



Statement of Environmental Effects

B2/15 Narabang Way, Belrose NSW 2085, Australia

Proposed Commercial Change Of Use - Recreation Facility (Indoor) - Gym



OVERVIEW

This Statement of Environmental Effects (SEE) forms part of a Development Application submitted to Northern Beaches Council for the proposed commercial change of use located at B2/15 Narabang Way, Belrose NSW 2085, Australia (the subject site). This application is made pursuant to section 4.15 of the *Environmental Planning & Assessment Act (1979) (the Act)*, the *Warringah Local Environmental Plan 2011*, and the *Northern Beaches Council Development Control Plan*. More specifically, this report has been prepared in accordance with section 2(4) of Schedule 1 of the *Environmental Planning & Assessment Regulations (2021)* which states that an SEE must include the following:

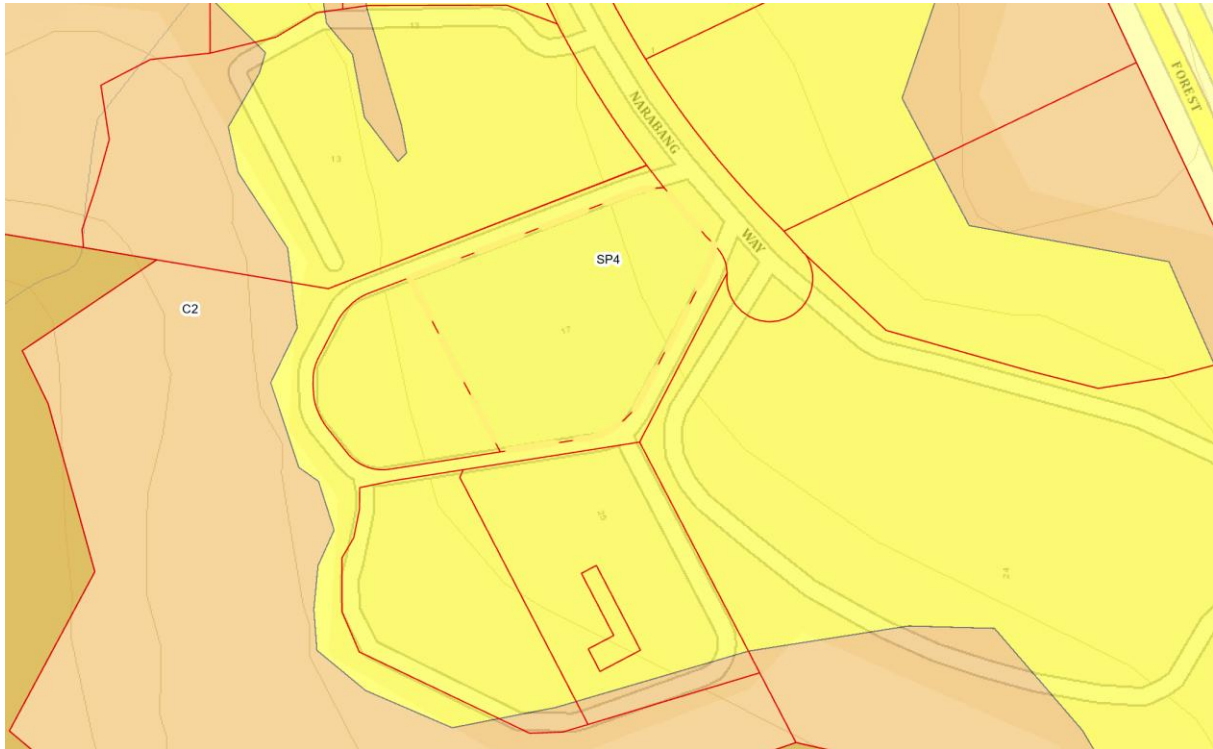
- a) the environmental impacts of the development
- b) how the environmental impacts of the development have been identified
- c) the steps to be taken to protect the environment or to lessen the expected harm to the environment
- d) any matters required to be indicated by any guideline issued by the Secretary for the purposes of this clause.

The environmental impacts of the proposed development, including measures taken to protect or lessen the expected harm to the environment, are addressed throughout this report.

PROPOSED DEVELOPMENT	
PROPOSAL	Proposed Commercial Change Of Use
PROPERTY	B2/15 Narabang Way, Belrose NSW 2085, Australia
	Lot/Section/Plan no: CP/-/SP75054
LOCAL GOVERNMENT AREA	Northern Beaches Council
CLIENT	Aidan D'Arcy
DATE	April 10, 2025
Project Number	PL_Darcy

SITE ANALYSIS

Figure 1: The existing site plan of the Subject Site.



The property located at B2/15 Narabang Way, Belrose NSW 2085 is situated within a mixed-use precinct that supports recreational and commercial activities. Being part of a well-established suburban area, the site benefits from accessibility and community infrastructure.

Zoning: The site is likely zoned for mixed-use or commercial activities which permits recreation facilities, aligning with the proposed change of use.

Physical Characteristics: The site is flat with adequate space to accommodate the proposed indoor recreation facility. The property is located in a built-up area surrounded by similar commercial premises, providing a suitable context for a personal training studio.

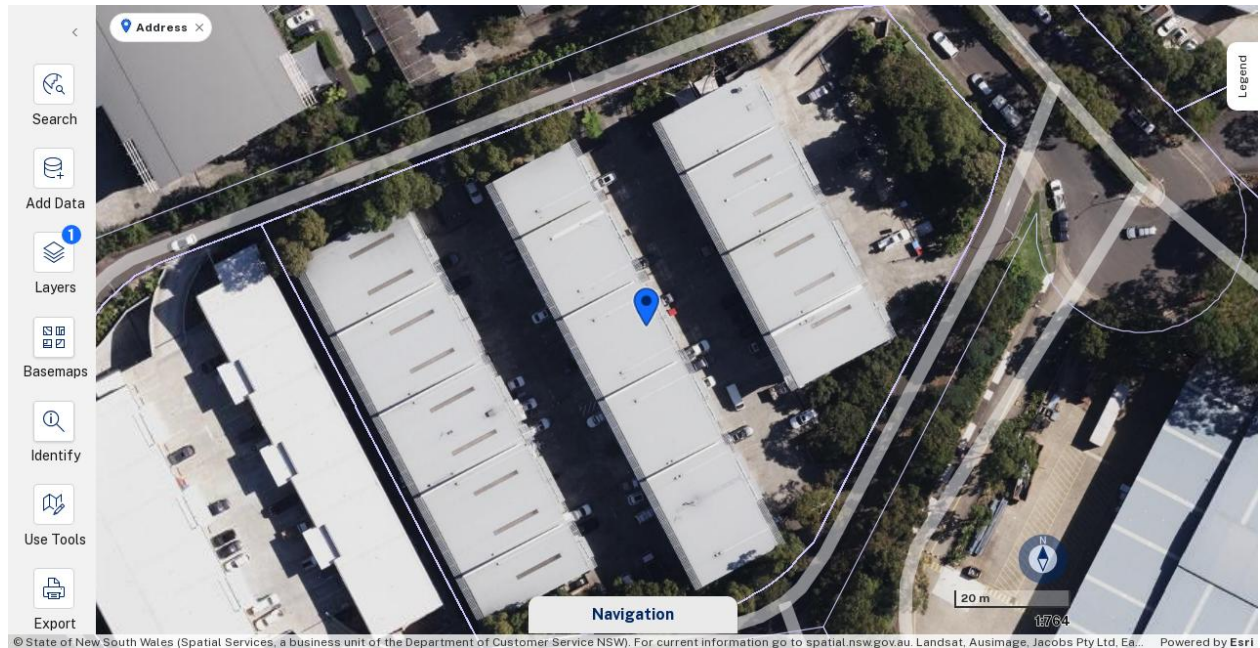
Environmental Considerations: There are no significant environmental concerns noted for the site, as it does not interface with any natural or sensitive environmental features. The proposed operation hours of the recreation facility are considerate of nearby businesses.

