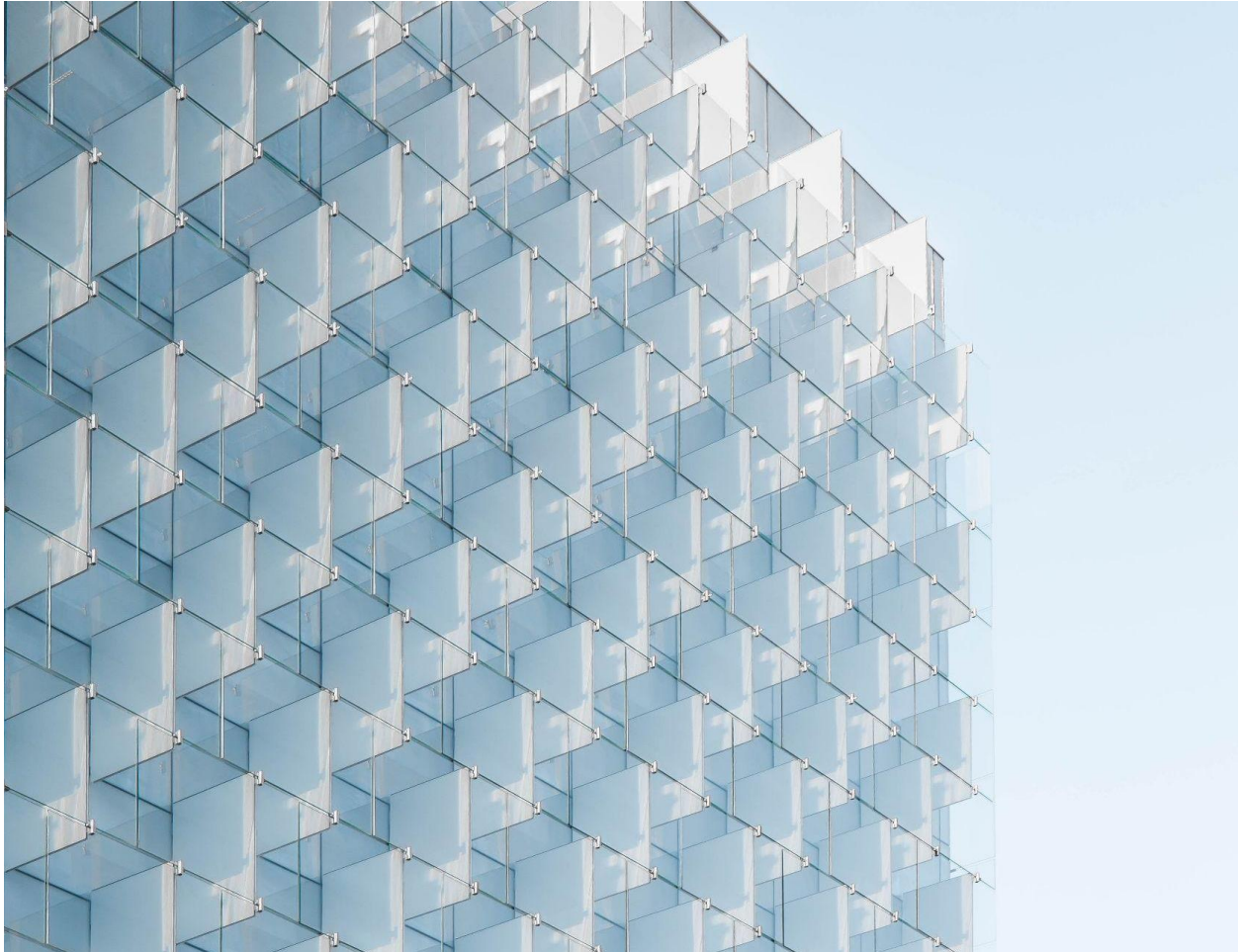


WILLOWTREE PLANNING



19 August 2022

Ref: WTJ22-089
Contact: Macy Fenn



STATEMENT OF ENVIRONMENTAL EFFECTS:

Proposed Car Parking Reconfiguration

Lakeshore Drive, Narrabeen
Lot 2611 DP 752038

—
Prepared by Willowtree Planning Pty Ltd
on behalf of RSL Lifecare

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Statement of Environmental Effects

Proposal Alterations to Existing Car-parking Arrangements

Lakeshore Drive, Narrabeen (Lot 2611 DP752038)



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Statement of Environmental Effects

Proposal Alterations to Existing Car-parking Arrangements
Lakeshore Drive, Narrabeen (Lot 2611 DP752038)



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Lakeshore Drive, Narrabeen (Lot 2611 DP752038)



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1	Architectural Plans and Civil and Services Design	Stellen Civil Engineering
2	WDCP2011 Assessment Table	Willowtree Planning
3	Waste Management Plan	RSL Life Care
4	Cost Summary Report	RSL Life Care
5	Civil Engineering Letter	Stellen Civil Engineering
6	Survey Drawing	Bee & Lethbridge
7	Bushfire Hazard Letter	Harris Environmental Consulting
8	Preliminary Geotechnical Assessment	JK Geotechnics

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Proposal Alterations to Existing Car-parking Arrangements

Lakeshore Drive, Narrabeen (Lot 2611 DP752038)



PART A PRELIMINARY

1.1 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared by Willowtree Planning on behalf of RSL Life Care, and is submitted Northern Beaches Council (Council) to support a Development Application (DA).

This DA seeks development consent for additions and alterations within Site (Lakeshore Drive, Narrabeen). The Site is legally described as Lot 2611 DP752038 (the Site). Specifically, the proposal involves carpark reconfiguration to an existing aged care facility at the Site.

The Site is zoned SP1 *Seniors Housing and Health Services Facility* pursuant to *Warringah Local Environmental Plan 2011* (WLEP2011) and is located within the Northern Beaches Local Government Area (LGA). The proposed development is permissible with consent within the E2 zone and is considered contextually appropriate. Furthermore, the proposed development does not seek to alter the approved built form, Height of the Building (HOB), or Gross Floor Area (GFA), and is consistent with the objectives and provisions of the WLEP2011.

This SEE has been prepared pursuant to Section 4.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and Clause 24 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation). Assessment against the relevant matters for consideration under Section 4.15(1) of the EP&A Act has also been carried out.

The structure of the SEE is as follows:

- **Part A** Preliminary
- **Part B** Site Analysis
- **Part C** Proposed Development
- **Part D** Legislative & Policy Framework
- **Part E** Likely Impacts of Development
- **Part F** Conclusion

Based on the assessment undertaken, it is recommended that favourable consideration to the approval of the Development Application be given.



Statement of Environmental Effects

Proposal Alterations to Existing Car-parking Arrangements
Lakeshore Drive, Narrabeen (Lot 2611 DP752038)



PART B SITE ANALYSIS

2.1 SITE LOCATION AND CHARACTERISTICS AND CONTEXT

The Site is identified as lakeshore Drive, Narrabeen. The Site is legally described as Lot 2026 DP 752038.

