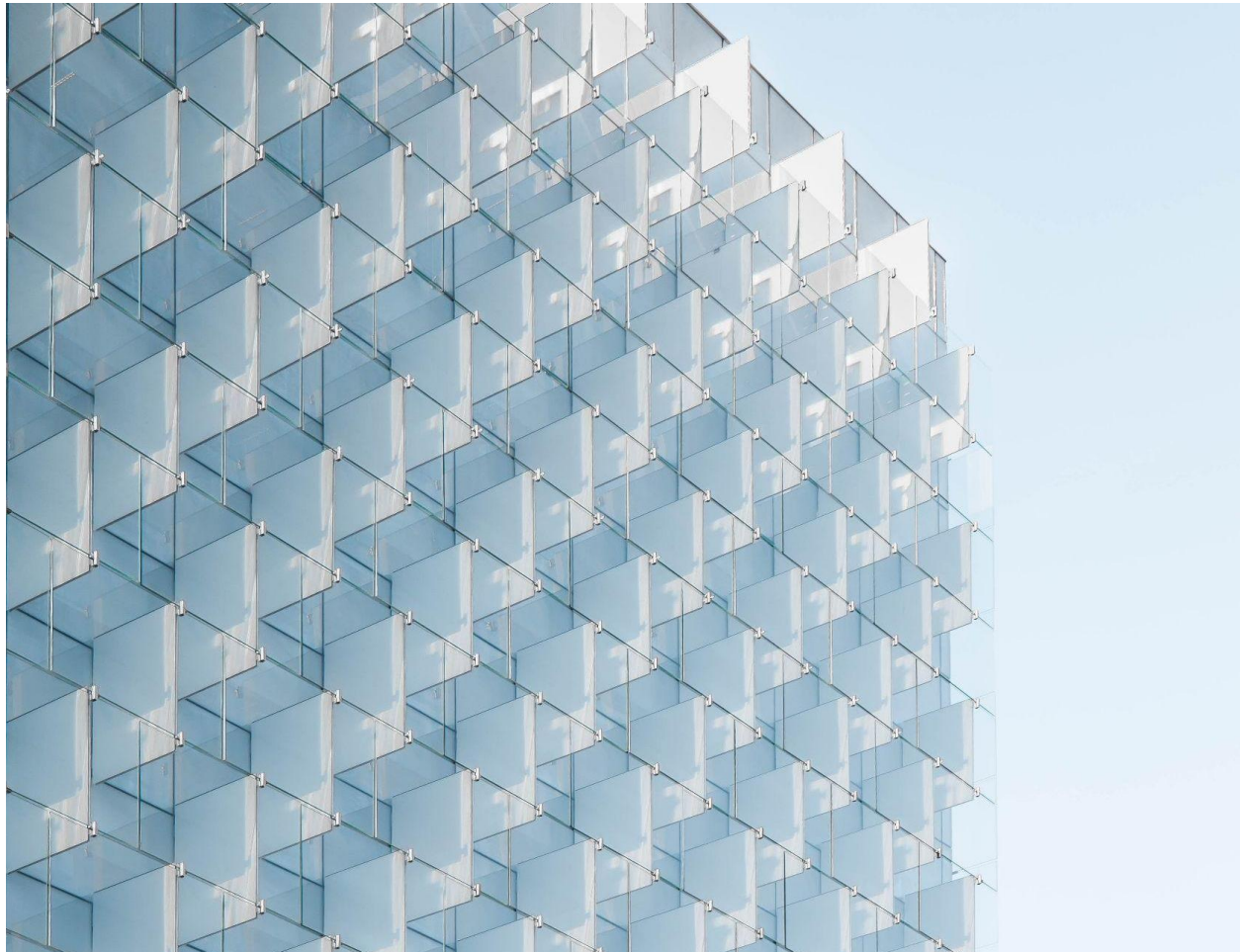


WILLOWTREE PLANNING



19 October 2022

Ref: WTJ22-297
Contact: Macy Fenn



STATEMENT OF ENVIRONMENTAL EFFECTS:

PROPOSED INDOOR GOLF FACILITY

4-10 Inman Road, Cromer
Lot 1 DP1220196

—
Prepared by Willowtree Planning Pty Ltd
on behalf of Precision Golf

ACN: 146 035 707 ABN: 54 146 035 707
Suite 1, Level 10, 56 Berry Street
North Sydney, NSW 2060

enquiries@willowtp.com.au
willowtreeplanning.com.au
02 9929 6974






SYDNEY | NEWCASTLE | GOLD COAST | BRISBANE

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Golf Facility

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

| DOCUMENT CONTROL TABLE | | | |
|---------------------------|---|--|---|
| Document Reference: | WTJ22-297 | | |
| Contact | Macy Fenn | | |
| Version and Date | Prepared by | Checked by | Approved by |
| Version No.1 – 13/10/2022 | Macy Fenn Town Planner | Andrew Cowan Director | Andrew Cowan Director |
| | | | |
| |  |  |  |

© 2022 Willowtree Planning Pty Ltd

This document contains material protected under copyright and intellectual property laws and is to be used only by and for the intended client. Any unauthorised reprint or use of this material beyond the purpose for which it was created is prohibited. No part of this work may be copied, reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system without express written permission from Willowtree Planning (NSW) Pty Ltd.



SYDNEY | NEWCASTLE | GOLD COAST | BRISBANE

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Golf Facility

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

TABLE OF CONTENTS

| | |
|--|-----------|
| TABLE OF CONTENTS | 2 |
| APPENDICES LIST | 3 |
| FIGURES LIST | 4 |
| TABLES LIST | 4 |
| PART A SUMMARY | 5 |
| 1.1 INTRODUCTION | 5 |
| PART B SITE ANALYSIS | 6 |
| 2.1 SITE LOCATION AND CHARACTERISTICS | 6 |
| 2.2 DEVELOPMENT HISTORY | 10 |
| PART C PROPOSED DEVELOPMENT | 11 |
| 3.1 DEVELOPMENT OVERVIEW | 11 |
| 3.2 DEVELOPMENT STATISTICS | 12 |
| 3.3 OPERATIONAL DETAILS | 14 |
| 3.4 SIGNAGE DETAILS | 15 |
| PART D LEGISLATIVE AND POLICY FRAMEWORK | 16 |
| 4.1 CONTROLS AND POLICY OVERVIEW | 16 |
| 4.2 COMMONWEALTH PLANNING CONTEXT | 16 |
| 4.2.1 ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999 | 16 |
| 4.3 STATE PLANNING CONTEXT | 17 |
| 4.3.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 | 17 |
| 4.3.2 ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2021 | 18 |
| 4.3.3 HERITAGE ACT 1977 | 19 |
| 4.3.4 WATER MANAGEMENT ACT 2000 | 19 |
| 4.3.5 BIODIVERSITY CONSERVATION ACT 2016 | 19 |
| 4.3.6 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021 | 20 |
| 4.3.7 STATE ENVIRONMENTAL PLANNING POLICY (INDUSTRY AND EMPLOYMENT) 2021 | 20 |
| 4.4 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS | 23 |
| 4.5 LOCAL PLANNING CONTEXT | 23 |
| 4.5.1 WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011 | 23 |
| 4.5.2 WARRINGAH DEVELOPMENT CONTROL PLAN 2011 | 29 |
| 4.5.3 NORTHERN BEACHES SECTION 7.12 CONTRIBUTIONS PLAN 2022 | 29 |
| PART E LIKELY IMPACTS OF THE DEVELOPMENT | 30 |



