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**STATEMENT OF
ENVIRONMENTAL EFFECTS
PROPOSED LIGHT INDUSTRIAL/WAREHOUSE
DEVELOPMENT**

50 MEATWORKS AVENUE, OXFORD FALLS

**On Behalf of
Numeve P/L**

August 2011

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STATEMENT OF ENVIRONMENTAL EFFECTS

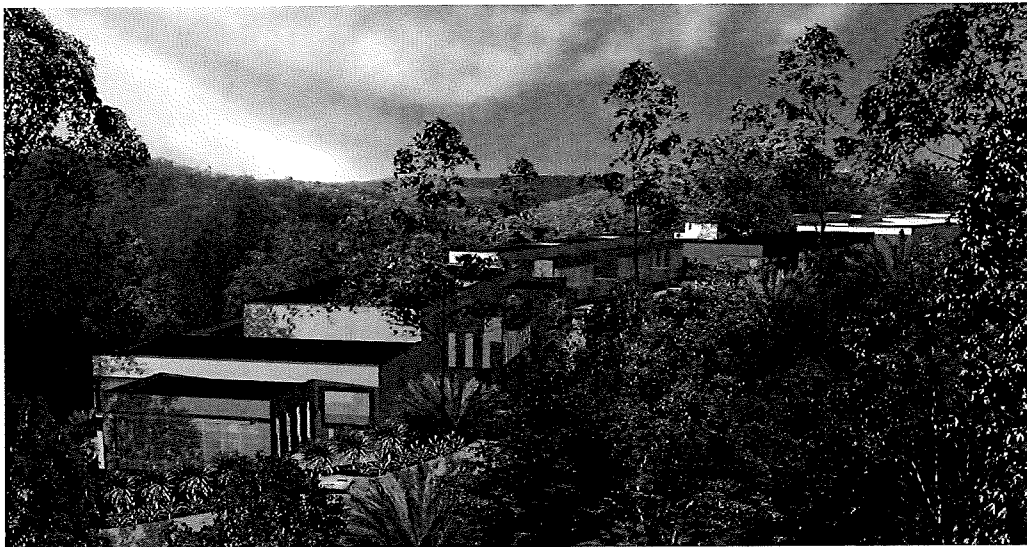
Proposed Light Industrial/Warehouse Development

at

50 Meatworks Avenue, Oxford Falls

Prepared under instructions from

Gelder Architects



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1. INTRODUCTION

This Statement of Environmental Effects accompanies a Development Application lodged on behalf of Numeve P/L. The proposal seeks approval for the demolition of the majority of the site's existing structures followed by the construction of a light industrial/warehouse development comprising 30 units contained within 7 detached two storey buildings with associated parking upon land at Lot 100 in DP 1023183 and which is known as 50 Meatworks Avenue, Oxford Falls.

The proposal is classified as Category Three development under the land use table associated with the B2 Oxford Falls Valley Locality.

For the purposes of this assessment the following documents are considered to be relevant to this proposal:

- *Environmental Planning & Assessment Act 1979, as amended.*
- *Warringah Local Environmental Plan 2000.*
- *B2 Oxford Falls Locality Statement*
- *Warringah Draft Local Environmental Plan 2009*

In addition to this Statement of Environmental Effects, the proposal is described in the following documentation:

- Survey Plan prepared by C.M.S Surveyors Pty Limited, Reference No. 422, dated 14/01/05.
- Architectural Plans prepared by Gelder Architecture, Drawing No. DA01 to DA08 and dated 3/8/11.
- Landscape Plan prepared by Gelder Landscapes, Drawing No. L01 and dated 3/8/11.
- Concept Drainage Plan prepared by E2 Civil and Structural Design Pty Ltd, Job No. 11.226, Drawing SW1 to SW5, dated 1 August 2011.
- Biodiversity Management Plan prepared by Total Earth Care, dated August 2011.
- Bushfire Threat and Protection Assessment prepared by Clarke Dowdle & Associates, dated August 2011.
- Flora and Fauna Assessment prepared by Clarke Dowdle & Associates, dated August 2011.
- Traffic and Parking Assessment prepared by Parking & Traffic Consultants, Ref No. T2-507, dated August 2011.
- Access Report prepared by Accessibility Solutions (NSW) Pty Ltd, dated 2 August 2011.
- Building Code of Australia Capability Report prepared by Vic Lilli & Partners, Ref. No. J110350 and dated 26/7/11.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. It provides an assessment of the proposed development against the heads of consideration as set out in Section 79C(1) of the Environmental Planning and Assessment Act 1979 including the applicable planning instruments and policies of Warringah Council.

As a result of that assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

2. BACKGROUND

The subject site has an extensive history in terms of its use and currently comprises a number of buildings and several separate uses which occupy those buildings and the areas surrounding them. The site is considered to support a high level of intensity in terms of the existing uses and the site itself is highly modified.

The original use of the site and which resulted in the construction of the majority of the site's existing buildings was as an abattoir.

Existing uses which currently operate from the site include:

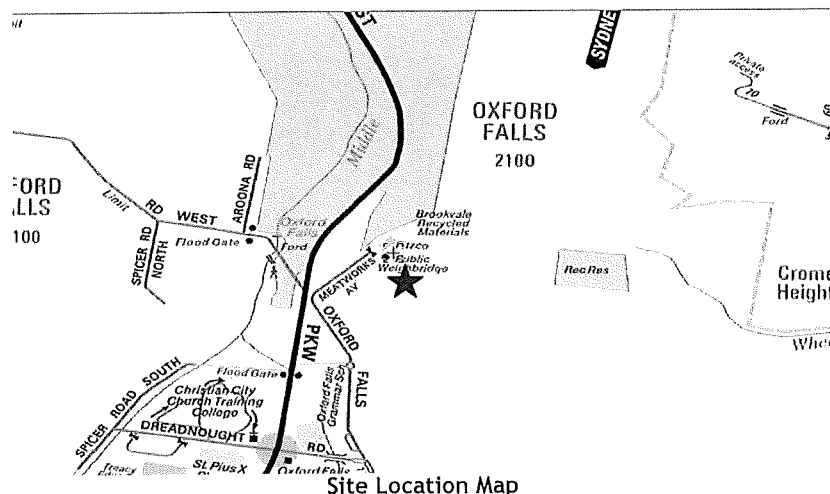
- Sausage & Smallgoods Manufacturing
- Public Weighbridge
- Sand & Soil Supply Business
- Waste Transfer Station
- Building Materials Recycling Business
- Waste Vehicle Depot
- Dwelling House
- Staff Amenities Building

A summary of the recent Development Consents which have been granted for the variety of uses which currently exist upon the site are detailed below:

- *Consent No. 84/190 - 19 May 1984* - Storage and Maintenance of garbage/waste disposal trucks.
- *Consent 87/204 - 19 June 1987* - Renovations and use of part of ground floor and part of first floor of existing premises as a wholesale bakery.
- *Consent 91/130 - 8 May 1991 and modified 4 March 1992* - Erection of storage shed and storage bins, change of use of part of site to a building and landscape supply yard and for the recycling and transfer of demolition material.
- *Consent 92/227 - 29 July 1992 and modified 15 June 1994* - Construction of a storage building to house two refrigerated shipping containers for storage of goods associated with the adjacent sausage/small goods manufacturer.
- *Consent 97/137 - 8 May 1997* - Construct new dwelling house.
- *Consent 70DA - 24 September 1998* - Use of former dwelling (which was to be demolished under 97/137) for staff amenities.
- *Consent 24361DA - 28 October 1999 and modified 8 August 2001* - Construction of maintenance bay for plant and machinery.

