Section 24 - Content of development applications</i>	



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and additions to the existing registered club (Pittwater RSL)

80-82 Mona Vale Road, Mona Vale (Lot 52 DP1237461)

TABLE 5. HOW THE DA IS MADE	
Considerations	Response
<p>(1) A development application must—</p> <p>(a) be in the approved form, and</p> <p>(b) contain all the information and documents required by—</p> <p>(i) the approved form, and</p> <p>(ii) the Act or this Regulation, and</p> <p>(c) be submitted on the NSW planning portal.</p>	<p>The DA includes all relevant information including details of the development, address and formal particulars, estimated cost of development, owner's consent, supporting documents including detailed plans and SEE.</p> <p>This DA is submitted via the NSW planning portal.</p>
<i>Section 25 - Information about concurrence or approvals</i>	
<p>A development application must contain the following information—</p> <p>(a) a list of the authorities —</p> <p>(i) from which concurrence must be obtained before the development may lawfully be carried out, and</p> <p>(ii) from which concurrence would have been required but for the Act, section 4.13(2A) or 4.41,</p> <p>(b) a list of the approvals of the kind referred to in the Act, section 4.46(1) that must be obtained before the development may lawfully be carried out.</p>	<p>No concurrence is required for the DA</p>

4.2.3 State Environmental Planning Policy (Resilience and Hazards) 2021

The *State Environmental Planning Policy (Resilience and Hazards) 2021* (Resilience and Hazards SEPP) contains planning provisions relating to remediation of contaminated land and to minimise the risk of harm.

Chapter 4 - Remediation of land

Under the provisions of Chapter 4 of the Resilience and Hazards SEPP, where a DA is made concerning land that is contaminated, the consent authority must not grant consent unless (as stipulated by Clause 4.6 of the SEPP):

- (a) it has considered whether the land is contaminated, and
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and additions to the existing registered club (Pittwater RSL)
80-82 Mona Vale Road, Mona Vale (Lot 52 DP1237461)

The Club on the Site has been operational for an extended period of time and no change of use is proposed as part of the Proposal. Furthermore, the works are contained within the existing footprint of the Club and do not involve substantial earthworks. Therefore, pursuant to subclause Clause 4.6(4), no further consideration of this clause is warranted.

4.2.4 State Environmental Planning Policy (Industry and Employment) 2021

The *State Environmental Planning Policy (Industry and Employment) 2021* (Industry and Employment SEPP) contains planning provisions relating to advertising and signage in NSW.

Chapter 3 of the Industry and Employment SEPP applies to all signage:

- (a) that, under another environmental planning instrument that applies to the signage, can be displayed with or without development consent, and*
- (b) is visible from any public place or public reserve.*

The Proposal includes the installation of three (3) business identification signs

The specification and location of the proposed signs are provided in the Architectural Plans located within **Appendix 1** of this SEE.

Pursuant to Clause 3.8 of the Industry and Employment SEPP, a consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:

- (a) that the signage is consistent with the objectives of this Chapter as set out in section 3.1(1)(a), and*
- (b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 5.*

Aims and Objectives of Chapter 3 Advertising and Signage

The aims of Chapter 3 of the Industry and Employment SEPP are:

- (1) This Chapter aims—*
 - (a) to ensure that signage (including advertising)—*
 - (i) is compatible with the desired amenity and visual character of an area, and*
 - (ii) provides effective communication in suitable locations, and*
 - (iii) is of high quality design and finish, and*
 - (b) to regulate signage (but not content) under Part 4 of the Act, and*
 - (c) to provide time-limited consents for the display of certain advertisements, and*
 - (d) to regulate the display of advertisements in transport corridors, and*
 - (e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.*
- (2) This Chapter does not regulate the content of signage and does not require consent for a change in the content of signage.*



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and additions to the existing registered club (Pittwater RSL)

80-82 Mona Vale Road, Mona Vale (Lot 52 DP1237461)

Assessment Criteria

The assessment criteria under Schedule 5 of the Industry and Employment SEPP are addressed in **TABLE 6**.

TABLE 6. CHAPTER 3 ADVERTISING AND SIGNAGE - ASSESSMENT CRITERIA	
Criteria	Comment
1. Character of the area	
Is the proposal compatible with the existing or desired future character of the area or locality in which is to be located?	Yes, the proposed signs are compatible with the existing and desired future character of the Site and other development within the immediate area, which is primarily other commercial development
Is this proposal consistent with the particular theme for outdoor advertising in the area or locality?	Yes, as above.
2. Special Areas	
<i>Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?</i>	The proposed signs have been designed to be commensurate with the existing character of the area and not detract from the public amenity along Foley Street.
3. Views and vistas	
<i>Does the proposal obscure or compromise important views?</i>	No. The proposed signs are suitably located to effectively identify the tenancy without obstructing or compromising any important views or sightlines.
<i>Does the proposal dominate the skyline and reduce the quality of vistas?</i>	No. The proposed signs are designed to identify the business for pedestrians and vehicles at street level and is of height and scale consistent with this purpose. The signage is located at the entry façade of the Club and over the new entry awning which is appropriate to serve this purpose.
<i>Does the proposal respect the viewing rights of other advertisers?</i>	Yes. The signs would not obstruct any other sign or advertising.
4. Streetscape, setting or landscape	



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and additions to the existing registered club (Pittwater RSL)

80-82 Mona Vale Road, Mona Vale (Lot 52 DP1237461)

