

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Self-Serve
Dog Wash Machine

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Newport

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Statement of Environmental Effects

Proposed Self-Serve Dog Wash Machine

1 Palm Road, Newport

Prepared under instructions from

Sydney Animal Hospitals – Northern Beaches

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TABLE OF CONTENTS

1	Introduction	4
2	Site Analysis.....	5
2.1	Site Description and Location	5
3	Description of the Proposal.....	6
3.1	Details of the Proposal	6
3.1.1	Planning History	6
4	Statutory Planning Framework	7
4.1	Pittwater Local Environmental Plan 2014	7
4.1.1	Zoning and Permissibility.....	7
4.1.2	Flood Risk	7
4.1.3	Acid Sulfate Soils.....	7
4.1.4	Heritage Conservation	7
4.2	Pittwater Development Control Plan 2014	8
4.2.1	Newport Locality	8
4.2.1	Landslip Hazard	9
4.2.2	Site Works Management	9
4.2.3	Landscaping	9
4.2.4	Character as viewed from a Public Place – Newport Locality	9
4.2.5	Scenic Protection.....	9
4.2.6	Side Building Line.....	10
4.3	Matters for Consideration Pursuant to Section 79c(1) of the Environmental Planning and Assessment Act 1979 as Amended	10
4.3.1	The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations	10
4.3.2	The likely impacts of that development, including environmental impacts on both the natural and built environments and social and economic impacts in the locality.....	10
4.3.3	The suitability of the site for the development.....	13
4.3.4	Any submissions received in accordance with this act or regulations	13
4.3.5	The public interest	13
5	Conclusion	14

1 Introduction

This statement has been prepared for Sydney Animal Hospital – Northern Beaches as part of the supporting documentation for a Development Application in relation to the use and provision of a self-serve dog-wash machine, to be operated by the existing veterinary hospital located at 1 Palm Road, Newport.

In addition to the Statement of Environmental Effects and proposed plans, elevations prepared by Andy Lehman, the application is also accompanied by an Acoustic Report prepared by Acoustic Dynamics.

In preparation of this document, consideration has been given to the following:

- Environmental Planning and Assessment Act, 1979;
- Pittwater Local Environmental Plan 2014 and
- Pittwater Development Control Plan 21 2014

In addition to the Statement of Environmental Effects, proposed floorplans and elevations of the dog wash are included with the application documentation.

The proposal succeeds when assessed against the Heads of Consideration pursuant to section 79C of the Environmental Planning and Assessment Act, 1979 as amended. It is considered that the application, the subject of this document, is appropriate on merit and is worthy of the granting of development consent for the following reasons:

- The application has considered and satisfies the various relevant planning controls applicable to the site and the proposed use.
- The proposed dog wash machine will not detrimentally impact on the character and amenity of the locality.
- The site is assessed as suitable for the proposal, having regard to the relevant land use and planning requirements.

2 Site Analysis

2.1 Site Description and Location

The site comprises Lot A DP 407091 1 Palm Road, Newport and comprises an irregular shaped allotment with frontages to Barrenjoey Road and Palm Road. The site is developed with a two storey building containing a veterinary hospital at the ground floor level, with a residential unit and veterinary office/staff room at the first floor level. A car parking area for customers and staff of the veterinary hospital is provided within the site frontage to Palm Road. A location map is provided in **Figure 1** below.



Figure 1: Site Location Map (Source: Six Maps)

The site is located at the interface of Newport commercial centre and within a residential area. Adjoining the site to the east is a two storey dwelling located at 3 Palm Road. Directly to the south of the site fronting Trevor Road is a two storey residential flat building. The site is also surrounded by recreational areas, including Newport Park to the west on Barrenjoey Road and Newport Bowling Club, directly opposite the site on Palm Road.

The site is not Heritage Listed or situated within a Heritage Conservation Area. However, it is situated opposite a local heritage item (Newport Bowling Club).

