



CREATIVE**PLANNING**SOLUTIONS

Statement of Environmental Effects

Extension of operating hours for an approved artisan food and drink industry (brewery).

Unit 2, 436-484 Victoria Road, Gladesville NSW 2111
Lot 2 DP 539330

Prepared for: Village Brewing Co.

CPS Project No: E923

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1.0 Introduction

The Statement of Environmental Effects (SEE) has been prepared to accompany a Development Application (DA) for Village Brewing Co. for an extension of operating hours for an approved artisan food and drink industry (brewery) at Unit 2, 436-484 Victoria Road, Gladesville NSW 2111.

This DA is being lodged for consideration by the City of Ryde Council pursuant to Section 4.12 of the *Environmental Planning & Assessment Act 1979* (the Act) by Creative Planning Solutions Pty Limited (CPS).

This SEE includes a description of the site and proposed development, and an assessment of the proposed development pursuant to Section 4.15 of the Act and the relevant provisions of the *Environmental Planning and Assessment Regulation 2021* (the Regulation).

1.1 Purpose

The purpose of this SEE is to outline the development proposal for the subject site, consider any environmental effects that may result from the proposed development, and address how such effects can be mitigated.

1.2 Documentation

This SEE is accompanied by the following documentation:

- Plan of Management prepared by Creative Planning Solutions
- Acoustic report prepared by GHD
- Traffic and parking assessment prepared by The Transport Planning Partnership
- Performance Solution Report prepared by Jensen Hughes.

1.3 Application history

CDC-131580

Complying development certificate CDC-131580 was approved on 21 December 2022. The consent approved 'internal alterations and use for artisan food and drink industry (type of light industry)'.

2.0 Context Analysis

2.1 Site Description

The land which is the subject of this DA is identified by title as Lot 2 in Deposited Plan 539330, and has a street address of Unit 2, 436-484 Victoria Road, Gladesville NSW 2111, herein simply referred to as the subject site.

The subject site is an irregular shaped allotment with a site area of approximately 19,982m². The site has a 197.8m frontage to Victoria Road (inclusive of a splay corner), a 92.5m frontage to Tennyson Road, a 173.66m side boundary adjoining several commercial and residential properties, and an irregular rear boundary of 295.1m adjoining industrial properties. The subject premises, being Unit 2, has a gross floor area of 679.2m².

The site accommodates a multi-tenancy industrial warehouse style building with multiple office spaces in three separate buildings. Vehicular access is located off Tennyson Road. Car parking areas are located to the front and rear of the main building. No vegetation is located within the boundaries of Unit 2 where the proposed development is to take place. Refer to **Figures 1** and **2** for an aerial view of the subject site and **Figures 3, 4** and **5** for a street view.



Figure 1 – Aerial image of the subject site at 436-484 Victoria Road, Gladesville
Source: nearmap.com (09.01.2023)



Figure 2 – Aerial Image of Unit 2 within the subject site highlighted in red.
Source: maps.nearmap.com.au, captured 12 September 2022



Figure 3 – View of the subject site from Victoria Road.
Source: www.realcommercial.com.au (March 2023)



Figure 4 – View of the subject site from the corner of Victoria Road and Tennyson Road.
Source: www.realcommercial.com.au (March 2023)



Figure 5 – View of the subject site from the rear carpark.
Source: www.realcommercial.com.au (March 2023)

2.2 Locality Description

The site is located on the southern side of Victoria Road within the City of Ryde Local Government Area (LGA) and the suburb of Gladesville. The site is approximately 9.3km north-west of the Sydney Central Business District (CBD).

The site is located within an established mixed use area characterised by commercial, residential, and industrial development of varying scales. Located directly to the front of the subject site is Bus Stop ID: 211145, and across Victoria Road is Bus Stop ID: 211114. These bus stops service routes 501, 500N and 500X which provide access to the Sydney CBD and city area as well as key locations within Sydney's Inner West and Western Suburbs.

The subject site is adjoined by the following development:

- Industrial development to the south
- Commercial and industrial premises to the north (opposite side of Victoria Road)
- Low density residential to the south-east and to the west.

