



Corona Projects

Development Application
STATEMENT OF ENVIRONMENTAL EFFECTS

Change of use to gym

Unit 12, 14 Inman Road, Cromer

February 2022

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PROJECT DETAILS

Client: Mr Thomas Brideson
Subject land: Unit 12, 14 Inman Road, Cromer
Lot Description: Lot 1, DP 1245996
Proposed development: Change of use from warehouse to gym (indoor recreation facility)

The report is prepared by Joseph Chan
Bachelor of City Planning (Hons)

The report is reviewed by Mathew Fortunato
Bachelor of Architecture and Environment (USYD)

Project Code: J000954

I certify that the contents of the Statement of Environmental Effects to the best of my knowledge, has been prepared as follows:

- In accordance with Section 4.12 of the Environmental Planning and Assessment Act 1979 and Clause 50 of the Environmental Planning and Assessment Regulation 2000;
- The statement contains all available information that is relevant to the environmental impact assessment of the proposed development;
- To the best of my knowledge the information contained in this report is neither false nor misleading.

Quality Management

	Name	Date	Signature
Prepared by	Joseph Chan	14.01.2022	<i>J. Chan</i>
Checked by	Mathew Fortunato	18.01.2022	<i>Mathew Fortunato</i>
Approved for issue by	Joseph Chan	20.01.2022	<i>J. Chan</i>

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared for Mr Thomas Brideson to accompany a Development Application (DA) to Northern Beaches Council for the change of use from warehouse to gym (indoor recreation facility) at Unit 12, 14 Inman Road, Cromer.

The proposal is permissible with consent and is suitable for the site and the area. The proposal has been designed to relate to its site and to the streetscape in terms of appearance, envelope, setbacks, bulk and scale. The proposal will operate without any significant impact to the amenity of neighbouring properties.

This statement assesses any numeric non-compliance as acceptable on merit, resulting in no adverse impacts and in compliance with all relevant DCP and LEP objectives.

The purpose of this SEE is to:

- Describe the site to which the application applies and its context;
- Describe the proposed development
- Describe the legislative framework against which the application is to be assessed and determined; and
- Provide an assessment of the environmental impacts in accordance with the Section 4.15 of the EP&A Act 1979.

This Statement has been prepared in reference to the following:

Document	Author	Date
Architectural Plans	Corona Projects	July 2021
Parking & Traffic Impact Assessment	TEF Consulting	February 2022
BCA Report	Davis Group	August 2021
Waste Management Plan	Corona Projects	January 2022

2.0 SITE ANALYSIS & CONTEXT

2.1 The Site

The site is located at Unit 12, 14 Inman Road, Cromer and is legally described Lot 12 in Deposited Plan 1245996. The site is located within an existing industrial complex sited at the corner of Inman Road and Orlando Road.

