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DEVELOPMENT CONSULTANTS

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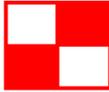
Statement of Environmental Effects



Erection of a new industrial building with establishment of use (industrial workshop)

Lot 5, DP 554711

5 Donnison Street West, West Gosford



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1.0 Introduction

This Statement of Environmental Effects is part of a development application to Central Coast Council to allow the removal of an existing structures and the erection of a new industrial building at 5 Donnison Street West, West Gosford.

This application has been prepared on behalf of the owner of the land and has been based on the plans and information provided in the plans prepared by *Suburban Projects* within the relevant Titles. A full description of the proposal is outlined in section 3.0 of this report.

2.0 Site Location and Description

The 891.6m² site is legally known as Lot 3, DP 554711 and is known as 5 Donnison Street West, West Gosford. The industrial lot is located on the southern side of the dead end of the road reserve and backs onto the industrial zoned lots that front Showground Road. The site is relatively vacant and with old dilapidated structures to be removed as part of the proposal. The lot is immediately surrounded by relatively small industrial lots with typically tired structures with minimal urban renewal occurring in the area.



Figure 1 – Aerial Photograph of the site

Source: LPI (Nov 2020)



Figure 2 – Photograph of the site

Source: CDA (August 2020)

3.0 Description of Proposal

New Building

The proposed development involves removal of the existing structures and the erection of a new industrial building.

The new industrial building would be constructed on re-inforced concrete slab footings with metal framing with sheet metal cladding with powder coated finishes with associated signage / logos. The development would include new driveway, loading, waste compound, parking area (6 cps including 1 disabled cps), stormwater detention, retaining walls, landscaping and signage as illustrated in the plans presented by *Suburban Projects* and Water Cycle Management Plan prepared by *SRB Consulting*.

The building would be able to be constructed in manner to meet BCA measures, including fire resistance provisions within the code.

Production Area: 247.48m²

Assembly area: 61m²

Store Area: 79.32m²

Mezzanine area: 79.09m²

Stormwater from the building would drain to detention tanks with overflow to an inter-allotment drainage culvert that adjoins the western boundary of the site.

Once the building is completed the use of the building would be for light industry as outlined below.

Establishment of Use

The use of the building would be for the purpose of establishing a light industrial workshop to construct and assemble blinds, louvres, opening roofs that are delivered to the site in a kit form. This aspect of the operation would require 2 staff and the administrative requirements of the business would require 2-3 staff as well.

Hours of operation will be 7am - 5pm Monday to Saturday.



Figure 4. Photographs of louvres and blinds that are assembled in the workshop. LouvreTech Oct 2020

4.0 Environmental Planning Controls and Consideration

In determining a development application, a consent authority is to take into consideration the following matters as they are of relevance to the subject of the development application:

(a) the provisions of:

(i) any environmental planning instrument, and

(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 Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

(iii) any development control plan, and

(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates,

(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,

The following Environmental Planning Instruments are applicable to the subject land and have been duly considered in the preparation of this development proposal and application. The relevant Statutory Planning Controls include:

- *SEPP Coastal Management 2018*
- *Gosford LEP 2014*
- *Gosford DCP 2013*

4.1 State Environmental Planning Policy (SEPP) Coastal Management

The SEPP applies to the Gosford Council LGA. The objective of this policy is to protect and manage the coastal lands of NSW in an ecologically sustainable way. This objective is particularly associated with sensitive coastal locations as defined under Section 13 and 14 of

the SEPP. Matters of consideration by a consent authority are outlined under Clause 2 and 8 of the SEPP. However given the location of the site and minor nature of the proposal where potential environmental impacts would be negligible, the provisions of the SEPP are not considered relevant in this instance.

4.2 Gosford City Centre SEPP

The *Gosford LEP 2014* is currently Council's primary planning control for development in the Gosford City Centre and establishes the requirements for the use and development of within the municipality. The LEP provides objectives, zones and principal development standards

including minimum lot sizes, floor space ratios, densities and height of buildings. The objectives of the B6 General Industry zone are:

- *To promote businesses along main roads and to encourage a mix of compatible uses.*
- *To provide a range of employment uses (including business, office, retail and light industrial uses).*
- *To maintain the economic strength of centres by limiting retailing activity.*
- *To provide for residential uses, but only as part of a mixed use development.*

The proposal would allow the replacement of an industrial building within the appropriate land use zone. The proposal squarely adheres to the objectives by assisting to rejuvenate a tired and somewhat disused industrial area within the West Gosford main road corridor.