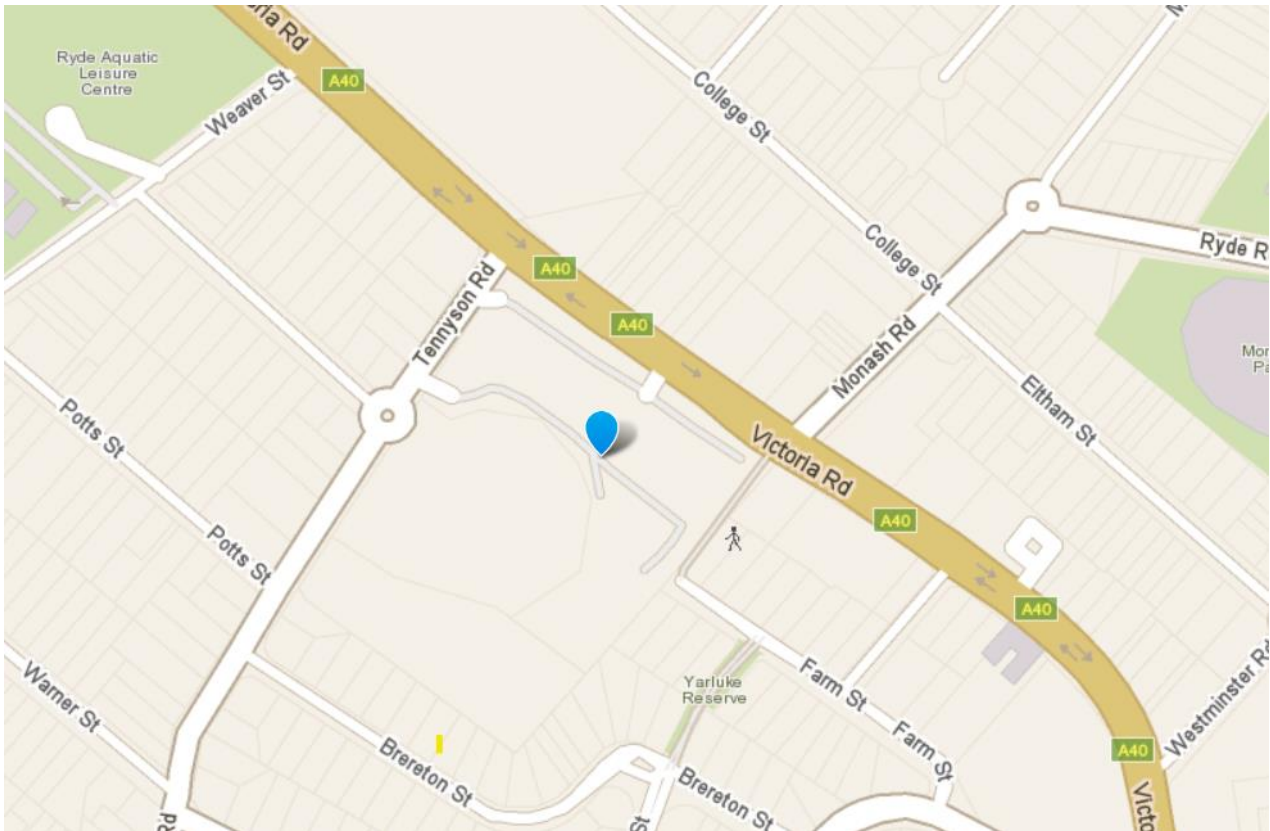


Figure 6 – Locality map – Subject site identified by a blue pin.
Source: whereis.com.au

3.0 The Proposal

3.1 Land use definition

The use of the site as an artisan food and drink industry (brewery) was approved under CDC-131580. The main function of the site is for the purposes of brewing, packaging, and distributing beer under the Village Brewing Co brand, with these operations supported by an on-site retail offering.

Artisan food and drink industry (brewery)

Within the confines of the RLEP 2014, the proposed development is classified as an 'artisan food and drink industry' which forms part of the 'light industries' group term. The definition from the RLEP 2014 is noted below.

artisan food and drink industry means a building or place the principal purpose of which is the making or manufacture of boutique, artisan or craft food or drink products only. It must also include at least one of the following—

- (a) a retail area for the sale of the products,*
- (b) the preparation and serving, on a retail basis, of food and drink to people for consumption on the premises, whether or not liquor, take away meals and drinks or entertainment are also provided,*
- (c) facilities for holding tastings, tours or workshops.*

3.2 Physical Works

No physical works are proposed as part of this application. All works were approved under CDC-131580.

