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SYDNEY NSW 2000**

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5 December 2024

Development Assessment Team
Northern Beaches Council

Dear Council,

STATEMENT OF ENVIRONMENTAL EFFECTS | WESTFIELD WARRINGAH

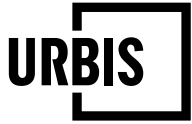
This Statement of Environmental Effects (**SEE**) has been prepared by Urbis Ltd on behalf of Scentre Group to support a development application (**DA**) for the replacement of a temporary automated vacuum collection (AVAC) sewer station at Westfield Warringah (145 Old Pittwater Road, Brookvale).

This SEE includes:

- Identification of site and locality
- Description of the proposed development
- Assessment of the relevant matters listed under Section 4.15 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*.

This letter is accompanied by:

- Owner's consent (**Appendix A**)
- Cost Summary Report prepared by Scentre Group, dated 28 October 2024 (**Appendix B**)
- Architectural Plans prepared by Scentre Group, dated 30 October 2024 (**Appendix C**)
- Survey Plan prepared by Complete Surveying Solutions dated 24 June 2024 (**Appendix D**)
- Topographic Survey prepared by North Western Surveys, dated 22 March 2024 (**Appendix E**)
- Specialist technical reports including:
 - Report on Geotechnical Investigation prepared by Douglas Partners, dated 1 July 2024 (**Appendix F**)
 - Report on Targeted Contamination Assessment prepared by Douglas Partners, dated 10 July 2024 (**Appendix G**)
 - Unexpected Finds Protocol prepared by Douglas Partners, dated 16 October 2024 (**Appendix H**)



- Acid Sulfate Soils Management Plan prepared by Douglas Partners, dated 15 October 2024 (**Appendix I**)
- Waste Management Plan prepared by Scentre Group, dated 6 June 2024 (**Appendix J**)
- Traffic and Parking Impact Assessment Report, prepared by ParkTransit (**Appendix K**)
- Structural Statement prepared by ACOR Consultants, dated 10 October 2024 (**Appendix L**)
- Stormwater and Flooding Letter, prepared by Stantec dated 6 November 2024 (**Appendix M**)
- Hydraulic Services Report and Plans prepared by Scentre Group, dated 19 January 2024 (**Appendix N**)
- Electrical Services Report and Plans prepared by Scentre Group, dated 20 December 2023 (**Appendix O**)

1. SITE AND SURROUNDING CONTEXT

The site is located in the suburb of Brookvale in the Northern Beaches Local Government Area (LGA). Brookvale is located approximately 18kms from the Sydney CBD and is identified in the North District Plan as a Strategic Centre.

The site is situated at the junction of several land uses and is characterised by low scale commercial development. Beyond the subject site to the north, to the west and to the east, land use is characterised by industrial development. Low density residential development interspersed by public and private reserves is located at the perimeter of the above described commercial and industrial lands.

A locality diagram indicating the location of the site relative to Sydney CBD is provided at **Figure 1**.