Existing Structures: The property currently hosts utilitarian structures that support commercial activity. There are no plans for alterations to the existing fit-out, simplifying the transition to the proposed use.

The proposed change of use to an indoor recreation facility is well-suited to the context of the site, aligning with local zoning regulations and the needs of the community. The operational details indicate minimal impact on surrounding businesses, making it a beneficial addition to the area.

SITE IMAGE

Figure 2: Six Map image of the Subject Site reflecting broader location



LOCALITY ANALYSIS

The locality surrounding B2/15 Narabang Way, Belrose NSW 2085 is characterised by a suburban environment that blends residential and commercial development, situated in a tranquil yet accessible part of Sydney's Northern Beaches.

Surrounding Environment: The area comprises a mix of retail outlets, cafés, and professional services, alongside residential properties. The suburb of Belrose is noted for its bushland and green spaces, adding to the area's aesthetic appeal and tranquillity.

Accessibility: Access to the site is convenient, with significant roads providing connections to major transport routes. Public transport options are available nearby, facilitating ease of access for potential clients.

Amenities: The vicinity includes key amenities such as schools, parks, and shopping centres, enhancing the attractiveness of the location for families and individuals seeking recreational opportunities.

Community Features: Belrose offers a supportive community atmosphere, with various community groups and recreational facilities available. The presence of schools and parks also promotes an active lifestyle, which aligns with the proposed use of the site as a personal training studio.

Future Development Potential: Given the trend towards health and wellness, there is a growing demand for fitness facilities within the area. Furthermore, ongoing developments and improvements in infrastructure suggest a positive trend for business growth and community integration.

The locality presents a strong foundation for the proposed indoor recreation facility, ensuring accessibility and a positive community response. The mix of existing amenities and community features supports the viability of the personal training studio long-term.

DEVELOPMENT PROPOSAL

This development proposal outlines the change of use for the property located at B2/15 Narabang Way, Belrose, NSW, from an unspecified existing use to an indoor recreation facility. The facility aims to provide a private personal training studio, accommodating the growing demand for fitness services in the area while ensuring minimal impact on the surrounding environment and infrastructure.

Site Description: The site is situated in a suburban area of Belrose, characterised by low-density residential and commercial developments. The property is accessible via Narabang Way, which is a well-trafficked route, ensuring excellent connectivity to local amenities and services. Existing infrastructure in the vicinity is sufficient to support the proposed change of use, and the site benefits from ample on-street parking options.

Proposed Alterations and Additions: The proposal does not involve any external alterations or additions to the existing building structure. No changes to the fit-out are proposed, ensuring that the facility operates within the current building footprint, thus maintaining the existing site conditions and aesthetics.

Compliance with Planning Controls: The proposed change of use complies with the Warringah Local Environmental Plan 2011 as it does not exceed the maximum height or floor space ratio specified for the land. The facility's operations will adhere to the operational hours outlined, and it will not increase overall traffic generation, maintaining alignment with local planning objectives.

Impact on Streetscape and Neighbourhood Character: The change of use to an indoor recreation facility is compatible with the existing streetscape and neighbourhood character. By maintaining the current building appearance and not altering the façade, the proposal respects the visual amenity of the area and complements the surrounding land uses, which include residential and commercial properties. The minimal operational hours will also reduce any potential noise and traffic impacts during peak activity times.

Environment and Heritage Considerations: There are no adverse heritage implications associated with the proposed change of use, as the facility will not involve any modifications to the external structure. The site is not located within a heritage conservation area, and existing environmental considerations outlined in the local planning policies will be adhered to, particularly regarding bushfire management and compliance with relevant legislation.

In conclusion, the proposed change of use to an indoor recreation facility at B2/15 Narabang Way, Belrose, aligns with the planning objectives established by the Warringah Local Environmental Plan 2011. The proposal ensures compatibility with the surrounding environment, adherence to planning controls, and minimal impact on the local community, establishing a valuable resource for fitness services without compromising the character or amenity of the area.

PLANNING ASSESSMENT

The application is to be assessed against the relevant Environmental Planning Instruments below:

RELEVANT PLANNING INSTRUMENTS

1. Environmental Planning & Assessment Act (1979)
2. Environmental Planning & Assessment Regulations (2021)
3. Warringah Local Environmental Plan 2011

And the following Local Provisions:

RELEVANT LOCAL PLANNING INSTRUMENTS

4. Northern Beaches Council Development Control Plan

ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION (2021)

Section 25 - Concurrences and/or Approvals

Based on Section 25 of the Environmental Planning and Assessment Regulation (2021), no additional state-level concurrences or approvals appear necessary for the proposed commercial change of use at B2/15 Narabang Way, Belrose NSW 2085, Australia, aside from the standard local council approval.

Section 27 - BASIX

In accordance with Section 27 of the Environmental Planning & Assessment Regulations (2021), the proposed development at B2/15 Narabang Way, Belrose NSW 2085, Australia, does not meet the thresholds for a BASIX Certificate requirement. Therefore, a BASIX Certificate is not required for this application.

SUITABILITY OF THE SITE

Warringah Local Environmental Plan 2011

PART 2: PERMITTED OR PROHIBITED DEVELOPMENT

Zone SP4: Enterprise	
1 Objectives of Zone	<ul style="list-style-type: none"> • To provide for development and land uses that support enterprise and productivity. • To provide healthy, attractive, functional and safe business areas. • To minimise conflict between land uses in the zone and adjoining zones and ensure the amenity of adjoining or nearby residential land uses. • To create business environments of high visual quality that relate favourably in architectural and landscape treatment to neighbouring land uses and to the natural environment. • To provide a range of facilities and services, light industries, warehouses and offices. • To provide opportunities for new and emerging light industries. • To restrict retail uses to ensure sufficient land is available for industrial and light industrial uses to meet future demands.
2 Permitted Without Consent	Nil
3 Permitted With Consent	Boat building and repair facilities; Building identification signs; Business identification signs; Community facilities; Early education and care facilities; Educational establishments; Electricity generating works; Environmental protection works; Flood mitigation works; Garden centres; Goods repair and reuse premises; Hardware and building supplies; Health services facilities; Industrial retail outlets; Industrial training facilities; Kiosks; Light industries; Mortuaries; Neighbourhood shops; Office premises; Passenger transport facilities; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Self-storage units; Service stations; Sewerage systems; Signage; Take away food and drink premises; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres; Water supply systems
4 Prohibited	Advertising structures; Home industries; Water storage facilities; Any other development not specified in item 2 or 3

In accordance with the Warringah Local Environmental Plan 2011, the subject site at B2/15 Narabang Way, Belrose NSW 2085, Australia, is **zoned SP4 Enterprise**. This zoning designation aims to encourage a mix of business and commercial developments that foster economic growth and employment opportunities within the enterprise zone.

