

STATEMENT OF ENVIRONMENTAL EFFECTS

New Mezzanines &
Change of Use to a
High Technology
Industry

33/1-5 Thew Parade,
Cromer

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Statement of Environmental Effects

New Mezzanine & Change of Use to a High Technology Industry

33/1-5 Thew Parade, Cromer

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TABLE OF CONTENTS

1	Introduction	4
2	Site Analysis.....	5
2.1	Site Description and Location	5
3	Description of Development.....	7
3.1	Details of the Proposed Development.....	7
4	Statutory Planning Framework	8
4.1	Warringah Local Environmental Plan 2011	8
4.1.1	Zoning and Permissibility	8
4.1.2	Height of Buildings.....	9
4.2	Warringah Development Control Plan 2011	9
4.2.1	Built Form Considerations	9
4.2.2	Provision of Car Parking	9
4.2.3	Demolition & Construction	10
4.2.4	Waste (garbage) storage and collection	10
4.2.5	Noise and Residential Amenity	10
4.3	Matters for Consideration Pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979 as amended.....	10
(i)	<i>Any Environmental Planning Instrument</i>	<i>10</i>
(ii)	<i>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</i>	<i>10</i>
(iii)	<i>Any development control plan</i>	<i>10</i>
(iiia)	<i>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</i>	<i>11</i>
(iv)	<i>The Regulations (to the extent that they prescribe matters for the purposes of this paragraph), and.....</i>	<i>11</i>
(v)	<i>Any Coastal Zone Management Plan (within the meaning of the Coastal Protection Act 1979).....</i>	<i>11</i>
(b)	<i>The likely impacts of that development, including environmental impacts on both the natural and built environments and social and economic impacts in the locality,</i>	<i>11</i>
(c)	<i>The Suitability of the Site for the Development</i>	<i>13</i>
(d)	<i>Any submissions received in accordance with this Act or the regulations.</i>	<i>13</i>
(e)	<i>The Public Interest.....</i>	<i>13</i>
5	Conclusion	15

1 Introduction

This statement has been prepared as part of the supporting documentation for a Development Application in relation to the construction of new mezzanines and a change of use to a high technology industry.

The proposed use is consistent with the prescribe land uses permitted in the E4 General Industrial zone. The new mezzanines will provide greater functionality of the industrial unit. No changes to the external built form are proposed. The change of use is not anticipated to generate an unreasonable increase in traffic generation or parking demand nor result in any unreasonable amenity impacts to surrounding uses.

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

- Architectural plans
- Strata Plan
- Annual fire safety certificate

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.
- 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 application relates to Lot 16 in SP 19713, Unit 33, 1 Thew Parade, Cromer. An aerial photo location is included as **Figure 1**.



Figure 1: Site Location (Source: Six Maps)

The unit is part of a larger industrial development made up of several buildings on site. Development in the local area contains a mixture of industrial and commercial businesses. Off-street parking is allocated to each unit with visitor parking available. Northern Beaches Secondary College and Cromer Park playing fields are located to the south of the site.

The site is not heritage listed or located within a heritage conservation area or within the vicinity of any heritage items. No known hazards or topographical constraints impact on the subject site.

3 Description of Development

3.1 Details of the Proposed Development

The Development Application proposes the construction of 2 mezzanines within the existing unit and the change of use to a high technology industry. The mezzanine works are detailed on the architectural plans provided.

The proposed high technology industry use relates to astronomy equipment which will be sold, assembled, and repaired on site however no direct retail sales will occur from the unit. The astronomy equipment is used for scientific purposes and predominately relates to telescopes, optical equipment, astronomical cameras, and related accessories. The sales of telescopes are done online and delivered to customers from the unit. The specific services offered to the public are as follows:

- Astronomical equipment consultancy that consists in advising, selecting and combining optical equipment for astronomical photographic and visual setup
- Assembling and packing components designed by Testar and manufactured by third party manufacturing companies.
- Designing astronomical observatories for universities and private astrophotographers.
- Repairing defective telescopes, telescopes mounts, astronomical cameras and accessories.
- Testing of astronomical products.
- Cleaning and collimating optics.
- Interferometry testing of optics.
- Offer customized solution allowing the use of multiple instruments and accessories on one setup.
- Upgrading telescopes
- Designing customized adapters allowing the connection of cameras, telescopes and accessories

The operating details of the business comprise:

- 8am – 6pm – Monday to Friday; 9am – 2pm on Saturday; closed on Sunday
- Staff numbers range from 2 to 4 people per day
- Deliveries are anticipated to be approximately 5 in and 5-10 out per week

4 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.