The Site is zoned SP1 *Seniors Housing and Health Services Facility* and E2 *Environment Conservation* pursuant to WLEP2011. The Site is surrounded by a mixture of land use in each general direction as follows:

- North** – RE1 Public Recreation – further north Narrabeen Lake W1 Natural waterways;
- East** – R2 Low Density Residential comprising a mixture of one to two storey residential typologies;
- South** – R2 Low Density comprising a mixture of one to two storey residential typologies – RE1 Public Recreation
- West** – RE1 Public Recreation – further north Narrabeen Lake zoned W1 Natural waterways.

The wider Site currently accommodates a seniors housing development and a mixture of ancillary uses including business premises and commercial premises uses.

The wider Site contains a number of heritage items pursuant to Schedule 5 of the WLEP2011 including:

- I30 – ANZAC War Memorial – Veterans Parade – Local Significance;
- I31 – Building known as Legacy Park – Lot 1 Veterans Parade – Local Significance;
- I32 – Ruins of Wheeler Homestead, War Veterans Home – Local Significance.

The Site and its surrounding context are shown in **Figure 1** and **Figure 2**.



Statement of Environmental Effects

Proposal Alterations to Existing Car-parking Arrangements
Lakeshore Drive, Narrabeen (Lot 2611 DP752038)

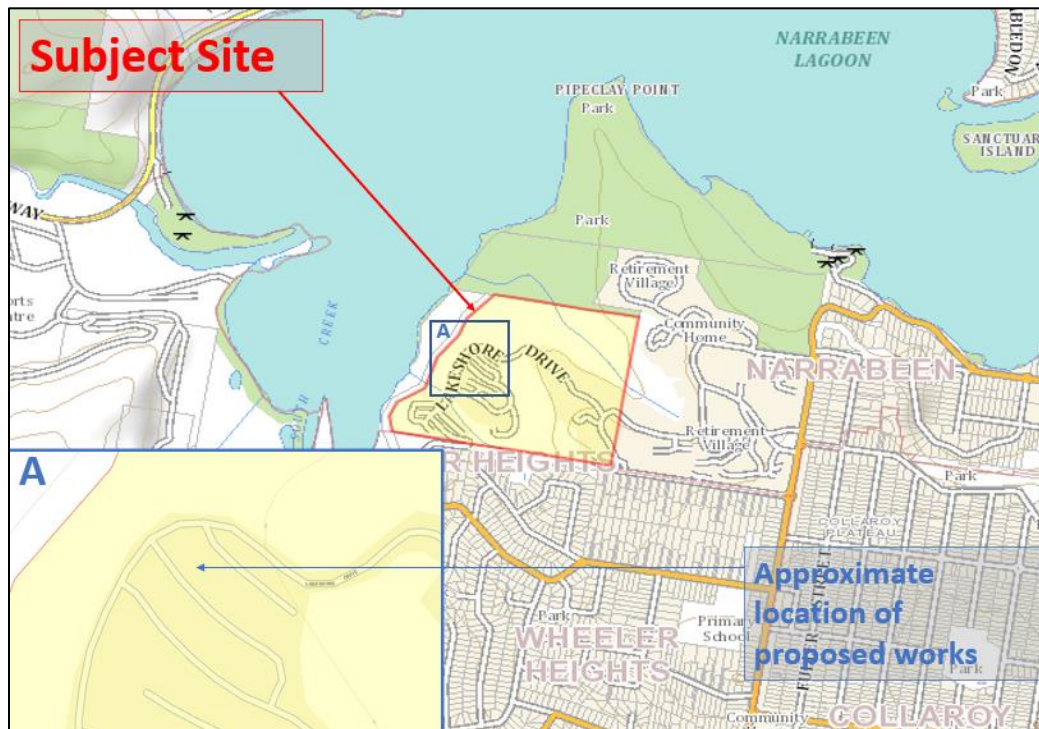


Figure 1. Cadastral Map (SIX Maps, 2022)



Figure 2. Aerial Map (Near Map, 2022)



Statement of Environmental Effects

Proposal Alterations to Existing Car-parking Arrangements

Lakeshore Drive, Narrabeen (Lot 2611 DP752038)



2.2 DEVELOPMENT HISTORY

As per Council Assessment Modification Report 2013/0206 approved by Council on 13/12/2013, the Site was granted consent by the Land and Environment Court (LEC) on 28 May 1988 for construction of 130 self care units as an extension of the existing RSL War Veterans Retirement Village.

After this time multiple applications have been approved at the Site given the scope of the Site and extent of built form comprising of various ancillary developments. A detailed assessment of historic consents has been conducted in **TABLE 1**. Within there are multiple references to seniors living development and current zoning of the Site for *SP1 Seniors Housing and Health Services Facility*, it is considered that the historic use of the Site suitably relates to Seniors Housing development.

TABLE 1 below provides a summary of the DAs relating to the Site that been determined or are under assessment.

TABLE 1. EXISTING CONSENTS		
DA Reference	Summary	Approval Date
DA2020/0864	Alterations and additions and signage	31/08/2022
Mod2020/0210	Section 4.55 (l) Misdescription - Modification of Development Consent DA2018/1481 granted for Construction of a telecommunications facility Monopole tower and associated equipment shelter	22/05/2020
Mod2020/0111	Section 4.55 (1a) Minor Environmental Impact - Modification of Development Consent DA2018/1481 granted for Construction of a telecommunications facility Monopole tower and associated equipment shelter	06/05/2020
Mod2019/0251	Section 4.55 (1a) Minor Environmental Impact - Modification of Development Consent DA2009/1693 granted for construction for 67 self-contained dwellings for older people and people with a disability (RSL War Veterans Retirement Village)	30/08/2019
Mod2019/0133	Section 4.55 (1a) Minor Environmental Impact - Modification of Development Consent DA2009/1693 granted for demolition of existing buildings and associated structures and construction of self contained dwellings for older people and people with a disability (Old Darby & Joan Precinct)	07/05/2017
Mod20/0558	Section 4.55 (1a) Minor Environmental Impact - Modification of Development Consent DA2009/16Y93 granted for demolition works and construction of 67 self-contained dwellings for older people and people with a disability at the RSL War Veterans Retirement Village	16/11/2018
DA2018/1481	Alterations and additions - Construction of a telecommunications facility (Monopole tower and associated equipment shelter)	14/08/2019



Statement of Environmental Effects

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Lakeshore Drive, Narrabeen (Lot 2611 DP752038)



Mod2018/0105	Section 4.55 (1a) Minor Environmental Impact – Modification of Development Consent DA2008/0802 granted for demolition works and construction of 34 new dwellings in Cutler Village at the RSL War Veterans Village	23/04/2018
DA2017/1329	Tree Application – Removal of 1 tree	03/02/2018
Mod2017/0304	Section 4.55 (2) Environmental Impact – Modification of Development Consent DA2009/16903 granted for Seniors Housing Development at the RSL War Veterans Retirement Village	21/03/2018



Statement of Environmental Effects

Proposal Alterations to Existing Car-parking Arrangements
Lakeshore Drive, Narrabeen (Lot 2611 DP752038)



PART C PROPOSED DEVELOPMENT

3.1 OVERVIEW

Development Consent is sought for the reconfiguration the car parking arrangement at the existing aged care facility. The following objectives have been identified as forming the basis of the proposed development, as well as being consistent with the aims set out within the WLEP2011.

