

**STATEMENT OF
ENVIRONMENTAL EFFECTS**

Mezzanine additions to an existing
mixed use building

**8 Narabang Way
Belrose**

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Statement of Environmental Effects

Mezzanine additions to an existing mixed use building

8 Narabang Way, Belrose

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1.0 INTRODUCTION

On 8th November 2017, the Northern Beaches Development Assessment Panel granted development consent DA2017/0388 proposing the construction of a mixed use development including industrial units, warehouse units and storage units with associated offices, caretaker's residence, car parking and landscaping on the subject site. We note that the first and second floor warehouse units included mezzanine office space.

An application to modify the consent pursuant to Section 4.55(1A) of the Environmental Planning and Assessment Act 1979 (the Act) was subsequently submitted to and approved by Council on 7th November 2018 with such consent seeking to increase the number of storage units from 66 to 69 through the reconfiguration/ reduction in size of a number of larger storage units and the deletion of a number of approved first and second floor mezzanine office areas. We note that the approved car parking allocation to these units was not reduced.

This application seeks to reinstate the previously approved first and second floor mezzanine office areas to units 60, 62 - 68, 77 - 85 and the provision of mezzanine storage to Unit 73. The accompanying traffic and parking assessment prepared by TTPP Transport Planning indicates that the reinstatement of these previously approved mezzanine levels, including the introduction of mezzanine storage to unit 73, will maintain the car parking allocation outcomes achieved through approval of the original scheme.

As all works are internalised to the approved building, the proposed mezzanines will not alter the established built form circumstance on the site as viewed from adjoining properties and the public domain. The previously approved stormwater and landscape regimes are also maintained. The works do not represent an intensification of use on the site with the previously approved car parking outcomes not compromised.

Having assessed the detail of the application against the applicable statutory considerations we have formed the considered opinion that the works are permissible with consent, consistent with the zone objectives and in accordance with the statutory considerations applicable to the minor additions proposed.

The proposal succeeds when assessed against the Heads of Consideration pursuant to s4.15(1) of the Act. It is considered that the application, the subject of this document, succeeds on merit and as such is appropriate for the granting of consent.

2.0 SITE AND LOCALITY DESCRIPTION

The subject property is legally described as Lot 907 in DP 867901, No. 8 Narabang Way, Belrose. The site is irregular in shape having a curved frontage and address to Narabang Way of 45.225 metres, depth of approximately 160 metres, a width at the rear boundary of 35.125 metres and an area of 7237 square metres.



Source: Google Earth

Figure 1 – Aerial location/ context photograph

The property is occupied by a of the completed mixed use development including industrial units, warehouse units and storage units with associated offices, caretaker's residence, car parking and landscaping on the subject site approved and constructed pursuant to development consent DA2017/0388.

The property to the west, No. 6 Narabang Way is occupied by a multi storey industrial/ warehouse building having a maximum building height of 13.53 metres with the property to the east, No. 10 Narabang Way also occupied by an industrial/ warehouse/ ancillary office development having a maximum building height of 15.229 metres.

The property further to the east, No. 12 Narabang Way is occupied by an industrial/ warehouse/ ancillary office development having a maximum building height of 18.55 metres. The balance of land located with the Austlink Business Park has been developed in association with a range of uses including bulk good retailing, warehousing/ office development and ancillary retail support services.

The site adjoins Council owned land to the north-west No. 1A Minna Close. Mona Vale Road is located to the north, Forest Way to the east and Garrigal National Park to the south and west of the Business Park.

3.0 DEVELOPMENT PROPOSAL

This application seeks to reinstate the previously approved first and second floor mezzanine office areas to units 60, 62 - 68, 77 - 85 and the provision of mezzanine storage to Unit 73.

The proposed works are depicted on plans SK000, SK112, SK116 and SK300 prepared by Figgis + Jefferson TEPA.

As all works are internalised to the approved building, the proposed mezzanines will not alter the established built form circumstance on the site as viewed from adjoining properties and the public domain. The previously approved stormwater and landscape regimes are also maintained. The works do not represent an intensification of use on the site with the previously approved car parking outcomes not compromised.

4.0 STATUTORY PLANNING FRAMEWORK

4.1 General

The following section of the report will assess the proposed development having regard to the statutory planning framework and matters for consideration pursuant to Section 4.15(1) of the Act. Those matters which are required to be addressed are outlined, and any steps to mitigate against any potential adverse environmental impacts are discussed below.

4.2 Warringah Local Environmental Plan 2011

4.2.1 Zone and Zone Objectives

The subject property is zoned part B7 Business Park and E2 Environmental Conservation pursuant to the provisions of Warringah Local Environmental Plan 2011 (“WLEP 2011”) as depicted in Figure 2 below.

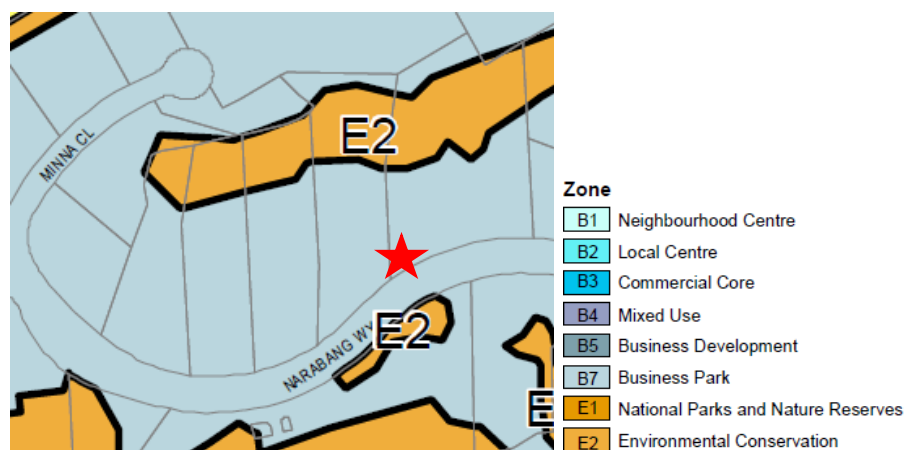


Figure 2 – WLEP 2011 zone map extract

The proposed works to the existing mixed use building are prohibited on the E2 Environmental Conservation zoned portion of the site however permissible with consent on the B5 Business Park zoned portion upon which they are located.

