

Statement of Environmental Effects

INDUSTRIAL DEVELOPMENT

4 MINNA CLOSE,
BELROSE

OCTOBER 2023



QUALITY ASSURANCE

PROJECT: Statement of Environmental Effects – Industrial Development
ARCHITECT: SRH Architecture
ADDRESS: Lot 502 in DP875858: 4 Minna Close, Belrose
COUNCIL: Northern Beaches Council
AUTHOR: Think Planners Pty Ltd

Date	Purpose of Issue	Rev	Reviewed	Authorised
April 2023	Draft Issue	Draft	SK/JW	JW
30 th October 2023	Final Issue	Final	SK/JW	AB

Integrated Development (under S.4.46 of the EP&A Act). Does the development require approvals under any of the following legislation?

Coal Mine Subsidence Compensation Act 207	No
Fisheries Management Act 1994	No
Heritage Act 1977	No
Mining Act 1992	No
National Parks and Wildlife Act 1974	No
Petroleum (Onshore) Act 1991	No
Protection of the Environment Operations Act 1997	No
Roads Act 1993	No
Rural Fires Act 1997	No
Water Management Act 2000	No

Concurrence

SEPP (Industry and Employment) 2021	No
SEPP (Resilience and Hazards) 2021	No
SEPP (Transport and Infrastructure) 2021	No
SEPP (Planning Systems) 2021	No
SEPP (Precincts – Central River City) 2021	No
SEPP (Precincts – Easter Harbour City) 2021	No
SEPP (Precincts – Regional_ 2021	No
SEPP (Precincts – Western Parkland City) 2021	No
SEPP (Biodiversity and Conservation) 2021	No

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EXECUTIVE SUMMARY

This Statement of Environmental Effects has been prepared in support of a Development Application that proposes to remove identified trees, undertake earthworks and construct an industrial development which will comprise of a part 1 and part 2 storey warehouse building, and associated structures with basement parking at 4 Minna Close, Belrose.

The subject site itself is located within the Northern Beaches Council, however it is noted that the development site is still subject to planning instruments associated with the former Warringah Council, including the Warringah Local Environmental Plan 2011 & Warringah Development Control Plan 2011.

A preliminary design scheme was presented to Council at Pre-lodgement Meeting on the 2nd June 2022 where the key issues/concerns identified by Council were the overall size of the development and subsequent loss of trees. As a result, the built form will continue to concentrate the proposal towards Minna Close with the overall building footprint/site coverage reduced whilst adopting a 2m front setback as recommended by Council. This will not only deliver a more substantial setback to the buffer area to the north but will increase the overall landscaped open space whilst retaining a greater number of trees and minimise the amount of cut into the rising landform of the site, which positively addresses the concerns and comments raised by Council.

Furthermore, the development has been designed to minimise excavation into the rising landform of the site with landscape buffer zones provided along the south and western boundaries and will be comprised only of species endemic to Duffy's Forest.

The key aspects of the proposal are provided below:

Warehouse:

The proposed industrial development comprises of a large part 1 – part 2 storey building with a total GFA of 1,726.99m² including 1,551.52m² of warehouse GFA (includes dock office and amenities) on the ground floor and 175.47m² of mezzanine office GFA.

The warehouse floor area also includes 2 x loading docks, dock office, staff room and toilet/change facilities.

The warehouse is to operate between 8am and 5pm Monday to Saturday and managed by a total of 26 staff.

Parking:

A total of 26 carparking spaces over a basement levels including 2 accessible car parking spaces.

Vehicular access to the basement level is via a new vehicle crossover and driveway from Minna Close with a heavy vehicle egress vehicle crossover and graded ramp situated towards the south western corner of the site via Minna Close.

Furthermore, provision for heavy vehicles up to Heavy Rigid Vehicles will be via a shared driveway with 3 Minna Close at the south-east corner of the site and egress via the south-west corner of the site – noting right-of-way consent/agreement will be sought to use neighboring driveway.

Residing within the Austlink Business Park, the development site is located on the northern side of Minna Close, approximately 80m north-east from the intersection of Minna Close and Narabang Way, Belrose. The Business Park includes other industrial businesses and large bulk goods premises including Bunnings Belrose and HomeCo. Belrose Shopping Mall. Bus stops with services to Manly, Mona Vale, Warringah Mall, City (Town Hall) and Macquarie Uni are within a 150m walking radius from the development site.

The development site is subject to a split zone with the majority of the site zoned SP4 Enterprise and a small corridor to the rear of the site zoned C2 Environmental Conservation. *'Warehouse and Distribution Centre'* and *'Light Industries'* are permissible with consent within the SP4 Zone, noting no works to be undertaken within the portion of the site zoned C2 Environmental Conservation.

Bounded by 2 large industrial buildings to the site's eastern and western boundaries and Mona Vale Road to the north, the subject land parcel, which is currently vacant is the last site left to be developed along the north-western side of Minna Close.

With a frontage to Minna Close and a total site area of 5,581m², the development site experiences a distinct change in elevation across the site, sloping from the front (east) towards the rear (west). As such the development proposed a stepped part 1 – part 2 storey built form designed to follow the natural contours of the site to minimise excessive cut and fill.

The built form along the north-western side of Minna Close comprises of large 2 and 3 storey industrial buildings set within a landscape setting. As such, the development proposes a part 1 – part 2 storey industrial building designed to be compatible and complement the existing 2 and 3 storey industrial buildings character, noting that the overall design scheme has undergone several revision in order to increase the number of trees within the site to be retained.

Furthermore, the modern industrial built-form will be compatible and complement existing industrial development within the business park, with the architectural element expressed through the building form and façade, which will create a strong presence to Minna Close. The primary material selection is of muted bushland tones which will help enhance the natural bushland setting.

With the development exceeding the 'native vegetation clearing threshold', it is required under the Biodiversity Conservation Act 2016 that the proposal to be assessed in accordance with the New South Wales Biodiversity Offset Schedule which will subsequently require a Biodiversity Development Assessment Report. As such, a Biodiversity Development Assessment Report prepared by Land Eco Consulting accompanies this application. The report found that the proposed development avoids and minimises impacts on biodiversity values and is achieved by positioning the industrial development along the frontage of Minna Close where the non-threatened vegetation occurs and where the vegetation is in the poorest condition. This will ensure the retention of 0.17 ha of the Duffy's Forest EEC at the rear of the site, which represents 43% of the EEC, importantly maintaining a habitat connectivity corridor. As such the native vegetation to be retained will be managed and enhanced in accordance with a Biodiversity Management Plan which will assist in further avoidance and minimisation of impacts.

The current application will not only permit an underutilised and undercapitalised site to be developed to its full zoning potential but will increase valuable industrial floor space that will support the function and role of the existing business park whilst increase economic and employment opportunities within Belrose.

The development will positively contribute to the existing streetscape along Minna Close.

Consideration have been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts.

Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents.

Having regard to the benefits of the proposal and taking into account the absence of adverse environmental, social or economic impacts, and that the proposal represents an appropriate use of well-located land, the application is submitted to Council for assessment. Think Planners Pty Ltd recommends the approval of the application, subject to necessary, relevant and appropriate conditions of consent.

SITE AND LOCALITY DESCRIPTION

The development site is legally known as Lot 502 in DP875858, but is more commonly known as 4 Minna Close, Belrose.

Subject Site

Residing within the Austlink Business Park, the development site is located on the northern side of Minna Close, approximately 80m north-east from the intersection of Minna Close and Narabang Way, Belrose.