- Maintain, protect and preserve existing natural surroundings;
- Retain the existing vehicular access points into the site;
- Contribute to the existing development of the Aged Care Facility through encouraging an increased use of the Site;
- Enhancing safety and accessibility to staff and visitors to the existing Aged Care Facility;
- Minimise the environmental and amenity impacts associated with development and its ongoing operation; and
- Ensuring development is compatible with surrounding development and the local context.

The proposed car parking alterations are considered to meet the objectives of the existing built form on the Site enhancing the accessibility and safety while imposing no adverse amenity or visual impacts to the area.

3.2 DEVELOPMENT STATISTICS

Figure 3 and **Figure 4** depicted below demonstrate the proposal that comprises the reconfiguration of a total of six (6) car parking spaces.

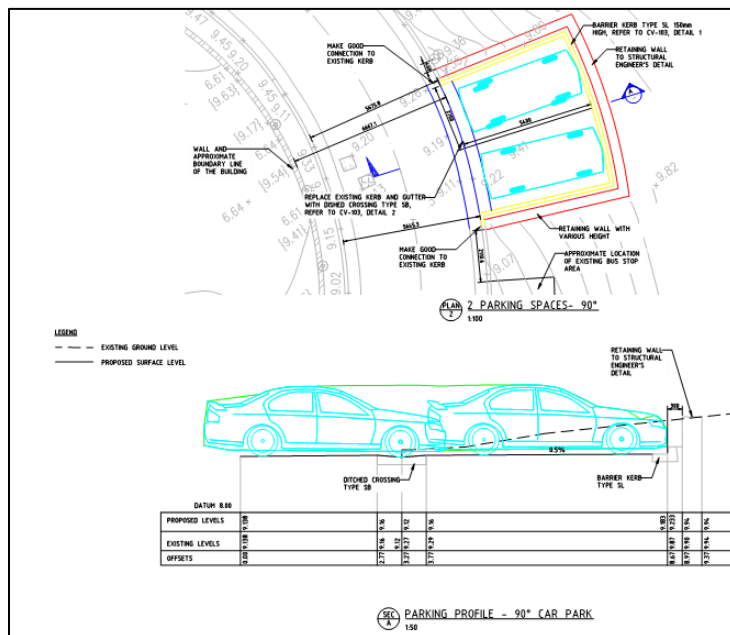


Figure 3. Parking Plan 1-2 Spaces (Stellen, 7/04/2021)



Statement of Environmental Effects

Proposal Alterations to Existing Car-parking Arrangements
Lakeshore Drive, Narrabeen (Lot 2611 DP752038)

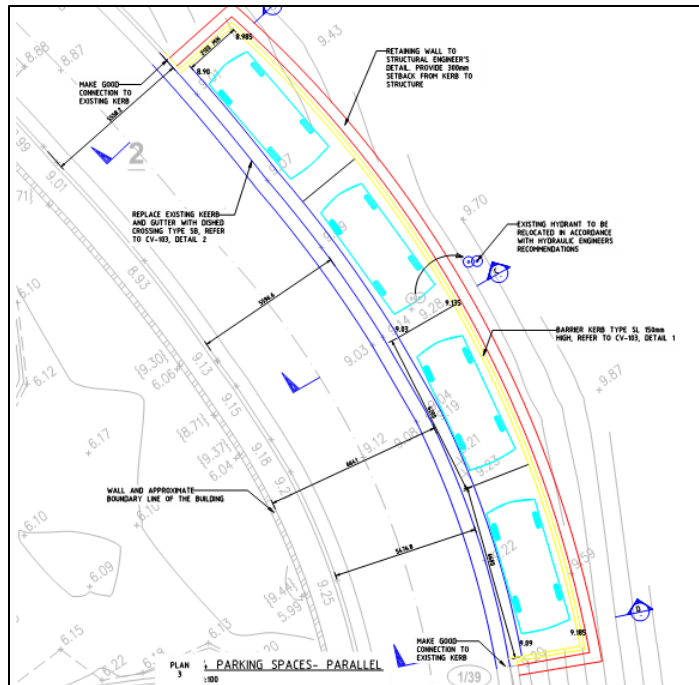


Figure 4. Parking Plan 2-4 Spaces (Stellen, 7/04/2021)



Statement of Environmental Effects

Proposal Alterations to Existing Car-parking Arrangements

Lakeshore Drive, Narrabeen (Lot 2611 DP752038)



PART D LEGISLATIVE AND POLICY FRAMEWORK

4.1 STATUTORY PLANNING FRAMEWORK OVERVIEW

This Part of the SEE addresses and responds to the legislative and policy requirements relevant to the proposed development at the Site in accordance with the *Environmental Planning and Assessment Act 1979* (EP&A Act). The statutory planning framework relevant to the proposed development at the Site includes:

- *Environmental Planning and Assessment Act 1979*;
- *Environmental Planning and Assessment Regulation 2021*;
- *Biodiversity Conservation Act 2016*;
- *State Environment Planning Policy (Resilience and Hazards) 2021*;
- *Warringah Local Environmental Plan 2011*;

4.2 NON-STATUTORY PLANNING FRAMEWORK OVERVIEW

- *Warringah Development Control Plan 2011*;

4.3 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The EP&A Act is the principle planning and development legislation in New South Wales. Pursuant to Part 4, the proposal is considered local development.

Section 4.15(1) of the EP&A Act specifies the matters which a consent authority must consider when determining a DA. The relevant matters for consideration under Section 4.15(1) of the EP&A Act are provided in **TABLE 2** below.

TABLE 2. SECTION 4.15(1)(A) CONSIDERATIONS	
Section	Response
Section 4.15(1)(a)(i) any environmental planning instrument, and	The <i>WLEP2011</i> is the relevant planning instrument.
Section 4.15(1)(a)(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 Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	No draft instruments are applicable to this site.
Section 4.15(1)(a)(iii) any development control plan, and	The <i>WDCP2011</i> applies to the site and is addressed in Appendix 2 of this report.
Section 4.15(1)(a)(iiia) any planning agreement that has been entered into under section 7.4, or any	There are no voluntary planning agreements (VPA) applicable to the site.