3.3 Operation

Beyond the information provided below, a comprehensive Plan of Management has been submitted with the proposal and should be consulted in full.

3.3.1 Trading hours

The bar and brewery areas will operate during the hours stipulated in the table below.

It is noted that the hours of operation prescribed by CDC-131580 are based on standard conditions which permit operations from 7am to 7pm Monday to Saturday and 9am to 6 pm on a Sunday or a public holiday.

Additionally, subdivision 23B 'Hours of operation and trading' of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP) permits development for the purpose of a light industry (artisan food and drink industry) to operate 24 hours a day within the E4 General Industrial zone in accordance with the complying development certificate and relevant noise policy.

Day of Week	Bar	Brewery
Monday	12pm – 10pm	7am – 5pm
Tuesday	12pm – 10pm	7am – 5pm
Wednesday	12pm – 10pm	7am – 5pm
Thursday	12pm – 10pm	7am – 5pm
Friday	12pm – 12am	7am – 5pm
Saturday	12pm – 12am	–
Sunday	12pm – 10pm	–

3.3.2 Staffing

Brewery

During the above hours of operation of the brewery there will normally be 1 to 2 staff on site, focussed on the brewery operation. The Head Brewer is responsible for adherence of the operation of the brewery with the submitted Plan of Management.

Bar

During the above hours of operation of the associated bar areas, there will normally be up to 10 food and beverage staff present. At all times there will be a designated Venue Manager responsible for ensuring staff adhere to this Plan of Management. Staffing arrangements are to prioritise the safe and efficient operations of the premises.

4.0 Planning Instruments

4.1 Ryde Local Environmental Plan 2014

The subject site is zoned E4 – General Industrial under the RLEP 2014, as shown in **Figure 7** below. Light industries, of which an ‘artisan food and drink industry’ is explicitly listed as a type of development, are permitted with consent within the E4 zone.

