

WILLOWTREE PLANNING



7 August 2023

Ref: WTJ23-313 (V2)
Contact: Kyrie Ng



STATEMENT OF ENVIRONMENTAL EFFECTS:

PROPOSED SIGNAGE & EXTERNAL ALTERATIONS FOR FUTURE TENANTS

4-8 Inman Road, Cromer 2099
Lot 1 DP 1282038

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

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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			
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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 in support of a Development Application (DA) at 4-8 Inman Road, Cromer 2099 (Lot 1 DP 1282038) (Site).

This DA seeks development consent for **Signage & External Alterations for Future Tenants** at the Site, including other necessary works, as described in **PART C** of this SEE.

The Site is zoned E4 General Industrial, pursuant to the *Warringah Local Environmental Plan 2011* (WLEP2011), which is intended to:

- 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.

The Proposal is permitted within the E4 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 Site and the proposed development, provides relevant background information and responds to the proposed development 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.



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PART B SITE ANALYSIS

2.1 SITE LOCATION AND CHARACTERISTICS

The Site is identified as 4-8 Inman Road, Cromer, which is legally described as Lot 1 DP 1282038. It is located within the suburb of Cromer which forms a part of Northern Beaches Local Government Area (LGA). The Site exhibits an irregular shape with an approximate area of 3.67ha. The Site is bound by South Creek Road to the south and Inman Road to the west. The north-western corner of the Site is bound by Orlando Road, which connects to Parkes Road. The Site also has frontage to Campbell Avenue. The remainder of the Site shares a common boundary with existing residential dwellings and childcare centre to the north.

Located twenty (20) kilometres from Sydney CBD, the 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 proximate to the Dee Why Town Centre which is undergoing significant urban renewal.

The Site currently comprises Northern Beaches Business Park operated by EG. It includes 11 warehouse units and 4 office units for lease. Of note, the buildings are currently under construction.

Figure 1 sets out the cadastral boundary for the Site and **Figure 2** is an aerial image of the Site.



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



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

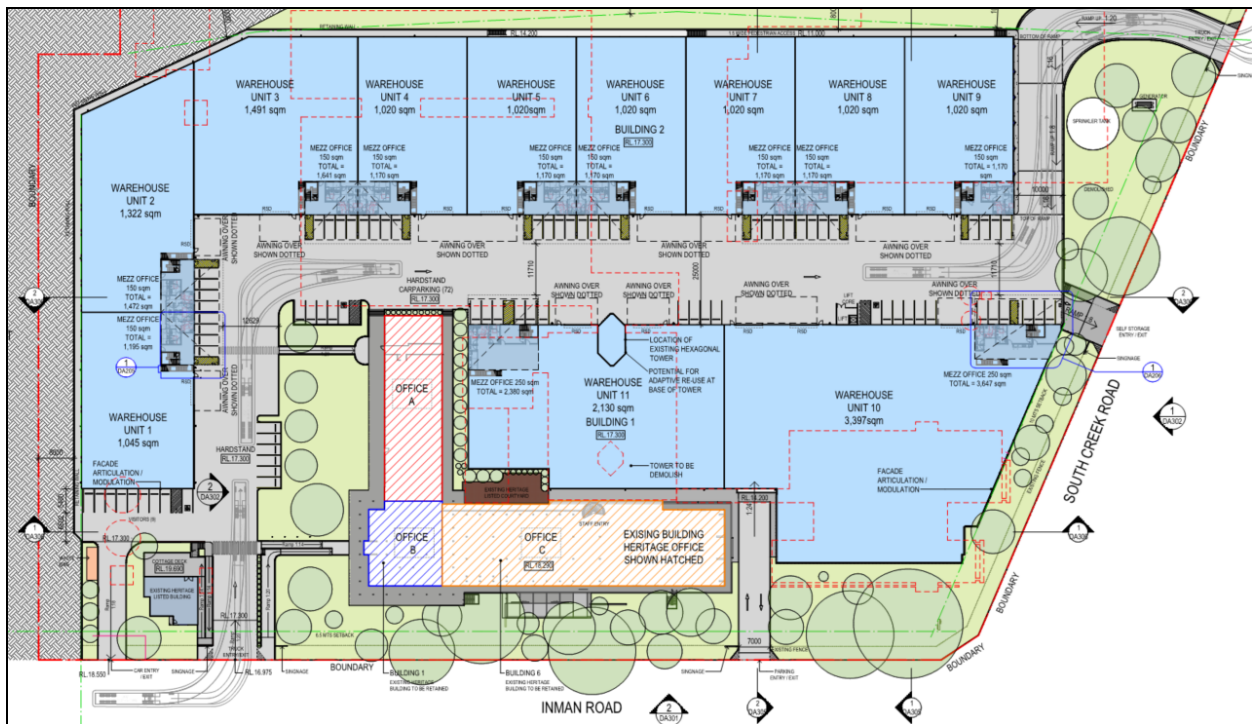


Figure 3. Stamped Plan - DA2019/1346 (Source: EC, 2023)



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2.2 DEVELOPMENT HISTORY

sets out the recent development history at the Site.

TABLE 1. EXISTING CONSENTS		
DA Reference	Summary	Approval Date
DA2023/0294	Use - Change of use and fitout of Warehouse 7 and 8 for the purpose of an indoor recreation facility	18/7/2023
Mod2022/0722	Section 4.55 (1a) Minor Environmental Impact - Modification of Development Consent DA2021/2608 granted for Use of Premises (Warehouse 1) as an Indoor Recreation Facility (swim school), internal fit-out, reconfiguration of car parking and signage	27/02/2023
DA2022/1807	New - Change of use and fitout of Warehouse 11 for the purpose of a golf facility (indoor recreation facility)	30/01/2023
Mod2022/0452	Section 4.55 (1a) Minor Environmental Impact - 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 premises and ancillary cafe	15/12/2022
Mod2022/0396	Section 4.55 (1a) Minor Environmental Impact - 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 premises and ancillary cafe	16/11/2022
DA2023/0807	Alterations and additions to commercial developmt - Child Care Centre	Not provided
DA2019/1346	New - Demolition works and alternations and additions to an existing industrial facility, including new warehouse, and self-storage, office premises and ancillary café.	17/08/2020

DA2019/1346 is the principal development consent of Northern Beaches Business Park, which comprises new warehouses, and self-storages, office premises and ancillary café. Of note, the buildings are currently under construction. Refer to **Figure 4** and **Figure 5**.