Statement of Environmental Effects

Proposal Alterations to Existing Car-parking Arrangements
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draft planning agreement that a developer has offered to enter into under section 7.4, and	
Section 4.15(1)(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),	The EP&A Regulation is addressed in Part D of this report.
Section 4.15(1)(b)-(c)	These matters are addressed in Part E of this report.

4.3.1 Section 4.4.6 of the EP&A Act – Integrated Development

Section 4.46 of the EP&A Act defines integrated development as matters which require consent from Council and one or more authorities under related legislation. In these circumstances, prior to granting consent, Council must obtain from each relevant approval body their General Terms of Approval (GTA) in relation to the development.

The wider Site is identified as 'Vegetation 1' and 'Vegetation Buffer' Bushfire Prone in accordance with Bushfire Hazard Maps as provided on NSW Planning Portal issued by Department of Planning Industry and Environment (DPIE). It is noted the existing use as seniors housing is identified as *special fire protection purpose* in accordance with Clause 100B of the *Rural Fire Act 1997*. Accordingly, the development may be referred to Rural Fire Services (RFS) by Council prior to any determination. Notwithstanding, it is noted the proposed development relating to proposed reconfiguration of car parking, is minor in nature and should not give rise to any concern in relation to bushfire protection.

Pursuant to Section 5.4 of the EP&A Act, the consent authority for the proposed development is Northern Beaches Council.

4.4 ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2021

The proposal has been prepared in accordance with the provisions of the EP&A Regulation. Clause 24 stipulates how a DA must be "made". This DA satisfies the relevant criteria of the Regulation as follows:

1) *A development application must:*

a) *be in the approved form; and*

The DA includes all relevant information approved by the Planning Secretary and in accordance with the NSW Planning Portal guidelines.

b) *contain all of the information and documents required by –*
a. *that is specified in the approved form*
b. *the Act or this Regulation, and*

The DA is accompanied with all the relevant consultant reports as required under the EP&A Act and EP&A Regulation, including details of the development, address and formal particulars, owner's consent, supporting documents including the architectural plans, and Statement of Environmental Effects.



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- c) *be accompanied by the information and documents that are specified in Part 1 of Schedule 1 or required by the Act and this Regulation, and*

The DA includes all relevant information including details of the development, address and formal particulars, owner's consent, supporting documents including the plan of subdivision and Statement of Environmental Effects.

- d) *be lodged on the NSW planning portal.*

The DA will be lodged via the NSW Planning Portal.

Further, the proposal does not trigger 'Designated Development' pursuant Schedule 3 of the EP&A Regulation.

4.5 BIODIVERSITY CONSERVATION ACT 2016

The *Biodiversity Conservation Act 2016* (BC Act) sets out, among other things, to establish a scientific method for assessing the likely impacts on biodiversity values of proposed development and land use change. The BC Act is supported by a number of regulations, including the *Biodiversity Conservation Regulation 2017* (BC Regulation).

The Site is not identified as containing Biodiversity Values in accordance with the adopted Maps of the BC Act per **Figure 5** below.



Statement of Environmental Effects

Proposal Alterations to Existing Car-parking Arrangements

Lakeshore Drive, Narrabeen (Lot 2611 DP752038)

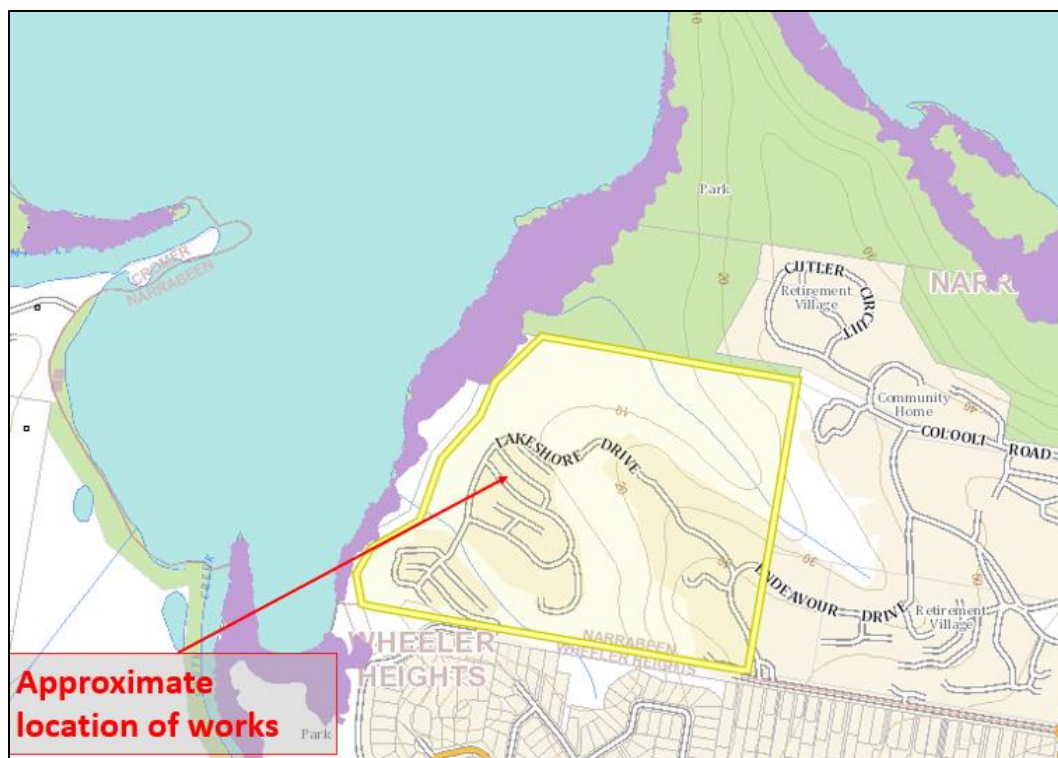


Figure 5. Biodiversity Values Map and Threshold Tool (NSW Government, 2022)

4.6 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2011

Chapter 2 Coastal Management of SEPP (*Resilience and Hazards*) 2011 aims to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of Chapter 2. These objectives include the management of development in the coastal zone and protecting environmental assets as well as establishing a framework for land use planning to guide decision making in the coastal zone

The subject site is identified as “coastal environment area” in accordance with the adopted maps as per Clause 2.2 of this Policy (see **figure 7**).



Statement of Environmental Effects

Proposal Alterations to Existing Car-parking Arrangements
Lakeshore Drive, Narrabeen (Lot 2611 DP752038)



Figure 6. Coastal Management Map (NSW Government, 2022)

4.7 WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

The *Warringah Local Environmental Plan 2011* (WLEP2011) is the primary environmental planning instrument that applies to the Site.

The relevant provisions of WLEP2011 as they relate to the subject site are considered below:

3.7.1 Zoning and Permissibility

The Site is located in the SP1 *Seniors Housings and Health Services Facility* pursuant to the WLEP2011.