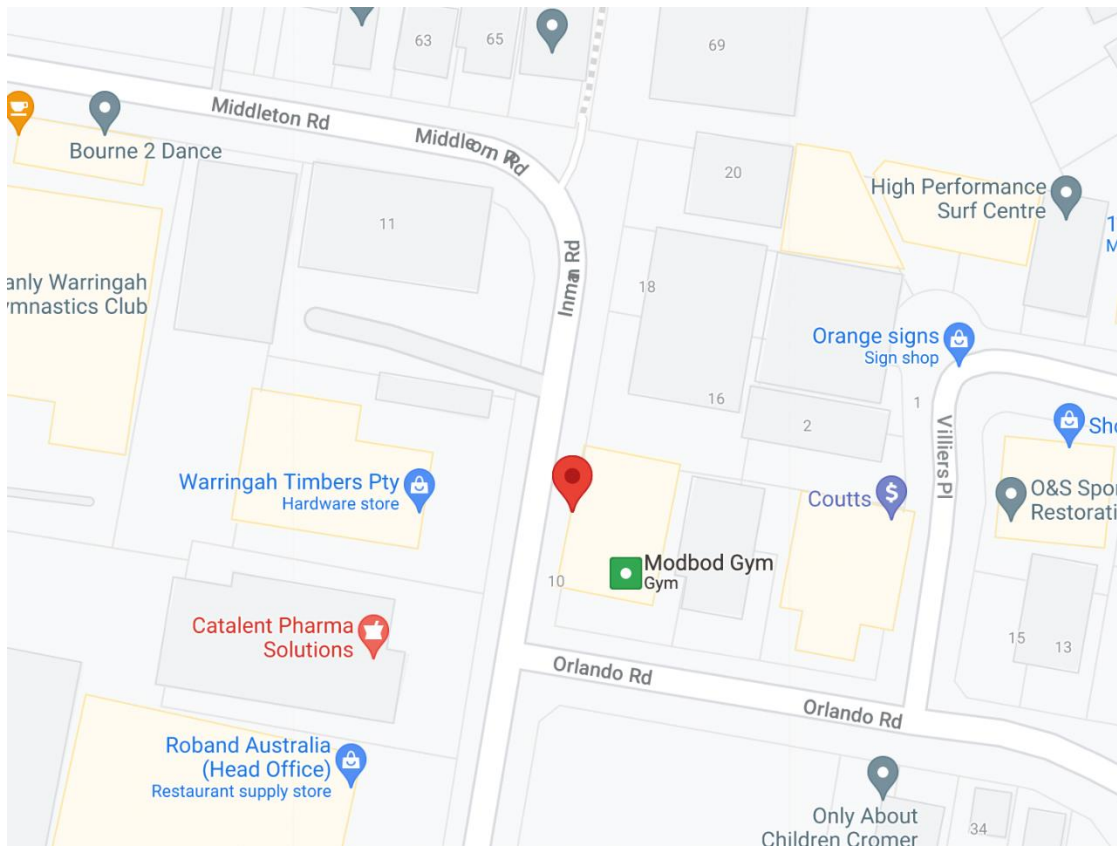


Figure 1 – Site locality map (Google Maps)



Figure 2 – Aerial map (SIX Maps)

The subject site is mostly rectangular with a total area of approximately 225 square metres by measurement. The northern side boundary measures 23 metres and the southern side boundary measures 23 metres. The frontage boundary measures 7.8 metres and the rear boundary measures 7.8 metres. The site is mostly flat.

The subject unit is located within a two-storey industrial building. The building complex contains various business premises. Pedestrian and vehicular access is available from Inman Road.

The land is zoned IN1 General Industrial under the provisions of Warringah Local Environmental Plan 2011 (WLEP). The site is not identified as a Heritage Item, nor is it located within a Heritage Conservation Area (HCA). The subject building is located within the vicinity of a few heritage items, being the *Roche Building (I52)* at 100 South Creek Road and the *Givaudan-Roure Office (I53)* at 96 South Creek Road.



Figure 3 – Subject site as viewed from Inman Road (Corona Projects, June 2021)



Figure 4 – Subject site entrance (Corona Projects, June 2021)

