



**Renovate Plans**  
B u i l d i n g   D e s i g n e r s

# Statement of Environmental Effects

1-5/21 Orlando Road, Cromer NSW 2099





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## Introduction

The application seeks consent from Northern Beaches Council for the use of units 1 & 2 for recreational facility for a kids gymnasium, along with building upgrades to meet the BCA report prepared by BCA Vision dated 11<sup>th</sup> June 2025 to the existing commercial tenancy, at 4-21 Orlando Road, Cromer NSW 2099.

This Statement of Environmental Effects (SoEE) assesses the proposed development in relation to the site context, planning controls and environmental considerations. Prepared under Section 4.15 of the Environmental Planning and Assessment Act 1979, this report reviews compliance with relevant planning instruments, evaluates potential impacts and confirms the site's suitability. The assessment demonstrates that the proposal aligns with statutory requirements and serves the broader public interest.

The proposal is considered in the context of the Warringah Local Environmental Plan 2011 and the Warringah Development Control Plan 2011. Relevant State Environmental Planning Policies applicable to the site have also been considered.



Figure 1 - Snippet of Units 1, 2 & 3

## The Subject Site and Locality

The site is located within a well-established **E4 - General Industrial** area characterised by warehouses and factories, consistent with the zoning under the Warringah Local Environmental



Plan 2011. The locality exhibits industrial and commercial uses, including recreational facilities, reflecting a community-oriented environment.



Figure 2 - Locality snippet

The site itself has a gentle slope, however the structures are positioned on a suspended concrete slab with a frontage to both Inman Road and Orlando Road, providing good accessibility. Surrounding development generally maintains building heights up to 11 metres, aligning with the maximum permissible height for the site, and the existing built form respects established setbacks and scale, contributing to a cohesive streetscape.

There are no identified heritage or environmental constraints affecting the site, and the absence of bushfire, flood, or significant environmental overlays supports the continuation of compatible development. The immediate context includes a mix of industrial and commercial tenancies, particularly along Orlando Road, with the subject site accommodating a recreational facility, which is consistent with the evolving mixed-use character of the precinct. The locality benefits from established infrastructure and services under the governance of Northern Beaches Council, with planning controls aimed at maintaining the amenity while allowing for appropriate commercial and community uses that serve local needs.

Overall, the site and its surroundings present a stable and compatible context for the proposed development, which respects the existing character and planning framework of the area.





## Planning History

The land has been used for commercial purposes for an extended period. A search of Council's records has revealed the following relevant history:

- DA2013/0708 for demolition of the existing industrial building and construction of a new industrial building was approved by Council on 15 October 2013.
- Pre-lodgement Meeting PLM2014/0022 was held on 2 April 2014 to discuss construction of an industrial building.
- DA2014/0577 for demolition works and construction of an industrial building was approved by Council on 29 October 2014.
- Mod2014/0106 for Modification of Development Consent DA2013/0708 was approved by Council on 29 October 2014.
- Mod2017/0152 for Modification of Development Consent DA2013/0708 was approved by Council on 7 August 2017.
- Mod2017/0153 for Modification of Development Consent DA2014/0577 was approved by Council on 7 August 2017.
- SC2018/0067 for consolidation of two lots in to one and creation of drainage easement was approved by Council on 1 August 2018.
- DA2020/1575 for strata subdivision of an existing industrial building was approved by Council on 3 March 2021.
- DA2021/1072 for use of premises as a a recreational facility (indoor) was approved by Council on 22 September 2021.
- SC2022/0007 for strata subdivision of an existing industrial building was approved by Council on 31 January 2022.
- DA2022/0156 for Use of Premises as an a recreation facility (indoor) was withdrawn by the Applicant on 27 April 2022.
- DA2024/0105 for Use of Premises as a Recreational Facility (Indoor) was approved and commencement was deferred, requiring a Building Information Certificate.

Due to the ongoing growth of the business, Units 1 & 2 were taken over and additional works occurred. Thus, a new Development Application has been lodged, seeking consent.