Figure 1 Locality Diagram



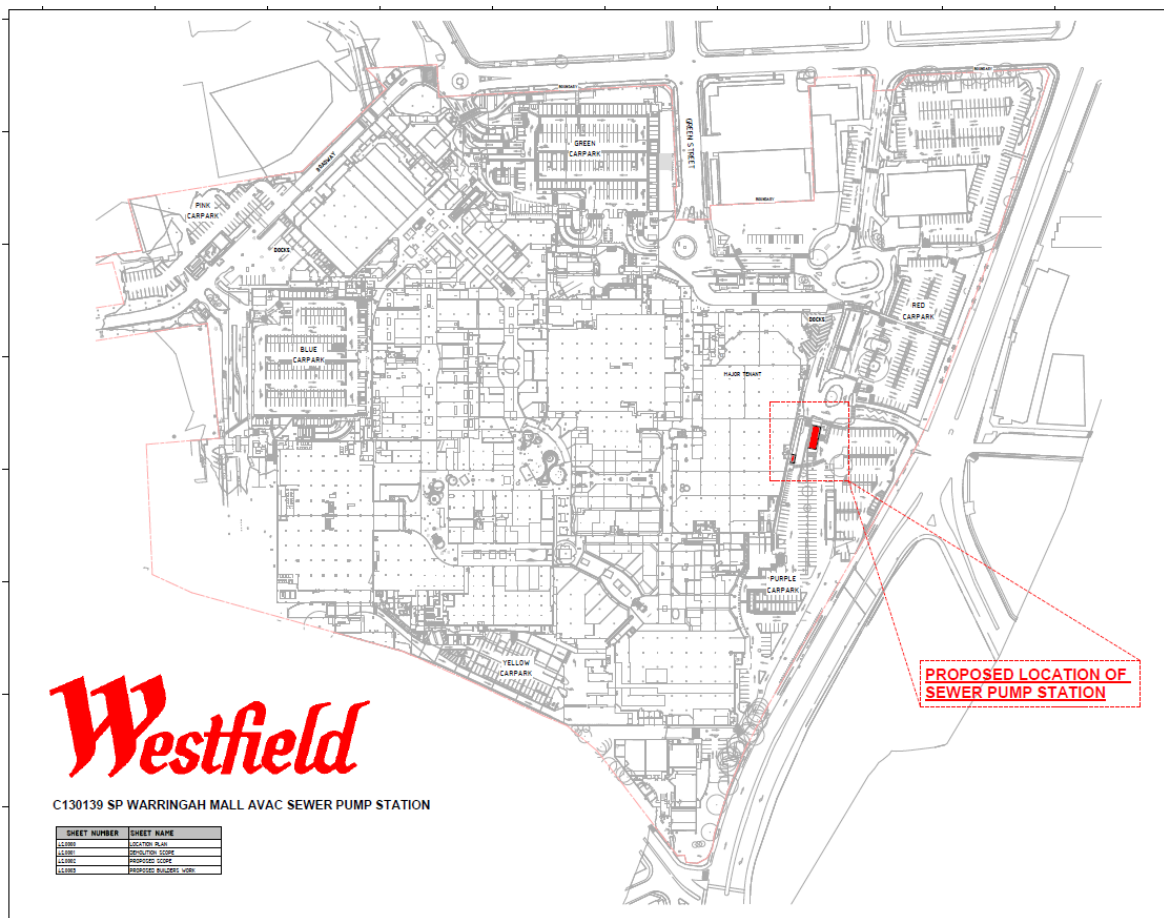
Source: Urbis

The site is situated on a large irregularly shaped parcel of land known as 145 Old Pittwater Road, Brookvale with a legal description of Lot 103/-/DP1247294. The site is bound to the north by Cross Street and adjacent industrial lands, to the south by Old Pittwater Road and to the east by Condamine Street and Pittwater Road. The site area is approximately 170,600 sqm.

The site has a gradual natural slope that falls from the northwest to the southeast of the site and contains limited vegetation, with the only substantial planting located along the street frontages of the site and within the open-air car parking areas. Vehicle access to the site is currently available at several locations along the Old Pittwater Road, Pittwater Road and Cross Street frontages of the site.

The location of the subject DA is shown in **Figure 2**. The proposed works are situated at the ground floor eastern car park, underneath one of the vehicle ramps leading to the next car parking level, see **Figure 3**. This particular car park features a number of loading docks for retail tenancies in the mall, which is accessible to customers via the mall entrance approximately 100m south of the sewer pump.

Figure 2 Location of Subject DA



Source: Nearmap, 2024

Figure 3 – Existing Brick Structure Housing Sewer Station



Source: Google Street View, 2024

2. PROPOSED DEVELOPMENT

The purpose of the proposal is to replace the existing temporary AVAC sewer system vacuum pump with a permanent solution at Westfield Warringah. The existing temporary sewer pump station is over capacity necessitating a permanent solution for the shopping centre. The works require a new inground sewer pump station, macerator and holding pit. The existing temporary pump station is located on the eastern side of the shopping centre adjacent to the car park, and visible as a brick 'box' structure with a small doorway on one side (see Figure 3).

A summary of the scope of the proposed works as follows:

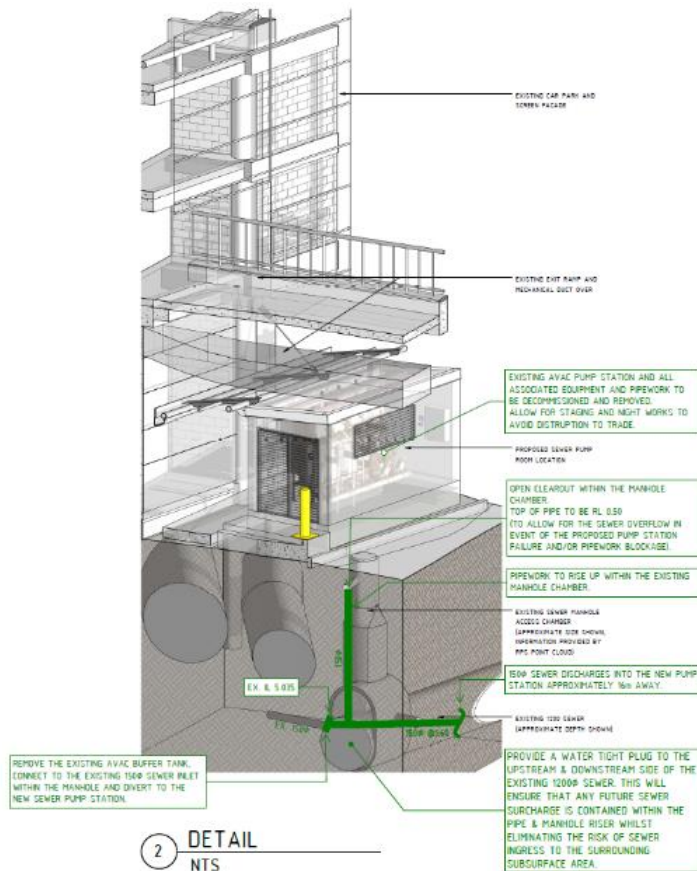
Below-Ground Works:

- Installation of concrete in-ground pump station well (7m X 4m and 6m deep) and tank (6m x 3m);
- Supply and install of a grinder within the well;
- Extension of a new 150mm sewer line to the proposed well (approximately 10m away);
- Install 3 x 100mm pump lines and 2 x electrical conduits from the well to the proposed pump room;
- Install 3 x in ground sewer pumps within the underground tank

Above-Ground Works:

- The demolition of existing bitumen car-park area including kerb & gutter, concrete hardstand areas and associated garden bed;
- Reinstall kerb, gutter, bitumen and landscaping;
- The relocation of an existing trolley bay;
- Relocation of two existing DDA car parking spaces;
- Existing AVAC pump station and all associated equipment and pipework to be decommissioned and removed;
- Re-connect new 100mm pump out line upstream from the pumps to the existing pump out line at high level;
- Install new 100mm vent pipe for the pump station and terminate 3m above car park's top level.