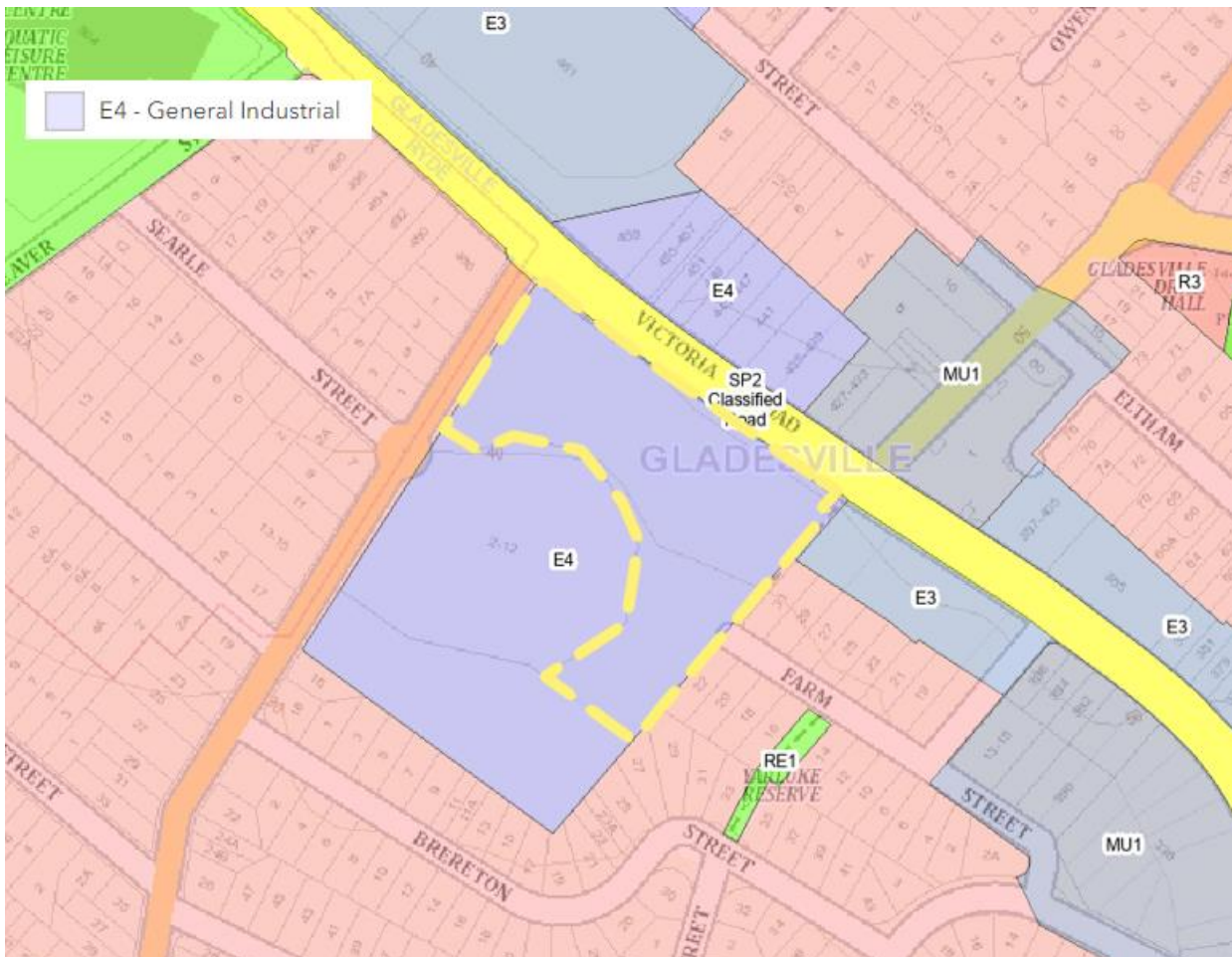


Figure 7 – RLEP 2014 Zone Map extract
Source: <http://www.planningportal.nsw.gov.au>

The objectives of the IN2 – Light Industrial zone are as follows:

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To promote strong links between businesses and education institutions in the Meadowbank education and employment precinct.

- *To ensure integration of employment and education activities in the Meadowbank education and employment precinct.*

The proposed extension of operating hours of the approved artisan food and drink industry meets the objectives of the E4 zone as it will result in an increase of the number of people visiting and working within Gladesville and the Victoria Road precinct, all within close proximity to public transport. The proposal responds to the growing market and demand for quality, unique and Australian made beer in Sydney and will enhance the viability of the Gladesville locality.

Ryde Local Environmental Plan 2014

Clause	Requirement	Proposed	Complies?
4.3 Height of Buildings	The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.	No increase is proposed to the height of the existing building.	Yes



Figure 8 – RLEP 2014 Height of Buildings Map extract
 Source: <http://www.legislation.nsw.gov.au>