With a frontage to Minna Close and a total site area of 5,581m², the development site experiences a distinct change in elevation across the site, sloping from the front (east) towards the rear (west). As such the development proposed a stepped part 1 – part 2 storey built form designed to follow the natural contours of the site to minimise excessive cut and fill.

The subject land parcel, which is current vacant is the last site left to be developed along the north-western side of Minna Close, as illustrated by Photograph 1 below.

Photograph 1: Shows 4 Minna C, viewed from Minna CI looking northwards





The development site bounds large industrial buildings to its eastern and western side boundaries with a 16.7m buffer strip separating the site from Mona Vale Road to the north.

Minna Close separates the site from industrial land uses to the south.

An aerial photograph is provided below for context of the subject site.

Image 1: Aerial Map of Subject Site (Source: Six Map)



Subject Site

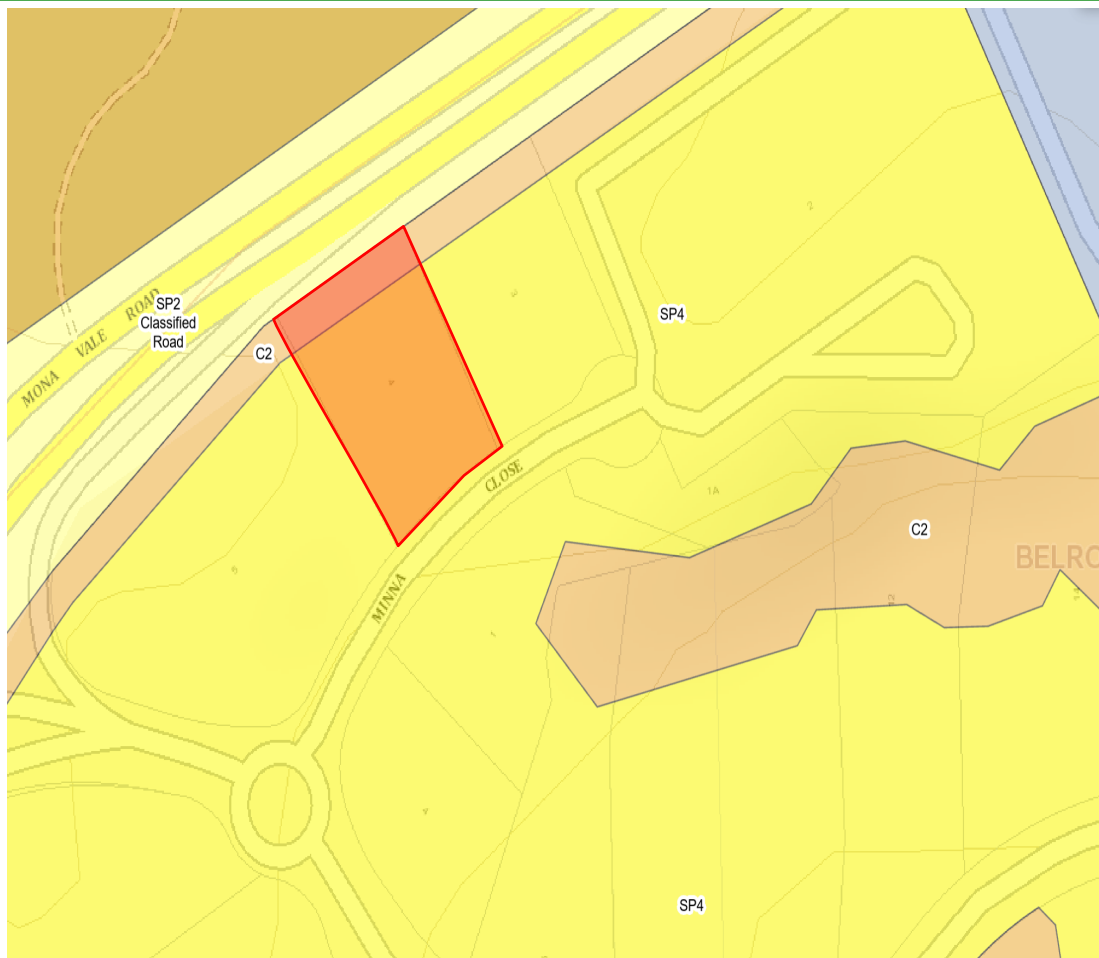
ZONING

As illustrated by Council's zoning map extract overleaf, the development site is subject to a split zone with the majority of the site zoned SP4 Enterprise and a small corridor to the rear of the site zoned C2 Environmental Conservation.

'Warehouse and Distribution Centre' and *'Light Industries'* are permissible with consent within the SP4 Zone, noting no works to be undertaken within the portion of the site zoned C2 Environmental Conservation.



Image 2: Zoning Map Extract (Source: NSW Planning Portal Spatial Viewer)



 Subject Site

The current application will permit an underutilised and undercapitalised to be developed to its full zoning potential whilst increasing valuable industrial floor space that will support the function and role of the existing business park and also increase economic/employment and job opportunities within Belrose. The revision to the design scheme will also ensure that retention of a greater number of existing trees within the subject site.

Built Form Analysis

The built form along the north-western side of Minna Close comprises of large 2 and 3 storey industrial building set within a landscape setting. As such, the development proposes a part 1 – part 2 storey industrial building designed to be compatible and complement the existing 2 and 3 storey industrial buildings, noting that the overall design scheme has undergone several revision in-order to increase the number of trees within the site to be retained.

BROADER LOCALITY ANALYSIS

As illustrated by the broader locality map extract below, the development site resides within the Austlink Business Park, comprising of industrial/commercial businesses and large bulk goods premises including Bunnings Belrose and HomeCo. Belrose Shopping Mall.

Bus stops with services to Manly, Mona Vale, Warringah Mall, City (Town Hall) and Macquarie Uni are within a 150m walking radius from the development site.

Image 3: Broader Locality Map Extract (Source: Google Maps)



The development is to deliver a contemporary part 1 – part 2 storey industrial building set within a landscape setting that will not only addresses its frontage but will positively contribute to the existing streetscape whilst increasing valuable industrial GFA within the established business park.

Photographs are provided in the following page that give context to the locality and also the relationship of the development site with adjoining developments.



Photograph 2: Shows existing streetscape along Haldon St looking northwards



Photograph 3: Shows existing streetscape along Centenary Rd looking southwards






HERITAGE

The site is not identified as a heritage item, is not located within a heritage conservation area nor is it in the vicinity of any surrounding heritage items as illustrated by the heritage extract map below.

Figure 4: Heritage Map Sheet HER_007 Extract (Source: Warringah LEP 2011)



 Subject Site

As a result, the subject site will not have any associated heritage restriction and subsequently any further heritage investigation is not deemed to be necessary.

BIODIVERSITY

Land Eco Consulting have been engaged to prepare a Biodiversity Constraints Assessment Report.

As the site contains Duffys Forest EEC the development has been designed to minimise impacts on this community, which is dominant at the rear of the site, by locating the development toward the front of the site.

The image below identifies the outcomes of the initial survey of vegetation on site.

Figure 5: Preliminary Vegetation Map



The application responds to the flora and fauna circumstances of the site by not only concentrating development towards Minna Close consistent with the zone but to implement management plans to ensure that the substantial area of C2 zoned land is improved in its quality; retaining the corridor along Mona Vale Road; and implementing a landscaping proposal that consists entirely of flora that forms part of the Duffys Forest EEC assemblage.

