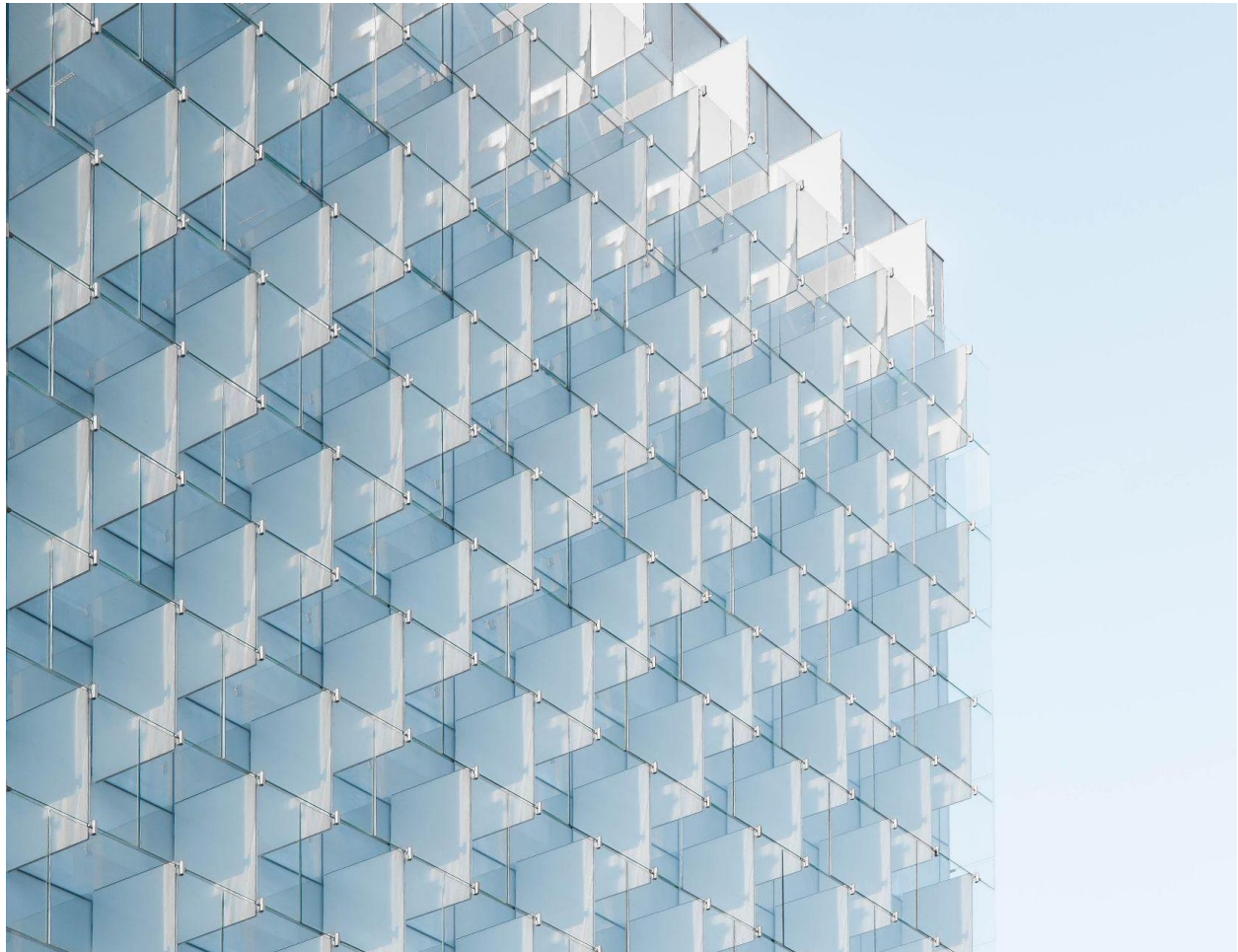


# WILLOWTREE PLANNING



7 July 2025

Ref: WTJ25-044  
Contact: Britani Dunn



## STATEMENT OF ENVIRONMENTAL EFFECTS:

### PROPOSED FIT OUT AND USE OF AN EXISTING WAREHOUSE FOR A RECREATION FACILITY (INDOOR) - PICKLEBALL ARENA

Unit 10, 4-8 Inman Road, Cromer NSW 2099  
Lot 1 DP1282038

—  
Prepared by Willowtree Planning Pty Ltd  
on behalf of Discover Sports Group

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SYDNEY | BRISBANE

## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Fitout and Use of an Existing Warehouse for a Recreation Facility (Indoor) – Pickleball Arena  
Unit 10, 4-8 Inman Road, Cromer (Lot 1 DP1282038)

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.

