

Statement of Environmental Effects [Development Application]

**Proposed Pick-up Facility
Woolworths Supermarket
25-29 Park Street, Mona Vale 2103
Lot 1/DP605804**

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1. Introduction

On behalf of Woolworths Food Group (tenant) and Sanwick Pty Ltd (owner), BN Group (applicant) has prepared this Statement of Environmental Effects to support a Development Application to Northern Beaches Council for a **proposed customer pick-up facility** for **Woolworths at Mona Vale**. This application is lodged under the provisions of Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

The proposed works can be summarised as follows:

- Demolition of existing awning, creation of new door openings within existing façade, removal of existing line marking (13 car spaces), demolition of existing kerbs and kerb ramp within the existing customer on-grade car park and the removal of one Dan Murphy's sign.
- Proposed new pick-up facility incorporating:
 - 4 x new dedicated parking spaces for Woolworths customer pick-up
 - Realignment of remaining 9 customer parking spaces
 - Modified kerbs and line marking
 - New metal deck awning with painted FC fascia
 - New signage and graphics
 - 1 x relocated egress doorway and 1 x new doorway between Woolworths back-of-house area and proposed customer pick-up area

This Statement of Environmental Effects addresses the following matters:

- Context;
- Proposed development;
- Urban Planning framework and assessment;
- Conclusion

2. Context

2.1 The Site

The subject site is located at 25-29 Park Street, Mona Vale and referred to as Lot 1 of DP605804. The site fronts Waratah Street to the south-west, Akuna Lane to the south-east, Keenan Street to the north-west and Park Street to the north-east.

The site is currently occupied by a Woolworths Supermarket and Dan Murphy's Liquor Store. An existing on-grade carpark fronts Waratah Street, and a basement car park occupies the majority of the site below ground level. Car park access and egress occurs via Waratah and Keenan Streets. Pedestrian access from Akuna Lane relates to the building entrance in the south-west corner. Loading facilities are accessed via Keenan Street. The total site area is approximately 12,340sqm, with an overall gross floor area of 6,042sqm.

The building is constructed of a combination of materials including precast concrete, brick and tile, with a predominantly metal roof.

Soft landscaping and numerous trees occupy the site setbacks on all sides, broken by driveway crossovers, pedestrian access ramp and loading area crossover.

2.2 Site Suitability

The proposed works provide for operational enhancements to the existing Woolworths supermarket in the form of a new customer pick-up facility. This change is considered appropriate given the land zoning, existing use, and consistency with local planning objectives (described under item 4 of this document).

2.3 Present and Previous Uses

The site currently operates as a neighbourhood shopping centre, comprising a Woolworths supermarket, Dan Murphy's liquor store and basement and on-grade customer carparks. Previous uses are unknown.

2.4 Local Context

The site falls within the B4 Mixed Use zone under the **Pittwater Local Environmental Plan 2014**, and frames the north-western edge of the primary commercial precinct within Mona Vale. There is a variety of retail, commercial and residential uses adjacent to the site to the south-east along Akuna Lane. The site faces Mona Vale Public School grounds along Waratah Street to the south-west, and Sacred Heart Primary School and Sacred Heart Church along Keenan Street to the north-west.

Beyond the immediate neighbouring sites are residential areas to the west and north, residential and light industrial areas to the east, Council buildings, Mona Vale Library and Mona Vale Park to the south-east and Pittwater Place Shopping Centre to the south.

3. Proposed Development

3.1 Use & Layout

3.1.1 Extent of demolition

The proposed demolition works include the demolition of existing awning, creation of new door openings within existing façade, removal of existing line marking (13 car spaces), demolition of existing kerbs and kerb ramp within the existing on-grade car park and the removal of one Dan Murphy's sign to the front façade of the building.

3.1.2 Proposed site works

The existing on-grade carpark, vehicular circulation pattern, vehicular access points and pedestrian access will remain unaltered. A portion of the existing on-grade carpark adjacent to the building's south facade is to be modified to accommodate the proposed pick-up facility. This involves the removal of 4 existing customer parking spaces, and replacing these with 4 new dedicated Woolworths pick-up parking spaces, along with associated kerb modification and line marking. The remaining 9 x customer parking spaces will be re-linemarked in accordance with the requirements of AS2890.1.