Furthermore, the proposed scheme has been amended since the pre DA meeting with Council and reduces the overall building footprint/site coverage and adopts a 2m front setback as recommended by Council. This will not only deliver a more substantial setback to the buffer area to the north but will increasing the overall landscaped open space whilst retaining a greater number of trees and minimise the amount of cut into the rising landform of the site, which will positively address the concerns and comments raised by Council.

BUSHFIRE

The subject site has been identified as bushfire prone land as per the map extract below and as such the legislative requirements for building and development on bushfire prone lands are applicable.

Figure 6: Bushfire Map Extract



The National Construction Code does not provide for any bush fire specific performance requirements for buildings of Class 5 to 8. As such, AS3959 and the NASH Standard are not considered as a set of Deemed to Satisfy provisions, however, compliance with AS 3959 and the NASH Standard must be considered when meeting the aims and objectives of PBP.

Whilst bush fire is not captured in the NCC for these classes of building, the following objectives will be applied in relation to access, water supply and services and emergency and evacuation planning:

- To provide safe access to/from the public road system for firefighters providing property protection during a bush fire and for occupant egress for evacuation;
- To provide suitable emergency and evacuation (and relocation) arrangements for the occupants of the development.
- To provide adequate services of water for the protection of buildings during and after the passage of bush fire and to locate gas and electricity so as not to contribute to the risk of fire to a building; and
- Provide for the storage of hazardous materials away from the hazard wherever possible.

The general fire safety construction provisions of the NCC are taken as acceptable solutions however construction requirements for bush fire protection will need to be considered on a case-by-case basis.

A Bushfire Risk Assessment has been prepared by Bushfire Consultancy Australia, noting that the report has considered all of the elements of bushfire attack and the compensation measures listed are only of value and capable of providing the required protection from bushfire attack if they are considered as a complete package.

The report concludes that provided the proposed development is approved in accordance with the recommendations included in Section 7 of the report, the development proposal is considered to satisfy the Aims and Objectives Planning for Bushfire Protection 2019.

DESCRIPTION OF PROPOSAL

This Development Application is seeking consent to remove identified trees and construct a part 1 – part 2 storey warehouse building with basement parking at 4 Minna Close, Belrose.

The key aspects of the proposal are provided below:

Warehouse:

The proposed industrial development will comprises a total GFA of 1,749.65m² including 1,551.52m² of warehouse GFA on the ground floor and 198.13m² of mezzanine office GFA.

The warehouse floor area also includes 2 x loading docks, dock office, staff room and toilet/change facilities.

The warehouse is to operate between 8am and 5pm Monday to Saturday and managed by a total of 26 staff.

Parking:

A total of 26 carparking spaces over a basement levels.

Vehicular access to the basement level is via a new vehicle crossover and driveway from Minna Close with a heavy vehicle egress vehicle crossover and graded ramp situated towards the south western corner of the site via Minna Close.

Furthermore, provision for heavy vehicles up to Heavy Rigid Vehicles will be via a shared driveway with 3 Minna Close at the south-east corner of the site and egress via the south-west corner of the site – noting right-of-way consent/agreement will be sought to use neighboring driveway.

Signage:

Signage is not proposed as part of the current application, noting signage will be part of future DAs.

A brief description of the various aspects of the proposal is provided below.

Level	Inclusion
Lower Ground Floor / Basement Level	<p>Access Arrangements</p> <p><u>Vehicle Access:</u> Direct access to the basement parking from a new vehicular crossover and driveway from Minna Close.</p> <p>Development also provides a separate vehicular crossover, driveway and graded ramp for heavy vehicle egress also off Minna Close.</p> <p><u>Pedestrian:</u> Direct access to the lobby area situated towards the centre portion of the site from Minna Close.</p> <p>Parking</p> <p>A total of 26 car parking spaces including 2 x accessible car parking space within the basement.</p> <p>The development also provides a total of 2 bicycle parking spaces within the basement level.</p> <p>The basement level includes internal circulation areas with turning areas to allow vehicles to enter and exit the lower basement level in a forward direction.</p> <p>Lobby area including a lift core.</p>
Ground Floor	<p>Access</p> <p><u>Vehicle:</u> Graded egress ramp from the basement level providing access to the loading area and includes 2 x HRV loading docks.</p> <p>The loading hardstand area also provides access to a graded ramp to an existing driveway that runs along the site's eastern boundary.</p> <p>The ground floor warehouse including dock office and amenities comprise a total GFA of 1,551.52m² and includes:</p> <ul style="list-style-type: none"> - Dock office: 14.80m² - Staff room with kitchenette: 36.43m² - Amenities including change rooms, toilets and ambulant WCs - Loading area accommodating 2 x loading docks

	<p>A total of 10 bicycle parking spaces are also provided within the ground floor.</p> <p>Lobby including lift.</p> <p>The ground floor also includes a stairwell.</p>
Mezzanine	<p>The mezzanine level includes the office floor which comprise a total GFA of 175.47m² and includes stair well and lift core.</p>

The relevant architectural plans for the proposal have been prepared by SRH Architecture whilst supporting reports and documents have been prepared by relevant sub consultants dealing with matters such as traffic and parking, drainage and landscaping.

The proposed contemporary part 1 – part 2 storey industrial building has been designed to be compatible within an existing business park context, as illustrated by an 3D Photomontage provided below.

Image 7: 3D Photomontage Extract



Furthermore, the modern industrial built-form will be compatible and complement to existing industrial development within the business park, with the architectural element expressed through the building form and façade, which will create a strong presence to Minna Close. The primary material selection is of muted bushland tones which will help enhance the natural bushland setting.

It is noted that the revised scheme since the pre DA has reduced the overall building in terms of its building footprint/site coverage which will positively contribute towards the retention of a greater number of trees than the previous scheme.

The proposal will not only be consistent with its SP4 zoning in that it will deliver valuable industrial floor space but will permit a vacant site to be developed consistent with its planning, zoning and economic potential whilst supporting the function and role of the existing business park and increase economic and employment and opportunities within Belrose.

The development also implements strategies to protect native vegetation identified to be retained in accordance with a Biodiversity Management Plan.

PRE-DA MEETING

A Pre-DA meeting was held with Council staff on the 2 June 2022.

The matters raised are summarised below and the comments and recommendations are contained in the table below as well as a response to the issues.