DOCUMENT CONTROL TABLE			
Document Reference:	WTJ25-044		
Contact	Britani Dunn		
Version and Date	Prepared by	Checked by	Approved by
Version No. 1 – 23/05/2025	Britani Dunn Town Planner	Andrew Cowan Director	Andrew Cowan Director
Version No. 2 – 07/07/2025			
			

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## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Fitout and Use of an Existing Warehouse for a Recreation Facility (Indoor) – Pickleball Arena  
Unit 10, 4-8 Inman Road, Cromer (Lot 1 DP1282038)

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Unit 10, 4-8 Inman Road, Cromer (Lot 1 DP1282038)

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Appendix	Document	Prepared by
1	Warringah Development Control Plan Assessment	Willowtree Planning
2	Architectural Plans	BDAI
3	BCA Statement	Elite Certification Pty Ltd
4	Cost Summary Report	Guider Group
5	Traffic Impact Statement	Stantec Australia Pty Ltd
6	Waste Management Plan	Discover Sports Group
7	Heritage Impact Statement	Heritage 21
8	Acoustic Report	Acoustic Dynamics
9	Owners Consent	Discover Sports Group
10	Title Search	Infotrack

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## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Fitout and Use of an Existing Warehouse for a Recreation Facility (Indoor) – Pickleball Arena  
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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 Discover Sports Group (the Applicant) and is submitted to Northern Beaches Council (Council) in support of a Development Application (DA) at Unit 10, 4-8 Inman Road, Cromer (subject site), which captures the following land parcels:

- Lot 1 DP1282038

This DA seeks development consent for a Recreation Facility (Indoor) at the subject site, including other necessary works, as described in **PART C** of this SEE.

The subject 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 seeks to provide a Recreation Facility (Indoor) in the form of a pickleball area, which is permitted within the E4 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 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**



## **STATEMENT OF ENVIRONMENTAL EFFECTS**

Proposed Fitout and Use of an Existing Warehouse for a Recreation Facility (Indoor) – Pickleball Arena  
Unit 10, 4-8 Inman Road, Cromer (Lot 1 DP1282038)

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Based on the assessment undertaken, it is recommended that favourable consideration to the approval of the DA be given.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Fitout and Use of an Existing Warehouse for a Recreation Facility (Indoor) – Pickleball Arena  
Unit 10, 4-8 Inman Road, Cromer (Lot 1 DP1282038)

PART B SITE ANALYSIS

2.1 SITE LOCATION AND CHARACTERISTICS

The subject site is identified as Unit 10, 4-8 Inman Road, Cromer, containing the following land holding:

TABLE 1. SITE IDENTIFICATION		
Site Address	Legal Description(s)	Land Area (approx.)
4-8 Inman Road, Cromer	Lot 1 DP1282038	36,550m <sup>2</sup>

The subject site is irregular in shape and exhibits a primary frontage of 205m to Inman Road to the west and a secondary frontage of 160m to South Creek Road to the south.

In its current form, the subject site comprises the recently completed Northern Beaches Business Park, as approved under **DA2019/1346**. The Northern Beaches Business Park includes eleven (11) warehouse units, storage, offices, a café and provides 237 on-site car parking spaces. Further, the Northern Beaches Business Park currently hosts similar indoor recreation facilities similar to that of the proposal, including a learn to swim facility, indoor golf and a trampoline centre.

It is important to note that this application pertains to Unit 10 within the subject site. For the purposes of this document, this area will be hereafter noted as the ‘development area’. The development area has a total area of 3,647m<sup>2</sup>, including a small portion being an office area located on the mezzanine level.