3. THE SITE

The subject property is identified as Lot 100 in DP 1023183 and is known as 50 Meatworks Avenue, Oxford Falls. The site is an irregular shaped allotment having an area of 3.412ha and is located at the northern end of Meatworks Road. Access to the site from the Wakehurst Parkway is via Dreadnought Road and Oxford Falls Road.



The subject site is a sloping allotment having fall from south to north and from west to east, with a large rock escarpment traversing the southern portion of the site along an east-west axis. The area to the south of this of escarpment comprises natural dense bushland. The area on the low side (north) of the escarpment has been previously cleared and levelled into a series of terraces and which currently support a number of large detached industrial type buildings and associated structures of varying ages and which are currently utilised for a number of different uses including:

- Sausage & Smallgoods Manufacturing
- Public Weighbridge
- Sand & Soil Supply Business
- Waste Transfer Station
- Building Materials Recycling Business
- Waste Vehicle Depot
- Dwelling House
- Staff Amenities Building

The existing dwelling house (brick building) located adjacent to the southern boundary of the site and a further fibro building to its north are proposed to be retained as part of this application. The proposal also seeks to retain part of the original abattoir building (Building G) and to convert it to contain industrial/warehouse units.

None of the existing buildings are heritage listed or are considered to have heritage significance which would prevent development in the manner proposed.

Vehicular access to the site is currently via Meatworks Avenue and which terminates at the front boundary of the site. A central driveway which traverses the centre of the site then gives access throughout the existing development with secondary access roads accessing the upper and lower portions of the site.

Due to the nature of the existing activities the subject site is accessed via a range of vehicles ranging from staff cars through to small tip trucks and garbage trucks, large garbage trucks and large trucks and truck and dog combinations. The existing uses upon the site also currently result in a high number of vehicle movements throughout the day.

Existing uses undertaken upon the site are currently approved to operate from 6.00am to 6.00pm Monday to Friday, 6.00am to 1.00pm on Saturday with no works generally occurring on Sundays. The exception to this is the garbage trucks which due to the nature of that use enter and leave the site at all hours.

From this perspective alone it is considered that the use of the site currently supports a range of high intensity uses.

In assessing the nature and extent of existing uses it is worth noting that activities associated with both the Sand & Soil Supply Business and the Waste Transfer Station involve typically trucks manoeuvring upon the site with materials being then loaded/unloaded and moved around the site by a large loader. Raw and waste materials are also stockpiled upon the site and in the case of waste hardfill in a very large and dominant stockpile.

As previously identified the majority of the site (the area the subject of this application) has previously been cleared of vegetation and exists in a highly modified state. Vegetation upon the site is contained in an area to the south and above the site and which is separated from the site proper by an existing escarpment. In this regard an assessment of the sites existing vegetation together with existing flora and fauna occurring on the site has been undertaken by Clarke Dowdle & Associates. Their assessment provides:

The site has been highly modified by the past and present land uses and excluding the higher south-eastern portions, does not contain suitable habitat for any listed threatened flora and/or fauna species. It is acknowledged that the vegetated south-eastern portions do provide suitable and in some cases provide optimal habitat for a number of threatened species.

The flora surveys conducted upon the south-east portions of the site found no listed threatened species and/or endangered ecological communities occupying the site and surrounding area.

Potential habitat occurs for the Koala with Scribbly Gums, Eucalyptus haemastoma occurring. The species is identified Koala feed trees and it is not beyond the realms of possibility that a Koala population occurs in the surrounding area.

In relation to the proposal, the development will be constructed over areas previously cleared and disturbed. The vegetated south-eastern portions will be provided with a natural buffer from the proposed development along the southern aspects due to the large cliff existing. This cliff line will, to a degree, limit direct and indirect impacts to the remnant vegetation. Therefore the proposal is seen to provide minimal direct impacts to the existing habitats on and surrounding the site.

It is concluded that the impact associated with the proposed development will occur in previously disturbed areas. In addition the remnant areas of vegetation on the south-eastern portions will remain untouched and provides undisturbed habitat for threatened flora and fauna species. As such the impact of the proposal is seen as not significant and is deemed to provide a better environmental impact outcome to the existing land usage.

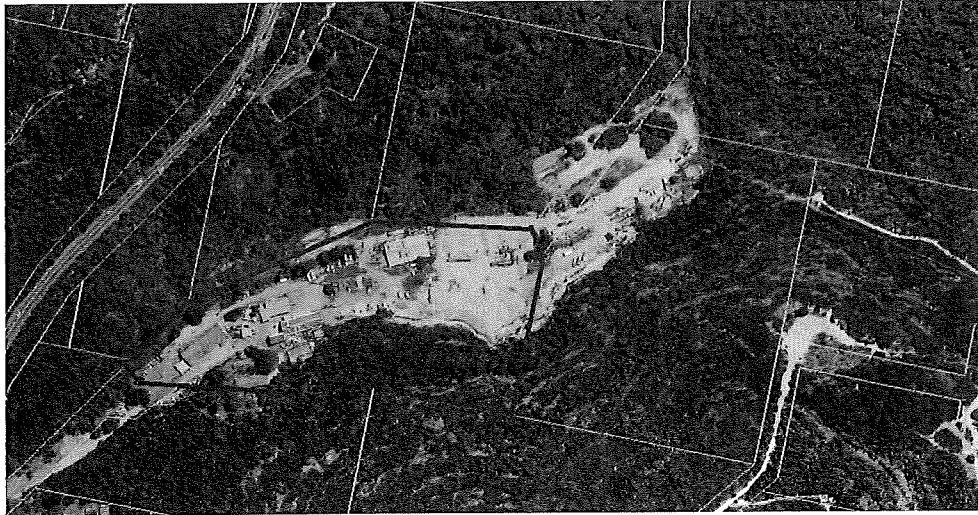
In conclusion the report provides:

In respect of matters required to be considered in the Environment Protection and Biodiversity Conservation Act 1999, the development was not deemed to significantly impact any of the Matters of National Significance. The proposed development therefore does not constitute a controlled action.