A Building Information Certificate has also been submitted concurrently with this application.

## Details of the proposed development

The proposed development comprises change of of an existing commercial premises for recreational facility (indoor) purposes within Units 1 and 2.

The building maintains an overall maximum ridge height of approximately 6.7 metres above the finished ground floor level, with ceiling heights of 2.47 metres to the ground floor and a mezzanine floor at approximately 2.7 metres above ground floor level. The mezzanine and trampoline pit features are integrated within the existing building envelope without extension beyond current roof lines.

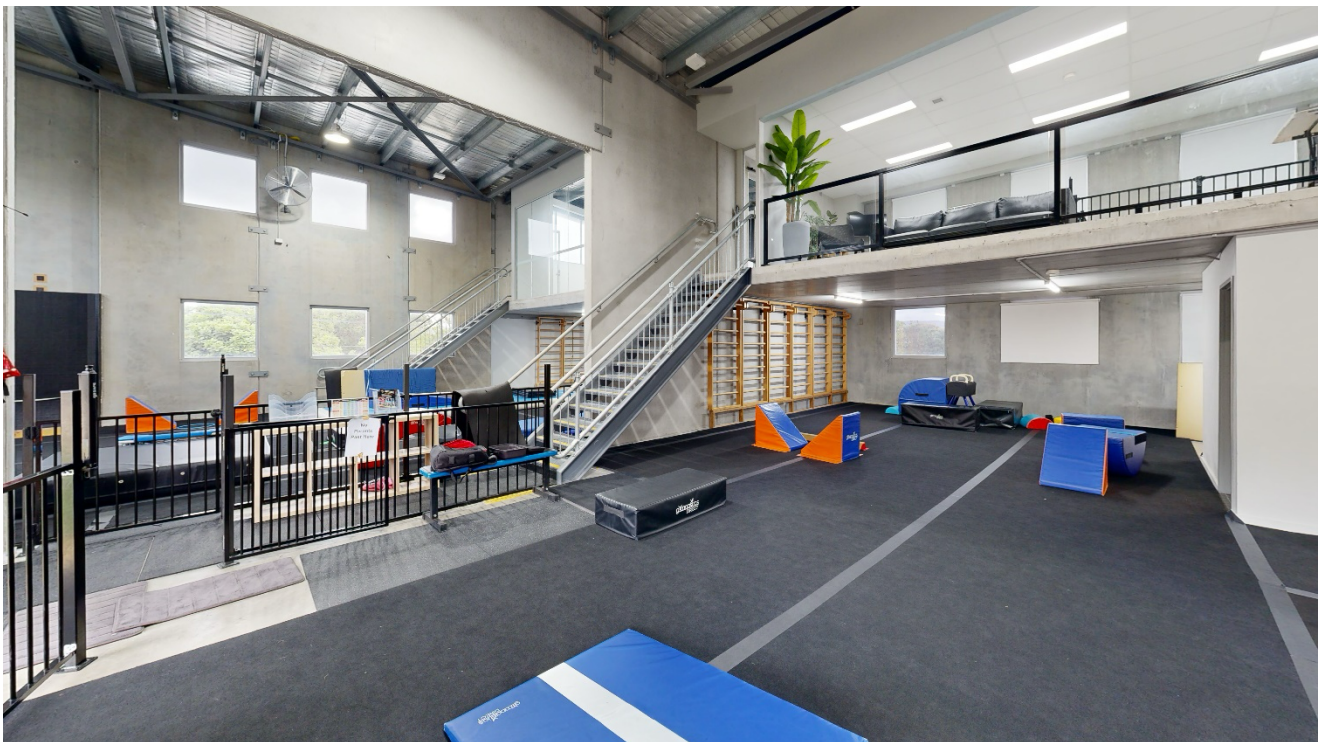


Figure 3 - View of Unit 1 (Left) & Unit 2 (Right) interior; wall removed and glass balustrade added to mezzanine in Unit 2 ("PT.5)





