



14 Inman Road, Cromer

**Strata subdivision of building into twelve strata lots
and common property**

**Statement of Environmental Effects
For Northern Beaches Council**

**Prepared by Geoff Goodyer
November 2020**

Project No. 21-055

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Contents

1.	Executive summary	1
2.	Introduction.....	2
3.	Description of proposal	3
4.	Site history	4
5.	Locality analysis.....	5
6.	Warringah Local Environmental Plan 2011	8
6.1.	Aims of WLEP 2011	8
6.2.	Zoning, permissibility, and zone objectives.....	8
6.3.	Development standards	8
6.4.	Miscellaneous provisions	8
6.5.	Additional provisions.....	8
7.	Warringah Development Control Plan 2011	10
8.	Other matters under Section 4.15 of the Environmental Planning & Assessment Act 1979	12
8.1.	The likely impacts of the development.....	12
8.2.	The suitability of the site	12
8.3.	Submissions	12
8.4.	The public interest	12
9.	Summary	13
	Appendix A – Details of the author	14

1. Executive summary

- 1.1. The proposal is to strata subdivide the existing building into twelve strata lots and common property.
- 1.2. The building contains twelve industrial/warehouse units. The proposed strata subdivision is consistent with the approvals issued for the building. The strata subdivision will enable the units within the building to be separately owned.
- 1.3. The strata subdivision includes a 3.6m wide easement to drain water across the site, as required by previous approvals.
- 1.4. The proposal has been assessed under the relevant planning controls, in particular *Warringah Local Environmental Plan 2011* and *Warringah Development Control Plan 2011*. The strata subdivision is permissible with consent in the IN1 General Industrial zone.
- 1.5. The proposal satisfies the aim and objectives of all provisions within those planning controls and is considered to be suitable for approval.

2. Introduction

- 2.1. This Statement of Environmental Effects has been prepared by Geoff Goodyer of Symons Goodyer Pty Limited, Cromer. My professional details are included in Appendix A of this Statement of Environmental Effects.
- 2.2. I am a town planner with over 30 years' experience in local government and private practice. I am a Registered Planner accredited by the Planning Institute of Australia.
- 2.3. This Statement of Environmental Effects assesses the impacts of a proposal to strata subdivide the existing building into twelve lots and common property at 14 Inman Road, Cromer, under section 4.15 of the *Environmental Planning and Assessment Act 1979*.
- 2.4. In the course of preparing this Statement of Environmental Effects I have:
- inspected the site and surrounding locality;
 - taken photographs of the site and surrounding locality; and
 - reviewed relevant environmental planning instruments and Council policies, in particular *Warringah Local Environmental Plan 2011* and *Warringah Development Control Plan 2011*.

3. Description of proposal

- 3.1. The proposal is to strata subdivide the existing building at 14 Inman Road, Cromer into twelve lots and common property.
- 3.2. Each of the lots accommodates a single industrial/warehouse unit with associated office and car parking. The lots are as follows:

Lot	Unit area	Mezzanine	Car spaces	Total
1	206 m ²		45 m ²	251 m ²
2	1,076 m ²		215 m ²	1,291 m ²
3	379 m ²		86 m ²	465 m ²
4	164 m ²	53 m ²	39 m ²	256 m ²
5	121 m ²	51 m ²	26 m ²	198 m ²
6	120 m ²	52 m ²	28 m ²	200 m ²
7	166 m ²	51 m ²	41 m ²	258 m ²
8	163 m ²	52 m ²	27 m ²	242 m ²
9	191 m ²	46 m ²	41 m ²	278 m ²
10	191 m ²	46 m ²	40 m ²	277 m ²
11	189 m ²	43 m ²	40 m ²	272 m ²
12	186 m ²	47 m ²	40 m ²	273 m ²

- 3.3. The accessways and building surrounds are retained as common property.
- 3.4. A 3.6m wide easement to drain water is retained running generally east to west across the property.
- 3.5. The proposal is shown on the following plans:

No.	Issue	Title	Drawn by
6212F Strata	4	Sheet 1 of 5	CMS Surveyors
6212F Strata	4	Sheet 2 of 5	CMS Surveyors
6212F Strata	4	Sheet 3 of 5	CMS Surveyors
6212F Strata	4	Sheet 4 of 5	CMS Surveyors
6212F Strata	4	Sheet 5 of 5	CMS Surveyors

- 3.6. The proposal is accompanied by the following reports:

Title	Date	Prepared by
Statement of Environmental Effects	November 2020	Symons Goodyer