Subsequently, **DA2023/0294** seeks consent for the change of use and fitout of Warehouses 7 and 8 at the Site, for the purpose of a trampoline facility (indoor recreation facility) operated by Bounce Inc.

Accordingly, the Proposal seeks installation of business identification signage and alteration works for the proposed trampoline facility and a plant enclosure.



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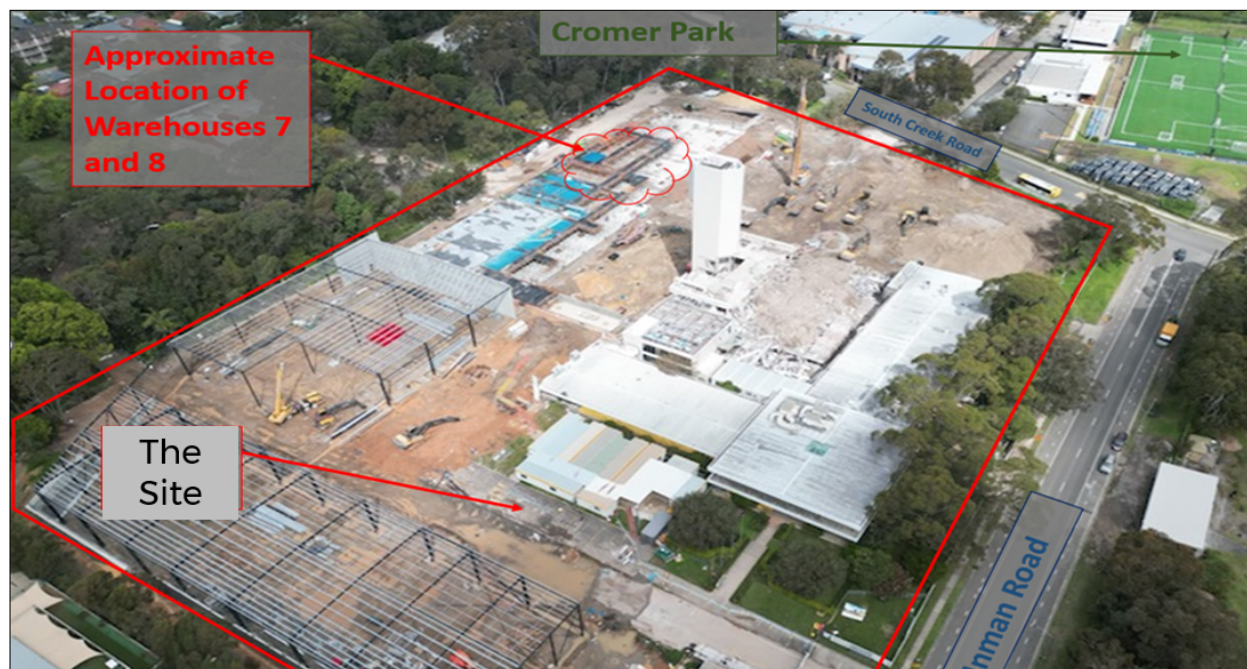


Figure 4. Drone Photograph 1 (Source: EG, 2023)



Figure 5. Drone Photograph 2 (Source: EG, 2023)



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PART C PROPOSED DEVELOPMENT

3.1 PROPOSED SIGNAGE WORK

The Proposal seeks consent for the installation of two (2) signage panels to the approved Northern Beaches Business Park.

The proposed business identification signage (identified as **Signage 1** and **Signage 2**) is installed to the proposed panels for the representation of future tenant of Warehouse 7 and Warehouse 8 – Bounce Inc.

