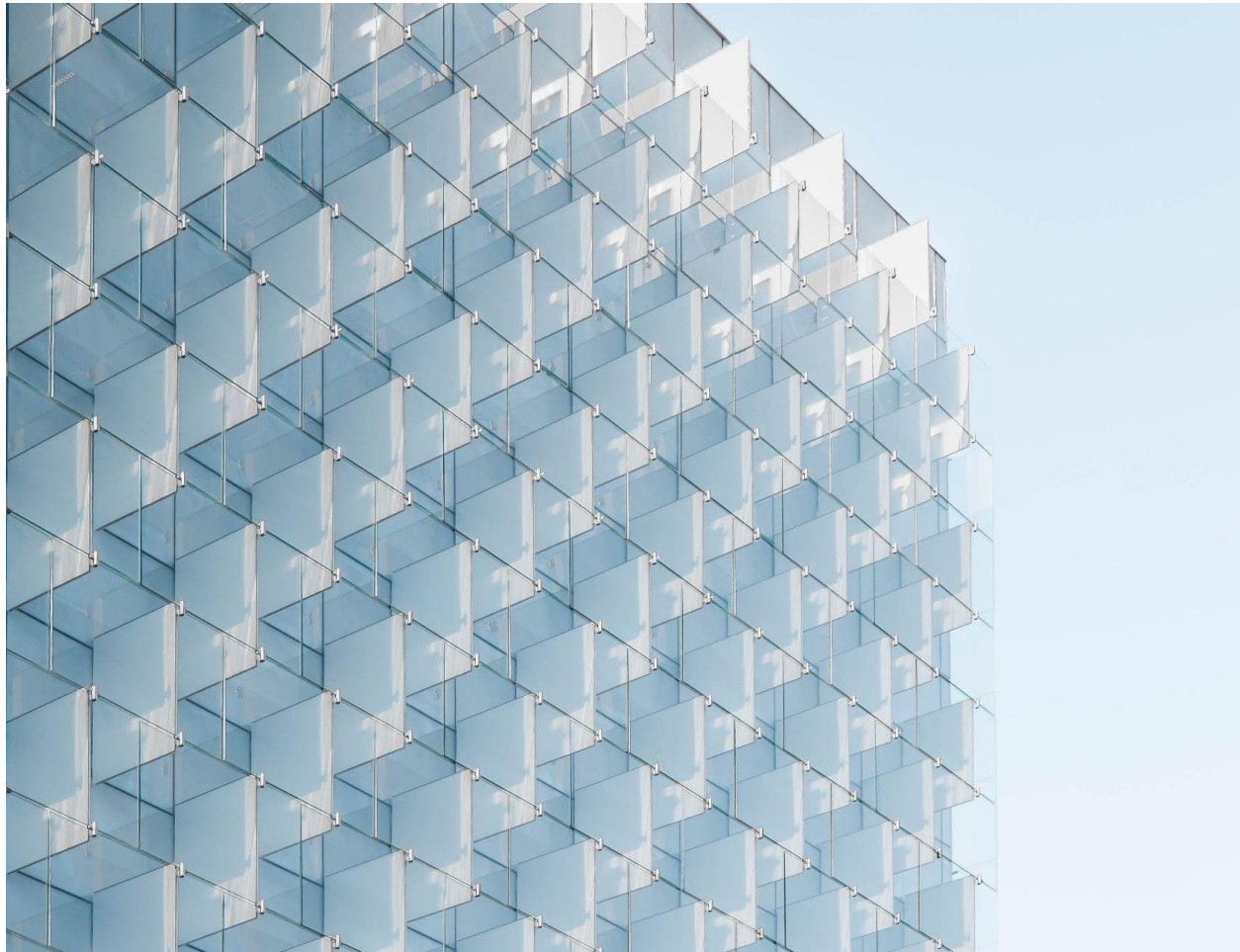


# WILLOWTREE PLANNING



16 March 2023

Ref: WTJ22-668  
Contact: Macy Fenn



## STATEMENT OF ENVIRONMENTAL EFFECTS:

### PROPOSED INDOOR TRAMPOLINE FACILITY

4-8 Inman Road, Cromer  
Lot 1 DP1220196

—  
Prepared by Willowtree Planning Pty Ltd  
on behalf of Bounce Inc

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## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Trampoline Facility

4-8 Inman Road, Cromer (Lot 1 DP1220196)

In the spirit of reconciliation and recognition, Willowtree Planning acknowledges the Traditional Owners of this Country throughout Australia and their continuing and ongoing connections to land, waters and community. We show our respect to Elders – past and present. We acknowledge that we stand on this Country which was and always will be recognised as Aboriginal Land. We acknowledge the Traditional Owners of the Lands in this Local Government Area, belonging to the local Aboriginal People, where this proposal is located upon.

DOCUMENT CONTROL TABLE			
Document Reference:	WTJ22-668		
Contact	Macy Fenn		
Version and Date	Prepared by	Checked by	Approved by
Version No. 1 – 20/02/2023	Macy Fenn Town Planner	Asher Richardson Senior Planner	Andrew Cowan Director
Version No. 2 – 09/03/2023	Macy Fenn Town Planner	Asher Richardson Senior Planner	
			

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## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Trampoline Facility

4-8 Inman Road, Cromer (Lot 1 DP1220196)

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2	Architectural Plans	2M Creative Pty Ltd
3	BCA Statement	BCA Logic
4	Cost Summary Report	Bounce
5	Transport Impact Assessment	Stantec
6	Acoustic Statement	Acoustic Dynamics
7	Construction and Operational Waste Management Plan	Foresight Environmental
8	Plan of Management	Bounce
9	DA2019/1346 Development Consent	Northern Beaches Council



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Trampoline Facility

4-8 Inman Road, Cromer (Lot 1 DP1220196)

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## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Trampoline Facility  
4-8 Inman Road, Cromer (Lot 1 DP1220196)

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## PART A SUMMARY

### 1.1 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared by Willowtree Planning Pty Ltd (Willowtree Planning) on behalf of Bounce Inc (the Applicant) and is submitted to Northern Beaches Council (Council) in support of a Development Application (DA) at 4-8 Inman Road, Cromer (subject site), which captures the following land parcels:

- Lot 1 DP1220196

This DA seeks development consent for change of use and fitout of Warehouse 7 and 8 as an indoor trampoline facility at the subject site, including other necessary works (the Proposal), as described in **PART C** of this SEE.

The subject site is zoned IN1 General Industrial, pursuant to the *Warringah Local Environmental Plan 2011* (WLEP2011), which is intended to:

- *To provide a wide range of industrial and warehouse land uses.*
- *To encourage employment opportunities.*
- *To minimise any adverse effect of industry on other land uses.*
- *To support and protect industrial land for industrial uses.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.*
- *To enable a range of compatible community and leisure uses.*
- *To maintain the industrial character of the land in landscaped settings.*

The Proposal seeks to provide an indoor recreational facility, which is permitted with consent within the IN1 General Industrial zone and aligns with the zone objectives.

This SEE has been prepared pursuant to Section 4.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and Part 3 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation). Assessment against the relevant matters for consideration under Section 4.15(1) of the EP&A Act has also been carried out under **PART D** of this SEE.

This SEE describes the subject site and the Proposal, provides relevant background information and responds to the Proposal in terms of the relevant matters set out in relevant legislation, environmental planning instruments and planning policies. The structure of the SEE is as follows:

- **PART A SUMMARY**
- **PART B SITE ANALYSIS**
- **PART C PROPOSED DEVELOPMENT**
- **PART D LEGISLATIVE AND POLICY FRAMEWORK**
- **PART E ENVIRONMENTAL ASSESSMENT**
- **PART F CONCLUSION**

Based on the assessment undertaken, it is recommended that favourable consideration to the approval of the DA be given.



