



STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED BUILDING IDENTIFICATION AND WAYFINDING SIGN LABUAN DEVELOPMENT

THE RSL ANZAC VILLAGE LANTANA AVENUE, NARRABEEN



Prepared for
by
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1. INTRODUCTION

1.1 Overview

This Statement of Environmental Effects (“SEE”) has been prepared to accompany a Development Application (“DA”) lodged pursuant to Section 4.12 of the *Environmental Planning and Assessment Act 1979* (“EP&A Act”) for the affixation of a sign to a low rise wall at the Lantana Avenue entrance to the Labuan development at RSL Lifecare – ANZAC Village, Narrabeen.

This SEE has been prepared to demonstrate that the proposed development is acceptable in terms of potential environmental impact.

1.2 Purpose of the Statement of Environmental Effects

The purpose of this SEE is to:

- describe the land to which the DA relates;
- describe the characteristics of the surrounding locality and in particular adjoining and adjacent development;
- describe the form of the proposed development;
- define the statutory planning framework within which the DA is to be assessed and determined;
- assess the proposed development in the light of all of the relevant controls and heads of consideration; and
- Identify recommendations, safeguards and restrictions to ensure that environmental impacts are minimised.

1.3 Supporting Documentation

The SEE is accompanied by drawings illustrating the proposed signs.

2. THE SITE

2.1 RSL Anzac Village

The site forms part of the RSL Anzac Village - "The War Vets" ("the Village") which is located on the Collaroy Plateau in the suburb of Narrabeen and is accessed via Veterans Parade and Lantana Avenue. The Village overlooks Narrabeen Lakes and Jamieson Park.

2.1.1 Real Property Description and Ownership

The Village comprises the following:-

LOT	DP
2611	752038
573	752038
1	803645
1	774980
2026	752038
2641	752038

The Village is owned by the RSL LifeCare Pty Limited.

The approximate total area of the village is approximately 44 hectares.

The proposed sign is to be located on Lot 1 in Deposited Plan 774980.