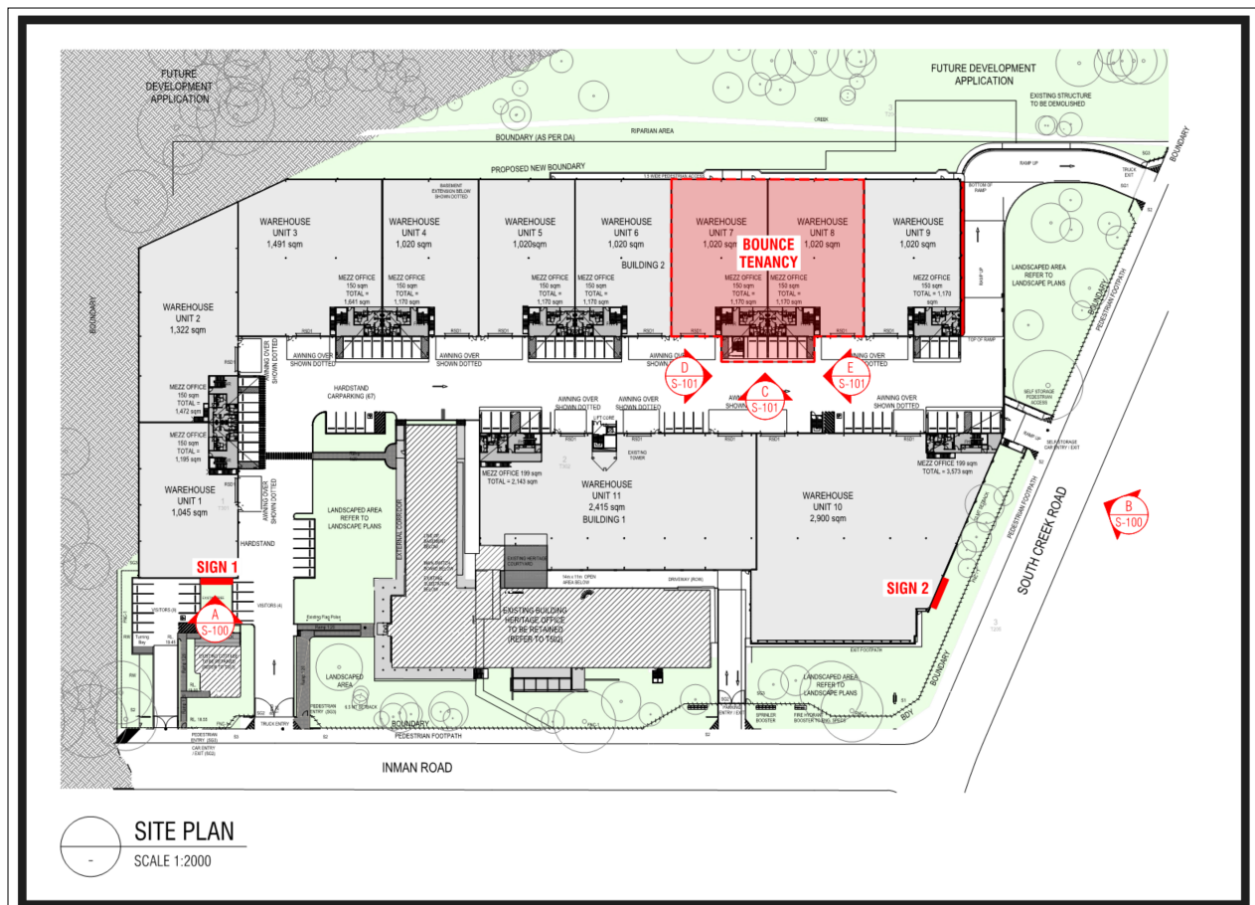


Figure 6. Overall Site Plan (Source: SBA Architects, 2023)

Of note, the Proposal seeks minor signage and alterations only. The proposed use and associated operational details of Warehouse 7 and 8 is in accordance with **DA2023/0294**.



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3.1.1 Signage 1

The Proposal seeks development consent to install a business identification panel (3740mm x 4561mm) to the façade of Warehouse 1 facing Inman Road. The panel would accommodate four (4) business identification signages for future tenancies.

Signage 1 (935mm x 4561mm) is attached to the second space of the panel and the remaining three (3) spaces are available for future tenancies. Refer to **Figure 7**.

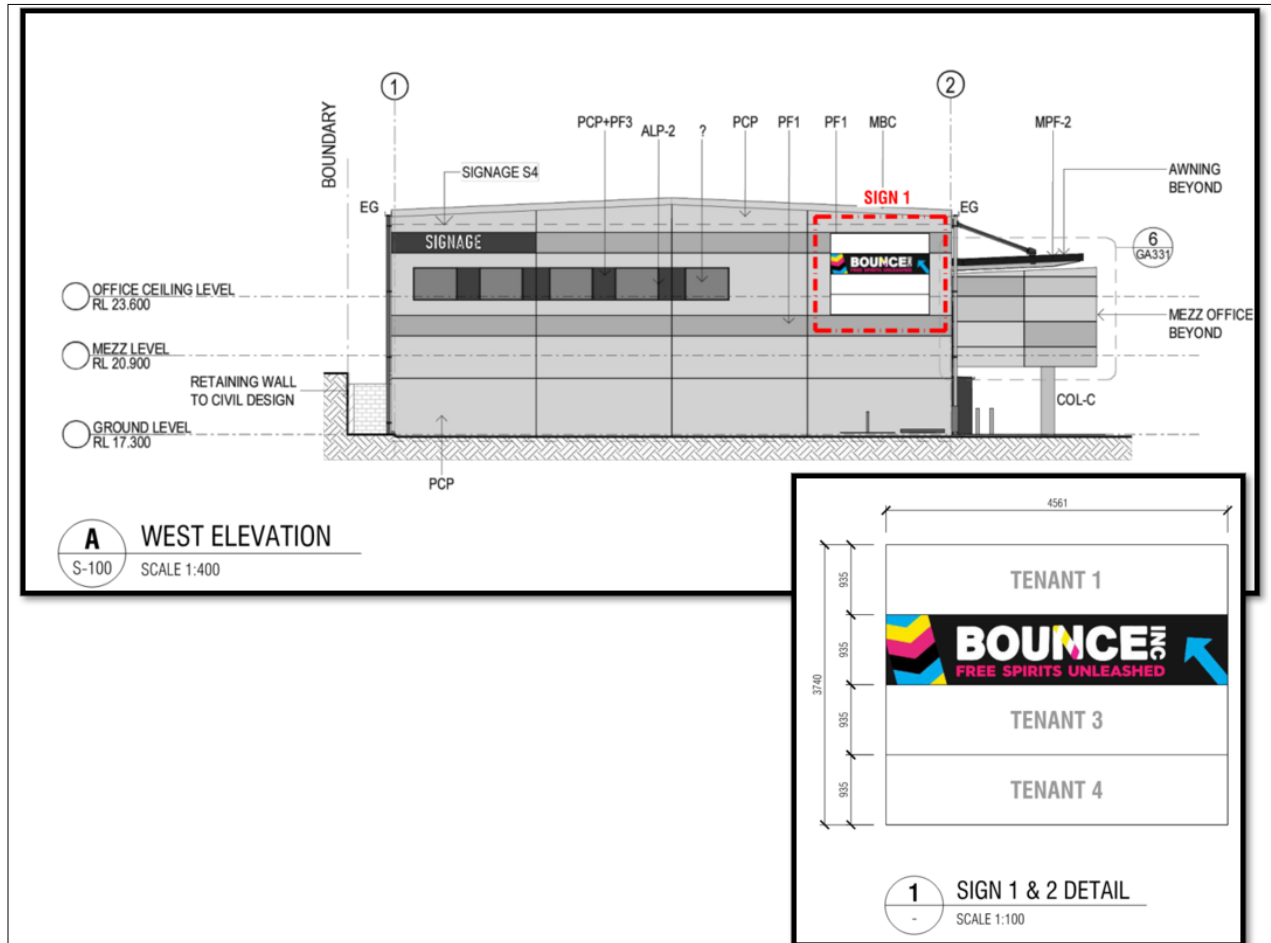


Figure 7. West Elevation - Signage 1 (Source: 2M Creative, 2023)



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3.1.2 Signage 2

The Proposal seeks development consent to install a business identification panel (3740mm x 4561mm) to the façade of Warehouse 10 facing South Creek Road. The panel would accommodate four (4) business identification signages for future tenancies.