The proposed commercial change of use falls under the '**permitted with consent**' category, meaning this type of development is allowable with the appropriate council approvals. This ensures that the proposal aligns with the objectives of the SP4 zoning while adhering to local planning controls.

PART 4: PRINCIPAL DEVELOPMENT STANDARDS

Height of Building	
4.3	<p>The objectives of this clause are as follows—</p> <ul style="list-style-type: none"> (a) to ensure that buildings are compatible with the height and scale of surrounding and nearby development, (b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access, (c) to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments, (d) to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.
	<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 – 11 metres.</p> <p>(2A) If the Height of Buildings Map specifies, in relation to any land shown on that map, a Reduced Level for any building on that land, any such building is not to exceed the specified Reduced Level.</p>

The proposed indoor recreation facility at B2/15 Narabang Way adheres to the height of buildings objectives as it is designed to be compatible with the height and scale of surrounding developments, ensuring minimal visual impact on the neighbourhood. The change of use does not involve any alterations to the building's height, preserving the existing skyline and views, which helps to minimise disruption of views and loss of privacy for nearby properties. Additionally, the absence of external alterations ensures that the visual impact when viewed from public spaces is effectively managed, maintaining the scenic quality of the local environment

Floor Space Ratio (FSR)	
4.4	<p>The objectives of this clause are as follows—</p> <ul style="list-style-type: none"> (a) to limit the intensity of development and associated traffic generation so that they are commensurate with the capacity of existing and planned infrastructure, including transport infrastructure, (b) to provide sufficient floor space to meet anticipated development needs for the foreseeable future, (c) to ensure that buildings, by virtue of their bulk and scale, are consistent with the desired character of the locality, (d) to manage the visual impact of development when viewed from public spaces, (e) to maximise solar access and amenity for public areas.
	<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>

		cl 4.4: Subst 2020 (74), Sch 1[1].
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The proposed change of use to an indoor recreation facility at B2/15 Narabang Way complies with the floor space ratio objectives, as it does not increase the existing building's floor area and thus maintains the current intensity of development. By limiting the scale of the facility, the proposal aligns with the capacity of existing infrastructure and mitigates any potential traffic generation associated with the change. The facility is designed to cater to anticipated community needs without exceeding the maximum floor space ratio, ensuring it remains consistent with the desired character of the locality while managing its visual impact from adjacent public spaces.

	Bush fire hazard reduction
5.11	Bush fire hazard reduction work authorised by the Rural Fires Act 1997 may be carried out on any land without development consent.

The proposed change of use to an indoor recreation facility at B2/15 Narabang Way complies with the bush fire hazard reduction objectives as it is located on land identified as bushfire prone, allowing for any necessary hazard reduction work to be conducted without requiring development consent. By not altering the building's footprint or making any external modifications, the proposal ensures that it does not exacerbate any bushfire risks while remaining compliant with the requirements of the Rural Fires Act 1997. This approach supports the overall management of bushfire hazards in the area.

Warringah Development Control Plan 2011

This plan is known as the Warringah Development Control Plan 2011 (Warringah DCP). It applies to all land formerly within the Warringah local government area, now part of the Northern Beaches Council. This DCP is to be read alongside the Warringah Local Environmental Plan 2011. Where there is any inconsistency between the DCP and the LEP, the provisions of the LEP will take precedence.

The DCP has been prepared in accordance with the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation 2000.

The purpose of the DCP is to:

- Guide development so that it enhances the quality of the natural and built environments
- Support development that contributes positively to the public domain
- Promote sustainable development outcomes that are economically, environmentally and socially responsible
- Encourage future development that considers the needs of the broader community
- Ensure that development responds appropriately to the site's attributes and context
- Ensure that development complements the character of the surrounding area

Compliance Summary Table

The table below outlines the relevant sections of the Warringah DCP 2011 as they apply to the proposed development. The summary provided is based on a review of the applicable controls, with analysis and justification included in the body of the report and the accompanying plans.

Final assessment of compliance is the responsibility of Council. However, this report identifies which elements of the proposal comply, do not comply, or are considered to comply on merit. Controls that are not triggered by the proposed development, or that do not apply due to the nature of the works, may not be summarised or addressed in detail. All applicable controls are discussed in the compliance summary and detailed assessment that follows.

C2	Traffic, Access and Safety	
	Objectives	. To minimise: 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.
	Controls	<p>. Vehicular Access</p> <ul style="list-style-type: none"> • Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives. • Vehicle access is to be obtained from minor streets and lanes where available and practical. • There will be no direct vehicle access to properties in the B7 zone from Mona Vale Road or Forest Way. • Vehicle crossing approvals on public roads are to be in accordance with Council’s Vehicle Crossing Policy (Special Crossings) LAP-PL413 and Vehicle Access to Roadside Development LAP-PL 315. • Vehicle crossing construction and design is to be in accordance with Council's Minor works specification. <p>. On-site loading and unloading</p> <ul style="list-style-type: none"> • Facilities for the loading and unloading of service, delivery and emergency vehicles are to be: appropriate to the size and nature of the development; screened from public view; and designed so that vehicles may enter and leave in a forward direction.
	Compliance	The proposed change of use to an indoor recreation facility at B2/15 Narabang Way complies with the outlined objectives and controls related to vehicular access and traffic management. The facility is designed to

		<p>ensure minimal traffic hazards and interference with public transport facilities by utilising existing access points that do not contribute to queuing on public roads. As the property is accessed from Narabang Way, a minor street, the proposal aligns with the control that promotes vehicle access from such streets when available and practical. Additionally, there will be no new vehicle crossings created, adhering to the requirements regarding vehicle crossings on public roads; thus, the proposal safeguards against the loss of on-street kerbside parking. Overall, the design prioritises safety and efficiency, helping to reduce conflicts between traffic, pedestrians, and cyclists.</p>
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C3	Parking Facilities	
	Objectives	<p>. To provide adequate off street carparking.</p> <p>. To site and design parking facilities (including garages) to have minimal visual impact on the street frontage or other public place.</p> <p>. To ensure that parking facilities (including garages) are designed so as not to dominate the street frontage or other public spaces.</p>
	Controls	<p>. The following design principles shall be met:</p> <ul style="list-style-type: none"> • Garage doors and carports are to be integrated into the house design and to not dominate the façade. Parking is to be located within buildings or on site. • Laneways are to be used to provide rear access to carparking areas where possible. • Carparking is to be provided partly or fully underground for apartment buildings and other large scale developments. • Parking is to be located so that views of the street from front windows are not obscured. • Where garages and carports face the street, ensure that the garage or carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser.