Further, the subject site is listed as containing three (3) items of local environmental heritage pursuant to Schedule 5 of the WLEP2011, noted as the following:

- Item 38: ‘Trees’
- Item 52: ‘Roche Building’; and
- Item 53: ‘Givaudan-Roure Office’.

Notwithstanding the above, both Item 38 and Item 53 are located within the property immediately adjacent to the subject site, being 100 South Creek Road, Cromer and outside the scope of this proposal.

Item 52, the ‘Roche Building’ an industrial building that was formerly used for the manufacturing and distribution of medical drugs and was successfully retained under the **DA2019/1346**. The development area does not comprise the heritage curtilage of the building and the proposed use of Unit 10 for a Recreational Facility (Indoor) is not anticipated to have any impact on the heritage values of the Roche Building.

Land uses in the immediate vicinity include further industrial development to the northwest, a secondary school to the west, low density residential dwellings to the north and east, and Cromer Park to the south.

Refer to **Figure 1** and **Figure 2** below.





## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Fitout and Use of an Existing Warehouse for a Recreation Facility (Indoor) – Pickleball Arena  
Unit 10, 4-8 Inman Road, Cromer (Lot 1 DP1282038)



Figure 1. Cadastral Map (Source: SIX Maps, 2025)



Figure 2. Aerial Map (Source: Near Map, 2025)





## STATEMENT OF ENVIRONMENTAL EFFECTS

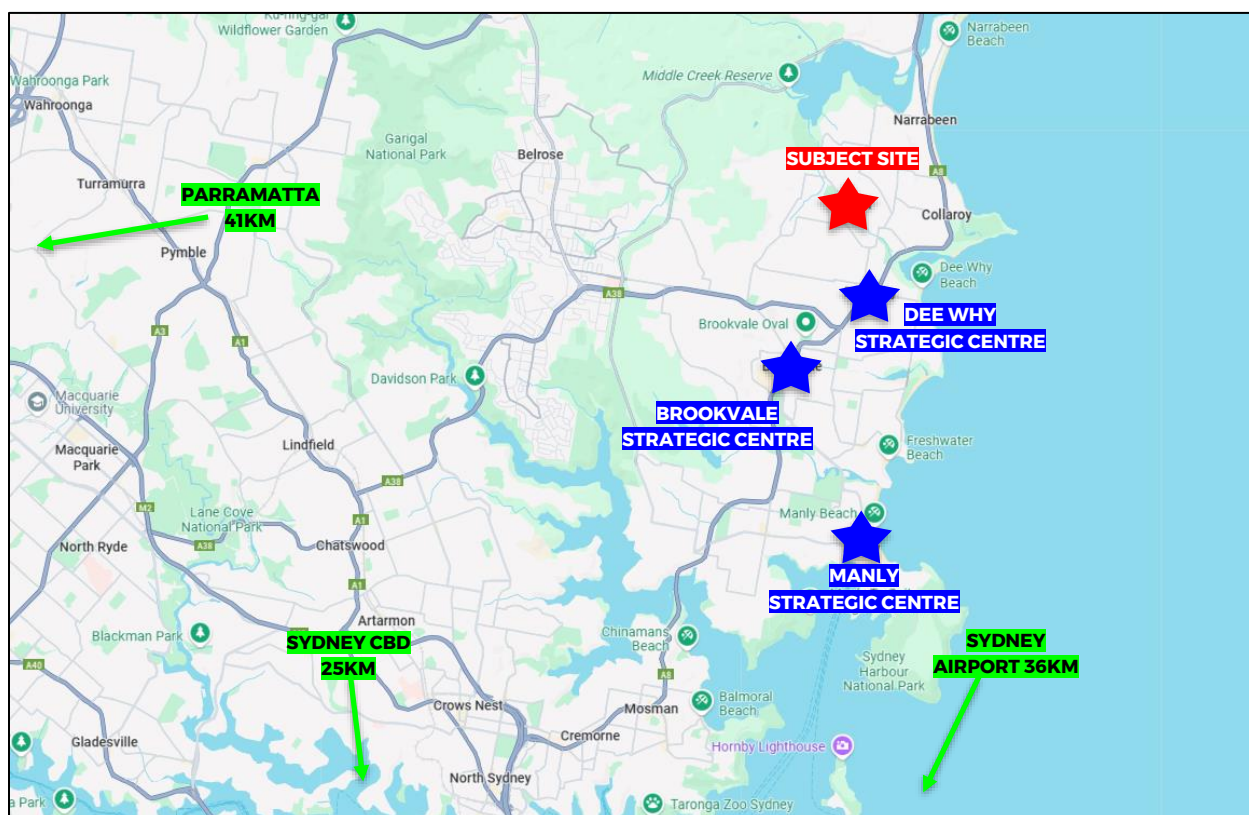
Proposed Fitout and Use of an Existing Warehouse for a Recreation Facility (Indoor) – Pickleball Arena  
Unit 10, 4-8 Inman Road, Cromer (Lot 1 DP1282038)