Figure 4 - Interior view of opening in separating walls between Units 1-4

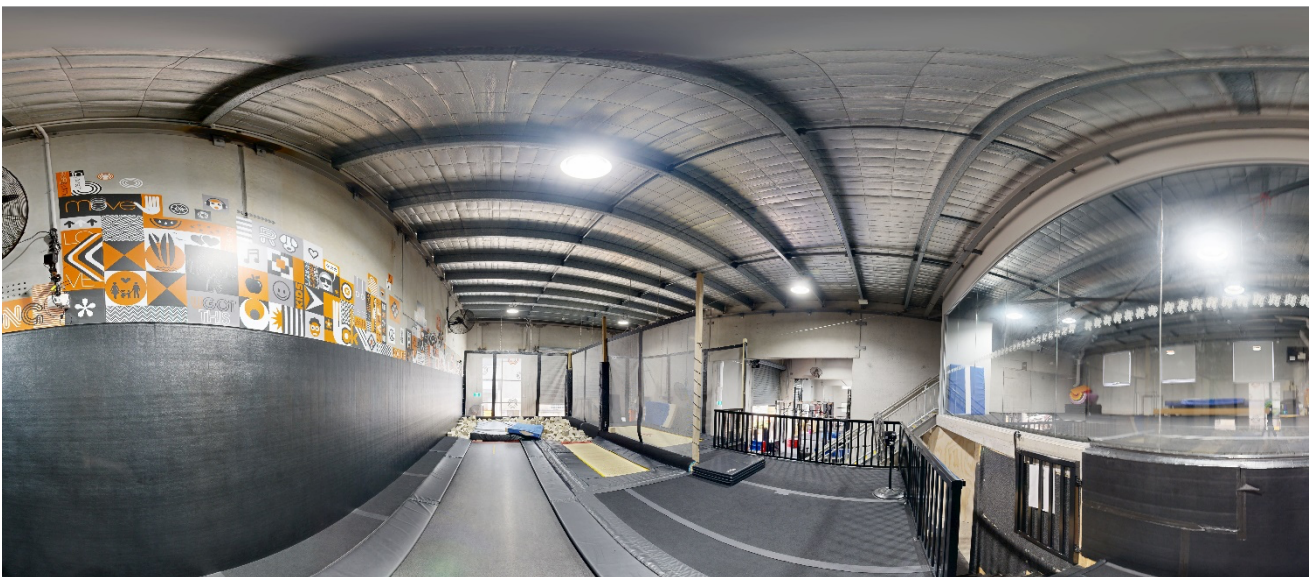


Figure 5 - Trampoline pit area (360 view)

No external building footprint alterations, landscaping works, or car parking provisions form part of this development. Existing setbacks and site coverage remain unchanged.



## **Zoning**

### **Zoning Permissibility**

The subject site is zoned E4 - General Industrial under the Warringah Local Environmental Plan 2011.

#### **1 Objectives of zone**

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To provide areas for land uses that need to be separated from other zones.
- To provide healthy, attractive, functional and safe light industrial areas.

#### **2 Permitted without consent**

Nil

#### **3 Permitted with consent**

Depots; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Horticulture; Industrial retail outlets; Industrial training facilities; Landscaping material supplies; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Water supply systems; Any other development not specified in item 2 or 4

#### **4 Prohibited**

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



Figure 6 - Zoning Maps snippet

The area is zoned General Industrial and a Gym wouldn't be an unusual business activity in this area. As such, the development complies with the requirements of the zone.