TABLE 6. CHAPTER 3 ADVERTISING AND SIGNAGE - ASSESSMENT CRITERIA

Criteria	Comment
<i>Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</i>	Yes. The proposed signs have been designed in respect of the proposed built form on the Site to effectively identify the business. The proposed signs are compatible with the character of the Site and its surrounds as detailed above.
<i>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</i>	Yes. The proposed signs would visually identify the entrance and would be integrated with the approved built form on the Site to create a visually coherent façade. Furthermore, the proposed signs are of high-quality design, materials and finishes that will contribute to the visual interest and of the streetscape and Site.
<i>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</i>	Yes. The proposed signs are for the purpose of business identification, comprising two (2) wall signs with illuminated backlit sign, and one (1) 3D illuminated awning sign over the proposed new entrance awning. The proposed signs are of appropriate size, scale and spaced to be suitable within the area. Given the above, the proposed sign would not cause any clutter.
<i>Does the proposal screen unsightliness?</i>	No. The proposed sign is not used as a visual screen or filter.
<i>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</i>	No. The signs would not protrude above the roof line or tree canopy.
<i>Does the proposal require ongoing vegetation management?</i>	No. The proposed signs would not require ongoing vegetation management.
5. Site and building	
<i>Is the proposal compatible with the scale proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?</i>	Yes. The proposed signs are of a suitable scale and design for its intended purpose to effectively identify the business and would integrate with the proposed built form and façade design to achieve visual coherence.
<i>Does the proposal respect important features of the site or building, or both?</i>	Yes. The proposed signs do not obscure any important architectural features of the building.
<i>Does the proposal show innovation and imagination in its relationship to the site or building, or both?</i>	Yes. The proposed signs have been integrated with the layout of the Site so as not to obstruct any vehicle or pedestrian movements and achieve a positive visual outcome.



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TABLE 6. CHAPTER 3 ADVERTISING AND SIGNAGE - ASSESSMENT CRITERIA	
Criteria	Comment
6. Associated devices and logos with advertisements and advertising structures	
<i>Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?</i>	No safety devices, platforms, lighting devices or logos have been designed as an integral part of the sign or structure on which it is to be displayed.
7. Illumination	
<i>Would illumination result in unacceptable glare?</i>	No. The proposed illumination signs would not result in any unacceptable glare.
<i>Would illumination affect safety for pedestrians, vehicles, or aircraft?</i>	No. The proposed illumination signs have been designed to be suitable for the signs location and would not affect the safety of pedestrians, vehicles or aircraft.
<i>Would illumination detract from the amenity of any residence or other form of accommodation?</i>	No. The proposed illumination sign has been designed to ensure no undesirable impact on any residence or other form of accommodation.
<i>Can the intensity of illumination be adjusted, if necessary?</i>	The intensity of the illumination sign can be adjusted if necessary.
<i>Is the illumination subject to a curfew?</i>	The proposed illumination sign is not subject to a curfew.
8. Safety	
<i>Would the proposal reduce the safety for any public road?</i>	No, the proposed signs are of suitable scale and location to ensure the safety of any public road is not reduced.
<i>Would the proposal reduce the safety for pedestrians or bicyclists?</i>	No, the proposal would not obstruct any pedestrian or cycle routes or infrastructure and therefore would not negate the safety of pedestrians or bicyclists.
<i>Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?</i>	No, the proposed signs would not obscure any sightlines from public areas frequented by pedestrians. Neither would the proposed sign obstruct any vehicle sight lines from public roads.



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4.2.5 State Environmental Planning Policy (Transport and Infrastructure) 2021

The *State Environmental Planning Policy (Transport and Infrastructure) 2021* (Transport and Infrastructure SEPP) contains planning provisions relating to infrastructure in NSW, such as hospitals, roads, railways, emergency services, water supply and electricity delivery.

Chapter 2 – Infrastructure

Clause 2.48 Determination of development applications—other development

Clause 2.48 applies to a development application (or an application for modification of a consent) for development comprising or involving any of the following:

- (a) *the penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower,*
- (b) *development carried out—*
 - i. *within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or*
 - ii. *immediately adjacent to an electricity substation, or*
 - iii. *within 5m of an exposed overhead electricity power line,*

The Proposal involves works within 5m of an exposed overhead electricity power line and therefore the DA is required to be referred to Ausgrid.

Clause 2.122 Traffic Generating Development

The Proposal will result in the loss of 11 spaces which will result in a reduced parking provision of 377 spaces. Notwithstanding, The Proposal will still provide additional 30 spaces more than the peak demand whilst not having additional traffic generating impact on the Mona Vale Road.

4.2.6 State Environmental Planning Policy (Planning Systems) 2021

The Planning Systems SEPP contains planning provisions relating to state or regionally significant development, State significant Infrastructure, and critical State significant infrastructure.

The Proposal is not considered a state or regionally significant development, as the estimated development cost (EDC) is \$6,780,658 (excluding GST) (refer to **Appendix 8**). Therefore, no further assessment is required.

4.2.7 State Environmental Planning Policy (Sustainable Buildings) 2022

The purpose of the State Environmental Planning Policy (Sustainable Buildings) 2022 (Sustainable Buildings SEPP) is to encourage the design and delivery of sustainable buildings across NSW. It sets sustainability standards for both residential and non-residential development and contributes to NSW's target of achieving net zero by 2050. This includes objectives to minimise energy consumption and greenhouse gas emissions, improve good thermal performance and minimise the consumption of potable water.

Chapter 3 – Standard for non-residential development



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Chapter 3 applies to non-residential development that involves:

- (a) the erection of a new building, if the development has an estimated development cost of \$5 million or more, or
- (b) alterations, enlargement or extension of an existing building, if the development has an estimated development cost of \$10 million or more.

The estimated development cost (EDC) for the Proposal is \$6,780,658 (Excluding GST) (refer to **Appendix 8**), which falls below the relevant assessment thresholds. As a result, no further assessment is required.

4.3 LOCAL PLANNING CONTEXT

4.3.1 Pittwater Local Environmental Plan 2014

The PLEP2014 is the primary Environmental Planning Instrument that applies to the Site. The relevant provisions of PLEP2014 as they relate to the Site are considered in the following subsections.

4.3.1.1 Zoning and Permissibility

The majority of the Site is zoned R2 Low Density Residential, with a portion zoned SP2 Infrastructure, pursuant to PLEP 2014, as identified in **Figure 7** below.



Figure 7. PLEP2014 Zoning Map (Source: NSW Legislation, 2014)

The objectives of the zone include:

- To provide for the housing needs of the community within a low density residential environment.



