

Statement of Environmental Effects

Unit 27/1-3 Jubilee Ave Warriewood



Use of industrial unit as dog day care and grooming parlour

June 2019

Statement of Environmental Effects prepared by:

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In respect of the following Development Application:

Land to be developed: Unit 27, 1-3 Jubilee Ave Warriewood

Proposed development: Use of industrial unit as dog day care and grooming parlour.

Declaration: I declare that I have prepared this Statement and to the best of my knowledge:

1. The Statement has been prepared in accordance with clause 4.12 of the EP & A Act and Clause 50 of the EP & A Regulations.
2. The Statement contains all available information that is relevant to the environmental assessment of the development to which this Statement relates, and
3. That the information contained in the Statement is neither false nor misleading.



Signature:

Name: Damian O'Toole
Date: June 2019



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1.0 Introduction

This Statement is submitted in support of a development application, which seeks the fit-out and use of the premises as a dog day care and grooming parlour.

In summary the proposed works will:

- Utilise an existing industrial building located within an industrial complex for a permissible and low impact use.
- No residents are in very close proximity to the site.
- Provide a useful service.
- Provide employment opportunities.
- The use operates during the daytime. No dogs are kept at the premises overnight.
- No physical works are proposed to exterior of the unit. Some minor fit-out works are proposed.
- Commercial waste is collected by a contractor daily or when needed.

This report has been prepared, on behalf of the applicant. This Statement has been prepared pursuant to Section 4.12 of the Environmental Planning and Assessment Act, 1979 and Clause 50 of the Environmental Planning and Assessment Regulation, 2000. The purpose of this document is to describe the existing improvements on the site, detail the proposed development, review the applicable planning regime relating to the proposal, assess the degree of compliance and examine the environmental effects of the development when measured against the Evaluation Criteria prescribed under Section 4.15 of the Environmental Planning and Assessment Act, 1979. In respect of the assessment of the proposal, where impacts are identified, measures proposed to mitigate any harm to environmental amenity have been addressed in this report.

The proposed development is permissible with Council's consent in the Light Industrial IN2 Zone under the Pittwater Local Environmental Plan 2014. The proposal complies with Council's Codes and Policies. An assessment of the proposed development has not identified any unreasonable adverse environmental impacts likely to arise as a result of the proposal. It is therefore recommended that consent for the proposed development is granted subject to Council's standard conditions.

2.0 Site Location and Description

The site comprises a unit within the Warriewood Industrial Estate.

The estate contains a mixture of light industrial uses.

There is communal car parking and car parking allocated to each unit within the industrial estate. The subject unit has 5 spaces allocated to it. Along Jubilee Road are additional parking spaces.

The subject lot has a floor area of approximately 366m².