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Golf Facility

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

| | | |
|---------------|--|-----------|
| 5.1 | CONTEXT AND SETTING | 30 |
| 5.2 | BUILT FORM | 30 |
| 5.3 | TRAFFIC & TRANSPORT | 30 |
| 5.3.1 | Traffic Generation | 30 |
| 5.3.2 | Parking..... | 30 |
| 5.3.3 | Access and Loading..... | 31 |
| 5.4 | STORMWATER & EROSION & SEDIMENT CONTROL | 31 |
| 5.5 | NOISE | 31 |
| 5.6 | BUILDING CODE OF AUSTRALIA | 31 |
| 5.7 | WASTE..... | 31 |
| 5.8 | HERITAGE | 31 |
| 5.9 | BIODIVERSITY | 32 |
| 5.10 | SUITABILITY OF SITE FOR DEVELOPMENT | 32 |
| 5.11 | SUBMISSIONS | 32 |
| 5.12 | THE PUBLIC INTEREST | 32 |
| PART F | CONCLUSION | 34 |

APPENDICES LIST

| Appendix | Document | Prepared by |
|----------|---|--------------------------|
| 1 | Warringah Development Control Plan 2011 (WDCP2011) Assessment | Willowtree Planning |
| 2 | Architectural Plans | SBA Architects |
| 3 | BCA Statement | BCA Logic |
| 4 | Cost Summary Report | Rider Levett Bucknall |
| 5 | Transport Impact Statement | Stantec |
| 6 | Operational Noise Emissions Assessment | Acoustic Dynamics |
| 7 | Waste Management Plan | MRA Consultants |
| 8 | Heritage Impact Statement | Heritage 21 |
| 9 | Plan of Management | Willowtree Planning |
| 10 | DA2019/1346 Development Consent | Northern Beaches Council |



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Golf Facility

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

FIGURES LIST

| | |
|---|----|
| Figure 1. Cadastral Map (Source: SIX Maps, 2022) | 7 |
| Figure 2. Aerial Map (Source: Near Map, 2022) | 7 |
| Figure 3. Location Plan (Source: SBA Architects, 2022) | 8 |
| Figure 4. Drone Photograph of Site | 8 |
| Figure 5. Drone Photograph of Site | 9 |
| Figure 6. Existing indoor golf facility located at Chatswood (Source: Precision golf, 2020) | 11 |
| Figure 7. Stimulator Bay at Precision Golf Chatswood (Source: Precision Golf, 2020) | 12 |
| Figure 8. Proposed Floor Plan (Source: SBA Architects, 2022)..... | 14 |
| Figure 9. East Elevation Signage Location (Source: SBA Architects, 2022) | 15 |
| Figure 10. WLEP2011 Zoning Map (Source: NSW Legislation, 2022)..... | 24 |
| Figure 11. Heritage WLEP2011 Map (Source: NSW Legislation, 2022) | 27 |
| Figure 12. Height of Buildings WLEP2011 Map (Source: NSW Legislation, 2022)..... | 27 |
| Figure 13. Landslip Risk WLEP2011 Map (Source: NSW Legislation, 2022)..... | 28 |
| Figure 14. Lot Size WLEP2011 Map (Source: NSW Legislation, 2022) | 28 |

TABLES LIST

| | |
|---|----|
| TABLE 1. SITE IDENTIFICATION | 6 |
| TABLE 2. EXISTING CONSENTS | 10 |
| TABLE 3. DEVELOPMENT PARTICULARS | 13 |
| TABLE 4. OPERATIONAL DETAILS | 14 |
| TABLE 5. SECTION 4.15(1)(A) CONSIDERATIONS..... | 17 |
| TABLE 6. HOW THE DA IS MADE..... | 18 |
| TABLE 7: SEPP INDUSTRY AND EMPLOYMENT – Schedule 1..... | 21 |
| TABLE 8. DEVELOPMENT STANDARDS..... | 26 |
| TABLE 9. DEVELOPMENT CONTRIBUTIONS | 29 |



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Golf Facility

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

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 Precision Golf (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 indoor golf facility at the subject site, including other necessary works, 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 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 Clause 50 and Part 1 of Schedule 1 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 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.



STATEMENT OF ENVIRONMENTAL EFFECTS

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

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 proposed development pertains to Warehouse 11 that was approved under **DA2019/1346 (Appendix 10)** as part of the Northern Beaches Business Park and is located in the northwest portion of the Site along Inman Road.

Refer to **Figures 1 -3** below.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Golf Facility

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

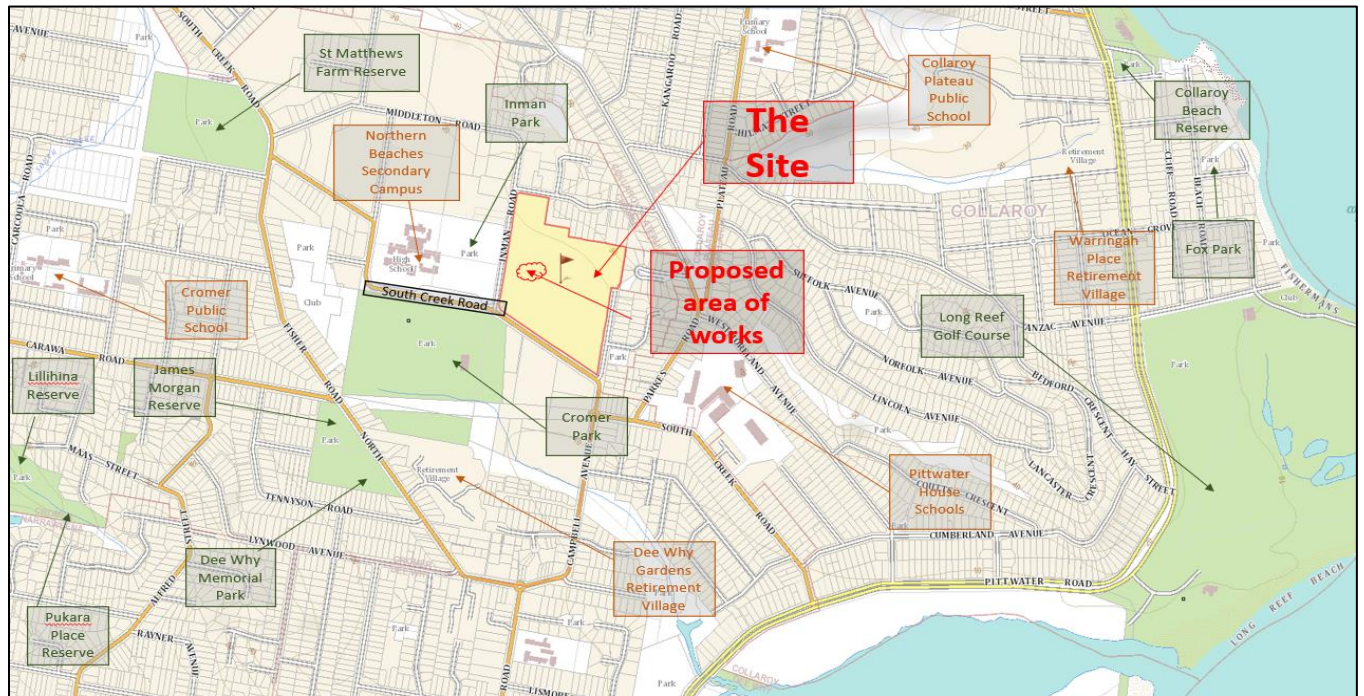


Figure 1. Cadastral Map (Source: SIX Maps, 2022)