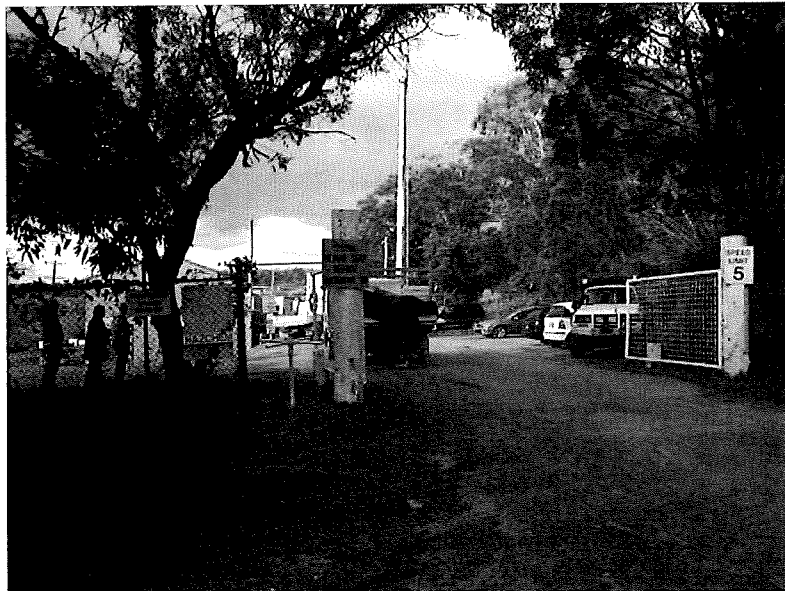
In respect of matters required to be considered under Section 5A of the Environmental Planning and Assessment Act, 1979 and relating to the species/provisions of the Threatened Species Conservation Act, it was deemed that the development would not significantly affect any threatened species, populations or ecological communities. Therefore a Species Impact Statement should not be required for the proposed development.

In addition to the bushland to the south of the site, the site is also adjoined generally to its west, north and east by a bushland buffer which due to the surrounding topography screens the majority of the site from view from the public domain. It is understood that views of the site are generally only available from public lands from a distance and to the north (Forest Way and surrounds) with nearby views being generally from private lands. It is anticipated due to the extent and nature of the existing activities undertaken upon the site that those views would generally be regarded as being unsightly.

Stormwater from the site is understood to be currently disposed of in an informal manner and in most instances is understood to discharge onto the ground from where it flows onto adjoining lands to the north and east of the site. The site does adjoin a drainage channel/watercourse which runs in a south to north direction to the east of the site. Stormwater from the proposed development is to be disposed of to this watercourse.



Aerial Photograph of the Subject Site



The existing entrance to the site



The westernmost building (to be demolished)



The existing dwelling & staff amenities building (to be retained)



Existing building proposed for partial retention



Existing storage of waste collection vehicles



Storage of sand and soil



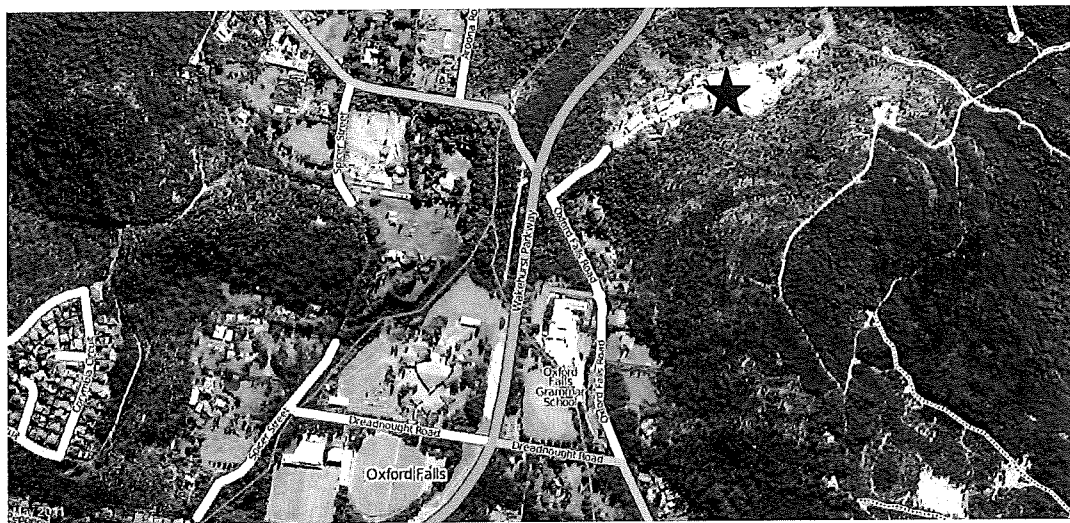
Existing hard fill storage (part of waste transfer activities)

4. THE SURROUNDING LOCALITY

The subject site is located within the B2 - Oxford Falls Valley Locality under the Warringah Local Environmental Plan 2000. Immediately to the northwest of the site is Public Open Space which is also located within the B2 Locality and is an identified Conservation Area. The B2 locality which traditionally is rural/residential in character in the immediate vicinity of the subject site contains a range of other land uses comprising:

- Undeveloped native bushland to the north and east of the subject site.
- Detached dwelling houses on large allotments to the south and west of the subject site.
- Educational establishments fronting Wakehurst Parkway to the south and southwest of the site.

These activities are generally passive in their nature in that they largely do not result in offensive noise and other than vehicle movements which are confined to cars and light/small trucks have no external impacts. They have however either directly or indirectly resulted in the significant clearing of land.



Aerial Photo of Subject Site and Surrounding Locality

5. THE PROPOSAL

The application seeks approval for the demolition of the majority of existing structures located upon the site followed by the construction of a light industrial/warehouse development. The existing dwelling house and amenities building located towards the southwest corner of the site are to be retained as part of this application as is part of the existing two storey rendered former abattoir building located to the northeast of the dwelling and which will be modified and adapted as part of this application.

All proposed works are to be contained to the existing cleared portion of the site and which currently supports a range of highly intensive uses and which have previously been extensively modified.

The existing natural bushland to the south and south east of the site will not be affected by the proposal.

The proposed light industrial/warehouse development comprises a total of 7 detached buildings incorporating a total of 30 units. Buildings A to F are new buildings and are to be constructed of pre cast concrete panels with metal roofing. Each unit will comprise a large warehouse/industrial area with a smaller mezzanine level. This application does not seek to establish any uses within the proposed units.

Building G involves the alteration/additions to an existing building. The proposal seeks to retain a portion of the existing masonry walls, which are to be rendered and painted, with the introduction of metal vertical cladding.

