

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

## **PROPOSED EXTERNAL BUILDING SIGNAGE**

## **TO AN EXISTING COMMERCIAL/RETAIL BUILDING**

## **AT**

**Units 1 & 2 77-79 BASSETT STREET, MONA VALE NSW 2103**

LOT 1 DP 88028

Prepared by *JJDrafting Australia P./l.*

APRIL 2024

## 1) Introduction

This Statement of Environmental Effects accompanies documents prepared by JJ Drafting Australia P/L (on behalf of Johnson Bro Investments (Avalon) Pty Ltd), Job Number 1247/24, Drawing numbers DA 01 – DA 05, dated APRIL 2024 to detail proposed External signage to an existing building facade, Units 1& 2 77–79 Bassett Street, Mona Vale. This is a secondary DA to an initial DA currently in council, Job Number 1182/23.

This statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment, it is concluded that the development of the site in the manner proposed is acceptable and is worthy of support by Council.

In preparation of this document, consideration has been given to the following:

- # *The Environmental Planning and Assessment Act 1979 as amended*
- # *The Environmental Planning and assessment regulation 2021*
- # *State Environmental Planning (Industry and Employment) 2021*
- # *Pittwater Local Environmental Plan 2014*
- # *Pittwater 21 Development Control plan (as amended 2021)*



Figure 1: Aerial view of subject allotment and locality (Source: Six Maps).

## **2) Site Characteristics and Description**

The subject allotment is described as Units 1 & 2 77-79 Bassett Street, Mona Vale. It is in the wider industrial precinct within Mona Vale and is typical of industrial development characteristic of this area.

- The site is zoned E4 General Industrial.
- The subject site is not heritage listed or within a conservation area.
- The subject site is located in Class 2 and 3 Acid Sulphate Soils (Not applicable to DA proposing signage).
- The site is also identified as low and medium risk flood prone land (Not applicable to DA which is proposing external façade signage).
- The site is located on the south-western side of Bassett Street and is within the wider industrial precinct in Mona Vale.
- The surrounding tenancies are occupied and have been previously used for a range of light industrial purposes.

## **3) The Proposal**

### **Description**

As detailed in the accompanying plans, this proposal seeks approval for external signage to a building facade to an existing building, Units 1 & 2.

The new works will comprise the following:

- Portion of façade to be painted in select red colour.
- 'Total Tools' standard signage to be applied to the North, West and East façade.

## **4) DEVELOPMENT CONTROLS / STANDARDS AND EFFECTS OF THE PROPOSAL**

### **Pittwater Local Environmental Plan 2014**

The site is zoned E4 General Industrial under the provisions of the PLEP 2014. The proposed external façade signages to the existing building are permissible with the consent of council.

### **Pittwater 21 Development Control Plan**

The proposed external façade signage to the existing building responds to the characteristics of the site and the qualities of the surrounding tenancies and other industrial premises in a positive manner.

### **The proposal achieves the below criteria for Industrial Development:**

Signage is compatible with the desired amenity and visual character of the locality.

Signage does not adversely impact upon any heritage item or conservation area.

Signage does not result in visual clutter within the landscape.

Signage is of high quality design and finish.

The proposed external façade signages to the existing building will not affect adjoining properties or the streetscape.

The proposed external signage to the existing building facade will not impact upon the environment, the character of the locality or upon the amenity of adjoining tenancies and is therefore considered to be within the public interest.

### **Conclusion**

The proposal which provides for new external signages to an existing building facade will not affect the streetscape. The building is located in an industrial area of Mona Vale and it is in keeping with other signages on other buildings in the vicinity.

The proposal is in keeping with Council's aim and objectives.

There will be no detrimental impact to the adjoining tenancies or the locality.

As the proposed signages will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.

## **APPENDIX 1: EXISTING SITE PHOTOS**

*Figure 1: view of front of the subject site looking from Basset Street (South East)*



*Figure 2: View of front of subject site from Bassett Street (South West)*



*Figure 3: View looking South East towards front and West façade of the site*



*Figure 4: View of the subject site looking South West along the Eastern boundary*



*Figure 5: View of other development within complex (to the West of subject site)*



*Figure 6: View of adjoining site to the East of subject site*

*#Existing Johnson Bros Mitre 10 – Subject Site to be Total Tools as per Johnson Bro Investments*



## SCHEDULE OF EXTERIOR FINISHES & MATERIALS (SIGNAGE)

### UNITS 1 & 2, 77-79 BASSETT STREET, MONA VALE

- |                  |   |
|------------------|---|
| FAÇADE PAINT     | <p>– All solid constructed surfaces to be painted in TOTAL TOOLS CORPORATE COLOURS</p> <p><i>#Delux weathershield in Total Tools Red 4 (PMS 485C)</i></p> |
| MAIN ENTRY PAINT | <p>– Selected entry (main customer entry) to be painted in TOTAL TOOLS YELLOW</p>   |
| FAÇADE SIGNAGE   | <p>– Non-illuminated total tools alucabond signage, 4mm thick ACM light composite acrylic sign panels (surface mounted as per manufacturer)</p>           |