PART B      SITE ANALYSIS

2.1      SITE LOCATION AND CHARACTERISTICS

The subject site is identified as 4-8 Inman Road, Cromer, containing the following land holdings:

TABLE 1. SITE IDENTIFICATION		
Site Address	Legal Description(s)	Land Area (approx.)
4-8 Inman Road, Cromer	Lot 1 DP1282038	3.655ha

The subject site is located at 4-8 Inman Road, Cromer. The subject site is bound by South Creek Road to the south and Inman Road to the west. The north-western corner of the subject site is bound by Orlando Road, which connects to Parkes Road. The subject site also has frontage to Campbell Avenue. The remainder of the subject site shares a common boundary with existing residential dwellings and childcare centre to the north.

The subject site is zoned IN1 General Industrial pursuant to the WLEP2011 and includes mostly office buildings and large warehouse/manufacturing buildings. Zones surrounding the subject site include RE1 – Public Recreation, RE2 – Private Recreation, SP2 – Infrastructure, and R2 – Low Density Residential.

Located twenty (20) kilometres from Sydney CBD, the subject site is within the Cromer Industrial Precinct, close to the Northern Beaches Hospital, the B-line bus network, and the Beaches Link Tunnel project. It is also near the Dee Why Town Centre which is undergoing significant urban renewal.

The Proposal pertains to Warehouses 7 and 8 that was approved under **DA2019/1346 (see Appendix 9)** as part of the Northern Beaches Business Park and is located in the southeast portion of the Site.

Refer to **Figures 1 -4** below.





## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Trampoline Facility

4-8 Inman Road, Cromer (Lot 1 DP1220196)

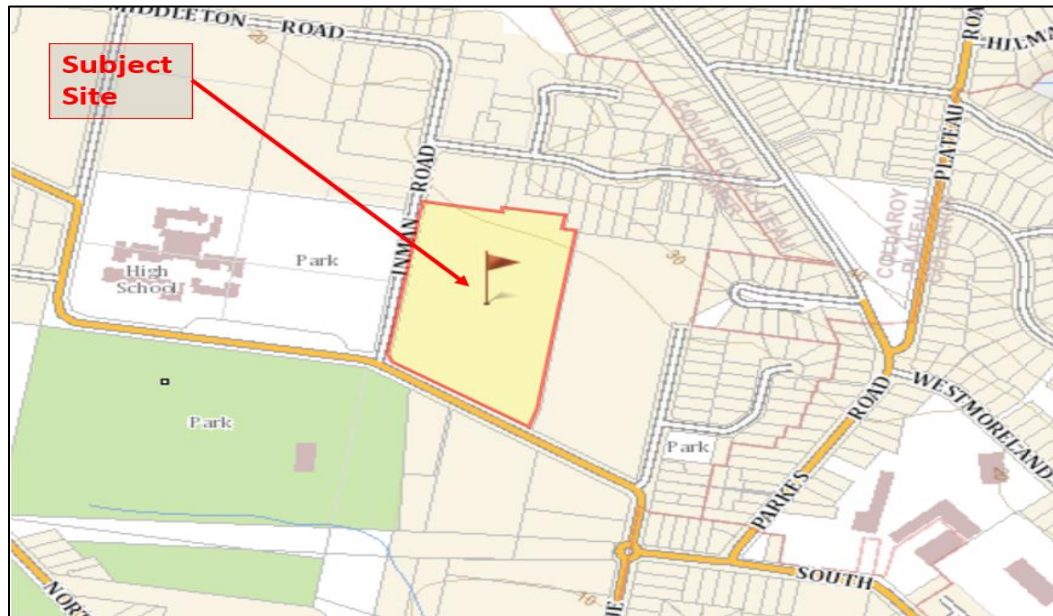


Figure 1. Cadastral Map (Source: SIX Maps, 2023)



Figure 2. Aerial Map (Source: Near Map, 2023)





## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Trampoline Facility

4-8 Inman Road, Cromer (Lot 1 DP1220196)



Figure 3. Drone Photograph of the Site



Figure 4. Drone Photograph of the Site



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Trampoline Facility

4-8 Inman Road, Cromer (Lot 1 DP1220196)

### 2.2 DEVELOPMENT HISTORY

**TABLE 2** outlined below provides a summary of the DAs, pertaining to the subject site and of relevance to the Proposal, that have been determined or are under assessment.

TABLE 2. EXISTING CONSENTS		
DA Reference	Summary	Approval Date
Mod2022/0722	Modification of Development Consent DA2021/1608 granted for Use of Premises (Warehouse 1) as an Indoor Recreation Facility (swim school), internal fit-out, reconfiguration of car parking and signage	Lodged 09/01/2023 Status: Application lodged
DA2022/1807	Change of use and fitout of Warehouse 11 for the purpose of a golf facility (indoor recreation facility)	Lodged 04/11/2022 Determined 30/01/2023
Mod2022/0452	Fitout of existing office building involving internal and external alterations and additions	Lodged 09/08/2022 Determined 15/12/2022
DA2021/1464	Three (3) Lot Torrens Title Subdivision	Lodged 24/08/2021 Determined 23/02/2022
Mod2020/0611	Modification of Development Consent 2019/1346 granted for Demolition works and alterations and additions to an existing industrial facility, including new warehouse and self storage office premise and ancillary café.	Lodged 07/12/2020 Determined 01/04/2021
DA2019/1346	Demolition works and alterations and additions to an existing industrial facility, including new warehouse, and self storage, office premises and ancillary café.	Lodged 27/11/2019 Determined 17/08/2020
DA2017/0948	Removal of signage from a heritage listed industrial building (Roche).	Lodged 25/09/2017 Determined 09/01/2018





## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Trampoline Facility

4-8 Inman Road, Cromer (Lot 1 DP1220196)

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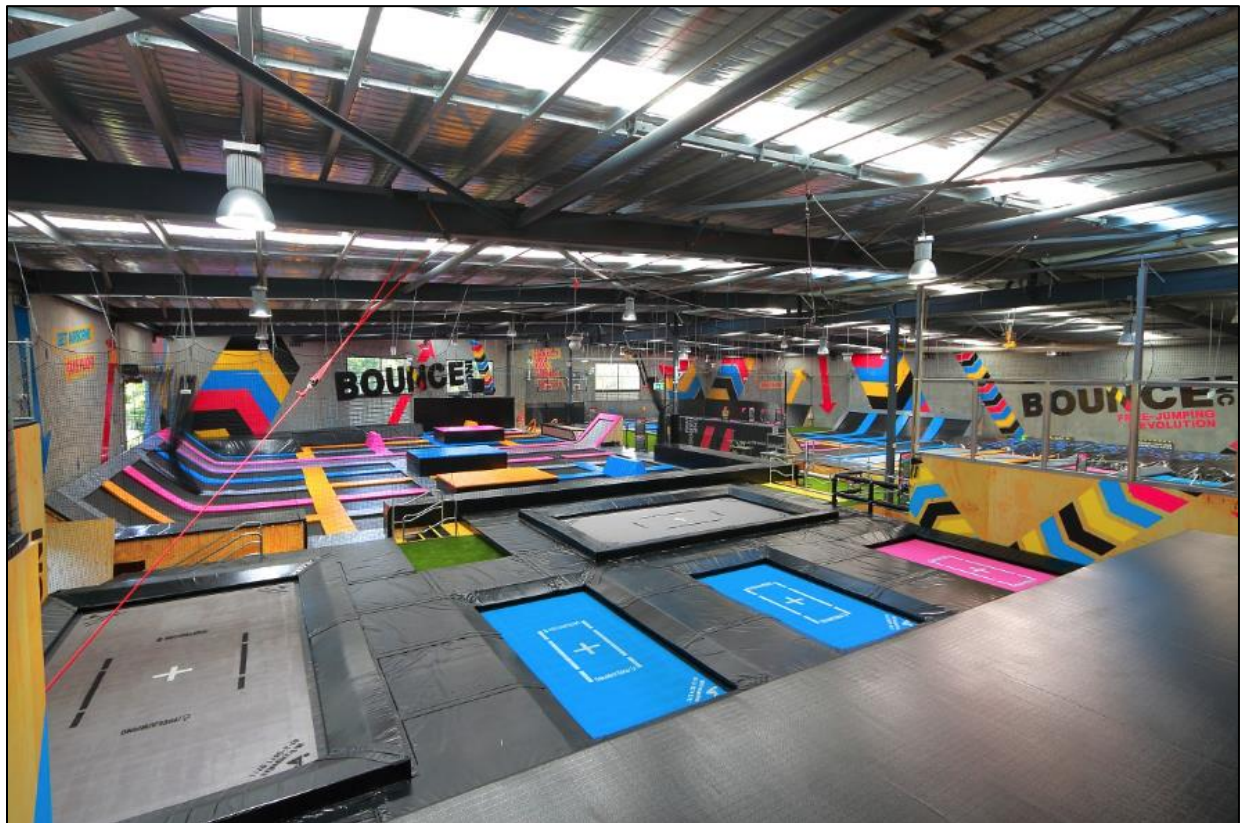
## PART C PROPOSED DEVELOPMENT

