

**ANGEL PLACE  
LEVEL 8, 123 PITT STREET  
SYDNEY NSW 2000**

URBIS.COM.AU  
Urbis Pty Ltd  
ABN 50 105 256 228

1 June 2021

Northern Beaches Council  
725 Pittwater Road  
Dee Why NSW 2099

Dear Sir/Madam,

## **STATEMENT OF ENVIRONMENTAL EFFECTS - INSTALLATION OF NEW AWNING AT HARBORD DIGGERS**

### **1. INTRODUCTION**

This Statement of Environmental Effects (**SEE**) has been prepared by Urbis for Mt Pritchard and District Community Club (**the Mounties Group**) (**the Applicant**) to support a Development Application (**DA**) for the installation of a new awning located at the entrance to the Harbord Diggers Club at 68-90 Evans Street, Freshwater (**the site**) to improve the weather protection and functionality of the current pedestrian entrance.

This SEE is accompanied by the following documentation:

- Architectural Plans prepared by Wool + Hay - **Appendix A**;
- Waste Management Plan – **Appendix B**;
- Cost Summary Form – **Appendix C**;
- Owners Consent.

### **2. SITE AND SURROUNDS**

#### **2.1. THE SITE**

The Harbord Diggers Club site is located in a prominent location on the coastal headland between Freshwater and Curl Curl Beaches. It is located amongst a mix of residential development of varying forms and density. It is bounded by Carrington Parade (north), McKillop Park and at grade car park (south), Lumsdaine Drive (east) and Evans Street (west). The site is outlined in red in the aerial context image in Figure 1 below.

## 2.2. SITE DESCRIPTION

The site is irregular in shape and is legally described as Lot 12 DP1197725. The site has a total area of approximately 15,696m<sup>2</sup> and currently accommodates the Harbord Diggers Club which comprises seniors living units and Club with associated gym, aquatic centre, child-care centre, community centre, function rooms and members hand car wash.

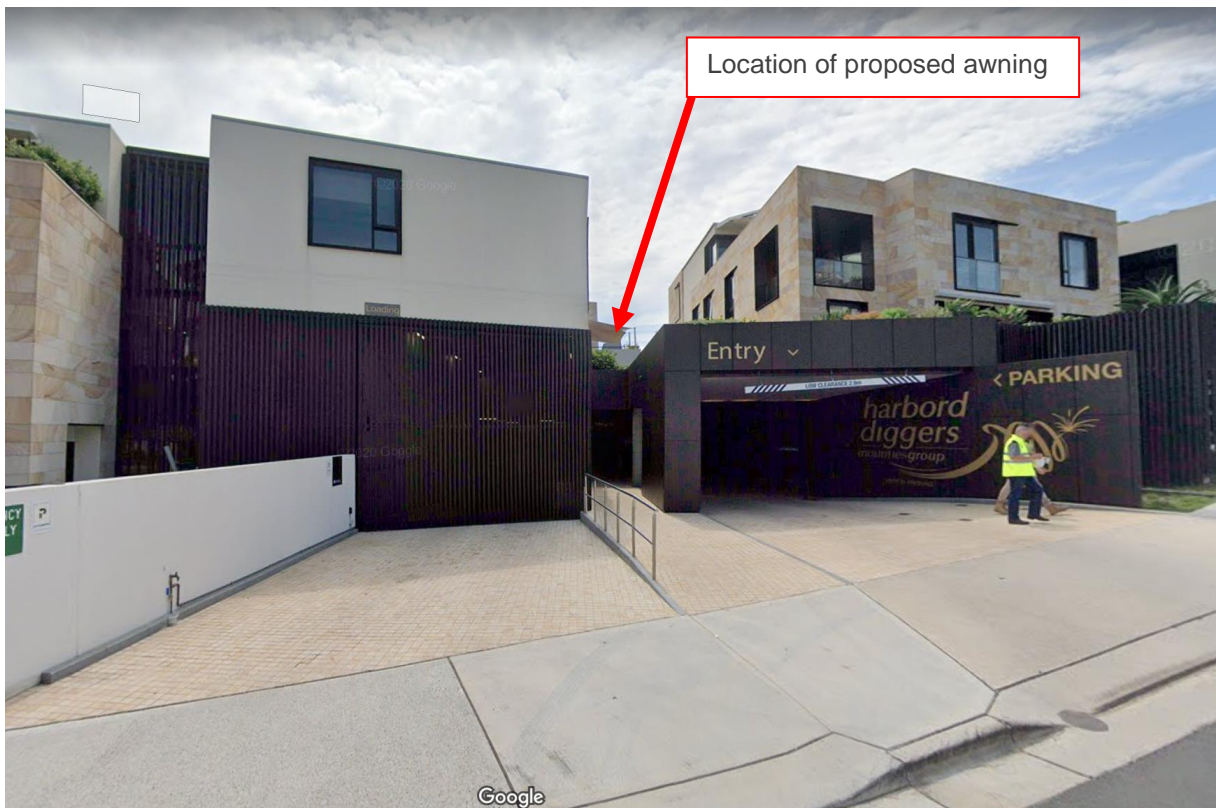
This application relates to the Porte Cochere located off Evans Street along the south-western frontage of the site (see Figure 2).