The unit composition of each building is described in the table below:

Building No.	Units
A	1,2,3,4 and 5
B	6,7,8,9,10,11 and 12
C	13,14,15,16,17 and 18
D	19,20,21,22,23 and 24
E	25 and 26
F	27 and 28
G	29 and 30

The individual units range in size from 244m² to 676m². The total floor area of the proposed development is 8,161m².

Vehicle access will be provided by way of a circular access road and which will operate in a one way direction, while parking will be located throughout the site in close proximity to the individual units.

The proposal provides for a total of 157 parking spaces including 20 accessible spaces.

Each unit will include a loading door and external standing area for service vehicles.

All collected stormwater from the developed area will discharge to a detention basin/pond with a volume of 1024.0m² with overflow being directed to the existing watercourse adjacent to the northeast portion of the site.

The proposal also provides for the landscaping and Biodiversity Management of the site as detailed in the Biodiversity Management Plan which accompanies this application.

The development indices for the proposal are as follows:

Site Area:	3.412ha (34,120m ²)
Building Footprint:	7,195m ² or 21%
Landscaped Area:	19,475m ² or 57%
Floor Space:	8,161m ² or 0.24:1

6. ZONING & DEVELOPMENT CONTROLS

The proposed development is identified as integrated development under the provisions of the Environmental Planning and Assessment Act 1979, as amended, with consent also being required from the NSW Office of Water with respect to works proposed to the adjoining watercourse.

The following is an assessment of the proposal against the relevant provisions of the Act and all of the relevant planning instruments and policies of Warringah Council.

6.1 Warringah Local Environmental Plan 2000

Warringah Local Environmental Plan is applicable to the subject site. The LEP seeks to establish individual character zones, with objectives and controls reflecting both the localities existing and future desired character.

The following clauses of the LEP are considered to be relevant to the proposed development.

Clause 22 - When is a Site Analysis Required

This clause requires the provision of a site analysis in accordance with the provisions of Schedule 8. A detailed site analysis plan has been prepared by Gelder Architecture, which identifies the appropriate characteristics of the site as required by Schedule 8. Reference should also be made to the other supporting documentation which accompanies this application.

The clause also requires that the site analysis plan also be accompanied by a written statement detailing how the proposal relates to the plan. It is considered that this document read in conjunction with the associated documents satisfies this requirement.

Clause 38 - Glare & Reflection

This clause aims to ensure that development does not result in overspill or glare from artificial illumination, or sun reflection, which would unreasonably diminish the amenity of the locality.

The proposed building is constructed of pre cast concrete panels with a metal roof, which will be finished in recessive colours that are harmonious to the natural environment and which will not result in glare. The proposed buildings are provided with substantial setbacks to all boundaries, with the setbacks to be well landscaped so as to ensure that the development is predominantly screened from adjoining properties and the street. Further the proposal does not incorporate any excessive artificial lighting.

Therefore it is not considered that the proposal will result in any unreasonable glare or reflection.

Clause 42 - Construction Sites

This clause aims to ensure that construction sites do not to unreasonably impact on the surrounding amenity, pedestrian or road safety, or the natural environment.

During construction all vehicles will enter and leave the site in the location of the existing driveway. A dedicated area will be provided on site for the provision of storage of material and waste. All construction work will be carried out during those hours specified by Council so as to minimise disruption to surrounding properties.

A construction management plan will be implemented to ensure that any air and water borne pollutants are minimised.

It is noted that the proposed development is located within the existing cleared and disturbed area of the site, with the dense bushland unaffected by the proposal.

It is considered that the proposal will comply with the requirements of this clause.

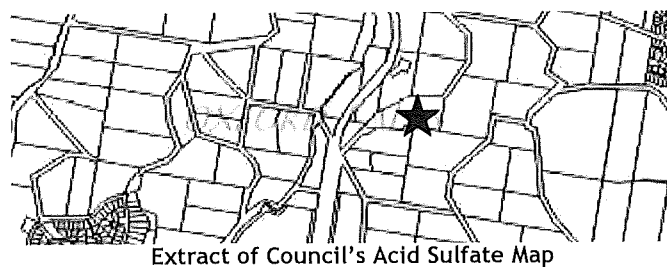
Clause 43 - Noise

The objective of this clause is to ensure development does not result in noise emissions which would unreasonably diminish the amenity of the area and is not to result in noise intrusion which would be unreasonable to the occupants.

The proposal whilst not seeking approval for the individual uses of the proposed industrial/warehouse units at this time will in my opinion result in a significant improvement in the amount of noise emanating from the site due to the de-intensification of use proposed via this application.

Clause 49a - Acid Sulfate Soils

This clause requires that development on land identified as Class 1, 2, 3, 4 or 5 on the Acid Sulfate Soils Hazard Map is to be carried out in a manner that manages any disturbance to acid sulfate soils so as to minimise impacts on natural water bodies and wetlands and on agriculture, fishing, aquaculture, urban activities and infrastructure.



The site is not identified on Council's Acid Sulfate Map as being affected.

Clause 50 - Safety & Security

This clause requires development to maintain and where possible enhance the safety and security of the locality. It is considered that the proposal achieves the requirements of this clause for the following reasons:

- The service areas and access ways allow for casual surveillance of the site and surrounds.
- The entry, pedestrian and service areas will be adequately lit.
- Each unit provides for views of the internal driveway and the associated parking area.

Clause 51 - Front Fences and Walls

The subject application does not propose any fencing at this time.

Clause 53 - Signs

There is no signage associated with the current proposal. It is anticipated that a separate signage application will be made to the Council should approval be granted and once approval for each separate occupancy is sought.

Clause 54 - Provision and location of utility services.

This clause requires that services must be provided to the site of the development, including provision for the supply of water, gas, telecommunications and electricity and the satisfactory management of sewage and drainage.

The proposed development will be provided with appropriate services as required by this clause.

Clause 56 - Retaining unique environmental features on site

This clause aims to ensure that development is designed to retain and complement any distinctive environmental features of its site and on adjoining and nearby land.

The subject site has been previously highly modified by the past and present land uses. The development will be constructed over areas previously cleared and disturbed. The vegetated south-eastern portions will be provided with a natural buffer from the proposed development along the southern aspects due to an existing escarpment. Therefore the proposal will not have any detrimental impact on any unique environmental features of the site.

Clause 58 - Protection of existing flora

This clause aims to protect remnant indigenous flora. A Flora & Fauna Assessment was prepared by Clarke Dowdle and Associates and accompanies this application. In summary this report provides the following:

The flora survey identified a total of seventy three (73) species upon the subject site, including fifty-five (55) native species and eighteen (18) exotic species.

A number of the Rare or Threatened Australian Plant (ROTAP) Angophora crassifolia were identified on the site.

No listed threatened species were identified on the site; however it is noted that a number of these species were not in flower during the survey period and due to their cryptic nature, detection is difficult when not in flower. A Section 5A - 7 part Assessment of Significance will be conducted for these species along with other threatened species that have the potential to occur.