### 3.1 DEVELOPMENT OVERVIEW

The Proposal seeks consent for the change of use and fitout of Warehouses 7 and 8 for the purpose of a trampoline facility (indoor recreation facility). The future end user is identified as Bounce Inc.

Bounce venues welcomes over a million customers annually with all sites featuring more than 50 interconnected trampolines with the Big Bag, Slam Dunk and Dodgeball courts. Bounce operates in more than 33 indoor trampoline centres across 16 countries. The venue hosts kid's birthday parties and provides a recreational destination for families, schools and young people. The trampolines, padding and air bags create the perfect playground to development and practice skills.

Existing Bounce Inc facilities are depicted in the **Figure 5** below.



**Figure 5. Existing indoor trampoline facility Bounce (Source: Bounce Inc, 2023)**



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Trampoline Facility

4-8 Inman Road, Cromer (Lot 1 DP1220196)

### 3.2 DEVELOPMENT STATISTICS

The Proposal includes the following scope of works:

- Fitout of the existing Warehouse 7 and 8 in the following manner:
  - Mezzanine café seating
  - 1 x kitchen
  - 4 x party rooms
  - Mini bounce area 120m<sup>2</sup> for children under 110cm and must be able to walk
  - Climbing area
  - X- park
  - Modular parkour
  - Lockers
  - Airbag 6.45m x 10m
  - 2 x Male bathrooms
  - 2 x disabled bathrooms
  - 2 x Female bathrooms
  - 2 x MOP
  - 1 x First Aid room
  - Free jump area comprising jumpboxes, vaults, and free jump interconnected trampolines
  - 2 x basketball courts
  - Dodgeball area comprising vaults and free jump interconnected trampolines
  - Performance area including platforms and trampolines
- Provision of 20 x new car parking spaces for exclusive use of the tenancy; and

The Proposal includes those works as identified in **TABLE 3** below.

TABLE 3. DEVELOPMENT PARTICULARS	
Component	Proposed
Site Area	3.655ha
Warehouse 7 Area	1,170m <sup>2</sup>
Warehouse 8 Area	1,170m <sup>2</sup>
Proposed Use	Trampoline Facility (indoor recreation facility)
Gross Floor Area	<ul style="list-style-type: none"><li>▪ 2040m<sup>2</sup> Ground Floor Area</li><li>▪ 324m<sup>2</sup> Mezzanine</li><li>▪ 2364m<sup>2</sup> Total Area</li></ul>
Landscaping	No change to existing
Maximum number of patrons	130 people including staff
Number of staff	10-15 employees at one time
Car parking	20 car parking spaces, including: <ul style="list-style-type: none"><li>▪ 14 spaces adjacent to the warehouse</li><li>▪ 6 spaces within the basement</li></ul>
Capital Investment Value	\$903,100
Hours of operation	9:00am – 9:00pm Monday to Sunday



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Trampoline Facility

4-8 Inman Road, Cromer (Lot 1 DP1220196)

A Plan of Management (PoM) has been prepared in support of the Proposal and is provided at **Appendix 8**. The PoM provides additional operational details of the use.

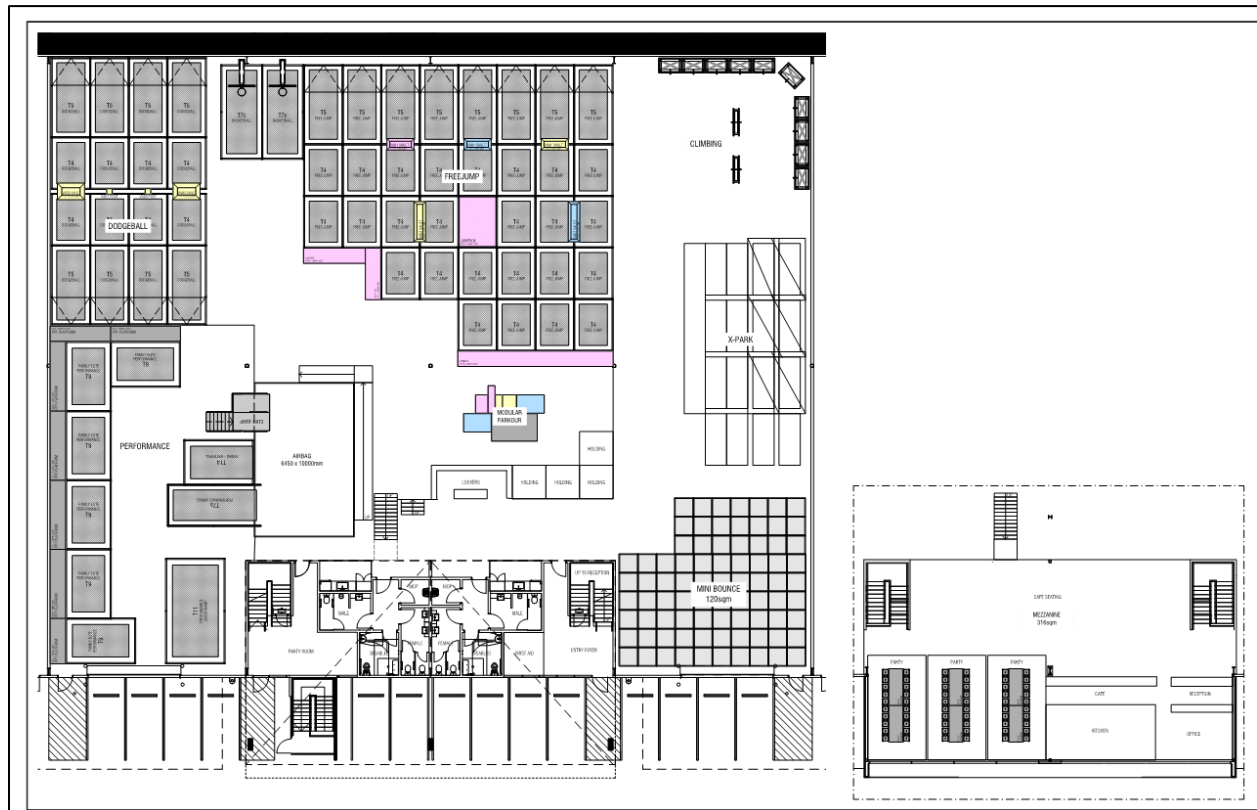


Figure 6. Proposed Floor Plan (Source: 2M Creative, 2023)



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Trampoline Facility  
4-8 Inman Road, Cromer (Lot 1 DP1220196)

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## PART D LEGISLATIVE AND POLICY FRAMEWORK

### 4.1 CONTROLS AND POLICY OVERVIEW

This Part of the SEE addresses and responds to the legislative and policy requirements relevant to the proposed development at the subject site in accordance with the EP&A Act.