The proposal would include a minor increase in floor space within the industrial zone that would not prejudice the supply of industrial floor space within the industrial lands. Given the shortage of industrial land available within the Gosford area Council should be flexible in the ability for various uses within the West Gosford industrial area, including catering for both light industry facilities that are required to service the local area and generating employment opportunities. The application represents the upgrading of an old industrial building and would be able to meet the BCA provisions for fire separation, light and ventilation.

Gosford CC SEPP 2018			
Development Standard	Requirement	Proposal	Compliance
CI 4.3 Height	12m	8.5m	Yes
CI 4.4 FSR	1.5:1	0.52:1	Yes

4.3 Acid sulfate soils

The site is within a low class 5 acid sulphate zone in accordance with Council's Acid Sulphate Soils Map. Generally Acid Sulphate Soils are found lower than 1 metre Australian Height Datum (AHD) and often 0-0.3 metre AHD. The site is approximately 4 metres AHD with minimal excavation required for the establishment of footings and therefore exposure acid sulphate soils would be not likely to be encountered. Should acid sulfate soils be encountered during construction, Council would be notified immediately and an Acid Sulfate Soils Management Plan, written in accordance with the NSW Acid Sulfate Soil Manual would be to be submitted to Council sulfate soils are exposed then further testing and assessment will be required per condition of consent.

4.4 Flood planning

This land has been classified as being under a 'flood planning level' and subject to the imposition of a minimum floor level. The development has been designed to cater for flood affection during a possible flood event and as the use of the site is for non-habitable purposes

As defined as The NSW Floodplain Development Manual defines a habitable room in an industrial or commercial situation as “an area used for offices or to store valuable possessions susceptible to flood damage in the event of a flood.”

In a residential context a garage is not considered as habitable building and a freeboard of 150mm above the 1% AEP flood level is adopted instead of 500mm for the actual dwelling. You may be able to request a similar consideration here if you can argue that there are no offices at ground floor level and that the possessions are no different to what people would store in a garage with respect to damage from flood.

Further the flood affection Council’s flood mapping indicates that there is a flood free evacuation path into Donnison St West in a flood event (or up to the mezzanine level), which is different to other developments in say Racecourse Road that could become completely isolated.

On this basis the industrial development in light of the minor flood constraints are considered satisfactory in respect to Clause 7.2 of Gosford Local Environmental Plan 2014.

5.0 Gosford City Centre DCP 2018

Along with the Gosford City Centre LEP 2018, Council’s Gosford City Centre Development Control Plan 2018 outlines overarching objectives and prescriptive measures in relation to development standards and the use of land within the Gosford City Centre. In this instance the proposed development is assessed as having regard to the relevant performance and prescriptive design standards within relevant chapters within the GDPC 2014 as the City Centre DCP focuses on multi-dwelling housing development – typically located within City Centre located east of the rail corridor as opposed to the periphery or enterprise corridor.

Character

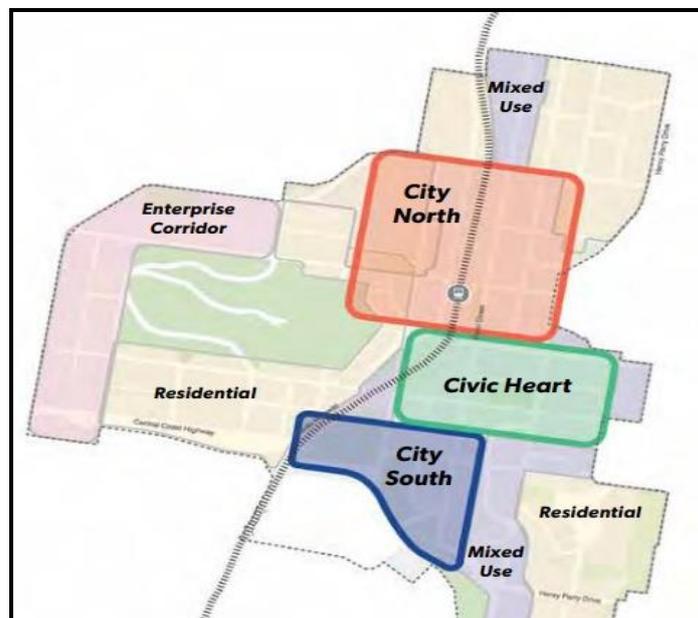


Figure 5. Council’s Gosford City Centre Development Control Plan 2018 – Character Map

The **enterprise corridor** allows a mix of employment generating uses to complement those in the commercial core. Located to the west of Presidents Hill, built form is to remain relatively low to maintain the prominence of Presidents Hill and views to Brisbane Water.