Signage 2 (935mm x 4561mm) is attached to the second space of the panel and the remaining three (3) spaces are available for future tenancies. Refer to **Figure 8**.

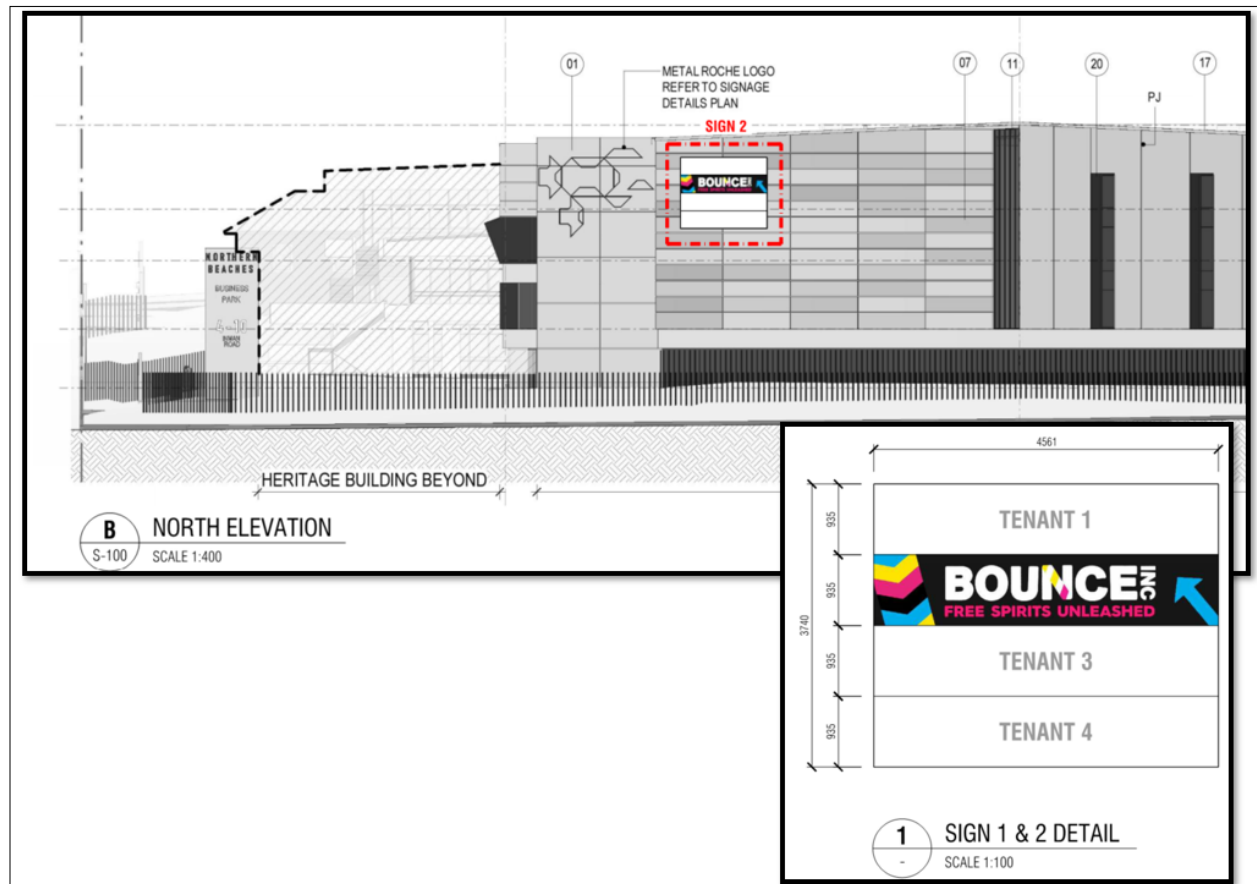


Figure 8. South Creek Road Elevation - Signage 2 (Source: 2M Creative, 2023)



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3.2 PROPOSED ENCLOSING WORK

The Proposal seeks development consent for an external plant enclosure. The proposed enclosure is in a dimension of 800mm x 1600mm x 3000mm and is located at ground level adjacent to the entrance to the building. Of note, the enclosed area is not a part of the Bounce Inc. tenancy.

Figure 9 identifies the location of the enclosure.