		<p>. Off street parking is to be provided within the property demonstrating that the following matters have been taken into account:</p> <ul style="list-style-type: none"> • the land use; • the hours of operation; • the availability of public transport; • the availability of alternative car parking; • the need for parking facilities for courier vehicles, delivery / service vehicles and bicycles.
	Compliance	<p>The proposed change of use for the indoor recreation facility at B2/15 Narabang Way adheres to the objectives and controls regarding off-street car parking. The proposal provides adequate off-street parking with a designated allocation of three parking spots, supplemented by three additional leased spots, ensuring sufficient facilities for staff and visitors during operational hours. The parking arrangement has been designed to have minimal visual impact on the street frontage, as the parking is situated in a way that does not dominate the façade of the building. Furthermore, the design allows for unobstructed views of the street from front windows, complying with the requirement that parking does not obscure sightlines. By considering factors such as land use and operational hours, the proposal optimally meets the demand for parking while maintaining the overall aesthetic and functionality of the streetscape.</p>

C6	Building over or adjacent to Constructed Council Drainage Easements	
	Objectives	<p>. To ensure that Council's drainage infrastructure is not damaged and that costs and liabilities are minimised when constructing, replacing, maintaining or obtaining emergency access to constructed public drainage systems located within private property.</p>
	Controls	

		<p>. All development on land containing or adjacent to or proposing to reconstruct/relocate a public drainage system, must comply with Council's Water Management Policy and Building Over or Adjacent to Constructed Council Drainage Systems and Easements technical specifications.</p> <ul style="list-style-type: none"> Any Council drainage line located within the property may require upgrading and easements created in favour of Council over the drainage line at the applicant's expense.
	Compliance	<p>The proposed change of use for the indoor recreation facility at B2/15 Narabang Way complies with the objectives and controls related to drainage infrastructure. The applicant acknowledges that should any Council drainage lines be located within the property, the necessary upgrades and potential easements in favour of Council will be addressed at the applicant's expense, thereby minimising any costs and liabilities associated with the drainage systems. Additionally, the proposal is designed to comply with Council's Water Management Policy and the technical specifications for building over or adjacent to constructed drainage systems, ensuring that the existing drainage infrastructure will not be damaged during the operation of the facility. This commitment to adhere to Council's requirements ensures responsible management of the drainage infrastructure within the property.</p>

C7	Excavation and Landfill	
	Objectives	<p>. To ensure any land excavation or fill work will not have an adverse effect upon the visual and natural environment or adjoining and adjacent properties.</p> <p>. To require that excavation and landfill does not create airborne pollution.</p> <p>. To preserve the integrity of the physical environment.</p> <p>. To maintain and enhance visual and scenic quality.</p>
	Controls	<p>. All landfill must be clean and not contain any materials that are contaminated and must comply with the relevant legislation.</p>

		<ul style="list-style-type: none"> Excavation and landfill works must not result in any adverse impact on adjoining land. Excavated and landfill areas shall be constructed to ensure the geological stability of the work. Excavation and landfill shall not create siltation or pollution of waterways and drainage lines, or degrade or destroy the natural environment. Rehabilitation and revegetation techniques shall be applied to the fill. Where landfill is necessary, it is to be minimal and shall have no adverse effect on the visual and natural environment or adjoining and surrounding properties.
	Compliance	<p>The proposed change of use for the indoor recreation facility at B2/15 Narabang Way complies with the objectives and controls regarding excavation and landfill. As there are no intended alterations involving excavation or fill work in this proposal, it ensures that there will be no adverse effects on the visual and natural environment or on adjoining properties. By not introducing any landfill or excavation activities, the risk of creating airborne pollution or negatively impacting the geological stability of the site is eliminated. Furthermore, the existing conditions will be maintained, thereby preserving the integrity of the physical environment and enhancing the area's visual and scenic quality. This approach aligns with the objectives of responsible site management while promoting environmental conservation.</p>

C8	Demolition and Construction	
	Objectives	<p>. To manage demolition and construction sites so that there is no unreasonable impact on the surrounding amenity, pedestrian or road safety, or the natural environment.</p>

		<p>. To promote improved project management by minimising demolition and construction waste and encouraging source separation, reuse and recycling of materials.</p> <p>. To assist industry, commercial operators and site managers in planning their necessary waste management procedures through the preparation and lodgement of a Waste Management Plan.</p> <p>. To discourage illegal dumping.</p>
	Controls	<p>. All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.</p>
	Compliance	<p>The proposed change of use for the indoor recreation facility at B2/15 Narabang Way complies with the objectives and controls regarding the management of demolition and construction activities. Since the proposal does not include any demolition or construction work, there will be no unreasonable impact on the surrounding amenity, pedestrian or road safety, or the natural environment. By maintaining the existing building and not making any structural alterations, the need for a Waste Management Plan is negated, thus ensuring that there is no associated demolition or construction waste. This approach aligns with the objectives of promoting site safety, preserving community amenity, and minimizing waste while discouraging illegal dumping.</p>

D1	Landscaped Open Space and Bushland Setting	
	Objectives	<p>. To enable planting to maintain and enhance the streetscape.</p> <p>. To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.</p> <p>. To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.</p> <p>. To enhance privacy between buildings.</p>

		<p>. To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.</p> <p>. To provide space for service functions, including clothes drying.</p> <p>. To facilitate water management, including on-site detention and infiltration of stormwater.</p>
	Controls	<p>. The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and Bushland Setting.</p> <ul style="list-style-type: none"> • Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation. • The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation. • Landscaped open space must be at ground level (finished). • The minimum soil depth of land that can be included as landscaped open space is 1 metre.
	Compliance	<p>The proposed change of use for the indoor recreation facility at B2/15 Narabang Way complies with the objectives and controls related to landscaped open space and streetscape enhancement. The facility will maintain the existing landscaping features of the site while ensuring that any required landscaped open space meets the minimum area specified on the DCP Map for Landscaped Open Space and Bushland Setting. As there are no plans for extension or additional hard surfaces, the proposal retains adequate space for planting, which can contribute to the enhancement of the streetscape and support indigenous vegetation. Additionally, the existing landscaping will be preserved to maintain privacy and improve the visual amenity between buildings. The design promotes outdoor recreational opportunities that cater to the occupants' needs while accommodating necessary service functions, including effective stormwater</p>

		management, thereby aligning with the planning objectives for sustainable landscaping.
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D10	Building Colours and Materials	
	Objectives	. To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.
	Controls	<p>. In highly visible areas, the visual impact of new development (including any structures required to retain land) is to be minimized through the use of appropriate colours and materials and landscaping.</p> <ul style="list-style-type: none"> • The colours and materials of development on sites adjoining, or in close proximity to, bushland areas, waterways or the beach must blend in to the natural landscape. • The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.
	Compliance	The proposed change of use for the indoor recreation facility at B2/15 Narabang Way complies with the objectives and controls concerning the selection of colours and materials. As the proposal involves no external alterations to the building, it preserves the existing façade, ensuring that the current colours and materials are maintained, which are already sympathetic to the surrounding natural and built environment. This approach minimises the visual impact of the facility and aligns with the control that requires development in highly visible areas to use appropriate colours and materials. By complementing the existing external building façade, the proposal maintains harmony with the surrounding landscape and built environment, effectively blending with the context of the locality.

