

ANDREW K MOSS

Licensed Builder No. 24888oC

ABN: 58 828 447 242

Freshwater, NSW 2096

0422 250 923

ardourprojects@gmail.com

STATEMENT OF ENVIRONMENTAL EFFECTS

Council: Northern Beaches Council

Development Type: Mezzanine addition to existing warehouse unit in existing mixed use building. Unit 3 (lot 63).

Address: 8 Narabang Way Belrose

Owners: David Spessot

Date: October 2023

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1. INTRODUCTION

This submission outlines and provides an assessment of the likely environmental impacts for a proposed mezzanine level addition to an existing mixed use building at 8 Narabang Way Belrose. The mixed use building comprises industrial units, warehouse units and storage units with associated offices, caretaker's residence and car parking. Prior DA reference DA2017/0388. The development application consists of an addition of Mezzanine level space to unit number 3 (lot 63). The Mezzanine level is to provide storage space for the existing owners as well as personal office space.

The design of this proposal has been developed with consideration to the following:

- Environmental planning and assessment act, 1979
- Warringah Local Environmental Plan, 2011
- Warringah Development Control Plan, 2011

It is to be noted that prior applications have been previously been lodged and approved in relation to new Mezzanine spaces in (DA2021/0258):

- Storage Units: 1, 5, 6, 11, 12, 16, 19, 23, 24, 26, 29, 31, 46, 50, 53
- Warehouse Units: 70, 71, 74, 91

The proposed Mezzanine level is to be used solely by the unit owner and is primarily for the purpose of personal storage. A stair accessed mezzanine level facilitates the storage of items with ease and eradicates the need for machine aided storage solutions.

Where the space is to be used for personal office space, no additional parking space is required as the use is purely personal and hence does not lead to an intensification of land, however, sufficient private car space has been provided in the unit 3 floor plan to provide multiple private additional parking spaces. Therefore the proposed Mezzanine level will have no adverse outcomes in relation to the existing level of traffic generation associated with the overall site uses of 8 Narabang Way. It is proposed that due to the addition of storage space and ample room for cars, traffic generation may even be reduced due to the efficiency of a well designed space.

The proposed development is to be built within the existing structure of the building and therefore will have no adverse effects on the immediate or surrounding environment. All existing services to be maintained as is currently.

The proposal is permissible with all of the desired outcomes and objectives for the zone contained within the control documents. The entirety of the proposed development is built within the existing structure and therefore will have no adverse effects on the immediate or surrounding environment.

2. THE SITE



The development in question, No. 8 Narabang Way Belrose is located on the Northern side of Narabang Way. The site consists of 97 Strata Lots within SP 97893. The proposed works relate specifically to unit no. 3 (lot 63). The site has an east west orientation and site area of 7,237m². The front of the site is narrow in nature with a width of 45.225m and a depth of 169m. The site has a gradual fall from the rear boundary to the street frontage of approximately 23m.

The site is located within the B7 business Park and E2 Environmental Conservation zones. Existing landscaping on the site includes trees, retaining walls and low shrubs. The site is currently occupied by a completed mixed use development including industrial units, warehouse units and storage units with associated offices, caretaker's residence and car parking. Initial Development Consent DA2017/0388. More recent development consent for mezzanine spaces and associated offices DA2021/0258. The site is located in a bush fire prone area as has been reported in previous DA for application (and approval) for mezzanine levels and associated offices in multiple warehouse units, DA2021/0258. The proposed works are internal to the approved building and will not alter the established external built form on site.

2.1 SITE HISTORY

DA2017/0388 - Proposal of a mixed use development including industrial warehouse units, warehouse units and storage units with associated offices, caretakers residence, car parking and landscaping. Approved on 8/11/2017. The application was approved with a total of 61 car parking spaces (+13 spaces surplus to requirement under Warringah Development Control Plan).

First floor mezzanine office space approved = 458.09 m²

Second floor mezzanine office space approved = 438.8 m²

MOD2018/0331 - Modification to above DA proposal for construction of a mixed use development, approved on 7/11/2018. Modification to remove mezzanine office spaces for 17 of the units. The remaining floor area remains the same.

MOD2019/0300 - Modification to above DA for the conversion of 14 ground floor storage units to 6 warehouse units with each warehouse unit allocated a designated car space. 460 m² of additional warehouse space was added under this modification. In accordance with the DCP, six parking spaces were required (1.3 spaces per 100m² of GFA). The modification therefore provided adequate parking for the additional floor space.

MOD2019/0321 - modification of the above DA was withdrawn on 6/8/2019

MOD2019/0384 - Approved on 26/9/2019 to update conditions provided from the RFS and minor architectural changes

DA2019/0801 - Application for use of part of the premises as a cafe, approved on 8/11/2019. The use of the cafe was approved providing one additional space. Car parking was assessed and considered for the cafe under this application and did not rely on the existing parking within the unit.

CDC2020/0171 - Strata subdivision creating 97 lots within the meaning of the strata schemes development act 2015

SC2020/0009 - Strata subdivision creating 97 lots within the meaning of the strata schemes development act 2015

DA2020/0257 - Alterations and additions for mezzanine levels to mixed use building, approved may 2020.