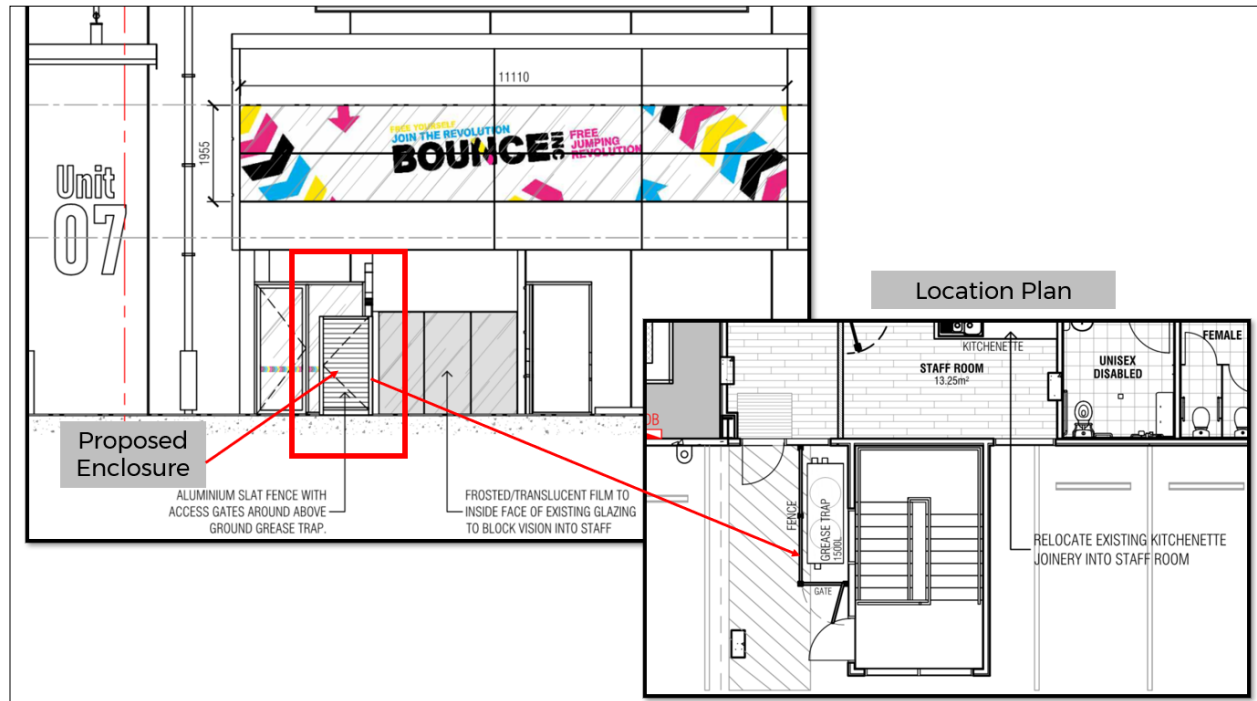


Figure 9. Enclosure of Services (Source: 2M Creative, 2023)



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3.3 PROPOSED ALTERATIONS GROUND FLOOR GLAZING

The Proposal seeks development consent for:

- Proposed frosted film to the glazing on the front elevation; and
- Installation of decal to the front door entrance to the building;

The design details are demonstrated in **Figure 10**.

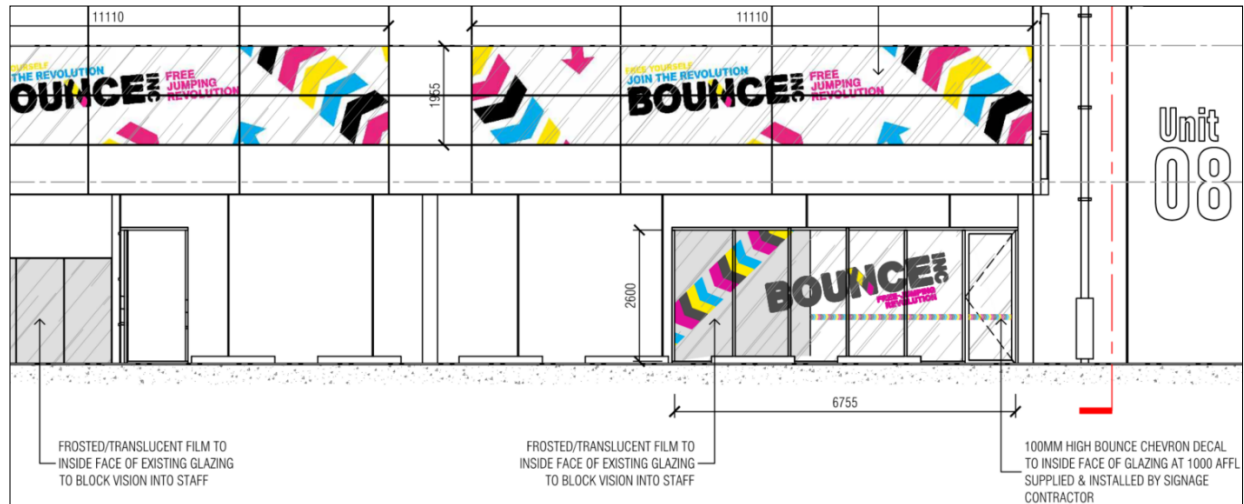


Figure 10. Proposed Alterations (Source: 2M Creative, 2023)



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3.4 PROPOSED ALTERATIONS FIRST FLOOR GLAZING

The Proposal seeks installation of blockout film (with graphic) to inside face of the existing glazing on the first floor of the tenancy. Refer to **Figure 11**.

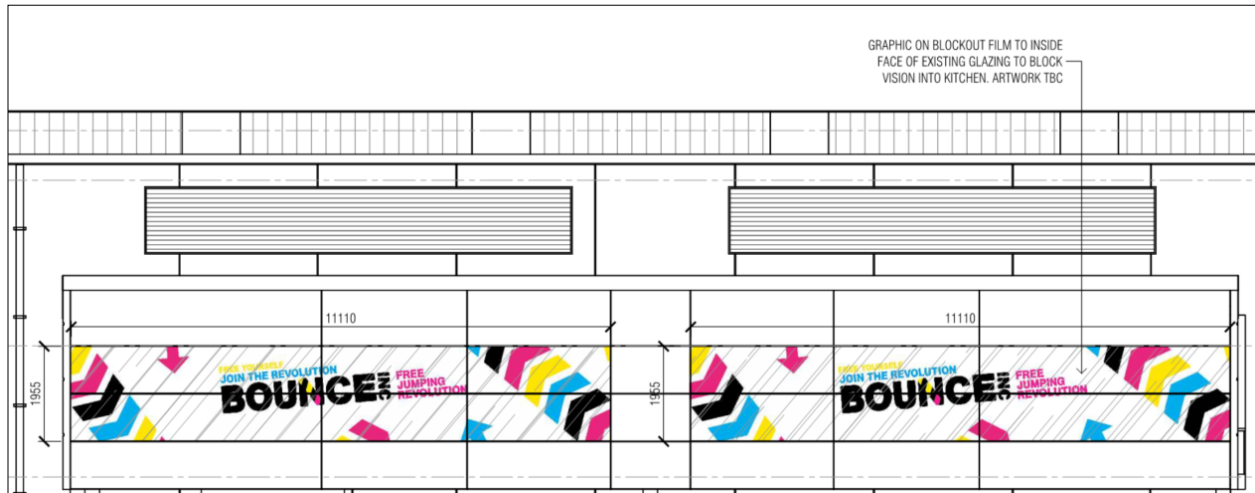


Figure 11. Proposed Blockout Film (Source: 2M Creative, 2023)

3.5 SIDE WALL DETAILS

The Proposal seeks installation of chevrons to first floor side elevation. Refer to **Figure 12**.