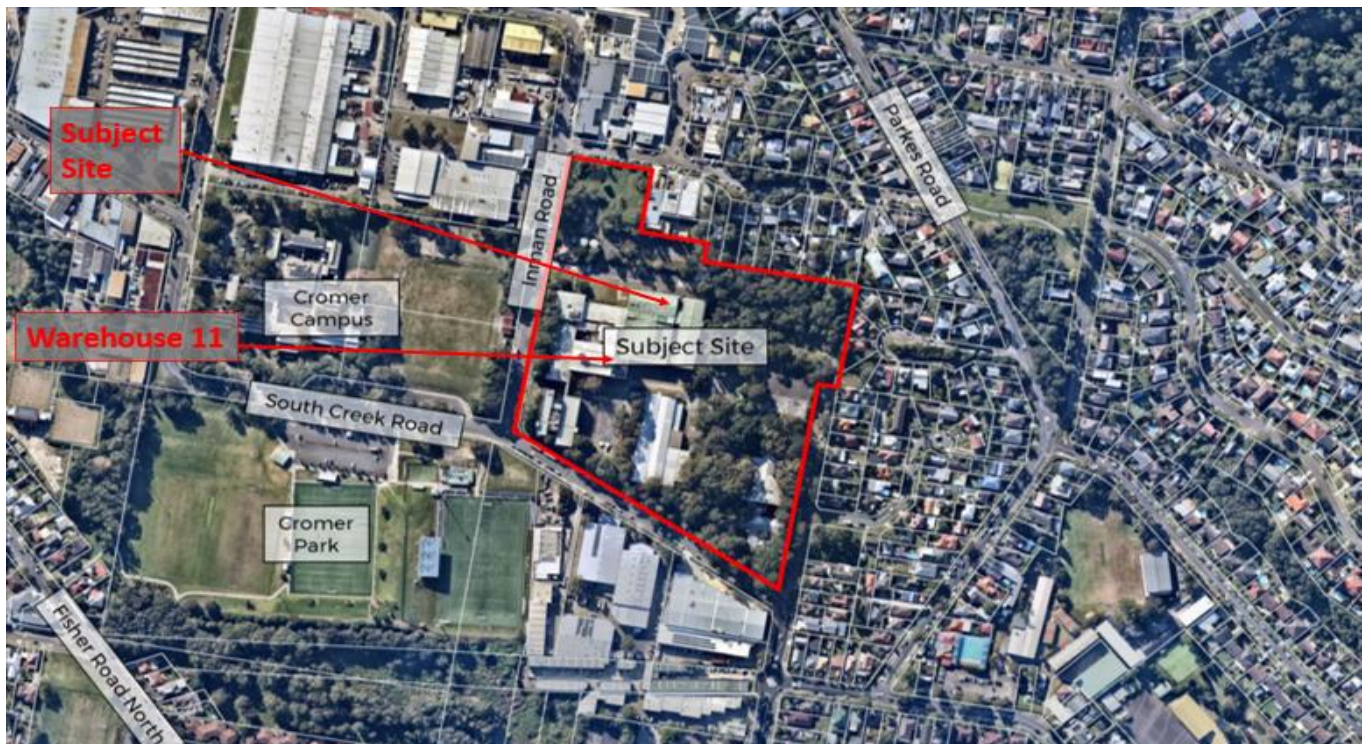


Figure 2. Aerial Map (Source: Near Map, 2022)



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Golf Facility

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



Figure 3. Location Plan (Source: SBA Architects, 2022)



Figure 4. Drone Photograph of Site



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Golf Facility

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



Figure 5. Drone Photograph of Site



SYDNEY | NEWCASTLE | GOLD COAST | BRISBANE

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Golf 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 |
| Mod2022/0452 | Fitout of existing office building involving internal and external alterations and additions | Under assessment Lodged 09/08/2022 |
| Mod2022/0396 | Removal of three (3) trees | Under assessment Lodged 11/07/2022 |
| 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 |
| Mod2017/0202 | Modification of Development Consent DA2017/0438 granted for Demolition Works and Tree Removal. | Lodged 01/08/2017 Determined 03/08/2017 |
| DA2017/0438 | Demolition Works and Tree Removal. | Lodged 11/05/2017 Determined 10/07/2017 |
| DA2017/0236 | Tree Application | Lodged 20/03/2017 Determined 11/05/2017 |



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Golf Facility

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

PART C PROPOSED DEVELOPMENT

3.1 DEVELOPMENT OVERVIEW

The proposed development is for the change of use and fitout of Warehouse 11 at the subject site, for the purpose of a golf facility (indoor recreation facility) for future end users identified as Precision Golf.

Precision Golf is Australia's largest trackman driving range, fitting and lessons centre. The Precision Golf Trackman Academy provides professional golf lessons for beginners to professionals. With the aim to help users enhance their short game, refine technique or improve skills for Golf competition.

There is an existing Precision Golf facility located at Chatswood. Figures ... show the



Figure 6. Existing indoor golf facility located at Chatswood (Source: Precision golf, 2020)



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Golf Facility

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

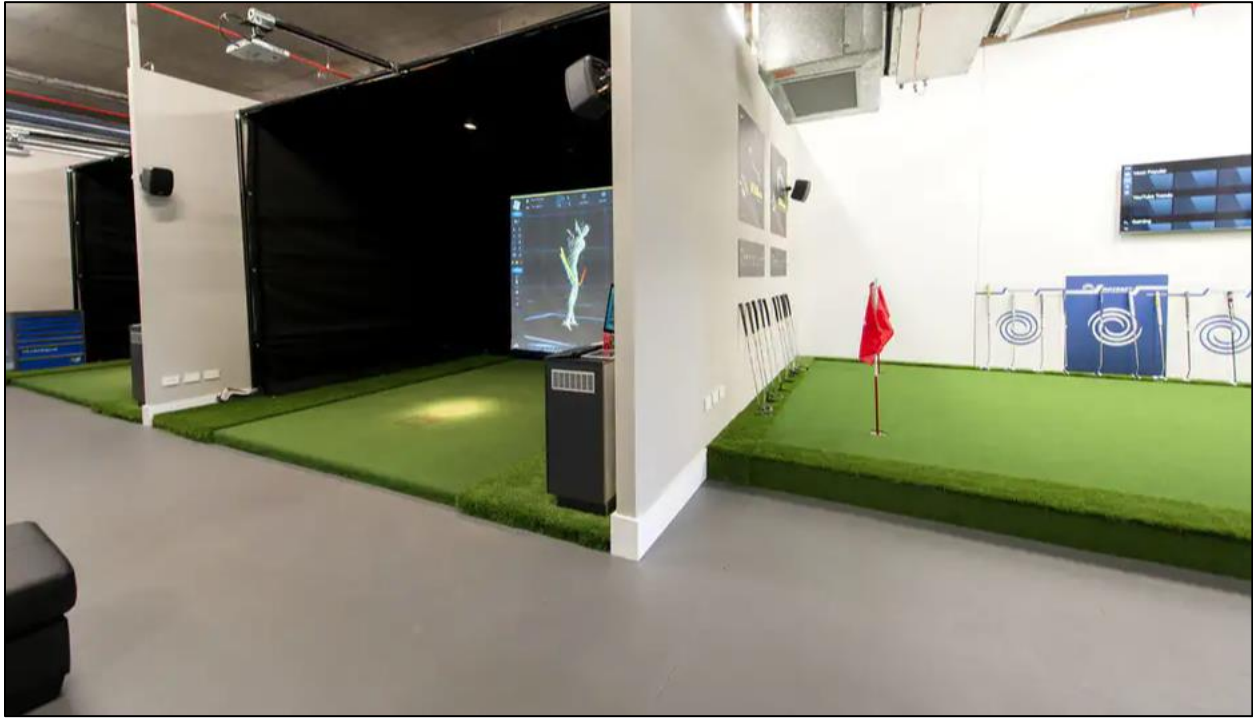


Figure 7. Stimulator Bay at Precision Golf Chatswood (Source: Precision Golf, 2020)