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Proposal Alterations to Existing Car-parking Arrangements

Lakeshore Drive, Narrabeen (Lot 2611 DP752038)

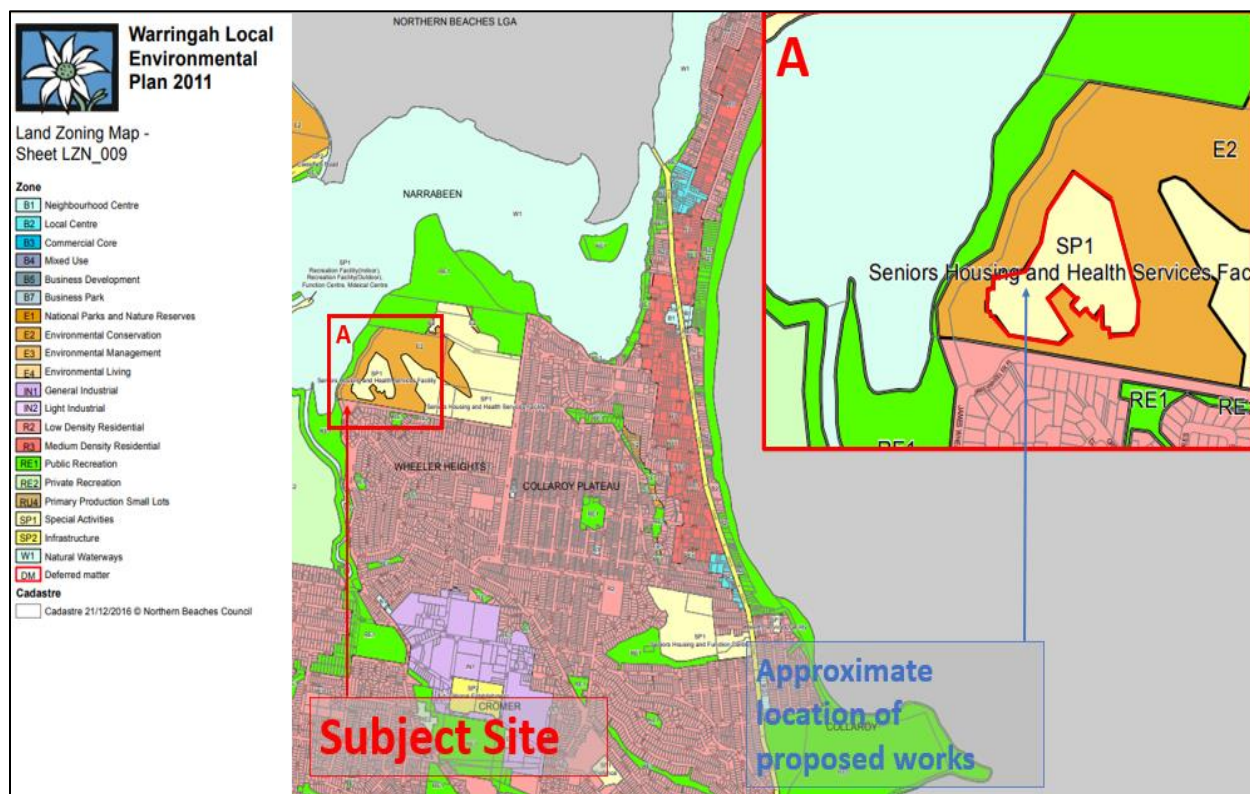


Figure 7. WLEP2011 Zoning Map (NSW Legislation, 2022)

The objectives of the SP1 Special Activities zone are:

- 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.

The proposal satisfies the objectives of the SP1 Special Activities as it will increase the efficiency of the parking provided on Site further improving the use for seniors living.

Within the SP1 zone the following are permissible without consent:

Nil

Within the SP1 zone the following are permissible with consent:

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

Within the SP1 zone the following are prohibited:



Statement of Environmental Effects

Proposal Alterations to Existing Car-parking Arrangements
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Any development not specified in item 2 or 3

The existing development on Site pertains to seniors housing living and is permitted with consent under the specified activity within the land use zoning map for Seniors housing and Health Services Facilities.

It is noted the proposed works do not relate to any portion of land identified as E2 Environmental Conservation.

TABLE 3 outlines the developments consistency and compliance with the relevant development standards and controls under WLEP 2011.

TABLE 3. DEVELOPMENT STANDARDS	
Clause	Comment
Part 4 Principal Development Standards	
Clause 4.3 – Height of Buildings	The Site is not subject to a maximum height of building under the WLEP2011. It is noted that the proposed alterations to existing car parking arrangements will not further impede on the existing building height.
Clause 4.4 – Floor Space Ratio	The WLEP2011 does prescribe a maximum Floor Space Ratio (FSR).
Clause 4.6 – Exceptions to development standards	The proposal does not seek consent for a variation to any development standards within WLEP2011.
Part 5 Miscellaneous Provisions	
Clause 5.10 – Heritage	The wider Site comprises of the following items: ▪ I30 – ANZAC War Memorial – Veterans Parade – Local Significance; ▪ I31 – Building known as Legacy Park – Lot 1 Veterans Parade – Local Significance; ▪ I32 – Ruins of Wheeler Homestead, War Veterans Home – Local significance. The proposal will have no impact on the heritage significance of identified heritage items given works comprise of car parking alterations with no undue impacts to the fabric settings or views of the items. See Figure 8 below. Refer to further discussion in Section 5.10.
Clause 5.11 – Bushfire Hazard Reduction	The Site is identified as Bushfire Prone Land per Figure 9 below. The proposal will not impinge on existing bushfire safety provisions. A bushfire hazard letter prepared by Harrisenvironmental consulting is submitted as part of this DA (refer to Appendix 7). The assessment



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Lakeshore Drive, Narrabeen (Lot 2611 DP752038)



	undertaken is provided in accordance with <i>Planning for Bushfire Protection 2019</i> and <i>AS3959 2018 Construction of buildings in bushfire prone areas</i> .
6.4 Development on sloping land	The proposed works are located in Landslip Risk Area "D" pursuant to WLEP2011 (refer to Figure 10). The proposed alterations to existing car parking arrangements has been assessed for the risk associated with landslides in the Geotechnical Investigation prepared by JK Geotechnics (refer to Appendix 8). The report confirms there was no evidence of existing slop instability.
Clause 7.3 – Flood Planning	The wider site is identified as Flood Prone. Notwithstanding, the location of the proposed alterations to the existing car park arrangements does not comprise of flood affection. Accordingly, further consideration of flood planning is not required by the subject works.

