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Statement of Environmental Effects

Project:

Proposed Additions to Kennards Self Storage Facility
98-104 Gipps Street, Wollongong NSW 2500

For submission to:

Wollongong City Council

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1 INTRODUCTION

This Statement of Environmental Effects accompanies a Development Application seeking Wollongong City Council's approval for the addition of Self Storage Buildings to existing Self Storage Centre in Wollongong.

1.1 Summary of the Proposed Development

This proposal is to develop the site further as a Kennard's Self Storage facility to satisfy the local communities growing demand for self-storage in the local residential and business community.

The proposal involves:

- The removal of some vegetation and related earthworks
- The addition of four new buildings to be fitout as self-storage units within
- Related civil improvements, access bridge, landscaping works

2 EXISTING SITE & SURROUNDS

2.1 Site Details & Location

The site is located at 98-104 Gipps Street, Wollongong, NSW 2500

The property description of the site is Lots 1 & 2, DP 1048188, Lot 1, DP 1048190 and Lots 2&3, DP 326243

The site has a total site area of 27650m² and is irregular in shape.



Aerial Image. Image source: googlemaps.com

2.2 Site Character

The site currently houses two two-storey self-storage buildings. There is also a single storey roofed carport style building currently used for open storage of vehicles that is to be removed, another large shed proposed to be removed and other hardstand areas and related landscape area.

The immediate surrounding properties generally comprise of industrial and commercial uses, including Bunnings Warehouse. The site is situated between Princes Highway (Flinders Street), one of Wollongong's major thoroughfares and the South Coast railway line.

Access to the site is from Gipps Street with two existing driveway crossovers. Gipps Street is accessed via a signalised intersection at the Princes Highway providing excellent motor vehicle facility. Gipps Street is a "No Through Road" being cut by the railway line and is accessed by generally low volumes of traffic and the egress from Bunnings Warehouse. Gipps Street is a two way road with car parking on both sides. It is also proposed to provide access to the site from Stafford Street.

2.3 Site Images



Image of site as viewed from Gipps Street near entry driveway



Image of site as viewed from Stafford Street



Image of existing Building B showing typical materials to what is proposed for the proposed new buildings



Image of existing Building A and B showing typical materials to what is proposed for the proposed new buildings



Image of existing shed and hardstand to be demolished



Image of existing carport style to be demolished



Image of existing hardstand to be demolished

3 SELF STORAGE

3.1 Introduction to Self Storage

The concept of self-service storage facilities has been in Australia for over 40 years. They provide storage for individuals and small businesses through a variety of storage unit types with easy access. The demand for self-storage is seen to be ever increasing.

Self-Storage can provide a valuable facility to the local community. It provides permanent or transitional storage for local residents, which is important with increasing costs of residential floor space and demands for smaller houses. It has also had a positive effect on the home office and small and medium size business sectors. It can provide businesses with flexible, convenient and affordable storage. It provides for the need of business owners or employees to store goods without the inconvenience of staff travelling distances to large stock centres or having to purchase goods regularly due to lack of storage on business premises. It also provides businesses with the flexibility of extra floor space in a practical and inexpensive way, or when it is just needed for the short term.

3.2 Kennards Self Storage

Kennard's Self Storage commenced business in the 1970s.

Kennards Self Storage facilities are being developed with a high priority to building quality and landscaping. Buildings are designed and constructed to a very high standard and maintained similarly. They are professionally managed and offer a variety of self storage functions. These may include commercial and residential Self Storage, document storage and retrieval, wine storage. Kennards are also now introducing larger self storage units at some of their facilities which are often utilised by small or emerging businesses.

Individual self-storage units average about 9sqm in area, and range from 1smq to around 27sqm plus. Most customers access their storage space via small vans, utilities, cars or delivery vans, trucks which are mostly no larger than furniture delivery vehicles with occasional articulated trucks.

3.3 Management of Kennards Self Storage Facilities

Kennards Self Storage facilities are managed premises and operate professionally to a national Kennards Self Storage standard. Customers initially come to the office to select and apply to rent a storage space. Customers are given an access pass and they "sign in and sign out" at the vehicle entry and exit gates when accessing their storage space. An on site manager monitors every movement and maintains security and business management during working hours.