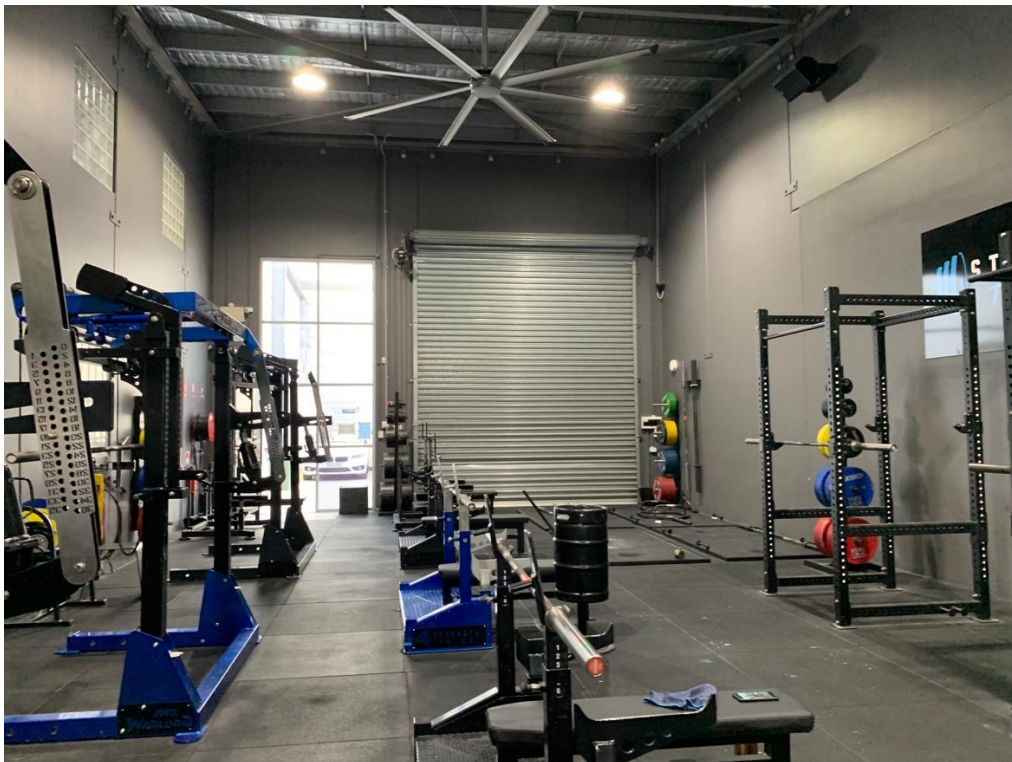


Figure 5 – Subject unit's internal space on the first floor for gym area (Corona Projects, June 2021)



Figure 6 – Subject unit's internal space on the first floor for gym area (Corona Projects, June 2021)



Figure 7 – Subject unit's view on the first floor to Inman Road (Corona Projects, June 2021)



Figure 8 – Kitchenette and storage area on the first floor (Corona Projects, June 2021)



Figure 9 – Bathroom on the first floor (Corona Projects, June 2021)



Figure 10 – Physio area on the mezzanine floor (Corona Projects, June 2021)

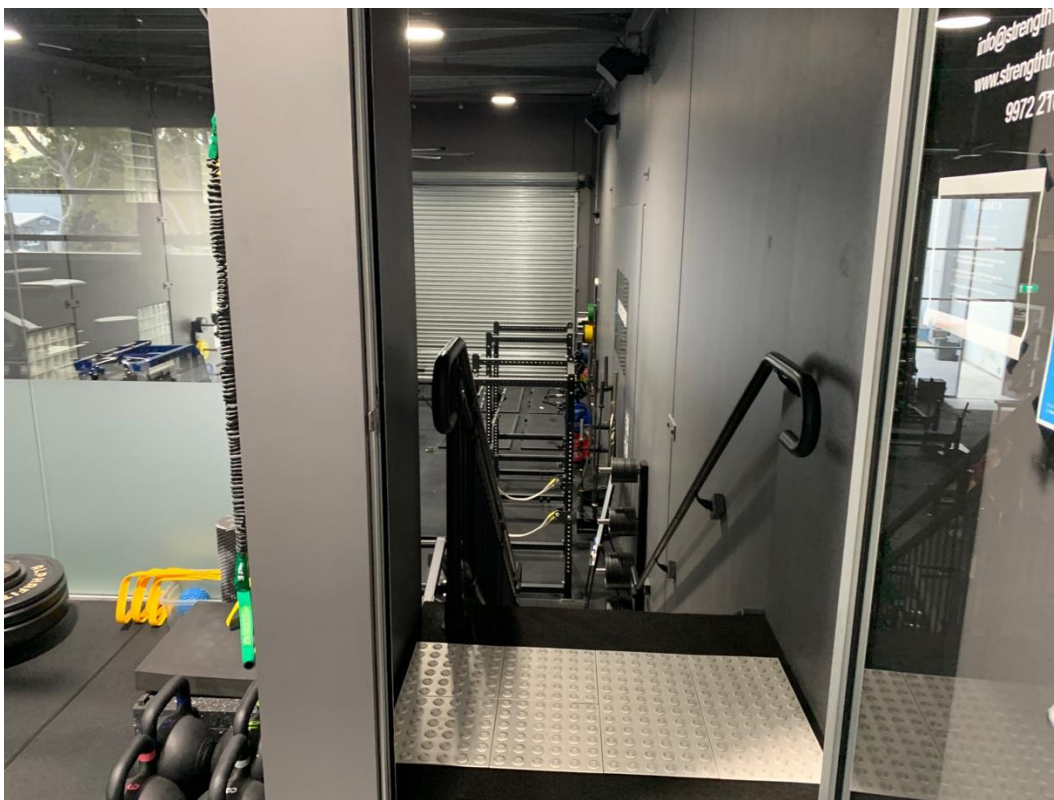


Figure 11 – Stairs access connecting the first and mezzanine floor (Corona Projects, June 2021)