Figure 1 Aerial view of site



Source: Six Maps

Figure 2 Location of Proposed Awning as viewed from Evans Street



Source: Google Maps

## 2.3. SURROUNDING DEVELOPMENT

The site is located in close proximity to local shopping facilities and services in Freshwater Village, which is centred on Lawrence Street and Moore Road, approximately 700m from the site. Freshwater Village contains a mix of land uses and building types and characters that include:

- Medical/Healthcare – a family GP practice, physiotherapy, dentist, baby health care centre, and four pharmacies
- Shopping and restaurants – IGA supermarket, fruit and vegetable market, bakeries, travel agents, cafés, general shopping facilities, butcher, hairdresser, Commonwealth Bank ATM, Westpac Bank ATM, Bendigo Bank and a range of restaurants and take-away food options;
- Recreational facilities – Freshwater Beach and reserve, and sporting ovals surrounding Freshwater Village; and
- Community facilities – post office, places of worship, parking station, public library, Harbord Hotel (pub).

### 3. PROPOSED DEVELOPMENT

#### 3.1. OVERVIEW OF PROPOSED WORKS

It is proposed to install a continuous canopy awning over the porte-cochère fronting Evans Street. The awning will enhance pedestrian amenity, especially in adverse weather conditions and create a transition zone between the external environment and internal space.

The awning will comprise laminated safety glass panels fixed to aluminium structural framework below (in Dulux electro bronze powder coat finish). The awning will cover a total area of 222.5sqm and comprise the following dimensions:

- 2140mm x 10400mm
- Height: 4800mm

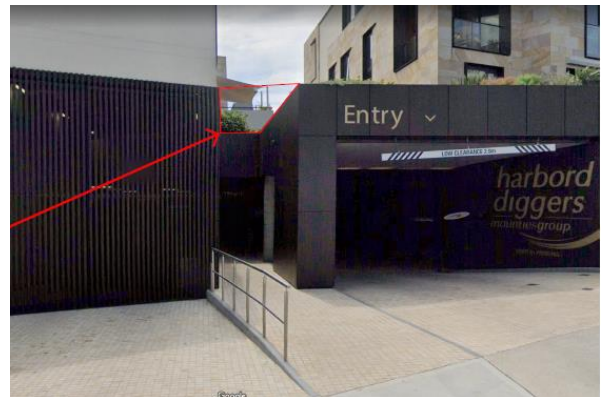
An indicative view of the proposed awning location is provided below in Figure 3.