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- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.*

Within the R2 zone, the following development is permitted with consent:

- *Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home-based child care; Home industries; Jetties; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Veterinary hospitals; Water recreation structures*

The Proposal relates to the existing registered club which is a prohibited use in the R2 Zone. Registered club is defined in the Dictionary accompanying PLEP 2014 as follows:

registered club means a club that holds a club licence under the *Liquor Act 2007*.

Notwithstanding the above, Schedule 1, Clause 11 of PLEP 2014 provides for additional permitted uses on the Site as follows:

11 Use of certain land at 80-82 and 84 Mona Vale Road, Mona Vale and 22 Jubilee Avenue, Warriewood

- (1) *This clause applies to the following land identified as "Area 9" on the Additional Permitted Uses Map—*
 - (a) 80-82 Mona Vale Road, Mona Vale, being Lot 26, DP 654262,**
 - (b) 84 Mona Vale Road, Mona Vale, being Lot 120, DP 135512,*
 - (c) 22 Jubilee Avenue, Warriewood, being Lot 27, DP 5055.*
- (2) *Development for the purpose of a **registered club** is permitted with development consent.*

Figure 8 below demonstrates that the Site is mapped as "Area 9" where additional permitted uses for the purpose of a registered club is permitted with development consent. Additionally, the Club operates under (Licence Ref No. 300229564) pursuant to the *Liquor Act 2007*. Therefore, the Proposal is permitted with consent.



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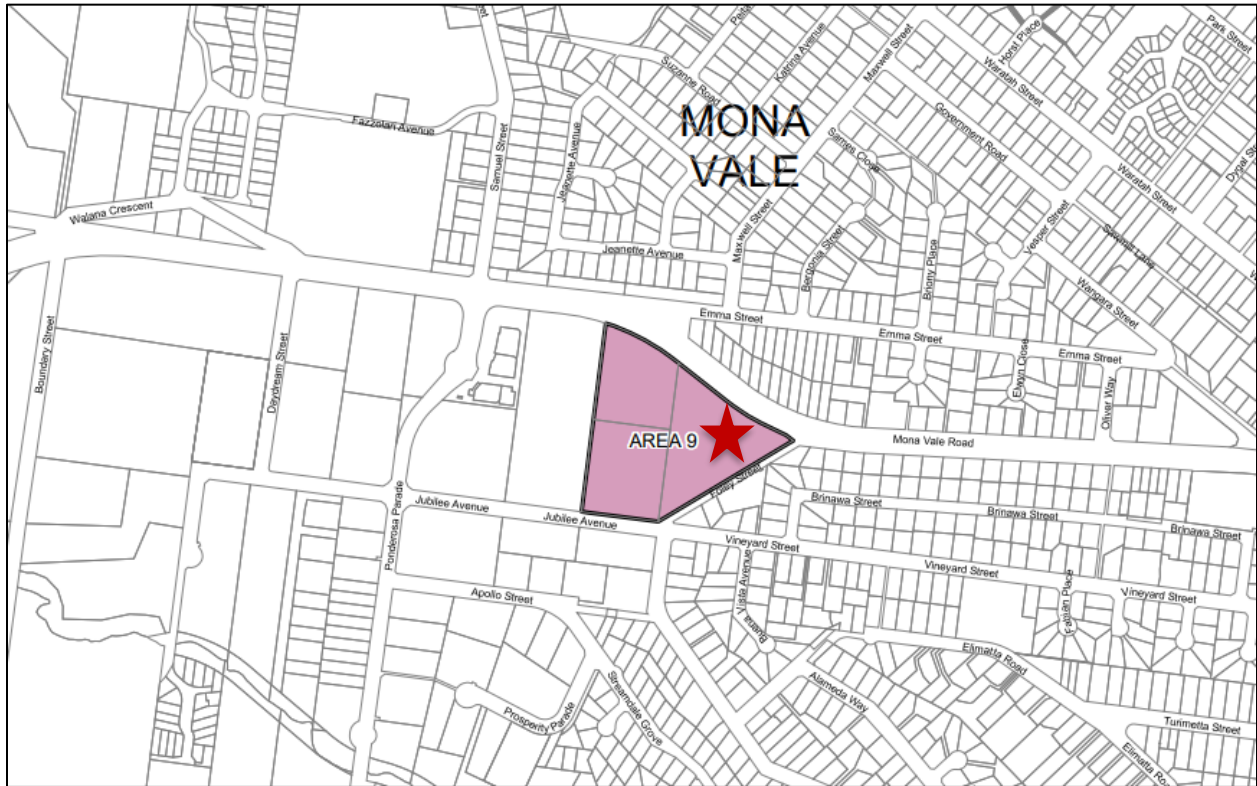


Figure 8: Additional Permitted Use under PLEP2014 (Source: NSW Legislation, 2024)

4.3.1.2 Development Standards

TABLE 7 outlines the developments consistency and compliance with the relevant development standards and controls under PLEP2014.

TABLE 7. DEVELOPMENT STANDARDS	
Clause	Comment
Clause 4.1 - Minimum Lot Size	The Site is subject to a minimum lot size of 550sqm. Notwithstanding, the Proposal does not involve subdivision and therefore, no further assessment is warranted.
Clause 4.3 - Height of Buildings	The Site is subject to a maximum building height of 8.5m. The proposal involves installation of a new solar panels and saw tooth roof with new glazing at height of 11.49m above <i>ground level (existing)</i> , therefore, exceeding the maximum height development standard of 8.5m by 2.99m or 35.17%



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TABLE 7. DEVELOPMENT STANDARDS