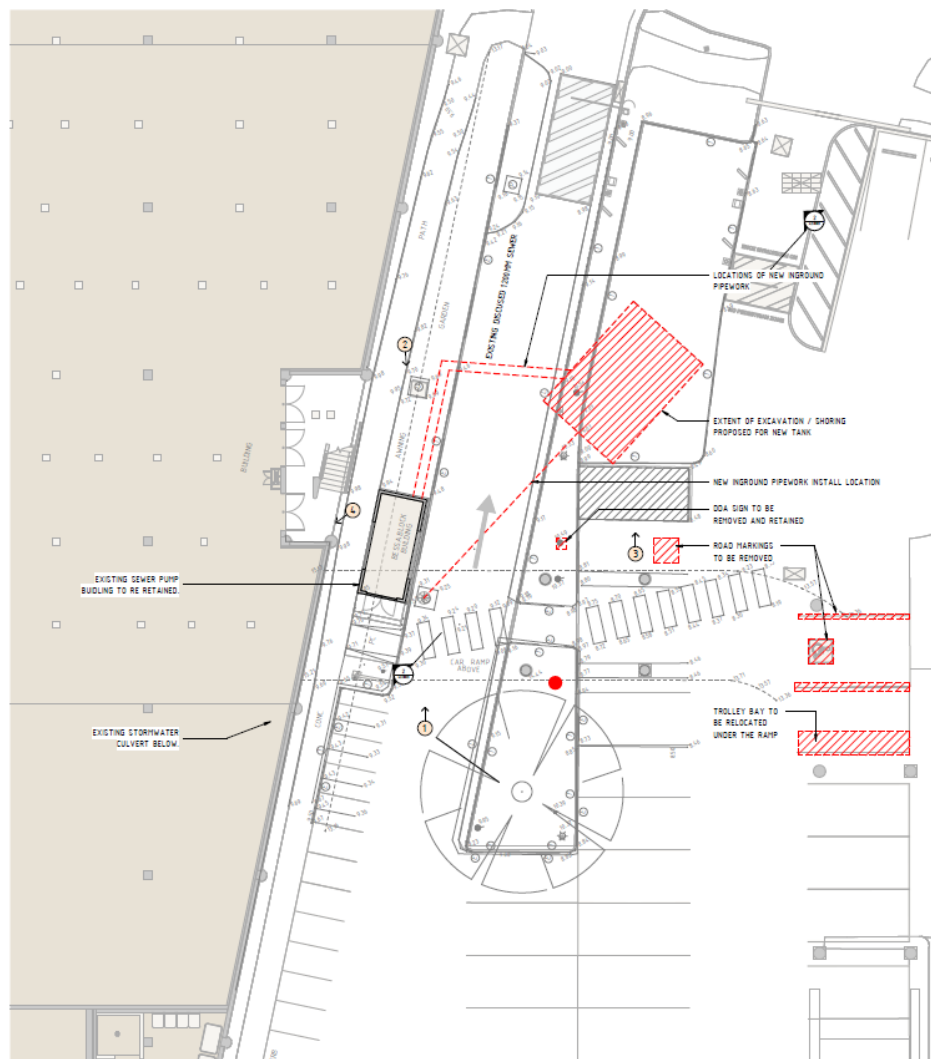
Figure 4 Detailed Elevation from Hydraulic Services Plans



Source: Scentre Group

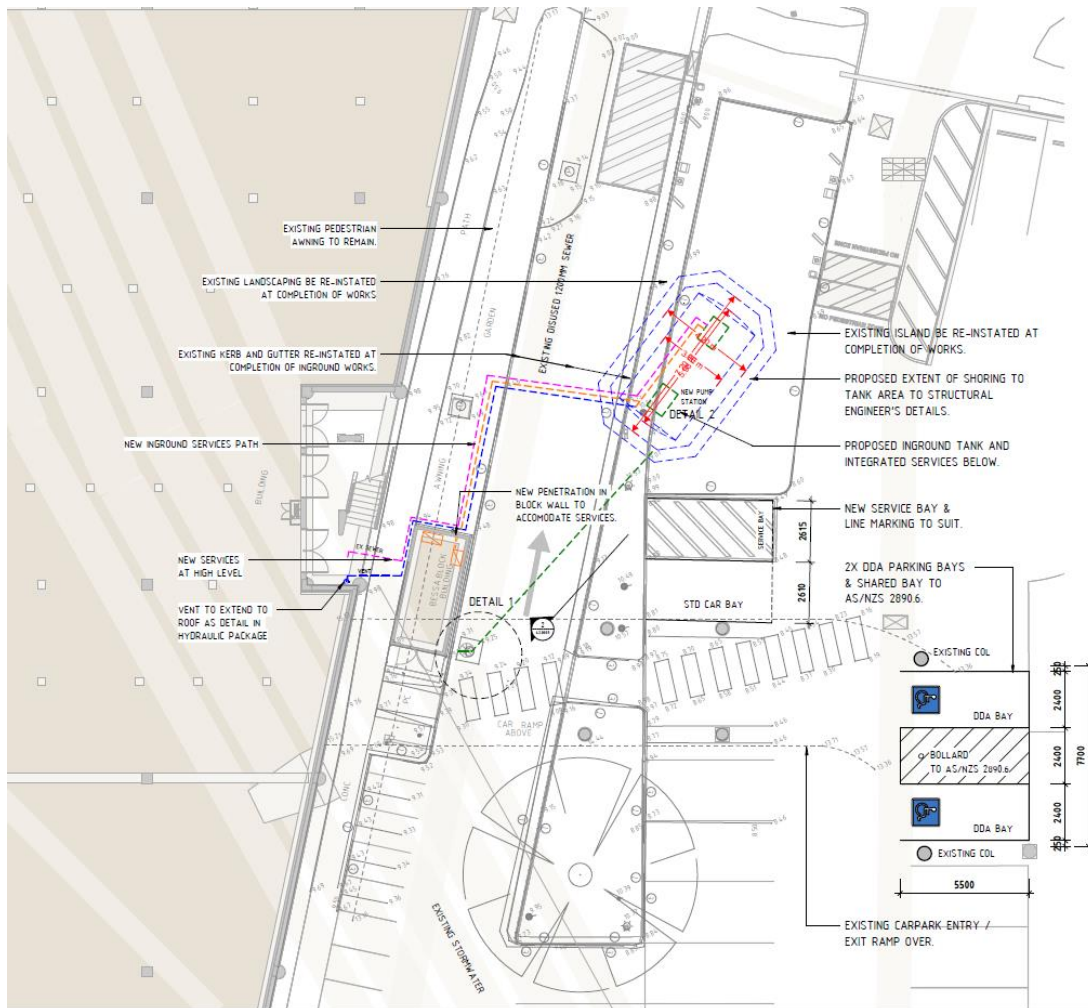
The estimated cost of the development is \$2,896,300.00. A Quantity Surveyor's certificate accompanies the DA. A detailed description of the works is contained within the Architectural Plans and extracts are provided in **Figure 5** and **Figure 6** below.