3.1.3 Proposed building works

The proposed building works include a new metal deck awning with painted FC fascia over the proposed pick-up parking spaces and walkway.

New signage and graphics are proposed in the following locations:

- existing building façade
- new awning fascia
- within the existing on-grade carpark (directional signage)

There will also be 1 x relocated egress doorway and 1 x new doorway between Woolworths back-of-house area and proposed customer pick-up area.

3.2 Materials, Finishes and Presentation

The proposed materials & finishes are consistent with current Woolworths branding, and are considered to be consistent with the existing appearance of the building.

3.3 Signage

An existing Dan Murphy's sign is to be removed from the building façade immediately above the location of the proposed new awning, as existing signage in this location will be obscured by the awning. This sign will not be replaced in this location.

An existing Woolworths sign is to be removed over the main pedestrian entrance to the building, facing the carpark. This sign is to be replaced with a Dan Murphy's sign of the same size (sign type SW1). This sign will be internally illuminated.

A new colour scheme and signage is proposed to the existing building façade below the new awning (sign type SW3) and to the fascia of the new awning (sign type SW2). This colour scheme and signage is intended to navigate customers to a branded "pick up" location, supported by the brand group logos.

The dedicated customer pick up parking spaces will be branded for identification purposes (sign type SG1).

New directional blade signage is also proposed at various points within the existing carpark (sign types SA and SB).

A summary of compliance with the requirements of SEPP 64 is provided under item 4.2 below.

4. Urban Planning Framework

This section provides an assessment of relevant plans, policies and controls that apply to the proposal.

4.1 Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment Act 1979 is the main environment and planning legislation that applies to development in NSW. This application is subject to Part 4 of the EP&A Act.

4.2 State Environmental Planning Policy No. 64 – Advertising & Signage

This policy 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

The following statements are made with reference to the assessment criteria outlined in the policy:

Character of the area

The site is located within a B4 Mixed Use zone. The site is also situated on a zone boundary, with R2 zoning to the north-west and SP2 zoning to the south-west. The proposed façade signage faces the existing on-grade carpark within the site, and would be primarily visible from Akuna Lane along the site's south-eastern boundary. Land fronting Akuna Lane to the south-east of the property is also within the B4 Mixed Use zone.

The proposed awning and building signage will be visible from SP2 zoned land to the south-west, primarily through the view corridor that occurs between existing vegetation at the car park entrance from Waratah Street.

The proposed awning and building signage will generally not be visible from the residential zones to the west and north-west due to existing vegetation within the site setbacks.

It is considered that the proposed signage is consistent with the character of the area and locality and will have limited visual impact on surrounding areas. The proposed signage will navigate customers to the branded “pick up” location and communicate retailer identity.

Special areas

The proposed signage will not be visible from any environmentally sensitive areas, heritage areas, and natural or other conservation areas.

Views and vistas

The proposed signage does not obscure or compromise important views. It does not dominate the skyline or negatively impact the rights of other advertisers. Proposed works fall well within existing property boundaries.

Streetscape, setting or landscape

The proposed signage is generally confined to the wall and awning of the proposed pick-up facility and is considered to be of an appropriate scale and proportion in relation to the existing building, car parking areas and landscaping. Existing building signage will be removed where it would cause a visual conflict with proposed new awning signage.

Site and building

The proposed building signage is considered compatible with the scale and proportion of the existing building. As proposed signage is generally confined to the wall and awning of the proposed pick-up facility, signage will relate directly to building elements and the customer interface that the signage represents. Proposed directional blade signage within the carpark will provide a wayfinding function.

Associated devices and logos with advertisements and advertising structures

Woolworths and Dan Murphy's branding will necessarily be represented within the proposed new signage.

Illumination

Proposed signage SW-1 will be internally illuminated. All other signage is to be non-illuminated.

Safety

It is considered that the proposed signage will not reduce safety for any public road or pedestrians. Signage is intended to assist with customer wayfinding (vehicular) and will contribute to safe vehicular circulation into and within the site.

4.3. Local Planning Framework

4.3.1 Pittwater Local Environment Plan 2014

Zoning

The site is zoned B4 Mixed Use under the **Pittwater Local Environmental Plan 2014**.