2.2 NEIGHBOURING DEVELOPMENT

The neighbouring sites in Narabang Way are consistent in relation to scale and development type. Generally surrounding the site there is a mix of office, industrial and warehouse style development. No 10. Narabang Way contains an industrial warehouse with ancillary office development. No. 6 Narabang Way contains a multi storey industrial warehouse building.

3. THE PROPOSAL

This proposal is depicted within the architectural plans and generally involves creating a Mezzanine storage level in unit 3 (lot 63) within the current mixed use development containing industrial units, warehouse units and storage units with associated offices, caretaker's residence, car parking and landscaping. Reference DA2021/0258. To accompany the mezzanine storage is to be an office and a shower.

The proposed Mezzanine level is to be accessed by stairs to allow the ease of personal storage without the need of additional machinery, lifts etc. Space for multiple parking spaces is to be provided within the unit to aid unloading of personal belongings for storage and to allow for parking.

The proposed Mezzanine addition to unit 3 (lot 63) is to be used predominantly for storage, partially as personal office space and will have no diverse impacts on existing premises. The proposed works are to be contained entirely within the current development and unit 3 (lot 63) walls.

The proposed works are depicted on the plans supplied by Andrew K Moss and are as follows:

1. Cover
2. Existing First Floor Plan
3. Proposed Unit 3 (lot 63) Floor Plan
4. Mezzanine Sections

Previous plan sets as per DA2021/0258 can be referenced in their entirety on the Northern Beaches Council website.

4. PLANNING FRAMEWORK

Warringah Local Environmental Plan 2011

2.1 Land Zoning - The lot has a zoning of SP4 Enterprise and C2 Environmental Conservation. The proposed works and existing building sits separately to the Environmental Conservation zone positioned to the front of the lot on the SP4 enterprise zoned land.

SP4 Enterprise zone applicable objectives:

- To provide for development and land uses that support enterprise and productivity
- To provide a range of facilities and services, light industries, warehouses and offices.

2.2 Height Of Buildings - The proposed works are to be contained within the existing structure which has pre complied with height restrictions in prior applications.

The proposed mezzanine is internal to the approved building and will not alter the established external built form on site. Therefore it is proposed that the site is to maintain compliance with conditions outlined in previously approved Development Applications.

Warringah Development Control Plan 2011

In relation to the DCP controls: The proposed new development is internalised within unit 3 (lot63) of the existing development. The proposed new Mezzanine level will not alter the built form of the existing structure and hence, will have no additional impact on the existing locality.

Under each heading in the DCP, the proposed Mezzanine area complies with all provisions set out within the document. All previously approved built form controls, siting factors, design, natural environment, zones and area controls are maintained.

5. CONCLUSION

Having assessed the application against council planning controls it is believed the proposed development is permissible with consent, it is consistent and satisfies the applicable controls of Councils Local Environmental Plan and Development Control Plan. It is considered that the proposal:

- Will not have an adverse impact on the environment.
- Maintains and protects a high level of amenity for adjoining properties.
- Will make a positive contribution to the existing stock.
- Makes appropriate and efficient use of the site.
- Is consistent with neighbouring developments.

Existing precedent for proposed development as follows:

DA2017/0388 was approved on 8/11/2017. It was for the original proposal of a mixed use development including industrial warehouse units, warehouse units and storage units with associated offices, caretakers residence, car parking and landscaping. The application was approved with a total of 61 car parking spaces (+13 spaces surplus to requirement under Warringah Development Control Plan).

First floor mezzanine office space approved = 458.09 m²

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In summary to the above points, the desired development put forward in this application is consistent with mezzanine office spaces that were previously approved for multiple units in the complex including unit no. 3 (lot 63). The application in this instance is only for one unit to gain back the office mezzanine space that was previously approved, therefore 16 units less than the original application, proving to be an extremely minor addition that will have no negative impacts on the current development.

This application is also to follow a similar layout to what is already provided in units 69, 70, 71, and 72. That layout contains ground level storage area, mezzanine storage area and attached office space.

Due to the mezzanine being purely for personal usage, it is proposed that there will be no increases in traffic generation or parking required as part of the proposed application. As the proposed works do not represent an intensification of use on the site the previously approved car parking outcomes are not compromised. However, space has been allowed for in the design

to accommodate the parking of multiple cars for unloading goods for storage and parking within unit no. 3 (lot 63). The ability to park and store goods inside the unit may decrease the traffic generation as the frequency of which storage items will be transported will be reduced. The proposed mezzanine would not lead to an intensification of land uses on the site nor generate demand for additional employees / visitors.

The proposed mezzanine is internal to the approved building and will not alter the established external built form on site. Therefore it is proposed that the site is to maintain compliance with conditions outlined in the NSW Rural Fires Service documents for prior Development Applications of the same nature within the same development. The development proposes no impacts to prescribed trees or vegetation within the site and there will be no impact on mapped biodiversity values.

In summary, it is concluded that the proposed installation of mezzanine level to unit 3 (lot 63) represented in the DA is consistent with previous and current approvals for the site with regard to traffic and parking. The proposed mezzanine will not have an adverse impact on the operation of the surrounding road network compared with the approved development. Additionally, the existing on site parking provisions are adequate to accommodate existing and proposed parking demands. The minor additions proposal represents a reasonable and appropriate development on the property. In light of its merits, the development is considered appropriate of zones and objectives and hence of councils support.