Figure 3 Location of Proposed Awning



Picture 1 Location Plan

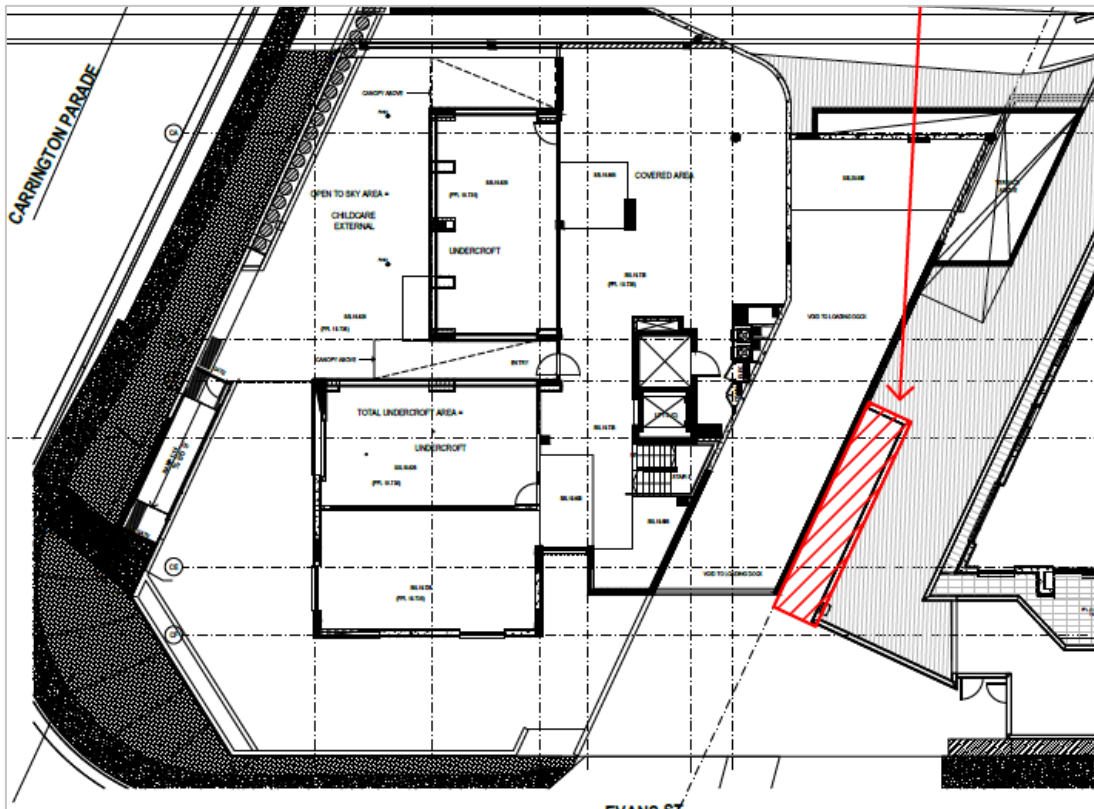
Source: Wool + Hay



Picture 2 Location of proposed awning

Source: Wool + Hay

Figure 4 Site Plan of Proposed Awning



Source: Wool + Hay

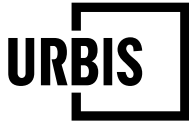
## 4. STATUTORY PLANNING ASSESSMENT

### 4.1. STATE ENVIRONMENTAL PLANNING POLICY

The following State Environmental Planning Policies are applicable to the proposed development:

- *State Environmental Planning Policy No 55—Remediation of Land (SEPP 55);*
- *State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP);*
- *Warringah Local Environmental Plan 2011 (WLEP 2011); and*
- *Warringah Development Control Plan 2011 (WDCP 2011).*

The following state environmental planning policies apply to the development however have no implications on the subject proposal.



