

ROSE'S CONTINENTAL DELI

UNIT 2 RETAIL, LOT 101-102

91-93 McIntosh Road (via Alfred Street)

NARRAWEENA NSW 2099



Statement of Environmental Effects

October 2019

INTRODUCTION

This report has been prepared to accompany a development application to approve a food premises retail space (delicatessen) including trading hours and signage to an existing approved retail space, located at UNIT 2 RETAIL, LOT 101-102 91-93 McIntosh Road NARRAWEENA NSW 2099 (lot 101/102 DP 868560) under original DA consent DA2018/1800.

The works will involve a deli display, food preparation counters, dry food display, refrigerated display and new light cooking to Back of House. Toilets, Bin Rooms, Parking etc. are provided by base building. Work will also include new under awning sign.

The purpose of this report is to:

- describe the components of the proposal;
- discuss the potential environmental effects of the proposal;
- draw conclusions as to the significance of any impacts; and
- make a recommendation to the Northern Beaches Council as to whether the development application should be approved.

This Statement of Environmental Effects is intended to assist Northern Beaches Council in its assessment of the development application and includes an evaluation of the proposal against the provisions of Warringah LEP 2011, Warringah DCP and Food Premises Code.

As assessment has also been undertaken against the provisions of the Section 79 of the Environmental Planning and Assessment Act 1979.

The SEE should be considered in conjunction with the site and layout plans submitted as part of the development application submission prepared by Annie Snell Design.

2.0 SITE DESCRIPTION

2.1 SITE LOCATION

The development site is located at 91-93 McIntosh Road, Narrabeena, on the southern side of the street near to the intersection of Alfred Street. The surrounding development consists of shop top housing to the west and south, residential development to the east and north east, and Narrabeena Public School to the north west. It is situated between other approved retail premises. It forms part of a mixed-use development.

Development surrounding the site is predominantly commercial fronting Alfred Street.

The subject land is zoned B1 Neighbourhood Centre under Warringah LEP 2011. The area is NOT within a Heritage Streetscape Area and is NOT individually listed as a heritage item. Figure 1 below shows the location of the subject site.

Figure 1: Approximate location of the subject site.



2.2 SITE DESCRIPTION

The subject site of 91-93 McIntosh Road, Narraweena has been approved for a multi storey mixed use development.

The site has a total area of 785.9 sq meters. The property has a frontage of 27.6 meters to McIntosh Road and 23.295 meters to Alfred Street.

The following montage shows the proposed building in context as viewed from Alfred Street.



Proposed view from Alfred Street

3.0 PROJECT DESCRIPTION

3.1 OVERVIEW OF PROPOSAL

The subject development application seeks approval for the approval of a food premises use as per condition 49 of the Development Consent 2018/1800.

The works will involve a deli display, food preparation counters, dry food display, refrigerated display and new light cooking to Back of House. Toilets, Bin Rooms, Parking etc are provided by base building. Work will also include new under awning sign. Note there will be NO commercial cooking on premises and no grease trap or exhaust hood will be utilised.

The proposed character of the internal fit out for the delicatessen will have a European focus. Contemporary internal design, fittings and furnishings will be used to reflect this character and high-quality food and drink will be served. The proposed character of the delicatessen will be similar to that shown in the following images.

This delicatessen is intended as a takeaway premise where there will be a coffee/beverage service and retail of deli meats and take-home prepared meals.





3.2 BUSINESS IDENTIFICATION SIGNAGE

Consent is sought in this application to install signage to an under awning lightbox for business identification signage. The sign will be 1750x300mm (.525m² in area). The area of signage and its location will comply with the Northern Beaches Council Warringah DCP (D23 Signs).

3.3 WASTE MANAGEMENT

It is intended that a commercial contract will be entered in to with Rose's Continental Deli and will include the removal of all garbage, bottles and other commercial waste from the premises. The contract will be consistent with the requirements of Council's Local Approvals Policy for Commercial Waste.

As approved by DA 2018/1800 there is a separate retail waste room which can accommodate numerous 240L bins.