The zone objectives are:

- *To provide a mixture of compatible land uses.*
- *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*
- *To strengthen the role of Mona Vale as a centre of employment in Pittwater.*
- *To provide healthy, attractive, vibrant and safe mixed use areas.*
- *To provide an active day and evening economy.*
- *To provide for residential uses above ground level, where they are compatible with the characteristics and uses of the site and its surroundings.*
- *To encourage retail vitality and provide a high level of amenity for pedestrians and cyclists.*

The site is currently operates as a supermarket and liquor store. The proposed works are an extension of this current allowable use within the B4 Mixed Use zone.

It is considered that the pick-up facility will provide improved retail convenience and choice for the local community as an alternative method of grocery shopping. It will also assist in maintaining the relevance of the existing retail business by enabling it to respond to evolving customer expectations.

Height of buildings

The proposed works fall within the required 13m height limit as indicated on the height of buildings map.

Floor space ratio

The proposed works do not vary the current FSR or floor area for the development.

Heritage conservation

The site does not contain a heritage item and is not identified as falling within in a heritage conservation area under the Pittwater Local Environmental Plan 2014.

There are heritage items located in the immediate vicinity, to the east and north-east of the site. The proposed awning and signage face west and south-west and do not face any heritage items, nor is the proposed signage visible from any heritage item.

Acid sulphate soils

The site has a Class 5 acid sulphate soils classification. Class 5 requires development consent for works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

The works fall within 500m of adjacent Class 3 and Class 4 land, however that land is not below 5 metres AHD.

On the basis of the above it is not considered that an Acid Sulphate Soils Management Plan is required with this application.

Earthworks

Proposed earthworks are limited to the construction of a footing for wayfinding sign type SA. Proposed earthworks are considered to be consistent with the requirements of **Schedule 2 Exempt Development** of the **Pittwater Local Environmental Plan 2014** and **State Environmental Planning Policy (Exempt and Complying Development Codes) 2008** on the basis that:

- No requirement for cut or fill of more than 600mm below or above existing ground level
- Proposed works are not located within 1m of a property boundary
- Proposed works are not located within 40m of a natural water body
- Proposed works are within an existing on-grade carpark and connect to existing stormwater infrastructure, and as such will not redirect the flow of any surface

water or ground water or cause sediment to be transported onto an adjoining property.

Flood planning

The site is not identified as being at or below flood planning level or within a flood planning area under the **Pittwater Local Environmental Plan 2014**.

Biodiversity

The land is not identified as “biodiversity” on the biodiversity map within the **Pittwater Local Environmental Plan 2014**.

Geotechnical hazard

The land is not identified as containing geotechnical hazard on the geotechnical hazard map within the **Pittwater Local Environmental Plan 2014**.

4.3.2 Pittwater 21 Development Control Plan 2004

B1 Heritage controls

The site is not situated on land that contains a heritage item and is not within a Heritage Conservation Area.

There are heritage items located in the immediate vicinity, to the east and north-east of the site. The proposed awning and signage face west and south-west and do not face any heritage items, nor are the proposed works visible from any heritage item.

B2 Density controls

The proposed works do not vary the current floor area or density of the development site.

B3 Hazard controls

The land does not fall within any hazard areas as identified by the **Pittwater Local Environmental Plan 2014**.

B4 Controls relating to the natural environment

The proposed works fall entirely within an existing hardstand area and involve modifications to an existing building facade. The proposed works do not require the removal of any existing trees or vegetation on the site.

B5 Water management

The proposed new awning replaces an existing awning. While the new awning is larger than existing, the increased awning area covers an existing hardstand (car parking spaces). The proposed changes to the existing hard surface area are therefore considered negligible.

The proposed awning will be connected into the existing stormwater system and will offset the existing hard surface area below. This change is considered negligible, and as such a stormwater drainage plan has not been provided with this application.

B6 Access and parking

The existing on-grade carpark, vehicular circulation pattern, vehicular access points and pedestrian access points will remain unaltered.

A portion of the existing on-grade carpark adjacent to the building's south facade is to be modified to accommodate the proposed pick-up facility. This involves the removal of 4 existing customer parking spaces, and replacing these with 4 new dedicated Woolworths pick-up parking spaces, along with associated kerb modification and line marking. The remaining 9 x customer parking spaces will be re-linemarked in accordance with the requirements of AS2890.1.

