

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

Alterations and  
Additions to Existing  
Building

1421 Pittwater Road,  
Narrabeen

Suite 1, 9 Narabang Way Belrose NSW 2085

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## Statement of Environmental Effects

### Alterations and Additions to Existing Building

#### 1421 Pittwater Road, Narrabeen

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## 1 Introduction

This statement has been prepared as part of the supporting documentation for a Development Application in relation to alterations and additions to the existing building which incorporates a server window to the southern elevation. The window will open out onto the concourse area adjacent to the bus terminal and seek to create a convenient point of sale for the café.

In addition to the Statement of Environmental Effects, the following also accompanies the application:

- Floor plan and elevational drawings;

In preparation of this document, consideration has been given to the following:

- Environmental Planning and Assessment Act, 1979;
- Warringah Local Environmental Plan 2011 and
- Warringah Development Control Plan 2011

The proposal succeeds when assessed against the Heads of Consideration pursuant to section 4.15 of the Environmental Planning and Assessment Act, 1979 as amended. It is considered that the application, the subject of this document, is appropriate on merit and is worthy of the granting of development consent for the following reasons:

- The application has considered and satisfies the various relevant planning controls applicable to the proposed use and associated works.
- The site is assessed as suitable for the proposal, having regard to the relevant land use and planning requirements.

## 2 Site Analysis

### 2.1 Site Description and Location

The site is identified as Lot 6 in DP 12600, 1421 Pittwater Road, Narrabeen. A location map is included in **Figure 1**.



*Figure 1: Site Location Map (Source: Six Maps)*

The site is located at the southern end of the row of commercial properties on the western side of Pittwater Road. The unit is directly adjacent to the bus stop and surrounding Berry Reserve. Development in the vicinity is predominately commercial properties along this section of Pittwater Road.

The existing use of the subject site is a café.

## 3 Description of Development

### 3.1 Details of the Proposed Development

The Development Application comprises the construction of servery window to the southern elevation which is detailed on the architectural plans prepared by HAS Architects.

Specifically, the works would create a window measuring 1200mm x 1745mm and 1m from ground level. The window will include a security roller shutter. No part of the window will protrude into the public land.

The window opening will include protection measures to mitigate any potential wind borne dust or insects are entering the café. We note that the food and drink preparation area is located to the rear of the café and not in close proximity to the window. Insect capturing devices will be used within the café as part of the contamination protection measures.

We also note that a separate application is currently submitted with Council regarding changes to the hours of operation and internal fit out works. It also proposes a new privacy screen between the kitchen and the seated area which will also assist in minimising potential contamination.



## 4 Berry Plan of Management

The Berry Reserve and Adjoining Foreshores Plan of Management (PoM) was adopted by the former Warringah Council on 27 June 2000. The Berry Reserve and adjoining foreshores are an important component of Narrabeen's open space network. The Reserve includes a mix of natural and cultural values as well as providing for a range of recreational activities and experiences. The proposed works to the café at the subject site aims to provide for an enhancement of the Reserve by providing a convenient service to those that use the space.

The core objectives with regard to the management strategy for Berry Reserve are as follows:

- ❑ **a park**
  - ▶ to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities;
  - ▶ to provide for passive recreational activities or pastimes and casual playing of games; and
  - ▶ to improve the land to promote and facilitate these core objectives.

**Comment:** The server window will encourage and promote social activity in the Berry Reserve by providing a convenient access point to the café. The window will serve takeaway food and drinks which can be taken and consumed within the Reserve. It will also provide a place for people who use the reserve for recreational activities to obtain refreshments.

- ❑ **general community use**
  - ▶ to promote, encourage and provide facilities to meet current and future needs in relation to public recreation and individual physical, cultural, social and intellectual welfare and development, and in relation to purposes for which a lease, license or other estate may be granted.

**Comment:** The proposed server window will encourage and promote the use of the Reserve and provide a meeting place for social and recreational activity. It will provide some activation of the adjoining concourse area as well as servicing those who use public transport. No physical structures will be protruding into the public space that would trigger any lease or licensing requirements.