Figure 5 Sewer Pump Demolition and Excavation Plan



Source: Scentre Group

Figure 6 Sewer Pump Proposed Plan



Source: Scentre Group

There are no changes proposed to the existing above-ground brick structure in **Figure 3**, which houses the sewer station.

Excavation

The maximum excavation depth for the development is up to 6 metres too allow for the appropriate dimensions for the in-ground tank. The proposed excavation area is located within the vicinity of a number of large underground stormwater culverts which traverse the site. The works will not encounter or impact any stormwater culverts as identified in the Geotechnical Investigation Report (**Appendix G**).

3. SECTION 4.15 ASSESSMENT

The proposed development has been assessed in accordance with the relevant matters for consideration listed in Section 4.15 of the EP&A Act.

3.1. ENVIRONMENTAL PLANNING INSTRUMENTS

The proposed development has been assessed in accordance with the relevant State and local environmental planning instruments, including:

- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *State Environmental Planning Policy (resilience and Hazards) 2021*
- *Warringah Local Environmental Plan 2011 (WLEP 2011)*

3.1.1. State Environmental Planning Policy (Transport and Infrastructure) 2021

State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP) sets out requirements for various infrastructure works throughout the State. The SEPP requires the referral of certain development applications to Transport for NSW (**TfNSW**) during the DA assessment process.

Clause 2.118 of the Transport and Infrastructure SEPP requires referral to TfNSW in relation to development proposals for land with a frontage to a classified road. While the site is located adjacent to the intersection of two classified roads, being Pittwater Road and Condamine Street, the proposed works are located within the existing car park and are approximately 60m from the street frontage. Therefore, a referral is not required.

3.1.2. State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP) provides a State-wide planning approach for the remediation of land and promotes the remediation of contaminated land to reduce the risk of harm to human health or the environment.

Chapter 4 of the SEPP requires the consent authority to consider whether the land is contaminated and be satisfied that the land is suitable for the proposed development.

The contamination analysis at Appendix G of the Douglas and Partner's Contamination Report states that "*Based on the results of the targeted contamination assessment it is considered that the site is suitable for the proposed AVAC system subject to the implementation*" of their recommendations and mitigation measures.

The Contamination Report concluded that the site is suitable for the proposed AVAC system, subject to the preparation of an Unexpected Finds Protocol (**Appendix H**), and the preparation of an Acid Sulfate Soil Management Plan (**Appendix I**), both of which have been provided.

The Contamination Report also recommended the preparation of a Dewatering Management Plan. The Applicant requests this be required prior to the issue of a Construction Certificate, via a suitable condition of consent.

3.1.3. Warringah Local Environmental Plan 2011

The *Warringah Local Environmental Plan 2011 (WLEP 2011)* is the principle environmental planning instrument applying to the site. The proposal aligns with the relevant zone objectives and complies with relevant development standards, noting that the proposed works have no impact on the existing building height or floor space ratio.

The site is zoned E2 Commercial Centre and commercial premises are permissible with consent. The zone objectives are as follows:

- *To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.*
- *To encourage investment in commercial development that generates employment opportunities and economic growth.*
- *To encourage development that has a high level of accessibility and amenity particularly for pedestrians.*
- *To enable residential development only if it is consistent with the Council’s strategic planning for residential development in the area.*
- *To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.*
- *To recognise and support the role of Brookvale and Frenchs Forest as future employment centres for the Northern Beaches and the role of Warringah Mall as a retail centre of sub-regional significance.*

The proposed replacement of the temporary sewer station with more a permanent solution aligns with the above zone objectives as it will support the function and operation of Warringah Mall, ensuring it can support itself as a sub-regional retail centre.

The following table assesses the compliance of the proposed development with other relevant clauses in the LEP.

Table 1 LEP Compliance Table

Clause	Provision
Clause 4.3 – Height of Building	The proposal does not alter height of existing sewer pump building.
Clause 4.4 – Floor Space Ratio	The proposal does not alter floor space ratio as no increase in GFA is proposed.
Clause 5.10 – Heritage Conservation	There is no heritage items located on site or in close proximity to the proposed works, and the site is not located in a heritage conservation area.
Clause 5.21 – Flooding Planning	Under clause 5.21 of the WLEP 2011: <i>(2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development –</i>