Figure 12 – View from the mezzanine floor to the first floor (Corona Projects, June 2021)



Figure 13 – Office area on the mezzanine floor (Corona Projects, June 2021)



Figure 14 – Entrance to the subject site and car spaces (Corona Projects, June 2021)

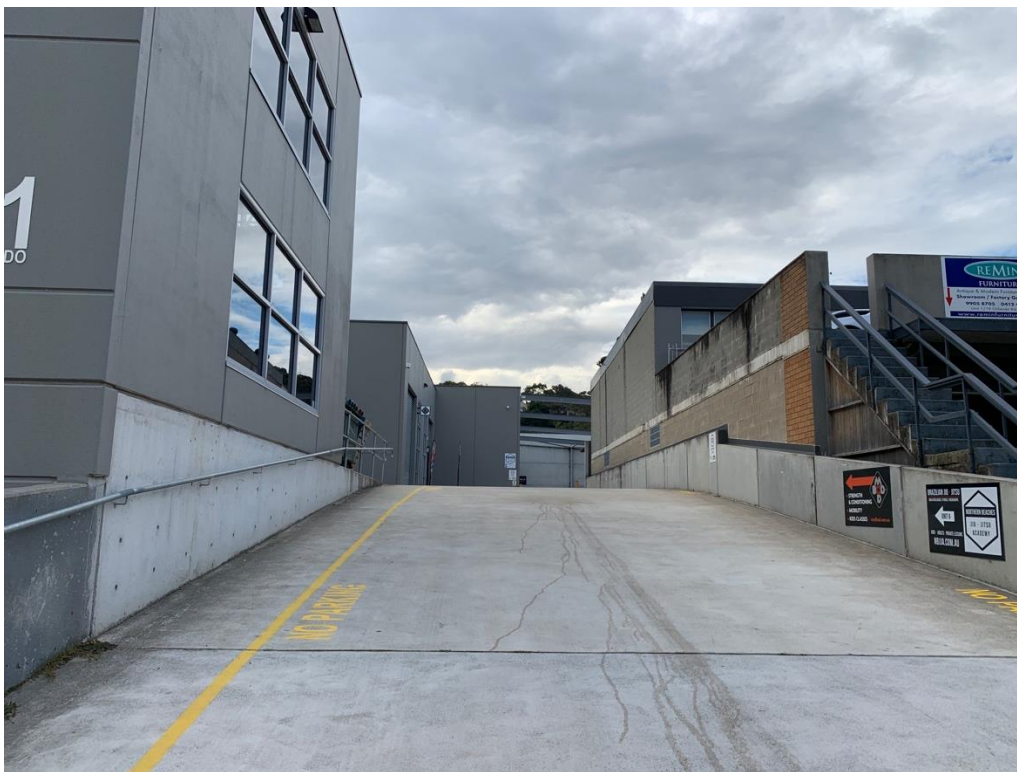


Figure 15 – Pedestrian and vehicular access on Orlando Street (Corona Projects, June 2021)

2.2 The Locality

The site is located within the local industrial centre of Cromer. The locality comprises a mix of commercial and industrial development of buildings heights typically of one to three storeys.

The site adjoins a two-storey building accommodating various industrial premises. The locality is characterised by industrial development combined with other land uses, including warehouses, showrooms, gyms and a childcare centre.



Figure 16 – Subject site adjoining properties and Inman Road streetscape (Google Maps)



Figure 17 – Gymnastics club at 24 Middleton Road, Cromer (Google Maps)

2.3 Connectivity and Public Transport

The site is located within Cromer's local light industrial area and has access to public transport by connected footpaths. The bus stops within 400 metres from the site located on Parkes Road. Bus route 180 operates between Warringah Mall and Collaroy Plateau every 20 minutes. Bus route 180X operates between City Wynyard and Collaroy Plateau during commuting on-work and off-work peak hours.