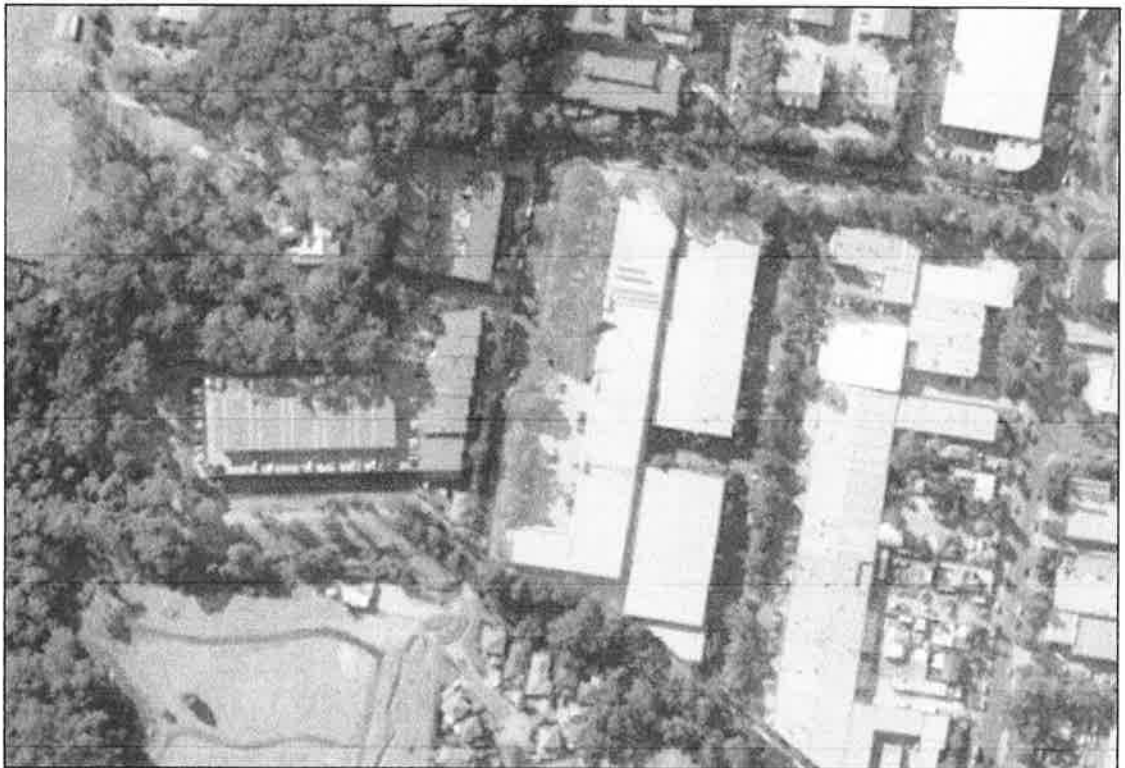


Figure 1: Location Map

The closest residences are located on Burt Close approximately 50m south of the subject unit.

3.0 Photographs of Subject Site



Figure 2: Unit demonstrating allocated parking.



Figure 3: Internal areas will be largely retained.



Figure 4: Internal areas will be largely retained. Internal partitioning and some works are provided.



Figure 5: Internal areas will be largely retained. Internal partitioning and some works are provided.

4.0 Proposed Development

The proposal seeks the fit-out and use of the premises as a dog day care and grooming parlour. The fit-out works are minor and do not affect the exterior of the building.

Operation

The use will operate from 7am to 5.30pm daily.

The use will employ 5 people with up to 3 being on-site at any time.

The use will provide a dog day care facility and a dog grooming parlour. No dog will be kept at the premises overnight.

Up to 8 dogs will be catered for in the day care facility and 2 dogs in the grooming parlour at any one time.

Patrons to the day care facility will generally drop off their dogs in the early morning, between 7am and 8am, and collect their dogs between 5pm and 5.30pm. The use will also offer a service to pick up and drop off dogs also.

The unit has 5 on-site parking spaces within the development. These will be used by staff and patrons for drop offs/pick ups and whilst dogs are being groomed.

Physical Works

The physical works proposed are;

- New partition to create dog grooming area.
- Dog enclosure with drainage capability and tanks to collect dog waste (tanks are emptied by commercial contractor).

No works are provided to the exterior of the unit.

No signage is proposed. Signage will be part of a separate DA if required.

5.0 Statutory Planning Considerations

The Environmental Planning and Assessment Act 1979 is the principal planning legislation in NSW. Section 4.15 of the Act specifies the matters that the consent authority must consider when determining any development application.

- Provisions of any environmental planning instrument – S4.15(1) (a) (i)
- Provisions of any draft environmental planning instrument - S4.15(1) (a) (ii)
- Provisions of any development control plan - S4.15(1) (a) (iii)
- Provisions of the Regulations - S4.15(1) (a) (iii)
- The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts on the locality - S4.15(1) (b)
- The suitability of the site for development - S4.15(1) (c)
- Any submissions made in accordance with the Act or Regulations - S4.15(1) (d)
- The public interest - S4.15(1) (e).