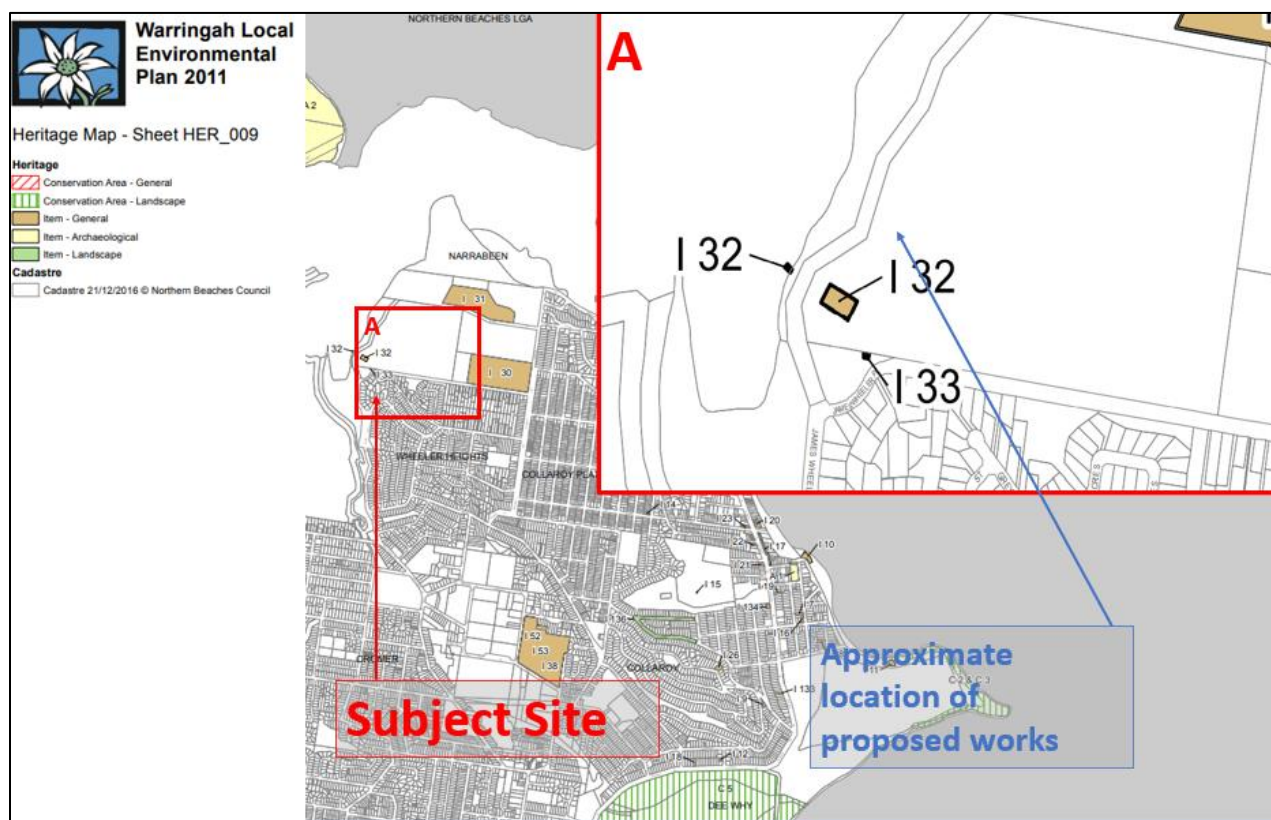


Figure 8. Heritage LEP Map (NSW Legislation, 2022)



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Figure 9. Bushfire Hazard Map (NSW ePlanning Spatial Viewer, 2022)



Statement of Environmental Effects

Proposal Alterations to Existing Car-parking Arrangements

Lakeshore Drive, Narrabeen (Lot 2611 DP752038)

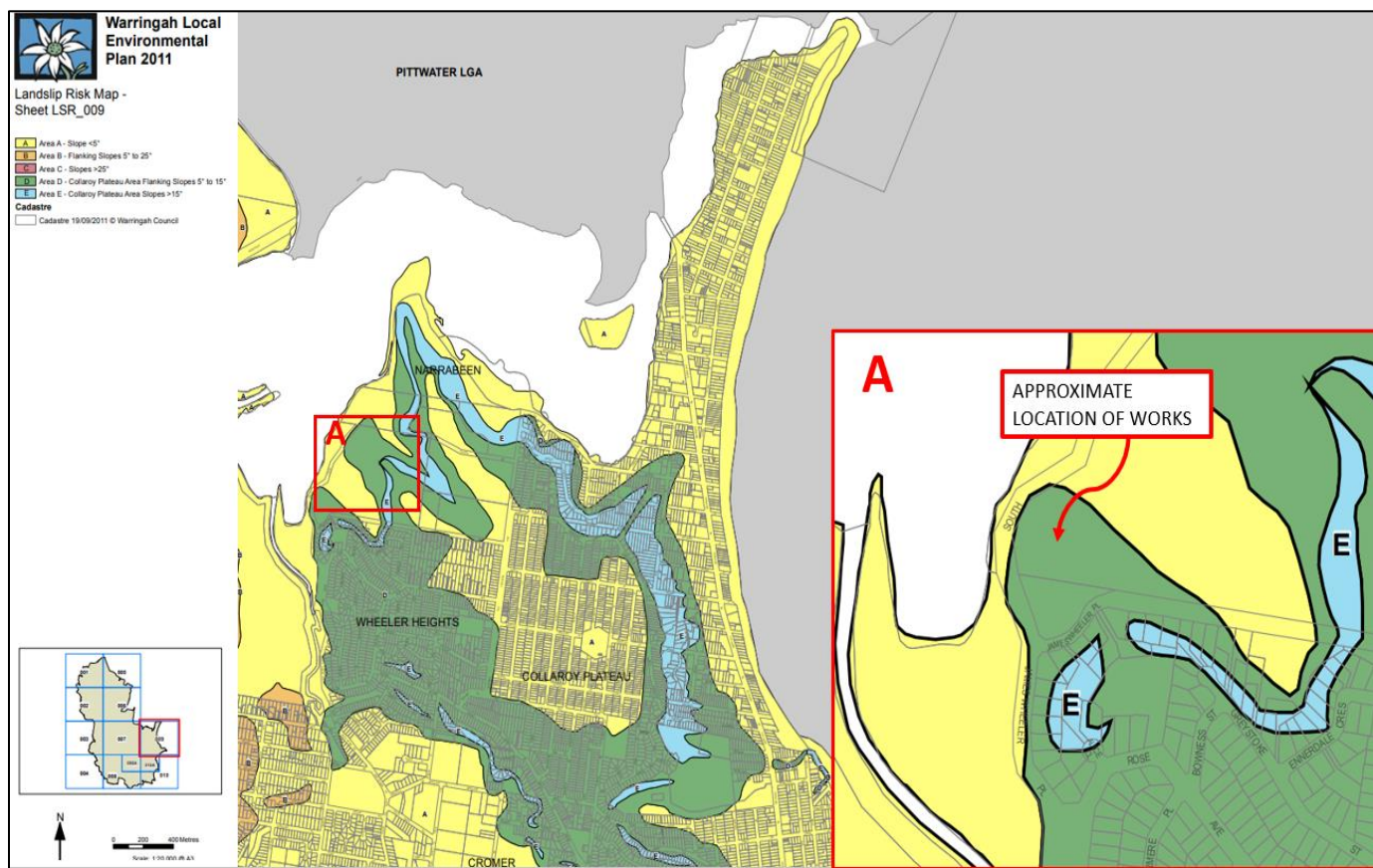


Figure 10. Landslip Risk Map (NSW Legislation, 2022)

4.8 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

No Draft Environmental Planning Instruments apply to the Site.