#### 4.1.1. State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)

Previous environmental site assessments have been undertaken for the site and confirmed the site is suitable for the existing Club use. The proposed awning will have no impact on the recommendations and conclusions provided within the reports previously considered by Council.

#### 4.1.2. State Environmental Planning Policy (Infrastructure) 2007

The existing development was previously referred to the RMS and Ausgrid under DA 2014/0875. The proposal does not seek to intensify the existing land uses or modify the existing parking provision. Accordingly, referral to RMS is not considered necessary.

### 4.2. WARRINGAH LOCAL ENVIRONMENTAL PLAN

#### 4.2.1. Zoning, Permissibility and Objectives

The site is zoned R2 Low Density Residential under the provisions of WLEP 2011. The objectives of the R2 zone are:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*

The proposal seeks consent for the installation of an awning and does not seek to amend the approved land uses.

#### 4.2.2. LEP Provisions

The following table provides an assessment of the proposed development against the relevant clauses contained within the WLEP 2011.

Table 1 WLEP Provisions

Control	Provision	Proposed	Complies
2.1 Land Use Zones	R2 – Low Density Residential	No change proposed to existing land use.	Yes As existing
4.3 – Height of Buildings	8.5m	The proposed awning will have a maximum height of 4800mm.	Yes
4.4 – Floor Space Ratio	Not specified.	No increase in gross floor area.	Yes As existing

Control	Provision	Proposed	Complies
5.10 – Heritage Conservation	Conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, conserve archaeological sites and Aboriginal objects and Aboriginal places of heritage significance	<p>The site is proximate to the following heritage items:</p> <ul style="list-style-type: none"> <li>▪ The Duke Kahanamoku Statue and Memorial Park, a local heritage item located within Mckillop Park to the east of the site;</li> <li>▪ The Freshwater Rock Pool, a local heritage item located southeast of the site on the seashore; and</li> <li>▪ The Coastal Cliffs, a heritage conservation area running between South Curl Curl to the north and Freshwater Beach to the south.</li> </ul> <p>The proposed awning will not impact on the heritage significance of these items.</p>	Yes

### 4.3. WARRINGAH DEVELOPMENT CONTROL PLAN 2011

The relevant matters to be considered under Warringah Development Control Plan (WDCP 2011) are outlined below in the DCP summary compliance table. Given this application seeks approval for the construction of an awning only, many of the requirements of WDCP 2011 are not applicable to this development.

Table 2 WDCP 2011 Compliance

Control	Provision	Proposed	Complies
<b>Part C Siting Factors</b>			
C8 Demolition and Construction	All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management	Refer to Waste Management Plan submitted at <b>Appendix B.</b>	Yes

Control	Provision	Proposed	Complies
	Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.		
C9 Waste Management	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.	Refer to Waste Management Plan submitted at <b>Appendix B</b> .	Yes
<b>Part D – Design</b>			
D3 Noise	To ensure that noise emission does not unreasonably diminish the amenity of the area or result in noise intrusion which would be unreasonable for occupants, users or visitors.	The proposal is for the installation of an awning only. It is considered the awning will provide appropriate noise attenuation.	Yes
D7 Views	Provide for the reasonable sharing of views.	The proposed awning is set back from the street between the existing building structure. It will not affect views available from key public places or residential apartments.	Yes

There are no specific DCP provisions for awnings located on R2 zoned land. Notwithstanding this, the proposal has considered the objectives of awnings applicable to land elsewhere in the LGA:



- O1. To provide weather protection for buildings and people*
- O2. To provide a safe and comfortable environment for pedestrians*
- O3. To ensure awnings are compatible with the development and its context*
- O4. To ensure that there is no conflict with vehicles or urban design features*

The proposal is consistent with the above objectives as:

- The proposed awning will provide weather protection for guests entering the Club via Evans Street and assist in identifying the pedestrian entrance.
- The proposed awning will create a safe and comfortable environment for Club guests and visitors.
- The proposed awning is set back from the street and integrated with the existing building.
- The proposed awning is set back from the street frontage and will not conflict with vehicles or urban design features.