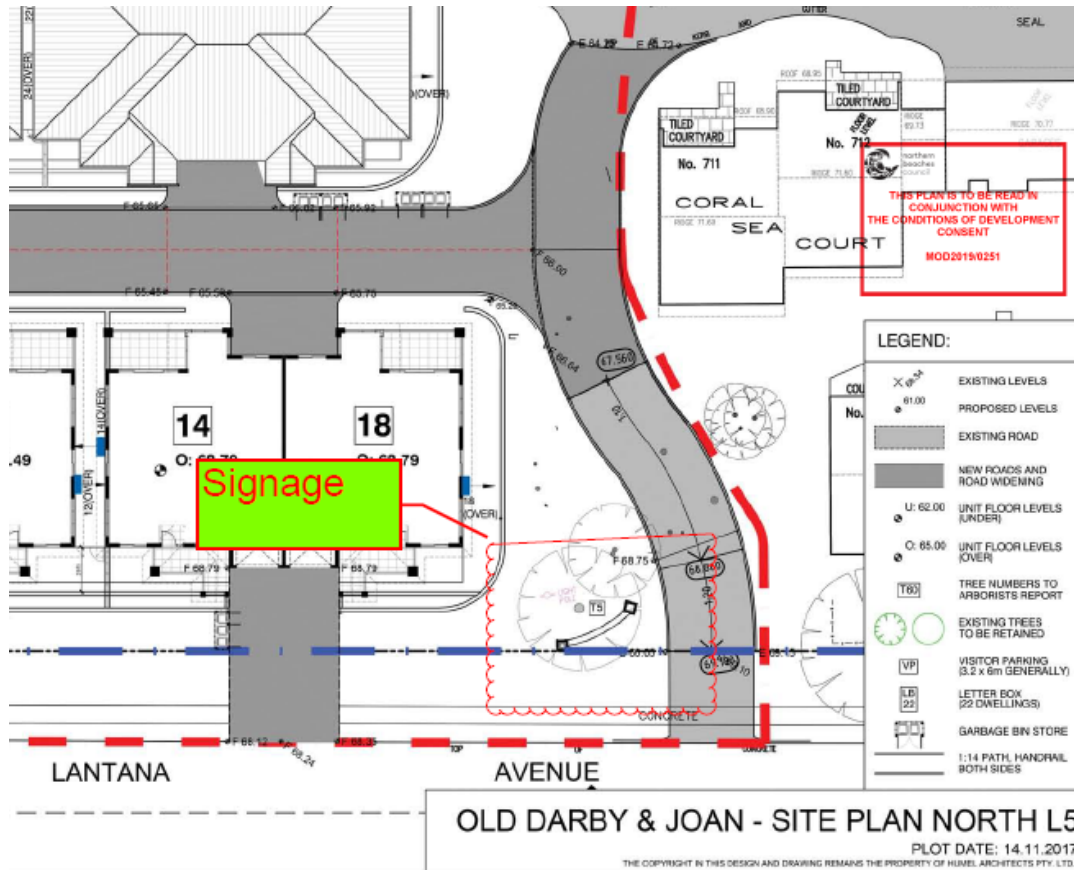
2.1.2 Surrounding Development

The development immediately surrounding the proposed location of the sign can be characterised as low density residential consisting of one and two storey residential dwellings. The nearest dwelling is approximately 30m to the south on the southern side of Lantana Avenue

2.1.3 Background

The Labuan development is under construction pursuant to consent to DA2009/1692 as amended. The following diagram is an extract from the approved DA drawings indicating the location of the proposed signs.

Diagram 1: Location of proposed signs



Condition 2 of the development consent states as follows:

2. No Approval for any Signage

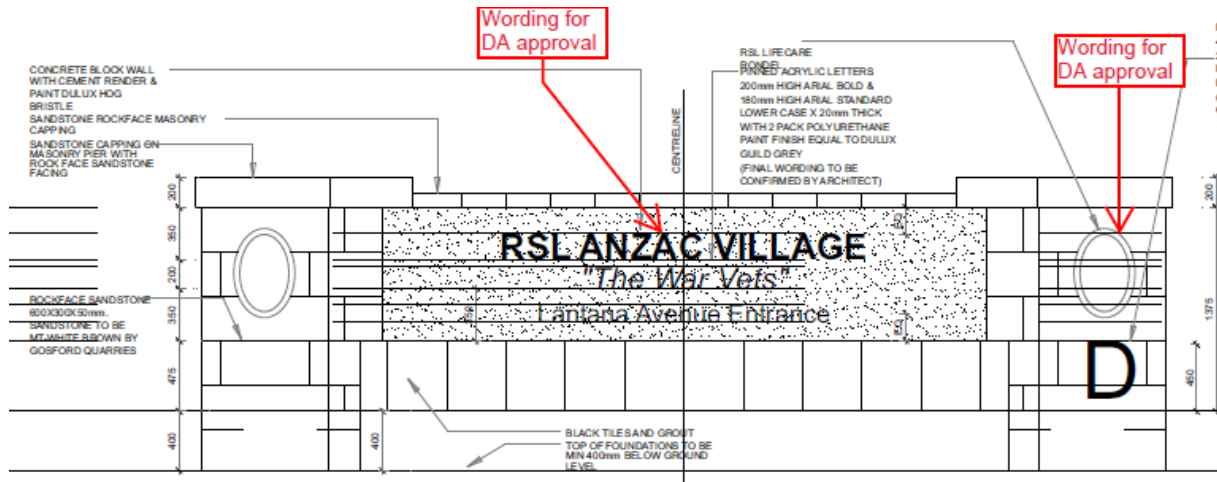
No approval is granted under this Development Consent for signs (as defined under Warringah Local Environment Plan 2000 and State Environmental Planning Policy No. 64). A separate Development Application for any signs (other than exempt and signs permitted under Complying Development) must be submitted for the approval prior to the erection or display of any such signs.

Consequently this DA seeks consent for the signs.

3. THE PROPOSAL

This development application seeks approval for the installation of signs on a low rise wall located at the eastern entrance to the site on Lantana Avenue. The proposed signs are as indicated on the drawings accompanying the development application, an extract from which appears below.

Diagram 2 - Proposed Signs



The signs indicate the name of the development and the Lantana Avenue entrance for wayfinding. RSL logos will also be applied to the wall.

The signs will be similar to those at other entrances to the village such as the one shown below.

Diagram 3: Existing Signs



4. STATUTORY PLANNING CONSIDERATIONS

4.1.1 State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land (“SEPP 55”) provides that a consent authority must not consent to the carrying out of development on land unless it has considered whether the land is contaminated.

The sign is proposed to be installed on a low rise wall. No significant ground works are proposed. The suitability of the site for the development was assessed in the determination of the development application.

4.2 State Environmental Planning Policy No. 64

State Environmental Planning Policy No. 64 - Advertising and Signage (“SEPP 64”) was gazetted on 16 March 2001 and sets out provisions to regulate outdoor advertising and signage and to ensure that signage proposals are compatible with the desired amenity and visual character of areas, provide effective communication in suitable locations, and are of a high quality and finish.