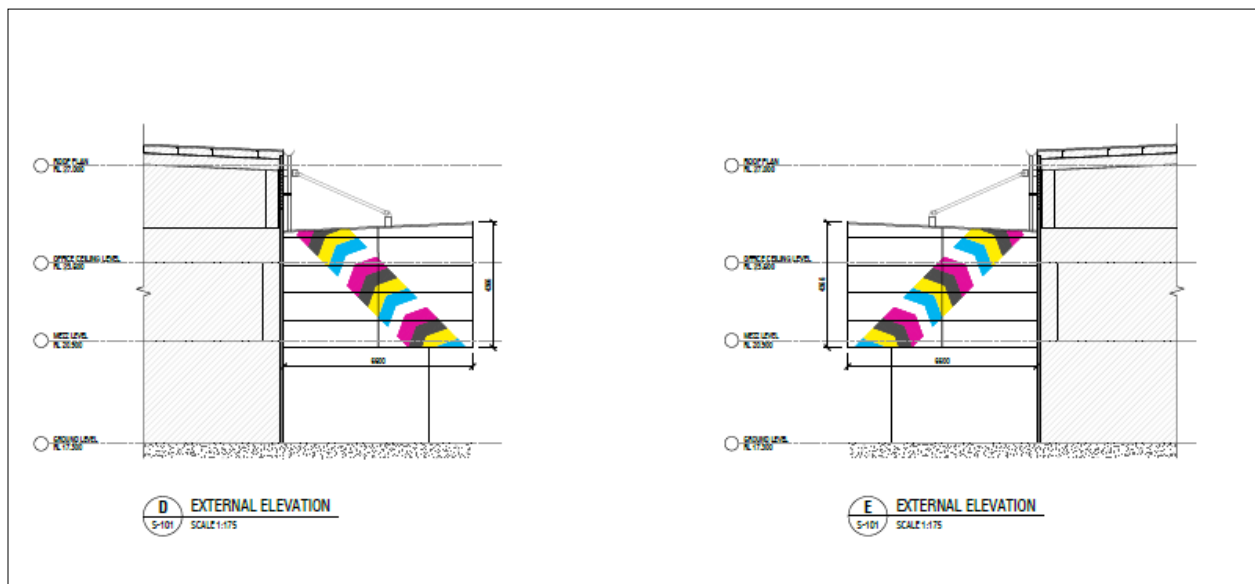


Figure 12. Proposed side elevation (Source: 2M Creative, 2023)



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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 Site in accordance with the EP&A Act.

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

State Planning Context

- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning and Assessment Regulation 2021*
- *State Environmental Planning Policy (Industry and Employment) 2021*

Local Planning Context

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

4.2 STATE PLANNING CONTEXT

4.2.1 Environmental Planning and Assessment Act 1979

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

4.2.1.1 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 2** below.

TABLE 2. 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 Site, which is assessed in Section 4.3.1 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 planning instrument applicable to the Site.



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TABLE 2. SECTION 4.15(1)(A) CONSIDERATIONS

Section	Response
Section 4.15(1)(a)(iii) any development control plan, and	The <i>Warringah Development Control Plan 2011</i> (WDCP2011) applies to the Site and is addressed in Section Error! Reference source not found. and Appendix 3 of this SEE.
Section 4.15(1)(a)(iia) 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 is no relevant VPA at this Site.
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 Section 4.2.2 of this SEE.
Section 4.15(1)(b)-(c)	These matters are addressed in PART E of this SEE.

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

4.2.1.2 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.

According to S4.46 of the EP&A Act, the Proposal is not nominated as an integrated development.

4.2.2 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 3. HOW THE DA IS MADE

Considerations	Response
Division 1 – Making development applications	
<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 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—	The DA includes all relevant information including details of the development, address and formal



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TABLE 3. HOW THE DA IS MADE

Considerations	Response
Division 1 – Making development applications	
(a) <i>be in the approved form, and</i> (b) <i>contain all the information and documents required by—</i> (i) <i>the approved form, and</i> (ii) <i>the Act or this Regulation, and</i> (c) <i>be submitted on the NSW planning portal.</i>	particulars, estimated cost of development, owner's consent, supporting documents including detailed plans and SEE. This DA is submitted via the NSW planning portal.

4.2.3 State Environmental Planning Policy (Industry and Employment) 2021

Chapter 3 of *State Environmental Planning Policy (Industry and Employment) 2021* (Industry and Employment SEPP) applies to the proposed signage.

Chapter 3.1 sets out the aims and objectives:

- (1) *This Chapter aims—*
- (a) *to ensure that signage (including advertising)—*
- (i) *is compatible with the desired amenity and visual character of an area, and*
 - (ii) *provides effective communication in suitable locations, and*
 - (iii) *is of high quality design and finish, and*
- (b) *to regulate signage (but not content) under Part 4 of the Act, and*
- (c) *to provide time-limited consents for the display of certain advertisements, and*
- (d) *to regulate the display of advertisements in transport corridors, and*
- (e) *to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.*
- (2) *This Chapter does not regulate the content of signage and does not require consent for a change in the content of signage.*

An assessment of the Proposal against the relevant sections of the (Industry and Employment SEPP) is provided at **Appendix 2**. The Proposal is considered to be consistent with the provisions of the Industry and Employment SEPP and is acceptable in this regard.