D11	Roofs	
	Objectives	. To encourage innovative design solutions to improve the urban environment.

		<p>. Roofs are to be designed to complement the local skyline.</p> <p>. Roofs are to be designed to conceal plant and equipment.</p>
	Controls	<p>. Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs.</p> <ul style="list-style-type: none"> • Roofs should complement the roof pitch and forms of the existing buildings in the streetscape. • Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas.
	Compliance	<p>The proposed change of use for the indoor recreation facility at B2/15 Narabang Way complies with the objectives and controls regarding innovative design solutions and roof aesthetics, even though no alterations to the roof structure are being proposed. By maintaining the existing roof design that complements the local skyline, the project aligns with the objective of improving the urban environment. The current roof adequately conceals any existing plant and equipment, ensuring that it does not detract from the overall appearance of the building. Furthermore, by retaining the existing design elements that articulate the roof, such as the pitch and form that harmonises with the streetscape, the proposal supports the objectives of using innovative and aesthetically pleasing design solutions while ensuring compatibility with the neighbouring structures.</p>

D12	Glare and Reflection	
	Objectives	<p>. To ensure that development will not result in overspill or glare from artificial illumination or sun reflection.</p> <p>. To maintain and improve the amenity of public and private land.</p> <p>. To encourage innovative design solutions to improve the urban environment.</p>

	Controls	<p>. The overspill from artificial illumination or sun reflection is to be minimised by utilising one or more of the following: Selecting an appropriate lighting height that is practical and responds to the building and its neighbours;</p> <ul style="list-style-type: none"> • Minimising the lit area of signage; • Locating the light source away from adjoining properties or boundaries; • Directing light spill within the site.
	Compliance	<p>The proposed change of use for the indoor recreation facility at B2/15 Narabang Way complies with the objectives and controls concerning artificial illumination and glare management. The facility will implement lighting solutions that minimise overspill by utilising strategically placed light sources that direct illumination within the site's parameters, thus preventing glare from affecting adjoining properties or public areas. The design will also ensure that any signage lighting is minimal and appropriately scaled, aligning with the objective to maintain and improve the amenity of the surrounding land. By focusing on innovative lighting design that effectively responds to both the building and its neighbours, the proposal supports efforts to enhance the urban environment while ensuring comfort and safety for residents and visitors alike.</p>

D13	Front Fences and Front Walls	
	Objectives	<p>. To ensure that fencing, terracing and retaining walls are compatible with the existing streetscape character while creating visual interest in the public domain.</p> <p>. To encourage innovative design solutions to improve the urban environment.</p> <p>. To avoid a 'walled in' streetscape.</p>
	Controls	

		<p>. Fences, including side fences, located within the street setback area are to be compatible with the existing streetscape character.</p> <ul style="list-style-type: none"> • Where a solid fence is required it is to be articulated to provide visual interest and set back to allow for landscaping to soften and screen the appearance of the fence. • Fences located within the front building setback area are to complement the existing streetscape character. • Fences are to be constructed to allow casual surveillance, except where there is excessive noise. • Gates are not to encroach over the property boundary when opening or closing. • Fences should complement the architectural period of the building.
	Compliance	<p>The proposed change of use for the indoor recreation facility at B2/15 Narabang Way complies with the objectives and controls regarding fencing, terracing, and retaining walls. Although the proposal does not intend to introduce new fencing or significant changes to existing barriers, it is committed to maintaining the compatibility of any current fencing with the existing streetscape character. The facility's design ensures that any new fencing introduced in the future will be articulated to provide visual interest and will include ample landscaping to soften its appearance, thereby avoiding a 'walled in' effect. By considering the architectural period of the building and ensuring that any fencing allows for casual surveillance of the street while adhering to the streetscape's aesthetics, the proposal supports innovative design solutions and enhances the overall urban environment.</p>

D14	Site Facilities	
	Objectives	<p>. To provide for the logical placement of facilities on site that will result in minimal impacts for all users, particularly residents, and surrounding neighbours.</p>

		<p>. To encourage innovative design solutions to improve the urban environment.</p> <p>. To make servicing the site as efficient and easy as possible.</p> <p>. To allow for discreet and easily serviceable placement of site facilities in new development.</p>
	Controls	<p>. Site facilities including garbage and recycling enclosures, mail boxes and clothes drying facilities are to be adequate and convenient for users and services and are to have minimal visual impact from public places.</p> <ul style="list-style-type: none"> • Waste and recycling bin enclosures are to be durable, integrated with the building design and site landscaping, suitably screened from public places or streets and located for convenient access for collection. • All dwellings which are required to have landscaped open space are to be provided with adequate open air clothes drying facilities which are suitably screened from public places or streets. • Garbage areas are to be designed to avoid common problems such as smell, noise from collection vehicles and the visibility of containers. • Landscaping is to be provided to reduce the impact of all garbage and recycling enclosures. They are to be located away from habitable rooms, bedrooms or living areas that may detract from the amenity of occupants. • Mail boxes are to be incorporated into the front fence or landscaping design. They are to be easily accessible and clearly identifiable.
	Compliance	<p>The proposed change of use for the indoor recreation facility at B2/15 Narabang Way complies with the objectives and controls related to the placement and design of site facilities to ensure minimal impact on users and surrounding neighbours. The proposal includes appropriately located waste and recycling bin enclosures that are integrated into the building design and landscaped area, ensuring they are screened from public view while</p>

		<p>providing convenient access for collection services. While the facility does not necessitate dedicated clothes drying areas, any future developments will be designed to incorporate these features satisfactorily, maintaining screening from public places. Efforts will also be made to address potential issues associated with garbage areas, such as odours and visual clutter, by ensuring durability and appropriate landscaping, thereby enhancing the overall amenity for occupants and the local neighbourhood. This thoughtful approach encourages efficient servicing while contributing to an improved urban environment.</p>
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D15	Side and Rear Fences	
	Objectives	<p>. To encourage innovative design solutions to improve the urban environment.</p>
	Controls	<p>. Generally, side and rear boundary fences are to be no higher than 1.8 metres on level sites, or 1.8 metres measured from the low side where there is a difference in either side of the boundary.</p> <ul style="list-style-type: none"> • For sloping sites, the height of fences may be averaged and fences and walls may be regularly stepped. • All fencing materials are to complement the existing neighbourhood. The use of corrugated metal, barbed wire or broken glass is not permitted.
	Compliance	<p>The proposed change of use for the indoor recreation facility at B2/15 Narabang Way complies with the objectives and controls regarding fencing design and height. While the project does not include new fencing arrangements, it ensures that any existing or potential future fencing will adhere to the standards established in the controls. The height of any side and rear boundary fences will be maintained at no higher than 1.8 metres, complying with requirements for both level sites and sloping landscapes. Furthermore, the fencing materials selected will align with the character of the existing neighbourhood, avoiding the use of materials such as corrugated metal, barbed wire, or broken glass which are not permitted. This consideration supports the objective of encouraging innovative design</p>