An assessment of the proposed sign installation against the relevant provisions of SEPP 64 is provided below.

4.2.1 Aims and objectives of the SEPP

Clause 3 of SEPP 64 states as follows:-

“(1) 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, and

(b) to regulate signage (but not content) under Part 4 of the Act, and

(c) to provide time-limited consents for the display of certain advertisements, and

(d) to regulate the display of advertisements in transport corridors, and

(e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.

(2) This Policy does not regulate the content of signage and does not require consent for a change in the content of signage.”

The proposal is consistent with these aims to the extent relevant. The proposed signage will provide effective, coordinated, high quality signage in keeping with similar signage for the site on Lantana Avenue.

4.2.2 Signage to which this Policy relates

Clause 6(1) of SEPP 64 states:-

“(1) This Policy applies to all signage that:

(a) can be displayed with or without development consent under another environmental planning instrument that applies to the signage, and

(b) is visible from any public place or public reserve,

except as provided by this Policy.”

SEPP 64 applies to the proposal because signage is permissible with consent in the zone (see Section 4.3 below) and the proposed signs will be visible from a public place.

4.2.3 Granting of consent to signage

Clause 8 of SEPP 64 states that:-

“A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:

- (a) that the signage is consistent with the objectives of this Policy as set out in clause 3 (1) (a), and*
- (b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 1.”*

The consistency of the proposal with the objectives of SEPP 64 is discussed above in Section 5.1.1 of this SEE.

4.2.4 Schedule 1 – Assessment criteria

The table below assesses the proposal against the criteria listed in Schedule 1 of SEPP 64.

Criteria	Comment
<p>1 Character of the area</p> <ul style="list-style-type: none"> • <i>Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?</i> • <i>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</i> 	<p>Yes. The sign is no invasive and reflects similar signs in the area for the site creating continuity in the locality.</p> <p>Yes. As above.</p>
<p>2 Special areas</p> <ul style="list-style-type: none"> • <i>Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?</i> 	<p>No. The site is identified as a heritage item, however the sign installation will have no detrimental effect on the heritage significance of the lot. The proposed sign will contribute to the continuity of other signs for the site.</p>
<p>3 Views and vistas</p> <ul style="list-style-type: none"> • <i>Does the proposal obscure or compromise important views?</i> • <i>Does the proposal dominate the skyline and reduce the quality of vistas?</i> • <i>Does the proposal respect the viewing rights of other advertisers?</i> 	<p>No. The signs have no impact on views and vistas.</p>
<p>4 Streetscape, setting or landscape</p> <ul style="list-style-type: none"> • <i>Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</i> • <i>Does the proposal contribute to the visual</i> 	<p>Yes.</p> <p>Yes. The signs contribute to visual interest by assisting in wayfinding and building</p>

<p><i>interest of the streetscape, setting or landscape?</i></p> <ul style="list-style-type: none"> • <i>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</i> • <i>Does the proposal screen unsightliness?</i> • <i>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</i> • <i>Does the proposal require ongoing vegetation management?</i> 	<p>identification.</p> <p>Yes. The signs reduce clutter by a design that is consistent with the entrance signage strategy for the village.</p> <p>No. This is not the intention of the sign.</p> <p>No. This is not the intention of the sign.</p> <p>No. The proposal does not require any vegetation management.</p>
<p>5 Site and building</p> <ul style="list-style-type: none"> • <i>Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?</i> • <i>Does the proposal respect important features of the site or building, or both?</i> • <i>Does the proposal show innovation and imagination in its relationship to the site or building, or both?</i> 	<p>Yes.</p> <p>Yes. It respects and addresses the existing signs for the site.</p> <p>Yes. The sign create a desirable streetscape image for the site.</p>
<p>6 Associated devices and logos with advertisements and advertising structures</p> <ul style="list-style-type: none"> • <i>Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?</i> 	<p>Not applicable</p>
<p>7 Illumination</p> <ul style="list-style-type: none"> • <i>Would illumination result in unacceptable glare?</i> • <i>Would illumination affect safety for pedestrians, vehicles or aircraft?</i> • <i>Would illumination detract from the amenity of any residence or other form of accommodation?</i> • <i>Can the intensity of the illumination be</i> 	<p>N/A. The sign would be illuminated by garden lights reflecting onto the sites in an unobtrusive manner similar to existing signs at the site.</p> <p>No. The lighting is subdued and for wayfinding.</p> <p>No. The lighting is subdued and consistent with general street lighting in the area.</p> <p>Yes.</p>