The premises are secured with security fences and gates. Electronic security at the vehicle gates provide 24hr monitoring.

Vehicular access to and from the site is generally out of peak hours and very low vehicle numbers compared with most commercial uses. This makes self storage an excellent use near busy roads and on quiet roads. As Self Storage provides for a quiet, secure, fully supervised and totally managed neighbour, it is a friendly use in industrial, residential and commercial areas.

4 PROPOSED DEVELOPMENT

The proposal consists of further development of the site as a self-storage facility by addition of four new buildings. The proposed buildings shall be built to reflect the construction and materials of the existing buildings A & B.

The architectural layout plans indicate a mixture of various size storage spaces determined by Kennards Self Storage expectations to meet the local demand. There is design flexibility available to vary storage area sizes to respond to demand patterns.

There will also be related civil works and landscaping maintained, modified and/or enhanced.

4.1 Proposed buildings

Construction and Finish – As shown on Architectural drawings being generally colorbond wall cladding, roller doors, aluminium framed windows, paint finish to any required fire resisting walls externally, zincalume roof sheeting with select colour colorbond gutters and downpipes. Colours are as indicated on architectural drawings. The self-storage units are generally light weight steel clad units with roller doors for access.

4.2 Site Works

Regions of hardstand will require some re-grading and be reconstructed as appropriate. The extent of hardstand area remains predominantly as-existing.

The site's civil and drainage works will be altered to suit the proposed development. Refer to the civil documents that accompany this Development Application.

4.3 Building Appearance

The proposed additional buildings shall be in keeping with the existing buildings bulk and scale, with Building D being single storey, Buildings C, F and G are two storey.

It is considered to be appropriate bulk and scale for the area in which it is located. Light feeling materials are proposed to be used for the building additions and the facade shall be articulated through varying materials and colours, accentuating and complimenting the form of the buildings. The appearance of the remainder of the site which is currently becoming degraded shall be lifted to the standard of the recent works, greatly improving the appearance from Stafford Street and the rear of the site.

5 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

5.1 Zoning

The site is zoned B6 - Enterprise Corridor. The proposed use as Self Storage premises is permissible with consent and the proposal fits the definition of self storage in the LEP. Furthermore, the site is currently operating as a self storage facility.

5.2 Building Height

The allowable height indicated on the Building Height Map is 32 metres.

The proposed buildings shall be well under the allowable 32 metre height. The proposed buildings will be considered generally consistent with the surrounding buildings.

5.3 Floor Space Ratio

The WLEP 2009 provides standards for Floor Space Ratios on the Floor Space Ratio Map:

The defined FSR for this site is 1.5:1.

The overall proposed development has a GFA of 17,859sqm with an FSR of 0.65:1. The development is compliant with the FSR requirements.

5.4 Development within the Coastal Zone

The proposed works should not impact on the coastal environment.

5.5 Heritage

The site is not in a Heritage Conservation zone nor does contain any heritage items.

The proposed works are in the general vicinity of a heritage item no. 6274 – House. The proposed works should not impact on this and its significance as a heritage item. There is a significant distance between the new works and the heritage item and substantial landscape screen buffer between the proposed buildings and the heritage item so there should not be a visual impact, loss of vistas etc.

5.6 Public Infrastructure Utility

The proposed works should have adequate services provision available.

5.7 Flood planning area

The flood study report provided along with this Development Application to address this item.

5.8 Riparian Land

The proposed development has areas of Riparian Land. The proposed design does not encroach any further to the Riparian Land than the current extent of hardstand. In some areas the existing extent of hardstand is reduced increasing soft landscaped area in the Riparian Areas. Generally the existing trees in the riparian areas shall remain with the exception of the row of trees to the east of the site proposed to be removed as identified in the Arborist report, which are causing substantial damage. The proposed landscape design should enhance the existing landscape, designed to consider the riparian area, and replace an extent of the trees to be removed with new planting.

5.9 Acid Sulphate Soils

The proposed site contains areas of Class 3 and Class 4 Acid Sulphate Soils.

This has been addressed in the civil engineer's documentation.

5.10 Design excellence in Wollongong City Centre

The site appears to fall within the area of the Wollongong City Centre. The proposed works however are not on a key site, nor are they substantially visible from the street, nor tall.

