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Statement of Environmental Effects

Project

Proposed Pick-up Facility Addition to Existing Woolworths Supermarket

Client

Woolworths Group Limited

Site

12 Lagoon Street, Narrabeen NSW 2101
Lot 1 DP 1078838 / Lot 2 DP 527582 / Lot 4 DP 656541 / Lot A DP 371672

Date

23rd December 2021

For Submission to

Northern Beaches Council

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INTRODUCTION

1.1. Purpose of Statement

This statement accompanies a Development Application (DA) seeking Northern Beaches Council's approval for the proposed addition of an external customer Pick-up facility to the existing Woolworths supermarket at 12 Lagoon Street, Narrabeen NSW 2101.

The site is identified as Lot 1 DP 1078838 / Lot 2 DP 527582 / Lot 4 DP 656541 / Lot A DP 371672. The site currently operates as a stand-alone Woolworths supermarket.

The objectives of this report are to:

- Describe the existing site in its context
- Provide information on the proposed site development
- Provide an analysis of the key issues and implications of the proposed development

2. EXISTING CONDITIONS

2.1. Location and Site Details

The subject site comprises an approximate total area of 4,438 sqm. The site has its main street frontage to Wellington Street and secondary street frontage to Lagoon Street. The subject site contains a stand-alone Woolworths Supermarket and associated car parking operated by Woolworths Group Limited.



Subject Site – 12 Lagoon Street, Narrabeen

Proposed works location

2.2. Current and Previous Uses

The current use of the building is to provide customer service in a retail environment. The proposed development consists of external customer Pick-up facility addition to the existing Woolworths supermarket to enhance the current operations, providing a better customer experience.

2.3. Statutory Context

The Site is within the Northern Beaches – Zone B2 Local Centre

Development is to comply with:

- Northern Beaches Council – Warringah LEP 2011
- Northern Beaches Council – Warringah DCP 2011

Zone B2 Local Centre

1 Objectives of zone

- 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.

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities;

Correctional centres; Crematoria; Depots; Eco-tourist facilities; Environmental facilities; Exhibition villages; Extractive industries; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Rural industries; Sex services premises; Storage premises; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Waste or resource management facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies

2.4. Permissibility

The existing development and the proposal are not listed as Prohibited uses and we therefore believe the specialised retail premises use is permitted use in accordance with B2 zoning as defined in the Warringah LEP 2011.

2.5. Services

All services required are currently available on the site and the proposal will place no additional load on existing infrastructure.

3. PROPOSED DEVELOPMENT

3.1. Scope of Works

The proposal is to upgrade and improve the existing Woolworths supermarket by providing external facilities for customers to pick up ordered products, improving customer service and convenience.

This development application proposes the following works to be carried out:

- New external grocery loading zone for customers
- New Direct to Boot signage to proposed external wall
- Modified shopfront glazing
- Modified carparking layout including new accessible parking spaces to comply with current Australian Standards
- New infill walls & automatic glass sliding door to enclose existing trolley bay enclosure

Refer to the following drawings for detailed plans of the proposed works.

21-055 DA01 C	Proposed Site Plan / Key Plan
21-055 DA02 C	Proposed Part Site Plan
21-055 DA03 C	Proposed Pick-Up Blow Up Plan
21-055 DA04 C	Proposed Elevation

4. SPECIFIC CONTROLS

4.1. Building Height, Bulk, Scale and Setbacks

The proposed building modifications do not change existing main building heights, bulk, scale or setbacks, but rather add enhanced amenity to the current retail use of the site.

The proposed modifications consist of modified shopfront glazing, enclosing existing trolley enclosure & a relocated pickup loading area, additional ramp / linemarking to assist in loading of goods into customer vehicles & new accessible parking spaces. These works will not change the current building's height, bulk or scale. There will be no adverse impact on neighbouring properties.

4.2. Hours of Operation

No change to the existing operating hours is proposed by this application.

4.3. Staff

No changes are proposed to the existing number of staff employed by Woolworths Group Limited management at this location.

4.4. Pedestrian Movement and Building Access

Pedestrian access to the site and premises will not be amended by this application as the proposed works are for the use of vehicles only. Customers on foot will not be served in this area.

4.5. Parking, Access, Manoeuvring Areas

The proposal will consist of 2 service spaces, providing a pick-up area for groceries from the Woolworths store for customers ordering online. As such the space has been designed to allow ease of movement for standard vehicles using the facility.

The proposed direct to boot bays are to replace pre-existing parking spaces in a similar location and therefore will not impede on the existing traffic movements through the site.

The proposed parking spaces are to comply with AS 2890.2 for safe manoeuvrability of vehicles around the site.

4.6. Landscaping

No alterations to the existing landscaping are proposed by this application

4.7. Waste Management

On-going waste management will not be affected by this application. A Waste Management Plan will be submitted regarding the demolition of the existing elements required to facilitate the construction of the Pick-Up facility. However, the proposed facility should not generate any additional waste.

4.8. Stormwater and Drainage

No change to the existing stormwater and drainage is proposed by this application. Regrading of existing pavement is required to achieve the required levels, particularly around the accessible parking spaces. Civil Engineering plans accompany this application, with further details on the pavement regrading & other kerbing details.

4.9. Erosion and Sedimentation Control

Appropriate erosion and sediment control will be in place prior to construction commencing. A Sediment & Erosion control plan accompanies this application.

4.10. Site Security and Safety

Site security is to be enhanced by the addition of the pick-up facility. The facility will be situated directly out the front of the store. This improvement to the security of the site is a positive for both the store concerned, but also the nearby community as well.

Safety of the location chosen for the facility is of utmost importance. The safety of the site has been addressed in the following manner:

- Improvement to the paving with the existing damaged bitumen to be made good as part of the proposed works.
- Proposed line-marking will ensure clear and easily read areas for vehicles and staff circulation around vehicles while they are loading goods into vehicles. This allows a regimented approach to all necessary movements within the designated area.

4.11. Noise

Once works are completed, there will be no change to noise levels currently generated from activities on the property. No changes to existing acoustic arrangements on the site are required.

4.12. Contamination

Not applicable as the use is ongoing and no works are proposed requiring removal of excavated materials.

4.13. Heritage and Conservation

The site is not identified as a Heritage site or within a Conservation area.

4.14. Access and Mobility

Any modification to external paving is to be compliant in accordance with AS1428.1-2009. An uninterrupted path of travel from pick-up store to waiting bays has been provided for staff and customers.

5. CONCLUSION

We believe the proposal will be a valuable asset to the existing development. The proposed external Pick-up facility will provide a beneficial customer experience for the general public and consumers.

We would request Northern Beaches Council to approve this application as submitted.