<p><i>adjusted, if necessary?</i></p> <ul style="list-style-type: none"> • <i>Is the illumination subject to a curfew?</i> 	<p>As with street lighting is proposed that the lights will be on during the night.</p>
<p>8 Safety</p> <ul style="list-style-type: none"> • <i>Would the proposal reduce the safety for any public road?</i> • <i>Would the proposal reduce the safety for pedestrians or bicyclists?</i> • <i>Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?</i> 	<p>No. Safety would be enhanced by delineating the entry to the site.</p> <p>No.</p> <p>No.</p>

4.3 Warringah Local Environmental Plan 2011

4.3.1 Zoning

The urban portions of the Village are zoned SP1 Special Activities, whereas the bushland parts are zoned E2 Environmental Conservation. The site is located on SP1 Special Activities zoned land (see **Figure 6**).

The zoning objectives and range of permissible uses for the SP1 zone are reproduced below.

Zone SP1 Special Activities

1 Objectives of zone

- *To provide for special land uses that are not provided for in other zones.*
- *To provide for sites with special natural characteristics that are not provided for in other zones.*
- *To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.*

2 Permitted without consent

Nil

3 Permitted with consent

The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose; Environmental protection works

4 Prohibited

Any development not specified in item 2 or 3

The purpose shown on the Land Zoning Map for the site is Seniors Housing Health Services Facility. The proposed signs are ancillary to the approved seniors housing on the site and is, therefore, permissible with consent.

4.3.2 Heritage Conservation

Under Clause 5.10 of the Warringah LEP 2011, the lot on which the sign installation is proposed is identified as being of heritage significance. Schedule 5 of the Warringah LEP 2011 provides the following heritage item description.

Suburb	Item Name	Address	Property Description	Significance	Item No.
Wheeler Heights	ANZAC War Memorial	Veterans Parade	Lot 1, DP 774980	Local	130

The proposed sign installation will have negligible effect on the heritage item (being the War Memorial). The sign will be in keeping with the other signs on the site creating continuity.

4.4 Warringah Development Control Plan 2011

4.4.1 Overview

Warringah DCP provides more detailed provisions than the Warringah Local Environmental Plan 2011 for development in Warringah. All relevant controls have been considered when preparing this application.

4.4.2 D23 Signs

The objectives and requirements of this section of the DCP are set out in the DCP Compliance Table below.

Objective/Requirement	Compliance
Objectives	
To encourage well designed and suitably located signs that allow for the identification of a land use, business or activity to which the sign relates.	Yes, the sign is in keeping with other approved signs on the site and are designed to reflect their setting.
To achieve well designed and coordinated signage that uses high quality materials.	Yes.
To ensure that signs do not result in an adverse visual impact on the streetscape or the surrounding locality.	Yes, the sign will be installed on a low rise wall integrated into the site landscaping.
To ensure the provision of signs does not adversely impact on the amenity of residential properties.	Yes.
To protect open space areas and heritage items or conservation areas from the adverse impacts of inappropriate signage.	Yes, the sign responds to its heritage setting.
Requirements	

<p>1. Signs are to be sited and designed so that they do not adversely impact on the amenity of the streetscape and the surrounding locality. In particular, signs are not to dominate or obscure other signs or result in visual clutter.</p>	<p>Complies.</p>
<p>2. Signs are to be compatible with the design, scale and architectural character of the building or site on which they are to be placed.</p>	<p>Complies.</p>
<p>3. Signs on heritage items or on buildings in conservation areas should not by their size, design or colour, detract from the character or significant qualities of individual buildings, the immediate context or the wider streetscape context of the area.</p>	<p>Complies. The sign is in keeping with similar approved signs on the site ensuring continuity.</p>
<p>4. Signs are not to obscure views of vehicles, pedestrians or potentially hazardous road features or reduce the safety of all users of any public road (including pedestrians and cyclists).</p>	<p>Complies.</p>
<p>5. Signs should not be capable of being confused with, or reduce the effectiveness of, traffic control devices.</p>	<p>Complies.</p>
<p>6. Signs are not to emit excessive glare or cause excessive reflection.</p>	<p>Complies.</p>
<p>7. Signs should not obscure or compromise important views</p>	<p>Complies.</p>
<p>8. Signs displayed on dwellings are to be attached to the ground floor façade of the dwelling, unless the land is located on a main road or the dwelling is not visible from the street, in which case the sign may be attached to a front fence.</p>	<p>n/a</p>
<p>9. For Land in the RU4 zone with frontage to both Mona Vale Road and Myoora Road: Only small, non obtrusive and non illuminated signs that identify the use of a site are to be visible from Mona Vale Road. Signs that are designed of such size, height or visual appearance so as to attract passing trade are not considered appropriate and are discouraged. All signs are to be in keeping with the colour and textures of the natural</p>	<p>n/a</p>