Clause	Comment
Clause 4.4 - Floor Space Ratio	The Site is not subject to a FSR development standard pursuant to Clause 4.4.
Clause 4.6 - Exceptions to development standards	<p>Where variations to development standards are sought, Clause 4.6 offers a mechanism to vary such development standards.</p> <p>The Proposal seeks to vary maximum height of buildings development standard prescribed by Clause 4.3 of PLEP2014.</p> <p>A written request under Clause 4.6 of PLEP2014 has been prepared in support of the proposed variation to the development standard and provided at Appendix 2.</p>
Clause 5.10 - Heritage	There are no identified heritage items on the Site and the Site is not located within a heritage conservation area. Therefore, no further assessment is warranted
Clause 5.21 - Flood Planning	The Site is not identified as a flood control lot
Clause 7.1 - Acid Sulfate Soils	<p>The Site is identified as potentially containing acid sulfate soils Class 5.</p> <p>The Proposal involves excavation works and therefore, accompanying Acid Sulfate Soils Assessment Report has been provided at Appendix 11.</p>
Clause 7.2 - Earthworks	<p>The Proposal requires earthworks in support of the proposed new upgradation of pavement area, new driveway and excavation for the lift pit and foundations.</p> <p>The extent of earthworks has been coordinated with proposed stormwater design to ensure there will be no detrimental effects on existing drainage patters and soil stability. The impact of the Proposal on the groundwater table is considered negligible. These details have been provided in the Stormwater Plans and Acid Sulfate Soils Assessment Report at Appendix 6 and Appendix 11 respectively.</p>
Clause 7.10 - Essential Services	The Site is currently provided with all essential services including water, sewerage, gas, and electricity.



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TABLE 7. DEVELOPMENT STANDARDS

Clause	Comment
Schedule 1 – Additional Permitted uses	Clause 11 of Schedule 1 of PLEP2014, prescribes additional permitted uses on land identified as “Area 9”. The Proposal seeks consent for alterations and additions to the existing registered club which is permitted with consent pursuant to this clause.

4.3.1.3 Clause 4.6 - Exceptions to development standards (Height) – Clause 4.3

The Variation Request, detailed in **Appendix 10**, is well-founded and worthy of support. The Proposal includes the installation of solar panels and a sawtooth roof with new glazing, reaching a height of 11.49m above ground level (existing). This exceeds the maximum building height development standard of 8.5m prescribed by PLEP 2014 by 2.99m, or 35.17%.

It is noted that the existing building already exceeds the height limit with a height of 13.6m, and the Proposal does not increase the existing maximum building height for the Site. Importantly, the work focuses solely on the addition of a new roof with glazing and solar panels to enhance energy efficiency and solar access. The glazing allows greater natural light to enter the building, reducing the need for artificial lighting, while the solar panels provide renewable energy to support sustainable operations.

There are several environmental planning grounds that justify the proposed variation to the building height standard under Clause 4.3 of PLEP 2014 in this context:

- The Proposal includes the innovative sawtooth roof design, which is intended to enhance natural light penetration and ventilation throughout the building. These modifications are crucial for improving the functionality of the space and addressing the needs of residents, particularly those with mobility and sensory requirements.
- The proposed sawtooth roof design offers a visually appealing upgrade to the building’s facade, integrating with the existing streetscape. By enhancing the architectural character while preserving key aesthetic features, the Proposal contributes positively to the overall character and appearance of the locality.
- The additional height required for the sawtooth roof is necessary only for practical enhancements and does not significantly alter the building’s scale or introduce excessive bulk. The Proposal ensures an efficient use of the existing height limit while maintaining the existing building’s architectural integrity.
- The Proposal does not significantly obstruct views from neighbouring properties. The additional height does not introduce new visual or privacy issues, and therefore aligns with the zone objective of minimising negative impacts on adjacent properties.
- The proposed upgrades foster a sense of community and support local planning goals by promoting sustainable building practices and encouraging the use of natural resources.



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Given these considerations, the proposed variation to the building height standard is well-justified. It addresses practical and community needs while maintaining respect for the existing built environment and aligning with planning goals. The Proposal meets the objectives of Clause 4.6(3)(b) of PLEP 2014, demonstrating that the variation serves the public interest and supports the development's overall planning objectives.

4.3.2 Pittwater 21 Development Control Plan

The P21DCP provides detailed planning and design guidelines to support the planning controls of the PLEP2014.

An assessment of the proposal against the relevant sections of the P21DCP is provided at **TABLE 8** Below.

TABLE 8. P21DCP COMPLIANCE TABLE	
Control	Comment
Section A Shaping Development in Pittwater	
A3.4 Key Objectives of the Pittwater 21 DCP	
<p><i>Ecologically Sustainable Development:</i> <i>In Pittwater 21, ecologically sustainable development means development that maintains the ecological processes on which life depends while meeting the needs and improving the total quality of life of the present generation, without compromising the ability of future generations to do the same.</i></p> <p><i>Ecologically sustainable development is fundamental to the environmental, social and economic objectives of this DCP.</i></p> <p><i>Environmental Objectives, Social Objectives, Economic Objectives</i></p>	<p>The Proposal aligns with the sustainability goals of P21DCP by integrating solar panels, efficient energy systems, and water management strategies.</p> <p>This helps reduce environmental impact and promotes sustainable resource use for present and future generations. These commitments are outlined in the Stormwater Management Plan prepared by JN Engineering and the Architectural Plans prepared by Bergstrom Architects and provided at Appendix 1 and Appendix 6 respectively.</p>
A4.14 Warriewood Local	
<p><i>Desired Character:</i> <i>The Warriewood locality will remain characterised by a mix of residential, retail, commercial, industrial, recreational, and educational land uses. Retail, commercial, service business and light industrial land uses will be employment generating and will serve the community. Existing and new native vegetation, including canopy trees, will be integrated with the development.</i></p> <p><i>Hazards, Natural Environment and Heritage:</i> <i>The Warriewood Locality is affected by various hazards. Land affected in the Warriewood Locality</i></p>	<p>The Proposal preserves Warriewood's mixed-use character by enhancing the existing club facilities, supporting community recreational needs while integrating design features that blend with residential and commercial surroundings (Refer to Appendix 1).</p> <p>The Club serves as a community hub, promoting employment and social engagement while supporting the area's broader planning objectives.</p> <p>The upgraded design incorporates sustainable upgrades and high-quality materials, enhancing</p>