The following current and draft Commonwealth, State, Regional and Local planning controls and policies have been considered in the preparation of this DA.

#### Commonwealth Planning Context

- *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*

#### State Planning Context

- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning and Assessment Regulation 2021*
- *Water Management Act 2000*
- *Biodiversity Conservation Act 2016*
- *Protection of the Environment Operations Act 1997*
- *Heritage Act 1977*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Industry and Employment) 2021*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*

#### Local Planning Context

- *Warringah Local Environmental Plan 2011*
- *Northern Beaches Section 7.12 Contributions Plan 2022*
- *Warringah Development Control Plan 2011*

### 4.2 COMMONWEALTH PLANNING CONTEXT

#### 4.2.1 Environment Protection and Biodiversity Conservation Act 1999

Under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), any action (which includes a development, project or activity) that is considered likely to have a significant impact on Matters of National Environmental Significance (MNES) (including nationally threatened ecological communities and species and listed migratory species) must be referred to the Commonwealth Minister for the Environment. The purpose of the referral is to allow a decision to be made about whether an action requires approval on a Commonwealth level. If an action is considered likely to have significant impact on MNES, it is declared a “controlled action” and formal Commonwealth approval is required.

The Proposal does not warrant significant impacts on MNES, therefore no further consideration of the EPBC Act is required.





## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Trampoline Facility

4-8 Inman Road, Cromer (Lot 1 DP1220196)

### 4.3 STATE PLANNING CONTEXT

#### 4.3.1 Environmental Planning and Assessment Act 1979

The EP&A Act is the principal planning and development legislation in NSW.

##### 4.3.1.1 Section 4.15(1) of the EP&A Act – Considerations

Section 4.15(1) of the EP&A Act specifies the matters which a consent authority must consider when determining a DA. The relevant matters for consideration under Section 4.15(1) of the EP&A Act are provided in **TABLE 4** below.

TABLE 4. SECTION 4.15(1)(A) CONSIDERATIONS	
Section	Response
Section 4.15(1)(a)(i) any environmental planning instrument, and	The WLEP2011 is the relevant Environmental Planning Instrument (EPI) applying to the subject site, which is assessed in <b>Section 4.5</b> of this SEE.
Section 4.15(1)(a)(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	No draft instruments are applicable to the Site.
Section 4.15(1)(a)(iii) any development control plan, and	The <i>Warringah Development Control Plan 2011</i> (WDCP2011) applies to the subject site and is addressed in <b>Section 4.5.2</b> and <b>Appendix 1</b> of this SEE.
Section 4.15(1)(a)(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and	There are no voluntary planning agreements (VPA) applicable to the Site. Notwithstanding, the proposed development would be subject to the <i>Northern Beaches Section 7.12 Contributions Plan 2021</i> .
Section 4.15(1)(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),	The EP&A Regulation is addressed in <b>Section 4.3.2</b> of this SEE.
Section 4.15(1)(b)-(c)	These matters are addressed in <b>PART E</b> of this SEE.

Pursuant to Section 4.5 of the EP&A Act, the consent authority for the proposed development is Northern Beaches Council.

##### 4.3.1.2 Section 4.46 of EP&A Act – Integrated Development

Section 4.46 of the EP&A Act defines 'integrated development' as matters that require consent from the consent authority and one or more authorities under related legislation. In these circumstances, prior to granting consent, the consent authority must obtain from each relevant approval body their General Terms of Approval (GTA) in relation to the development, pursuant to Clause 42 of the EP&A Regulation.



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Trampoline Facility

4-8 Inman Road, Cromer (Lot 1 DP1220196)

The Proposal does not require consent from the listed approval bodies under Clause 4.46. Therefore, the DA is not classified as integrated development.

### 4.3.2 Environmental Planning and Assessment Regulation 2021

The Proposal has been prepared in accordance with the provisions of the EP&A Regulation. Division 1 of Part 3 of the EP&A Regulation stipulates how a DA must be “made”. This DA satisfies the relevant criteria of the Regulation as follows:

TABLE 5. HOW THE DA IS MADE	
Considerations	Response
<b>Division 1 – Making development applications</b>	
<i>Section 23 – Persons who may make development applications</i>	
(1) A development application may be made by— (a) the owner of the land to which the development application relates, or (b) another person, with the consent of the owner of the land.	This DA is made by Willowtree Planning Pty Ltd on behalf of Bounce Inc.  The owner of the land has provided consent in accordance with Clause 23(1) of the EP&A Regulation to allow for the DA to be made.
<i>Section 24 – Content of development applications</i>	
(1) A development application must— (a) be in the approved form, and (b) contain all the information and documents required by— (i) the approved form, and (ii) the Act or this Regulation, and (c) be submitted on the NSW planning portal.	The DA includes all relevant information including details of the development, address and formal particulars, estimated cost of development, owner's consent, supporting documents including detailed plans and SEE.  This DA is submitted via the NSW planning portal.
<i>Section 25 – Information about concurrence or approvals</i>	
A development application must contain the following information— (a) a list of the authorities — (i) from which concurrence must be obtained before the development may lawfully be carried out, and (ii) from which concurrence would have been required but for the Act, section 4.13(2A) or 4.41, (b) a list of the approvals of the kind referred to in the Act, section 4.46(1) that must be obtained before the development may lawfully be carried out.	No additional approvals are required for this DA.



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Trampoline Facility

4-8 Inman Road, Cromer (Lot 1 DP1220196)

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### 4.3.3 Water Management Act 2000

The object of the *Water Management Act 2000* (WM Act) is the sustainable and integrated management of the state's water for the benefit of both present and future generations.

Whilst the subject site contains a classified first order creek, a desktop assessment by Eco Logical Australia as part of **DA2019/1346 (Appendix 9)** has found that the creek line does not meet the WM Act classification. As such, the Proposal is not within 40m of what is classified as a 'river', therefore a controlled activity approval on waterfront land is not required.

### 4.3.4 Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act 2016* (BC Act) commenced on 25 August 2017 and sets out, among other things, to establish a scientific method for assessing the likely impacts on biodiversity values of proposed development and land use change.

As part of **DA2019/1346 (Appendix 9)**, an ecological survey and assessment have been undertaken in accordance with relevant legislation including the EP&A Act and the BC Act.

In respect of matters required to be considered under the EP&A Act and relating to the species / provisions of the BC Act, three (3) threatened fauna species including the Powerful Owl (*Ninox strenua*), Grey-headed Flying-fox (*Pteropus poliocephalus*) and Little Bentwing-bat (*Miniopterus australis*), two (2) threatened flora species *Eucalyptus scoparia* and *Syzygium paniculatum* (all planted), and no threatened ecological communities (TECs) were recorded within the study area.

The assessment of significance test in accordance with Section 7.3 of the BC Act concluded that the Proposal is not likely to have a significant effect on any threatened species, endangered communities, or their habitat. Therefore, a species impact statement is not required for the proposed activity.

Notwithstanding, the Proposal is part of the footprint approved under **DA2019/1346 (Appendix 9)** and built form work is proposed that would impact on any biodiversity contained within the Site.

### 4.3.5 Heritage Act 1977

The *Heritage Act 1977* protects the cultural and natural history of NSW and those items identified as State or local heritage significance. The subject site is listed as an item of environmental heritage in Schedule 5 of WLEP2011. However, the subject site is not listed on any other statutory or non-statutory lists or registers. The subject site comprises three (3) items of environmental heritage, all of which are listed under Schedule 5 of the WLEP2011.