In order to minimise disturbance to nearby residential dwellings, it is proposed that garbage collection be undertaken between the hours of 7am and 7pm. As the design of the building provides for internal vehicle access, the storage of bins will be internal.

3.4 DELIVERIES AND TRAFFIC MANAGEMENT

It is proposed that all servicing, deliveries and garbage removal will occur from McIntosh Road which will provide direct access to the lower ground floor level of the building. McIntosh Road's layout is capable of accommodating truck movements without difficulty.

Deliveries

The major stock delivery to the premises will occur on Mondays through to Fridays between 11am and 5pm. The largest vehicle expected to service the site will be a Medium Rigid Vehicles (MRV) and Large Vans. The expected delivery schedule in relation to the proposed use is as follows:

Monday – Saturday food and general supply deliveries plus garbage removal.

It is not expected that deliveries will occur on Sundays.

Loading Zones

There is an existing loading area, situated at the rear of the building on the lower ground floor level accessed from McIntosh Road. This loading area is sufficiently long to accommodate a large delivery vehicle and will enable efficient servicing of the operation, both in terms of delivery vehicles and garbage collection.

3.5 OUTDOOR SEATING

Rose's Continental Deli does not propose any additional outdoor seating in Alfred Street.

4.0 ENVIRONMENTAL ASSESSMENT

This section contains an assessment of the environmental impacts of the proposed development consistent with the requirements of the Environmental Planning and Assessment Act 1979 and in particular the requirements of Section 79C of that Act.

4.1 SECTION 79C(1)(A) STATUTORY CONSIDERATIONS 4.15

Evaluation (1) Matters for consideration—general

(ii) Social Impact

The proposed development will not have a detrimental social impact in the locality considering the character of the proposal.

(iii) Economic Impact

The proposed development will not have a detrimental economic impact on the locality considering the nature of the existing and proposed land use.

Section 4.15 (1) (c) – the suitability of the site for the development

The site is considered suitable for the proposed development.

Traffic:

The additional trip generation is not anticipated to impact significantly on the operation of the local roads.

Parking:

Parking provisions are in accordance with the DCP.

The retail parking has been permitted to be accommodated on-street.

Car Park:

The access and layout of the car park are in accordance with AS2890.1:2004.

Waste:

The site is able to comply with the Councils Waste Management Guides

Awnings and Signage

The proposal includes under awning signage that are of appropriate dimensions.

Warringah Local Environmental Plan 2011

Is the development permissible?

YES

Is it consistent with the aims of the LEP?

YES

Is it consistent with the zone objectives of the LEP?

YES

Zone objectives

The underlying objectives of the B1 Neighbourhood Centre zone are:

To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.

This proposal is for small-scale retail use that serve the needs of people who live or work in the surrounding neighborhood. The development meets this objective.

To ensure that neighborhood centres provide a village-like atmosphere and safety and comfort for pedestrians.

The proposal will provide a high level of activation of the streetscape. This will ensure a village-like atmosphere within the neighbourhood centre.

The development meets this objective.

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 site adjoins a residential zoned property to the east. The proposed operating hours and scale of proposal will not have an adverse effect on neighbouring properties.

5.0 CONCLUSION

The subject development application seeks approval for internal alterations 91-93 McIntosh Road, Narraweenah for the purposes of a food premises (delicatessen).

The delicatessen will present a high quality, modern establishment that will contribute to the local area and the public domain. The development represents a modern interpretation of the proposed new building with sympathetic materials and finishes and quality presentation to the street.

The aim of this report has been:

- (a) to describe the proposed development;
- (b) to illustrate that the proposed development complies with the intent of relevant statutory and policy documents; and
- (c) to provide an assessment of the likely environmental effects of the proposed development.

The proposal is consistent with the zoning of the site and all relevant provisions contained within Warringah LEP 2011 and DCP. The proposed development will not result in any significant environmental impacts and incorporates significant measures to ameliorate any potential impacts.

Having regard to the above assessment it is concluded that the proposed development is appropriate to the site and within the locality and should therefore be approved by Council.