## **5. SECTION 4.15 ASSESSMENT**

### **5.1. STATUTORY POLICY AND COMPLIANCE – SECTION 4.15 (1) (A)**

The following assessment has been structured in accordance with Section 4.15(1)(a) of the Environmental Planning & Assessment Act 1979 (EP&A Act). The proposed development has been assessed in accordance with the relevant state, regional and local planning policies, as follows:

- *State Environmental Planning Policy No 55—Remediation of Land (SEPP 55);*
- *State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP);*
- *Warringah Local Environmental Plan 2011 (WLEP 2011);* and
- *Warringah Development Control Plan 2011 (WDCP 2011).*

### **5.2. LIKELY IMPACTS OF THE DEVELOPMENT – SECTION 4.15 (1) (B)**

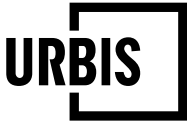
#### **5.2.1. Visual Amenity**

The proposed external change is limited to a small portion of the façade on Evans Street. The proposed awning is set back from the street frontage and does not significantly alter the appearance of the Club when viewed from Evans Street.

The proposed awning will comprise glass panels, consistent with the existing development which comprises a material palette consisting of glass, sandstone and aluminium. When viewed from the street, the awning will be visually subservient to the Club building and not readily perceptible as it is set back from the street frontage and visually transparent.

#### **5.2.2. Maintenance**

The awning will be regularly cleaned and maintained to ensure any excess dirt or debris is removed. The maintenance for the awning will be added to Harbord Digger's maintenance software as a 'planned preventative maintenance.' An automatic alert will pop up on a monthly basis to check if cleaning is required.



### **5.2.3. Acoustic**

The proposed awning is located within the Club premises and will help mitigate noise within the premises, particularly guests entering via Evans Street. No additional uses or changes to the operation of the Club are proposed.

### **5.2.4. BCA**

The detailed design of the proposed awning will be reviewed against the relevant sections of the Building Code of Australia (BCA).

### **5.2.5. Waste Management**

A Waste Management Plan has been prepared and submitted **Appendix B**. The Club has a comprehensive internal and external waste management plan. As per existing operations, waste will be managed by the Club and contract cleaners. Multiple portable bins will be made available when required.

## **5.3. SUITABILITY OF THE SITE FOR THE DEVELOPMENT – SECTION 4.15 (1)(C)**

The site is suitable for the development for the following reasons:

- The proposal does not seek to change the existing land use which is permissible on the site;
- The proposed awning will improve the functionality of the porte-cochère and is largely driven by design development and refinement; and,
- The proposed awning is complementary to the existing Club and associated facilities.

## **5.4. THE PUBLIC INTEREST - SECTION 4.15 (1)(E)**

The proposed development is in the public interest for the following reasons:

- The proposed awning will improve pedestrian amenity by providing sun and weather protection in inclement weather;
- The design of the awning has been developed with the intent not to detract from the building façade; and,
- The overall design intent of the porte-cochère remains the same, however the usability of the space is improved.

Accordingly, the proposal is considered to be in the public interest.

## **6. CONCLUSION**

The proposed development has been assessed against Council's applicable planning policies. The reasons why a positive assessment and determination of the proposed development should prevail are summarised below:

- The proposal is consistent with State and subregional strategic planning objectives;
- The proposed awning is associated with the existing Club which is permissible with consent in the R2 zone;



- The proposed awning is considered to have negligible environmental impacts with regards to noise, wind and visual privacy; and,
- The proposed awning is complementary to the existing Club and will improve the overall amenity of the porte-cochère for Club members and guests.

In view of the above, we conclude that the proposed awning will have a positive impact and should be approved.

Yours sincerely,

A handwritten signature in blue ink that reads "Naomi Daley".

Naomi Daley  
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