		solutions that enhance the urban environment while maintaining consistency with the surrounding area.
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D16	Swimming Pools and Spa Pools	
	Objectives	<p>. To ensure swimming pools and spas are located to preserve the natural environment, streetscape and residential amenity.</p> <p>. To encourage innovative design solutions to improve the urban environment.</p>
	Controls	<p>. Pools are not to be located in the front building setback.</p> <ul style="list-style-type: none"> Where there are 2 frontages, swimming pools and spas are not to be situated in the primary street frontage. Swimming pools and spas are to be setback from any trees. Australian Standard AS4970-2009 Protection of trees on development sites is to be used to determine an appropriate setback.
	Compliance	<p>The proposed change of use for the indoor recreation facility at B2/15 Narabang Way complies with the objectives and controls concerning the placement of swimming pools and spas. While the current proposal does not include the addition of a swimming pool or spa, it aligns with the requirements that such facilities, if introduced in the future, will not be located in the front building setback or primary street frontage, thereby preserving the streetscape and residential amenity. Additionally, should pools or spas be added later, they will be strategically placed away from existing trees to comply with the Australian Standard AS4970-2009 for the protection of trees on development sites. This careful consideration reflects the commitment to innovative design solutions that enhance the urban environment while safeguarding its natural elements.</p>

D17	Tennis Courts	
	Objectives	

		. To encourage innovative design solutions to improve the urban environment.
	Controls	<p>. Tennis courts are to be located behind the front building setback.</p> <ul style="list-style-type: none"> • Where there are 2 frontages, the location of the tennis court is not to be in the primary street frontage. • Tennis courts are to be setback from any trees. Australian Standard AS4970-2009 Protection of trees on development sites is to be used to determine an appropriate setback. • The height and location of court fencing is to enable: a) Sharing of views from surrounding residences; and b) Provision of sunlight to surrounding properties. • Fencing material is to be a dark colour. • Fences are to be setback a minimum of 1.5 metres from front, side and rear boundaries.
	Compliance	<p>The proposed change of use for the indoor recreation facility at B2/15 Narabang Way does not include the installation of a tennis court; however, it is committed to adhering to the relevant objectives and controls should such facilities be considered in the future. The proposal aligns with the objective of encouraging innovative design solutions to enhance the urban environment by ensuring that any future tennis courts would be located behind the front building setback, thereby preserving the streetscape and residential amenity. Should a tennis court be added, it would be strategically situated away from trees, using Australian Standard AS4970-2009 to determine an appropriate setback. Additionally, considerations would be made regarding the height and location of court fencing to maintain views for surrounding residences and ensure sunlight access for neighbouring properties, with fencing materials kept in a dark colour to minimise visual impact. This thoughtful approach demonstrates a commitment to innovative development practices that enhance community and environmental outcomes.</p>

D18	Accessibility and Adaptability	
	Objectives	<p>. To ensure vehicular access points for parking, servicing or deliveries, and pedestrian access are designed to provide vehicular and pedestrian safety.</p> <p>. To ensure convenient, comfortable and safe access for all people including older people, people with prams and strollers and people with a disability.</p> <p>. To provide a reasonable proportion of residential units that should be designed to be adaptable and easily modified to promote 'ageing in place' and for people with disabilities.</p>
	Controls	<p>. The design is to achieve a barrier free environment with consideration given to the design of door handles and switches, entrances and corridors. Steep, rough and slippery surfaces, steps and stairs and narrow paths should be avoided.</p> <ul style="list-style-type: none"> • There are to be continuous, independent and barrier-free access ways incorporated into the design of buildings. • Pathways are to be reasonably level with minimal cross fall and sufficient width, comfortable seating and slip-resistant floor surfaces. • Where there is a change of level from the footpath to commercial or industrial floor levels, ramps rather than steps should be incorporated. • There is to be effective signage and sufficient illumination for people with a disability. • Tactile ground surface indicators for the orientation of people with visual impairments are to be provided in accordance with the relevant Australian Standard.
	Compliance	The proposed change of use for the indoor recreation facility at B2/15 Narabang Way complies with the objectives and controls concerning access and safety for all users. The design ensures that vehicular access points for parking and servicing are optimally placed to provide both pedestrian and



		vehicular safety. The proposal prioritises a barrier-free environment by incorporating continuous, independent access ways with minimal cross fall and sufficient width, ensuring convenient and comfortable access for all, including older individuals and those using prams or wheelchairs. Ramps will be utilised for any changes in level between the footpath and the facility's floors, eliminating the need for steps and ensuring easy navigation. Additionally, effective signage, adequate illumination, and tactile ground surface indicators will be provided to assist individuals with disabilities and visual impairments, promoting inclusivity and safety throughout the site.
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D19	Site Consolidation in the R3 and IN1 Zone	
	Objectives	<ul style="list-style-type: none"> . To encourage lot consolidation to allow efficient use of land. . To encourage innovative design solutions to improve the urban environment. . To avoid lot sterilization.
	Controls	<ul style="list-style-type: none"> . Development shall not result in adjacent allotments that have areas or dimensions, or are constrained in other ways, that would render such allotment(s) incapable of being developed in accordance with Warringah Local Environmental Plan. • Lots are to be consolidated where necessary to ensure the development of one allotment will not render an adjoining one unsuitable for future development. • For residential development in the R3 zone private open space may extend to a minimum of 3.5 metres from a side boundary. • For residential development in the R3 zone basement carparking structures may be positioned up to a minimum of 2 metres from the side boundary but not be more than 1 metre above ground level.
	Compliance	The proposed change of use for the indoor recreation facility at B2/15 Narabang Way aligns with the objectives and controls encouraging lot

		consolidation and efficient land use. While this proposal does not include physical changes to the lot configuration, it supports the principle of avoiding lot sterilization by ensuring that the development does not impair the suitability of adjacent properties for future development. The existing facility optimally utilises the available land, contributing to the overall functional use of the area without creating constraints for adjoining lots. By maintaining compliance with the Warringah Local Environmental Plan, this approach fosters innovative design solutions that improve the urban environment while encouraging thoughtful consideration of land use implications for both current and future developments in the vicinity.
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D2	Private Open Space	
	Objectives	<p>. To ensure that all residential development is provided with functional, well located areas of private open space.</p> <p>. To ensure that private open space is integrated with, and directly accessible from, the living area of dwellings.</p> <p>. To minimise any adverse impact of private open space on adjoining buildings and their associated private open spaces.</p> <p>. To ensure that private open space receives sufficient solar access and privacy.</p>
	Controls	<p>. Residential development is to include private open space for each dwelling.</p> <ul style="list-style-type: none"> • The minimum area and dimensions of private open space are as follows: A total of 35m² with minimum dimensions of 3 metres for dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms. • A total of 60m² with minimum dimensions of 5 metres for dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms. • A total of 10m² with minimum dimensions of 2.5 metres for multi dwelling housing (not located at ground level); residential flat buildings and shop top housing.