The proposal will not result in the removal of any remnant vegetation which exists upon the site.

In respect of matters required to be considered under Section 5A of the Environmental Planning and Assessment Act, 1979 and relating to the species/provisions of the Threatened Species Conservation Act, it was deemed that the development would not significantly affect any threatened species, populations or ecological communities. Therefore a Species Impact Statement should not be required for the proposed development.

Therefore it is considered that the proposal does not have any significant impact on existing flora and the development achieves the objectives of this clause.

Clause 59 - Koala Habitat Protection

This clause applies to parcels of land that are greater than 1 hectare in area. The subject site has an area of 3.412ha and therefore this clause applies to the proposed development.

Appendix F of the Flora & Fauna Assessment prepared by Clarke Dowdle and Associates provides an assessment of potential Koala Habitat. In summary it is noted that there was no koala activity identified on site.

It is considered that the proposal satisfies this clause.

Clause 61 - Views

This clause primarily aims to ensure that development allows for the reasonable sharing of views. In this regard it is considered that due to the surrounding topography and relationship with adjoining properties that the subject site will not result in any reduction or loss of views.

The proposed development provides for a new industrial development on a portion of land that has been previously cleared and levelled into a series of terraces. The existing development on site comprises a mixture of detached buildings of varying ages and materials. A large amount of the site is also currently utilised for the storage of garbage trucks, landscape supplies and hard/building waste storage. It is considered that there are some distant views of the site from areas off Forest Way (to the north) and from private lands closer to the site.

In this respect it is considered that the proposal will result in a significant improvement to the existing site and views of it by providing for an aesthetically pleasing development that incorporates extensive landscaping and high quality buildings. It is considered that the nature of the proposed use will also be less obtrusive than that which currently exists.

The proposal seeks to retain all existing bushland.

The additional landscaping proposed, particularly adjacent to the rock outcrops/embankments, is considered to significantly improve the character of the locality when viewed from the public domain and surrounding properties.

The proposal is considered to satisfy the provisions of this clause, in that the development does not result in the loss of any significant views and will improve the character of the locality when viewed from the public streets and surrounding properties.

Clause 62 - Access to sunlight

The objective of this clause is to ensure that development does not unreasonably reduce sunlight to surrounding properties.

The proposed development given the location and separation from surrounding development will not result in any overshadowing to adjoining properties. The level of solar access currently provided to adjoining properties will remain unchanged as a result of this development.

Clause 63 - Landscaped open space

This clause aims to ensure that development provides landscaped open space that is of sufficient dimension to accommodate appropriate plantings, an outdoor recreation and services area and facilitate water management.

The proposed development results in a site coverage of 43%, with the remainder of the site available for landscaping. The proposed development is located on a previously cleared and levelled portion of the site and as such does not result in the removal of any vegetation. The proposal provides for detailed landscaping of the site which will improve the landscaped character of the subject site and the locality.

It is considered that the proposal achieves the requirements of this clause.

Clause 65 - Privacy

This clause aims to ensure that development does not cause unreasonable direct overlooking of habitable rooms and principal private open spaces of other dwellings.

The proposed development is provided with substantial setbacks to all surrounding development. It is considered that the setbacks proposed provides sufficient visual separation. The development is located below the existing rock escarpment with any views directed towards the adjoining bushland to the north. It is therefore considered that the level of privacy provided to the surrounding properties will be maintained and the requirements of this clause will be achieved.

Clause 66 - Building Bulk

This clause aims to ensure that buildings have a visual bulk and an architectural scale consistent with structures on adjoining or nearby land and are not to visually dominate the street or surrounding spaces, unless the applicable Locality Statement provides otherwise.

The proposed development comprises seven detached buildings to be constructed predominantly of precast concrete panels and metal sheet roofing. The immediate locality comprises a variety of land uses including schools, playing fields and rural residential uses. These land uses result in a mixture of building styles, the majority of which are non-urban in character.

It is considered that the proposed development adequately minimises bulk and scale by providing a series of detached buildings of modern appearance and appropriately articulated with a maximum height of two storeys in conjunction with substantial setbacks to surrounding development. The site is not highly visible from the public domain or surrounding properties, however additional landscaping, including canopy trees and large shrubs are proposed within the boundary setbacks to assist in obscuring the proposed development when viewed from the public domain and the adjoining properties.

It is considered that the setbacks provided in conjunction with the landscaping will provide for a development that is compatible in terms of bulk and scale and enhances the existing locality.

Clause 67 - Roofs

This clause requires that roofs are to compliment the local skyline. The proposed building provides for a flat pitched metal roof which is considered to be compatible with the existing surrounding built form and will not detract from the local skyline.

Clause 69 - Accessibility - premises available to the public

An Access Report has been prepared by Accessibility Solutions (NSW) Pty Limited which in summary provides:

In summary this assessment confirms the following outcomes;

- *The onsite accessways to all 30 industrial units and associated parking will provide appropriate access for people with disabilities in accordance with Part D3 of the BCA and DDA Premises Standards and Council's WLEP Clause 69.*
- *The accessible parking spaces (20 of 158) facilitate easy access for dual transfers or vehicles with side-loading ramps and hoists which complies with AS2890.6 and Part D3.5 of the BCA and DDA Premises Standards.*
- *The units provide accessible sanitary facilities while stairways to mezzanine areas can be detailed in accordance with AS1428 to satisfy Parts D3.3, D3.8 and F2.4 of the BCA and DDA Premises Standards.*

Therefore, given the degree of access that can be provided I conclude that the development satisfies the accessibility provisions of the BCA and DDA Premises Standards, which substantially satisfies Council WLEP Clause 69 requirements pertaining to access for people with disabilities.

It is therefore considered that the proposal satisfies the requirements of this Clause.

Clause 71 - Parking Facilities (Visual Impact)

This clause requires parking facilities to be sited and designed so as not to dominate the street frontage or other public spaces.

In this respect due to the configuration of the site and the layout of the development parking does not dominate the street frontage of the site.

In addition the Landscape Plan provides for extensive planting adjacent to the western (front) boundary.

Therefore it is considered that the proposed parking facilities will not dominate the street frontage and that the proposal satisfies this clause.

Clause 72 - Traffic Access and Safety

This clause requires that vehicle access points shall be located to minimise traffic hazards, vehicle queuing, access points, traffic and pedestrian conflict and interference with public transport facilities.

A Traffic and Parking Assessment Report has been prepared by Parking & Traffic Consultants. A copy of that report and which finds in favour of the proposed development accompanies this application.

Vehicle access will be provided by way of a one way circular roadway, while parking will be located throughout the site in close proximity to the individual units.

Clause 73 - On Site Loading and Unloading

This clause requires that facilities for the loading and unloading of goods, delivery and emergency vehicles are to be appropriate to the size and nature of the development. This clause further requires that these facilities should be screened from the public view and that vehicles shall enter and leave the site in a forward direction.

