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Our ref: 19644

26 March 2020

The General Manager  
Northern Beaches Council  
PO Box 82  
MANLY NSW 1655

Dear Sir/Madam,

**RE: DA for Alterations and Additions to the Existing BP Service Station at 632 Warringah Road, Forestville NSW 2087**

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## 1 INTRODUCTION

KDC Pty Ltd (KDC) have prepared this Statement of Environmental Effects (SEE) on behalf of BP Australia Pty Ltd (BP) for the proposed alterations and additions to the existing service station at 632 Warringah Road, Forestville 2087.

This Statement of Environmental Effects (SEE) describes the site, its environments, the proposed modification and an assessment of the proposal in terms of the matters for consideration under Section 4.15 of *the Environmental Planning and Assessment Act 1979* (EP&A Act 1979). Refer to Architectural Plans prepared by Richmond and Ross Pty Ltd at Appendix A for full details.

This SEE, including attachments, provides an overall comment on the proposal.

## 2 THE SITE AND SURROUNDS

The site is located on Warringah Road abutting the intersection with Darley Street. Ingress and egress to the site is provided via the two existing vehicular crossovers located on Warringah Road. The site is legally described as Lot 100 in DP1215813 and generally known as 632 Warringah Road, Forestville. Refer to Figures 3 and 4 for details of the site and its surrounds.

The site currently contains a BP service station, convenience store, ATM and associated car parking. Surrounding land uses are predominately of residential nature. The Forestville Public School, Forestville Library and a small commercial area is located approximately 200m to the south of the site.

Refer to the following photographs for the existing site and surrounding uses.

Figure 1 – Site Aerial (Source: Google Maps)



Figure 2 – Site Cadastre (Source: Six Maps)





**Photograph 1 – View of Existing Site from Warringah Road (Source: Google Maps)**



**Photograph 2 – Residential Dwellings directly adjacent to the Site along Warringah Road (Source: Google Maps)**



**Photograph 3 – Residential Dwellings directly across the Site along Warringah Road (Source: Google Maps)**



### 3 PROPOSAL

The proposed development is for alterations and additions to the existing BP service station. The proposed alterations and additions reflect BP upgrades across NSW and the new food offering. It is noted that the works only affect the convenience store portion of the site.

The proposed works specifically involve:

- + Internal alterations including new food preparation area, benches, oven and communal seating;
- + Façade treatment including installation of vertical timber panelling on awning and new finishes;
- + 2 x new illuminated poster boards on western elevations; and
- + 1 x new wall sign on the southern elevation
- + Other minor works as identified on the plans at Appendix A.

It is noted that the proposed works do not increase the existing ground floor area of the convenience store. The proposal will not impact operational factors such as deliveries and waste management, operational hours and staffing. Additionally, the proposal will not alter existing access to the site. Refer to the Architectural Plans at Appendix A for full details of the proposed works.

### 4 LEGISLATION AND PLANNING CONTROLS

The following legislation, Environmental Planning Instruments (EPI's) and Development Control Plan (DCP) are relevant to the proposed development and have been addressed below:

- + Environmental Planning and Assessment Act 1979;
- + State Environmental Planning Policy No 64 – Advertising and Signage;
- + Warringah Local Environmental Plan (WLEP) 2011 and
- + Warringah Development Control Plan (DCP) 2011.

#### 4.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (EP&A ACT 1979)

The proposal is subject to the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979). Section 4.15 of the EP&A Act 1979 provides criteria which a consent authority is to take into consideration, where relevant, when considering a DA. An assessment of the DA, in accordance with the relevant matters prescribed under Section 4.15 (1), is provided within this SEE.

#### 4.2 STATE ENVIRONMENTAL PLANNING POLICY NO 64 – ADVERTISING AND SIGNAGE

As stated in Section 3, approval is sought for new and replacement signage in an effort to reflect the state ide upgrades and new food offering. The signs will relate only to the use within the tenancy and feature business identification content.

It is considered that the signage scheme proposed is consistent with the requirements outlined within SEPP 64 as detailed below.