The proposed development is to have a consistent aesthetic appearance with the recently built, existing self-storage buildings located at the front (south) of the site which are also consistent with the Kennard's Self Storage brand of self-storage facilities. The buildings shall be of a quality construction and appropriate material and aesthetic expression to the building function.

5.11 Objectives for development in Wollongong City Centre

The proposed development is to extend a currently in demand asset for the local residential & business community. The proposed centre additions should create a building with high amenity for its users and be appropriately fitting in its environment and future desired character for its location. It adds to the diversity of amenity in the Wollongong City Centre.

5.12 Minimum Building Street Frontage

The site has at least one frontage of more than 20 metres and thereby should address this item.

6 DEVELOPMENT CONTROL PLAN 2009

6.1 Development in Business Zones - Building Appearance

The proposed development is predominately set back behind the existing buildings and mostly hidden from the streetscape.

Building G has a small presence at the end of Stafford Street. It will be viewed between landscaping, over the proposed bridge. It is set back significantly from Stafford Street. The proposed building will be in similar appearance to the other new buildings as discussed previously. It shall also have a parapet to give hierarchy to the corner of the building presenting to Stafford Street. It shall have signage to assist in orientation and express colours of a similar nature to the existing centre frontage at Gipps Road.

6.2 Advertising Signage and Structures

The site already has advertising signage and related structures facing Gipps Road. The majority of the proposed development does not have any additional signage. The only proposed additional signage is in the form of two additional illuminated wall signs presenting to Stafford Street at the corner of Building G.

6.3 Desired Future Character

The proposed works address the development principles for this regional city centre:

Grow jobs in the heart of the city centre;

Whilst this self-storage centre itself only employs small staff numbers it exponentially facilitates numerous commercial enterprises, and is a support centre to the activity of the city centre.

Encourage diverse precincts around the city centre;

The proposed additional self-storage use adds to the diversity of uses in the area.

Create a living city by encouraging mixed use development that complements the centre's core employment role;

The self-storage centre whilst not mixed use supports both local commercial and residential communities, complementing the employment role of the centres core..

Develop a distinct role and character for the centre;

Not Applicable.

Ensure high quality design of buildings and public areas;

The proposed buildings are designed and of an appearance appropriate to their function. The buildings are of a quality design and construction and in keeping with the appearance of the current recently constructed buildings on the site.

Enhance transport links to and from the centre;

Not applicable.

Improve the natural environment.

The proposed works should generally enhance and tidy the existing natural environment on this site.

6.4 Wollongong City Centre

Side and Rear Setbacks

The proposed buildings are compliant with the setback requirements with the exception of the southern wall of Building E. This wall sits against the boundary of an existing industrial property. It is not envisaged that the encroachment to this boundary should have any significant adverse impact on neighbouring properties and it has no impact on the public realm.

Active Street Frontages

The centre currently presents an active street front to Gipps Street. Currently there is not active street frontage to Stafford Street. The proposed bridge and Building G should establish activity to the end of this street and be a positive contribution to the street.

Safety and Security

Self-storage by its nature is about security, both for items stored and users of the centre. The property is well light, has security cameras, security fences, secured gates with monitored keypad entry, etc.

The sites should also be safe environments, with spacious driveways, low traffic volumes, monitored site activity and the buildings of a safe, BCA compliant design.

Planning Controls for Special Areas

The proposed development should be seen as fitting within the objectives and controls as appropriate within the Enterprise Corridor.

6.5 Access for People with a Disability

The existing office already provides accessible car parking and amenities. The doorways throughout the centre are access compliant, the grades accessing the buildings from driveways are access compliant and the staircases are designed for the requirements of impairments.

Whilst the centre does not have passenger lifts to provide access for wheelchairs to the upper floors it is noted that there is a diverse arrangement of unit mixes to provide customers with special access needs storage units on the ground floor.

Kennard's Self Storage has a management policy with the intent to address the needs of access impaired customers. If a disabled customer desires a unit which is available on the first floor, an equivalent or better unit shall be provided to that customer on the ground floor at the same price as the original unit desired on the first floor (it is noted that the units on the

upper floors are cheaper than ground floor units so customers with a disability often get a better deal than abled bodied customers in this situation).