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TABLE 8. P2IDCP COMPLIANCE TABLE	
Control	Comment
<p><i>is shown on the hazard maps held in the offices of Council.</i></p> <p><i>The Warriewood Locality includes vegetation areas, threatened species, or areas of natural environmental significance. Land affected in the Warriewood Locality is shown on the natural environment maps held in the offices of Council.</i></p> <p><i>The Warriewood Locality may include Heritage items and/or conservation areas. Land affected in the Warriewood Locality is shown on the Heritage Map held in the offices of Council.</i></p>	<p>the site's aesthetic and visual integration with the surrounding built environment.</p> <p>The Proposal involves minor stormwater works related to the new roof structure and thus, respects the environmental significance of the Warriewood locality. (Refer to Appendix 6 and Appendix 7).</p> <p>While the Site is not within a known heritage conservation area, the proposal maintains the locality's character, respecting nearby natural elements. Screening and sustainable design measures mitigate potential environmental impacts, supporting both visual and environmental integrity in line with Council's objectives.</p>
Section B General Controls	
B1 Heritage Controls	
<p><i>B.13 Heritage Conservation – General</i></p> <p><i>If a property, the subject of a development application, is identified as possibly meeting any of the criteria for heritage listing (encompassing the four values of the Burra Charter, being historical, aesthetic, scientific and social significance) then additional independent information on the potential heritage significance may be requested. If the property meets the criteria for heritage listing then development control B1.1 of this DCP will apply.</i></p>	<p>The Site is not heritage-listed, and no heritage items are present nearby. Any visual impact from new structures, including façade improvements and signage, will respect the character of the existing building and surrounding properties (Refer to Appendix 1).</p>
B3 Hazard Controls	
<p><i>B3.2 Bushfire Hazard</i></p> <p><i>All development is to be designed and constructed so as to manage risk due to the effects of bushfire throughout the life of the development.</i></p> <p><i>B3.6 Contaminated Land and Potentially Contaminated Land</i></p> <p><i>whether the land is contaminated, and</i></p>	<p>The Site is not identified as bush fire prone land, contaminated land or potentially contaminated land, or flood prone land is therefore acceptable.</p>



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TABLE 8. P2IDCP COMPLIANCE TABLE	
Control	Comment
<p><i>if the land is contaminated, whether the land is suitable in its contaminated state (or will be suitable after remediation) for the purpose for which the development is proposed to be carried out; and</i></p> <p><i>if the land requires remediation, whether the land will be remediated before the land is used for that purpose.</i></p> <p>B3.11 Flood Prone Land</p> <p><i>Development must comply with the prescriptive controls set out in the Matrix below. Where a property is affected by more than one Flood Risk Precinct, or has varying Flood Life Hazard Category across it, the assessment must consider the controls relevant at each location on the property</i></p>	
B5 Water Management	
<p>B5.15 Stormwater</p> <p><i>Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like.</i></p> <p><i>The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.</i></p>	<p>The Stormwater Management Plan (refer to Appendix 6) effectively mitigates stormwater impacts, implementing measures to ensure that water runoff does not adversely affect downstream systems or local waterways. This plan aligns with P2IDCP requirements for sustainable water management and protection of the natural environment.</p> <p>Furthermore, accompanying Erosion and Sediment Control Plans have been prepared and are provided at Appendix 7. These plans adhere to best practices to prevent soil erosion during construction, safeguarding both the Site and surrounding areas from sediment-related issues</p>
B6 Access and Parking	
<p>B6.1 Access Driveways and Works on the Public Road Reserve</p> <p><i>The design of all Access Driveways shall be in accordance with the current edition of following Australian Standards:</i></p> <p><i>Australian Standard AS/NZS 2890.1-2004: Parking Facilities - Part 1: Off-Street Car Parking.</i></p>	<p>The Proposal includes parking reconfiguration and requires upgradation work to the existing driveways specifically to the Club entry and drop-off zones. These proposed upgrades complied with relevant Australian/New Zealand Standards, specifically AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009, which govern accessible parking provisions.</p>



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TABLE 8. P2IDCP COMPLIANCE TABLE	
Control	Comment
<p><i>Australian Standard AS/NZS 2890.2-2002: Parking Facilities – Part 2: Off-Street Commercial Vehicle Facilities except as qualified in this control.</i></p>	<p>The proposed upgrades not only meet the necessary regulatory requirements but also improve overall Site functionality and security for users. Refer to the accompanying Traffic Impact Assessment at Appendix 4.</p> <p>Additionally, the incorporation of escalators and lift access supports mobility for all patrons, thereby enhancing user experience and promoting community engagement within the RSL. Refer to BCA and Access report at Appendix 5.</p>
<p>B6.2 Internal Driveways</p> <p><i>An Internal Driveway must be provided for in: any new development; development where additional car parking spaces and/or garages are required by Council's plans or policies; any alterations and additions where the sum of the additional Gross Floor Area (GFA) of the dwelling exceeds 30 m²; and development where additional car parking spaces and/or garages are proposed.</i></p>	<p>The Proposal involves upgradation of pavement area, internal driveway. Notwithstanding, the Proposal resulted in the reduction of 11 parking space that will result in a reduced parking provision of 377 spaces. Because the proposed upgrade works will not result in any increased patronage, the traffic generation of the club will remain unchanged at all times. (Refer to Appendix 4).</p>
<p>B6.3 Off-Street Parking Requirements</p> <p><i>The design of all parking areas shall be in accordance with the current edition of the following Australian Standards:</i></p> <p><i>Australian Standard AS/NZS 2890.-12004: Parking Facilities Part 1: Off Street Car Parking;</i></p> <p><i>Australian Standard AS/NZS 2890.2-2002: Parking Facilities – Part 2: Off-Street Commercial Vehicle Facilities;</i></p> <p><i>Australian Standard AS/NZS 2890.3-1993: Parking Facilities Part 3: Bicycle Parking Facilities; and</i></p> <p><i>Australian Standard AS/NZS 2890.6-2009: Parking Facilities – Part 6: Off-Street Parking for People with Disabilities except as qualified in this control.</i></p> <p><i>The minimum number of vehicle parking requirements must be determined using the appropriate guidelines for parking generation and</i></p>	<p>The Proposal will result in the loss of 11 spaces that will result in a reduced parking provision of 377 spaces. However, this will still provide some 30 spaces more than the peak demand recorded on a Friday and 75 spaces more than the peak demand recorded on a Sunday.</p> <p>Overall, the proposed parking provision will be adequate to accommodate the peak demands and there will be no adverse traffic implications the vehicle access and internal circulation provisions will be suitable and appropriate. (Refer to Appendix 4). According to the BCA and Access Report, the Proposal is considered satisfactory in meeting all relevant Australian Standards (Refer to Appendix 5).</p>