3.2 DEVELOPMENT STATISTICS

The proposed development includes the following scope of works:

- 10 x new parking spaces
- 2 x party rooms (8.3m x 3.3m)
- Mini golf course 18 holes
- 1.2m high fencing
- Club fitting facility (7.8m x 5.3m)
- Relocate AC units
- Kitchen (3.5m x 2.1m)
- Reception area
- Putting lab
- Retail
- 5 x Stimulator bay
- Golf pitching range 22 bays
- Netting
- Golf driving range 24 bays
- Office
- 2 x new sauna
- 1 x ancillary physio space. This will be used as an exclusive space for facility members when golf training
- Erection of business identification signage



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Golf Facility

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

The proposed golf facility (indoor recreation facility) includes those works as identified in **TABLE 3** below.

| TABLE 3. DEVELOPMENT PARTICULARS | |
|----------------------------------|--|
| Component | Proposed |
| Site Area | 3.655ha |
| Proposed Use | Golf Facility (indoor recreation facility) |
| Gross Floor Area | 2,380m ² – including mezzanine office 250m ² (Warehouse 11) |
| Landscaping | No change |
| Maximum number of patrons | 35 people |
| Number of staff | 4-5 |
| Car parking | 21 car parking spaces <ul style="list-style-type: none">10 new car parking spaces11 existing car parking spaces |
| Signage | One (1) 2m x 2m tenant signage 'Precision Golf' |
| Total development cost | \$2,205,500 |
| Hours of Operation | Monday to Friday 6am – 11pm Saturday 6am – 11pm Sunday 6am – 6pm |



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Golf Facility

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

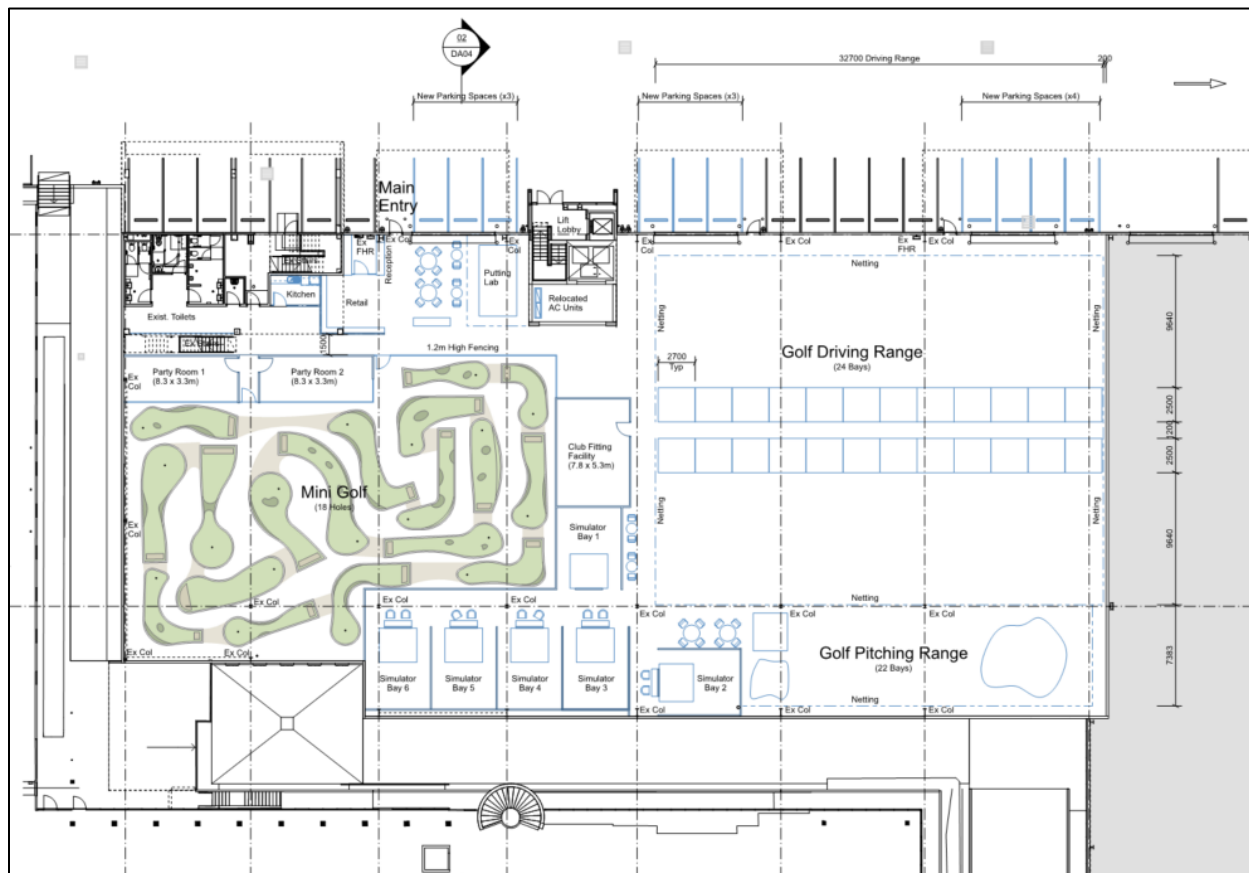


Figure 8. Proposed Floor Plan (Source: SBA Architects, 2022)

3.3 OPERATIONAL DETAILS

The proposed development is for the construction and operation of a golf facility (indoor recreation facility) for use by Precision Golf.

Further details of the operation of the golf facility by Precision Golf can be found in the Plan of Management (**Appendix 9**).

The proposal seeks to operate as documented in **TABLE 4**.

| TABLE 4. OPERATIONAL DETAILS | |
|------------------------------|--|
| Component | Proposed |
| Nature of Use | Golf facility (indoor recreation facility) |
| Hours of Operation | Monday to Friday 6am - 11pm Saturday 6am - 11pm Sunday 6am - 6pm |



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Golf Facility

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

| | |
|-----------------|-----------|
| Number of Staff | 4-5 |
| Capacity | 35 people |

3.4 SIGNAGE DETAILS

The proposal seeks development consent for business identification signage. The proposal will support the functionality and viability of the subject site, within the existing industrial building and will provide a contemporary identify that is respectful to the subject site and the immediate vicinity/

Consent is sought for the following signage relating to Warehouse 11:

- 'Precision Golf' business identification sign located across the entrance

Details of the proposed signage are further illustrated within the Architectural Plans (**Appendix 2**) and in **Figure 9** below.

