

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED DEVELOPMENT

Proposed Vergola (awning) louvered roof systems (x 2) to top floor roof of existing lightwell in commercial building

SUBJECT PREMISES

CP, 18-22 Dale Street, Brookvale

OWNER

The Owners Corporation – Strata 70852

COUNCIL

Northern Beach Council

DATE

22nd December 2021

1.0

EXISTING SITE FEATURES

The development site is known as CP, 18-22 Dale Street, Brookvale and is located on the western side of Dale Street. The site is a large three storey commercial building. Access to the site is via the existing driveway.

2.0

PROPOSED DEVELOPMENT

The proposal is for the installation of 2 x Vergola (awning) roof systems over the existing North and South lightwells covering the common property of the strata building. The proposed Vergola will be built over existing hardstand areas and therefore will not increase the existing site coverage area.

The proposed 2 x Vergolas have a total area of approx 28.1m²

3.0

ASSESSMENT CRITERIA

Pursuant to Section 79C(1) of the Environmental Planning & Assessment Amendment Act 1979 the following heads of consideration apply: -

3.1

NBC Warringah LEP 2011

The premises are situated in area zoned N1 General Industrial under the LEP and the alterations and additions associated with a building is permissible in this zoning, with Council consent.

3.2.2

HEIGHT

The proposed Vergolas will be attached over the existing lightwells and will have a total height of 13.02m from existing ground line. This is not within councils control of 11m for this zone. A Clause 4.6 variation statement is supplied with this application.

3.2.4

SOLAR ACCESS

The height, setback and location of the proposed awning will not adversely impact on the level of solar access currently enjoyed by the neighbouring properties.

3.2.6

DRAINAGE CONTROL

All downpipes will be connected into the existing system.

3.2.7

ENVIRONMENTAL PROTECTION

The minor scale of the development will have no impact upon the site's environmental constraints in relation to topography, drainage, soil landscapes, flora, fauna and bushfire hazard.

3.2.9

WASTE MANAGEMENT

All materials brought onsite will be used in the construction of the Vergola, therefore no Waste Management plan is required or supplied.

The following State Environmental Planning Policies apply to the site:

- ◆ State Environmental Planning Policy No 1 – Development Standards.
- ◆ State Environmental Planning Policy No 4 – Development without consent and Miscellaneous Exempt and Complying Development.
- ◆ State Environmental Planning Policy No 6 – Number of Stories.
- ◆ State Environmental Planning Policy No 8 – Surplus Public Land.
- ◆ State Environmental Planning Policy No 9 - Group Homes.
- ◆ State Environmental Planning Policy No. 10 – Retention of Low-Cost Rental Accommodation
- ◆ State Environmental Planning Policy No 11 – Traffic Generating Development.
- ◆ State Environmental Planning Policy No 14 – Coastal Wetlands
- ◆ State Environmental Planning Policy No 16 – Tertiary Institutions.
- ◆ State Environmental Planning Policy No 19 – Bushland in Urban Areas
- ◆ State Environmental Planning Policy No 21 – Caravan Parks.
- ◆ State Environmental Planning Policy No 22 – Shops and Commercial Premises.
- ◆ State Environmental Planning Policy No 30 – Intensive Agriculture.
- ◆ State Environmental Planning Policy No 32 – Urban Consolidation (Redevelopment of Urban Land).
- ◆ State Environmental Planning Policy No 33 – Hazardous and Offensive Development.
- ◆ State Environmental Planning Policy No 34 – Major Employment – Generating Industrial Development.
- ◆ State Environmental Planning Policy No 35 – Maintenance Dredging of Tidal Waterways.
- ◆ State Environmental Planning Policy No 37 – Continued Mine and Extractive Industries.
- ◆ State Environmental Planning Policy No 38 – Olympic Games and Related Projects.
- ◆ State Environmental Planning Policy No 48 – Major Putrescible Landfill Sites.
- ◆ State Environmental Planning Policy No 55 – Remediation of Land.
- ◆ State Environmental Planning Policy No 63 – Major Transport Projects.
- ◆ State Environmental Planning Policy No 64 – Advertising and Signage
- ◆ State Environmental Planning Policy No 65 - Design Quality of Residential Flat Buildings.
- ◆ State Environmental Planning Policy (Seniors Living) 2004

- ◆ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- ◆ State Environmental Planning Policy (ARTC Rail Infrastructure) 2004.

Consideration has been given to the abovementioned policies, no additional requirements are outlined which impact on the proposed development.

3.4

SUBMISSIONS

The neighbouring properties will be advised of the development proposal in accordance with Council's Notification Policy. Should objections be received it is hoped Council will enable mediation to occur in order to resolve any issues.

3.5

PUBLIC INTEREST

Public interest should be considered when assessing any submissions made in relation to the development proposal.

4.0

CONCLUSION

The development proposal has demonstrated compliance with the Warringah LEP.

The proposed awnings will have a minimal impact and achieve a high-quality urban form reflecting the desired future character of the area, whilst conserving the environmental heritage of the area.

The minor size and scale of the development is consistent with the dominant design themes within the immediate area without having an adverse impact on the amenity, privacy and existing levels of solar access currently enjoyed by the neighbouring properties.

Accordingly, it is recommended that the development proposal be supported.