'Other Areas'

1 Encourage a mix of uses including employment, residential, recreation and retail that support the commercial core.

2 Provide a diversity of housing, including higher density residential development in the city fringe to support the viability of the city centre and encourage 24-hour use of the city's amenities.

3 Facilitate tourism and increased residential development along the waterfront.

4 Provide a mix of lower scale employment uses in the enterprise corridor zone to encourage employment generating opportunities that complement the commercial core.

5 Built form in the city fringe areas is to maintain the prominence of Presidents Hill and views to Brisbane Water.

Comment:

The proposal provides an upgrading of industrial site, located on the fringe of the 'city centre'. Given the peripheral location the new industrial building would not impede the goal of providing increase residential density, yet would provide employment generating activity as eschewed by the overarching objectives of the DCP the B6 Enterprise Corridor zoning. The GCC DCP does not provide assessment criteria for industrial development, although encourages employment generation within the B6. Given the lack of heads of criteria for assessment for light industry within the B6 zone for reference the proposal is assessed against the GDCP – Chapter 3.11 Industrial Development.

5.1 GDCP 2013 – Chapter 3.11 Industrial Development

Development Standard	Required	Proposed	Compliance (numerical)	Compliance (objectives)
3.11.5.2 Setbacks and Boundaries				
Front setback	5m	1.06m	No*	Unique small industrial lots include industrial buildings with minimal front setbacks to allow practical use of the industrial lands. Commensurate with historical and established setbacks orderly use of the land without affording amenity impacts
Side and rear setbacks	3m	Side (west) 3m Rear (south) 0m	Yes No*	

3.11.5.3 Building Height					
privacy		privacy and amenity of any adjoining residential areas is to be maintained and protected	Site not located adjoining or near residential areas	Yes	Yes
Solar access		overshadowing of adjoining properties is to be minimised	Solar access to adjoining lot acceptable with solar access to the front of the site acceptable	Yes	Yes
Sky and scenic impacts		Buildings not to project above the skyline or detract from natural landscape	8.5m – commensurate with industrial and recently approved RFB's and located within a discrete located with no scenic impacts	Yes	Yes
3.11.5.4 Building Appearance					
roof		Roofs are to be low reflectivity tile or pre-coloured metal sheeting	Aesthetic building design and associated signage presented to the street	Yes	Yes
colour		Where a building will be overlooked from a residential area, roof colours are to be chosen from the range of dark to mid tones	Mid to dark tones to be incorporated with the schedule of finishes	Yes	Yes
3.11.6.2 Outdoor Storage Areas	Storage area	Ancillary storage areas no to conflict with car parking, driveways or landscaping areas	N/A	n/a	n/a
3.11.7 Parking and Loading	Min loading area/ dock for truck vehicles required	3.5m width x 8m length x 3.6m height clearance	Loading can occur within site.	Yes	Yes

3.11.9 Site Services	Min floor level of building required	The floor level of buildings are to be a minimum 500mm above the finished site surface levels or 500m above the 1% AEP Flood Level (4.51m AHD)	4.51m AHD	No	Non habitable – industrial use only Yes
3.11.7 Parking and Loading	Min loading area/ dock for truck vehicles required	3.5m x 8m x3.6m high	6m x 18m	Yes	Yes

The application has been assessed against the prescriptive measures outlined in GDCP 2013 –Chapter 3.11 Industrial Development . As detailed in the above table, the proposed development does not comply with the prescriptive measures within the DCP. The matters of numerical non-compliance indicated by an asterisk with achievement with the applicable objectives discussed below:

Setbacks

The front setback of 1m and the zero rear setback do not meet the numerical measures outlined within the DCP chapter. The overarching objectives of the building clause state:

1. *To ensure that no site is developed beyond the level at which it can function efficiently and without adverse effect upon adjoining properties or localities.*
2. *To ensure that sufficient areas are available to permit landscaping, access, carparking and manoeuvring of vehicles.*
3. *To ensure that industrial buildings within the City of Gosford recognise the inherent character of the area and achieve a standard appropriate to that character.*