4.4 Floor Space Ratio	The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.	No increase is proposed to the floor space ratio of the existing building; the proposed development utilises existing gross floor area.	Yes
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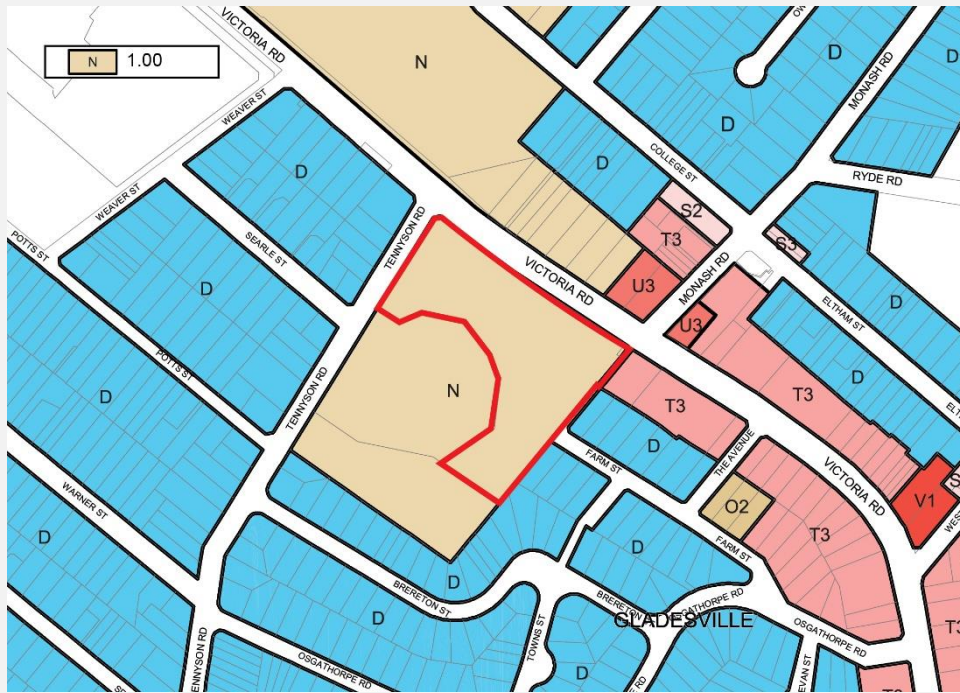
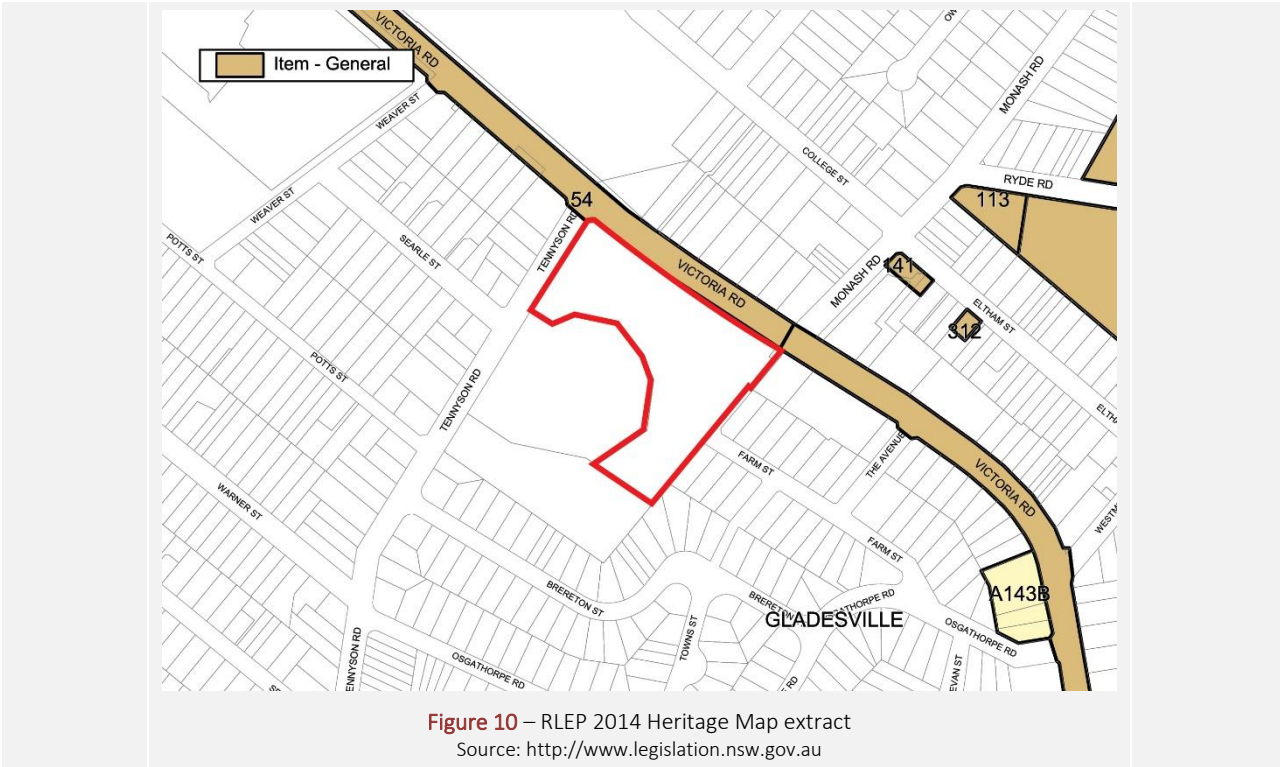


Figure 9 – RLEP 2014 Floor Space Ratio Map extract
 Source: <http://www.legislation.nsw.gov.au>