Clause	Provision
	<p>(a) is compatible with the flood function and behaviour on the land, and</p> <p>(b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affection of other development or properties, and</p> <p>(c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and</p> <p>(d) incorporates measures to manage risk to life in the event of a flood, and</p> <p>(e) will not adversely affect the environmental or cause avoidable erosion, siltation, destruction of riparian vegetation or reduction in the stability of river banks or watercourses.</p> <p>An analysis of the stormwater and flooding impacts of the proposal have found that there is no impact on flooding or overland flow paths as a result of the proposed development, beyond what already is already approved and exists on the site. The proposed works will not adversely impact flood behaviours and does not interfere with any stormwater infrastructure above or below the surface.</p>
<p>Clause 6.1 – Acid Sulfate Soils</p>	<p>Under clause 6.1 of the WLEP 2011:</p> <p>(2) Development consent is required for the carrying out of works described in the Table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works.</p> <p>(3) Development consent must not be granted under this clause for the carrying out of works unless an acid sulfate soils management plan as been prepared for the proposed works in accordance with the Acid Sulfate Soils Manual and has been provided to the consent authority.</p> <p>The area of the site subject to the proposed works is identified as being affected by class 4 acid sulfate soils. Given excavation works are proposed, there is opportunity for acid sulfate soils to be disturbed.</p> <p>As recommended in the Contamination Report, an Acid Sulfate Soil Management Plan has been provided to confirm to appropriate management and treatment of soils during excavation. This is provided at Appendix I.</p>
<p>Clause 6.2 – Earthworks</p>	<p>Under clause 6.2 of the WLEP 2011:</p> <p>(3) Before granting development consent for earthworks, the consent authority must consider the following matters –</p> <p>(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,</p> <p>(b) the effect of the proposed development on the likely future use or redevelopment of the land,</p> <p>(c) the quality of the fill or the soil to be excavated, or both,</p> <p>(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,</p>

Clause	Provision
	<p>(e) the source of any fill material and the destination of any excavated material,</p> <p>(f) the likelihood of disturbing relics,</p> <p>(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.</p> <p>The proposed works relate to an above ground sewer pump station and an underground holding tank with associated service connections. The connection between the new system and existing sewer may involve an under bore or possible tranches extending from the proposed tank location. The in-ground tank is understood to have a total excavation area of approximately 28m².</p> <p>A number of assessments on the quality and management of fill and soil have been prepared, including a Geotechnical Report, a Contamination Report, an Acid Sulfate Soil Management Plan, and an Unexpected Finds Protocol. These reports address the source and destination of excavated materials and the likelihood of disturbing relics.</p> <p>Due to the minor nature and location of the proposal, there is no expected impact on the amenity of adjoining properties. The works are necessary to facilitate the ongoing commercial use of Warringah Mall.</p> <p>A brief structural engineer statement has been provided at Appendix L which confirms that there will be no impacts on the structural stability of underground infrastructure following excavation works.</p>

Based on the above, it is considered that the proposal complies with the relevant provisions within the Warringah LEP 2011.

3.2. DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

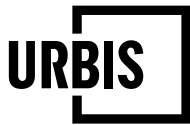
No draft environmental planning instruments are relevant to this proposal.

3.3. DEVELOPMENT CONTROL PLAN

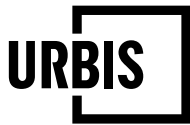
Warringah Development Control Plan 2011 (DCP) provides detailed planning controls relevant to the site and the proposal. An assessment against the relevant controls is provided in the table below.

Table 2 DCP Compliance Table

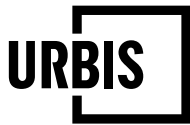
Clause	Provision	Proposed	Complies
Part 4G Warringah Mall			
Design Quality and Excellence	1. Future development on or adjacent to the perimeter of the	The proposed works are primarily located underground, are not located on the perimeter of the site	N/A



Clause	Provision	Proposed	Complies
	site must be designed to positively address the street, relate to the natural environment and create a clear distinction between the public and the private domain.	and are servicing works necessary to the ensure the efficient operation of the mall.	
2.	Future development on the site is to incorporate design elements that optimise the use of natural light and the ambient environment to the pedestrian malls within the centre.	The use of natural light is not necessary due to its nature as sewerage infrastructure.	N/A
4.	New development along the eastern frontage to Pittwater Road/Condamine Street must incorporate a legible pedestrian connection from the street into the centre that is conveniently located in relation to existing bus stops.	The operation of the proposed development will not have an impact on the existing pedestrian connection through the car park to the mall. Once a builder is engaged, the construction methodology will be finalised, and a detailed traffic management plan will be implemented which will assess any impact to pedestrian movements during construction.	Yes
5.	All future development must be designed to strongly and positively reinforce the corners of the site and street alignment and frame the street. Incorporating landmark or distinctive building elements on "Gateway" street corners is encouraged.	The proposed works are not located on the corner of the site and there are no proposed external changes to the existing sewer pump building.	Yes
6.	Long continuous walls are to incorporate design treatments to reduce their visual mass and bulk, Such design treatments may include the use of architectural treatments or elements that serve to provide building articulation and modulation and the use of a	There are no walls proposed as part of the works as the external façade of the pump station building is to remain as existing.	Yes