4.1 Warringah Local Environmental Plan 2011

4.1.1 Zoning and Permissibility

The property is zone E4 General Industrial pursuant to the Warringah LEP 2011. The objectives of the 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 provide areas for land uses that need to be separated from other zones.*
- *To provide healthy, attractive, functional and safe light industrial areas.*

High Technology Industry is a type of Light Industry which is permissible with consent and is defined as:

high technology industry means a building or place predominantly used to carry out an industrial activity that involves any of the following—

- (a) *electronic or micro-electronic systems, goods or components,*
- (b) *information technology (such as computer software or hardware),*
- (c) **instrumentation or instruments of a scientific, industrial, technological, medical or similar nature,**
- (d) *biological, pharmaceutical, medical or paramedical systems, goods or components,*
- (e) *film, television or multi-media technologies, including any post production systems, goods or components,*
- (f) *telecommunications systems, goods or components,*

(g) *sustainable energy technologies,*

(h) any other goods, systems or components intended for use in a science or technology related field,

and includes a data centre, but does not include a building or place used to carry out an industrial activity that presents a hazard or potential hazard to the neighbourhood or that, because of the scale and nature of the processes involved, interferes with the amenity of the neighbourhood.

The business relates to the sale, assembly, repairs and maintenance of telescopes and other astronomy equipment to the public. No retail sales of telescopes occur directly from the site. Sales are done online and then delivered to customers.

The proposed use is consistent with the high technology use as it is activity that involves scientific instruments for the purposes of astronomical study.

4.1.2 Height of Buildings

There is no change to the existing height of the building with the proposed development. The mezzanines proposed are within the building. No external changes to the building are proposed.

4.2 Warringah Development Control Plan 2011

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

4.2.1 Built Form Considerations

The proposal does not involve any changes to the three-dimensional form, massing or external appearance of the existing building or car parking circumstance. The new mezzanines are within the existing unit and will not be seen from the outside.

4.2.2 Provision of Car Parking

The unit is allocated 3 off-street parking spaces as well as visitor parking access within the industrial complex. Appendix 1 of the Warringah DCP provides car parking rates for industry uses which state that:

1.3 spaces per 100 m² GFA

(including up to 20% of floor area as office space component. Office space component above 20% determined at office rate).

The unit is 382m² which would equate to approximately 5 car spaces required. 3 spaces are allocated to the unit and there are visitor spaces available also. The nature of the use does not generate an unreasonable level of traffic and parking demand with regard to deliveries to and

from the site being minimal nor are customers travelling to the site with regularity. No retail sales of telescopes occur directly from the site with all sales delivered to the customer. Trips to and from the site are limited to deliveries and customers seeking repairs/maintenance.

4.2.3 Demolition & Construction

No demolition is required to facilitate the mezzanine works. Waste generated from the construction is anticipated to be minimal and will be disposed of appropriately via waste removal contractors or be taken to Kimbriki Resource Recovery Centre.

4.2.4 Waste (garbage) storage and collection

The existing waste and garbage storage areas will be utilised on the site

4.2.5 Noise and Residential Amenity

It is considered that the proposal will not give rise to any unacceptable noise affection given the proposed use and location within an industrial area which comprises a mix of industrial and commercial uses. The premises is not located in proximity to residential areas.

4.3 Matters for Consideration Pursuant to Section 4.15 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 S4.15 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 Environmental Planning Instrument

The proposed works and change of use are 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

The proposal has been assessed against the relevant provisions of the Warringah DCP 2011.

(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

(v) Any Coastal Zone Management Plan (within the meaning of the Coastal Protection Act 1979)

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:

- o The scenic qualities and features of the landscape*
- o The character and amenity of the locality and streetscape*
- o The scale, bulk, height, mass, form, character, density and design of development in the locality*
- o 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:

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

The three dimensional form and massing of the existing building is not altered as a consequence of the proposal.

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 car parking spaces.

Public Domain

The proposed development will have no adverse impact on the public domain.

Utilities

Existing utility services will adequately service the development.

Flora and Fauna

N/A.

Waste Collection

Normal waste collection arrangements will continue to apply to the proposed development.

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

- 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*

Normal site safety measures and procedures will ensure that no safety or environmental impacts will arise during construction.

(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 the regulations.

It is envisaged that Council will appropriately consider any submissions received.

(e) The Public Interest

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

It is considered that the public interest is best served in providing certainty in the planning process through encouraging development that satisfies the outcomes and controls contained within the adopted legislative framework. Accordingly, approval of the development would be in the public interest.

5 Conclusion

Having assessed the detail of the application against the applicable statutory considerations we have formed the considered opinion that the proposed use and mezzanine works are permissible with consent in the E4 General Industrial zone. The existing parking circumstance on the site will adequately service this use. It is consistent with the zone objectives and statutory considerations applicable to a light industry (high technology industry) on this particular site.

The proposed use will not give rise to any adverse environmental or residential amenity consequences and will provide for the orderly and economic use of the land. 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.