<p>5.4 Controls relating to miscellaneous permissible uses</p>	<p>(10) Artisan food and drink industry exclusion If development for the purposes of an artisan food and drink industry is permitted under this Plan in Zone E3 Productivity Support, Zone E4 General Industrial, Zone E5 Heavy Industrial, Zone W4 Working Waterfront or an industrial or rural zone, the floor area used for retail sales (not including any cafe or restaurant area) must not exceed— (a) 25% of the gross floor area of the industry, or (b) 400 square metres, whichever is the lesser.</p>	<p>The premises has a gross floor area of 679.2m². The approved retail sales area comprises 165m² (equating to 24% of total GFA) and therefore complies.</p>	<p>Yes</p>
<p>5.10 Heritage conservation</p>	<p>The site is located adjacent to Victoria Road, which is listed as an item of local significance in Schedule 5 of the RLEP 2014.</p>	<p>Despite the site’s proximity to the heritage item, the proposal meets the objectives of Clause 5.10 in that it will not impact upon the heritage significance of the item, including its fabric, setting and views given no physical works are proposed as part of the development.</p>	<p>Yes</p>



4.2 Ryde Development Control Plan

The following outlines each of the relevant sections of the *Ryde Development Control Plan 2014* (RDCP 2014), along with a discussion on how the proposal performs against each control.

Ryde Development Control Plan 2014		
Section 9.3 – Parking Controls		
Development Control	Proposed	Complies
2.3 Non-residential Land Uses		
Industry and Light Industry (other than within the Macquarie Park Corridor) <ul style="list-style-type: none"> 1.3 – 1.5 spaces / 100 m2 GFA 	The approved artisan food and drink industry (a type of light industry) has a GFA of 679.2m ² . Using the higher rate, a total of 10.2 car parking spaces are required for the proposed development. The car parking area at the lower ground level as accessed via the southern driveway at Tennyson Road contains 81 at grade car parking spaces in which 11 car spaces are allocated to Village Brewing Co.	Yes

5.0 Section 4.15

5.1 Environmental Planning Instruments – section 4.15 (1)(a)(i)

The DA is being lodged pursuant to the RLEP 2014 that permits development for the purposes of an artisan food and drink industry within the E4 zone. The proposed development is consistent with the zone objectives.

5.2 Any Relevant Draft Environmental Planning Instruments – Section 4.15(1)(a)(ii)

No draft environmental planning instruments of relevance apply to the site.

5.3 Any Development Control Plans – Section 4.15(1)(a)(iii)

As demonstrated above, the relevant provisions of the RDCP 2014 have been considered to ensure that the proposed development will be compatible with surrounding uses and will be able to operate with no impact unacceptable impacts.

5.4 Impact on the Natural and Built Environment – Section 4.15(1)(b)

5.4.1 Impact on the Natural Environment

No notable impacts on the natural environment are expected to occur as a result of the proposed development due to the lack of external physical works proposed. No vegetation is located within, or near the subject site, and the surrounding natural environment will not be impacted by the operation of the proposed development.

5.4.2 Impact on the Built Environment

The proposal involves an extension of operating hours at an approved artisan food and drink industry (brewery). It is deemed that the approved development will have a positive impact on the built environment through the continued utilisation of an existing building. Permitting additional operating hours will enhance the viability and maintenance of the premises and result in no detrimental impacts to the built environment.

5.4.3 Social and Economic Impacts

Social Impacts

The proposed development will provide social benefits to the local community through employment opportunities, attracting new consumers to the area, and increasing the availability and quality of social outlets available. The social stigmas surrounding ‘pubs’ are acknowledged, however there is a key point of difference to the proposed offering by Village Brewing Co, and that of a traditional pub. The premises sells craft beers that are made on premises, unlike traditional pubs that rely upon larger commercial

brewery deliveries. The premises does not include gaming machines, betting (TAB), nor accommodation, and as such differs from a traditional pub offering. The social impacts associated with gambling are well covered and will not be contributed to by the premises which does not include gambling outlets.

Although the premises will sell alcohol, the beer being made at Village Brewing Co aims to appeal to beer enthusiasts, and also create a beer brand that is synonymous with quality and the unique character of Sydney. The proposed increase in patron capacity and operating hours will allow locals and visitors alike to enjoy a high quality artisanal product in a safe and social environment.