4.9 WARRINGAH DEVELOPMENT CONTROL PLAN 2011

Warringah Development Control Plan 2011 (WDCP2011) applies to all land within the Northern Beaches Council Local Government Area (LGA).

An assessment of the proposal against the relevant sections of the WDCP2011 is provided at **Appendix 1**.



Statement of Environmental Effects

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Lakeshore Drive, Narrabeen (Lot 2611 DP752038)



PART E LIKELY IMPACTS OF THE DEVELOPMENT

This section identifies and assesses the impacts of the development with specific reference to the heads of consideration under Section 4.15(1) of the EP&A Act.

5.1 CONTEXT AND SETTING

The proposed development relates to alterations to existing car-parking arrangements. The proposal is ancillary development to the approved use of land and will enable improved amenity for resident and emergency vehicle access of the Site.

The proposed car parking reconfiguration is compatible with surrounding land uses and given the development will enhance and improve the seniors housing at the Site it is considered to be in keeping with the context and setting of the Site.

5.2 WASTE

A Waste Management Plan has been provided by RSL Life Care as **Appendix 3** to outline the construction and operational waste management procedures to be utilised across the Site.

5.3 HERITAGE

The proposed development is of minor nature and will have no impact on the heritage significance of the nearby heritage items. Refer to discussion in **Table 3** above.

5.4 FLORA AND FAUNA

The Site is not identified to contain any ecologically significant species, habitats or wildlife corridors. There is no vegetation proposed to be removed as part of this DA.

5.5 BUSHFIRE

The bushfire hazard letter prepared by Harrisenvironmental consulting (refer to **Appendix 7**) states the proposed parking is to comply with the following requirements:

- parking is provided outside the carriageway width;
- hydrants are located outside of parking reserves and road carriageways ensure accessibility to reticulated water for fire suppression;
- hydrants are to be located clear of parking areas;
- a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided

The proposed development will comply with the above bushfire protection measures.



Statement of Environmental Effects

Proposal Alterations to Existing Car-parking Arrangements
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5.6 CONSTRUCTION

All works on the Site will be carried out in accordance with the conditional requirements of any consent issued. Appropriate measures will be undertaken mitigate potential impacts from the proposed development including dust, noise, odours, traffic impacts and erosion.

5.8 BUILDING CODE OF AUSTRALIA

It is anticipated that a condition may be imposed for all works to be carried out in compliance with the BCA. All building work will demonstrate compliance with the relevant performance requirements of any BCA Conditions imposed.

5.9 SUITABILITY OF SITE FOR DEVELOPMENT

The Site is located within an established mixed-use area and is zoned SP1 Special Activities pursuant to WLEP2011. The proposed development supports existing and future residents of the Site as a seniors living development which is consistent with the zoning of the Site and the surrounding context. Accordingly, the Site is considered to be suitable for the development.

5.10 SUBMISSIONS

No submissions have been received in relation to the proposed development; however, the applicant is willing to address any submissions, should they be received by Council.

Should any submissions be received in relation to the proposed development, the applicant will address them accordingly.

5.11 THE PUBLIC INTEREST

This report has demonstrated that the proposed development is consistent with the relevant planning framework and no matters of concern have been highlighted that would indicate the proposal is contrary to the public interest.

The proposal would have no adverse impact on the public interest.



Statement of Environmental Effects

Proposal Alterations to Existing Car-parking Arrangements
Lakeshore Drive, Narrabeen (Lot 2611 DP752038)



PART F CONCLUSION

The purpose of this SEE has been to present the proposed alterations to existing car-parking arrangements for Lakeshore Drive, Narrabeen and to assess its potential impacts having regards to Section 4.15(1) of the EP&A Act

The proposal has been prepared after taking into consideration the following key issues:

- The development history of the site;
- The context of the site and locality;
- The relevant heads of consideration under Section 4.15(1) of the EP&A Act; and
- The aims, objectives and provisions of the relevant statutory and non-statutory planning instruments.

The proposal is considered to warrant a favourable determination for the following reasons:

- It is permissible with development consistent and consistent with the objectives of the E2 environmental conservation zone noting the permissibility of the aged care facility pursuant of WLEP2011
- It is appropriate within the context of the Site and surrounding locality;
- It represents a suitable and appropriate development as assessed against the relevant heads of consideration under Section 4.15 of the EP&A Act;
- The development shall not create any adverse amenity impacts on the surrounding sites or public domain; and
- In accordance with the relevant provisions of the WLEP2011 and WDCP2011, compliance is generally achieved.

The proposed development is permissible within the zone and is compatible with the zone objectives. As stipulated previously in this Report, the matters for consideration under Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* have been satisfactorily addressed.

In light of the merits of the proposed development and in absence of any significant environmental impact, the proposed development warrants support by Council.



Statement of Environmental Effects

Proposal Alterations to Existing Car-parking Arrangements
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Appendix 1 - Architectural Plans and Civil and Services Design



Statement of Environmental Effects

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Appendix 2 - WDCP2011 Assessment Table



Warringah Development Control Plan 2011		
Control	Compliance	Comment
<u>Part C Siting Factors</u>		
C2 Traffic, Access and Safety		
Vehicular Access i) Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives. To minimise: a) traffic hazards; b) vehicles queuing on public roads c) the number of vehicle crossings in a street; d) traffic, pedestrian and cyclist conflict; e) interference with public transport facilities; and f) the loss of "on street" kerbside parking.	YES	The Architectural Plans (Appendix 1) demonstrate the proposal only relates to car parking spaces and the pedestrian access and vehcualr entry and exits will remain. The proposed car parking reconfiguration meets the objectives listed (a) – (f).
ii) Vehicle access is to be obtained from minor streets and lanes where available and practical.	YES	The proposed development obtains vehicle access from minor streets and lanes.
iii) There will be no direct vehicle access to properties in the B7 zone from Mona Vale Road or Forest Way.	YES	The proposal does not involve direct vehicle access to properties in the B7 zone from Mona Vale Road or Forest Way.
iv) Vehicle crossing approvals on public roads are to be in accordance with Council's Vehicle Crossing Policy (Special Crossings) LAP-PL413 and Vehicle Access to Roadside Development LAP-PL 315	N/A	The proposal does not include a vehicle crossing on a public road.
v) Vehicle crossing construction and design is to be in accordance with Council's Minor works specification.	N/A	The proposal does not include a vehicle crossing.
On-site loading and unloading		
i) Facilities for the loading and unloading of service, delivery and emergency vehicles are to be:	N/A	The proposed car parking alteraitions does not relate to loading and unloading of sercies or delivery and emergency vvehciles. The proposal concerns staff, vistor or resident car parking spaces.