Clause	Provision	Proposed	Complies
	variety of high-quality external colours and materials.		
	7. Views of the ground level carparking areas must be suitably screened from the street by either landscaping or an appropriate architectural building façade treatment.	Views of the ground level carparking area are not impacted by the proposed works.	Yes
	8. High quality, attractive and durable materials are to be used. The selection of colours is to respond to the natural landscape. A detailed schedule of external colours and finishes, a sample board and photomontages are to be submitted with any application to alter or extend the external facade and roof of Warringah Mall.	The proposed works relate to the development of a necessary piece of infrastructure that is located almost entirely underground. There are no changes proposed to the existing brick structure which houses the sewer pump station and thus there is no visual impact from the car park or surrounding area. There is also existing landscaping around the location which facilitates a natural design element.	Yes
Amenity of Surrounding Residential Properties	27. The development is to be designed and managed so that it does not result in an unreasonable adverse acoustic impact on surrounding and nearby residential properties.	The proposed works relate to the replacement of a pre-existing sewer station with a more permanent solution. The additional proposed holding tank is to be located under-ground. Thus, there will be no adverse acoustic impacts beyond the current approved system.	Yes
Safety and Security	33. Development is to be designed to incorporate and/or enhance opportunities for effective natural surveillance by providing clear site lines between public and private places, installation of effective lighting particularly in public spaces and carparks, and the appropriate landscaping of public areas.	<p>The proposed external works are expected to have no adverse impacts on the existing natural surveillance of the area.</p> <p>The reinstatement of the surrounding landscaping at the completion of the proposed works is expected to have a positive impact on users of the car park.</p>	Yes

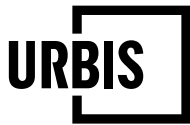


Clause	Provision	Proposed	Complies
	34. The need for technical surveillance which is achieved through mechanical/electronic measures such as the provision of closed circuit television (CCTV), help points and mirrored building panels, it to be addressed in future developments.	The centre currently has over 600 security cameras installed across the centre which will contribute to the security and safety of the replacement sewerage works and its surrounds.	Yes
	35. New development is to be designed to remove any opportunities for the concealment of crime.	There will be no areas of concealment beyond the existing context.	Yes
	36. The incorporation of crime prevention measures in the design of buildings and spaces is not to detract from the quality of the urban design of the development and the streetscape.	The proposed works involve no major changes to the existing external structure concealing the sewer pump station. Due to the minor nature of the proposed works, a CPTED assessment is not required.	Yes
	37. The development is to be consistent with CPTED principles. A report providing an assessment of the proposal against CPTED principles is to be submitted with all development applications for additions to Warringah Mall.	The proposed works involve no major changes to the existing external structure concealing the sewer station. Due to the minor nature of the proposed works, a CPTED assessment is not required.	Yes
	38. A draft Operational Plan of Management that outlines the potential measures to be implemented to ensure the safety and security of the public is to be submitted with any development application involving a major expansion of Warringah Mall.	The proposal involves minor sewerage works to support the operation of the Warringah Mall, thus no Operational Plan of Management is required.	Yes

Clause	Provision	Proposed	Complies
Social Impacts	39. A Social Impact Assessment (SIA) is to be submitted with a development application where there is the likelihood that the proposed development may significantly impact on the following matters:	The proposal involves minor infrastructure works as ancillary development to the Warringah Mall, thus no additional measures are required to ensure safety and security beyond what already exists throughout the centre.	Yes
Road Infrastructure	40. Significant additions to the floor area on the site will only be supported if traffic modelling is submitted with the development application which demonstrates that the surrounding road network can accommodate the additional traffic generated and that the network can continue to operate at a satisfactory level as determined by Council and the RTA.	The proposal does not result in an increase to the GFA.	Yes
	41. New development applications for the significant expansion of Warringah Mall are to identify road upgrades and traffic management works in areas adjoining and nearby to the site to adequately accommodate growth in vehicle movements to and from the site.	The proposed works are minor in nature and will not increase vehicle movements.	Yes
	42. Future development is to incorporate measures to improve vehicle circulation within the site, where relevant.	A Traffic Statement has been prepared as a part of this development application to demonstrate potential impacts and mitigation measures to traffic flow in the car park for the duration of the construction works (Appendix K).	Yes
	43. Vehicle access points from surrounding roads shall be	Vehicle access points remain unchanged from that approved. No other vehicle access points are	Yes

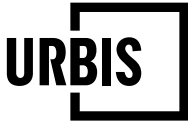
Clause	Provision	Proposed	Complies
	provided in accordance with Figure 10.	proposed as part of this application.	
	44. No additional vehicular entries are permitted from Pittwater Road or Condamine Street excluding any future access or egress arrangements for buses associated with the proposed new bus interchange.	The proposal does not seek to change the existing building entry points.	Yes
Pedestrian Access	45. Main building entry points are to be clearly visible from primary street frontages and enhanced as appropriate with awnings, building signage or high-quality architectural features that improve the clarity of a building's address and contribute to visitor and occupant safety and amenity.		
	46. New development is to ensure that existing pedestrian links from the surrounding area into the site are strengthened in the locations shown in Figure 11.	The operation of the proposed development will not have an impact on the existing pedestrian connection through the car park to the mall. Once a builder is engaged, the construction methodology will be finalised, and a detailed construction traffic management plan will be implemented which will manage pedestrian movements during construction.	Yes
	47. New development shall incorporate measures to achieve safe and continuous paths of travel from existing or proposed bus stops to the Shopping Centre and throughout Warringah Mall.	The traffic study undertaken to inform the Traffic Impact Statement at Appendix K found that the proposal does not generate any increase in safety risk to pedestrians or drivers.	Yes

Clause	Provision	Proposed	Complies
	3. Safe pedestrian access is to be provided through the car parks.	The traffic study undertaken to inform the Traffic Impact Statement at Appendix K found that the proposal does not generate any increase in safety risk to pedestrians or drivers. There is no modification proposed to pedestrian links through the car park.	Yes
Parking Facilities	52. Car parking is to be provided at the rate of 4.1 spaces per 100 square metres of Gross Leasable Floor Area unless it can be demonstrated that a lesser rate can still achieve sufficient parking provision to meet the needs of the shopping centre.	The proposal results in no increase to the GFA or Gross Leasable Floor Area, thus no additional parking spaces are required. The proposal involves the relocation of two existing DDA car parking spaces, however, does not propose a change to existing car parking spaces at the site.	Yes
Stormwater Management	58. Water quality control measures are to be provided in accordance with the adopted Northern Beaches Stormwater Management Plan and Council's Water Sensitive Urban Design Policy.	There is no impact to the existing stormwater arrangements or culverts as a result of this proposal. There will also be no impacts to flow paths as a result of the proposal.	Yes
	59. Ground level development is to be avoided in the locations of the proposed concept drainage augmentation system as conceptually illustrated in Figure 12 and in accordance with Council policy PAS – PL 130: Building Over or Adjacent to Constructed Council Drainage System and Easements.	As above.	Yes
	60. Ensure that all new development of the site does not adversely impact upon the stormwater drainage system and any	As above.	Yes