Panel Comments	Response
<i>Response to Matters Raised by the Applicant</i>	<p><u><i>Building Design and Footprint</i></u></p> <p>As per the pre-DA the overall building envelope/site coverage has been revised in-accordance with the advice provided by Council.</p> <p><u><i>Landscape Area</i></u></p> <p>The overall landscaping provided has increased to 2,436.08m² or 43.6% of the site and thus being consistent with the landscaping required under the Warringah DCP 2012.</p> <p><u><i>Side Setbacks</i></u></p> <p>As per Council's comments – the development provides additional landscaping between the heavy vehicle driveway/graded ramp to the neighbouring property to the west.</p> <p>The landscaped setback to the west is slightly less than 5m, however it is noted that the previous scheme the western side setback was dominated by a driveway with no landscaping provided along the western boundary.</p> <p>Considering compliance with the DCP landscaping requirements and that the new scheme substantially increases landscaping along the western side boundary, the minor intrusion of the driveway into the western side setback is acceptable and worthy of Council support as per Pre-DA comments.</p> <p><u><i>Rear Setbacks</i></u></p> <p>The revised scheme reduced the overall building footprint/site coverage and increase additional landscaping and retention of existing trees, noting compliance with rear setback controls.</p> <p><u><i>Site Coverage</i></u></p> <p>The revised scheme reduces the overall site coverage from 36% of the site to the complying 27.8%.</p>

	<p>Building footprint in accordance with the DCP, noting an introduction of landscaping along the western setback and compliance with the landscaping requirements under the DCP.</p>
Specialist Advice	<p><u>Traffic</u></p> <p>A Traffic and Parking Impact Report has been prepared and will be provided as part of the overall DA Package.</p> <p><u>Bushland and Biodiversity</u></p> <p>Complies – has been addressed within the SEE. Refer to SEE for more detail.</p> <p>Biodiversity Development Assessment Report, Biodiversity Management Plan, Arboricultural Impact Assessment and Bushfire Hazard Assessment have been prepared and provided as part of the overall DA Package.</p> <p>The design scheme has reduced the overall size of the development in terms of its building footprint/ site coverage and shifted/redesigned the driveway/ramp along the western boundary to increase additional landscaping along the western boundary whilst also reducing the required front setback as per Council's recommendation to minimise cut and fill and maximise the retention of trees on-site.</p> <p><u>Development Engineering</u></p> <p>A Stormwater Management Plan has been prepared and will be provided as part of the overall DA Package.</p> <p>The proposed development incorporates Water Sensitive Urban Design (WSUD) principles that seek to minimise and manage the impact of stormwater on site and within the area.</p> <p>Right of way will be sought with neighbouring property to the east.</p> <p><u>Environmental Health</u></p> <p>Noted – no contamination or acoustic report required as per the Pre-DA.</p> <p><u>Water Quality</u></p> <p>Noted.</p> <p><u>Landscape Comments</u></p>

	<p>Comply – SEE addressed relevant landscape clauses of the DCP.</p> <p>A Landscape Plan has been prepared and will be provided as part of the overall DA Package.</p> <p>No works is proposed within the portion of the site zoned C2 - Environmental Conservation Zone – which will ensure that the vegetation within the C2 zone will remain undisturbed.</p> <p>43.6% of the site is to be retained as landscape open space as per the DCP.</p>
Documentation	<p>The following documentation accompanies this application:</p> <ul style="list-style-type: none"> - SEE - Scaled and dimensioned plan: <ul style="list-style-type: none"> o Site Plan o Floor Plans o Elevations; and o Sections - Certified Shadow Diagrams - Cost of works estimate / Quote prepared by a quantity surveyor - Site Analysis Plan - Excavation and fill Plan - Waste Management Plan (Construction & Demolition) - Driveway Design Plan - Erosion and Sediment Control Plan / Soil and Water Management Plan - Stormwater and Management Plan / Stormwater Plan and On-Site Stormwater Detention - Geotechnical Report - Traffic and Parking Impact Assessment - Biodiversity Development Assessment Report - Biodiversity Management Plan - Arboricultural Impact Assessment - Bushfire Hazard Assessment - Landscape Plan - Photomontage

DESIGN + SUSTAINABILITY ADVISORY PANEL MEETING REPORT

A Pre-DA meeting was held with Council's Development Advisory Service team on 2 June 2022.

The design scheme will continue to concentrate the proposal towards Minna Close and after discussion with Council, the overall building footprint/site coverage to be reduced. This will not only deliver a more substantiation setback to the buffer area to the north but will increasing the overall landscaped open space whilst retaining a greater number of trees, which will positively address the concerns and comments raised by Council.

The matters raised are summarised below and the comments and recommendations are contained in the table below as well as a response to the issues.

Panel Comments	Response
<i>Strategic Context, Urban Context: Surrounding Area Character</i>	<p>As per the Pre-DA, the development revised the design scheme to minimise the overall building footprint/site coverage whilst increasing landscape area along the western boundary and adopting a 2m front setback as recommended by Council to maximise retention of trees whilst minimising the amount of cut into the rising landform of the site.</p> <p>The stepped built form that is to follow the natural contours of the site will also contribute towards minimising excessive cut and fill.</p>
<i>Scale, Built Form and Articulation</i>	<p>As per Council recommendations – the revised design scheme is to adopt a 2m front setback with a roof form that does not extend over the front boundary to reduce the amount of cut into the site and retain a greater number of trees then the previous scheme.</p>
<i>Access, Vehicular Movement and Car Parking</i>	<p>The heavy vehicle egress access arrangements have been revised with the heavy vehicular cross-over and driveway/graded ramp redesigned with the introduction of a landscape strip between the driveway and adjoining property to the west., with exit to be provided via an existing driveway along the site eastern boundary.</p> <p>Heavy vehicle access is designed to cater up to Heavy Rigid Vehicles only and not semi-trailers.</p>
<i>Landscape</i>	<p>The revised scheme will positively contribute towards retaining more trees, reduce areas of hardstand area then the previous scheme whilst complying the landscaping requirements under the DCP.</p>

<i>Amenity</i>	The mezzanine provides appropriate windows that will improve its amenity.
<i>Façade Treatment/Aesthetics</i>	The development will continue to deliver a contemporary part 1 – part 2 storey industrial building with an attractive building façade that is to address Minna Close.
<i>Sustainability</i>	The overall scheme has been designed to maximise sustainability where appropriate, including the additional of rainwater tanks.

Conclusion

The revised scheme has taken into consideration the key issues raised at both the Pre-DA meeting and the Pre-DA meeting with the Panel in that the reduced building footprint/site coverage complies with the minimum landscaping requirements under the DCP and combined with the adoption of a 2m front setback will positively contribute towards maximising the retention of existing trees whilst minimising the amount of cut into the site.

Furthermore, the heavy vehicle access arrangement has been modified to introduce a landscape strip along the site's western boundary to introduce additional landscaping that will have a positively impact on the streetscape character along Minna Close.

PLANNING CONTROLS

STATUTORY CONTROLS

The relevant Acts include:

- Commonwealth Environmental Protection and Biodiversity Conservation Act 1999

The relevant Statutory Planning Controls include:

- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- Warringah Local Environmental Plan 2011

POLICY CONTROLS

The applicable policy control documents include:

- Warringah Development Control Plan 2011

CONSIDERATION OF PLANNING CONTROLS

The subject site itself is located within the Northern Beaches Council, however it is noted that the development site is still subject to planning instruments associated with the former Warringah Council, including the Warringah Local Environmental Plan 2011 & Warringah Development Control Plan 2011.

The following summarises the relevant planning controls in relation to the proposal and the compliance of each.

COMMONWEALTH ENVIRONMENTAL PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999

No matters of environmental national significance were found to occur within the subject site, not any matters of national environmental significance were likely to be significantly impacted by the proposed development. As such, no referral to the commonwealth is required.

STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

This SEPP came into effect on 1 March 2022 and incorporated the provisions of three now repealed SEPP's being:

- State Environmental Planning Policy (Coastal Management) 2018;
- State Environmental Planning Policy No 33—Hazardous and Offensive Development; and
- State Environmental Planning Policy No 55—Remediation of Land.

Chapter 2 of the SEPP contains controls for coastal management and it not applicable to this development.

Chapter 3 of the SEPP contains controls for Hazardous and Offensive Development. This development is not for Hazardous and Offensive development and accordingly this chapter is not applicable to this development.