4. Site history

- 4.1. Development Consent DA2013/0708 for Demolition of the existing industrial building and construction of a new industrial building at No. 21 Orlando Road, Cromer was granted 15 October 2013.
- 4.2. Development Consent DA2014/0577 for Demolition of the existing industrial building and construction of a new industrial building at No. 14 Inman Road, Cromer was granted 29 October 2014.
- 4.3. Modification Application Mod2014/0106: Modification of Development Consent DA2013/0708 was granted 29 October 2014. This modification application resulted in the two approved industrial buildings under Development Consent DA2013/0708 and Development Consent DA2013/057, to operate as one building over the two sites. A condition was included in the consent, as modified, requiring consolidation of the two lots. The land was subsequently consolidated into Lot 1, DP 1245996.
- 4.4. Modification Applications Mod2017/0152: Modification of Development Consent DA2013/0108 and Mod2017/0153: Modification of Development Consent DA2014/0577 were granted 7 August 2017. The applications approved the following amendments to the proposal:
 - Reduction of approved number of units from 16 to 12;
 - Installation of lift;
 - Steel support beams and walls;
 - Changes to layout of mezzanines; and
 - Total increase in gross floor area by 125m² from 2,874m² to 2,999m².
- 4.5. Building Information Certificate BC2018/0221 was granted on 20 October 2020 for the existing building that is now sought to be strata subdivided.

5. Locality analysis

- 5.1. The subject site is Lot 1, DP 1245996, known as No. 14 Inman Road, Cromer. It is the consolidation of two allotments of land previously known as 14 Inman Road and 21 Orlando Road, Cromer. It is located on the north-eastern corner of Inman Road and Orlando Road. The site's location is shown on the following maps:



Map 1 – Location (source: sixmaps)



Map 2 – Aerial photograph (source: sixmaps)

- 5.2. The site is irregular in shape. It has frontages of 81.29m to Inman Road to the west and 30.46m to Orlando Road to the south.

- 5.3. The site is occupied by a two-storey plus mezzanine industrial/warehouse building constructed of concrete with a metal roof.
- 5.4. Adjoining the site are industrial and warehouse developments.
- 5.5. The surrounding area is characterised by industrial and warehouse developments interspersed with other land uses such as take-away food premises, a child care centre and the Northern Beaches Secondary College Cromer campus.
- 5.6. The site is well serviced by public transport.
- 5.7. The following photographs show the site and surrounding area:

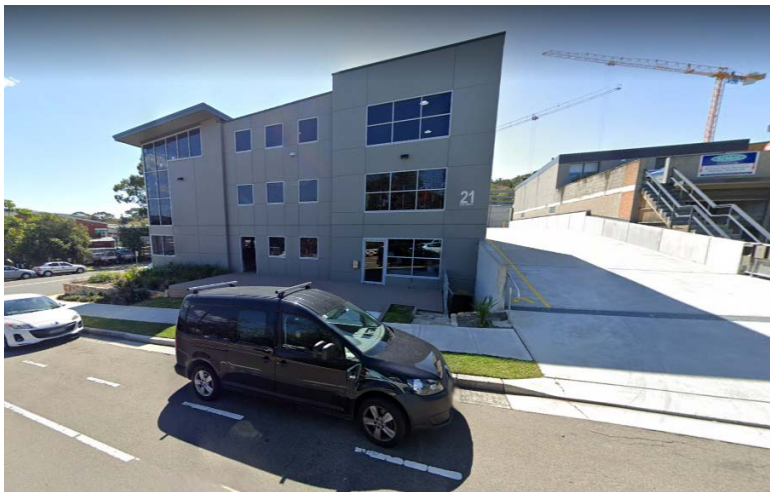


Photo 1:
The subject site viewed from Orlando Road (source: google maps).



Photo 2:
The subject site viewed from the corner of Inman Road and Orlando Road (source: google maps).



Photo 3:
The subject site viewed from Inman Road (source: google maps).



Photo 4:
Existing development on the opposite (western) side of Inman Road (source: google maps).



Photo 5:
Existing development on the opposite (southern) side of Orlando Road (source: google maps).

6. Warringah Local Environmental Plan 2011

6.1. Aims of WLEP 2011

- 6.1.1. The proposal is considered to be consistent with the aims stated in clause 1.2 of WLEP 2011. In particular, the proposal maintains the diversity of employment opportunities in the locality and promotes the efficient use of infrastructure.

6.2. Zoning, permissibility, and zone objectives

- 6.2.1. The land is zoned IN1 General Industrial. Subdivision is permissible with consent pursuant to clause 2.6 of WLEP 2011.
- 6.2.2. The proposal is considered to be consistent with the relevant objectives of the zone in that it maintains and facilitates the industrial and warehouse land uses, maintains employment opportunities, protects the land for industrial uses, and maintains the industrial character of the area.