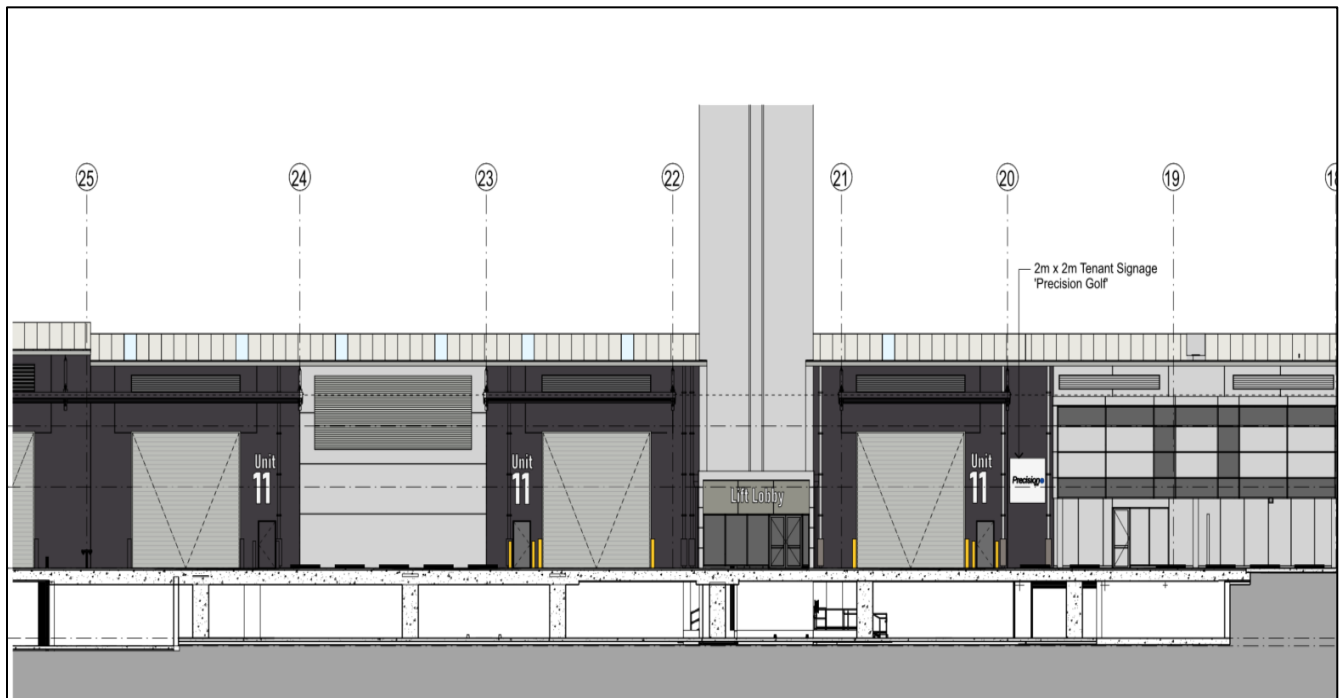


Figure 9. East Elevation Signage Location (Source: SBA Architects, 2022)



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Golf Facility

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

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 Golf 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 5** below.

| TABLE 5. 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 Section 4.5 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 this 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 Section 4.5.2 and Appendix 1 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 Section 4.3.2 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.

4.3.1.2 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 Golf Facility

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

The proposed golf facility does not require consent from the listed approvals 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 6. 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 Precision Golf. 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 Golf Facility

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

4.3.3 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 (Warehouse 11) as approved under **DA2019/1346 (Appendix 10)** and will have no additional impacts on heritage items contained within the Site.

The proposal, from an external viewpoint is generally in accordance with the development approved under **DA2019/1346**.

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

3.3.4 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 10)** has found that the creek line does not meet the WM Act classification. As such, the proposed development is not within 40m of what is classified as a 'river', therefore a controlled activity approval on waterfront land is not required.

3.3.5 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 2)**, 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



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Golf Facility

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

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 proposed development 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 proposed development is part of the footprint approved under **DA2019/1346 (Appendix 10)** and built form work is proposed that would impact on any biodiversity contained within the Site.

4.3.4 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 golf 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, as such no further consideration of Chapter 4 is required under this DA.

4.3.5 STATE ENVIRONMENTAL PLANNING POLICY (INDUSTRY AND EMPLOYMENT) 2021



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Golf Facility

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

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

- employment land in western Sydney.
- advertising and signage in NSW.

The policy regulated signage (but not content) under Part 4 of the EP&A Act and provides limited time consents for the display of certain advertisements. The policy does not apply to signage that is exempt development under an environmental planning instrument. It does apply to all signage that can be displayed with or without consent and is visible from any public place or reserve, except as provided by the policy.

This policy should be read in conjunction with the WLEP2011 and the WDCP2011 where these apply.

The proposed external signage must engage and comply with Industry and Employment SEPP as stated above. The following table provides an assessment against the Assessment Criteria provided in Schedule 5 of Industry and Employment SEPP.

| TABLE 7: SEPP INDUSTRY AND EMPLOYMENT - Schedule 1 | | |
|---|------------|---|
| Assessment Criteria | Compliance | Comment |
| 1. Character of the area | | |
| Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located? | YES | The proposed signage is compatible with the existing and desired future character of the Cromer Industrial Precinct at 1 4-8 Inman Road, Cromer, providing logical and appropriate signage with a sympatric approach to both the neighbouring tenancies. |
| Is the proposal consistent with a particular theme for outdoor advertising in the area or locality? | YES | As above. |
| 2. Special Area | | |
| Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas? | YES | The proposal would not impose adverse amenity or visual impacts in the area. The Site is not in proximity to any environmentally sensitive areas, natural or other conservation areas, open space areas, waterways or rural landscapes. As mentioned, the Site is zoned IN1 pursuant to WLEP2011 and is not within close proximity to any residential areas stated illustrated in Figure 10 . |
| 3. Views and Vistas | | |
| Does the proposal obscure or compromise important views? | YES | The proposed signage is consistent with the existing built form on the Site and does not disrupt any views or dominate views towards the Site. |
| Does the proposal dominate the skyline and reduce the quality of vistas? | YES | The proposed signage would be of a height and scale consistent with the built form on the Site and would not dominate the skyline. |



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Golf Facility

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

TABLE 7: SEPP INDUSTRY AND EMPLOYMENT – Schedule 1

| Assessment Criteria | Compliance | Comment |
|---|------------|---|
| Does the proposal respect the viewing rights of other advertisers? | YES | The proposed signage would not obstruct any other signage or advertising and would respect the viewing rights of other advertisers. |
| 4. Streetscape, setting or landscape | | |
| Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape? | YES | The proposed signage has been designed in respect of the proposed built form on the Site to provide effective advertising whilst not being visually obtrusive. The proposed signage compatible with the existing warehouse and complements the broader streetscape. |
| Does the proposal contribute to the visual interest of the streetscape, setting or landscape? | YES | The proposed signage has been designed to visually define the facility on the Site and would be integrated with the façade to create a visually consistent built form. |
| Does the proposal reduce clutter by rationalising and simplifying existing advertising? | YES | There is no existing signage. |
| Does the proposal screen unsightliness? | YES | The proposed signage is visually compatible with the style and appearance of the neighbouring warehouse premises. |
| Does the proposal protrude above buildings, structures or tree canopies in the area or locality? | YES | The proposed signage would not protrude above the roof line or tree canopy. |
| Does the proposal require ongoing vegetation management? | YES | The proposed signage would not require ongoing vegetation management. |
| 5. Site and Building | | |
| Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located? | YES | The proposed signage is of a suitable scale and design for its intended purpose to provide effective advertising practices. It is therefore considered to be suitable to both the Site and surrounding built form. |
| Does the proposal respect important features of the site or building, or both? | YES | The proposed signage would be balanced with the existing built form features to integrate with the proposed built form. |
| Does the proposal show innovation and imagination in its relationship to the site or building, or both? | YES | The proposed signage has been integrated with the layout of the Site showing a discrete traditional design with external finishes complementing the existing built form. |
| 6. Associated devices and logos with advertisements and advertising structures | | |
| Have any safety devices, platforms, lighting devices or | YES | No safety devices, platforms, lighting devices or logos been designed as an integral part of the proposal. |



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Golf Facility

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

TABLE 7: SEPP INDUSTRY AND EMPLOYMENT – Schedule 1

| Assessment Criteria | Compliance | Comment |
|---|------------|--|
| logos been designed as an integral part of the signage or structure on which it is to be displayed? | | |
| 7. illumination | | |
| Would illumination result in unacceptable glare? | YES | The proposed signage will not be illuminated. |
| Would illumination affect safety for pedestrians, vehicles, or aircraft? | YES | No, as abovementioned the proposed sign will not be illuminated. |
| Would illumination detract from the amenity of any residence or other form of accommodation? | YES | No, the proposed sign is not illuminated. |
| Can the intensity of the illumination be adjusted, if necessary? | YES | The proposed sign is not illuminated. |
| Is the illumination subject to a curfew? | YES | Same as above, the sign is not illuminated. |
| 8. Safety | | |
| Would the proposal reduce the safety for any public road? | YES | The proposed signage is located within the Site boundaries and is adequately set back from the street. |
| Would the proposal reduce the safety for pedestrians or bicyclists? | YES | The proposed signage would not obstruct any pedestrian or cycle routes or infrastructure and therefore would not negate the safety of pedestrians or cyclists. |
| Would the proposal reduce the safety for pedestrians or bicyclists? | YES | The size and design of the proposed sign does not obscure any sightlines from public areas frequented by pedestrians or bicyclists. |

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 subject site are considered in the following subsections.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Golf Facility

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

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 10**.