2.4 Development History

A search on Council's DA Tracker returned the following results for development applications associated with the site.

[Development Application DA2021/1072](#)

Use of premises as a recreational facility (indoor) (Submitted: 12/07/2021)

[Development Application DA2020/1575](#)

Subdivision of existing industrial/warehouse building into twelve strata lots (Submitted: 07/12/2020)

3.0 THE PROPOSAL

3.1 Overview

The Development Application proposes the change of use from a warehouse to a gym (indoor recreation facility). The proposed development is located on the first floor and mezzanine floor business premises of an existing building. The proposed gym comprises a gym area and a kitchenette and a bathroom on first floor. The mezzanine floor will be used as an office and a physio area.

The proposal does not involve any external building works. The proposal will operate without any significant impact to the amenity of neighbouring properties.

Please refer to plans prepared by Corona Projects.

3.2 Development Configuration

The proposed development comprises the following:

Level	Use
First Floor	Gym area
	Kitchenette
	Bathroom
Mezzanine Floor	Office area
	Physio area

3.3 Numerical Overview

A brief numerical overview of the development parameters for the proposed development is included in the following table

Table 1: Key development components

Component	Proposal
Site area	225m ² (As per existing)
Gross Floor Area	225m ² (As per existing)
Floor Space Ratio	As per existing
Height	2 storeys (As per existing)
Boundary setbacks <ul style="list-style-type: none"> • Front • Side • Side • Rear 	As per existing
Car spaces	3 (As per existing)

3.4 Plan of Management

Items	Details
Business name	Strength Tribe
Is any signage proposed? Do you have a design?	1 x acrylic sign fixed to a concrete wall with no overhang. The sign will be next to the entrance. The dimensions are 1.5m wide x 1m high
Type of business (please list ALL services, e.g. what types of training courses will be provided if the future use is a fitness studio)	1:1 Personal training sessions 1:1 Rehabilitation sessions
Hours of Operation	5am - 9pm, 7 days per week
Number of staff	4
Qualification(s) of staff	Registered Physiotherapist Registered Chiropractor Registered Personal Trainers
Expected number of patrons	Maximum 10

Type of waste may generate from the operation, including any hazardous waste	General waste
Waste disposal and collection arrangement	Bins will be placed throughout the site. Staff will be responsible in collecting all waste and disposing them to the according bins. Bingo Bins is responsible for the weekly waste collection.
Staff parking arrangement	In the allocated parking spots at Strength Tribe. Only 1 x staff at a time
Customer parking arrangement	To park in the remaining car spaces, catch public transport or find street parking
Proposed noise sources	Music at the gym The sound of weights and equipment
Proposed noise reduction measures	Music can be kept at a level that no disruption to anyone will occur Lifting platforms and noise reducing equipment within the gym will be provided. The proposal will follow the approved hours of operation to minimise its disturbance to the surrounding business.
Access for disabled customers	Clear access for disabled clients, toilets and bathrooms all built to disabled access specifications
Toilet facilities, including disabled toilet	One disabled toilet has been provided.
Complaint management	Anyone can complain to the shop owner directly by phone or email. The owner's contact detail will be provided upon request. The owner will be responsible to handle all the complaints.
Emergency procedures	The shop owner will set out the emergency procedures in case of any hazards. All staff will be trained by the owner to understand all emergency procedures.

4.0 STATUTORY PLANNING FRAMEWORK AND ENVIRONMENTAL ASSESSMENT

This Chapter provides an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

4.1 Statutory and Policy Compliance

The relevant matters for consideration under Section 4.15(a) of the EP&A Act, 1979, are identified as:

- State Environmental Planning Policy No. 55 – Remediation of Land

- Warringah Local Environmental Plan 2011
- Warringah Development Control Plan 2011

The primary statutory document that relates to the subject site and the proposed development is Warringah Local Environmental Plan 2011. The primary non-statutory plan relating to the subject site and the proposed development is Warringah Development Control Plan 2011.