Clause 8 of SEPP 64 states the following:

*"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.”

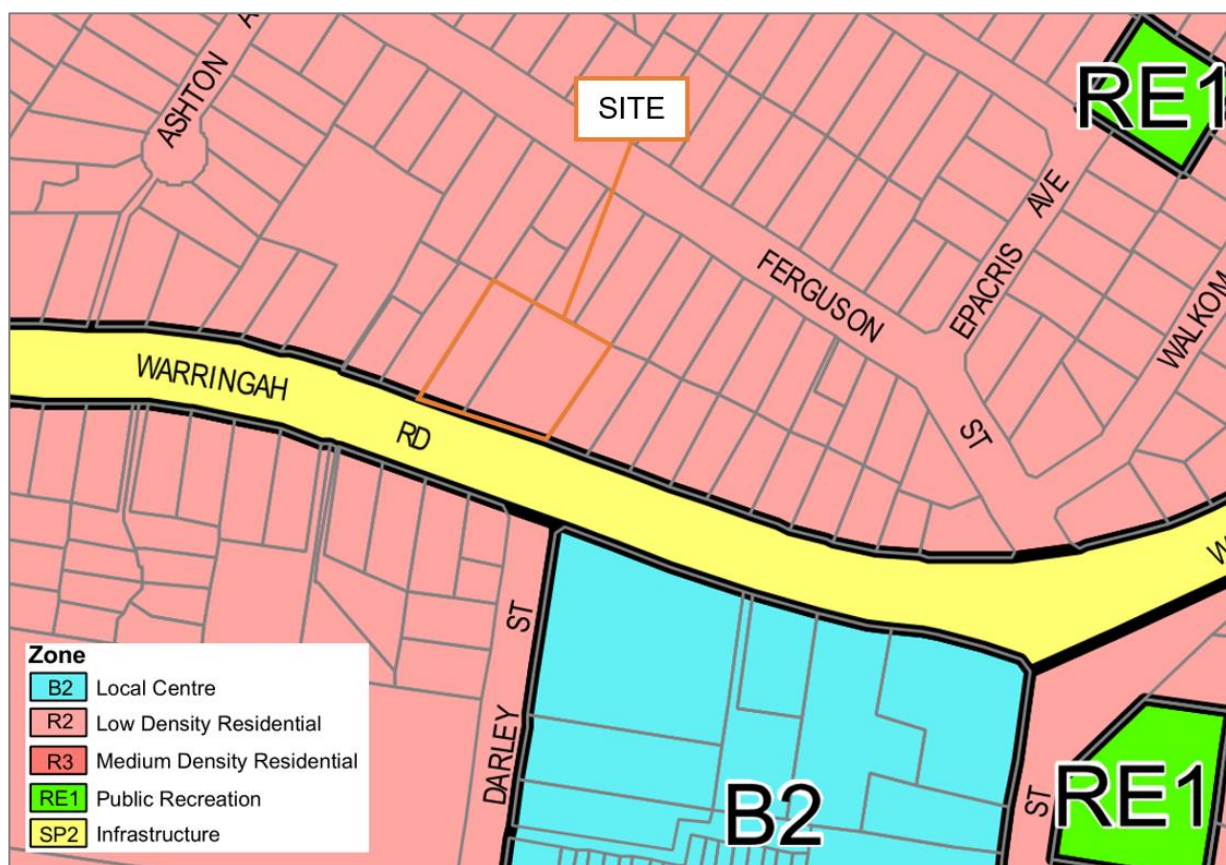
The assessment criteria in Schedule 1 of the SEPP relates to matters for consideration such as character of the area; amenity of residential areas; views and vistas; streetscape, setting and landscape; site and building compatibility; illumination; and safety.

A detailed assessment of the proposal against the provisions of SEPP 64 is provided in Table 2 in Appendix B attached to this SEE. Overall, the proposed signage meets the applicable criteria of SEPP 64 and is consistent with the primary aim of this SEPP.