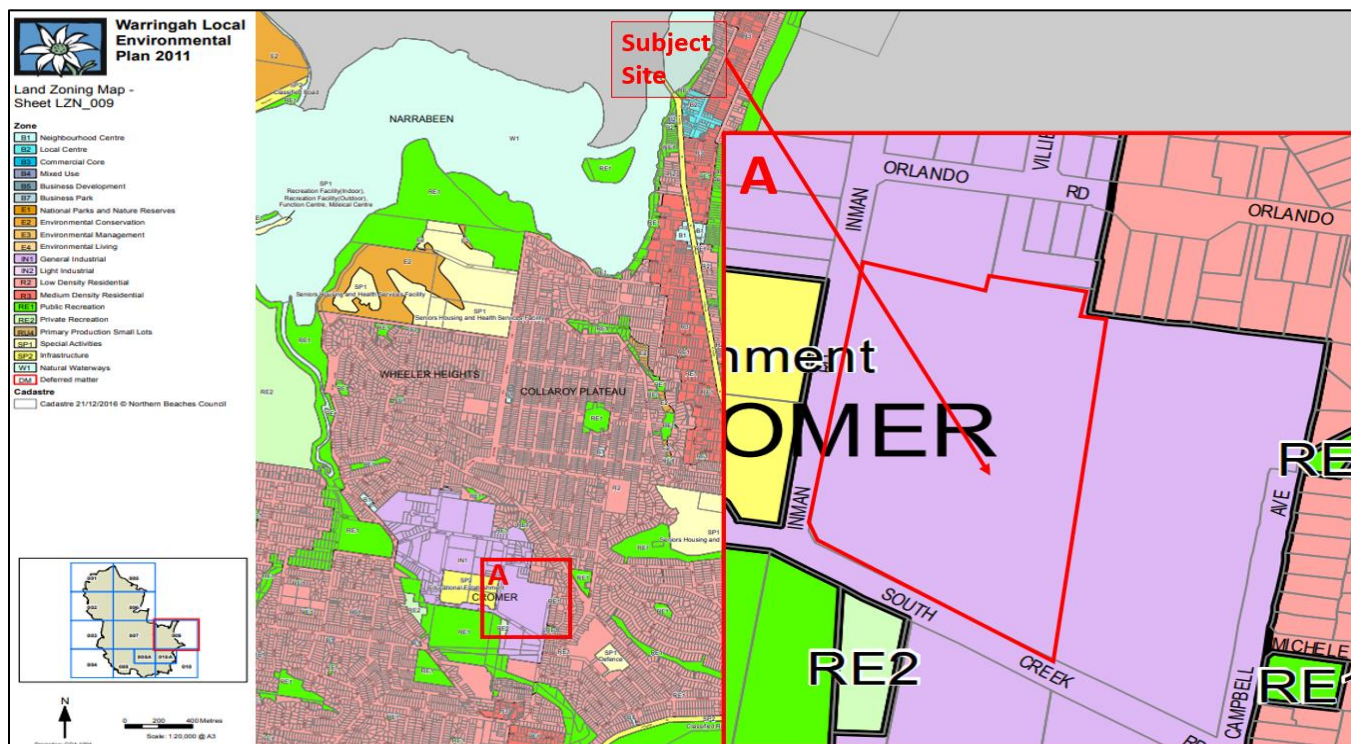


Figure 10. WLEP2011 Zoning Map (Source: NSW Legislation, 2022)

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.
- 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



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Golf Facility

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

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***

Pursuant to the WLEP2011, a golf facility (indoor recreation facility) is classified as any other development that 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 golf facility operates for recreational purposes and does not comprise an entertainment facility, a recreation facility (major) or a registered club.

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*

4.5.1.2 Development Standards

TABLE 8 outlines the developments consistency and compliance with the relevant development standards and controls under WLEP2011.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Golf Facility

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

TABLE 8. DEVELOPMENT STANDARDS

| Clause | Comment |
|--|--|
| Clause 4.1 – Minimum Lot Size | The Site is subject to a minimum lot size of 4,000m ² under the WLEP2011 (refer to Figure 14). No subdivision is proposed as part of this development. |
| Clause 4.3 – Height of Buildings | The Site is subject to a maximum Height of Building (HOB) of 11m under the WLEP2011 (refer to Figure 12) Notwithstanding, this development is for the internal fit out of Warehouse 11 and does not propose an increase to the existing building height approved under DA2019/1346 (Appendix 10). |
| Clause 4.4 – Floor Space Ratio | The Site is not subject to a maximum Floor Space Ratio (FSR) under the WLEP2011. |
| Clause 4.6 – Exceptions to development standards | The proposed development does not seek to contravene any development standards. |
| Clause 5.10 – Heritage | As depicted in Figure 11 below, the subject site is listed as an item of environmental heritage in schedule 5 of the WLEP2011. For further consideration refer to Section 5.6 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 Figure 13). Notwithstanding, no changes to the predominant built form is proposed as approved under DA2019/1346 (Appendix 10) . |
| 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