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TABLE 8. P2IDCP COMPLIANCE TABLE	
Control	Comment
<p><i>servicing facilities based on development type comparison based on the Roads and Maritime Services Guide to Traffic Generating Development or analysis drawn from surveyed data for similar development uses. Provision must be made within the development site for access and parking of all service vehicles servicing the site, visitor parking and parking for people with disabilities.</i></p>	
B8 Site works Management	
<p><i>B8.1-8.6 Construction and Demolition Excavation, Waste Minimisation, Traffic Management, and Works in the Public domain</i></p>	<p>Construction and demolition phases are planned to minimise disruptions, with strategies for waste reduction, traffic control, and safety as outlined in the Waste Management Plan provided at Appendix 9.</p>
Section C Development Type Controls	
<p><i>C2.2 Safety and Security</i></p> <p><i>Surveillance:</i> <i>Building design should allow visitors who approach the front door to be seen without the need to open the door.</i></p> <p><i>Buildings and the public domain are to be designed to allow occupants to overlook public places (streets, parking, open space etc) and communal areas to maximise casual surveillance.</i></p> <p><i>Development design and design of the public domain (including landscaping) is to minimise opportunities for concealment and avoid blind corners.</i></p> <p><i>Access Control:</i> <i>Building entrances are to be clearly visible from the street, easily identifiable and appropriately lit.</i></p> <p><i>Space Management:</i> <i>Popular public space is often attractive, well maintained and a well-used space. Linked to the principle of territorial reinforcement, space management ensures that space is appropriately utilised and well cared for.</i> <i>Space management strategies include activity coordination, site cleanliness, rapid repair of</i></p>	<p>The Proposal prioritises safety and security through effective design strategies that address surveillance, access control, and space management.</p> <p>The Proposal features prominent, transparent entry points facing public areas, allowing clear views of visitors and enabling casual surveillance of the street, parking areas, and communal spaces.</p> <p>Entrances to the Club are clearly visible, easily identifiable, and well-lit, ensuring safe access for visitors. Prominent signage will guide patrons to the entry points, enhancing overall security.</p> <p>The Club's existing operational management plan will ensure the ongoing maintenance and cleanliness of public and communal areas, fostering a safe and inviting environment.</p>



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TABLE 8. P2IDCP COMPLIANCE TABLE	
Control	Comment
<p><i>vandalism and graffiti, the replacement of burned-out pedestrian and car park lighting and the removal or refurbishment of decayed physical elements.</i></p>	
<p>C2.3 Awnings <i>Continuous footpath awnings should be provided to the street adjoining business development for weather protection for pedestrians.</i> <i>Awnings shall be constructed of any suitable and durable material, excluding glass, Perspex and the like due to heat transmission.</i> <i>Awnings should be compatible in scale and height to adjoining awnings.</i> <i>Awnings shall not impact on street trees.</i> <i>Awnings are to comply with the relevant adopted Masterplan for the area. Where there is no Masterplan, new buildings shall provide awnings setback 3.5m from the face of the street kerb.</i></p>	<p>The Proposal includes a new entry awning that provides essential weather protection and enhances the building's modern design. This awning will align with the scale and height of adjacent structures, ensuring a cohesive streetscape while utilising durable materials that comply with local guidelines.</p> <p>The addition of the awning, along with upgrades to the drop-off zone and the screening for the existing AC unit, reinforces the commitment to accessibility and aesthetic appeal, contributing to a safe and inviting public space.</p>
<p>C2.5 View Sharing <i>All new development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties.</i> <i>The proposal must demonstrate that view sharing is achieved though the application of the Land and Environment Court's planning principles for view sharing.</i></p>	<p>The architectural design amendments incorporate a new roof with solar panels, new awnings, and articulated facades that minimise obstruction to significant vistas, enhancing visual connectivity within the locality.</p> <p>The Proposal will not adversely affect current view sharing and ensures reasonable sharing of views, fostering a positive relationship between the development and existing residential and commercial properties in the area.</p> <p>The Proposal promotes an equitable distribution of views, supporting the amenity of the surrounding community while accommodating necessary upgrades to the Club.</p>
<p>C2.7 Building Façade <i>Building facades to any public place including balconies and carpark entry points must not contain any stormwater, sewer, gas, electrical or communication service pipe or conduit that is visible from the public place.</i></p>	<p>All necessary services including stormwater, sewer, and utilities, will be concealed from public view, routed internally or in designated service areas.</p> <p>The Proposal preserves the building's aesthetic and contributes to a visually pleasing streetscape.</p>
<p>C2.8 Energy and Water Conservation <i>All new hot water systems must be either solar, heat pump or gas and must have a minimum</i></p>	<p>The Proposal is considered complying with the all the requirement for new hot water systems.</p>