Clause 5.10(4) and 5.10(5) of the WLEP2011 require Council to assess the potential heritage impact of non-exempt development, such as the proposed works, on the heritage significance of said heritage items, and also assess the extent to which the proposal would impact the heritage significance of those heritage items.

The proposed development is for the fitout and use, including some minor alterations and additions, of an existing building (Warehouses 7 and 8) as approved under **DA2019/1346 (Appendix 9)** and will have no additional impacts on heritage items contained within the Site.



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Trampoline Facility  
4-8 Inman Road, Cromer (Lot 1 DPI220196)

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The Proposal is generally in accordance with the development approved under **DA2019/1346**.

For further consideration refer to **Section 5.6** of this SEE.

### 4.3.6 State Environmental Planning Policy (Resilience and Hazards) 2021

The *State Environmental Planning Policy (Resilience and Hazards) 2021* (Resilience and Hazards SEPP) contains planning provisions relating to:

- land use planning within the coastal zone, in a manner consistent with the objects of the *Coastal Management Act 2016*.
- management of hazardous and offensive development.
- remediation of contaminated land and to minimise the risk of harm.

In relation to the subject site, the following matters are highlighted.

#### Chapter 3 – Hazardous and offensive development

The proposed trampoline facility does not involve the storage and/or handling of potentially dangerous goods or materials. As such, no further consideration of Chapter 3 is required.

#### Chapter 4 – Remediation of land

Under the provisions of Chapter 4 of the Resilience and Hazards SEPP, where a DA is made concerning land that is contaminated, the consent authority must not grant consent unless (as stipulated by Clause 4.6 of the SEPP):

- (a) *it has considered whether the land is contaminated, and*
- (b) *if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

Site remediation works form part of the previous development consent **DA2019/1346** (refer to **Appendix 9**), as such no further consideration of Chapter 4 is required under this DA.



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### 4.4 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

No Draft Environmental Planning Instruments apply to the subject site.

### 4.5 LOCAL PLANNING CONTEXT

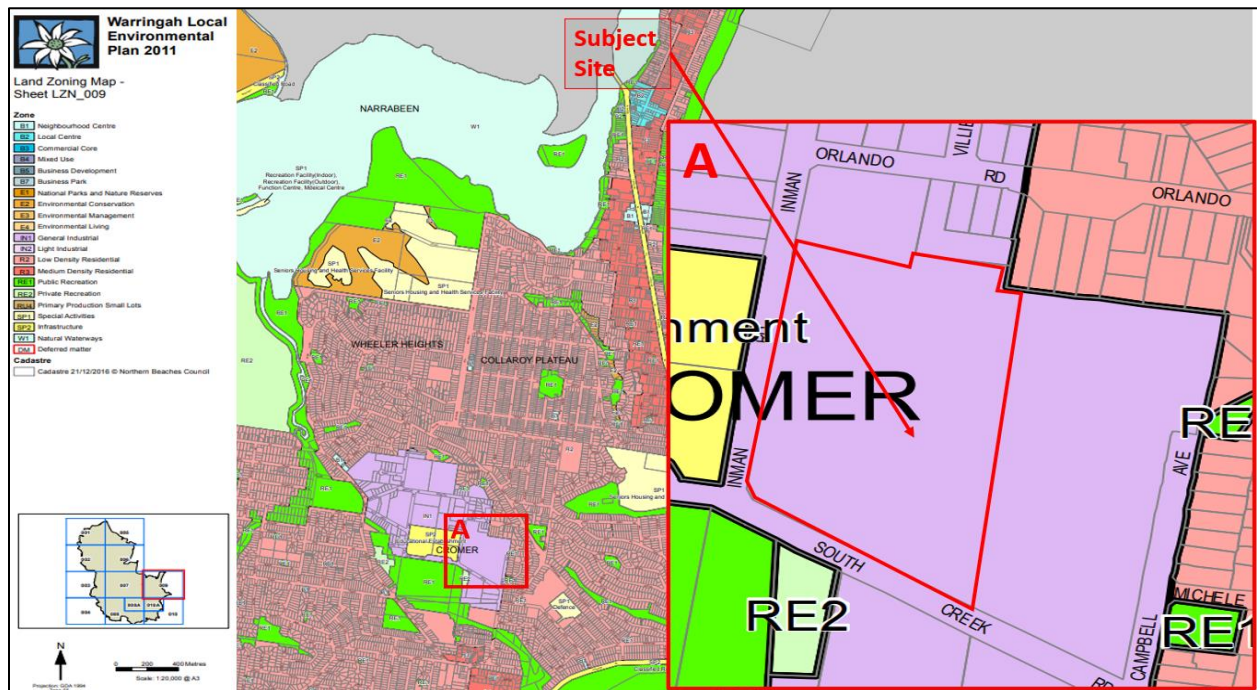
#### 4.5.1 Warringah Local Environmental Plan 2011

The WLEP2011 is the primary Environmental Planning Instrument that applies to the subject site.

The relevant provisions of WLEP2011 as they relate to the Proposal are considered in the following subsections.

##### 4.5.1.1 Zoning and Permissibility

The subject site is located within the IN1 General Industrial zone under the WLEP2011 as shown in **Figure 7**.



**Figure 7. WLEP2011 Zoning Map (Source: NSW Legislation, 2023)**

The objectives of the IN1 General Industrial zone include:

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.



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- *To enable a range of compatible community and leisure uses.*
- *To maintain the industrial character of the land in landscaped settings.*

The proposal is consistent with the objectives of the IN1 General Industrial zone as it will provide a community recreational facility and employment generation with positive economic benefits to the local and regional economies.

Within the IN1 General Industrial zone, the following development is permitted without consent:

- *Nil*

Within the IN1 General Industrial zone, the following development is permitted with consent:

- *Boat building and repair facilities; Depots; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Light industries; Liquid fuel depots; Neighbourhood shops; Oyster aquaculture; Places of public worship; Roads; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres; **Any other development not specified in item 2 or 4***

Within the IN1 General Industrial zone, the following development is prohibited:

- *Advertising structures; Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Marinas; Mooring pens; Moorings; Open cut mining; Passenger transport facilities; Pond-based aquaculture; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Wharf or boating facilities*

Pursuant to the WLEP2011, a **recreation facility (indoor)** is not specified in item 2 or 4 and is therefore permitted with consent within the IN1 General Industrial zone.

WLEP2011 defines **recreation facility (indoor)** as a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.

The proposed indoor trampoline facility operates for recreational purposes and does not comprise an entertainment facility, a recreation facility (major) or a registered club and is therefore consistent with the definition of a **recreation facility (indoor)**





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### 4.5.1.2 Development Standards

**TABLE 6** outlines the developments consistency and compliance with the relevant development standards and controls under WLEP2011.

TABLE 6. DEVELOPMENT STANDARDS	
Clause	Comment
Clause 4.1 – Minimum Lot Size	The subject site is subject to a minimum lot size of 4,000m <sup>2</sup> under the WLEP2011 (refer to <b>Figure 8</b> ). No subdivision is proposed as part of this development.
Clause 4.3 – Height of Buildings	The subject site is subject to a maximum Height of Building (HOB) development standard of 11m (refer to <b>Figure 9</b> ) Notwithstanding, this development is for the internal fit out of Warehouses 7 and 8 and does not propose an increase to the existing building height up to a maximum of 13.83m as approved under DA2019/1346 ( <b>Appendix 9</b> ).
Clause 4.4 – Floor Space Ratio	The subject site is not subject to a maximum Floor Space Ratio (FSR) development standard.
Clause 4.6 – Exceptions to development standards	The Proposal does not seek to contravene any development standards.
Clause 5.10 – Heritage	As depicted in <b>Figure 10</b> below, the subject site is listed as an item of environmental heritage in schedule 5 of the WLEP2011. For further consideration refer to <b>Section 5.6</b> of this SEE.
Clause 6.4 – Development on sloping land	The Site is identified as being located on Area A, D and E (refer to <b>Figure 11</b> ). Notwithstanding, no changes to the predominant built form is proposed as approved under <b>DA2019/1346 (Appendix 9)</b> .
Clause 7.14 – Acid Sulfate Soils	The Site is not identified as being subject to Acid Sulfate Soils under LEP mapping.