3 Description of the Proposal

3.1 Details of the Proposal

The Development Application comprises a self-serve dog-wash machine to be provided and operated by the existing veterinary hospital (Sydney Animal Hospital – Northern Beaches) at 1 Palm Road, Newport. The veterinary hospital currently operates out of the ground floor level of the existing building.

The dog wash machine is a free standing structure and is located towards the eastern side boundary of the site adjacent to the main building, as depicted in the drawings prepared by Andy Lehman. It is proposed to incorporate a roof structure, which will be projected off the eastern side boundary wall, providing weather protection and acoustic installation for the dog wash machine.

The dog wash machine is provided predominately for clients of the veterinary hospital and local residents, who wish to make use of the facility.

The dog wash machine is entirely self-serve and is provided by the veterinary hospital as a service predominately for customers of the veterinary hospital and to local residents. The machine will be made available to the public between the hours of 7am to 6pm Mondays to Saturdays and 8am to 6pm on Sundays and on public holidays.

3.1.1 Planning History

Recent planning consents include the following:

- DA N0377/03 – Approval for the Construction of a Veterinary Clinic and Ancillary Dwelling
- DA N0459/07 – Approval for signage for the Northern Beaches Animal Hospital

4 Statutory Planning Framework

The following section of the report will assess the proposed development having regard to the statutory planning framework and matters for consideration pursuant to Section 79C of the Environmental Planning & Assessment Act, 1979 as amended. Those matters which are required to be addressed are outlined, and any steps to mitigate against any potential environmental impacts are discussed below.

4.1 Pittwater Local Environmental Plan 2014

The Pittwater Local Environmental Plan 2014 is the principal local planning instrument applicable to the land. The relevant provisions of the LEP and the manner in which they relate to the site and the proposed development are assessed below:

4.1.1 Zoning and Permissibility

The subject site is Zoned R2 Low Density Residential pursuant to the Pittwater Local Environmental Plan 2014. The proposed dog-wash machine is provided and operated in conjunction with the by the veterinary hospital which is established on the land. Veterinary Hospitals are a permitted use in the R2 Zone.

4.1.2 Flood Risk

It is noted that the site is located within a Flood Risk Area (Category 2). Pursuant to Clause 7.3 of the LEP, the proposed free standing dog wash machine is not a habitable structure, is not a completely enclosed structure being open to one side (western side), on this basis the structure is considered not to adversely impact on the flood behaviour of the land and the environment.

4.1.3 Acid Sulfate Soils

The site is located within an Acid Sulfate Soils area 4 and 5. Pursuant to Clause 7.1 of the LEP, no excavation works or works below the natural ground surface are proposed.

4.1.4 Heritage Conservation

Pursuant to Clause 5.10, the site is located within the vicinity of a Heritage Item, being Newport Bowling Club, situated opposite the site to the north at 6 Palm Road Newport, which is identified as a local heritage item.

The objectives of Clause 5.10 are listed as follows:

- a) *To conserve the environmental heritage of Pittwater;*
- b) *To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views;*

- c) *To conserve archaeological sites;*
- d) *To conserve Aboriginal objects and Aboriginal places of heritage significance.*

The proposed dog wash machine and roof structure is not visible from and will not affect or detract from the character, significance or setting of Newport Bowling Club (Heritage Item). On this basis the proposed works are deemed to be appropriate in relation to the character and setting of the Heritage Item.

4.2 Pittwater Development Control Plan 2014

The relevant provisions of the Pittwater Development Control Plan 2014 are detailed as follows:

4.2.1 Newport Locality

Pursuant to Clause A4.10, the sites are located within the Newport Locality. The desired future character of the Newport Locality will remain primarily a low-density residential area. The key objectives for the desired future character are identified as follows:

“The Newport locality will remain primarily a low-density residential area 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 occupancy dwellings 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. Retail, community and recreational facilities will serve the community.

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.

Heritage items and conservation areas indicative of the Guringai Aboriginal people and of early settlement in the locality will be conserved.

