

Statement of Environmental Effects

Unit 5, 25 Frenchs Forest Road East, Frenchs Forest



Install mezzanine storage area and minor internal alterations

May 2022

Statement of Environmental Effects prepared by:

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In respect of the following:

Land to be developed: Unit 5, 25 Frenchs Forest Road East, Frenchs Forest

Proposed development: Approval is sought to install a mezzanine level to an industrial unit and provide minor internal alterations

Declaration: I declare that I have prepared this Statement and to the best of my knowledge:

1. The Statement has been prepared in accordance with clause 4.12 of the EP & A Act and Clause 50 of the EP & A Regulations.
2. The Statement contains all available information that is relevant to the environmental assessment of the development to which this Statement relates, and
3. That the information contained in the Statement is neither false nor misleading.

Signature:



Name: Damian O'Toole
Date: April 2022



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1.0 Introduction

This Statement of Environmental Effects is provided in support of an application to install a mezzanine level for storage within an existing industrial unit and provide other minor alterations to the unit 5, 25 Frenchs Forest Road East, Frenchs Forest.

The works are permissible with consent.

The proposal will not alter the appearance of the site as viewed from the public domain.

No neighbour will be impacted.

This Statement has been prepared pursuant to Section 4.12 of the Environmental Planning and Assessment Act, 1979 and Clause 50 of the Environmental Planning and Assessment Regulation, 2000. The purpose of this document is to describe the existing improvements on the site, detail the proposed development, review the applicable planning regime relating to the proposal, assess the degree of compliance and examine the environmental effects of the development when measured against the Evaluation Criteria prescribed under Section 4.15(1) of the Environmental Planning and Assessment Act, 1979. In respect of the assessment of the proposal, where impacts are identified, measures proposed to mitigate any harm to environmental amenity have been addressed in this report.

The proposed development is permissible with Council's consent in the Business Park B7 Zone under the Warringah Local Environmental Plan 2011. The proposal complies with Council's Codes and Policies. An assessment of the proposed development has not identified any unreasonable adverse environmental impacts likely to arise as a result of the proposal. It is therefore recommended that this proposed modification to the consent be granted.

2.0 Site Location and Description

The subject site is known as Unit 5, 25 Frenchs Forest Road East, Frenchs Forest and the units are located within a large industrial park known as Allambie Grove Business Park. It should be noted that the occupier of unit 5 also occupies unit 4.

The site is legally defined as Lot 1 within DP 1210327, and is irregular in shape, and has a greater site area of 4.2 hectares.

The subject industrial units are two-storey in height generally containing ground level industrial space and upper-level offices.