## STATEMENT OF ENVIRONMENTAL EFFECTS

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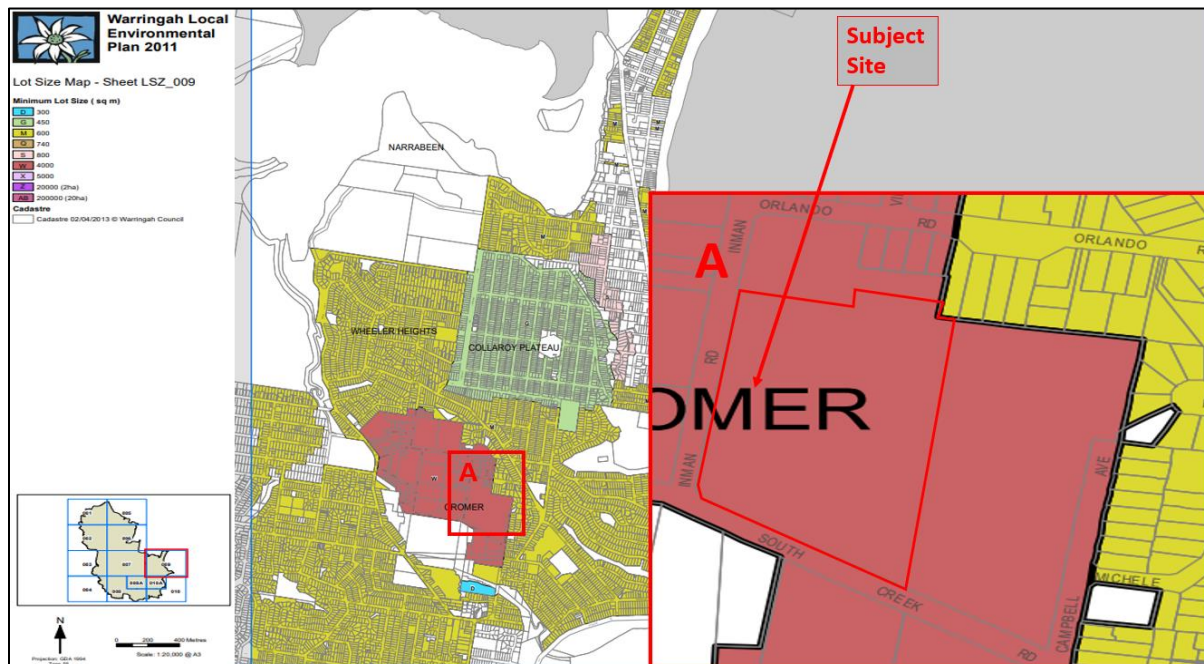


Figure 8. Lot Size WLEP2011 Map (Source: NSW Legislation, 2023)

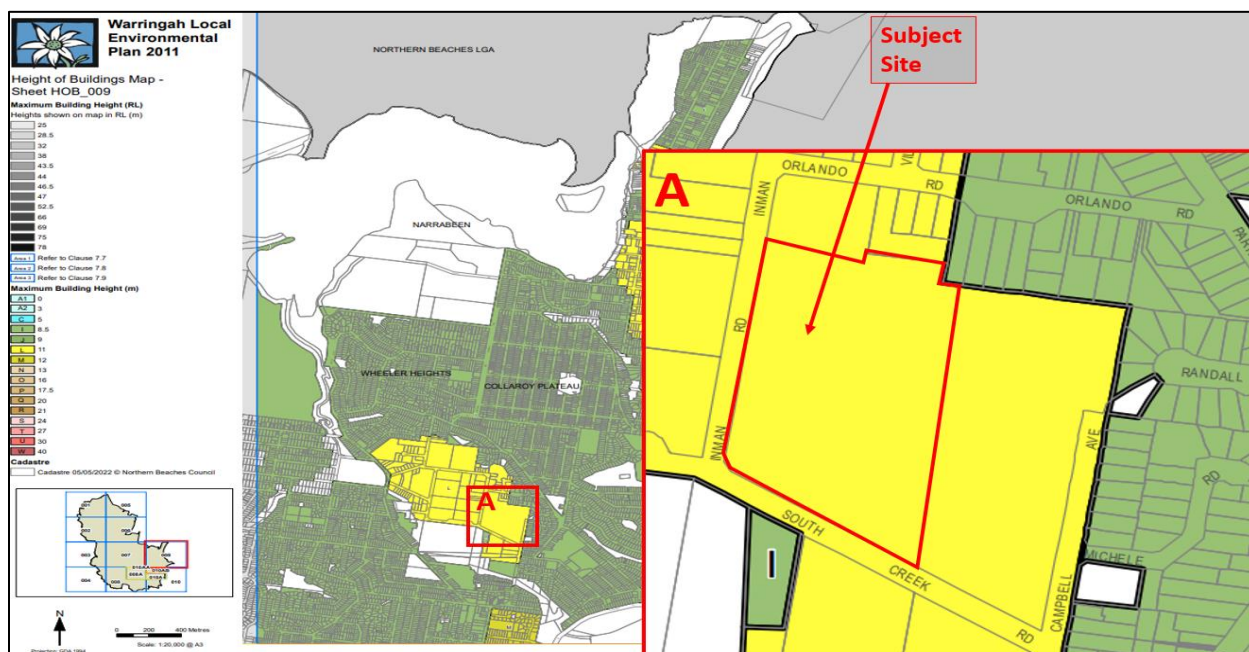


Figure 9. Height of Buildings WLEP2011 Map (Source: NSW Legislation, 2023)



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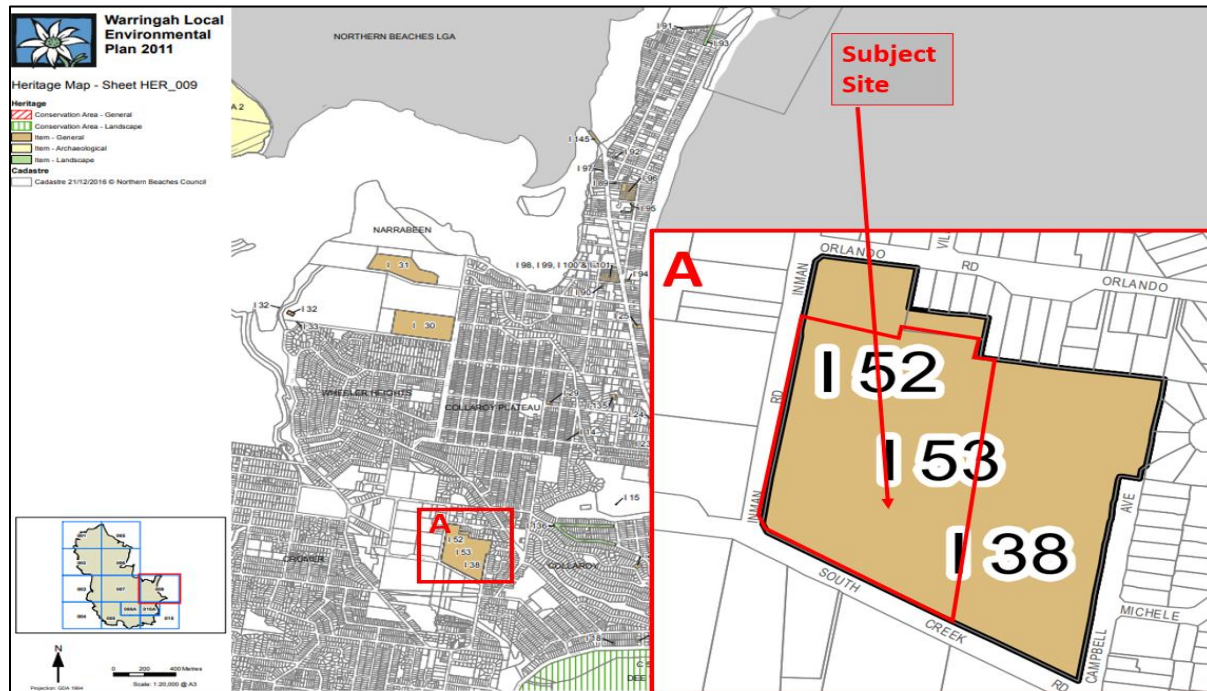