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4.3 LOCAL PLANNING CONTEXT

4.3.1 Randwick Local Environmental Plan 2012

The Site is zoned E4 General Industrial pursuant to the WLEP2011.

Pursuant to the *Standard Instrument (Local Environmental Plans) Amendment (Land Use Zones) Order 2021*, the conventional business and industrial zones have been transformed to new employment zones since 26 April 2023. Of note, the former IN1 General Industrial zone has been transformed to new E4 General Industrial zone. However, business identification signage is permitted with consent within the new E4 General Industrial zone.

The existing use is approved under **DA2019/1346** and the Proposal does not seek any change of use of the premises.

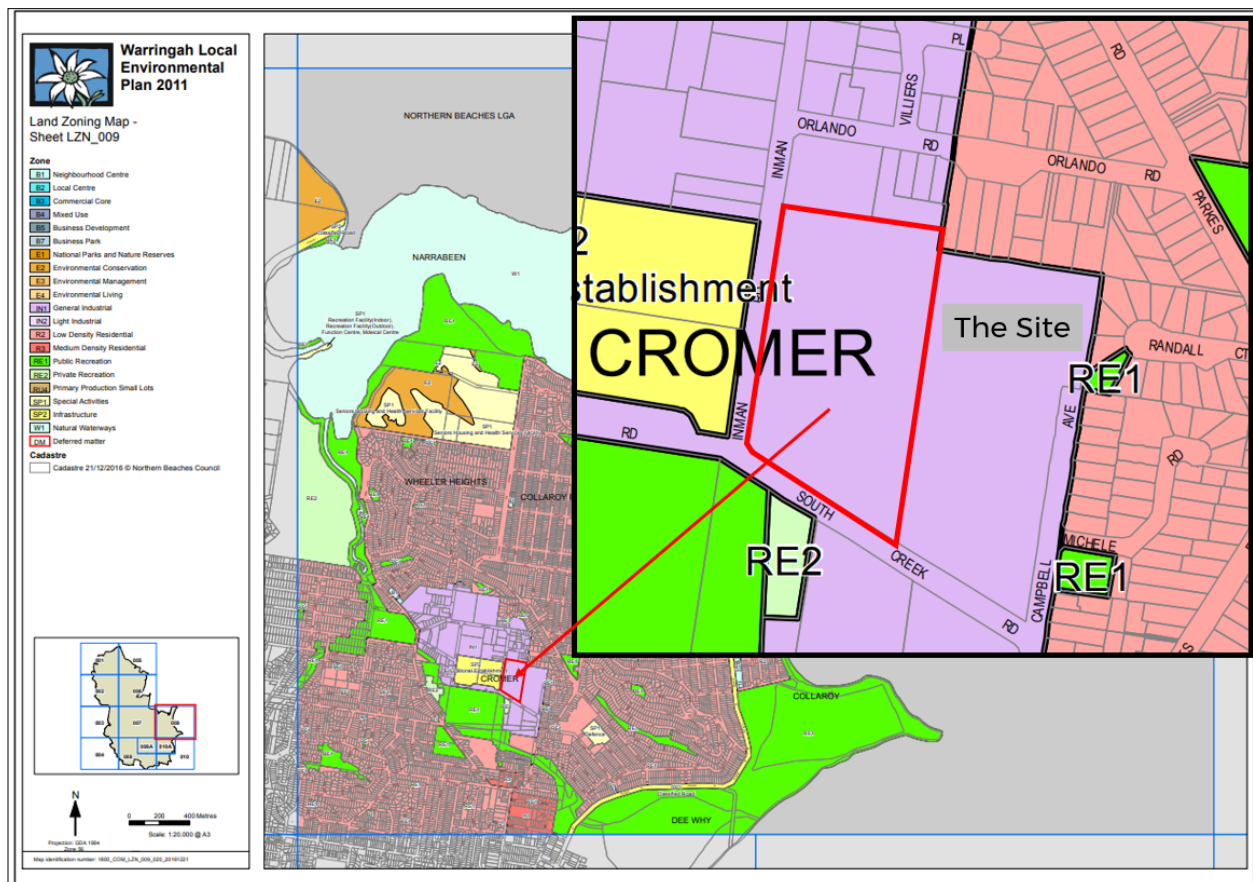


Figure 13. WLEP2011 Zoning Map (Source: NSW Legislation, 2023)



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The objectives of the E4 General Industrial zone include:

- *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.*

Within the E4 General Industrial zone, the following development is permitted without consent:

- *Nil*

Within the E4 General Industrial zone, the following development is 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***

Within the E4 General Industrial zone, the following development is 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*



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4.3.1.1 Development Standards

TABLE 4 outlines the developments consistency and compliance with the relevant development standards and controls under the WLEP2011. The proposed signage does not impact on the WLEP2011 controls as set out below. The development would not impact on the FSR, height control or minimum lot size controls.