The premises will operate to a strict Plan of Management that will cover the daily operation of the premises and procedures for staff when dealing with members of the public. The Plan of Management will reflect conditions of consent imposed by Council, and cover the waste storage, pedestrian access, and delivery arrangements to the premises. Also included in the Plan of Management will be the operational details of the premises including operating hours and number and type of staff. A Complaint Management Plan will be included within the Plan of Management.

Having regard to the above, it is considered the proposed extension of operating hours will make a positive social contribution to Gladesville without any significant adverse impacts on the social significance of the locality. Where negative social impacts have the potential to arise, it is considered these are able to be effectively mitigated through conditions of consent and the Plan of Management for the proposed development.

Economic Impacts

No adverse economic impacts are anticipated from the proposed development. The proposal will likely contribute to a range of economic benefits in the City of Ryde local government and surrounding areas through:

- More efficient use of land resources, existing infrastructure, and existing services.
- Continued employment opportunities for derived from the operation of the premises.
- The local sourcing of tradesmen for carrying out the works proposed, along with other tradesmen and maintenance workers for the general upkeep of the building and site grounds.
- The local sourcing of suppliers and products where possible for use in making the beer to sell at the premises.

The proposal also delivers on key outcomes of Council's Night Time Economy Study which seeks to encourage small bars rather than large pubs, explore extended retail and dining hours, and encourage restaurants and activities located outside of shopping centres to improve activation across the LGA. In supporting the proposed development, Council would be delivering on the strategic directions contained within the City of Ryde Night Time Economy Action Plan, which seek to provide:

- A diverse, vibrant, and quality night-time experience.
- A safe, welcoming and functional place.
- A responsive city.

Accordingly, it is considered no substantial negative economic impacts will occur to the locality.

5.5 Suitability of the site for the development – Section 4.15(1)(c)

The approval of the artisan food and drink industry use confirms the suitability of the site. The proposed increase in operating hours will enhance the level of activity within Gladesville, whilst assisting in preserving and enhancing the character and viability of the locality.

The proposed operational approach to the development including the focus on locally made artisan products will positively contribute to the diversity of offerings and the overall vibrancy of the area in a safe and locally-driven manner that benefits the economic and social fabric of Gladesville.

Investigations undertaken in the preparation of the accompanying acoustic report find that the subject site is well suited for the proposed operating hours in a manner that will not give rise to any undue impacts to the surrounding locality, nor amenity of the community.

5.6 Public Submissions – Section 4.15(1)(d)

Any public submissions received in response to the development proposal are required to be considered in the light of Section 4.15 of the Act, having regard to:

- The stated and underlying objectives of the relevant planning controls.
- The specific merits and circumstances that apply to the proposed development and the site.
- The acceptable nature of the likely impacts of the proposal.
- The suitability of the site in accommodating the proposed development.
- The acceptable nature of the proposal when considering the wider public interest.

5.7 Public Interest – Section 4.15(1)(e)

The proposal achieves satisfactory compliance with the range of planning controls applying to the proposed development on the subject site, and as such can be considered in the public interest.

6.0 Conclusion

The proposed development has been assessed against the provisions of Section 4.15 of the Act. On balance, it is concluded the development is satisfactory and warrants development consent, having regard to the following matters:

- The proposed development is permissible under the RLEP 2014.
- The proposal is consistent with the relevant aims and objectives of the RLEP 2014.
- The proposal is consistent with the E4 zoning of RLEP 2014, as artisan food and drink industries and food and drink premises are permitted with consent.
- The proposal is consistent with the RDCP 2014.
- No unreasonable external impacts will result from the development proposal that are not otherwise able to be mitigated via consent conditions.
- The proposal will make use of existing infrastructure and resources and remains compatible with the character of the locality.
- It is considered there are no matters that warrant refusal of the proposal on the grounds of it being contrary to the public interest.
- The proposal will advance the economy and level of activity within Gladesville through increased employment opportunities, a place for socialisation, as well as a tourist attraction.

The proposal is considered worthy of merit and will make a positive contribution to Gladesville and the City of Ryde Local Government Area. Accordingly, it is recommended that the City of Ryde Council support and approve this DA.