### 2.2 SITE CONTEXT

Situated approximately 20 kilometres from the Sydney Central Business District (CBD), the subject site is strategically located within the Cromer industrial precinct. It benefits from proximity to key infrastructure, including the B-Line bus network, and is located near the Dee Why Town Centre, which is currently undergoing substantial urban renewal.

Access to the major arterial road network is facilitated via local roads connecting to Pittwater Road to the southeast. The subject site is well-served by bus transport, with several bus stops are located within a 10-minute walking distance radius of the subject site. Additionally, the closest train station is Roseville Station situated approximately 15km southwest.

Refer to **Figure 3** below.



**Figure 3. Site Context Map (Source: Google Maps, 2025)**

### 2.3 DEVELOPMENT HISTORY

**TABLE 2** outlined below provides a summary of the DAs, pertaining to the Site and of relevance to the proposal, that have been determined or are under assessment.



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Fitout and Use of an Existing Warehouse for a Recreation Facility (Indoor) – Pickleball Arena  
Unit 10, 4-8 Inman Road, Cromer (Lot 1 DP1282038)

**TABLE 2. EXISTING CONSENTS**

DA Reference	Summary	Approval Date
DA2023/1107	Change of use and alterations and additions to Office C for the purpose of a child-care centre and landscaping	4 September 2024
DA2024/0728	Use of Premises as a light industry for coffee roasting and production, and office space	29 August 2024
Mod2024/0313	Section 4.55 (1a) Minor Environmental Impact - Modification of Development Consent DA2023/1142 granted for Use of existing premises as an indoor recreational facility, including fitout and signage	29 July 2024
DA2024/0123	Use of Premises as an Indoor Recreation Facility, fitout and signage	15 May 2024
DA2023/1644	Alterations and additions to commercial development - Use of Premises as an Indoor Recreation Facility, fitout and signage	14 March 2024
DA2023/1202	Use of Premises as an indoor recreational facility, fitout and signage	6 March 2024
Mod2023/0579	Section 4.55 (1a) Minor Environmental Impact - Modification of Development Consent DA2023/1170 granted for Proposed signage, alteration to glazing and enclosing work.	1 December 2023
DA2023/1170	Alterations and additions to industrial development - Proposed signage, alteration to glazing and enclosing work	16 October 2023
DA2023/1142	Use of existing premises as an indoor recreational facility, including fitout and signage	24 November 2023
Mod2023/0386	Section 4.55 (1a) Minor Environmental Impact - Modification of Development Consent DA2019/1346 granted for demolition works and alternations and additions to an existing industrial facility, including new warehouse, and self storage, office premises and ancillary café.	3 August 2023
DA2023/0294	Change of use and fitout of Warehouse 7 and 8 for the purpose of an indoor recreation facility	18 July 2023
Mod2022/0722	Modification of Development Consent DA2021/1608 granted for Use of Premises (Warehouse 1) as an Indoor Recreation Facility (swim school), internal fit-out, reconfiguration of car parking and signage	27 February 2023
DA2022/1807	Change of use and fitout of Warehouse 11 for the purpose of a golf facility (indoor recreation facility)	30 January 2023
Mod2022/0452	Fitout of existing office building involving internal and external alterations and additions	15 December 2022
DA2021/1464	Three (3) Lot Torrens Title Subdivision	23 February 2022



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Fitout and Use of an Existing Warehouse for a Recreation Facility (Indoor) – Pickleball Arena  
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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.	1 April 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.	17 August 2020
DA2017/0948	Removal of signage from a heritage listed industrial building (Roche).	9 January 2018



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Fitout and Use of an Existing Warehouse for a Recreation Facility (Indoor) – Pickleball Arena  
Unit 10, 4-8 Inman Road, Cromer (Lot 1 DP1282038)

## PART C PROPOSED DEVELOPMENT

### 3.1 DEVELOPMENT OVERVIEW

The proposal seeks consent for change of use and fitout of an existing warehouse, noted as the development area, for the purposes of a Recreation Facility (Indoor).