Chapter 4 of the SEPP contains a state-wide planning framework for the remediation of contaminated land and to minimise the risk of harm.

As per the Pre-DA meeting, contamination reports are not required as no prior development or land use has occurred on the development site.

STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021

This SEPP came into effect on 1 March 2022 and incorporated the provisions of eleven now repealed SEPP's being:

- SEPP (Vegetation in Non-Rural Areas) 2017 (Vegetation SEPP)
- SEPP (Koala Habitat Protection) 2020 (Koala SEPP 2020)
- SEPP (Koala Habitat Protection) 2021 (Koala SEPP 2021)
- Murray Regional Environmental Plan No 2—Riverine Land (Murray REP)
- SEPP No 19—Bushland in Urban Areas (SEPP 19)
- SEPP No 50—Canal Estate Development (SEPP 50)
- SEPP (Sydney Drinking Water Catchment) 2011 (Sydney Drinking Water SEPP)
- Sydney Regional Environmental Plan No 20 – Hawkesbury – Nepean River (No 2 – 1997) (Hawkesbury–Nepean River SREP)
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Sydney Harbour Catchment SREP)
- Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment (Georges River REP)
- Willandra Lakes Regional Environmental Plan No 1 – World Heritage Property (Willandra Lakes REP).

Chapter 2 of the SEPP contains planning rules and controls from the former Vegetation SEPP relating to the clearing of native vegetation in NSW on land zoned for urban and environmental purposes that is not linked to a development application.

This chapter seeks to protect the biodiversity values of trees and other vegetation in non-rural areas of the state, and to preserve the amenity of non-rural areas of the State through the appropriate preservation of trees and other vegetation.

A Biodiversity Constraints Assessment Report which has been prepared by Eco Consulting concludes the following regarding the current proposal:

There are a small number of hollow-bearing trees on the site and habitat for a range of fauna. It is recommended to avoid clearing of as much Duffy Forest vegetation as possible, with effort taken to ensure substantial connective corridor(s) remain to connect remaining patches of Duffys Forest along Mona Vale Road.

All of the hollow trees are to be replaced, if possible the hollows to be removed are to be carefully salvaged within the bushland to be retained on-site. Hollow salvage has a greater success in usage by fauna post installation than artificial nest boxes. However, if hollow salvage is not possible, each hollow should be replaced with a nest box.

As the site contains Duffys Forest EEC the development has been designed to minimise impacts on this community, which is dominant at the rear of the site, whereas the development is dominant at the front of the site.

The application responds to the flora and fauna circumstances of the site by not only concentrating development towards Minna Close consistent with the zone but to implement management plans to ensure that the substantial area of C2 zoned land is improved in its quality and retaining the corridor along Mona Vale Road; and implement a landscaping proposal that consists entirely of flora that forms part of the Duffys Forest EEC assemblage.

Furthermore, the revised scheme will reduce the overall building in terms of its overall building footprint/site coverage and adopts a 2m front setback as recommended by Council. This will not only deliver a more substantiation setback to the buffer area to the north but will increase the overall landscaped open space whilst retaining a greater number of trees and minimise the amount of cut into the rising landform of the site, which will positively address the concerns and comments raised by Council.

The development is to also introduce additional landscaping between the driveway and adjoining property to the west and provide soft landscaping where appropriate of flora that form part of the Duffys Forest EEC assemblage. Refer to attached Landscape Plan for detail.

Chapter 4 of the SEPP contains planning rules and controls to protect Koala habitat.

The Subject Land is located within a Local Government Area listed in Schedule 1 of the Chapter 4: Koala Habitat Protection. Six species of 'Koala Use Tree Species' (OEH 2018c) listed in Schedule 2 were identified within the Subject Land with documented koala use in the Central Coast Koala Management Area (Table 46). A review of NSW Wildlife Atlas data (BioNet) (NSW DPE 2023b) revealed 20 koala records in the 10km locality, including a record from 2020 at Narabang Way Belrose, approximately 190m south-east of the Subject Land.

The Subject Land is not considered 'core koala habitat'. While suitable koala use trees are present, the Subject Land is within an industrial area with no koalas recorded present in the last 18 years.

STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021

This SEPP came into effect on 1 March 2022 and incorporated the provisions of four now repealed SEPP's being:

- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017;
- State Environmental Planning Policy (Major Infrastructure Corridors) 2020; and
- State Environmental Planning Policy (Three Ports) 2013.

Chapter 2 – contains planning rules and controls from the former Infrastructure SEPP for infrastructure in NSW, such as for hospitals, roads, railways, emergency services, water supply and electricity delivery.

In accordance with this chapter, it is not anticipated that Council will refer the application to an electricity supply authority as works will not occur within 5m of an exposed overhead electricity power line.

The SEPP also requires a consent authority to consider the impact of a classified road on buildings used for residential purposes. However, considering that the current proposal is not for residential purposes, further investigation is not necessary.

This chapter identifies several types of development that require concurrence from Roads and Maritime Services where development is identified as 'traffic generating development'. The current proposal is not identified as traffic generating development as the site does not trigger the threshold requirements.

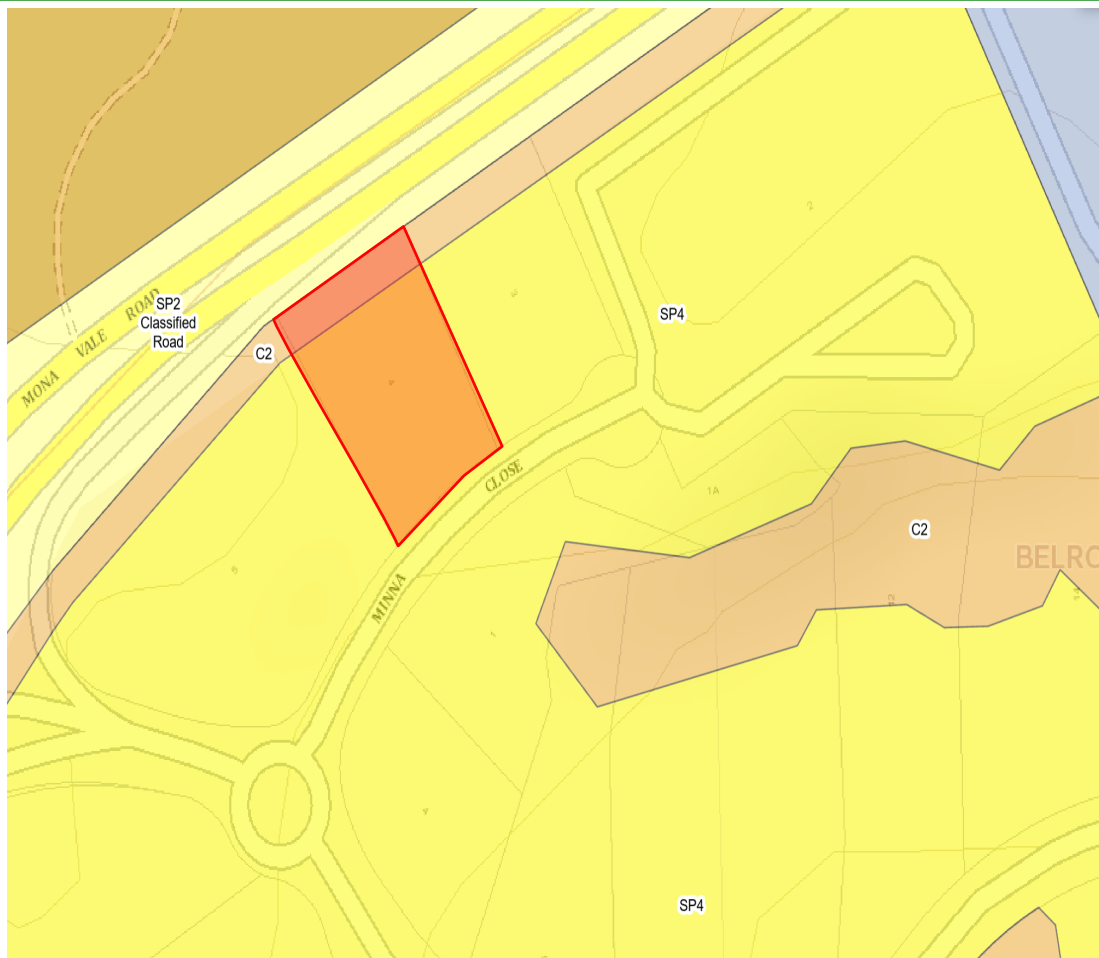
Therefore, concurrence from the RMS is not required. Accordingly, the proposal is not required to be referred to the RMS for comment.

WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

As illustrated by Council's zoning map extract below, the development site is subject to a split zone with the majority of the site zoned SP4 Enterprise and a small corridor to the rear of the site zoned C2 Environmental Conservation.

'Warehouse and Distribution Centre' and 'Light Industries' are permissible with consent within the SP4 Zone, noting no works to be undertaken within the portion of the site zoned C2 Environmental Conservation.

Image 8: Zoning Map Extract (Source: NSW Planning Portal Spatial Viewer)



 Subject Site

Furthermore, the proposal is consistent with the definition contained within the LEP:

warehouse or distribution centre means a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made, and includes local distribution premises.

***light industry** means a building or place used to carry out an industrial activity that does not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise, and includes any of the following-*

- (a) high technology industry,*
- (b) home industry,*
- (c) artisan food and drink industry,*
- (d) creative industry.*

The proposal is also consistent with the prescribed SP4 zone objectives that are stipulated as:

- To provide for development and land uses that support enterprise and productivity.*
- To provide healthy, attractive, functional and safe business areas.*
- To minimise conflict between land uses in the zone and adjoining zones and ensure the amenity of adjoining or nearby residential land uses.*
- To create business environments of high visual quality that relate favourably in architectural and landscape treatment to neighbouring land uses and to the natural environment.*
- To provide a range of facilities and services, light industries, warehouses and offices.*
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.*
- To create business park employment environments of high visual quality that relate favourably in architectural and landscape treatment to neighbouring land uses and to the natural environment.*
- To minimise conflict between land uses in the zone and adjoining zones and ensure the amenity of adjoining or nearby residential land uses.*

The portion of the site zoned C2 Environmental Conservation is not to be developed and as such the development will continue to be consistent with the objectives of that zone:

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.*
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.*
- To protect and enhance the quality and character of visually sensitive areas and preserve significant natural landforms in their natural state.*
- To manage development in areas having steep sloping topography or that are subject to any potential landslip.*

- To manage water quality in significant water catchment areas.
- To ensure that development, by way of its type, design and location, complements and enhances the natural environment in environmentally sensitive areas.

The development is to deliver a contemporary part 1 – part 2 storey industrial building set within a landscape setting that will not only addresses its frontage but will positively contribute to the existing streetscape whilst increasing valuable industrial GFA within the established business park.

The table below provides details on the development standards relevant to the current proposal as well as other relevant provisions.

Warringah Local Environmental Plan 2011 – Compliance Table			
Clause	Controls	Comments	Complies
Zoning	SP4 – Enterprise C2 - Environmental Conservation	<i>'Warehouse and Distribution Centre'</i> and <i>'Light Industries'</i> are permissible with consent within the SP4 Zone, noting no works including the development footprint to be undertaken within the portion of the site zoned C2 Environmental Conservation.	Yes
Part 2 Permitted or Prohibited Development			
2.3	Zone objectives and land use table	The proposal is consistent with the zone objectives of the SP4 Enterprise Zone as it will appropriately permit the last remaining land parcel left to be developed along the north-western side of Minna Close.	Yes
2.6	Subdivision – consent requirements	No subdivision is proposed as part of this application.	N/A
2.7	Demolition requires development consent	Considering that the development site is currently vacant and void of any man-made structures, no demolition works is required.	N/A
Part 4 Principal Development Standards			
4.3	Height of building: 11m	As per Council's Height of Buildings Map Sheet HOB_007, the development site is subject to a maximum building height of 11m. The development proposes a part 1 – part 2 storey industrial building with no part of the proposed built form to encroach 11m in height in accordance with the height provisions under the LEP.	Yes

Clause	Controls	Comments	Complies
4.4	Floor space ratio	Development site is not subject to any FSR controls.	N/A
Part 5 Miscellaneous Provision			
5.10	Heritage conservation	<p>The site is not identified as a heritage item, is not located within a heritage conservation area nor are there any local heritage item located within the broader vicinity of the subject site.</p> <p>As a result, the subject site will not have any associated heritage restriction and subsequently any further heritage investigation is not deemed to be necessary.</p>	N/A
5.21	Flood planning	The development site is not identified as being flood prone land.	N/A
5.23	Public Bushland	<p>The current proposal may cause indirect impacts to vegetation in nearby public bushlands, however, these indirect impacts can be avoided and managed through implementation of the proposed mitigation and management measures for residual impacts – including the development designed to reduce native vegetation clearing in the Duffys Forest EEC area by positioning the driveway at Minna Close. Further, by retaining vegetation along the northern boundary, the biodiversity corridor values of the site are retained, enabling it to continue to connect to remaining patches of Duffys Forest EEC along Mona Vale Road.</p> <p>It is also noted that the preparation of a Construction Environmental Management Plan will manage construction activity and following construction, on-going management of the retained vegetation is to be undertaken in line with a Biodiversity Management Plan which will detail on-going habitat management, weed management and maintenance.</p> <p>Finally an Arborist Report will be prepared to protect trees during excavation and construction phase.</p> <p>Refer to attached Biodiversity Development Assessment Report for more information.</p>	Yes
Part 6 Additional Local Provision			
6.1	Acid sulfate soils	The subject site is not identified as being affected Acid Sulfate Soils. Not applicable.	N/A

Clause	Controls	Comments	Complies
6.2	Earthworks	<p>This application seeks Council consent for the excavation of the site as per the attached plans.</p> <p>It is considered that the proposed excavation, particularly for the car parking area will have minimal adverse environmental or amenity impact.</p> <p>The development has undertaken revision of the previous scheme including the reduction of the overall building footprint/site coverage whilst adopting a 2m front setback as recommended by the Design + Sustainability Advisory Panel Meeting that will not contribute towards maximising retention of trees but will minimise the amount of cut into the rising landform of the site.</p> <p>Furthermore, the development proposes a stepped part 1 – part 2 storey built form designed to follow the site's natural topography to minimise excessive cut and fill.</p> <p>The proposal results in an appropriate outcome when considering the nature of the development, the unique characteristics of the site and compliance with relevant Council controls.</p> <p>The proposal will not adversely affect or disrupt drainage and flood patterns, flood storage or soil stability in the area.</p> <p>The proposed excavation is consistent with the current and future use of the land and will develop the site into context with its surrounds and in accordance with Councils current and proposed planning strategies.</p> <p>It is considered unlikely due to the location of the site as well as previous development that excavation will lead to the disturbance of relics.</p>	Yes
6.4	Development on sloping land	<p>The site is identified as Area A on the landslip risk map.</p> <p>The topography of the site is considered relatively flat and will not affect the proposal, noting that the development proposes a stepped part 1 – part 2 storey built form designed to follow the site's natural topography to minimise excessive cut and fill.</p>	Yes

WARRINGAH DEVELOPMENT CONTROL PLAN 2011

The table below provides detail on the provisions relevant to the current proposal.