4.2.2 Height of Buildings

Pursuant to clause 4.3 of WLEP 2011 the height of development on the site shall not exceed 11 metres. All proposed mezzanine floors sit below the 11 metre height control.

4.3 Warringah Development Control Plan 2011

In relation to compliance with the applicable DCP provisions we advise as follows:

- As all works are internalised to the approved building, the proposed mezzanines will not alter the established built form circumstance on the site and its relationship to surrounding properties and the public domain.

- The accompanying traffic and parking assessment prepared by TTPP Transport Planning indicates that the reinstatement of these previously approved mezzanine levels, including the introduction of mezzanine storage to unit 73, will maintain the car parking allocation outcomes achieved through approval of the original scheme.
- The previously approved stormwater and landscape regimes are also maintained.
- The works do not represent an intensification of use on the site.

4.4 Matters for Consideration Pursuant to Section 4.15(1) of the Environmental Planning and Assessment Act 1979 as amended

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15(1) of the Environmental Planning and Assessment Act 1979(as amended):

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

Having assessed the detail of the application against the applicable statutory considerations we have formed the opinion that the mezzanine works are entirely consistent with the zone objectives and the DCP provisions as they relate to the subject site.

The proposal succeeds when assessed against the Heads of Consideration pursuant to s4.15(1) of the Environmental Planning and Assessment Act, 1979 as amended. It is considered that the application, the subject of this document, provides for the orderly and economic use and development of the subject site, succeeds on merit and as such is appropriate for the granting of consent.

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

Context and Setting

- i) *What is the relationship to the region and local context on terms of:*
- *the scenic qualities and features of the landscape?*
 - *the character and amenity of the locality and streetscape?*
 - *the scale, bulk, height, mass, form, character, density and design of development in the locality?*
 - *the previous and existing land uses and activities in the locality?*

The three dimensional form, massing and presentation of the approved development is not materially altered as a consequence of the minor works proposed.

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

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

It is considered that the proposed use will not give rise to any amenity impacts given the internalised nature of the proposed works and their location within an established business park.

Access, transport and traffic

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

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

The accompanying traffic and parking assessment prepared by TTPP Transport Planning indicates that the reinstatement of these previously approved mezzanine levels, including the introduction of mezzanine storage to unit 73, will maintain the car parking allocation outcomes achieved through approval of the original scheme.

Public domain

No change.

Utilities

Existing utility services will adequately service the development.

Waste

No change.

Economic impact in the locality

Nil.

Site design and internal design

i) *Is the development design sensitive to environmental conditions and site attributes including:*

- *size, shape and design of allotments?*
- *the proportion of site covered by buildings?*
- *the position of buildings?*
- *the size (bulk, height, mass), form, appearance and design of buildings?*
- *the amount, location, design, use and management of private and communal open space?*
- *landscaping?*

The proposal will have no adverse environmental consequences.

ii) *How would the development affect the health and safety of the occupants in terms of:*

- *lighting, ventilation and insulation?*
- *building fire risk – prevention and suppression/*
- *building materials and finishes?*
- *a common wall structure and design?*
- *access and facilities for the disabled?*
- *likely compliance with the Building Code of Australia?*

The proposed development will be able comply with the provisions of the Building Code of Australia without difficulty. There will be no detrimental impacts on the occupants through the building design which will achieve the relevant standards pertaining to health and safety.

Construction

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

- *the environmental planning issues listed above?*
- *site safety?*

We anticipate Council imposing standard conditions of development consent in relation to construction hours and activities.

4.4.3 The suitability of the site for the development.

Does the proposal fit in the locality?

- *are the constraints posed by adjacent developments prohibitive?*
- *would development lead to unmanageable transport demands and are there adequate transport facilities in the area?*
- *are utilities and services available to the site adequate for the development?*

The adjacent development does not impose any insurmountable development constraints. The site is well located with regards to utility services and public transport.

Are the site attributes conducive to development?

The site has no special physical or engineering constraints and is suitable for the proposed development.

4.4.4 Any submissions received in accordance with this Act or the regulations.

It is envisaged that any submissions made in relation to the proposed development will be appropriately assessed by Council.

4.4.5 The public interest.

We have formed the opinion that approval of the works would be in the public interest.

5.0 CONCLUSIONS

The proposed works are permissible with consent, consistent with the zone objectives and in accordance with the applicable statutory considerations.

The accompanying traffic and parking assessment prepared by TTPP Transport Planning indicates that the reinstatement of these previously approved mezzanine levels, including the introduction of mezzanine storage to unit 73, will maintain the car parking allocation outcomes achieved through approval of the original scheme.

The proposal succeeds when assessed against the Heads of Consideration pursuant to s4.15(1) of the Environmental Planning and Assessment Act, 1979 as amended.

It is considered that the application, the subject of this document, succeeds on merit and as such is appropriate for the granting of consent.

Boston Blyth Fleming Pty Limited

A handwritten signature in black ink, appearing to read 'Greg Boston', is positioned above the printed name.

Greg Boston

B Urb & Reg Plan (UNE) MPIA

B Env Hlth (UWS)

Director