The primary land use comprises a pickleball arena, including twelve (12) courts. It is noted that in addition to the pickleball courts, the proposal also features an ancillary wellness and recreation centre, offering a variety of therapy and treatment services, as well as a pro-shop and café located on the mezzanine level.

The future end user is identified as Discover Sports Group.

### 3.2 DEVELOPMENT STATISTICS

The proposed development includes the following scope of works:

- Twelve (12) pickleball courts
- Ancillary wellness and recreation centre, including:
  - Four (4) plunge pools
  - Three (3) saunas
  - Three (3) treatment rooms - compression therapy, IV and hyperbaric chamber
  - Hyperbaric chamber room
  - Intravenous therapy room
  - Therapy pools (ice, cold, warm & hot)
  - End of trip (EOT) facilities
  - Consultation rooms and lounges
- Pro-shop and café
- Signage

The proposed Recreation Facility (Indoor) includes those works as identified in **TABLE 3** below.

TABLE 3. DEVELOPMENT PARTICULARS	
Component	Proposed
Development Area	3,647m <sup>2</sup>
Primary Land Use	Recreation Facility
Ancillary Land Use(s)	Wellness & recreation centre, Café
Car Parking	50 car spaces, with access to additional 68 existing shared spaces within the basement on weekdays and 99 spaces on weekends
Signage	Five (5) signs proposed – See <b>Section 3.2.1</b> below
Estimated Development Cost	<b>\$920,700</b>



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Fitout and Use of an Existing Warehouse for a Recreation Facility (Indoor) – Pickleball Arena  
Unit 10, 4-8 Inman Road, Cromer (Lot 1 DP1282038)