- ❑ **a natural area (watercourse)**
  - ▶ to manage watercourses to protect biodiversity and ecological values;
  - ▶ to restore degraded watercourses provide for passive recreational activities or pastimes and casual playing of games; and

**Comment:** The proposal will have no impact on the surrounding watercourse nor the biodiversity or ecological value of the area.

**an area of cultural significance**

- ▶ to retain and enhance the cultural significance of the area for present and future generations by means of scheduled conservation methods.

**Comment:** The subject site is in proximity to the former tram shelter which is a local heritage item. It is considered, due to the minor nature of the works proposed, that there would be no significant adverse impacts to the heritage value of this item.

The proposed works to the café to create a servery window that can directly service those who use Berry Reserve as well as those who use public transport. The use of the window will be managed in regard to the pedestrian traffic which is detailed in a plan of management provided with this application.



## 5 Statutory Planning Framework

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 of the Environmental Planning & Assessment Act, 1979 as amended. Those matters which are required to be addressed are outlined, and any steps to mitigate against any potential environmental impacts are discussed below.

### 5.1 Warringah Local Environmental Plan 2011

#### 5.1.1 Zoning and Permissibility

The subject site is Zoned B2 Local Centre and includes the following objectives:

- *To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.*
- *To encourage employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To provide an environment for pedestrians that is safe, comfortable and interesting.*
- *To create urban form that relates favourably in scale and in architectural and landscape treatment to neighbouring land uses and to the natural environment.*
- *To minimise conflict between land uses in the zone and adjoining zones and ensure the amenity of any adjoining or nearby residential land uses.*

The existing café (food and drink premises) use is to be maintained with the proposed development.

#### 5.1.2 Heritage Conservation

The subject site is located in proximity to a local heritage item being 197 – Bus Shelter (former tram shelter) at 1417 Pittwater Road, Narrabeen. The proposed works do not impact on the physical fabric nor does it create any unreasonable visual impacts on this heritage item. In this regard, it is considered that the works proposed do not impact upon the heritage value of this local item.

## 5.2 Warringah Development Control Plan 2011

The relevant provisions of the Warringah Development Control Plan 2011 in relation the proposed works are detailed as follows:

### 5.2.1 Built Form Considerations

The proposal does not involve any changes to the three dimensional form and massing. The works involve the construction of a serving window to the southern elevation of the building.

### 5.2.2 Demolition and Construction

Pursuant to clause C8 of the DCP, the works will require some minor demolition to create the new window. The demolition and construction of the window will result in some minor disruption along the concourse area however due to the relatively minor nature of the works the disruption will not result in any significant amenity impacts. The works can be completed in a relatively short period of time also. It is considered that during the demolition and construction will not result in any unreasonable impacts on the public.

All demolition materials will be reused or disposed of appropriately.

### 5.2.3 Waste Management

The waste materials will comprise mainly of brick materials which can either be recycled or disposed of appropriately.

### 5.2.4 Local and Neighbourhood Centres

Pursuant to clause F1, Local and Neighbourhood Centres, the objectives of the clause are as follows:

- *To encourage good design and innovative architecture.*
- *To provide a safe and comfortable environment for pedestrians.*
- *To provide a range of small-scale shops and business uses at street level with offices or low-rise shop-top housing to create places with a village-like atmosphere.*
- *To enhance the established scale and pattern of development and the continuity of existing streetscapes.*
- *To enhance the public domain.*
- *To increase adaptability, environmental performance and amenity of buildings.*

The window provides an activation and enhancement to the surrounding concourse area. It enhances the Berry Reserve by providing a convenient point of sale for take-away food items.

The window will be managed appropriately as to not impact on the pedestrian traffic in the area as detailed in the provided plan of management.

The proposed window demonstrates the café adapting to the changing area of the bus terminal and Berry Reserve to provide a service to those who utilise the area for public transport and/or recreation without having to enter the café to purchase takeaway items. It seeks to create a more village-like atmosphere in the area.