Vehicular, pedestrian and cycle access within and through the locality will be maintained and upgraded. The design and construction of roads will manage local traffic needs, minimise harm to people and fauna, and facilitate co-location of services and utilities.

Newport's coastal setting is what contributes most to the distinctive character of the commercial centre. Responsive, energy efficient buildings will support and enhance this relaxed, beachfront character and its outdoor lifestyle, contributing to a unique sense of place. Contemporary design solutions within the commercial centre will respond to Newport's climate and setting, including providing shade and shelter to streets and entries, generous private outdoor spaces, openings that capture ocean breezes, and shade elements."

The proposal is for the use of a dog wash machine and roof enclosure is to be provided in conjunction with the established veterinary hospital. This report clearly demonstrates that the proposed development is a permissible form of development in the residential locality and is consistent with the desired future character of the Newport Locality.

4.2.1 Landslip Hazard

Pursuant to Clause B3.1 no excavation works are proposed. It is considered that the proposal will not have an impact on the structural stability of the land or neighbouring properties.

4.2.2 Site Works Management

In accordance with Part B8 appropriate measures are proposed to address the issues of construction impacts, erosion and sedimentation management, waste minimisation, site fencing and security.

The site being of adequate area and dimension does not impose any unusual construction or on-site material storage difficulties. The site works will be managed in accordance with the Protection of The Environment Operations Act 1997 with appropriate erosion and sedimentation control, construction fencing and air pollution controls being implemented.

4.2.3 Landscaping

Pursuant to Clause C5.1 the proposal will not impact on the existing total landscaped area on the site.

4.2.4 Character as viewed from a Public Place – Newport Locality

Pursuant to Clause D10.1 the proposed dog wash machine and roof enclosure accords with the desired future character of the Newport Locality. The dog wash machine is well screened and is not highly visible from the streetscape.

4.2.5 Scenic Protection

Pursuant to Clause D10.3 the proposed dog wash machine is to be screened and sits adjacent to the existing building on the site. The proposal will not adversely impact on the visual amenity of the natural environment when viewed from the roadway or road reserve. The proposal accords with the desired future character of the locality.

4.2.6 Side Building Line

Pursuant to Clause D10.8, sites within R2 Low Density Residential are to maintain a 2.5 metre minimum side setback from one side and 1 metre to the other side boundary.

The dog wash machine and associated roof structure sits within the eastern side building line setback area. A variation to the 1 metre setback control is sought on the basis that this encroachment is minor and does not affect the building line of the existing mixed use building on the site.

The proposed dog wash machine does not impede upon the privacy and amenity of the adjacent residential property. The proposed roof will provide an acoustic barrier between the proposed dog wash machine and the neighbouring property.

4.3 Matters for Consideration Pursuant to Section 79c(1) of the Environmental Planning and Assessment Act 1979 as Amended

The following matters are to be taken into consideration when assessing an application pursuant to section 79C of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines (in *italic*) to help identify the issues to be considered have been prepared by the Department of Planning and Environment. The relevant issues are:

4.3.1 The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations

The proposed use is permissible and consistent with the intent of the planning controls as they are reasonably applied to the proposed use on this particular site.

4.3.2 The likely impacts of that development, including environmental impacts on both the natural and built environments and social and economic impacts in the locality.

Context and Setting

i. What is the relationship to the region and local context in terms of:

- *The scenic qualities and features of the landscape*
- *The character and amenity of the locality and streetscape*
- *The scale, bulk, height, mass, form, character, density and design of development in the locality*
- *The previous and existing land uses and activities in the locality*

The proposed use will not to adversely affect the character and amenity of the locality or streetscape and the proposed use will not adversely impact on the character or setting of the nearby heritage item.

ii. *What are the potential impacts on adjacent properties in terms of:*

- *Relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)*
- *visual and acoustic privacy*
- *views and vistas*
- *edge conditions such as boundary treatments and fencing*

The proposed dog wash machine is considered to be compatible with surrounding land uses in the locality and will not adversely affect the visual or acoustic amenity of the neighbouring properties.