Clause	Provision	Proposed	Complies
	overland flow path through the site.		
61.	Ensure that all new development on the site does not adversely affect flooding conditions in existing development located both internal and external to the site.	As above.	Yes
62.	New buildings or extensions involving habitable areas are to be designed to prevent the entry of stormwater for floods up to 100 year ARI and all new habitable floor levels are to have a 500mm freeboard to the 100 year ARI flood.	The proposal does not include new buildings or extensions involving habitable areas.	N/A
63.	Structural measures are to be implemented on the site as part of any significant alterations to existing buildings that will ensure affected habitable floor levels a 300mm freeboard to the 100 year ARI flood.	The proposal does not seek to make any significant alterations to the existing building.	N/A
64.	Structural measures are to be implemented on the site that ensure that overland flows are conveyed through the site in a low hazards nature for floods up to 100 year ARI. All new structural measures are to be confined, as far as is deemed practical, to the site.	There is no impact to stormwater arrangements or culverts as a result of this proposal. There will also be no impacts to flow paths as a result of the proposal.	Yes
Environmental Sustainability	65. Development involving an increase in floor space is to achieve a 'Green Star' rating (or equivalent) reflecting Australian	The is no proposed increase to the GFA.	N/A

Clause	Provision	Proposed	Complies
	'Best Practice' in environmentally sustainable design and construction for retail centres.		
	66. Shading devices are to be incorporated where practical, to reduce solar energy loads.	The awning located above the sewerage station is to be retained.	Yes
	67. Buildings are to be designed and orientated to maximise the use of daylight and solar energy for illumination. This may be achieved through the provision of light wells, skylights and voids.	The proposal does not involve the alteration of the building design or orientation. Due to the nature of the proposed works, this provision is not relevant.	N/A
	68. The thermal performance of buildings is to be optimised by using efficient methods of heating and cooling such as insulation and passive solar access.	The proposed works involve the replacement of an existing sewer station, and therefore this provision is not relevant to the proposal.	N/A
	4. The following water saving measures are to be incorporated into all development: <ul style="list-style-type: none"> a. Water fixtures (low flow shower heads and taps, dual flush toilets, low flush/waterless urinals, etc) are to be 3 stars (WELS Scheme) or better rated. b. Stormwater capture and reuse, including water quality management to be in accordance with Council's Policy Water Sensitive Urban Design. c. Select water efficient plants and / or locally indigenous vegetation. 	The proposed works involve the replacement of an existing sewerage station and are minor in nature and therefore additional ESD measures are not proposed.	N/A



Clause	Provision	Proposed	Complies
	d. Use recycled or harvested rainwater for watering new gardens and landscape features.		

Based on the above, it is considered that the proposal complies with the relevant provisions within the DCP.

3.4. PLANNING AGREEMENT

No planning agreements are relevant to this proposal.

3.5. REGULATIONS

This application has been prepared in accordance with the relevant provisions of the *Environmental Planning and Assessment Regulations 2021*.

3.6. LIKELY IMPACTS OF THE PROPOSAL

The proposed development has been assessed considering the potential environmental, economic and social impacts as outlined below:

3.6.1. Traffic and Pedestrians

A Traffic and Parking Impact Assessment Report (TPIAR) has been prepared by Park Transit (Appendix K) to detail the traffic and parking impacts of the proposed works during construction and operation.

The proposal requires relocation of two existing accessible car parking spaces located near the entrance to the mall as shown in Figure 5 and Figure 6. There is no change proposed to the on-site parking numbers and no change to the exiting access and driveway arrangements onto the surrounding road network. The relocated accessible car parking spaces will maintain compliance with the relevant accessibility standards.

The construction stage will require a total of 15 car parking spaces to be temporarily removed to accommodate waste storage and collection of construction materials. All parking spaces will be reinstated at the conclusion of the construction period.

Additionally, the existing exit lane leading back to Pittwater/Condamine Road will also be closed during the construction period. The construction period is expected to take 12 weeks. To assist with traffic circulation within the car park, an interim break in the parking aisle will be introduced to allow visitors to recirculate and exit the car park via the existing exit connecting Old Pittwater Road. The existing Old Pittwater Road exit is currently used by the service vehicles and visitors accessing the site. A detailed Construction Traffic Management Plan will be prepared prior to the commencement of works, once a contractor has been appointed.

The TPIAR concludes the proposal will not generate any increase in safety risk to pedestrians or drivers and will not negatively impact current traffic conditions.

3.6.2. Acid Sulfate Soils

The area of the site subject to the proposed works contains class 4 acid sulfate soils (**ASS**). Given the proposal requires the excavation of soils, ASS will be encountered during the proposed works. The Contamination Investigation by Douglas and Partners (**Appendix G**), recommends that all fill be treated as potential ASS during excavation, and be managed in accordance with the ASS Management Plan at **Appendix I**.

3.6.3. Flooding

Stantec have prepared a Flood Statement (**Appendix M**) to assess the potential flood impacts of the proposed development. The site is located on a floodplain in the Brookvale Creek catchment. The creek was stabilised following the construction of a culvert which runs underneath the mall and surfaces at the Warringah Golf Club.