4.1.1 State Environmental Planning Policy No. 55 – Remediation of Land

This Policy is to provide for a state-wide planning approach to the remediation of contaminated land. Subject to Clause 7, considerations should be given to the suitability of land in terms of contamination.

The subject site has a long history of being used for the commercial/industrial purpose. Thus, there is no further consideration required under Clause 7(1)(b) and (c) of SEPP 55

4.1.2 Warringah Local Environmental Plan 2011

The development complies with the provisions of Warringah Local Environmental Plan 2011 (LEP 2011).

Zoning and permissibility

The site is located in Zone IN1 General Industrial.

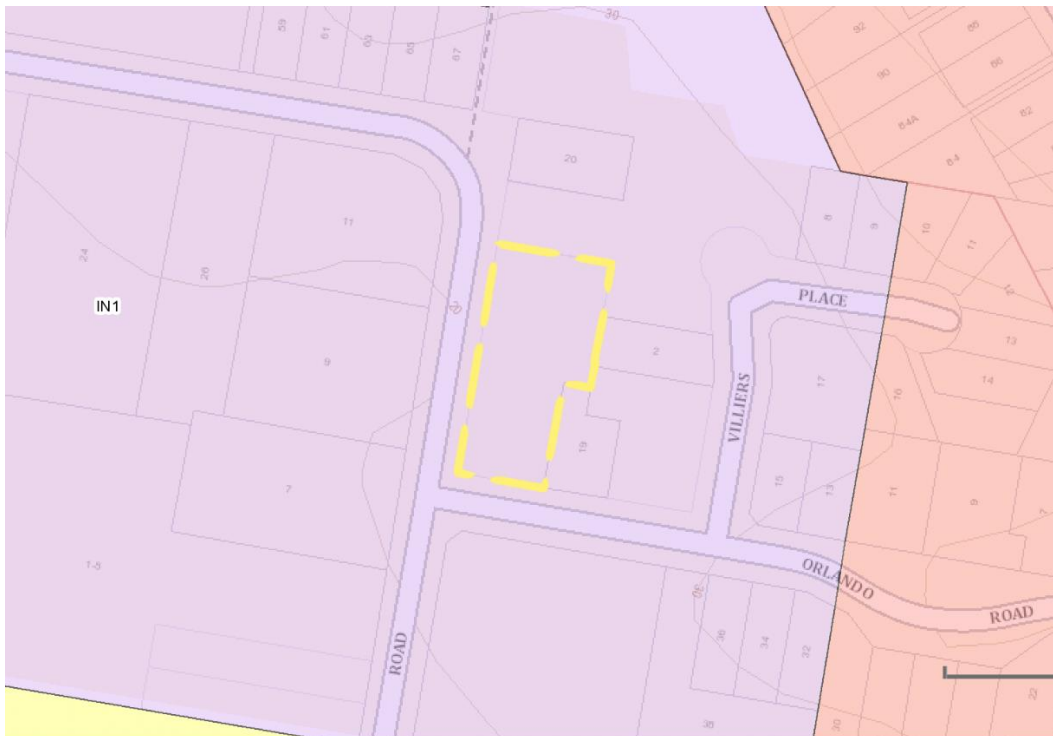


Figure 18 – Land Zoning Map (NSW Planning Portal)

The development is identified to be *Recreation Facilities (Indoor)*, which is permitted with consent in the IN1 General Industrial zone.

The objectives of the zone are:

- *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 proposed development will provide an indoor recreation premise that will complement the existing uses within the local industrial centre of Cromer and enable to provide the necessary facility and service to meet the day to day needs of workers in the area. The use of recreational and health purpose will be suitably integrated and will benefit the local community. No external impact will be generated on the surrounding area as the business is located on the first and mezzanine floor without any changes on the façade.

Clause 4.3 Height of buildings

The LEP Height of Building Map stipulates that the maximum building height permitted for the site is 11 metres. The proposal will not alter the existing height of buildings.

Clause 4.4 Floor space ratio

No LEP Floor Space Ratio Map is stipulated for the site. The proposal will not alter the existing floor space ratio.