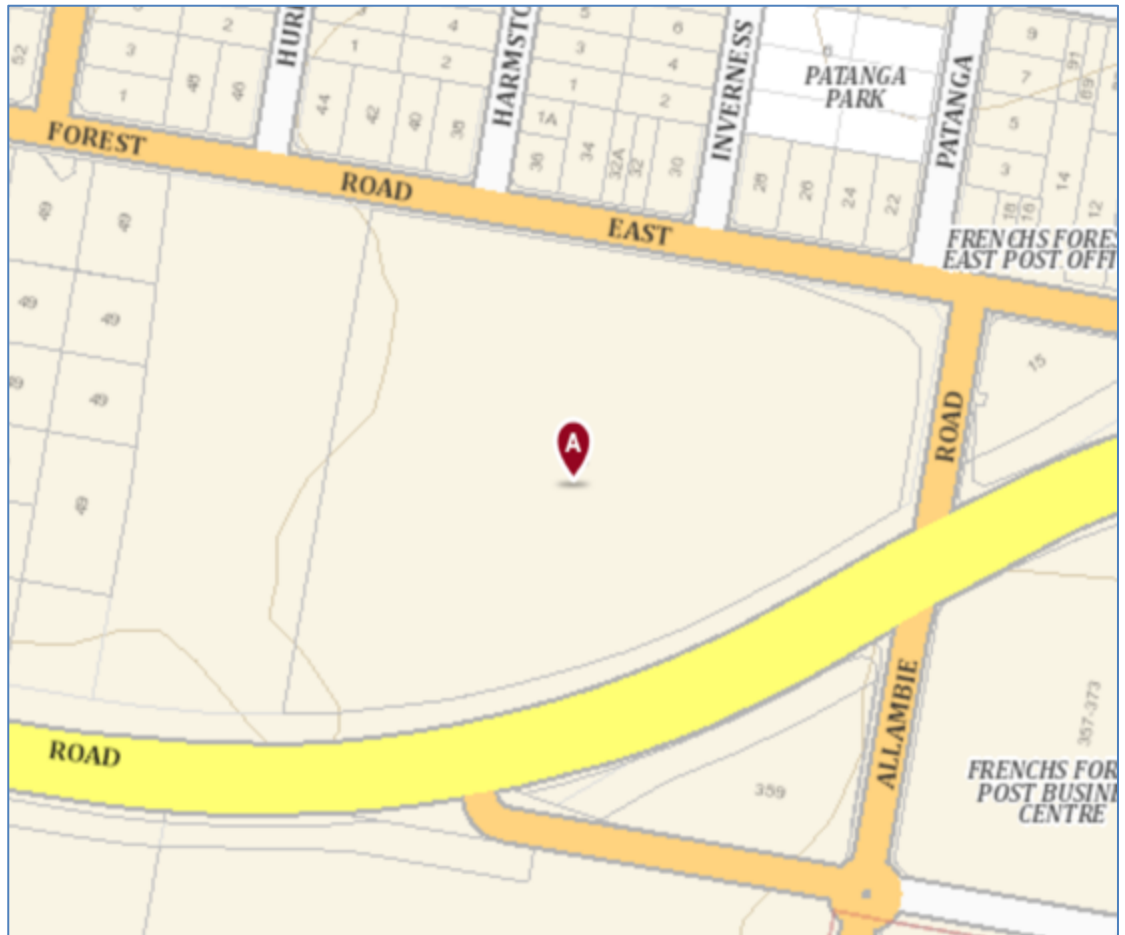


Figure 1: Location of subject site, within the wider area. (Source: LPI SIX Maps).



Figure 2: Aerial view of subject site. (Source: LPI SIX Maps).

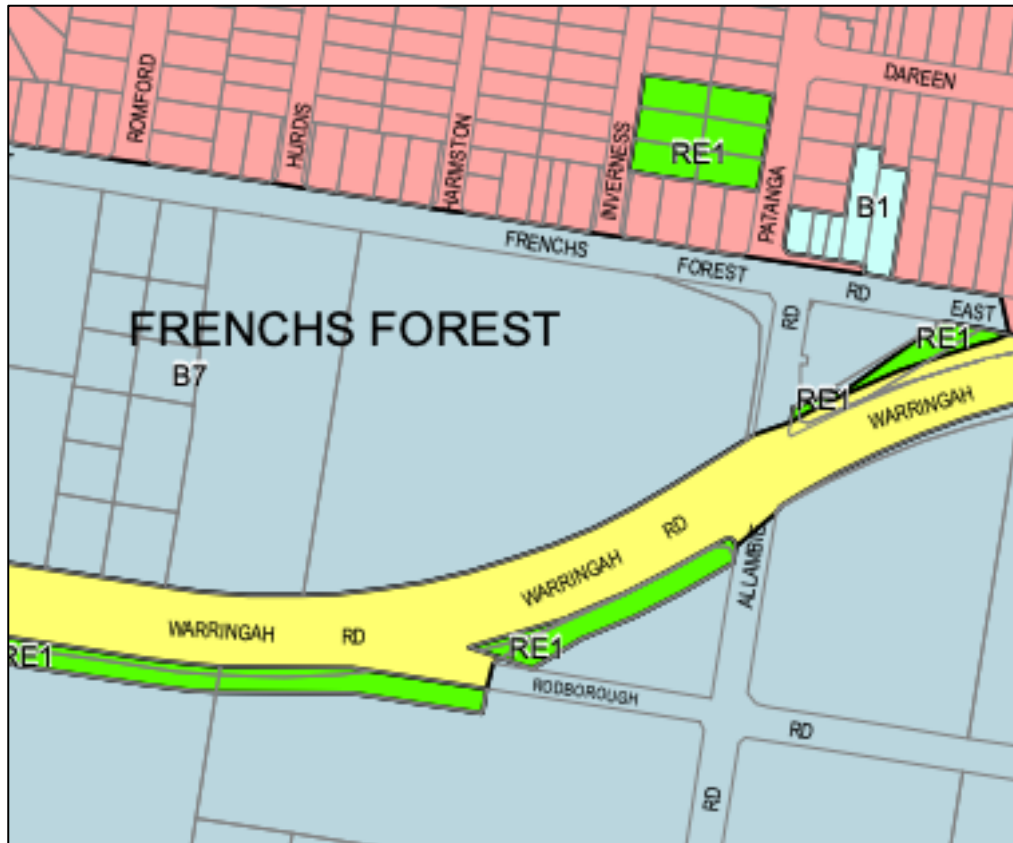


Figure 3: LEP land zoning map highlighting the subject site (in red) located within the B7 zone (Source: Warringah LEP 2011, Sheet LZN_008A).