6.3. Development standards

- 6.3.1. The proposal is for the strata subdivision of the land and building. Clause 4.1(4(a)) of WLEP 2011 provides that the minimum subdivision lot size development standard does not apply to the subdivision of any land by the registration of a strata plan or strata plan of subdivision under the *Strata Schemes Development Act 2015*.

6.4. Miscellaneous provisions

- 6.4.1. The site does not contain a heritage item, and is not within a heritage conservation area (clause 5.10). The site is within the vicinity of two heritage items, being the Roche Building located on the southern side of Inman Road (Item I52) and the Givaudan-Roure Office at 96 South Creek Road (Item I53). The proposed strata subdivision of the existing building will result in no change to the setting of those heritage items and has no impact on their heritage significance.

6.5. Additional provisions

- 6.5.1. The site is not identified on the Acid Sulphate Soils Map as being affected by acid sulfate soil pollution risk and no further consideration is required with regards to acid sulfate pollution under clause 6.1 of WLEP 2011.
- 6.5.2. No earthworks are proposed (clause 6.2).
- 6.5.3. The site is not a flood control lot. No further consideration is required under clause 6.3(3) of WLEP 2011.

- 6.5.4. The site is identified as being within areas A and D the Landslide Risk Map (clause 6.4). The proposal involves the strata subdivision of an existing building, with no building works proposed, and no further investigation is required with regards to landslide risk.

7. Warringah Development Control Plan 2011

7.1. The following table details the performance of the proposal against the relevant planning rules in WDCP 2011:

General Principles	Applies	Comments	Complies
B1 Wall heights	NO	No Comment	N/A
B2 Number of storeys	NO	No Comment	N/A
B3 Side boundary envelope	NO	No Comment	N/A
B4 Site coverage	NO	No Comment	N/A
B5 Side boundary setbacks	NO	No Comment	N/A
B6 Merit assessment of side boundary setbacks	NO	No Comment	N/A
B7 Front boundary setbacks	NO	No Comment	N/A
B8 merit assessment of front boundary setbacks	NO	No Comment	N/A
B9 Rear boundary setbacks	NO	No Comment	N/A
B10 Merit assessment of rear boundary setbacks	NO	No Comment	N/A
B11 Foreshore building setback	NO	No Comment	N/A
B12 National Parks setback	NO	No Comment	N/A
B13 Coastal cliffs setback	NO	No Comment	N/A
B14 Main roads setback	NO	No Comment	N/A
C1 Subdivision	NO	No Comment	N/A
C2 Traffic, access and safety	NO	No Comment	N/A
C3 Parking facilities	NO	No Comment	N/A
C3(A) Bicycle parking and end of trip facilities	NO	No Comment	N/A
C4 Stormwater	YES	A 3.6m wide easement to drain water is maintained traversing the property in a generally east to west direction in accordance with condition 27 of Development Consent DA2014/0577.	YES
C5 Erosion and sedimentation	NO	No Comment	N/A
C6 Building over or adjacent to constructed Council drainage easements	NO	No Comment	N/A
C7 Excavation and landfill	NO	No Comment	N/A
C8 Demolition and construction	NO	No Comment	N/A
C9 Waste management	NO	No Comment	N/A
D1 Landscaped open space and bushland setting	NO	No Comment	N/A
D2 Private open space	NO	No Comment	N/A
D3 Noise	NO	No Comment	N/A
D4 Electromagnetic radiation	NO	No Comment	N/A
D5 Orientation and energy efficiency	NO	No Comment	N/A