Proposed Indoor Golf Facility

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

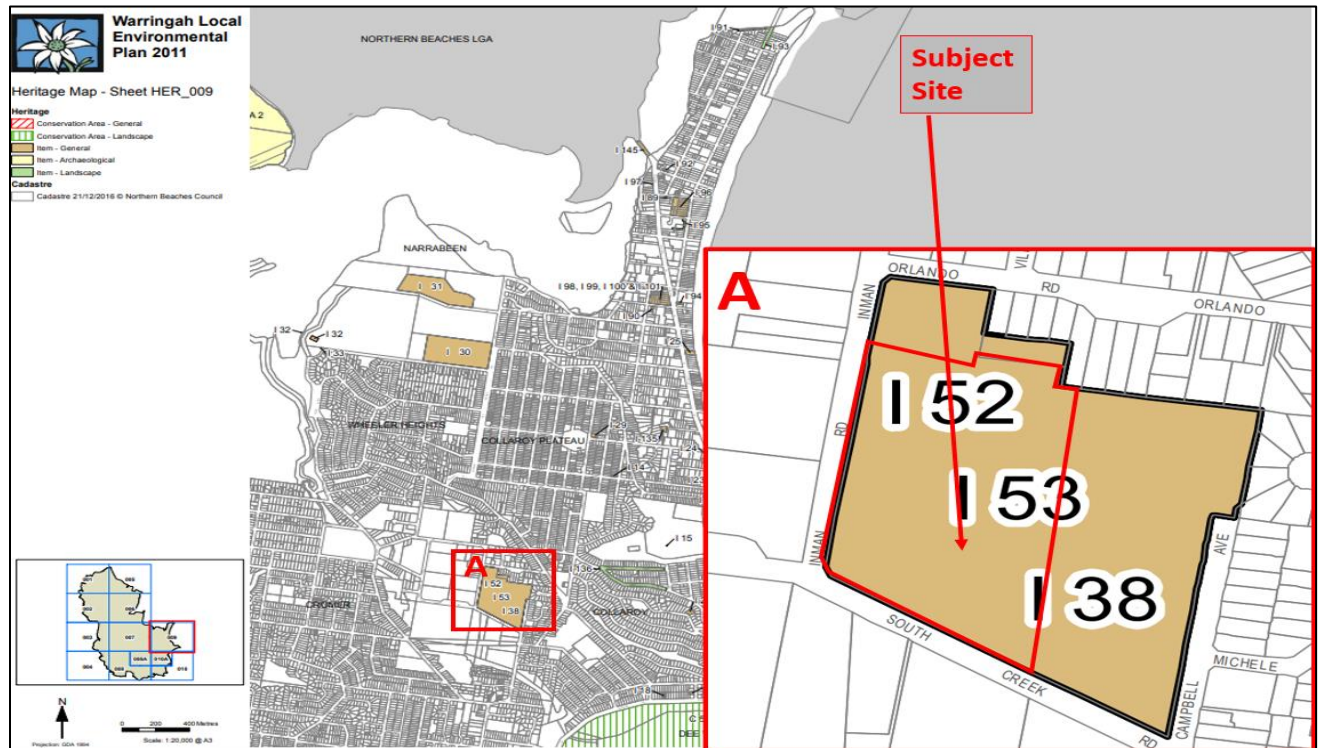


Figure 11. Heritage WLEP2011 Map (Source: NSW Legislation, 2022)

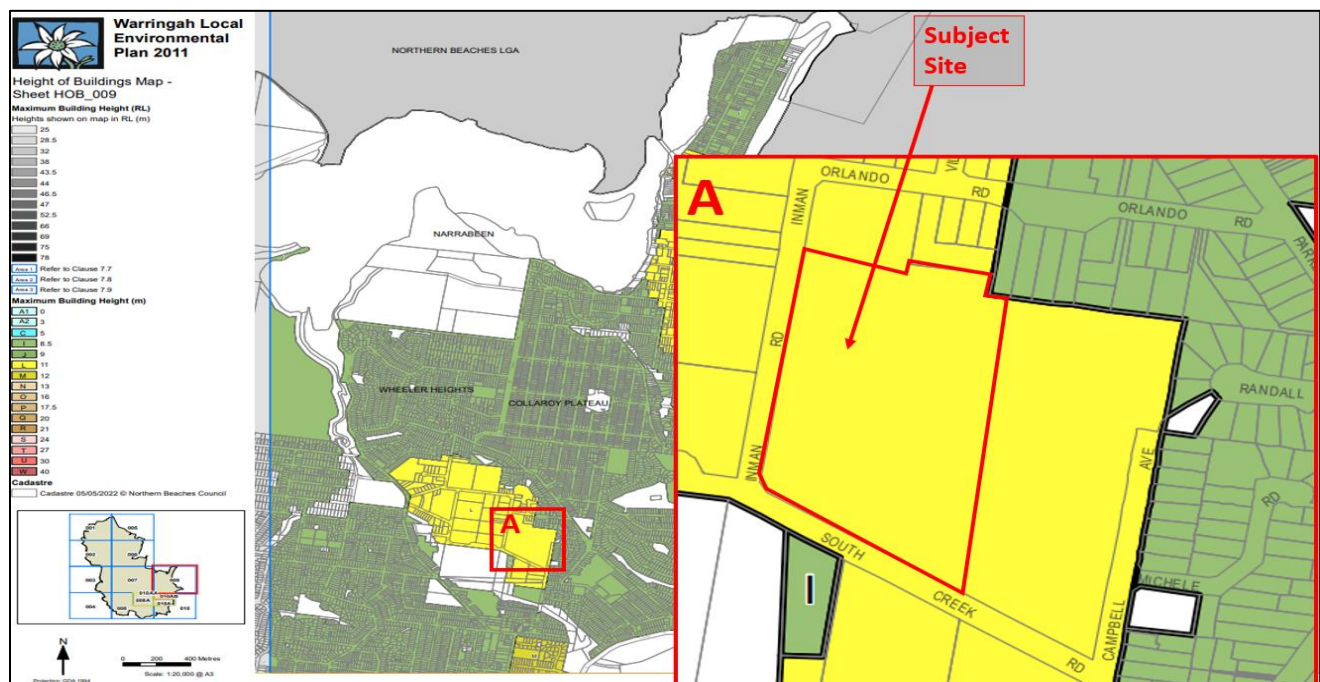


Figure 12. Height of Buildings WLEP2011 Map (Source: NSW Legislation, 2022)



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Golf Facility

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

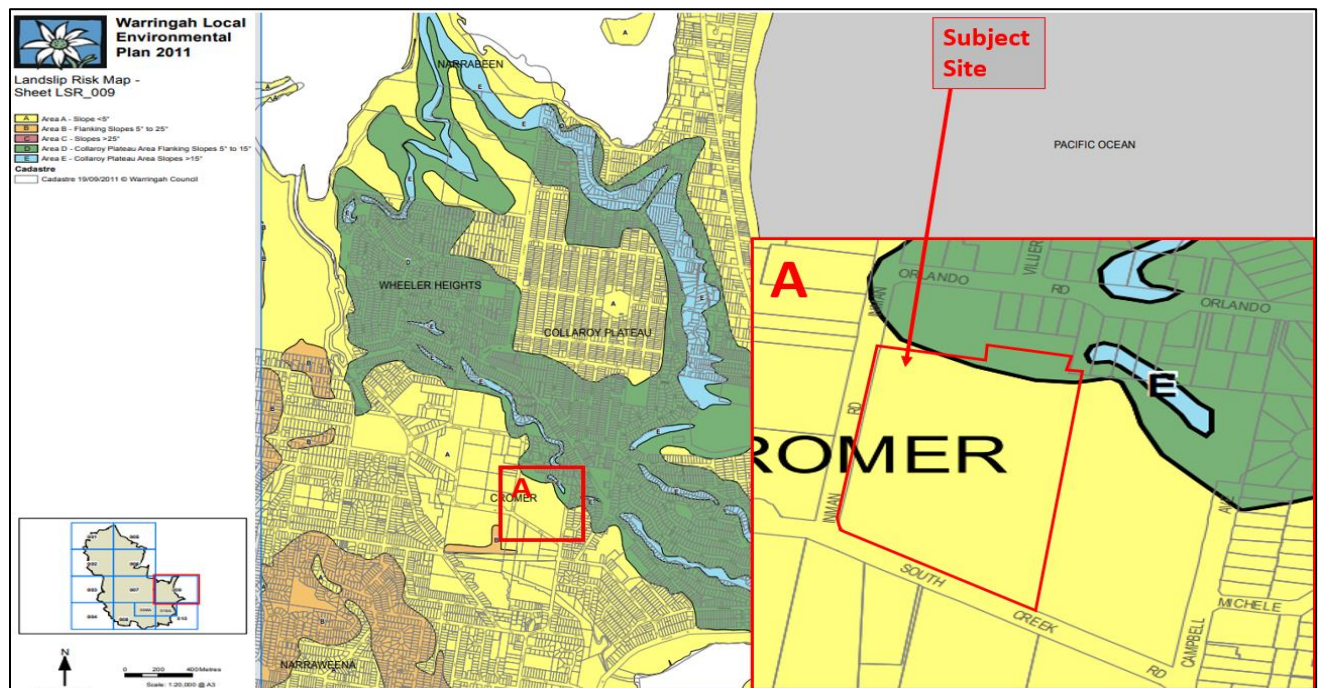


Figure 13. Landslip Risk WLEP2011 Map (Source: NSW Legislation, 2022)