Figure 10. Heritage WLEP2011 Map (Source: NSW Legislation, 2023)

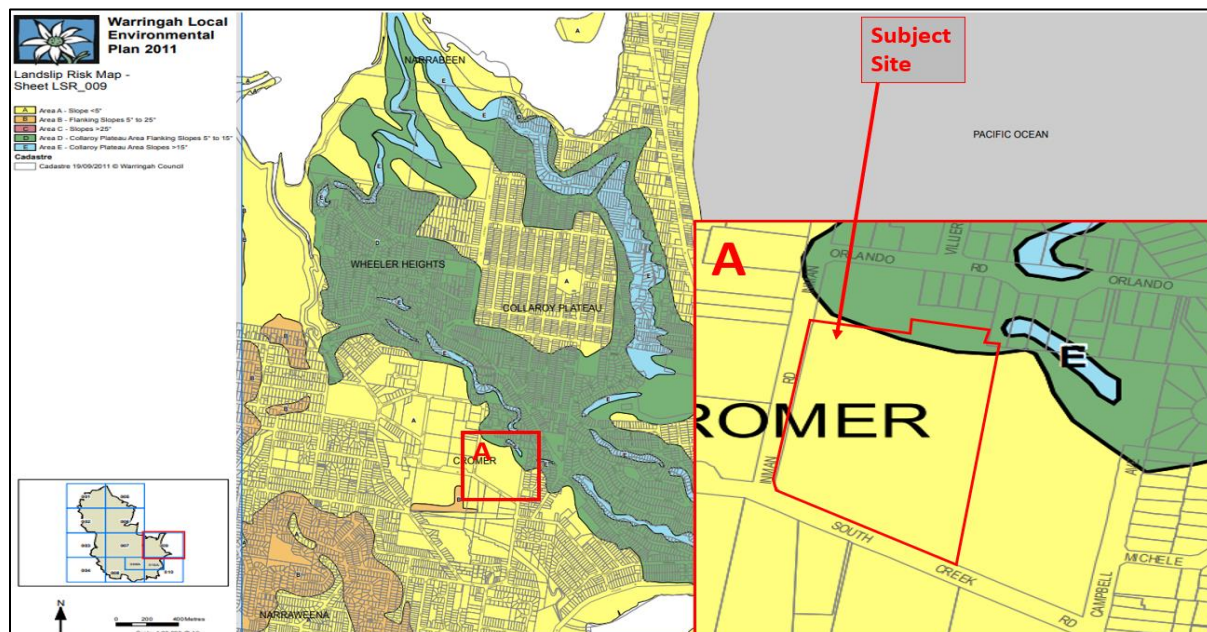


Figure 11. Landslip Risk WLEP2011 Map (Source: NSW Legislation, 2023)



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4.5.2 Warringah Development Control Plan 2011

The WDCP2011 provides detailed planning and design guidelines to support the planning controls of the WLEP2011.

An assessment of the proposal against the relevant sections of the WDCP2011 is provided at **Appendix 1**.

4.5.3 Northern Beaches Section 7.12 Contributions Plan 2022

The Site is subject to the Northern Beaches Section 7.12 Contributions Plan 2022. below summaries the applicable Section 7.12 rates.

TABLE 7. DEVELOPMENT CONTRIBUTIONS	
Development with cost of works:	Percentage of CIV
Up to \$100,000	Nil
\$100,001 to \$200,000	0.5%
More than \$200,000	1%





## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Trampoline Facility  
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## PART E LIKELY IMPACTS OF THE DEVELOPMENT

This section identifies and assesses the impacts of the development with specific reference to the heads of consideration under Section 4.15(1) of the EP&A Act.

### 5.1 CONTEXT AND SETTING

In its existing state, the subject site comprises an industrial development, which is permissible within the IN1 General Industrial zone under the WLEP2011. The trampoline facility (indoor recreation facility) is considered compatible with use of the existing Site and surrounding land uses. Additionally, the proposal does not adversely impact on the functionality or amenity of the adjoining SP2 Infrastructure zone to the west or R2 Low Density Residential zone to the east. Rather, the proposed development, would be considered contextually appropriate and commensurate with prevailing development in the immediate vicinity, as the wider locality.

### 5.2 BUILT FORM

The Proposal includes an internal fitout of Warehouses 7 and 8 located at 4-8 Inman Road, Cromer. The built form of the existing building will remain unchanged to that approved under **DA2019/1346 (Appendix 9)**. As such, it is considered that the proposal would remain consistent with the aesthetics of the area.

### 5.3 TRAFFIC & TRANSPORT

The Traffic Impact Assessment (TIA) prepared by Stantec (refer to **Appendix 5**) supports the proposed indoor golf facility from a traffic and transport perspective.

#### 5.3.1 Traffic Generation

The traffic generation estimates in Section 4.1.2 of the traffic report notes during 38 vehicle trips during weekend site peak. It is important to consider the proposed business park was determined to generate less traffic than the historic use of the site. It is anticipated that most of the traffic is to be from nearby residential areas. The traffic generated by the proposed facility will primarily use the local road network, which provides more direct and free flowing access, rather than Pittwater Road. Therefore, there is adequate capacity in the surrounding road network to cater for the traffic generated by the proposal.

#### 5.3.2 Parking

The proposal includes 20 car parking spaces (14 spaces adjacent to the warehouses and six spaces in the basement). There is also access to 62 additional shared spaces within the basement on weekdays and 82 spaces on weekends.

Section 3.1.2 of the traffic report includes a table (refer to **Figure 12**) of anticipated demands during the surround road network and facility peak periods.



## STATEMENT OF ENVIRONMENTAL EFFECTS

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**Table 1: Average parking demand estimate**

Time	Operating Capacity	Category	Number of people	Parking Spaces (excl changeover)
Weekday AM (road network peak)	-	Staff	15	15
		Bounce Inc customers	-	-
Subtotal			15	15
Weekday site peak (11am)	50%	Staff	15	15
		Bounce Inc customers	58	19
Subtotal			73	34
Weekday PM (road network peak)	30%	Staff	15	15
		Bounce Inc customers	33	11
Subtotal			48	26
Weekend Midday (road network peak)	75%	Staff	15	15
		Bounce Inc customers	87	29
Subtotal			102	44
Weekend site peak (After 3pm)	100%	Staff	15	15
		Bounce Inc customers	115	38
Subtotal			130	53

**Figure 12. Average Parking Demand Estimate Table (Source: Stantec, 2023)**

The TIA concludes in Section 3.1.3 with a maximum anticipated demand of 34 spaces on a weekday and 53 spaces on a weekend, the allocated parking and available overflow parking is more than suitable to accommodate the expected demand for the trampoline facility. It is also mentioned that any additional demand generated during changeover periods can be adequately accommodated for within the available supply.