### Hours of Operation

Monday:

6:00am to 7:00am, 9:30am to 11:30am, 3:45pm to 6:45pm

Tuesday:

6:00am to 7:00am, 9:30am to 11:30am, 3:45pm to 6:45pm

Wednesday:

6:00am to 7:00am, 7:30am to 8:30am, 9:30am to 11:30am, 3:45pm to 7:00pm

Thursday:

9:30am to 11:30am, 3:45pm to 7:30pm

Friday:

6:00am to 7:00am, 7:30am to 8:30am, 9:30am to 11:30am, 3:45pm to 6:30pm

Saturday:

7:15am to 1:00pm

Sunday: Closed

## Environmental Assessment

### Warringah Local Environmental Plan 2011

Clause & Provisions	Comment	Compliance
<b>4.3 Height of buildings</b>  Limits building height to the maximum shown on the Height of Buildings Map to ensure compatibility with surrounding development.	No height exceeding the existing building is proposed.	Compliant
<b>4.4 Floor space ratio</b>  Limits the maximum floor space ratio (FSR) for buildings to that shown on the Floor Space Ratio Map to control development intensity, building bulk and scale, manage visual impacts, and safeguard infrastructure capacity and amenity.	The maximum floor space ratio for the site is not specified in the available mapping data; however, the development is not seeking to increase the FSR as the works are within an existing, approved building.	Compliant

### Warringah Development Control Plan 2011

#### Built Form Controls

The proposed development does not include any exterior works. There are no built form controls to address under the Warringah Development Control Plan 2011 in relation to this application.

Clause & Provisions	Comment	Compliance
<b>C2 Traffic, Access and Safety</b>  Seeks to minimise traffic hazards, vehicles queuing on public roads, number of vehicle crossings in a street, conflicts between traffic, pedestrians and cyclists, interference with public transport, and loss of on-street kerbside parking. Requires vehicular access to be from minor streets where	Vehicular crossing to be provided in accordance with Council's Vehicle Crossing Policy	Compliant  Existing vehicular crossing to be maintained



<p>practical, no direct access from major roads in specific zones, and compliance with Council vehicle crossing policies and design specifications. On-site loading/unloading must suit the development size, be screened from public view, and allow forward entry/exit of vehicles.</p>		
<p><b>C3 Parking Facilities</b></p> <p>Requires adequate off-street parking designed to minimise visual impact and not dominate the street frontage. Parking must be integrated or located on-site, with preference for rear or underground access in large developments. Garage or carport openings facing the street should not exceed 6 metres or 50% of the building width. Parking design must consider land use, operation hours, public transport availability, and include provision for delivery and disabled parking. Parking for non-residential uses must ensure safe, convenient access, sufficient manoeuvring space, landscaping to screen vehicles, and comply with Australian Standards AS/NZS 2890.1. Parking rates are guided by Appendix 1 and the Roads and Traffic Authority's Guide. Visitor and service vehicle parking must also be provided as appropriate.</p>	<p>Existing parking includes 7 spaces on the entry level and 5 spaces in the basement, as per the Strata Plan. Although there is a shortfall of required spaces, the development is supported by a Parking Management Plan that effectively manages vehicle and pedestrian flows, minimising potential conflicts and impacts on kerbside parking and public transport facilities.</p> <p>The use relies on on-street parking to support the shortfall of on-site parking spaces. Patrons attending the adult classes generally drive to the site and park. These class times are outside of parking and traffic generation peaks, before other businesses in the area are in operation. Patrons attending the kids classes are generally dropped at the premises and collected at the end of the class.</p> <p>A dedicated parking officer assists with management of these vehicular movements.</p> <p>The proposed development does not include any new parking facilities, so does not add to the existing visual impact of the building</p>	<p>Compliant</p>

	or the streetscape. Overall, the proposal meets the objectives and requirements related to traffic, access, and safety.	
<p><b>C9 Waste Management</b></p> <p>This clause facilitates sustainable waste management consistent with Ecologically Sustainable Development principles. Key objectives include waste avoidance, source separation, recycling, and provision of waste storage and collection facilities that are convenient, safe, hygienic, sized adequately, and have minimal adverse impacts on residents, neighbours, pedestrian and vehicle movements. It ensures compatibility with council and private waste services, minimises health and environmental risks, and discourages illegal dumping. All developments involving demolition or construction must comply with Waste Management Guidelines and be accompanied by a Waste Management Plan.</p>	<p>The development does not seek to alter the waste generation and will be in keeping with existing management.</p>	Compliant
<p><b>D3 Noise</b></p> <p>Noise controls apply to land zoned under the local environmental plan, aiming to encourage design solutions that improve urban environments and avoid unreasonable noise that diminishes amenity for users, visitors, or occupants. Key controls include ensuring mechanical plant noise does not exceed ambient noise by more than 5dB(A) at sensitive</p>	<p>The proposed development is inline with the previously supported acoustic report from DA2024/0105 that details the noise emissions for operation of the site, and provides recommendations for management of those emissions. For example, the report recommends closure of windows and doors during class times, and limiting of the volume of music played within the venue. This was previously supported by Council.</p>	Compliant