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TABLE 8. P2IDCP COMPLIANCE TABLE	
Control	Comment
<p>rating of 3.5 stars.</p> <p>Water efficient appliances shall be used in all development (including AAA rated water efficient shower heads, water tap outlets and dual flush toilets).</p> <p>Windows are to be sized, located and shaded (by structures or vegetation) to reduce summer heat and allow entry of winter sun. Deep eaves are required to achieve this where appropriate, in addition to other horizontal shading devices, such as verandahs, pergolas, awnings, and external horizontal blinds.</p>	
<p>C2.9 Waste and Recycling Facilities</p> <p>All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan</p>	<p>A Detailed Waste Management Plan, detailing waste handling procedures for both the construction and operational phases has been provided at Appendix 9.</p>
<p>C2.10 Pollution Control</p> <p>All developments must be designed, constructed, maintained, and operated in a proper and efficient manner to prevent air, water, noise or land pollution.</p>	<p>The Proposal includes measures to prevent air, water, noise, and land pollution throughout its design and operation.</p> <p>Air quality will be maintained through proper ventilation and equipment management, while stormwater management systems will ensure runoff does not contribute to water pollution. Noise mitigation strategies, including barriers and soundproofing, will minimise impacts on surrounding properties. Accompanying Waste Management Plan has been provided at Appendix 9 and Stormwater Management Plan at Appendix 6.</p>
<p>C2.11 Signage</p> <p>Wall sign</p> <p>shall not extend laterally beyond the wall of the building upon which it is attached;</p> <p>shall not cover any window or architectural projections;</p> <p>shall not have a signage area greater than 4.5sqm;</p> <p>where illuminated, shall not be less than 2.6m above the ground; and</p>	<p>The Proposal includes three business identification signs, two wall signs, and one illuminated sign, all designed to comply with the specified controls. The signage will not extend laterally beyond the building facade, ensuring it remains within the structural boundaries and does not obstruct any architectural features. For further details on the proposed signs, please refer to Section 3.1.1 of this SEE and Architectural Plans for more detail provided at Appendix 1.</p>



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TABLE 8. P2IDCP COMPLIANCE TABLE	
Control	Comment
<i>shall not project more than 300mm from the wall.</i>	
<p>C2.20 Public Road Reserve <i>Development located in commercial centres with frontage to a public road reserve requires the design and construction of the paving area, kerb and gutter, the making good of the road pavement from the kerb and gutter to the road centre line, streetlighting and soft landscaping to the full width of the development site on the public road reserve frontage to the development</i> <i>Street trees are to be planted so as not to obstruct the free passage of pedestrians along the road reserve.</i> <i>All existing trees over 3m in height and native vegetation within the road reserve area are to be retained where practical. The existing trees are to be protected during construction work by placement of perimeter fencing that is 1.8m high.</i></p>	<p>The Proposal includes enhancements to the public road reserve along the frontage, which will consist of paving, kerbing, and landscaping to accommodate the new entry driveway. Additionally, existing street trees and vegetation will be preserved, and protective measures will be implemented during construction to prevent any potential damage to these natural assets.</p>
<p>C2.22 Plant, Equipment and lift overrun <i>Where provided, plant and equipment boxes and lift over-runs are to be integrated internally into the design fabric of the built form of the building. Locate and design all noise generating equipment such as mechanical plant rooms, mechanical equipment, air conditioning units, mechanical ventilation from car parks, driveway entry shutters, garbage collection areas or similar to protect the acoustic privacy of workers, residents and neighbours.</i></p>	<p>The Proposal incorporates plant equipment and lift overruns into the building's internal layout to minimize visual impact. Soundproofing measures and strategic siting have been implemented to limit noise exposure for residents and neighbouring properties, thereby preserving acoustic privacy and enhancing overall comfort in the surrounding area.</p>
<p>C5 Design Criteria for Other Development <i>Development to which this control applies must comply with the requirements of:</i></p> <ul style="list-style-type: none"> • <i>Council Policy - Liquor Licensing Applications or relevant policy.</i> • <i>Liquor Act 2007.</i> <p><i>Development such as pubs, registered clubs and restaurants or cafes must comply with Council's Liquor Licensing Applications Policy.</i></p>	<p>The Proposal confirms that there will be no changes to the existing liquor licensing requirements.</p>
D14 Warriewood Locality	



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TABLE 8. P2IDCP COMPLIANCE TABLE	
Control	Comment
<i>D14.1 Character as viewed from A public place</i> <i>D14.3 Building colours and materials</i> <i>B14.4 Height General</i> <i>B14.7 Front Building Line</i> <i>D14.8 Side and Rear building line</i> <i>D14.11 Building Envelope</i>	<p>The Proposal utilises the use of existing colours and materials on the building and are thoughtfully chosen to complement the character of the Warriewood locality. The Proposal preserves the existing attractive streetscape and local character of Warriewood. The Proposal features a new external façade design that complements and respectfully integrates with the surrounding properties.</p> <p>The Proposal does not change the existing building footprint, and no modifications to the setbacks are proposed. However, the installation of new solar panels and a sawtooth roof with new glazing will reach a height of 11.5m, exceeding the maximum height development standard under PLEP 2014. This has been addressed with a Clause 4.6 Variation request provided in Appendix 10.</p>

4.4 DEVELOPMENT CONTRIBUTIONS

4.4.1 Warriewood Valley Development Contribution Plan 2022

Warriewood Valley Development Contribution Plan 2022 is applicable to the Proposal. It is understood that appropriate conditions will be imposed on any consent granted requiring the above contributions to be paid.

4.4.2 Housing and Productivity Contribution

The Housing and Productivity Contribution (HPC) applies to the Proposal as it is defined as a commercial development pursuant to the HPC Order 2024. It is understood that appropriate conditions will be imposed on any consent granted requiring the above contributions to be paid.

4.5 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

No Draft Environmental Planning Instruments apply to the Site.



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PART E LIKELY IMPACTS OF THE DEVELOPMENT

This section identifies and assesses the impacts of the development with specific reference to the heads of consideration under Section 4.15(1) of the EP&A Act.

5.1 CONTEXT AND SETTING

The Site is strategically located within a vibrant area suitable for both commercial and residential development. Surrounded by an established mix of commercial and residential properties, the Proposal harmonizes with the character of the Warriewood local area, aligning with broader planning objectives. This design approach enhances the local streetscape, respects neighbouring uses, and preserves the visual integrity of the locality, contributing positively to the area's aesthetic and functional qualities.

5.2 BUILT FORM

The Club's design reflects a modern aesthetic that aligns harmoniously with the architectural character of nearby structures. The form and height respect permissible standards, minimizing visual impact on the surrounding area while enhancing its appeal. The development integrates high-quality materials, which contribute aesthetic value to the area's built environment. A height variation is proposed for the installation of a new roof with integrated solar panels, enhancing sunlight penetration within the Club. This increase in natural lighting is a justifiable positive impact, promoting energy efficiency and supporting the Club's sustainable design objective.