The proposed works maintain the current number of parking spaces on the site. Of the parking spaces currently available to customers, 4 regular parking spaces will be replaced by 4 dedicated customer pick-up spaces. It is not anticipated that this reallocation of spaces will increase demand on the existing carpark for the following reasons:

- The duration of stay for customers using dedicated pick-up spaces is limited to the time required to load the customer's vehicle. This will result in a reduction in the time that a parking space is occupied as compared to the same shopping journey conducted without use of the customer pick-up facility
- The process is streamlined through use of the online app that enables customers to alert staff on approach and collect orders efficiently
- Customers using the pick-up facility will be collecting their groceries rather than shopping at the centre, thereby freeing up non-dedicated spaces within the centre's carpark

It is anticipated that the efficiency improvement generated by the customer pick-up facility will sufficiently compensate for the reallocation of 4 parking spaces.

B8 Site works management

Proposed earthworks are limited to the construction of a footing for wayfinding sign type SA. On this basis, site disturbance is minimised and the risks associated with erosion and sedimentation are considered negligible. While these minor excavation works occur, erosion and sedimentation prevention measures will be installed to prevent sediment from entering the drainage system.

C2 Design criteria for business development

C2.1 Landscaping – the proposed works do not alter the existing landscaping on the site.

C2.2 Safety and security – it is considered that the proposed works will generate the following CPTED outcomes:

1. Passive surveillance

The proposed pick-up facility will activate a currently inactive portion of the supermarket façade fronting the on-grade carpark. The proposed works will add a retail presence to this front façade, effectively externalising the retail environment

at this location. This will generate increased activity and lead to an improvement to passive surveillance of the existing on-grade carpark throughout the day.

2. **Access control**

An intercom and mobile phone app communication system will alert staff to the arrival of a customer for collection. The access doors into the supermarket back-of-house area will remain closed and locked when not in use by staff, and will not provide public access into the store at any time.

3. **Territorial reinforcement**

New supermarket branding and signage will improve the perception of “ownership” of this area. General improvements in appearance will also assist in conveying a message of ownership and care.

4. **Space management**

Durable materials the use of graphic imagery will discourage graffiti and assist with ongoing maintenance. General refurbishment of physical property will discourage vandalism and loitering by conveying a message of ownership and care.

C2.3 Awnings – the proposed works replace the existing awning with a larger awning. Therefore current weather protection for pedestrians is maintained or improved.

C2.6 Accessibility – the proposed works do not reduce existing accessibility measures. The alteration to the existing kerb ramp providing access from the carpark to the centre has been setout in accordance with the requirements of AS1428.1. The proposed customer pick-up facility will offer improved convenience and access to shopping services for all customers, including those with disabilities.

C2.7 Building facades – any new services such as electrical conduits will be concealed within the façade structures and cladding.

C2.11 Signage – The proposed awning fascia sign (sign type SW2) does not project above, below or beyond the fascia or return end of the awning to which it is attached.

An existing flush mounted Dan Murphy’s sign is to be removed from the building façade immediately above the location of the proposed new awning. This sign will not be replaced in this location.

An existing Woolworths sign is to be removed over the main pedestrian entrance to the building, facing the carpark. This sign is to be replaced with a Dan Murphy’s sign of the same size (sign type SW1). This sign will be internally illuminated.

A new colour scheme and signage is proposed to the existing building façade below the new awning (sign type SW3) and to the fascia of the new awning (sign type SW2). This colour scheme and signage is intended to navigate customers to a branded “pick up” location, supported by the brand group logos.

The dedicated customer pick up parking spaces will be branded for identification purposes (sign type SG1).

New directional blade signage is also proposed at various points within the existing carpark (sign types SA and SB).

It is considered that the proposed signage is of high quality design and finish and

integrated with the existing building façade due to the following:

- Signage, corresponding paint colours and environmental graphics identify the proposed pick-up facility, establishing a built-form graphic device that clearly communicates its purpose and presents in an aesthetically appealing way
- The signage and graphics are consistent with the branding and identity of the retailers that they represent
- The signage and graphics correspond with the physical location of the retail interface that they represent within the building

5. Conclusion

The proposed development has been designed in accordance with the relevant Authority controls or otherwise satisfies their objectives and principles as identified in this S.E.E. The proposal is considered to be complementary to surrounding development and is consistent with the objectives of the relevant LEP, SEPPs and Development Control Plans.

It is requested that this Development Application be approved as submitted.

Prepared By BN Group, 28 March 2019