Warringah Development Control Plan 2011 – Part B – General Controls Compliance Table			
Clause	Controls	Comment	Complies
Part B – Built Form Controls 1 Transport and Parking			
B1	Wall Heights	B1 applies to land zoned the following: <ul style="list-style-type: none"> - RU4 Primary Product Small Lots - R2 Low Density Residential - E3 Environmental Management - E4 Environmental Living 	N/A
		B1 does not apply to the current proposal as the development site is zoned SP4/C2.	N/A
B2	Number of Storeys	Not applicable – the subject site is not identified on the DCP Map Number of Storeys Map. It is noted that the development complies with the prescribed maximum building height under the Warringah LEP 2011.	N/A
B3	Side Boundary Envelope	Not applicable – the subject site is not identified on the DCP Side Boundary Envelope Map nor is it zoned R3 – Medium.	N/A
B4	Site Coverage	The site is identified as having a maximum site coverage of 33.3%.	Yes
		The development proposes a maximum site coverage of 27.8%.	
B5	Side Boundary Setbacks – 5m	The development provides a side boundary setback of 5m from the primary building line as per the DCP. Complies.	Yes
B7	Front Boundary Setbacks	The development is to adopt a 2m front setback as recommended by council via design + sustainable advisory panel meeting that will not only positively contribute towards minimising the amount of cut into the rising landform of the site but will contribute towards maximising the greatest number of trees on site.	On Merit
	Primary: 6.5m		

		As such the non-compliance is considered acceptable and worthy of Council support.	
B9	Rear Boundary Setbacks "merit assessment"	Having regard to the 30m Main Road setback at the rear of the site, the setback is appropriate and the proposal complies.	Yes
B14	Main Road Setback 30m	Complies.	Yes
Part C – Siting Factors			
C1	Subdivision	No subdivision is proposed as part of this application.	N/A
C2	Traffic, Access and Safety	<p>Vehicular Access</p> <ol style="list-style-type: none"> 1. The proposed vehicular and pedestrian access designed to minimise traffic hazards, Yes 2. Noted – Development only has a frontage to Minna Close. Yes 3. Continue to comply – no direct vehicle access to SP4 zoned properties is to be provided from Mona Vale Road. Yes 4. Proposed vehicular crossing is in accordance with Council requirements. Yes 5. Construction and design of proposed vehicular crossing in accordance with Council requirements. Yes <p>On-Site Loading and Unloading</p> <ol style="list-style-type: none"> 6. Appropriate loading and unloading areas are proposed behind the proposed industrial building and hardstand area designed to permit vehicles to enter and exist the site within a forward direction. Yes 	
C3	Parking Facilities Warehouse 1.3 spaces per 100m ² Office 1 space per 40m ²	Parking is to be provided within the basement level and loading areas to be located behind the proposed building and therefore will not be visible from the public domain. Appendix 1 – Car Parking Requirements prescribes the following parking requirements: <i>Warehouse – 1.3 spaces per 100m² (1,551.52m² / 1.3 x 100m² = 20.2 Office – 1 space per 40m² = 198.13m² / 40m² = 5.0</i>	Yes

Total – 25.2			
Having regard to the parking requirements, 25.2 spaces are required and 26 are proposed. Complies.			
C4	Stormwater	<p>A Stormwater Management Plan has been prepared and is attached as part of this application.</p> <p>The proposed development incorporates Water Sensitive Urban Design (WSUD) principles that seek to minimise and manage the impact of stormwater on site and within the area.</p> <p>The proposed development appropriately addresses the unique characteristics of the site and will allow for the efficient management of stormwater.</p> <p>See attached Stormwater Management Plan for detail.</p>	Yes
C7	Excavation and Landfill	<p>The design responds to the slope across the land and provides an appropriate response through excavation to provide below ground parking and truck movement spaces, within the height of building requirement.</p> <p>Furthermore, the development is to adopt a 2m front setback as recommended by council that will contribute towards minimising the amount of cut into the rising landform.</p>	Yes
C8	Demolition and Construction	A Waste Management Plan has been prepared and accompanies this application.	Yes
C9	Waste Management	<p>A Waste Management Plan is attached as part of this application.</p> <p>Notwithstanding it is noted that waste is to be appropriately managed during the demolition and construction stages of the development.</p> <p>Refer to attached Waste Management Plans for detail.</p>	Yes
Part D – Design			
D1	Landscaped Open Space and Bushland Setting 33.3%	<p>As per the Landscaped open Space and Bushland Map – the SP4 zoned proportion of the size is subject to a minimum landscaped area of 33.3%</p> <p>The site will retain 34% of the site as landscaped area.</p>	Yes

D2	Private Open Space	<p>The development propose a industrial building and as such this provision is not applicable.</p> <p>The development does provide staff room within the warehouse.</p>	N/A
D3	Noise	The proposal is consistent with the acoustic environment anticipated in the Business Park.	Yes
D4	EMR	Noted	Yes
D7	Views	The development has been designed to follow the natural contours of the site with a stepped part 1 – part 2 storey built form designed to minimise visual impacts when viewed from the public domain.	Yes
D9	Privacy	Development provides complying setback combined with blank walls to the site's eastern and western side elevation to minimise potential privacy impacts to neighbouring properties.	Yes
D9	Building Bulk	<p>The development provides a structure that is orientated towards the street, which does not have excessive bulk and complies with the height of building control.</p> <p>The stepped part 1- part 2 storey built form has been designed to follow its natural contours combined with articulation of the bult form to not only minimise excessive bulk and scale but minimise excessive bulk and scale of the proposed industrial building.</p> <p>The building has been designed to address Minna Close as per the DCP.</p>	Yes
D10	Building Colours and Materials	The structure is to use appropriate colours and materials which are sympathetic to the surrounding environment and compatible within an established Business Park.	Yes
D11	Roofs	The development proposes a contemporary skillion roof design which will not detract from the existing buildings in the streetscape or cause unnecessary bulk.	Yes
D12	Glare and Reflection	Development has been designed to minimise excessive glare and reflection.	Yes
D13	Front Fences and Front Walls	No front fencing or front walls proposed.	N/A