Figure 4: Units numbered 4 and 5 above is the development site.

3.0 Photographs of Subject Site



Figure 5: Interior of subject space.

4.0 Proposed Development

The proposal seeks to provide minor alterations and additions to the industrial unit number 5 by providing a mezzanine and storage areas.

The additional floor space is for storage only and does not create any additional demand on parking or provides for additional work space.

No signage is proposed.

5.0 Statutory Planning Considerations

The Environmental Planning and Assessment Act 1979 is the principal planning legislation in NSW. Section 4.15 (1) of the Act specifies the matters that the consent authority must consider when determining any development application.

- Provisions of any environmental planning instrument – S4.15(1) (a) (i);
- Provisions of any draft environmental planning instrument - S4.15 (1) (a) (ii);
- Provisions of any development control plan - S4.15 (1) (a) (iii);
- Provisions of the Regulations - S4.15 (1) (a) (iii);
- The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts on the locality - S4.15 (1) (b);
- The suitability of the site for development - S4.15 (1) (c);
- Any submissions made in accordance with the Act or Regulations - S4.15 (1) (d);
- The public interest - S4.15 (1) (e).

Following is an assessment of the matters of relevance referred to in Section 4.15(1) of the Act.

5.1 S.4.15(1)(a) Provisions of any environmental planning instrument, draft instrument, development control plan or matter prescribed by the regulations

The planning instruments of most relevance to this application are:

- Warringah Local Environmental Plan 2011 (LEP 2011);
- Warringah Development Control Plan 2012 (DCP 2011).

5.1.1 Warringah Local Environmental Plan 2011 (LEP 2011)

The Warringah Local Environmental Plan 2011 is the comprehensive Local Environmental Plan applying to the site. The proposed works to the subject site, which is a permissible use within the B7 – Business Park zone.

Relevant provisions of LEP 2011 are considered below.

LEP 2011 – Relevant Clauses

Clause/Requirement	Summary of proposal	Compliance?
Zone B7- Business Park		
<p>Objectives:</p> <p>To provide a range of office and light industrial uses.</p> <ul style="list-style-type: none"> To encourage employment opportunities. To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area. To create business park employment environments of high visual quality that relate favourably 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 adjoining or nearby residential land uses. 	<p>Use is not altering. Light industrial use is provided.</p> <p>The works will facilitate employment opportunities for the user.</p> <p>N/A</p> <p>Provided. Council is highly supportive of employment retention and generation.</p> <p>Character of the area is unaffected.</p>	<p>Complies.</p> <p>Complies.</p> <p>Complies.</p> <p>Complies.</p>
4.3 Height of Buildings		
<p>Objectives:</p> <p>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.</p> <p>Max Building Height: N/A</p>	<p>No changes to the building height. The overall height of the building at approximately 7m is maintained.</p>	<p>Complies.</p>
4.4 Floor space ratio		
<p>Objectives:</p> <p>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.</p> <p>Max FSR: N/A</p>	<p>No FSR applies to the site.</p>	<p>Complies.</p>

5.1.2 Warringah Development Control Plan 2011

The Warringah Development Control Plan 2011 (DCP 2011) contains more specific planning controls than contained within LEP 2012. The most relevant sections of this document are considered below.

DCP 2011 – Relevant Clauses

DCP Control	Summary of proposal	Compliance
Part C – Siting Factors		
C2 Traffic, Access and Safety		
<p>Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives:</p> <ul style="list-style-type: none"> a) traffic hazards; b) vehicles queuing on public roads; c) the number of vehicle crossings in a street; d) traffic, pedestrian and cyclist conflict; e) interference with public transport facilities; and f) the loss of “on street” kerbside parking. <p>Vehicle access is to be obtained from minor streets and lanes where available and practical.</p>	<p>Vehicular and pedestrian access will remain unchanged.</p> <p>Unit 4 is provided with 25 car spaces as shown on the plan above in Figure 4. Unit 5 is also provided with 25 spaces, however given that the mezzanine works relate to Unit 5 only, the following calculations relate to Unit 5:</p> <p>Office area $398\text{m}^2 = 1/40\text{m}^2$ car spaces = requirement for 10 spaces.</p> <p>Industrial area $907\text{m}^2 = 1.3$ spaces for every $100\text{m}^2 = 13$ spaces.</p> <p>New mezzanine area $190\text{m}^2 = 1.3$ spaces for every $100\text{m}^2 = 2$ spaces.</p> <p>This formula is not relying upon 20% of the office space being calculated at the same (lower) rate as industrial area.</p> <p>The existing 25 spaces for the unit will cater for this numerical increase in storage space.</p> <p>The additional mezzanine is required for storage only and does not provide for additional work space, and therefore no additional employees are employed as a result of the additional storage space.</p>	Complies.