The Traffic and Parking Assessment Report prepared by Parking and Traffic Consultants in response to loading facilities provides the following:

The loading areas have been designed to accommodate vehicles up to an 8.8 metres Medium Rigid vehicle and according to Figure 3.1 of AS2890.2; a minimum driveway width of 9.0 metres is required, measured at the boundary. The existing driveway measures 6.0 metres at the boundary however, the driveway is aligned with the carriageway of Meatworks Avenue, and therefore no turning movements are required. In this regard, the driveway width represents two-way roadway, which and provides access to the site for commercial vehicles including 19 metre semi-trailers. It is proposed to retain the existing driveway width, which will still accommodate two-way movements.

A turning path assessment has been prepared demonstrating a Small Rigid Vehicle and a Medium Rigid Vehicle entering and exiting the eastern driveway.

The proposal includes the provision of a servicing area within the ground level of the car park, which is located adjacent to the primary access aisle. The internal circulation aisle has been designed to accommodate a Small Rigid Vehicle circulating through the ground level

The loading areas will not be visible from the public view as they are contained within the building envelope of each unit. The internal circulation road/drive will ensure that all vehicles can enter and leave the site in a forward direction.

Clause 74 - Provision of Parking

The proposal which provides a total of 30 units requires parking for 86 cars on site in accordance with Schedule 17 of the LEP. The proposal provides for a total of 157 spaces which complies with the requirements of the LEP. The Traffic and Parking Assessment Report prepared by Traffic and Parking Consultants provides:

It is noted that the proposed parking provision is higher than required a strict application of the LEP minimum requirements. This has been achieved partly through the availability of land, but also in response to the lack of alternative forms of transport serving the site, and the somewhat isolated location in relation to residential or commercial uses. The proposed provision will ensure that the proposed development does not result in overflow parking on to the surrounding road network.

It is therefore considered that the proposed parking will meet the needs of the use of the development and achieve the objectives of the clause.

Clause 75 - Design of Carparking Areas

This clause requires that unless the applicable Locality Statement provides otherwise, design of carparking areas is to be provided in accordance with the most recent "Guide to Traffic Generating Developments" (NSW Roads and Traffic Authority).

The Traffic and Parking Assessment Report provides:

The car park arrangement internal circulation and parking arrangements have been designed in accordance with the requirements of Section 2 of AS2890.1.

Table 1.1 of AS2890.1 presents a number of classifications applicable to different land-uses. According to the Table, the most appropriate car park classification applicable to the subject car park will be a Class 1A facility, which is suitable for "Residential, domestic and employee parking".

The parking space dimensions and associated aisle widths for each classification are presented in Table 2.2, and accordingly, a Class 1A facility requires parking space dimensions of 2.4 x 5.4 metres with an access aisle width of 5.8 metres. The proposed car park has been designed to provide compliant parking space widths of 2.5 metres and aisle widths in excess of 5.8 metres. An assessment of all elements of the car park has been undertaken including column locations, aisle extensions and ramp grades and in this regard, the car park design complies with the requirements of AS2890.1.

It is considered that this demonstrates compliance with this clause.

Clause 76 - Management of stormwater

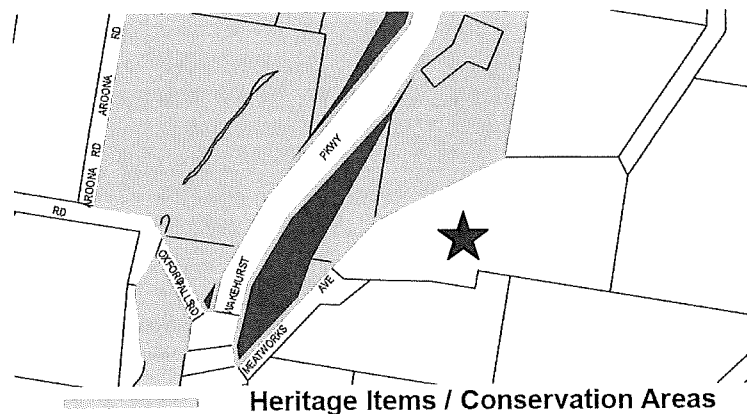
A Stormwater Drainage Plan has been prepared which provides for all collected stormwater from the building to discharge to a detention basin/pond with a volume of 1024.0m³ with overflows being directed to the existing watercourse adjacent to the northeast portion of the site.

It is considered that the proposal complies with the requirements of this clause.

Clause 78 - Erosion and sedimentation

A Sediment Control and Waste Management Plan has been prepared. All sediment and waste management controls will be provided prior to commencement of any work on site.

Clause 79 - Heritage Control



The land to the northwest of the site is identified as a Conservation Area. The proposed works do not extend into the Conservation Area and it is considered that the development when viewed from the Conservation Area will result in a significant improvement to the current situation having regard to the extent and nature of existing development on the site.

Locality Statement B2 - Oxford Falls

The subject site is identified as being located within the Locality B2 Oxford Falls. The relevant sections of the “Desired Future Character” are detailed below:

The present character of the Oxford Falls Valley locality will remain unchanged except in circumstances specifically addressed as follows.

Future development will be limited to new detached style housing conforming with the housing density standards set out below and low intensity, low impact uses. There will be no new development on ridgetops or in places that will disrupt the skyline when viewed from Narrabeen Lagoon and the Wakehurst Parkway.

The natural landscape including landforms and vegetation will be protected and, where possible, enhanced. Buildings will be located and grouped in areas that will minimise disturbance of vegetation and landforms whether as a result of the buildings themselves or the associated works including access roads and services. Buildings which are designed to blend with the colours and textures of the natural landscape will be strongly encouraged.

A dense bushland buffer will be retained or established along Forest Way and Wakehurst Parkway. Fencing is not to detract from the landscaped vista of the streetscape.

Development in the locality will not create siltation or pollution of Narrabeen Lagoon and its catchment and will ensure that ecological values of natural watercourses are maintained.

Pursuant to the Land Use table for the subject locality the proposal is considered to be Category Three development, being an industrial development.

Clause 15 of the LEP details the procedures for development classified as Category Three development as follows:

Consent may be granted to development classified as Category Three only if the consent authority has considered a Statement of Environmental Effects that includes the items listed in Schedule 15.

An assessment in relation to the items if Schedule 15 are detailed below:

(1) A summary of the statement of environmental effects.

This Statement of Environmental Effects accompanies a Development Application lodged on behalf of Numeve P/L. The proposal seeks approval for the demolition of the majority of the site's existing structures followed by the construction of a light industrial/warehouse development comprising 30 units contained within 7 detached two storey buildings with associated parking upon land at Lot 100 in DP 1023183 and which is known as 50 Meatworks Avenue, Oxford Falls.