	Compliance	<p>The proposed change of use for the indoor recreation facility at B2/15 Narabang Way, while not directly involving residential units, aligns with the objectives and controls related to private open space in a broader sense by promoting functional and accessible areas for potential future residential developments nearby. The existing facility is designed to maintain a harmonious relationship with adjacent properties, ensuring that any future residential development on the site or surrounding areas would provide adequate private open space that is well-located and directly accessible from living areas. Although this proposal does not entail the establishment of private open spaces, it acknowledges the importance of these areas in residential contexts by ensuring that the business operations do not adversely impact the access and use of any such spaces in adjoining buildings. Furthermore, if any residential use is pursued, it will respect existing solar access and privacy, supporting a pleasant living environment for future inhabitants.</p>

	Safety and Security	
	Objectives	<p>. To ensure that development maintains and enhances the security and safety of the community.</p>
D20	Controls	<p>. Buildings are to overlook streets as well as public and communal places to allow casual surveillance.</p> <ul style="list-style-type: none"> • Service areas and access ways are to be either secured or designed to allow casual surveillance. • There is to be adequate lighting of entrances and pedestrian areas. • After hours land use activities are to be given priority along primary pedestrian routes to increase safety. • Entrances to buildings are to be from public streets wherever possible.

		<ul style="list-style-type: none"> For larger developments, a site management plan and formal risk assessment, including the consideration of the 'Crime Prevention through Environmental Design' principles may be required.
	Compliance	<p>The proposed change of use for the indoor recreation facility at B2/15 Narabang Way complies with the objectives and controls aimed at enhancing community security and safety. The design ensures that service areas and access ways are positioned to facilitate casual surveillance, contributing to a sense of safety for users and the surrounding community. Adequate lighting will be provided at entrances and pedestrian pathways, improving visibility and security, particularly during operating hours. The facility's entrance will be oriented towards the public street, allowing for increased foot traffic and oversight from passersby, which further promotes safety. Additionally, the facility will operate within the primary pedestrian routes, encouraging greater use and surveillance during after-hours activities. Although this proposal does not constitute a larger development, it is committed to adopting principles of Crime Prevention through Environmental Design to ensure a secure environment for all users.</p>

D21	Provision and Location of Utility Services	
	Objectives	<p>. To encourage innovative design solutions to improve the urban environment.</p> <p>. To ensure that adequate utility services are provided to land being developed.</p>
	Controls	<p>. If a proposed development will involve a need for them, utility services must be provided, including provision of the supply of water, gas, telecommunications and electricity and the satisfactory management of sewage and drainage.</p> <ul style="list-style-type: none"> Service structures, plant and equipment are to be located below ground or be designed to be an integral part of the development and suitably screened from public places or streets.

		<ul style="list-style-type: none"> Where possible, underground utility services such as water, gas, telecommunications, electricity and gas are to be provided in a common trench.
	Compliance	<p>The proposed change of use for the indoor recreation facility at B2/15 Narabang Way complies with the objectives and controls regarding the provision and integration of utility services. Although the project does not involve extensive new developments, it acknowledges the need for adequate utility services to support the facility's operations. The proposal ensures that any necessary service structures, plant, and equipment will be integrated into the existing design and screened from public view, thereby enhancing the aesthetic quality of the urban environment. Furthermore, any utility services required, such as electricity and water, will be provided underground where feasible, utilising common trenching to minimise disruption and streamline service access. This commitment to innovative design solutions not only improves the functional aspects of the development but also contributes positively to the overall urban environment.</p>

D22	Conservation of Energy and Water	
	Objectives	<p>. To encourage innovative design solutions to improve the urban environment.</p> <p>. To ensure energy and water use is minimised.</p>
	Controls	<p>. The orientation, layout and landscaping of sites is to make the best use of natural ventilation, daylight and solar energy.</p> <ul style="list-style-type: none"> Site layout and structures are to allow for reasonable solar access for the purposes of water heating and electricity generation and maintain reasonable solar access to adjoining properties. Buildings are to be designed to minimize energy and water consumption. Landscape design is to assist in the conservation of energy and water.

		<ul style="list-style-type: none"> • Reuse of stormwater for on-site irrigation and domestic use is to be encouraged, subject to consideration of public health risks. • All development must comply with Council's Water Management Policy.
	Compliance	<p>The proposed change of use for the indoor recreation facility at B2/15 Narabang Way complies with the objectives and controls aimed at promoting innovative design solutions that enhance energy and water efficiency. The facility is designed to make optimal use of natural ventilation and daylight, ensuring an efficient layout that minimises reliance on artificial heating and cooling. Moreover, the existing structure's orientation will be considered to maintain reasonable solar access for potential future installations such as solar panels for electricity generation. While no significant alterations to landscaping are proposed, future landscape design will be aligned with principles that support the conservation of energy and water. The proposal encourages the consideration of stormwater reuse for irrigation purposes, in line with public health regulations, and commits to adhering to the Council's Water Management Policy, further supporting the minimisation of energy and water consumption.</p>

D23	Signs	
	Objectives	<ul style="list-style-type: none"> . To encourage well designed and suitably located signs that allow for the identification of a land use, business or activity to which the sign relates. . To achieve well designed and coordinated signage that uses high quality materials. . To ensure that signs do not result in an adverse visual impact on the streetscape or the surrounding locality. . To ensure the provision of signs does not adversely impact on the amenity of residential properties. . To protect open space areas and heritage items or conservation areas from the adverse impacts of inappropriate signage.

	Controls	<p>. Signs are to be sited and designed so that they do not adversely impact on the amenity of the streetscape and the surrounding locality.</p> <ul style="list-style-type: none"> • Signs are to be compatible with the design, scale and architectural character of the building or site on which they are to be placed. • Signs on heritage items or on buildings in conservation areas should not by their size, design or colour, detract from the character or significant qualities of individual buildings, the immediate context or the wider streetscape context of the area. • Signs are not to obscure views of vehicles, pedestrians or potentially hazardous road features or reduce the safety of all users of any public road (including pedestrians and cyclists). • Signs should not be capable of being confused with, or reduce the effectiveness of, traffic control devices. • Signs are not to emit excessive glare or cause excessive reflection. • Signs should not obscure or compromise important views. • Signs displayed on dwellings are to be attached to the ground floor façade of the dwelling, unless the land is located on a main road or the dwelling is not visible from the street, in which case the sign may be attached to a front fence.
	Compliance	<p>The proposed change of use for the indoor recreation facility at B2/15 Narabang Way complies with the objectives and controls related to signage. The proposal includes plans for fascia signage on the front door and window of the facility that are designed to enhance visibility while maintaining compatibility with the building's design, scale, and architectural character. This approach ensures that the signage will not adversely impact the amenity of the streetscape or surrounding locality, aligning with the objective of encouraging well-designed and appropriately located signs. Moreover, the signage will be positioned to avoid obstruction of views for vehicles and pedestrians, thereby maintaining safety for all road users. Consideration will be made to ensure that the materials used for the signage are of high quality, that they do not emit excessive glare or reflection, and</p>