Clause 5.10 Heritage Conservation

The site is not identified as a Heritage Item, nor is it located within a Heritage Conservation Area (HCA). The subject building is located within the vicinity of a few heritage items, being the Roche Building at 100 South Creek Road and the Givaudan-Roure Office at 96 South Creek Road. The proposal does not involve any external building works and will not impact the heritage significance of the nearby heritage items.

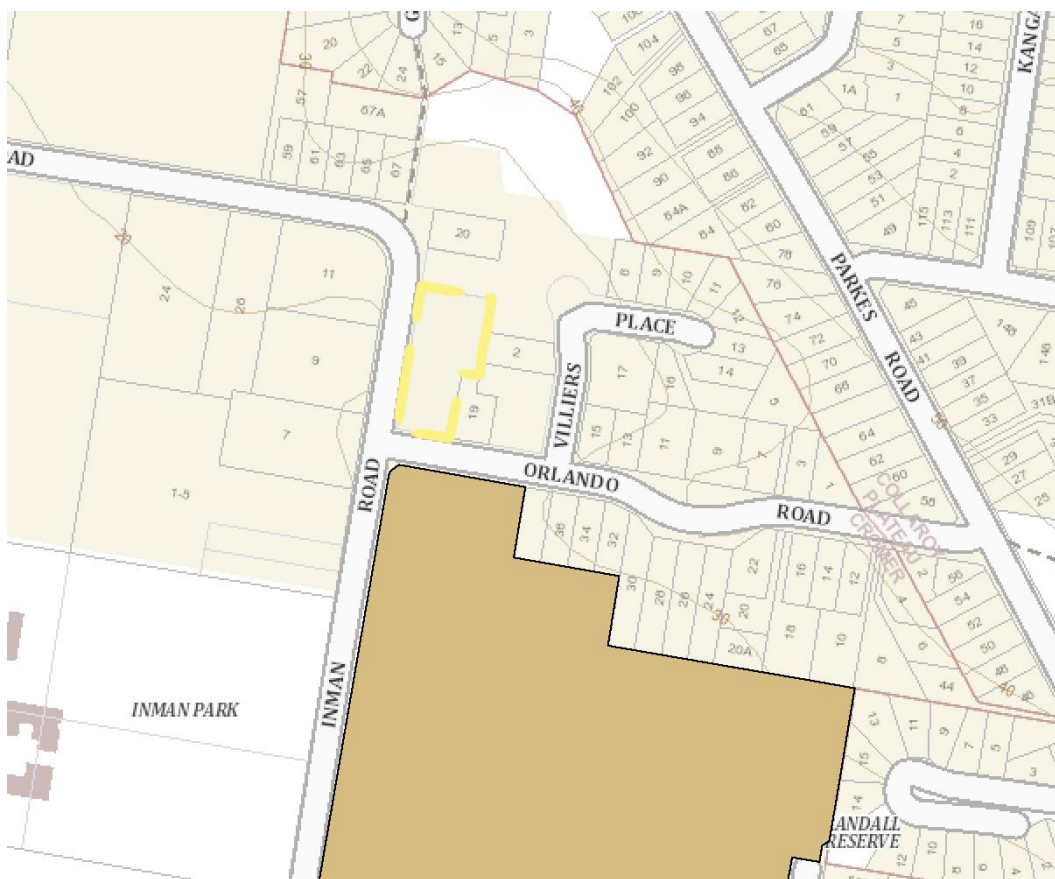


Figure 19 – Heritage Map (NSW Planning Portal)

Clause 6.4 Development on sloping land

The Landslip Map stipulates that the site is being within areas A and D. The proposal involves change of use to a gym of an existing building, with no external building works proposed, no further investigation is required with regards to landslide risk.

4.1.3 Warringah Development Control Plan 2011

The development achieves a high level of compliance with the provisions of Warringah Development Control Plan 2011.

Control	Comment	Compliance
Part C Siting Factors		
C3 Parking Facilities		
4	<p>Carparking is to be provided in accordance with Appendix 1 which details the rate of car parking for various land uses. Where the carparking rate is not specified in Appendix 1 or the WLEP, carparking must be adequate for the development having regard to the objectives and requirements of this clause.</p> <p>See below.</p> <p>A Traffic Report has been prepared by TEF Consulting to justify the parking noncompliance.</p>	Yes

Control		Comment	Compliance
	The rates specified in the Roads and Traffic Authority's Guide to Traffic Generating Development should be used as a guide where relevant.		