D14	Site Facilities	<p>The garbage storage area are designed and located in a manner to ensure it is not visible from the public domain.</p> <p>Waste facilities have been designed to comply with the relevant requirements under Part C9 – Waste Management under the WDCP 2011 for non-residential development. Refer to attached Waste Management Plan for detail.</p>	Yes
D15	Side and Rear Fences	Development is to provide appropriate fencing in accordance with Council requirements.	Yes
D18	Accessibility and Adaptability	The proposal incorporates accessible access via a street and lift from the carpark.	Yes
D20	Safety and Security	<p>The proposed landscaping and fencing is appropriate when considering CPTED principles and will not permit entry concealment of intruders. The proposal incorporates built elements and landscaping that clearly distinguishes between the public and private domain. Clear entry points are proposed, that are easily read by residents, visitor and passer by alike.</p> <p>It is considered that the proposal does not impact negatively on the amenity or the streetscape of the area but is in context with development and street presentation of surrounding developments, and provides a positive relationship with the street through open, well-lit and well defined façade treatment.</p> <p>All materials and finishes are appropriate to their purpose. The proposed development results in an appropriate built form outcome that provides measures, built elements, landscaping and design features that are consistent with CPTED principles.</p>	Yes
D21	Provision and Location of Utility Services	All appropriate utilities are to be provided whilst ensuring appropriate environmental and bushfire protection measures are undertaken.	Yes
D22	Conservation and Energy and Water	The warehouse building where appropriate has been designed to maximise solar access and natural ventilation.	Yes
D23	Signs	No signs/signage is proposed as part of this application.	N/A

Part E – The Natural Environment

E1	Preservation of Trees or Bushland Vegetation	<p>The development proposes to remove 150 trees within the subject site whilst retaining 130 other trees, noting that all trees proposed to be removed will be conducted with permission from Council.</p> <p>The native vegetation to be retained will be managed and enhanced in accordance with a Biodiversity Management Plan which will assist in further avoidance and minimisation of impacts.</p> <p>Arborist controls are to be undertaken to protect trees and vegetation identified to be retained.</p>	Yes
E2	Prescribed Vegetation	<p>The development site is mapped ‘<i>Threatened and High Conservation Habitat</i>’, ‘<i>Native Vegetation</i>’ on the Warringah DCP mapping. Furthermore, the subject site is known/potential habitat for threatened species, populations or ecological communities as listed under the NSW Threatened Species Conservation Act 1995 and/or the Commonwealth Environment Protection and Biodiversity Conservation Act 1999.</p> <p>The development proposes to remove 0.35ha of native vegetation including the removal of 150 trees. Furthermore, the development is concentrated towards Minna Close with the overall building footprint/site coverage to be reduced whilst adopting a 2m front setback as recommended by Council. This will not only increasing the overall landscaped open space whilst retaining a greater number of trees but will minimises impacts on biodiversity values and is achieved by positioning the industrial development along the frontage of Minna Close where the non-threatened vegetation occurs and where the vegetation is in the poorest condition. This will ensure the retention of 0.17 ha of the Duffy’s Forest EEC at the rear of the site, which represents 43% of the EEC, maintaining a habitat connectivity corridor.</p> <p>The current proposal may cause indirect impacts to vegetation in nearby public bushlands, however, these indirect impacts can be avoided and managed through implementation of the proposed mitigation and management measures for residual impacts – including the development designed to reduce native vegetation clearing in the Duffys Forest EEC area by positioning the driveway at Minna Close.</p>	Yes

		<p>Further, by retaining vegetation along the northern boundary, the biodiversity corridor values of the site are retained, enabling it to continue to connect to remaining patches of Duffys Forest EEC along Mona Vale Road.</p> <p>The preparation of a Construction Environmental Management Plan will manage construction activity and following construction, on-going management of the retained vegetation is to be undertaken in line with a Biodiversity Management Plan which will detail on-going habitat management, weed management and maintenance.</p>	
E3	Threatened Species	<p>The subject site is mapped as '<i>Threatened and High Conservation Habitat</i>' and is identified as known/potential habitat for threatened species.</p> <p>The proposed landscaping plan incorporates locally indigenous species belonging to the Duffys Forest EEC. This planning will provide natural habitat for local wildlife to utilise.</p> <p>Furthermore, as 15 hollow bearing trees are to be removed, including two trees with substantial large-sized hollows. As such hollow trees are to be replaced, if possible, the hollows to be removed are to be carefully salvaged within the bushland to be retained on-site. Hollow salvage has a greater success in usage by fauna post installation than artificial nest boxes. However, if hollow salvage is not possible, each hollow should be replaced with a nest box.</p> <p>The preparation of a Construction Environmental Management Plan will manage construction activity and following construction, on-going management of the retained vegetation is to be undertaken in line with a Biodiversity Management Plan which will detail on-going habitat management, weed management and maintenance.</p>	Yes
E4	Wildlife Corridors	<p>The subject site is mapped as a '<i>Wildlife Corridor</i>' on the Warringah DCP Wildlife Corridors Map.</p> <p>The proposed development will retain and enhance habitat for threatened species and endangered ecological communities in accordance with landscaping that incorporates locally indigenous species belonging to the Duffys Forest EEC. Furthermore, 130 trees are to be retained that will maintain the connectivity of the wildlife corridor.</p>	Yes

		After the completion of the project, native vegetation to be retained will be managed and enhanced in accordance with a Biodiversity Management Plan.	
E5	Native Vegetation	<p>The majority of the subject site is mapped as 'Native Vegetation' on the Warringah DCP Native Vegetation Map.</p> <p>The development is designed to retain native vegetation including 130 trees within the Subject Property in accordance with Arborist controls (Urban Arbor 2023).</p> <p>Currently there is approximately 604 hectares of native vegetation within 1500m of the Subject Property. The proposed development will only remove 0.35 ha of native vegetation which represents approximately 0.05% of the total native vegetation within 1500m of the Subject Land. Therefore, the area to be removed does not represent a significant area of native vegetation loss in the locality.</p> <p>After the completion of the project, native vegetation to be retained will be managed and enhanced in accordance with a Biodiversity Management Plan.</p>	Yes
E6	Retaining unique environmental features	<p>The C2 land is to be remain undeveloped and the SP4 land is to be developed consistent with its zone.</p> <p>The development is to retain 130 trees in the remnant Duffy's Forest EEC at the rear of the property. This bushland is connected to adjoining Duffys Forest EEC along Mona Vale Road, and as such will maintain KAT.</p> <p>Furthermore, the proposed landscape scheme is to incorporate locally indigenous species belonging to Duffys Forest EEC.</p>	Yes
E7	Development on Land Adjoining Public Open Space	Site does not adjoin public open space. Not applicable.	N/A
E8	Waterways and Riparian Lands	Site does not contain waterway or riparian lands.	N/A
E9	Coastline Hazard	The subject site is not located within close proximity to the coastline. Not applicable.	N/A
E10	Landslip Risk	The site is located within Areas A & B on Council's Landslip Risk Map.	Yes

A Geotechnical Assessment has been prepared and attached as part of this application. In regards to risk associated with slope instability the report found the following:

A moderate slope (15-20%) is present at the front of the property along the south eastern site boundary (near Minna Close). The south western boundary comprises a near vertical retaining wall and the north eastern boundary a steep slope likely constructed as part of the neighbouring property developments. However, the majority of the site area generally comprises gentle gradients ranging between 5% - 10%.

No evidence of former or current slope movement was observed at the site. We consider the risk to property and loss of life by potential slope instability, such as landslide or soil creep, to be low subject to the recommendation in this report and adoption of relevant engineering standards and guidelines.

Refer to attached Geotechnical Assessment for more detail.

E11	Flood Prone Land	The site is not identified to be located within flood prone land. Not applicable.	N/A
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CONCLUSION

Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts.

Having regard to the benefits of the proposal and taking into account the absence of adverse environmental, social or economic impacts, the application is submitted to Council for assessment and granting of development consent.

Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents. Think Planners Pty Ltd recommends the approval of the application, subject to necessary, relevant and appropriate conditions of consent.