Following is an assessment of the matters of relevance referred to in Section 4.15 (1) of the Act

5.1 S.4.15(1)(a) Provisions of any environmental planning instrument, draft instrument, development control plan or matter prescribed by the regulations

The planning instruments of relevance to this application are:

- Pittwater Local Environmental Plan 2014 (LEP 2014);
- Pittwater Development Control Plan (DCP).

5.1.1 Pittwater – Local Environmental Plan 2014 (LEP 2014)

The Pittwater Local Environmental Plan 2014 is the comprehensive Local Environmental Plan applying to the site.

Relevant provisions of LEP 2014 are considered below.

Pittwater LEP 2014

Clause/Requirement	Summary of proposal	Compliance?
Zone IN2 Light Industrial		
Objectives: <ul style="list-style-type: none"> • To provide a wide range of light industrial, warehouse and related land uses. • To encourage employment 	The proposed dog care and grooming facility is a permissible use and is considered to be a suitable use within the zone.	Complies.

<p>opportunities and to support the viability of centres.</p> <ul style="list-style-type: none"> • To minimise any adverse effect of industry on other land uses. • To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area. • To support and protect industrial land for industrial uses. • To enable a range of compatible services, community and recreation uses. • To accommodate uses that, because of demonstrated special building or site requirements or operational characteristics, cannot be or are inappropriate to be located in other zones. • To provide healthy, attractive, functional and safe light industrial areas. <p>Uses permitted with consent – Animal boarding or training establishments</p> <p><i>animal boarding or training establishment means a building or place used for the breeding, boarding, training, keeping or caring of animals for commercial purposes (other than for the agistment of horses), and includes any associated riding school or ancillary veterinary hospital.</i></p>	<p>The use can operate without detriment to amenity.</p> <p>The use will provide a useful service to people in the area.</p> <p>The use is entirely compatible with surrounding uses.</p> <p>NA</p> <p>NA</p> <p>The use falls most readily into the Animal Boarding or Training Establishment and is permissible.</p>	<p>Complies.</p> <p>Complies.</p> <p>Complies.</p> <p>Complies.</p> <p>Complies.</p> <p>Use is permissible.</p>
<p>4.3 Height of buildings</p>		
<p>((1) The objectives of this clause are as follows:</p> <p>(a) to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,</p> <p>(b) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,</p>	<p>Works do not increase building height. There are no works proposed above the building height control.</p>	<p>Complies.</p>

<p>(c) to minimise any overshadowing of neighbouring properties,</p> <p>(d) to allow for the reasonable sharing of views,</p> <p>(e) to encourage buildings that are designed to respond sensitively to the natural topography,</p> <p>(f) to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.</p> <p>(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map = 11m</p>		
4.4 Floor space ratio		
<p>(1) The objectives of this clause are as follows:</p> <p>(a) to ensure that buildings, by virtue of their bulk and scale, are consistent with the desired character of the locality,</p> <p>(b) to minimise adverse environmental effects on the use and enjoyment of adjoining properties and the public domain,</p> <p>(c) to minimise any overshadowing and loss of privacy to neighbouring properties and to reduce the visual impact of any development,</p> <p>(d) to maximise solar access and amenity for public places,</p> <p>(e) to minimise the adverse impact of development on the natural environment, heritage conservation areas and heritage items,</p> <p>(f) to manage the visual impact of development when viewed from public places, including waterways,</p> <p>(g) to allow for the reasonable sharing of views.</p> <p>(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map = 1:1</p>	<p>The works will not increase GFA and therefore FSR is unaffected.</p>	<p>Complies.</p>

5.1.2 Pittwater – Development Control Plan

Pittwater Development Control Plan contains more specific planning controls than contained within LEP 2014.

The most relevant sections of these documents are considered below.