Part H Appendices

Appendix 1 Car Parking Requirements

Recreational and tourist facilities

Gymnasium	4.5 spaces per 100 m ² GFA.	<p>Three (3) onsite parking spaces are provided.</p> <p>However, the noncompliance is acceptable as street parking is available in nearby streets with some being unlimited. The business will only accommodate maximum 10 patrons at once. The nearby street parking is able to meet the demand. Patrons are also encouraged to arrive by bike or on foot as they will be residents who live nearby.</p> <p>Please refer to the Traffic Report prepared by TEF Consulting.</p>	Acceptable on merit
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4.2 Impacts of the Development

As noted in the above assessment against the provisions of the relevant Environmental Planning Instruments and Development Control Plan, the development is of a minor scale and nature, and does not present unreasonable environmental, social and economic impacts.

Impacts on Natural and Built Environment

The development does not impact upon native vegetation, soil conditions, foreshore environment or air quality. The proposal only involves minor internal works that will not change the building envelope or building footprint. The proposal is compatible with the existing industrial and will not bring any unwarranted use to the locality.

Social and Economic Impacts

The development increases the amenity of the property with the proposed change of use, offering diverse facility and services for workers and residents within the Cromer area. It will be a valuable and

beneficial gym facility where help people to improve their health conditions. The proposal does not engender any negative social or economic outputs.

4.3 Suitability of the Site

The subject site is considered suitable in size and shape to accommodate the proposed change of use to gym. The proposal does not introduce any incompatible uses to the site. The works are permissible under the IN1 General Industrial zone.

4.3.1 Access to Services

The site is located within an established industrial area with excellent access to services and public transport. As the site is within an established urban area, electricity, sewer, telephone, and water services are readily available to the subject site.

4.3.2 Parking and Access

The on-site parking provided complies with the parking requirements as prescribed by Warringah Development Control Plan 2011. It provides a logical and considered approach to the provision of off-street car parking. The impacts arising as a result of the likely traffic generated by the proposal have been considered in the Parking and Traffic Impact Assessment prepared by TEF Consulting and submitted separately with this application. The design and layout of on-site parking and vehicle access/egress is compliant with AS2890.1.

4.3.3 Hazards

The site is in an area recognised by Council as being subject to landslip. The proposal involves change of use to a gym of an existing building, with no building works proposed, no further investigation is required with regards to landslide risk. The proposed development is not likely to increase the likelihood of such hazards occurring and is considered appropriate in this instance.

The proposal is considered satisfactory in this regard.

4.4 The Public Interest

The proposal is considered to be in the public interest due to its provision of business services which contribute to the activation of IN1 General Industrial area. The proposal will produce nominal environmental, social and economic impacts.

The proposed development has been designed to relate to the size, shape and context of the site and has been designed in accordance with the desired future character for development in the area.

The proposal seeks to provide a change of use development that makes efficient use of space on the site in a prime location that is in high demand for gym facility. In addition, the proposal has been designed to minimise as far as practical any adverse effects on existing and future neighbouring

properties, as it does not involve internal or external physical works. The proposal is consistent with the applicable LEP and DCP provisions except where identified and justified in this Statement of Environmental Effects. Accordingly, the proposed development is considered to be in the public interest.

5.0 CONCLUSION

The Statement of Environmental Effects (SEE) has been prepared to consider the environmental, social and economic impacts of the change of use to gym at Unit 12, 14 Inman Road, Cromer. The report has addressed the applicable policies and plans, and has provided an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

The application proposes a permissible development within the subject site locality. The proposal incorporates appropriate design considerations to minimise any adverse impacts on the natural and built environment, and the amenity of the surrounding neighbourhood.

Given the benefits of the development and compliance with the relevant policies and plans, we conclude that the proposed development at Unit 12, 14 Inman Road, Cromer as described in this application is reasonable and supportable, and worthy of approval by Northern Beaches Council.