### **5.3 Matters for Consideration Pursuant to Section 4.15 (former section 79c) 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 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines (in *italic*) to help identify the issues to be considered have been prepared by the Department of Planning and Environment. The relevant issues are:

#### **(i) Any Planning Instrument**

The proposed use is permissible and consistent with the intent of the planning controls as they are reasonably applied to the proposed use on this particular site.

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

N/A

#### **(iii) Any development control plan**

Warringah 2011 applies

**(iiia) Any Planning Agreement that has been entered into under Section 7.4 or any draft planning agreement that a developer has offered to enter into under Section 7.4, and**

N/A

**(iv) The Regulations (to the extent that they prescribe matters for the purposes of this paragraph), and**

N/A

**(b) The likely impacts of that development, including environmental impacts on both the natural and built environments and social and economic impacts in the locality**

*Context and Setting*

i. *What is the relationship to the region and local context in 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 and massing of the existing building is not altered as a consequence of the proposal.

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*

The proposal is considered to be compatible with surrounding land uses in the locality and will not adversely affect the visual or acoustic amenity of the neighbouring industrial and commercial properties.

*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 site is accessible by public transport and is adequately serviced with off-street parking.

*Public Domain*

The proposal does not result in any adverse impacts on the public domain.

*Utilities*

The site is adequately serviced by water, electricity, sewage connections.

*Flora and Fauna*

N/A.

*Waste Collection*

Normal commercial waste collection will apply.

*Natural hazards*

No known hazards.

*Economic Impact in the locality*

The proposed use will have a positive impact on economic factors within the area and provide a specific service in the locality.

*Site Design and Internal Design*

i) *Is the development design sensitive to environmental considerations 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*

N/A.

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 use can comply with the provisions of the Building Code of Australia. The proposal complies with the relevant standards pertaining to health and safety and will not have any detrimental effect on the occupants.

#### *Construction*

- i) *What would be the impacts of construction activities in terms of:*
  - *The environmental planning issues listed above*
  - *Site safety*

The proposed construction is not considered to raise any unreasonable issues with regard to access or safety.

#### **(c) The suitability of the site for the development**

- *Does the proposal fit in the locality?*
- *Are the constraints posed by adjacent development 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?*
- *Are the site attributes conducive to development?*

The site being of moderate grade, adequate area, and having no special physical or engineering constraints is suitable for the proposed use.

#### **(d) Any submissions received in accordance with this act or regulations**

It is envisaged that Council will appropriately consider any submissions received during the notification period.

#### **(e) The public interest**

The proposed use is permissible and consistent with the planning controls as they are reasonably applied to the proposed use.

The development would not be contrary to the public interest.

## 6 Conclusion

Having assessed the detail of the application against the applicable statutory considerations we have formed the considered opinion that the proposed works are permissible with consent in the B2 Local Centre zone, as outlined in the Warringah LEP. The proposed servery window has found to be consistent with the Berry Reserve Plan of Management and have no unreasonable impact on the orderly use of the area. Furthermore, the works have been found to create no unreasonable impacts on the heritage item in the vicinity.

The proposed use will not give rise to any adverse environmental or residential amenity consequences. Having given due consideration to the matters pursuant to Section 4.15 of the Environmental Planning and assessment Act, 1979 as amended, it is considered that there are no matters which would prevent Council from granting consent to this proposal in this instance.



## Plan of Management – Use of Servery Window

The servery window will open to the concourse area of Berry Reserve and, as such, will require steps in place to ensure the orderly and safe use of this public space.

To manage the customer traffic the café proposes:

- Setting up retractable barriers to create a space where the customers will line up to place their orders
- Customers will then be instructed to a waiting area which will be signposted as the waiting area.
- Signage will also be posted to tell customers not to obstruct the concourse area.

The window is proposed to be in use to primarily in the morning and lunchtime periods into the early afternoon. The portable barriers and signage will be stored within the café when not in use.