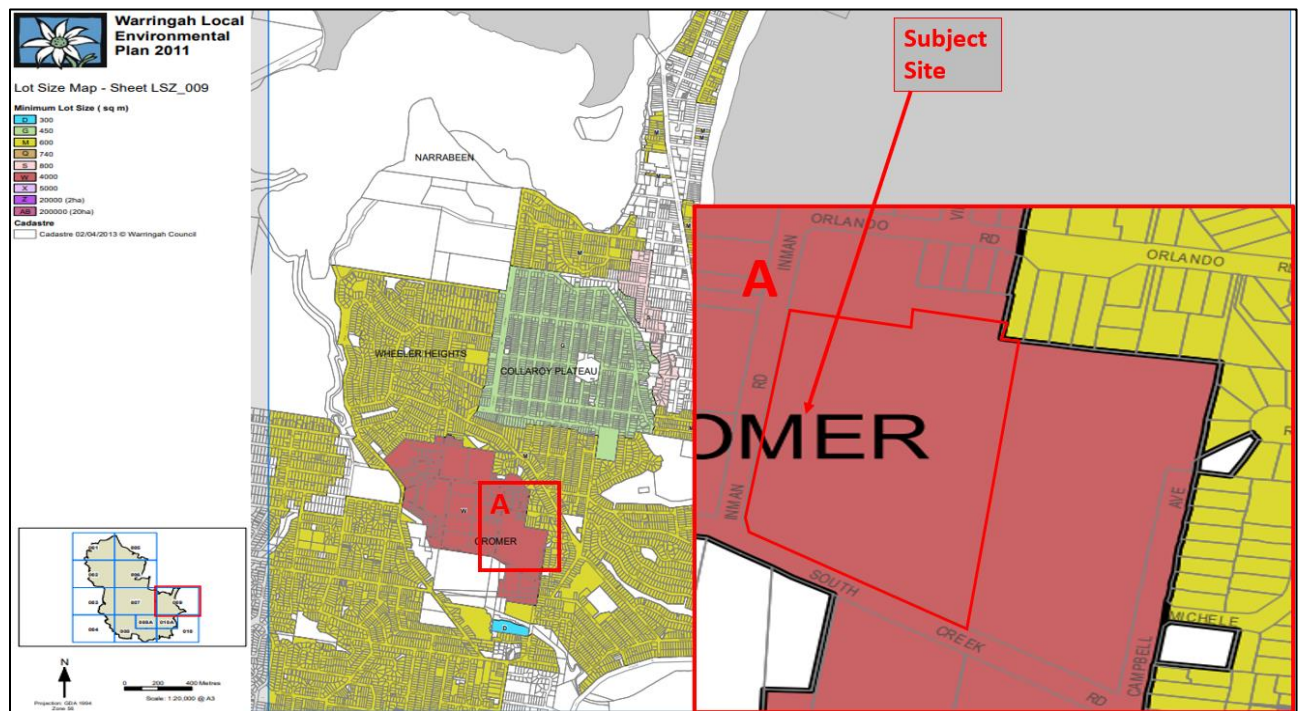


Figure 14. Lot Size WLEP2011 Map (Source: NSW Legislation, 2022)



STATEMENT OF ENVIRONMENTAL EFFECTS

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

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 9. 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 Golf Facility

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

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 golf 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 Warehouse 11 located at 4-8 Inman Road, Cromer. The main built form of the building will remain unchanged to that approved under **DA2019/1346 (Appendix 10)**. As such, it is considered that the proposal would remain consistent with the aesthetics of the area.

5.3 TRAFFIC & TRANSPORT

The Traffic Statement 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 Report notes during the site peak the proposed development could generate 34 vehicle trips after 7:00pm Monday to Saturday. 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 proposed allocation of 21 parking spaces adjacent to the warehouse and an additional 10 spaces within the basement car park (total of 31 spaces) will accommodate the maximum anticipated demand of 22 car parking spaces, with capacity available for any additional demand above the estimates.

The Traffic Report (refer to **Appendix 5**) considers the unlikely event that the site generates more parking demand than allocated. The Site has 400 metres of frontages along South Creek Road and Inman Road that provides kerbside parking for up to 40 vehicles directly adjacent to these site frontages. Therefore, on-street parking would be utilised to accommodate the additional demand. Given traditional commercial, warehouse and industrial uses expected with the business park typically generate lower demand in the proposal's weekday and weekend peaks (i.e. after 7pm Monday to Saturday and midday on weekends), there would be minimal conflicting demand for such on-street parking.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Golf Facility

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

According to the WDCP2011 the proposed development requires 13-14 bicycle parking spaces. There are 40 bicycle spaces provided across the business park to accommodate the demand associated with the proposal, noting the different peaks for the various uses within the business park.

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 golf 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.

5.4 STORMWATER & EROSION & SEDIMENT CONTROL

The proposed development would not alter the existing stormwater and erosion and sediment control provisions of the Site.

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 indoor golf facility can be adequately controlled and the amenity of neighbouring properties and residents can be satisfactorily protected. The Operational Noise Emissions Assessment advises that by achieving compliance with the nearest sensitive receiver locations, compliance will also be achieved at all other sensitive receiver locations further away. It is also noted that noise emission due to additional traffic of surrounding roads is predicted to comply with the relevant road traffic criterion at the nearest sensitive receivers. The instantaneous noise events that exceed the external sleep disturbance criterion at the nearest residential receivers are unlikely to cause awakening reactions.

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 Waste Management Plan (WMP) has been prepared by MRA Consulting and can be found at **Appendix 7**. The proposal will comply with the requirements and recommendations included in the WMP. The proposed indoor golf facility will include a waste management contractor to be engaged to manage waste at the site during ongoing operation. Waste management principles, management measures and facilities in use on the site shall be included as part of the site induction for all personal working on the site. Bins will be placed around the facility in circulation areas and be sufficiently sized for the storage of one days' waste generated. The waste management area will provide storage that has adequate capacity to receive and store the maximum likely generation of waste and recycling between collection times.

5.8 HERITAGE

As depicted in **Figure 11**, 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'



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Golf Facility

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

It is noted that item 53: 'Givaudan-Roure Office and Item 38 'trees' are in the eastern portion of the subject site, which is outside the scope of this proposal.

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 works proposed as part of this development, on the heritage significance of the listed items, and the extent to which the proposal would impact on their heritage significance.

As the proposed works do not include any intervention to the heritage items themselves and are only for the operational use and fitout of Warehouse 11 for the purpose of a golf facility (indoor recreation facility), no further impacts that would detract from the heritage amenity or views to and from these heritage items is anticipated.

5.9 BIODIVERSITY

Notwithstanding, the proposed development is for the fitout and use of an existing building (warehouse 11) as approved under **DA2019/1346 (Appendix 10)** 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 golf 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. Furthermore, the Site will typically be used by adults and teenagers for which the Site is ideally located, within proximity to residential areas.

Additionally, the peak use time of the proposed golf facility will be on weekends. This is when the industrial land uses on the Site will be at a minimum. This will further reduce any impact (noise or traffic) that the indoor golf facility will have on the surrounding area.

5.11 SUBMISSIONS

No submissions have been received in relation to the proposed development; however, the proponent is willing to address any submissions, should they be received by Council.

5.12 THE PUBLIC INTEREST

The proposed development 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
- Employment generation.

The proposed development 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



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Indoor Golf Facility

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

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 Golf Facility

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

PART F CONCLUSION

The proposed development for the purpose of a golf facility (indoor recreation facility) at the Site, 4-8 Inman Road, Cromer (Lot 1 DP1220196), is permissible with consent within the IN1 General Industrial zone pursuant to WLEP2011. The proposal is comparable 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.