<p>boundaries, designing to mitigate noise from nearby noise sources, restricting waste vehicle operations near residences between 10pm and 6am, and locating noise-sensitive rooms away from noise sources.</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>	<p>The proposal, subject to conditions of consent, including adherence to the acoustic report recommendations, is worthy of Council's support. Given these factors, the proposed use of the site as an indoor recreational facility is acceptable and will be managed so as not to unreasonably diminish the surrounding amenity or unreasonably impose on occupants, users, or visitors.</p>	
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## **State Environmental Planning Policies (SEPPs) and State Regional Environmental Plans**

### **SEPP (Transport and Infrastructure) 2021 — Ausgrid**

Section 2.48 of Chapter 2 requires the Consent Authority to consider any development application (or an application for modification of consent) for any development carried out: within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists).

- immediately adjacent to an electricity substation.
- within 5.0m of an overhead power line.
- includes installation of a swimming pool any part of which is: within 30m of a structure supporting an overhead electricity transmission line and/or within 5.0m of an overhead electricity power line.

#### Comment:

The proposal does not require referral to Ausgrid.

### **SEPP (Resilience and Hazards) 2021 — Chapter 4 – Remediation of Land**

Sub-section 4.6 (1)(a) of Chapter 4 requires the Consent Authority to consider whether land is contaminated. Council records indicate that the subject site has been used for commercial purposes for a significant period of time with no prior land uses.

#### Comment:

It is considered that the site poses no risk of contamination and therefore, no further consideration is required under sub-section 4.6 (1) (b) and (c) of this Chapter and the land is considered to be suitable for the commercial land use.



# **Environmental Planning and Assessment Act 1979**

## **Summary of Considerations under Section 4.15(1)(a)**

The proposal has been assessed against the relevant planning controls, including the relevant SEPP's, Warringah Local Environmental Plan 2011 and the Warringah Development Control Plan 2011.

The development is consistent with the zoning requirements and does not conflict with any identified environmental constraints or overlays within the site context.

## **Summary of Assessment (Sections 4.15(1)(b)-(e))**

The environmental, social, and economic impacts of the proposed alterations and ongoing use have been found to be acceptable. The site is suitable for the recreational facility use given its location within the zone.

The development complies with the maximum building height limit and maintains existing setbacks, ensuring compatibility with surrounding land uses. Structural adequacy has been confirmed in accordance with relevant Australian Standards and the Building Code of Australia.

Traffic and parking management measures are in place to mitigate potential impacts on the local road network. Public submissions are not anticipated to raise significant issues due to the scale and nature of the development, with any concerns capable of being addressed through standard conditions.

Overall, the proposal aligns with the public interest as defined within the Warringah Local Environmental Plan 2011 aims and objectives.



## Conclusion and Recommendation

The development proposed at 4-21 Orlando Road complies with the relevant provisions of the relevant SEPP's, Warringah Local Environmental Plan 2011 and Warringah Development Control Plan 2011.

Given the site's characteristics and the measures incorporated into the design and management of the proposal, it is considered appropriate for approval.

The development is capable of integration with the existing environment without adverse impacts on amenity, safety, or infrastructure. It is recommended that the application be approved subject to conditions addressing standard planning, building, and environmental requirements.

Yours Sincerely

**Macky Valakas**

Renovate Plans – Building Designers Pty Ltd (Director)

*BDAA #6327 – Diploma Building Design, Certificate IV Building & Construction*