Warringah Development Control Plan 2011		
Control	Compliance	Comment
- appropriate to the size and nature of the development; - screened from public view; and - designed so that vehicles may enter and leave in a forward direction.		
C3 Parking Facilities		
i) The following design principles shall be met: - Garage doors and carports are to be integrated into the house design and to not dominate the façade. Parking is to be located within buildings or on site - Laneways are to be used to provide rear access to carparking areas where possible; - Carparking is to be provided partly or fully underground for apartment buildings and other large scale developments; - Parking is to be located so that views of the street from front windows are not obscured; and - Where garages and carports face the street, ensure that the garage or carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser.	YES	The proposed street car parking alterations are located so that views of the street front front windows are not obscured.
ii) Off street parking is to be provided within the property demonstrating that the following matters have been taken into account: - the land use; - the hours of operation; - the availability of public transport; - the availability of alternative car parking; and	YES	The proposed alterations to the existing car-parking arrangements have considered the listed matters.



Warringah Development Control Plan 2011		
Control	Compliance	Comment
the need for parking facilities for courier vehicles, delivery / service vehicles and bicycles.		
iii) Carparking, other than for individual dwellings, shall: - Avoid the use of mechanical car stacking spaces; - Not be readily apparent from public spaces; - Provide safe and convenient pedestrian and traffic movement; - Include adequate provision for manoeuvring and convenient access to individual spaces; - Enable vehicles to enter and leave the site in a forward direction; - Incorporate unobstructed access to visitor parking spaces; - Be landscaped to shade parked vehicles, screen them from public view, assist in micro-climate management and create attractive and pleasant places; - Provide on site detention of stormwater, where appropriate; and - Minimum car parking dimensions are to be in accordance with AS/NZS 2890.1.	YES	The proposed car parking alterations are not for individual dwellings. An assessment of the requirements has been undertaken and the proposal satisfies all.
iv) Carparking is to be provided in accordance with Appendix 1 which details the rate of car parking for various land uses. Where the carparking rate is not specified in Appendix 1 or the WLEP, carparking must be adequate for the development having regard to the objectives and requirements of this clause. The rates specified in the Roads and Traffic	YES	The proposal does not seek to change the number of car parks on the Site. The scope of works relates to the size and location of the car parks.



Warringah Development Control Plan 2011		
Control	Compliance	Comment
<i>Authority's Guide to Traffic Generating Development should be used as a guide where relevant.</i>		
v) <i>Adequate provision for staff, customer and courier parking, and parking and turning of vehicles with trailers must be provided if appropriate to the land use.</i>	YES	The proposal will assess to improve the amenity of the aged care facility so
vi) <i>For bulky goods premises adequate on-site parking spaces for service/delivery vehicles at a convenient location, separated from customer parking must be provided.</i>	N/A	The proposal does not relate to a bulky goods premises.
vii) <i>Where appropriate, car parking which meets the needs of people with physical disabilities must be provided in accordance with the relevant Australian Standard.</i>	YES	The car parking will be provided in accordance with the relevant Australian Standard.
viii) <i>For Forest Way Village car parking at ground level is to be provided for individual units.</i>	N/A	The proposed works do not relate to the Forest Way Village.
C9 Waste Management		
i) <i>All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.</i>	YES	A Waste Management Plan has been included as part of this DA.
C7. Excavation and Fill		
i) <i>All landfill must be clean and not contain any materials that are contaminated and must comply with the relevant legislation</i>	YES	All landfill will be clean and not contain any materials that are contaminated, and will comply with the relevant legislation.
ii) <i>Excavation and landfill works must not result in any adverse impact on adjoining land</i>	YES	The proposed cut and fill works will not result in any adverse impact on adjoining land.



Warringah Development Control Plan 2011		
Control	Compliance	Comment
iii) <i>Excavated and landfill areas shall be constructed to ensure the geological stability of the work.</i>	YES	The proposed cut and fill works will be constructed to ensure the geological stability of the work relating to the car parking alterations.
iv) <i>Excavation and landfill shall not create siltation or pollution of waterways and drainage lines, or degrade or destroy the natural environment.</i>	YES	The cut and fill works will not result in siltation or pollution of waterways and drainage lines or degrade or destroy natural environment.
v) <i>Rehabilitation and revegetation techniques shall be applied to the fill.</i>	YES	Rehabilitation and revegetation techniques shall be applied to the fill.
vi) <i>Where landfill is necessary, it is to be minimal and shall have no adverse effect on the visual and natural environment or adjoining and surrounding properties</i>	YES	If landfill is necessary throughout the construction phase it will be minimal and have no adverse effect on the visual and natural environment or adjoining and surrounding properties.
Part D Design		
D18 Accessibility and Adaptability		
i) <i>The design is to achieve a barrier free environment with consideration given to the design of door handles and switches, entrances and corridors. Steep, rough and slippery surfaces, steps and stairs and narrow paths should be avoided.</i>	YES	The proposed car parking alterations has considered steep, rough and slippery surfaces and avoided the use of steps, stairs and narrow paths.
ii) <i>There are to be continuous, independent and barrier-free access ways incorporated into the design of buildings.</i>	N/A	The proposed development does not include access ways or involve the design of the building. Therefore, this development control is not applicable to the proposal.
iii) <i>Pathways are to be reasonably level with minimal cross fall and sufficient width, comfortable seating and slip-resistant floor surfaces.</i>	N/A	The proposed development does not relate to the existing pathway.
iv) <i>here there is a change of level from the footpath to commercial or industrial floor levels, ramps rather than steps should be incorporated.</i>	N/A	The proposal relates to an aged care facility thus there is no change of level from footpath to commercial or industrial floor level.
v) <i>There is to be effective signage and sufficient illumination for people with a disability.</i>	YES	The existing parking signage is deemed appropriate and sufficient.
vi) <i>Tactile ground surface indicators for the orientation of people with visual impairments are to be</i>	YES	The outline of the parking space will be adequately displayed.



Warringah Development Control Plan 2011		
Control	Compliance	Comment
<i>provided in accordance with the relevant Australian Standard.</i>		
vii) <i>Access for people with a disability is to be provided at the main entrance to the development.</i>	N/A	The proposed car parking reconfiguration will not impact the existing main entrance to the aged care facility.
viii) <i>Development is to comply with Australian Standard AS1428.2.</i>	YES	The proposed development will comply with Australian Standard AS1428.2.



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Appendix 3 – Waste Management Plan



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Appendix 4 – Cost Summary Report



Statement of Environmental Effects

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Appendix 5 - Civil Engineering Letter



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Appendix 6 – Survey Drawing



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Appendix 7 - Bushfire Hazard Letter





Appendix 8 - Preliminary Geotechnical Assessment