General Principles	Applies	Comments	Complies
D6 Access to sunlight	NO	No Comment	N/A
D7 Views	NO	No Comment	N/A
D8 Privacy	NO	No Comment	N/A
D9 Building bulk	NO	No Comment	N/A
D10 Building colours and materials	NO	No Comment	N/A
D11 Roofs	NO	No Comment	N/A
D12 Glare and reflection	NO	No Comment	N/A
D13 Front fences and front walls	NO	No Comment	N/A
D14 Site facilities	NO	No Comment	N/A
D15 Side and rear fences	NO	No Comment	N/A
D16 Swimming pools and spa pools	NO	No Comment	N/A
D17 Tennis courts	NO	No Comment	N/A
D18 Accessibility	NO	No Comment	N/A
D19 Site consolidation in the R3 and IN1 zone	YES	The site remains as a single torrens title allotment with the building subdivided as a strata scheme.	YES
D20 Safety and security	NO	No Comment	N/A
D21 Provision and location of utility services	YES	The site is connected to all relevant utility services.	YES
D22 Conservation of energy and water	NO	No Comment	N/A
D23 Signs	NO	No Comment	N/A
E1 Preservation of trees or bushland vegetation	NO	No Comment	N/A
E2 Prescribed vegetation	NO	No Comment	N/A
E3 Threatened species, populations, ecological communities	NO	No Comment	N/A
E4 Wildlife corridors	NO	No Comment	N/A
E5 Native vegetation	NO	No Comment	N/A
E6 Retaining unique environmental features	NO	No Comment	N/A
E7 Development adjoining public open space	NO	No Comment	N/A
E8 Waterways and riparian lands	NO	No Comment	N/A
E9 Coastline hazard	NO	No Comment	N/A
E10 Landslip risk	NO	No Comment	N/A
E11 Flood prone land	NO	No Comment	N/A
F1 Local and neighbourhood retail centres	NO	No Comment	N/A
F2 Brookvale brickworks	NO	No Comment	N/A
F3 Special activities	NO	No Comment	N/A
F4 SP2 Infrastructure zone	NO	No Comment	N/A
G1 Dee Why mixed use area	NO	No Comment	N/A
G2 Medium density residential land in B4 Mixed Use zone	NO	No Comment	N/A
G3 Belrose corridor	NO	No Comment	N/A
G4 Warringah Mall	NO	No Comment	N/A
G5 Queenscliff Village	NO	No Comment	N/A
G6 Dee Why RSL Club	NO	No Comment	N/A
G7 Evergreen Estate	NO	No Comment	N/A

8. Other matters under Section 4.15 of the Environmental Planning & Assessment Act 1979

8.1. The likely impacts of the development

- 8.1.1. These have been addressed above.

8.2. The suitability of the site

- 8.2.1. The site has been previously assessed by Council as being suitable for industrial and warehouse development. The proposed strata subdivision is consistent with Council's previous approvals applying to the site.
- 8.2.2. The site is not identified as bush fire prone land and is not subject to other natural hazards such as flooding or landslip.
- 8.2.3. The site is located within the Cromer industrial area and is suitable for industrial development.

8.3. Submissions

- 8.3.1. None relevant at this time. The Northern Beaches Council Community Participation Plan states that strata subdivision is a circumstance where notification is not required.

8.4. The public interest

- 8.4.1. The public interest is served by developing the land in an efficient and economic way that maintains the character of the area and the amenity of the neighbourhood. The Council's planning controls encourage such development in this locality.

9. Summary

- 9.1. The merits of this application have been identified in this assessment under Section 4.15 of the *Environmental Planning and Assessment Act 1979*, *Warringah Local Environmental Plan 2011* and the *Warringah Development Control Plan 2011*.
- 9.2. The proposed development will maintain the availability of industrial land and employment opportunities in the locality. It makes efficient use of existing infrastructure.
- 9.3. The proposal achieves the objectives of Council's development controls and strategic aims and is considered to be suitable for approval on town planning grounds.

Appendix A – Details of the author

ACADEMIC QUALIFICATIONS

Bachelor of Town Planning (Honours), University of New South Wales (1988).
Master of Professional Accounting (Distinction), University of Southern Queensland (1999).

PROFESSIONAL EXPERIENCE

1997 to present SYMONS GOODYER PTY LTD

Principal town planning consultant responsible for providing expert town planning advice to a diverse range of clients.

Expert witness in the Land and Environment Court.

Statutory and strategic projects within numerous Council areas, including Ashfield, Bankstown, Canterbury, Hornsby, Ku-ring-gai, Lane Cove, Leichhardt, Liverpool, Manly, Mosman, North Sydney, Pittwater, Randwick, Rockdale, Sutherland, Warringah, Waverley, and Woollahra.

1988 to 1997 WARRINGAH COUNCIL

Manager, Planning and Urban Design Branch (1994-7). Responsible for drafting of operative provisions of the Warringah Local Environmental Plan 2000.
Senior Strategic Planner (1993-1994)
Development Assessment Officer (1988-1993)

1986 to 1988 MARRICKVILLE MUNICIPAL COUNCIL

Town Planner

1986 EDWARDS MADIGAN TORZILLO BRIGGS INTERNATIONAL PTY LTD

Town Planner

1984 RYDE MUNICIPAL COUNCIL

Student Town Planner

PUBLICATIONS

Goodyer, G (1988)
Retail and office activities in industrial areas in the Sydney region. University of New South Wales.

Goodyer, G (1989)
Hi-tech industry. Planning Law and Practice, UNSW, 1989.

Goodyer, G (1995)
Modern Planning Instruments. Health and Building Surveyors' Association (NSW) Conference, 1995.