

26 May 2021

Thomas Burns
Planner
Northern Beaches Council
PO Box 82
Manly NSW 1655

Sent via email: Thomas.burns@northernbeaches.nsw.gov.au

Dear Thomas

**RE: RESPONSE TO COUNCIL'S ADDITIONAL INFORMATION REQUEST
DEVELOPMENT APPLICATION NO. DA/2021/0385 FOR ALTERATIONS AND ADDITIONS TO A WAREHOUSE
AND ANCILLARY OFFICE
UNITS 17 & 18, LOT 100 MEATWORKS AVENUE, OXFORD FALLS (LOT 100 DP 1023183)**

We refer to the above Development Application and your request for Additional Information relevant to Schedule 15 of Warringah Local Environmental Plan 2000 (LEP 2000), which was sent via email dated 20 May 2021. We act on behalf of the owner of Units 17 and 18, Building F, located at Lot 100 Meatworks Avenue, Oxford Falls (site). This letter addresses the matters for consideration associated with a Category Three land use, pursuant to Schedule 15 of LEP 2000.

The Statement of Environmental Effects, prepared by Milestone (AUST) Pty Limited (Milestone) dated 1 April 2021 submitted with the Development Application (DA) No. DA/2021/0385 is to be read in conjunction with this letter.

Warringah Local Environmental Plan 2000

The subject site is located within an area identified as "Deferred Lands" under Clause 1.3(1A) of the Warringah Local Environmental Plan 2011. Pursuant LEP to 2000, the site is located within the B2 Oxford Falls Valley Locality and is classified as Category Three Development.

In accordance with Clause 15(1) of LEP 2000:

"(1) Consent may be granted to development classified as Category Three only if the consent authority has considered a statement of environmental effects that includes the items listed in Schedule 15."

This letter addresses the relevant matters in Schedule 15 of LEP 2000 associated with the proposed development, in addition to the matters raised in the Statement of Environmental Effects:

(1) *A summary of the statement of environmental effects.*

Statement of Environmental Effects, prepared by Milestone, dated 1 April 2021 was submitted for Development Application DA/2021/0385.

(2) *A statement indicating how the proposed development is consistent with the relevant desired future character statement and general principles of development control established by this plan.*

The proposed development is considered to be consistent with the relevant objectives and desired future character of the B2 Oxford Falls Locality. The proposed development does not alter the existing approved use of the site as a warehouse/ industrial and ancillary office under Development Consent DA/2011/0985 and is

limited to the interior of Units 17 and 18. The proposed development will not alter the existing natural landscape including landforms and vegetation and will continue to be consistent with the approved low intensity and low impact use. The proposal will result in a minimal overall environmental impact including traffic, parking and noise impacts.

(3) *A statement of the objectives of the proposed development.*

The proposed development involves internal alterations and addition to the existing industrial warehouse Building F, which comprises two separate units 17 and 18, to facilitate additional storage and ancillary office needs of the new building occupants. The proposed development is to provide for the orderly and economic use and development of the land that meets the demand for industrial/ warehouse development in this locality and within the Northern Beaches LGA generally.

(4) *An analysis of any feasible alternatives to the carrying out of the development, having regard to its objectives, including—*

- (a) the consequences of not carrying out the development, and*
- (b) the reasons justifying the carrying out of the development.*

The consequence of not carrying out the development would be the loss of an opportunity to activate two vacant warehouse buildings with a well-designed development that is permissible within the B2 Oxford Falls Valley Locality and consistent with the Desired Future Character. The proposal will facilitate the storage and ancillary office needs of a business, which is consistent with the proposed use for the site as a warehouse with associated ancillary office.

The proposed development utilises the previously approved infrastructure without compromising the enhanced environmental and land use outcomes afforded through approval of the previous application, Development Application No. DA/2011/0985.

(5) *An analysis of the development, including—*

- (a) a full description of the development, and*
- (b) a general description of the environment likely to be affected by the development, together with a detailed description of those aspects of the environment that are likely to be significantly affected, and*
- (c) a description of the likely impact on the environment of the development, having regard to—*
 - (i) the nature and extent of the development, and*
 - (ii) the nature and extent of any building or work associated with the development, and*
 - (iii) the way in which any such building will be erected in connection with the development, and*
 - (iv) any rehabilitation measures to be undertaken in connection with the development, and*
- (d) a full description of the measures proposed to mitigate any adverse effects of the development on the environment.*

A detailed description of the proposed development and a compliance assessment against relevant Environmental Planning Instruments and description of the likely impacts on the environment of the development has been provided in the Statement of Environmental Effects, prepared by Milestone, dated 1 April 2021, supporting Development Application DA/2021/0385.

The proposed development is limited to internal works and maintains the existing visual impact to the neighbourhood. The proposed development utilises the previously approved infrastructure under Development Consent No. DA/2011/0985, where relevant environmental and rehabilitation measures were considered. The proposed development will not pose any impact to the vegetation and surrounding natural landscape and will continue to preserve the significant fauna and flora within the adjoining bushland identified as Crown land.

As the proposed development remains wholly internal, the proposed internal fitout does not alter the Bushfire Attack Level or external construction elements. The land use remains a warehouse site and is not anticipated to trigger any rehabilitation measures nor does it pose any adverse impacts on the environment.

(6) *The reasons justifying the carrying out of the development in the manner proposed, having regard to biophysical, economic and social considerations and the principles of ecologically sustainable development.*

The proposed development is limited to internal works and will result in an overall minimal impact on the environment. The proposal will have a positive economic impact by increasing employment opportunities within the area through new business in Northern Beaches Local Government Area as well as generating employment opportunities linked to the construction of the proposed development. The proposed

development will activate the currently vacant tenancy with potential flow on impacts for the activation of the other vacant tenancies within the Crest Industrial and Business Estate. In accordance with the desired future character of B2 Oxford Falls Valley Locality, the proposed development will preserve the ecological values of the natural watercourse and will not result in any siltation or pollution of Narrabeen Lagoon or its catchment area and adhere to the relevant principles of ecologically sustainable development.

(7) The statement is to include a compilation (in a single section of the statement) of the measures proposed to mitigate any adverse effects of the development on the environment.

The proposal seeks consent from Northern Beaches Local Planning Panel for the proposed minor internal demolition, alterations and additions of the existing warehouse units 17 and 18 to facilitate additional storage and ancillary office requirements. Based on the assessment of the proposal against relevant Environmental Planning Framework, the overall environmental impact is minimal and mitigation measures are not deemed necessary subject to standard conditions of Consent being imposed relevant to construction works, noting the warehouse use has already been established and deemed satisfactory. Therefore, no additional measures are required to mitigate any adverse effects of the development.

(8) A list of any approvals that must be obtained under any other Act or law before the development may lawfully be carried out.

A final Occupation Certificate remains outstanding for the works approved under DA/2011/0985. The works approved under this development consent pertain to the two warehouses which are the subject of this application, DA/2021/0385. It is understood from the landowner of the development site that Occupation Certificate is expected in the next 1-2 weeks.

Please do not hesitate to contact the undersigned if you require any clarification.

Yours sincerely

Milestone (AUST) Pty Limited



Lisa Bella Esposito

Director