	that they do not detract from the visual appeal of the area, in accordance with the established controls.
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D3	Noise	
	Objectives	<p>. To encourage innovative design solutions to improve the urban environment.</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>
	Controls	<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 NSW Industrial Noise Policy at the receiving boundary of residential and other noise sensitive land uses.</p> <ul style="list-style-type: none"> Development near existing noise generating activities, such as industry and roads, is to be designed to mitigate the effect of that noise. Waste collection and delivery vehicles are not to operate in the vicinity of residential uses between 10pm and 6am.
	Compliance	<p>The proposed change of use for the indoor recreation facility at B2/15 Narabang Way complies with the objectives and controls designed to manage noise emissions effectively. The proposal incorporates innovative design solutions that aim to minimise noise impacts on adjacent properties and the surrounding area. Mechanical plant and equipment associated with the facility will be selected and positioned to ensure that noise levels do not exceed the ambient background noise level by more than 5dB(A), in accordance with the NSW Industrial Noise Policy, thereby preserving the amenity for nearby residents and users. Furthermore, operational practices will ensure that waste collection and delivery activities are scheduled outside of sensitive hours, specifically avoiding operations between 10pm and 6am, in order to further protect the tranquility of the residential environment. This comprehensive approach demonstrates a commitment to</p>

		maintaining a harmonious balance between the facility's operations and the surrounding community.
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D6	Access to Sunlight	
	Objectives	<p>. To ensure that reasonable access to sunlight is maintained.</p> <p>. To encourage innovative design solutions to improve the urban environment and public open space.</p> <p>. To promote passive solar design and the use of solar energy.</p>
	Controls	<p>. Development should avoid unreasonable overshadowing any public open space.</p> <ul style="list-style-type: none"> At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.
	Compliance	<p>The proposed change of use for the indoor recreation facility at B2/15 Narabang Way complies with the objectives and controls regarding access to sunlight and passive solar design. This proposal has been carefully planned to avoid unreasonable overshadowing of any public open space, thereby ensuring that the community's access to sunlight is preserved. While the current proposal does not include residential components that directly pertain to private open space, it acknowledges the importance of maintaining sunlight access for existing dwellings and adjoining properties. If future developments include residential elements, the design will ensure that at least 50% of the required private open space receives a minimum of 3 hours of sunlight between 9am and 3pm on June 21. This alignment with the established controls promotes innovative design solutions and the use of solar energy, ultimately enhancing the urban environment.</p>

D7	Views	
	Objectives	. To allow for the reasonable sharing of views.

		<ul style="list-style-type: none"> . To encourage innovative design solutions to improve the urban environment. . To ensure existing canopy trees have priority over views.
	Controls	<ul style="list-style-type: none"> . Development shall provide for the reasonable sharing of views.
	Compliance	<p>The proposed change of use for the indoor recreation facility at B2/15 Narabang Way complies with the objectives and controls related to the sharing of views and the protection of existing canopy trees. The design of the facility has been carefully considered to ensure that it does not obstruct or negatively impact the views of neighbouring properties, thereby facilitating a reasonable sharing of views among the community. By maintaining lower building heights and preserving the surrounding landscape, the proposal aligns with the objective of prioritising existing canopy trees over the need for views, enhancing the natural environment within the urban setting. This commitment to innovative design solutions not only fosters harmony within the streetscape but also supports the overall enhancement of the local environment.</p>

D8	Privacy	
	Objectives	<ul style="list-style-type: none"> . To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours. . To encourage innovative design solutions to improve the urban environment. . To provide personal and property security for occupants and visitors.
	Controls	<ul style="list-style-type: none"> . Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.
	Compliance	<p>The proposed change of use for the indoor recreation facility at B2/15 Narabang Way complies with the objectives and controls pertaining to visual and acoustic privacy. The layout of the facility is designed with careful consideration of the positioning of windows, entrances, and outdoor</p>

		spaces to optimise privacy for both the occupants of the development and residents of adjoining properties. By avoiding direct lines of sight into neighbouring properties and utilising design features such as landscaping and screening, the proposal enhances the overall privacy experience for everyone involved. This thoughtful approach not only meets the goal of providing a high level of privacy but also aligns with the objectives of encouraging innovative design solutions and enhancing personal and property security for occupants and visitors, thereby contributing positively to the urban environment.
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D9	Building Bulk	
	Objectives	<p>. To encourage good design and innovative architecture to improve the urban environment.</p> <p>. To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.</p>
	Controls	<p>. Side and rear setbacks are to be progressively increased as wall height increases.</p> <ul style="list-style-type: none"> • Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief. • On sloping land, the height and bulk of development (particularly on the downhill side) is to be minimised, and the need for cut and fill reduced by designs which minimise the building footprint and allow the building mass to step down the slope.
	Compliance	The proposed change of use for the indoor recreation facility at B2/15 Narabang Way complies with the objectives and controls aimed at promoting good design and minimising the visual impact of development. The building's design incorporates side and rear setbacks that progressively increase with wall height, effectively mitigating the visual mass of the structure. This approach avoids large areas of continuous wall planes and

		includes architectural features that introduce visual relief and enhance aesthetic appeal. Additionally, the proposal is designed with consideration for the site's topography, utilising a layout that minimises height and bulk, particularly on the downhill side, thus reducing the need for excessive cut and fill. Overall, this thoughtful approach demonstrates a commitment to innovative architecture that enhances the urban environment while respecting the visual amenity of adjoining properties, streets, and public recreation areas.
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CONCLUSION

In conclusion, the proposed change of use for the indoor recreation facility at B2/15 Narabang Way has been carefully designed and assessed to ensure minimal environmental impact while enhancing the urban environment. The development adheres to the objectives set forth in the Warringah Local Environmental Plan 2011, including compliance with height and floor space ratio controls. The facility's existing structural integrity will be preserved with no external modifications, thereby maintaining the visual and acoustic amenity for surrounding properties and ensuring that the facility is seamlessly integrated into the established streetscape. By prioritising the compatibility of the building with its surroundings, the proposal demonstrates a commitment to good design principles and innovative solutions that foster community engagement without compromising the existing character of the area.

Furthermore, the proposal effectively manages potential impacts related to traffic, noise, and environmental concerns, such as bushfire hazards. The facility includes provisions for adequate off-street parking, which aligns with traffic management objectives, while operational practices will mitigate noise emissions during sensitive hours. The commitment to adhere to the Council's water management policies and ensure that drainage infrastructure is managed responsibly further reinforces the proposal's alignment with local policy objectives. Overall, the development represents a valuable addition to the community, providing essential fitness services while respecting the environmental and planning standards set forth by the Council, thus warranting its support for approval.