Warringah DCP 2011

Clause/Requirement	Summary of proposal	Compliance?
A4.14 Warriewood Locality		
<p>Desired Character</p> <p>The Warriewood locality will remain characterised by a mix of residential, retail, commercial, industrial, recreational, and educational land uses.</p> <p>Existing residential areas will remain primarily low-density with dwelling houses a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape. Secondary dwellings can be established in conjunction with another dwelling to encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations. Any dual occupancies (detached) will be located on the valley floor and lower slopes that have less tree canopy coverage, species and habitat diversity and fewer other constraints to development. Any medium density housing will be located within and around commercial centres, public transport and community facilities.</p> <p>Warriewood Square will meet the retail needs of the local and regional community as well as some smaller</p>	<p>The use is appropriate in the context of the industrial estate.</p> <p>The use will contribute to uses in the area without detriment to surrounding uses.</p> <p>The character and amenity of the Warriewood locality is maintained.</p>	<p>Complies.</p>

neighbourhood centres.		
<p>Future development will maintain a building height limit below the tree canopy and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with the development. Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development will be designed to be safe from hazards.</p>		
B3.2 Bushfire Hazard		
The proposed use does not fall into the categories of uses to which this clause applies.	Does not apply to dog day care or grooming facilities.	NA
B3.11 Flood Prone Land		
<p>Controls</p> <p>The purpose of this Part is to guide development in accordance with the objectives and processes set out in the NSW Government's Flood Prone Land Policy as outlined in the NSW Government, Floodplain Development Manual, 2005.</p> <p>Development to which this Part applies must comply with the performance criteria set out in clause 1.1.</p> <p>Form A and A1 (Attachment A of Northern Beaches Council's Guidelines for preparing a Flood Management</p>	Works are minor and will not affect the site's ability to manage water flow.	Complies.

Report) is to be completed and submitted to Council		
Development that satisfies the prescriptive controls in clause 1.2 is deemed to have satisfied clause 1.1.		
C2 Design Criteria for Business Development		
C2.1 Landscaping	No landscaping is proposed or affected by the proposal.	Complies.
C2.2 Safety and Security	Works will contribute to casual surveillance in the immediate area.	Complies.
C2.8 Energy and Water Conservation	Works will utilise efficient water and light fittings.	Complies.
C2.9 Waste and Recycling Facilities	Existing waste and recycling facilities within the complex will be used for regular waste. Dog waste will be trapped and collected by a specialist commercial contractor.	Complies.
C2.11 Signage	No signage is proposed as part of this DA. When a signage strategy is developed a DA will be submitted for new signage should it be required.	Complies.
C2.12 Protection of Residential Amenity	Works do not have adverse impact to any neighbours privacy, solar access, outlook or view loss.	Complies.

5.2 S.4.15(1)(b) Impact on the Environment

The proposed development is appropriate for the site given the relevant planning requirements, the existence of similar developments in the neighbourhood and because there are no negative impacts on neighbours to the site.

The development is considered to be in keeping with the character of the locality, and provides employment opportunities within this already industrial area.

Relationship to adjoining development

The proposed use will have minimal adverse environmental impacts in relation to adjoining properties.

The site is sufficiently removed from residential properties and has minimal impacts that these residences will not be unduly impacted.

In this regard, adverse environmental impacts on adjoining uses will be minimal.

5.3 S.4.15(1)(c) Suitability of the Site

Having regard to the characteristics of the site and its location, the proposed development is considered appropriate in that:

- It is consistent with the objectives of the Industrial Zone,
- The proposed development does not have any significant adverse environmental impacts in relation to adjoining properties.

As demonstrated throughout this Statement of Environmental Effects, the proposed development will not result in any significant adverse environmental impacts.

5.4 S. 4.15(1)(e) The Public Interest

The proposal is appropriate and compatible with adjoining uses. There are minimal impacts to any neighbours of the site.

Consequently, the proposal is in the public interest.

6.0 Conclusion

The proposed development is permissible with consent and is consistent with the planning objectives for the area. The proposal is also consistent with the requirements for the Industrial area, in providing a low impact use that is compatible with neighbouring uses.

The use will create employment opportunities and provide within the local area.

No residence will be affected by the works given the distance of the site from the closest affected residences.

The proposal complies with the principal planning controls for the zone.

In light of the significant merits of the proposal and the absence of any adverse environmental impacts, it is recommended that Council grant consent to this development, subject to appropriate conditions of consent.