C4 Stormwater		
<p>Improve the quality of water discharged to our natural areas to protect and improve the ecological and recreational condition of our beaches, waterways, riparian areas and bushland;</p> <p>To minimise the risk to public health and safety;</p> <p>To reduce the risk to life and property from any flooding and groundwater damage;</p> <p>Integrate Water Sensitive Urban Design measures in new developments to address stormwater and floodplain management issues, maximise liveability and reduce the impacts of climate change.</p> <p>Mimic natural stormwater flows by minimising impervious areas, reusing rainwater and stormwater and providing treatment measures that replicate the natural water cycle</p> <p>Reduce the consumption of potable water by encouraging water efficiency, the reuse of water and use of alternative water sources</p> <p>To protect Council's stormwater drainage assets during development works and to ensure Council's drainage rights are not compromised by development activities.</p>	<p>The works do not have any impact on stormwater requirements.</p>	<p>Complies.</p>
Part D - Design		
D3 Noise		
<p>To encourage innovative design solutions to improve the urban environment.</p>	<p>No physical changes are proposed.</p>	<p>Complies.</p>
<p>To ensure that noise emission does not unreasonably diminish the amenity of the area or result in noise intrusion which would be unreasonable for occupants, users or visitors.</p>	<p>The use will not create any noise nuisance that would be audible from outside of the site.</p>	<p>Complies.</p>

Noise from combined operation of all mechanical plant and equipment must not generate noise levels that exceed the ambient background noise by more than 5dB(A) when measured in accordance with the <i>NSW Industrial Noise Policy</i> at the receiving boundary of residential and other noise sensitive land uses.		Complies.
D8 Privacy		
To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.	No changes to building structure. No additional privacy impacts occur.	Complies.
Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.	No changes to building structure.	Complies.
D18 Accessibility and Adaptability		
To ensure vehicular access points for parking, servicing or deliveries, and pedestrian access are designed to provide vehicular and pedestrian safety.	No changes in this regard. Level access is retained.	Complies.
To ensure convenient, comfortable and safe access for all people including older people, people with prams and strollers and people with a disability.	No changes in this regard.	Complies.
D20 Safety and Security		
After hours land use activities are to be given priority along primary pedestrian routes to increase safety.	Subject site is located along main, well-lit road and pedestrian route to enhance safety for pedestrians traveling by foot to after hour recreational facilities on offer.	Complies.
Entrances to buildings are to be from public streets wherever possible.	No changes to building entrance, appropriate lighting will be ensured to accompany the proposal for afterhours use.	Complies.

5.2 S. 4.15(1)(b) Impact on the Environment

The proposal is appropriate for the site given the relevant planning requirements, the existence of similar developments close by to the site and because there are no significant negative impacts on neighbours to the site.

The proposal is considered to be in keeping with the character of the locality and provides operating hours that will enhance neighbourhood amenity by contributing towards a diverse locality.

The proposal will also result in a much more functional facility that provides improved usability.

Relationship to adjoining development

The proposed works have been designed to minimise adverse environmental impacts in relation to adjoining properties. In particular, the operating hours have been provided so as not to significantly impact on any neighbour's amenity.

In this regard, adverse environmental impacts on adjoining buildings will be minimal.

5.3 S.4.15(1)(c) The suitability of the site for the proposed development

Having regard to the characteristics of the site and its location, the proposed development is considered appropriate in that:

- It is consistent with the objectives of the B7 Business Park Zone under LEP 2011; and,
- The proposed operating hours will fit comfortably within the streetscape and are consistent with other surrounding development; and,
- The proposal does not have any significant adverse environmental impacts in relation to adjoining properties.

As demonstrated repeatedly throughout this Statement of Environmental Effects, the proposal will not result in any significant adverse environmental impacts.

5.4 Section 4.15(1)(e) The Public Interest

The proposal does not have any detrimental impact on the streetscape, external appearance of the building or on the amenity of nearby residents. Consequently, the proposal is in the public interest.

6.0 Conclusion

The proposal has the following merits:

- The works allow the units to improve functionality for the operator.
- Works do not affect the exterior as viewed from the public domain.
- The amenity of nearby uses will not be impacted.

In light of the significant merits of the proposal and the absence of any adverse environmental impacts, it is recommended that Council grant consent to this proposal, subject to appropriate conditions of consent.