### 4.3 WARRINGAH LOCAL ENVIRONMENTAL PLAN (LEP) 2011

The site is subject to the provisions of the Warringah Local Environmental Plan 2011 (LEP). The site is zoned R2 Low Density Residential under the LEP 2011 (Refer to Figure 3).

Figure 3 – Land Zoning Map Extract from Warringah LEP 2011 (LZN\_008)



#### Zone R2 Low Density Residential

##### 1 Objectives of zone

- To provide for the housing needs of the community within a low-density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

- To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.

## 2 Permitted without consent

Home-based childcare; Home occupations

## 3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home businesses; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Veterinary hospitals

## 4 Prohibited

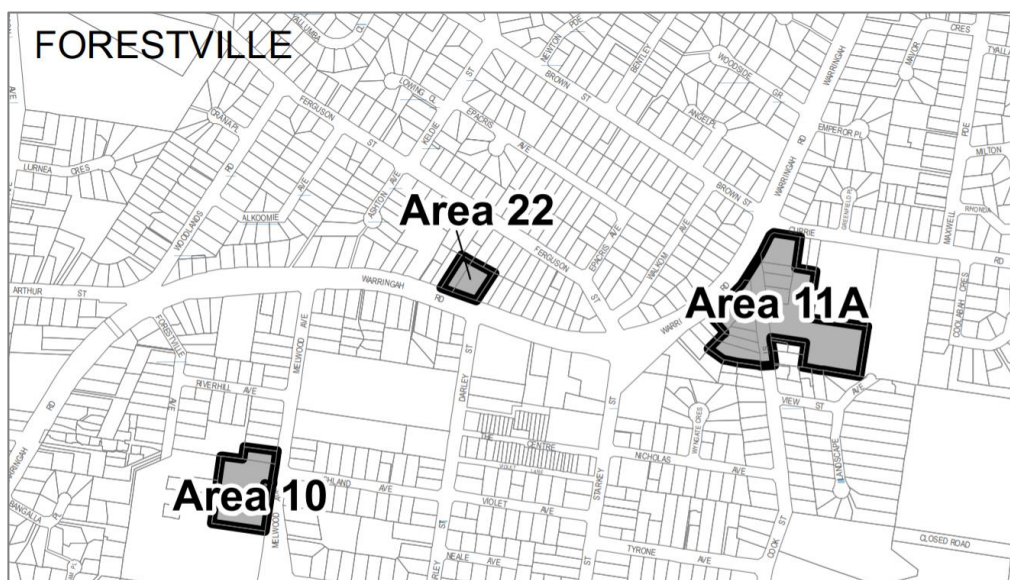
Any development not specified in item 2 or 3

A service station is not permissible with consent in the R2 Low Density Residential Zone. Notwithstanding, the subject site benefits from an additional permitted use as listed in Schedule 1 of the LEP and discussed below.

Clause 2.5 Additional Permitted Uses for Particular land.

The proposed site has been identified as having additional permitted uses on the Additional Permitted Uses Map (Identified as Area 22), refer to Figure 4 below.

**Figure 4 – Additional Permitted Uses Map Extract from Warringah LEP 2011 (APU\_008)**



## 22 Use of certain land at 632 and 634 Warringah Road, Forestville

- (1) This clause applies to land at 632 and 634 Warringah Road, Forestville, being Lots 9 and 8, DP 25052, shown as "Area 22" on the Additional Permitted Uses Map.

(2) *Development for the purposes of—*

(a) *a service station, and*

(b) *a neighbourhood shop (with a retail floor area not exceeding 240m<sup>2</sup>),*

*is permitted with consent if the land is used for both purposes, concurrently.*

The subject site, previously known as Lots 9 and 8, DP 25052 have since then been consolidated into one lot (Lot 100 in DP1215813). Under this Clause a service station is permitted with consent. The proposal does not involve any changes to the use of the site as a service station and therefore the operation will continue to be permissible with consent.