5.3 TRAFFIC & TRANSPORT IMPACT

A detailed Traffic Impact Assessment has been conducted, confirming that the Proposal will not significantly impact local traffic flow (**Appendix 4**). No increase in staff or patrons is anticipated, thereby avoiding any additional demand for parking or impact on nearby roads. The designated areas for loading, unloading is maintained that are positioned to minimise potential disruptions. Further, the proposed upgrade of the basement and internal parking spaces are aligned with recommendations provided in the BCA and Access Report.

5.4 PARKING AND ACCESS

The development provides adequate parking facilities, with compliance to Council's parking requirements. The designated parking layout ensures efficient on-site circulation, while clearly marked pedestrian pathways enhance accessibility and safety for visitors and residents alike. Refer to the accompanying Access report at **Appendix 5**.

5.5 STORMWATER & EROSION & SEDIMENT CONTROL

Stormwater management and erosion control measures have been incorporated into the design. A Stormwater Management Plan has been prepared, addressing onsite drainage and ensuring compliance with Council's standards. During construction, erosion and sediment control measures will be in place to prevent off-site impacts and protect neighbouring properties with ongoing operations and uses. Refer to **Appendix 6** and **Appendix 7**.



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5.6 WASTE

A Waste Management Plan has been established, covering both construction and operational phases. The plan includes waste separation, recycling, and appropriate disposal to minimise environmental impacts, ensuring adherence to Council's waste management protocols. Refer to **Appendix 9**.

5.7 CONSTRUCTION

Construction practices will adhere to industry standards, focusing on minimising noise, dust, and traffic disruptions. The Site will implement temporary erosion and sediment controls to protect adjacent properties and waterways. All work will be carried out in compliance with relevant environmental guidelines and construction standards to reduce impacts on neighbouring areas. Sediment and erosion control plans including stormwater management have been provided at **Appendix 6** and **Appendix 7**.

5.8 BUILDING CODE OF AUSTRALIA

The Proposal will comply with all applicable standards under the Building Code of Australia (BCA), including structural integrity, fire safety, and accessibility. The design incorporates high-quality, durable materials to ensure a sustainable, long-lasting structure. Refer to the BCA Report provided at **Appendix 5**.

5.9 ACCESSIBILITY

Accessibility features have been integrated into the new modernised design, providing ease of access for all users. This includes compliant ramps, escalators, lift, handrails, and wide doorways, ensuring equal access across all areas of the development. Accompanying BCA and Access Report has been provided at **Appendix 5**.

5.10 SOCIAL AND ECONOMIC IMPACTS

The Proposal is expected to have positive social and economic impacts by contributing to local business growth and employment opportunities. The Proposal aligns with community objectives and will enhance the livability of the area, providing a range of facilities and services that benefit both residents and visitors.

5.11 SAFETY AND SECURITY

Safety and security considerations are central to the design, with well-lit entry points, surveillance, and access control measures in place. The design with alterations and addition to the Club supports casual surveillance to deter criminal activity, ensuring a safe environment for residents and visitors.

5.12 SERVICES

The Site and existing registered club (Pittwater RSL) is well connected with all necessary utility services, including water, sewer, and electrical connections. However, in support of the Proposal, where necessary, upgrades to the existing infrastructure will be implemented to accommodate, ensuring compliance with operational and safety standards.



STATEMENT OF ENVIRONMENTAL EFFECTS

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5.13 SUITABILITY OF SITE FOR DEVELOPMENT

The Site is suitable for the Proposal, meeting all zoning and land-use criteria. The design of Proposal with upgrade works including internal refurbishments is compatible with surrounding land uses and does not impose negative impacts on adjacent properties. The location and configuration of the Site will continue to allow for efficient use of space without compromising environmental or community standards.

5.14 SUBMISSIONS

The DA will undergo a public notification period, allowing stakeholders to provide feedback. The applicant is prepared to address any concerns raised, ensuring that the community's input is incorporated where feasible.

5.15 THE PUBLIC INTEREST

The Proposal is considered to be in the public interest as:

- The Proposal enhances the Site's functionality and contributes to the community's economic and social objectives.
- The Proposal aligns with planning goals, offering a balanced approach that respects the environment, supports growth, and meets the needs of the local population by modernising the existing Club facilities

In conclusion, it is anticipated that the Proposal will positively impact the surrounding area, contributing to both the economic and social vitality of the locality without causing adverse environmental impacts and is therefore in the public interest.



STATEMENT OF ENVIRONMENTAL EFFECTS

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PART F CONCLUSION

The purpose of this SEE has been to present the proposed development at 80-82 Mona Vale Road, Mona Vale involving alterations and additions to the existing registered club for the purpose of enhancing its facilities, access, and overall functionality and to assess its potential impacts having regards to Section 4.15(1) of the EP&A Act.

The Proposal has been prepared after taking into consideration the following key issues:

- The development history of the Site;
- The context of the site and locality;
- The relevant heads of consideration under Section 4.15(1) of the EP&A Act;
- The aims, objectives and provisions of the relevant statutory and non-statutory planning instruments; and

The Proposal is considered to warrant a favourable determination for the following reasons:

- The Proposal is considered consistent with the objectives and provision of PLEP2014
- The Proposal is consistent with the objectives and controls contained in P21DCP
- The Proposal is intended to upgrade and modernise the existing Club by enhancing its facilities, access, and overall functionality without altering the Site's current use as a registered club.
- The proposal maintains compatibility with the surrounding commercial and residential setting and does not increase external impacts, such as traffic or noise, on neighbouring properties

The Proposal is permissible within the zone pursuant to Schedule 1 of and is compatible with the zone objectives. As stipulated previously in this SEE, the matters for consideration under Section 4.15(1) of the EP&A Act have been satisfactorily addressed.

In light of the merits of the proposed development and in absence of any significant environmental impact, the proposed development warrants support by Council.