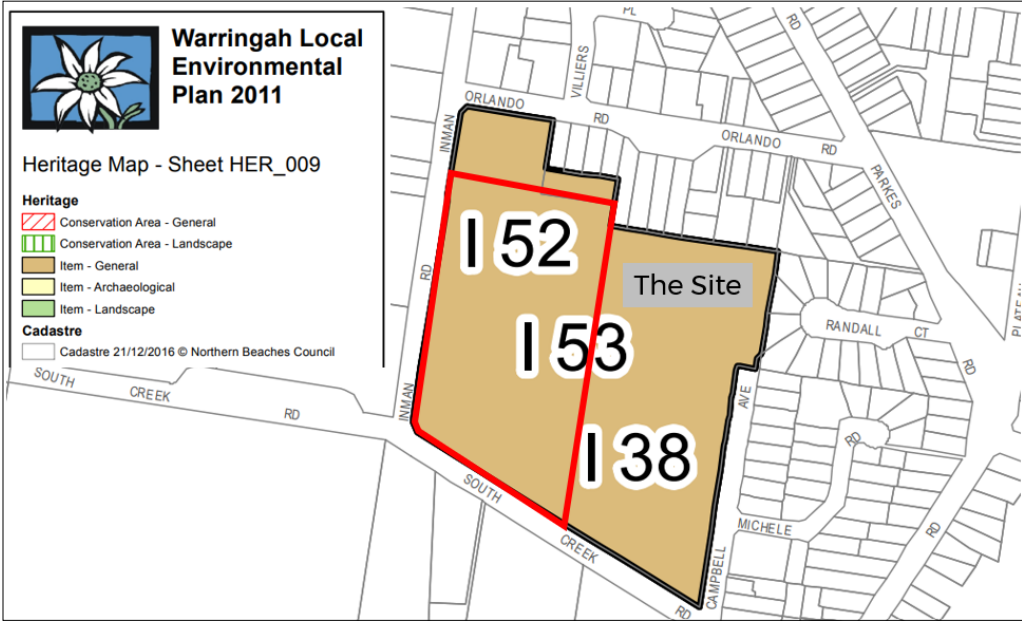
TABLE 4. DEVELOPMENT STANDARDS	
Clause	Comment
Clause 4.1 – Minimum Lot Size	The Site is subject to a minimum lot size of 4000 m ²
Clause 4.3 – Height of Buildings	The Site is subject to a maximum building height of 11m.
Clause 5.10 – Heritage	<p>2 Local Heritage Items are located within the Site. They include:</p> <ul style="list-style-type: none"> ▪ Roche Building (number: I52); and ▪ Street Trees (number: I53) 

Figure 14. WLEP2011 Heritage Map (Source: NSW Legislation, 2023)



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4.3.2 Warringah Development Control Plan 2011

The WDCP2011 provides detailed planning and design guidelines to support the planning controls of the Site. An assessment of the Proposal against the relevant sections of the WDCP2011 is provided at **Appendix 3**. The accompanying assessment confirms that the development does not contravene the controls contained within the WDCP2011.

4.3.3 Northern Beaches Section 7.12 Contributions Plan 2022

Northern Beaches Section 7.12 Contributions Plan 2022 applies to the Site. It authorises Council to grant consent to development to which this Plan applies, subject to a condition requiring the applicant to pay a levy based on the proposed cost of carrying out the development. The table below identifies the levy rates.

TABLE 5. Northern Beaches Section 7.12 Contributions Plan 2022 Levy Rates	
Proposed Cost	Maximum Percentage of the levy
Up to and including \$100,000	Nil
More than \$100,000 and up to and including \$200,000	0.5 percent
more than \$200,000	1.0 percent



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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

The Proposal is for the Signage and minor Alteration Works to the approved Northern Beaches Business Park granted consent under reference **DA2019/1346**. The Site is located within Cromer Industrial Precinct and proximate to Dee Why Town Centre which is undergoing significant urban renewal.

The Proposal will have no significant environmental impacts and the built form of the building is such that the proposed signage will have no adverse amenity impacts to any adjoining sites or materially impact on their residential amenity. Accordingly, the Proposal is considered compatible with the site and surrounding existing and emerging context.

The business identification signage will seek to identify the tenancy for the purpose of its intended use as indoor recreation facility. The Proposal, by virtue of its scale and location on the building façade is in-keeping with the prevailing future context of the area.

5.2 BUILT FORM

The accompanying architectural plans provide details of how the signage will be fixed onto the building. The location of the signage is in-keeping with the approved architectural features of the building and does not seek to dominate or detract from the architectural language of the built form. The proposed signage is consistent with the design intent of the building, is of a scale which is appropriate and proportional to the scale of the building and will not overly dominate or detract from the design quality of the building.

5.3 VISUAL AMENITY

All signage has been designed to accord with the controls contained in the WDCP2011. The visual amenity of the area will not be materially affected as a result of the proposed development which is considered in-keeping within the existing and emerging character of the area. The signage, by virtue of its siting and location on the façades of the building will not detract from the visual amenity of the area.

5.4 HERITAGE

It is noted that the Site comprises two local heritage items. However, the proposed signs are not installed on the heritage buildings and they are unlikely to result in amenity impacts to the heritage items. Appropriate waste treatment and construction measures would be undertaken in accordance with the development consent **DA2019/1346** and relevant Australian Standards. Details of the signage fixings are contained within the architectural plans contained within **Appendix 1**.



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5.5 SUBMISSIONS

The public exhibition of the Proposal will occur in accordance with the requirements of the EP&A Act and the relevant Council planning provisions. Any submissions received by Council during the public exhibition period will need to be reviewed and considered within the assessment of the development application.

5.6 THE PUBLIC INTEREST

As outlined throughout this SEE, the Proposal does not demonstrate any unreasonable environmental or amenity impacts associated with the construction or operation of the facility. The Proposal is therefore in the public interest as it ensures the building is identified for its intended purpose as indoor recreation facility.



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PART F CONCLUSION

The purpose of this SEE has been to present the proposed signage and enclosing work for the proposed indoor recreation facility at 4 Inman Road, Cromer 2099 (Lot 1 DP 1282038). This SEE also seeks to assess its potential impacts having regards to Section 4.15(1) of the EP&A Act.

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

- The proposed development will positively contribute to the established E4 General Industrial zone;
- It is appropriate within the context of the Site and surrounding locality;
- It represents a suitable and appropriate development as assessed against the relevant heads of consideration under Section 4.15 of the EP&A Act;
- The development is in-keeping with the prevailing architectural features of the Northern Beaches Business Park;
- The development shall not create any adverse amenity impacts on the surrounding sites or public domain;
- The development is in accordance with the relevant provisions of the WLEP2011 and WCDGP2011; and
- The signage seeks to identify the site for its intended use as indoor recreation facility.

The proposed development is permissible within the zone and is compatible with the zone objectives. As stipulated previously in this SEE, the matters for consideration under Section 4.15(1) of the EP&A Act have been satisfactorily addressed.

In light of the merits of the proposed development and in absence of any significant environmental impact, the proposed development warrants support by Council.