Notwithstanding the numerical departure the siting of the building meets the objectives for the following reasons:

- The ‘industrial’ lot is relatively small, at 891m² with a shallow depth of 20m that somewhat presents a constraint to meet the numerical measures to establish an industrial building, parking and landscaping on the lot. The 1m front boundary setback would allow landscaping to soften the built form when presented to the street and is commensurate with the boundary setbacks that have been established with the area.
- The building form is broken by the L-shape floorplate and opposed to presenting a typical monolithic ‘box’ with a 5m setback with parking located in between, the design includes a deep setback for the admin section and parking located away from the front boundary providing an appropriate and more visually interesting presentation of the built form.

- The site is discreetly located at the end of Donnison Street West that ensures that the built form does not impact the visual amenity of the surrounding residential area or the public domain in general.
- The design allows sufficient parking and vehicle maneuvering to meet the appropriate parking standards and is considered a practical and efficient use of the site in this regard.
- The design sites the building towards the south west corner to allow appropriate drainage discharge.
- The design incorporates a balance of horizontal and vertical elements to incorporated breaks in form that is encouraged by the the DCP. Careful design and material choice has been undertaken. The colouring of the solid walls would constitute a light earthen tone and incorporate a break in form with the L-shape floor plate along with the implementation of vertical elements that provide a contrast with the monolithic industrial development that have been constructed in the area.

On the basis outlined above, notwithstanding the numerical departure the siting of the building meets the overarching objectives of the building clause.

5.2 GDCP 2013 - Car Parking and loading

The proposal includes provisions for 6 off-street car parking spaces (2 covered) with compliant sweep paths and sufficient area to cater for a medium rigid vehicle for loading and waste pick up to occur after hours. Given the site is located within the dead end of the road reserve the entails no by passing traffic it is considered acceptable for a truck to reverse into the site and leave in a forward direction.

Clause 3.11.7.2 requires car parking to be provided in accordance with Chapter 7.1 Car Parking. An industrial building requires 1 space per 100m² of floor area and 1/40m² for offices. The building proposes a floor area of 388m² for the industrial workshop and which equates to 4 spaces and has 72m² of office space which requires 2 spaces between the building line and the street frontage. The proposal provides 6 off street parking spaces which therefore complies with the car parking requirements.

5.3 GDCP 2013 – Chapter 7.2 – Waste Management

The proposed industrial operations will have access to the existing road waste collection system from the street. The proposal would be consistent with the provisions of the waste management collection in the area with waste collection bins to be collected from the road frontage. Moveable garbage bins would be located within a screened location to minimise visual impacts to the streetscape and the private open spaces within the site.

A Waste Management Plan in relation to the recycling of materials and the disposal of waste during construction has been prepared and is provided with this application.

6.0 Access & Mobility

Level access is available from the existing pavement to the front entrance allowing a continuous path of travel into the building per persons within wheelchairs.

8.0 Social and Economic Impacts

The proposal will contribute to positive economic outcome by providing short term construction employment and employment opportunities in relation to the operation of the industrial building. The use of the industrial land is considered beneficial to the Woy Woy area with the provision of an additional service to cater for local residents.

9.0 Suitability of the Site for the development

The site is of sufficient size and dimensions to accommodate the new industrial building for industrial purposes in accordance with the objectives outlined in the relevant environmental planning controls. In view of the fact that the site is located within an established industrial zoned area and that all utility services would be available for the site, the proposed development is considered suitable.

10.0 The Public Interest

The public interest is well served by the proposed development. In view of the minor nature of the development it is considered that the health and safety of the public will not be affected. The proposal will allow an additional employment generation and service to the Gosford City area which reinforces and supports the planning objectives of the B6 Enterprise Corridor zone.

11.0 Conclusion

As detailed within this report, the proposed new industrial building and the establishment of use as an industrial workshop at 5 Donnison Street West, West Gosford is consistent with the objectives, planning strategies and controls applicable to the site. The appropriate assessment has been undertaken to ensure that the minor development would not be detrimental to the environmental or amenity aspects of the site or the surrounds.

The proposal for the replacement of the existing industrial building is consistent with objectives of the industrial zone and the light industrial uses operating within the surrounding area. Given the proposal meets the objectives of the applicable planning instruments and the overarching strategic goals for the Gosford City Centre, it is considered that the proposal is suitable for the site.