Access, transport and traffic:

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- *Travel Demand*
- *dependency on motor vehicles*
- *traffic generation and the capacity of the local and arterial road network*
- *public transport availability and use (including freight rail where relevant)*
- *conflicts within and between transport modes*
- *Traffic management schemes*
- *Vehicular parking spaces*

The proposed dog wash machine does not generate a need for additional car parking provision.

Public Domain

The proposed development will have no adverse impact on the public domain.

Utilities

The site is adequately serviced by water, electricity, sewage connections.

Flora and Fauna

N/A.

Waste Collection

Normal commercial waste collection will apply.

Natural hazards

The site is located within a flood risk hazard area. The proposed free standing dog wash machine is not a habitable structure, is not a completely enclosed structure being open to one side (western side), on this basis the structure is considered not to adversely impact on the flood behaviour of the land and the environment.

Economic Impact in the locality

The proposed use will have a minor positive impact on economic factors within the area, given this is a small veterinary business, simply proposing to serve a demand in the local community.

Site Design and Internal Design

- i) *Is the development design sensitive to environmental considerations and site attributes including:*
 - *size, shape and design of allotments*
 - *The proportion of site covered by buildings*
 - *the position of buildings*
 - *the size (bulk, height, mass), form, appearance and design of buildings*
 - *the amount, location, design, use and management of private and communal open space*
 - *Landscaping*

N/A.

- ii) *How would the development affect the health and safety of the occupants in terms of:*
 - *lighting, ventilation and insulation*
 - *building fire risk – prevention and suppression*
 - *building materials and finishes*
 - *a common wall structure and design*
 - *access and facilities for the disabled*
 - *likely compliance with the Building Code of Australia*

The proposed works can comply with the provisions of the Building Code of Australia. The proposal complies with the relevant standards pertaining to health and safety and will not have any detrimental effect on the occupants.

Construction

- i) *What would be the impacts of construction activities in terms of:*

- *The environmental planning issues listed above*
- *Site safety*

Normal site safety measures and procedures will ensure that no safety or environmental impacts will arise during construction.

4.3.3 The suitability of the site for the development

- *Does the proposal fit in the locality?*
- *Are the constraints posed by adjacent development prohibitive?*
- *Would development lead to unmanageable transport demands and are there adequate transport facilities in the area?*
- *Are utilities and services available to the site adequate for the development?*
- *Are the site attributes conducive to development?*

The site is located on the interface with Newport commercial centre and an established residential area. The adjacent development does not impose any unusual or impossible development constraints. The proposed use will not cause excessive or unmanageable levels of transport demand.

The site being of moderate grade, adequate area, and having no special physical or engineering constraints is suitable for the proposed use.

4.3.4 Any submissions received in accordance with this act or regulations

It is envisaged that Council will appropriately consider any submissions received during the notification period.

4.3.5 The public interest

The proposed use is permissible and consistent with the planning controls as they are reasonably applied to the proposed use.

The development would not be contrary to the public interest.

5 Conclusion

This statement demonstrates that the proposed use and provision of a self-serve dog-wash machine, to be operated by the existing veterinary hospital located at 1 Palm Road, Newport is compliant with the relevant provisions of the Pittwater LEP 2014 and DCP 2013.

It is considered that the application, the subject of this document, is appropriate on merit and is worthy of the granting of development consent for the following reasons:

- The application has considered and satisfies the various relevant planning controls applicable to the site and the proposed use.
- The proposed dog wash machine will not detrimentally impact on the character and amenity of the locality.
- The site is assessed as suitable for the proposal, having regard to the relevant land use and planning requirements.

Having given due consideration to the matters pursuant to Section 79C of the Environmental Planning and assessment Act, 1979 as amended, it is considered that there are no matters which would prevent Council from granting consent to this proposal in this instance.