The proposal is classified as Category Three development under the land use table associated with the B2 Oxford Falls Valley Locality.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. It provides an assessment of the proposed development against the heads of consideration as set out in Section 79C(1) of the Environmental Planning and Assessment Act 1979 including the applicable planning instruments and policies of Warringah Council.

As a result of that assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

(2) A statement indicating how the proposed development is consistent with the relevant desired future character statement and general principles of development control established by this plan.

It is considered that the proposal is consistent with the relevant desired future character statement of the B2 Locality for the following reasons:

- The proposal involves the redevelopment of an existing high intensity industrial site. In this regard all of the area proposed to be developed has previously been cleared and supports a range of high intensity uses the majority of which are unsightly in their appearance. These include the storage of garbage trucks and the stockpiling of hard waste.
- The development of the site provides for a significant improvement to the character of the site particularly when viewed from the surrounding public domain and private properties. In this regard the proposal seeks to largely demolish the existing unsympathetic buildings and provides for new modern buildings incorporating a high quality design and construction.

- The proposal has no impact on the existing natural landscape to the north and south of the site. The proposed works are located in the previously levelled and cleared portions of the site and as such do not require the removal of any native vegetation. The proposal further provides for detailed landscaping of the site which will enhance the landscaped character of the site and locality.
- The vehicle access is to be located in the location of the current access driveway. The internal driveway will provide for a circulation road which is contained within the currently cleared area of the site and which generally follows the location of existing driveways upon the site.
- The proposal will result in a reduction in the number of vehicle movements accessing the site together with a reduction in the number of heavy vehicle movements.
- The proposed use of the site as a light industrial/warehouse development is considered to represent a low intensity, low impact use, particularly when assessed against the existing uses of the site.
- The subject site is not located on a ridgetop and is not a location which will disrupt views of the skyline. Further the site is not visible from Narrabeen Lagoon or from Wakehurst Parkway.
- The proposal incorporates external finishes that will blend with the colours and textures of the natural landscape and will not detract from the character of the area.
- The proposal does not have any impact on the bushland buffer adjacent to the Wakehurst Parkway.
- Appropriate soil and sedimentation measures will be incorporated prior to the commencement of any works on site to minimise risk of soil runoff.

An assessment of the general principles of development control has been provided previously in this report. In this regard it is considered that the proposal is consistent with these general principles.

(3) A statement of the objectives of the proposed development.

The objective of the development is to:

Provide for the re-development of the subject site for the purposes of a light industrial/warehouse development in a manner which seeks to lessen the impact of existing development upon the site and surrounding locality and which will provide for a high quality outcome for the site recognising the sites extensive industrial uses which have previously occurred and which will continue to occur absent this application.

(4) *An analysis of any feasible alternatives to the carrying out of the development, having regard to its objectives, including:*

(a) *the consequences of not carrying out the development, and*

It is considered that the direct consequence of not carrying out the proposed development is that the existing structures and use of the site will remain. It is considered due to the appearance and nature of these uses that this is not a desirable outcome and that the proposal represents a significant improvement in the current situation.

(b) *the reasons justifying the carrying out of the development.*

The primary reasons justifying the carrying out of the proposed development is that it seeks to significantly improve upon the nature and extent of activities currently being undertaken upon the site as well as significantly improving the visual appearance and qualities of the site.

It is considered that the proposal also provides for a significant opportunity to improve upon the environmental qualities of the site particularly in relation to noise, stormwater disposal and water quality and bushland management.

(5) *An analysis of the development, including:*

(a) *a full description of the development, and*

A full description of the development is included in Section 5 of this report.

(b) *a general description of the environment likely to be affected by the development, together with a detailed description of those aspects of the environment that are likely to be significantly affected, and*

A description of the subject site and the surrounding development is included in Section 3 and 4 of this report. These sections should be read in conjunction with the consultants reports. In summary it is not considered that the proposal will have any detrimental impact on the existing environment.

(c) *a description of the likely impact on the environment of the development, having regard to:*

- (i) *the nature and extent of the development, and*
- (ii) *the nature and extent of any building or work associated with the development, and*
- (iii) *the way in which any such building will be erected in connection with the development, and*
- (iv) *any rehabilitation measures to be undertaken in connection with the development, and*

It is my opinion that the proposal will not result in any detrimental impacts and that the proposal will actually result in significant improvements upon both the environment of the site and the surrounding locality. These improvements include:

- Removal of all unsightly buildings and their replacement with modern buildings of a high quality design and construction.
- Removal of the unsightly storage of trucks and materials.
- Reduction in noise associated with the undertaking of activities upon the site.
- Improved opportunities for the management of bushland.
- Improved landscaping upon the site.
- Improved stormwater management.
- Improved stormwater quality.
- Reduction in vehicle movements both within the site and upon the surrounding road network.

(d) *a full description of the measures proposed to mitigate any adverse effects of the development on the environment.*

Mitigation measures in relation to the landscaped portions of the site are incorporated into the Biodiversity Management Plan prepared by Total Earth Care.

A Soil and Sedimentation Plan has also been provided to mitigate any potential impacts from run off and sedimentation during construction.

A Stormwater Concept Plan has been prepared which details the stormwater disposal techniques to ensure that the development does not result in additional runoff to surrounding properties and to mitigate impacts from discharge to the existing watercourse.

Indirect measures which will result in the mitigation of adverse impacts of development on the environment include:

- A reduction in on-site and off-site vehicle movements
- A reduction in the nature of noise generating activities.
- Improvement in the visual appearance of the site from surrounding lands.

(6) *The reasons justifying the carrying out of the development in the manner proposed, having regard to biophysical, economic and social considerations and the principles of ecologically sustainable development.*

The proposal is considered to be consistent with the principals of ecologically sustainable development for the reason that it seeks to replace a range of industrial activities and which involve the use of heavy machinery and vehicles with a series of new modern buildings to be used for the purpose of light industry and warehousing.

The proposed use is considered to be of a significantly lesser intensity than the existing and by itself will result in a significant reduction in greenhouse emissions occurring upon the site. It is also considered that through the erection of new buildings upon the site that opportunities exist for the incorporation of a range of active and passive ecologically sustainable measures.

The proposal also provides a significant opportunity to improve upon the environmental practices currently being undertaken upon the site as well as providing opportunities for the regeneration of bushland.

- (7) *The statement is to include a compilation (in a single section of the statement) of the measures proposed to mitigate any adverse effects of the development on the environment.*

An explanation of the measures proposed to mitigate any adverse effects of the development on the environment are contained at Section 5 of this report with a detailed explanation of each measure including stormwater management and biodiversity management contained within the expert reports and plans which accompany this application.