WDPC2011 prescribes that 15-16 bicycle parking spaces would be required for the Proposal. Section 3.2 of the TIA noted the business park will have 40 on-site bicycle parking spaces that can accommodate the modest demand expected to be generated by the trampoline facility proposal.

### 5.3.3 Access and Loading

Given the path analysis and design review completed as part of the approved Northern Beaches Business Park and the trampoline facility's low demand for deliveries and waste collection the Traffic Report concludes the existing available loading arrangement is more than suitable for the proposed indoor golf facility. Section 3 of the Traffic Report states the trampoline facility will be serviced by vehicles up to the size of 6.4 metre long small rigid vehicles, with less than one delivery daily.

## 5.4 STORMWATER & EROSION & SEDIMENT CONTROL

The Proposal would not alter the existing stormwater and erosion and sediment control provisions of the subject site.





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### 5.5 NOISE

The Operational Noise Emissions Assessment submitted as part of this DA prepared by Acoustic Dynamic (refer to **Appendix 6**) demonstrates the proposed trampoline facility can be adequately controlled and the amenity of the neighbouring properties and residences can be satisfactorily protected. The proposed trampoline facility can be designed to comply with the relevant acoustic criteria of Northern Beaches Council, the NSW POEO Act 1997 and the NSW EPA. Acoustic Dynamics advises that any level of airborne noise or regenerated noise transmitted into the tenancies adjacent to the proposed trampolining facility should not exceed the relevant maximum sound levels from Australian Standard 2107:2016.

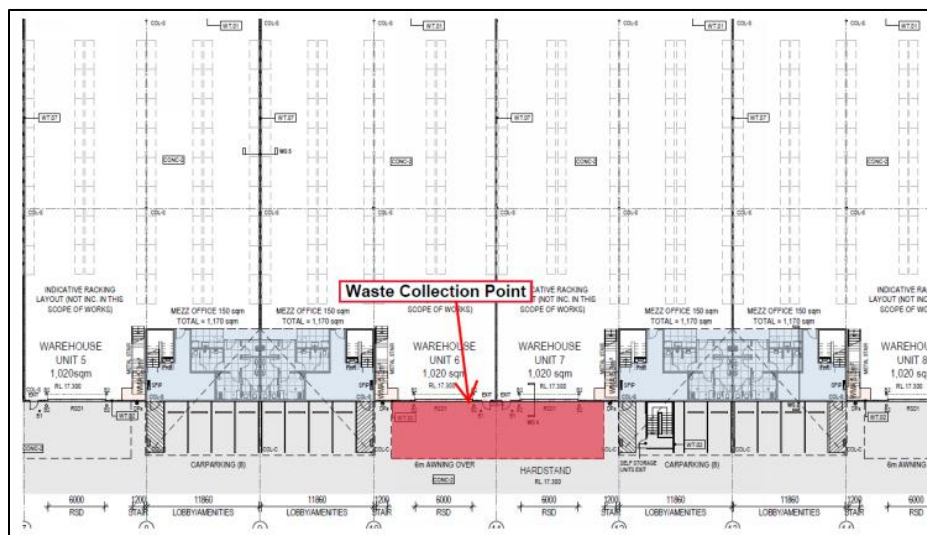
### 5.6 BUILDING CODE OF AUSTRALIA

A BCA Statement has been provided at **Appendix 3** by BCA Logic. This indicates the development is capable of complying with the relevant Australian Standards.

### 5.7 WASTE

A Construction and Operational Waste Management Plan has been prepared by Foresight Environmental at **Appendix 7**. The plan confirms that the waste facilities provided in the proposed design adequately cater for the projected waste generation rates at the completion of the development.

Waste from inside the facility is to be taken directly to MGB bins located directly in front of the building near the car park areas. This location will ensure bins do not interfere with parking or pedestrian access (refer to **Figure 13**). Section 11.1 of the Construction and Operational Waste Management Plan specifies that all streams and bins will typically be collected by medium-rigid rear lift waste trucks.



**Figure 13. Waste Collection Point (Source: Foresight Environmental, 2023)**

It is to be noted that all waste and recycling streams will be differentiated with clear signage on all bins and on walls within the waste storage area.



## STATEMENT OF ENVIRONMENTAL EFFECTS

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### 5.8 HERITAGE

As depicted in **Figure 10** the subject site is listed as an item of environmental heritage in Schedule 5 of the WLEP2011. The subject site comprises three (3) items of heritage:

- Item 52: 'Roche Building';
- Item 53: 'Givaudan-Roure Office'; and
- Item 38: 'Trees'

As the proposed works do not include any intervention to the heritage items themselves and are only for the operational use and fitout of Warehouses 7 and 8 for the purpose of a trampoline facility (indoor recreation facility), no further impacts that would detract from the heritage amenity or views to and from these heritage items is anticipated. The proposed works are limited to later addition fabric of little heritage significance and would be largely limited to the interior of a contemporary addition.

### 5.9 BIODIVERSITY

for the Proposal involves the fitout and use of an existing building (warehouses 7 and 8) as approved under **DA2019/1346 (Appendix 9)** and would have no further impact on biodiversity. Notwithstanding, refer to **Section 3.3.5** of this SEE for consideration.

### 5.10 SUITABILITY OF SITE FOR DEVELOPMENT

The Site is located within an established industrial area and is zoned for IN1 General Industrial under WLEP2011. The proposed trampoline facility will provide an indoor recreation facility that is consistent with the objectives of the IN1 zone to encourage employment generating activities and provide compatible community and recreational uses.

### 5.11 SUBMISSIONS

The Applicant is willing to address any submissions, should they be received by Council.

### 5.12 THE PUBLIC INTEREST

The Proposal is in the public interest as it:

- Is consistent with the objectives of the IN1 General Industrial zone and provides an indoor recreation facility that is commensurate with the existing use of the Site and wider locality.
- Shall not create any measurable environmental or amenity impacts on the surrounding sites or public domain; and
- Promotes employment generation.

The Proposal will have no adverse impact on the public interests and is in accordance with the aims and objectives of the WLEP2011 and WDCP2011. The development of the Site will be carried out to support the continued use of the Site through the provisions of an indoor recreation facility that is commensurate to the Sites surroundings and shall result in a positive impact for the Northern Beaches LGA and the broader region.



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Trampoline Facility

4-8 Inman Road, Cromer (Lot 1 DP1220196)

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## PART F CONCLUSION

The purpose of this SEE has been to present the proposed trampoline facility (indoor recreation facility) for 4-8 Inman Road, Cromer (Lot 1 DP1220196). The Proposal is permitted with consent within the IN1 General Industrial zone pursuant to WLEP2011. The proposal is compatible with the zone objectives and would facilitate the intended use of the land within the IN1 zone, and more broadly within the Northern Beaches LGA. As stipulated previously in this SEE, the matters for consideration under Section 4.15(1) of the EP&A Act have been satisfactorily addressed demonstrating that the proposed development is compatible with the surrounding environment.

The Proposal has been prepared after taking into consideration the following key issues:

- The development history of the site;
- The context of the site and locality;
- The relevant heads of consideration under Section 4.15(1) of the EP&A Act; and
- The aims, objectives and provisions of the relevant statutory and non-statutory planning instruments.

The Proposal is considered to warrant a favourable determination for the following reasons:

- It is appropriate within the context of the Site and surrounding locality.
- The development shall not create any adverse amenity impacts on the surrounding sites or public domain.
- The proposed development is consistent with the relevant provisions of WLEP2011.
- The proposed development is considered consistent with the objectives and provisions of the WDCP2011.

Therefore, it is recommended that Northern Beaches Council support the Proposal for a favourable determination.