landscape.	
10. No more than one sign is to be located above the awning level for business uses.	n/a
11. Tenancy boards and the like are encouraged to be in the form of consolidated signs.	n/a
12. Signs shall meet the following criteria:	
Freestanding signs (not being a sign elsewhere listed in this table, and includes a bulletin board, tenancy board, and the like)	
Shall not exceed 2 metres in height above the existing natural ground level;	Complies. The low rise wall to which the sign will be installed in 1.575m high.
Shall not have an area greater than 4sqm;	Complies. Refer to accompanying plans.
Shall not project beyond the boundary of the premises; and	Complies.
Shall not be illuminated.	Complies.
14. The following signs are not considered appropriate and are discouraged:	
Flashing or moving signs on all land other than the carriageway of a public road	Complies.
Pole or pylon signs, unless there is no building on the site, or the building is not visible from the street or public domain; this does not include identification, interpretive, directional and advance warning signs described as Exempt Development, or a sign erected by the Council for the display of community information;	n/a
Signs on or above the roof or parapet of a building.	n/a
A-frame and temporary signs located on public land, including:	n/a
1. Signs on motor vehicles which are not able to be driven with the sign displayed	
2. Balloons or other inflatable objects used	

<p>for the purpose of advertising which are placed on or above roof level</p> <p>3. Illuminated signs in residential zones</p>	
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5. ASSESSMENT OF ENVIRONMENTAL EFFECTS

In determining the subject DA, Council is required to consider those relevant matters listed in Section 4.15 (1) of the Act. Each of the relevant matters is addressed below.

5.1 Section 4.15(1)(a) – Statutory Planning Considerations

Section 4.15(1) (a) requires the consent authority to take into consideration:-

“(a) the provisions of:

- (i) any environmental planning instrument; and*
- (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
- (iii) any development control plan; and*
- (iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*
- (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph).”*

These matters (and others) are addressed in Section 4 of this SEE.

The proposal is consistent with the aims, objectives and provisions of the WLEP and the WDCP.

5.2 Section 4.15(1)(b) - Environmental, Social and Economic Impacts

Section 4.15(1) (b) requires the consent authority to consider:-

- “(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.”*

The relevant matters are addressed below.

5.2.1 Impacts on the Natural Environment

The sign installation is proposed on an existing low rise wall in a landscaped garden setting. As such, the proposed sign is considered to have no impact on the natural environment.

5.2.2 Impacts on the Built Environment

The proposed sign installation is in keeping with similar approved signs on the site. The proposal provides clear way finding for the site and creates a clear delineation between public and private land. It can be considered that the proposed development will have negligible impacts on the built environment.

5.2.3 Social Impacts

The proposal will have no adverse social impacts.

5.2.4 Economic Impacts

The proposal will have no adverse economic impacts.

5.2.5 Traffic Impacts

The proposal will have no adverse traffic impacts.

5.2.6 Amenity Impacts

Noise impacts from the proposed works will be minor and can be considered acceptable.

5.3 Section 4.15 (1)(c) - The Suitability of the Site

Section 4.15 (1)(c) requires the consent authority to consider:-

"(c) the suitability of the site for the development."

The site is suitable for the proposed works.

5.4 Section 4.15 (1)(d) - Submissions

Section 4.15(1)(d) requires the consent authority to consider:-

"(d) any submissions made in accordance with this Act or the regulations."

Any submissions will be considered by Council in the determination of the proposal.

5.5 Section 4.15 (1)(e) - Public Interest

Section 4.15 (1)(e) requires the consent authority to consider:-

"(e) the public interest."

The proposed sign installation allows site and facility identification for the public in accordance with all applicable planning controls and is a development without adverse impacts on adjoining land, the proposal is considered to be in the public interest.

6. CONCLUSION

The proposed development comprises the installation of a site identification sign to an existing low rise wall at the eastern most entrance to the site on Lantana Avenue. The proposal is made under the provisions of the LEP, DCP and SEPP 64 and is fully compliant with all aspects.

The proposed development comprises alterations and additions to an existing chaplain's office to provide accommodation for 1 person in the form of a bedroom for an older person or a person with a disability.

The proposed works are not considered to have any detrimental impacts on the heritage value of the site.

The site is on bush fire prone land. No works are proposed that are considered to increase risk in this instance.

The proposal is both reasonable and appropriate when assessed under the relevant heads of consideration listed in Section 4.15 (1) of the Environmental Planning and Assessment Act, 1979, and is eminently worthy of favourable consideration by Council.