- (8) *A list of any approvals that must be obtained under any other Act or law before the development may lawfully be carried out.*

The proposal involves the discharge of stormwater from the proposed on-site detention basin to the existing watercourse which adjoins the site. Accordingly approval will be required from the NSW Office of Water under the Water Management Act.

Development Standards - B2 - Oxford Falls Locality

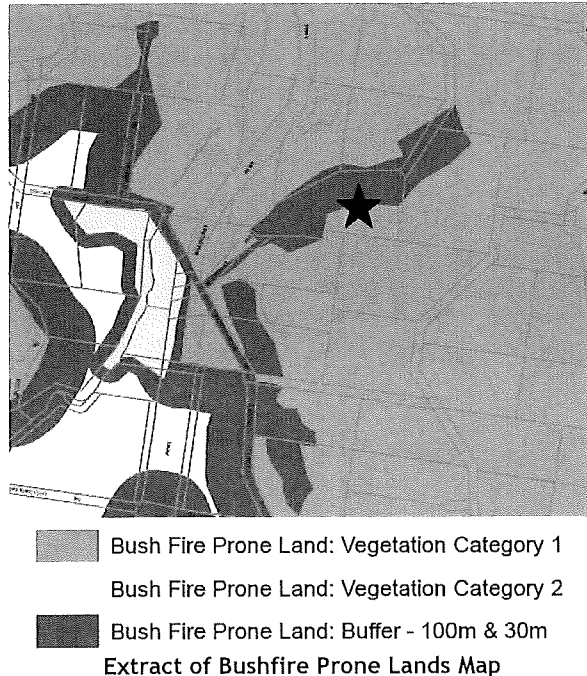
The LEP contains a number of controls, which relate to the proposed development. Those controls are detailed within the attached table:

Development Standard	Required	Proposal	Compliance
Building Height	Overall Height 8.5m Ceiling Height 7.2m	7.5m-8.3m 5.8m-7.08m	Yes
Front Building Setback	20m	23m	Yes
Rear & Side Building Setback	10m	10.1m-29.4m	Yes
Landscaped Open Space	30% of site	19,475m ² or 57%	Yes%

As can be seen from the above table, the proposal complies with all of the applicable controls of the B2 - Oxford Falls Locality.

There are no other provisions of the Warringah Local Environmental Plan that apply to the proposed development.

6.2 Planning for Bushfire Protection Guidelines



The subject site is identified as part bushfire prone land vegetation category 1 and part bushfire prone land buffer on Council's Bushfire Prone Land Map.

A Bushfire Threat and Protection Assessment has been prepared by Clarke Dowdle & Associates. That assessment which finds in favour of the proposal and is included in the information accompanying the Development Application.

6.3 Warringah Draft Local Environmental Plan 2009

The Warringah Draft Local Environmental Plan is currently on exhibition. Under that Plan the subject site is proposed to be zoned E3 - Environmental Management. Were the Draft LEP to be gazetted in its current form the use of a site for the purposes of an industrial development would be prohibited within the E3 zone.

Notwithstanding, it is to be noted that Draft LEP contains a savings provision which would in effect save any existing application made but not finally determined.

On this basis it is considered that the proposal would remain permissible upon the land.

7. SECTION 79(C) ASSESSMENT

Environmental Planning Instruments - Section 79C(1)(a)

The subject site is identified as a Category Three development under the provisions of the Warringah Local Environmental Plan 2000. The construction of a light industrial/warehouse development is permissible with the consent of Council. The proposal has been assessed against the objectives and provisions of the Warringah Local Environmental Plan 2000 in relation to Locality B2 Oxford Falls Locality, as detailed within this report. The proposal was found to satisfy the objective and prescriptive requirements of this instrument.

The Warringah Draft Local Environmental Plan is currently on exhibition. Under that Plan the subject site is proposed to be zoned E3 - Environmental Management. Were the Draft LEP to be gazetted in its current form the use of a site for the purposes of an industrial development would be prohibited within the E3 zone.

Notwithstanding, it is to be noted that Draft LEP contains a savings provision which would in effect save any existing application made but not finally determined.

On this basis it is considered that the proposal would remain permissible upon the land.

Impacts of the Development - Section 79C(1)(b)

It is not considered that there will be any detrimental impacts resulting from the proposal. The proposal involves the demolition of a number of old industrial style buildings of varying construction followed by the construction of a light industrial/warehouse development consisting of seven detached buildings constructed of precast concrete panels and metal roof sheeting that will be substantially screened from the surrounding properties and the public domain by the existing topography and existing and proposed vegetation.

The proposed development results in a significant improvement to the existing site which comprises a mixture of detached buildings of varying materials and external storage areas.

The existing activities undertaken upon the site are considered to be intense in relation to the number and size of related vehicle movements together with the actual physical properties and which include:

- Sausage & Smallgoods Manufacturing
- Public Weighbridge
- Sand & Soil Supply Business
- Waste Transfer Station
- Building Materials Recycling Business
- Waste Vehicle Depot

As previously detailed the proposed development is to be contained within the previously cleared portion of the site and is to be landscaped with existing and replenishment vegetation which in my opinion will assist in screening the development and ensure that the amenity of the surrounding properties and locality is maintained.

Suitability of the Site - Section 79C(1)(c)

The subject site is considered to be suitable for the development as proposed given that the proposal is permissible within the subject Locality and is proposed to be located within an area of the site that is clear of any significant vegetation and is relatively level and which currently supports range of industrial buildings and high intensity industrial uses.

The buildings have been located so as not to result in any detrimental impacts upon the amenity of surrounding properties or upon the character of the surrounding locality as has been demonstrated by this report. The proposal utilises the gradual slope of the building footprint by stepping the detached buildings down the site.

It is therefore is considered that the proposal represents a suitable form of development for the subject land.

Public Interest - Section 79C(1)(e)

The proposal is considered to be in the public interest in that it seeks to redevelop an existing industrial site and which is occupied by a range of high intensity and visually obtrusive uses with a new and modern light industrial/warehouse complex.

It is considered that the proposal provides for a significant opportunity to reduce and improve environmental impacts both upon the site and the surrounding environment.

The proposal also provides an opportunity to service the needs of the community and provide additional employment in the locality without impacting on the amenity or character of the locality.

8. CONCLUSION

The proposed development is Integrated Development requiring both the consent under the terms of the Environmental Planning and Assessment Act 1979 of the Council and of the NSW Office of Water and has been assessed against the requirements of Section 79C(1) of the Act, the Warringah Local Environmental Plan and the B2 Oxford Falls Locality. In this regard it is considered that this Statement of Environmental Effects has demonstrated that the proposal satisfies the aims and objectives as well as the applicable prescriptive requirements of the above controls.

It is considered that the proposal will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area.

It is therefore considered that the construction of a proposed light industrial/warehouse development upon land at Lot 100 in DP 1023183, No. 50 Meatworks Avenue, Oxford Falls is worthy of the support of Council.



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