6.6 Crime Prevention through Environmental Design

Kennard's Self-Storage centres are all about passive and active means of crime prevention. The safety and security of a Kennard's site is paramount to the commercial success of the centre and is a duty to the customer to ensure this is achieved.

The site is generally arranged to allow for good visibility along driveways etc. and then with active systems the site is highly monitored with security cameras and gate data monitoring of site movements.

6.7 Car Parking and Traffic

Traffic and car parking is addressed in detail in the traffic report submitted with this application.

The access and egress to Gipps Street is as existing whilst the proposed new bridge should provide access to Stafford Street.

6.8 Landscape

The extent of soft landscaped space should increase with this proposed design through the removal of much hard surface area. This removal of hard surface area opens up the extent of landscaping particularly at the centre of the site.

A landscape plan has been prepared for the site considering the Riparian Area also. Some trees are proposed to be removed as addressed in the Arborist Report, however the proposed landscape should create an enhanced landscape environment improving on the existing situation.

6.9 Waste Management

Kennard's Self Storage facilities generally generate little waste.

Waste will be managed and sorted into general waste and recycled waste. Waste storage shall not be visible from the street. Operational waste and recycling storage shall be as existing as it is only to serve the existing showroom / administration area. Customers are not to leave waste on the property

During construction, the builder will sort materials on site to be sent to the relevant recycling or waste stations or be retained for use on another site.

A completed Waste Management Plan accompanies this application.

6.10 Flood Management

Please refer to the flood study and civil documentation to address this item.

6.11 Stormwater Management

Please refer to the documentation of the civil engineer to address this item

6.12 Water Sensitive Urban Design

Please refer to the documentation of the civil engineer to address this item

6.13 Preservation and Management of Trees and Vegetation

The management, retention and removal of trees is addressed in the Arborist report accompanying this submission.

The enhancement of landscape areas and replacement of some trees to be removed is addressed in the Landscape Architects documentation.

6.14 Earthworks and Excavation

Please refer to the documentation of the civil engineer to address this item.

6.15 Demolition and Asbestos Removal

Demolition works shall be undertaken in accordance with the relevant Australian Standards. This includes dealing with Asbestos, should any be found it shall be dealt with by a specialist contractor.

6.16 Soil Erosion and Sedimentation Control

Please refer to the documentation of the civil engineer to address this item

6.17 Riparian Land Management

The extent of hard stand area adjacent the riparian area is not encroaching any further than it currently is. Some areas the soft landscaping will be becoming substantially increased at the Riparian Area. The landscaping should be designed to enhance the riparian vegetation and where trees are proposed to be removed, some well-considered replacement trees and planting should be proposed in the landscape architect's documents.

6.18 Conservation of Energy and Water

Kennards Self Storage facilities are conscious of environmental design.

The facility should incorporate energy efficient design generally including –

- lighting on timer controls to minimise unnecessary use,
- natural ventilation through operable windows and roof ventilators
- natural light where possible and consideration of solar control to manage the sunlight
- insulation where suitable
- low maintenance, durable materials

In addition, self-storage is a use with very little, if any, pollution generated. It is a use that also services the local community with very efficient storage space potentially minimising the need for larger residential and commercial buildings.

6.19 Trading Hours

The current trading hours of the site is unlimited as is common with Self Storage Facilities. This application seeks no change to the trading hours.

6.20 Noise and Natural Ventilation

No mechanical plant is proposed in these self-storage buildings. The self-storage is naturally ventilated.

Minimal noise should be generated at the rear of the site when the centre is being used. Self-storage is a quiet, low frequency use and should not have any significant adverse impact in this area.

6.21 Views

There are no significant views in the immediate area. The proposed additions to the building shall therefore have minimal impact to the existing views from the neighbouring properties.

7 CONCLUSION

The proposal should have minimal impact and should not adversely affect the amenity of the surrounding area, environment or the adjoining neighbours.

The development should see a positive benefit to the area through provision of additional support facilities for residents and businesses. The occupation of the current centre has shown a direction indication of the high demand for self-storage.

We therefore request that Council grant approval to this Development Application in its entirety.