The Flood Statement determined the proposed works do not result in a change to the ground configuration at the pump station and therefore would not result in any adverse impacts in a 1% AEP flood event. The works are proposed in the flood fringe, where modelling indicates that flood depths are generally less than 300mm with very low velocities under 0.5m/s. The subject area has a low flood hazard rating. Therefore, the Flood Statement recommends that any short-term risks associated with construction in a flood zone be managed through compliance with a Safe Work Method Statement to be prepared by the appointed contractor.

3.6.4. Structural

The proposed underground works comply with relevant Australian Standards and will have no adverse structural impacts to nearby buildings. See Structural Statement at **Appendix L** for further detail.

3.6.5. Other Impacts

Natural and Built Environment:

The proposed works relate to the replacement of an existing temporary AVAC sewer system vacuum pump with a permanent solution. Due to the minor nature of the works and the pre-existing infrastructure, there is to be no adverse impacts on the natural and built environment beyond the current context of the site.

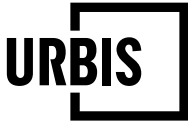
Social and Economic:

The social and economic impacts of the proposal are positive with respect to strengthening the function of Warringah Mall as a sub-regional retail centre. The existing temporary sewer pump station is over capacity, necessitating a permanent solution for the shopping centre.

3.7. SUITABILITY OF THE SITE

The site is considered highly suitable for the proposed development for the following reasons:

- The subject site is zoned E2 Commercial Centre, ancillary infrastructure works are permissible with consent in this zone.
- The proposal achieves a high level of compliance with the relevant State and local environmental planning instruments.



- The proposed sewerage station replacement is required to improve the function of the existing centre.

3.8. SUBMISSIONS

It is acknowledged that submissions arising from the public notification of this application will need to be assessed by Council.

3.9. PUBLIC INTEREST

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

- The proposal is required to improved existing infrastructure and enables the mall to efficiently function as a retail centre.
- The proposal will benefit the wider community through providing updated supporting infrastructure to the mall. The proposal provides improved landscaping around the works, enhancing the appearance, function and amenity of the site without causing any built form impacts to surrounding receivers.
- There are no changes to the existing pump station building, ensuring the proposal is consistent with the existing character of the area.

Having regard to the above and the suitability of the site for the proposed development, we consider the proposal upholds the public expectations for a functioning and modern shopping centre on the site.



4. CONCLUSION

The proposed replacement of sewerage infrastructure at Westfield Warringah has been assessed in accordance with section 4.15 of the EP&A Act and is considered appropriate for the site and the locality as summarised below:

- The proposal satisfies the applicable planning controls and policies.
- The proposal will not result in any adverse environmental impacts that cannot be appropriately managed as supported by the technical assessment.
- The proposal upgrades existing infrastructure, which is temporary, outdated and no longer suitable to cater to the ongoing operation of the mall.
- The proposal supports the function and efficient operation of the mall.

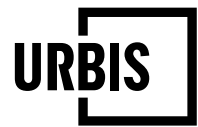
Having considered all relevant matters, we conclude that the proposed development is appropriate for the site and approval is recommended, subject to appropriate conditions of consent.

Please do not hesitate to contact me should you wish to discuss our application in greater detail.

Yours sincerely,

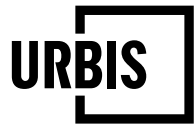
A handwritten signature in black ink that reads "Ella Grimson". The signature is written in a cursive, flowing style.

Ella Grimson
Assistant Planner
+61 2 8424 5155
egrimson@urbis.com.au



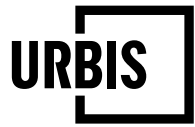
APPENDIX A

OWNER'S CONSENT



APPENDIX B

COST SUMMARY REPORT



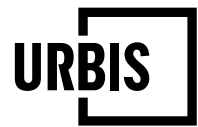
APPENDIX C

ARCHITECTURAL PLANS



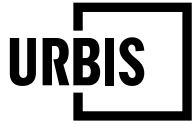
APPENDIX D

SURVEY PLAN



APPENDIX E

TOPOGRAPHIC SURVEY



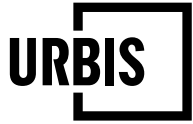
APPENDIX F

GEOTECHNICAL INVESTIGATION



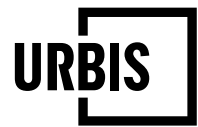
APPENDIX G

TARGETED CONTAMINATION ASSESSMENT



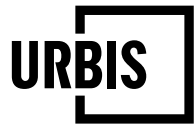
APPENDIX H

UNEXPECTED FINDS PROTOCOL



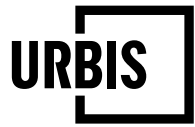
APPENDIX I

ACID SULFATE SOILS MANAGEMENT PLAN



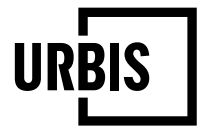
APPENDIX J

WASTE MANAGEMENT PLAN



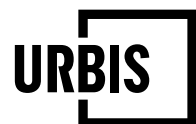
APPENDIX K

TRAFFIC STATEMENT



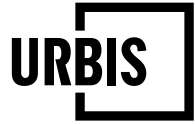
APPENDIX L

STRUCTURAL STATEMENT



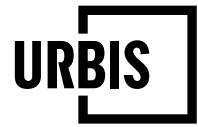
APPENDIX M

STORMWATER AND FLOODING LETTER



APPENDIX N

HYDRAULIC SERVICES REPORT



APPENDIX O

ELECTRICAL SERVICES REPORT