#### Clause 4.3 Height of Buildings

The site has a maximum height of buildings of 8.5 metres. The proposed alterations will not increase the existing height of the service station.

#### Clause 4.4 Floor Space Ratio

No applicable floor space ratio control for the site. Nevertheless, the proposal does not seek to alter the approved gross floor area.

### **4.4 WARRINGAH DEVELOPMENT CONTROL PLAN 2011**

The Warringah Development Control Plan 2011 (DCP 2011) applies to all land within the Warringah LGA. The following sections are specifically relevant to the proposal:

- + Part D – Design
- + Part E – The Natural Environment

An assessment of the relevant development controls has been carried out and a table of compliance can be located at Appendix C of this SEE.

## **5 ASSESSMENT OF PLANNING ISSUES**

The following is an assessment of the environmental effects of the proposed modification as described in the preceding sections of this SEE. The assessment considers only those matters under section 4.15(1) of the EP&A Act 1979 that are relevant to the proposal.

### **5.1 VISUAL IMPACT**

The proposed façade upgrades and signage scheme have been designed to integrate with the existing building features and results in an overall simple and uncluttered external appearance. The proposed façade design and signage will not detract from surrounding development but will complement the surrounding area. Additionally, the external alterations and signage will utilise high quality materials that are sympathetic to the existing building and built form of the area.

The proposal includes illumination elements which will be at appropriate LUX levels, generally consistent with other illuminated signs within the area. Illumination will comply with both Section 3 (Advertisements and Road safety) of the NSW Department of Planning and Environment Transport Corridor Outdoor Advertising and Signage Guidelines (November 2017) and AS 4282—1997, Control of the obtrusive effects of outdoor lighting. As such, illuminated signs are not expected to distract pedestrians, motorists or road users Warringah Road.

The proposed façade updates are considered to be a visual improvement to the existing shopfront elevation. The proposal will provide high quality signage that will contribute to the aesthetics of the streetscape. The proposed signage is not expected to result in any adverse visual or amenity impacts. Further details outlining compliance with the Warringah DCP is provided in Appendix C of this SEE

## **5.2 SOCIAL AND ECONOMIC IMPACT**

The proposed façade and signage upgrades will have a positive contribution to the architectural presentation of the building and thereby improve the economic circumstances and social perception of the locality through an innovative design and service.

## **5.3 ACCESS**

The proposal only involves works to convenience store, therefore existing access to and from the site as well as to and from the convenience store will remain unchanged by the proposal.

## **5.4 WASTE MANAGEMENT**

Demolition/construction waste shall be appropriately managed on site and recycled where possible in accordance with sustainability principles. Operational waste management will remain unchanged by the proposal.



## **6 CONCLUSION**

The proposed internal works, façade improvements and signage at 632 Warringah Road, Forestville 2087 will upgrade the site while appropriately reflecting the new food offering as well as enhancing the shopfront appearance and customer experience. The proposal is minor in nature and not considered likely to create any adverse impacts in terms of light spill or illumination, visual obtrusiveness to pedestrians or passing traffic, or impacts to the visual character of the area.

As discussed above, the proposed development is generally consistent and compliant with the aims and objectives of all relevant legislation, planning instruments and controls. Although a service station is prohibited within the R2 Low Density Residential Zone, the site allows a service station under additional permitted uses. The proposed works involve only minor alterations and additions to the existing and approved BP Service Station.

Given the merit of the proposal and the absence of any significant adverse impacts, the application is considered to be in the public interest and worthy of Council's support. Should you have any questions please do not hesitate to contact the undersigned.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Tanya', with a stylized flourish extending from the end.

Tanya Rodrigues  
**Town Planner**  
**KDC Pty Ltd**

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## **APPENDIX A – ARCHITECTURAL PLANS**

Richmond + Ross



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## **APPENDIX B – DCP COMPLIANCE TABLE**

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## **APPENDIX C – SEPP 64 SCHEDULE 1 ASSESSMENT CRITERIA**

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## **APPENDIX D – WASTE MANAGEMENT PLAN**

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