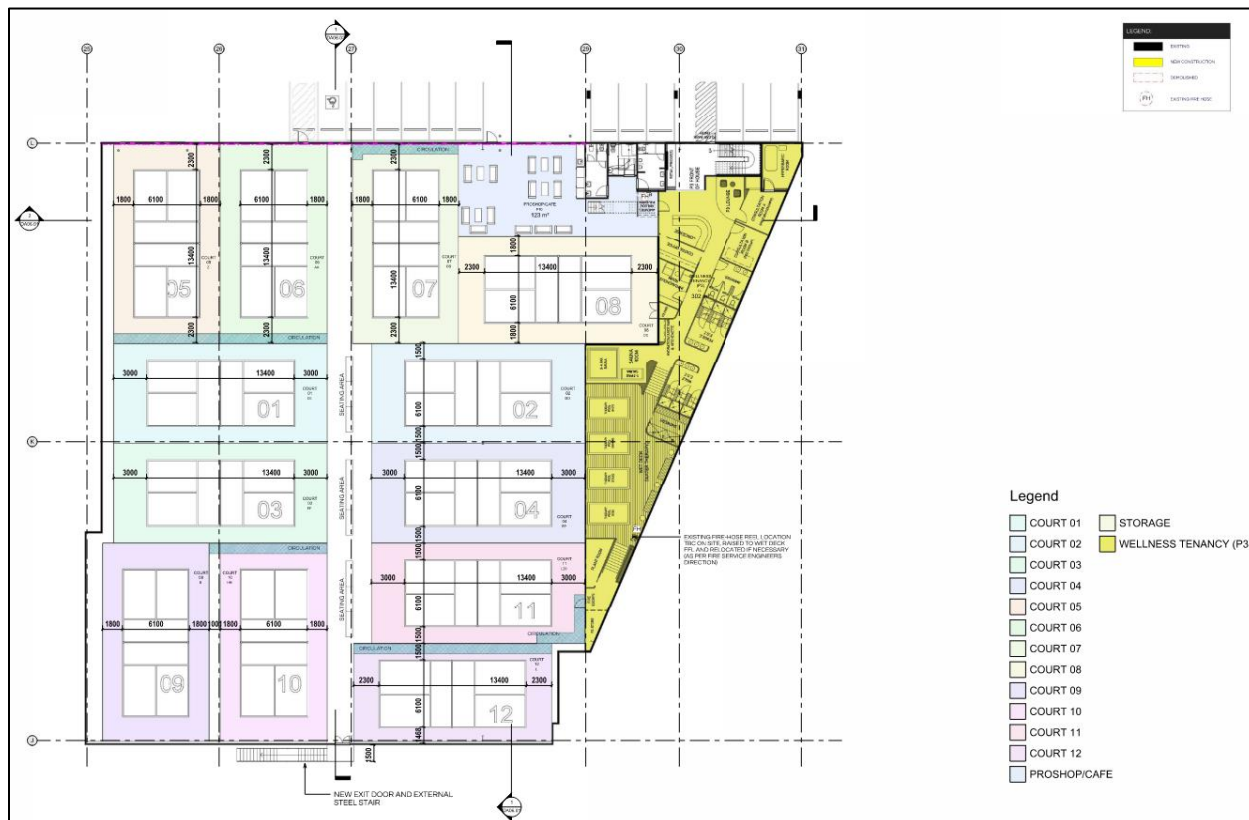


Figure 4. Proposed Ground Floor Plan (Source: BDAI, 2025)

### 3.2.1 Signage

The proposal seeks consent for the installation of five (5) business identification signs defined by the WLEP2011 as follows:

*business identification sign means a sign—*

*(a) that indicates—*

- (i) the name of the person or business, and*
- (ii) the nature of the business carried on by the person at the premises or place at which the sign is displayed, and*

*(b) that may include the address of the premises or place and a logo or other symbol that identifies the business,*

*but that does not contain any advertising relating to a person who does not carry on business at the premises or place.*





The proposed signage is detailed in **TABLE 4** below.





## STATEMENT OF ENVIRONMENTAL EFFECTS


Proposed Fitout and Use of an Existing Warehouse for a Recreation Facility (Indoor) – Pickleball Arena  
Unit 10, 4-8 Inman Road, Cromer (Lot 1 DP1282038)

TABLE 4. SIGNAGE DETAILS			
Sign	Size (approx.)	Illumination	Image
<b>Sign 2</b> – Pylon sign	N/A - Existing pylon	No	
<b>Sign 3</b> – Pylon sign	N/A - Existing pylon	No	
<b>Sign 5</b> – Wall sign	Height: 1170mm Width: 3120mm Area: 3.65m <sup>2</sup>	No	
<b>Sign 6</b> – Wall sign	Height: 1170mm Width: 3120mm Area: 3.65m <sup>2</sup>	No	



**STATEMENT OF ENVIRONMENTAL EFFECTS**

Proposed Fitout and Use of an Existing Warehouse for a Recreation Facility (Indoor) – Pickleball Arena  
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TABLE 4. SIGNAGE DETAILS			
Sign	Size (approx.)	Illumination	Image
Sign 7 – Wall sign	Height: 1600mm  Width: 3000mm  Area: 4.8m <sup>2</sup>	No	

For further details reagrding the location of each of the proposed signs, please see the Architectural Plans available at **Appendix 2**.



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Fitout and Use of an Existing Warehouse for a Recreation Facility (Indoor) – Pickleball Arena  
Unit 10, 4-8 Inman Road, Cromer (Lot 1 DP1282038)

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### 3.3 OPERATIONAL DETAILS

The proposal seeks to operate as a Recreation Facility (Indoor) as documented in **TABLE 5**.

TABLE 5. OPERATIONAL DETAILS	
Component	Proposed
Hours of Operation	<ul style="list-style-type: none"><li>▪ 6:00am – 11:00pm Monday to Sunday for the pickleball arena</li><li>▪ 6:00am – 9:00pm Monday to Sunday for the wellness centre</li></ul>
Number of Staff	<ul style="list-style-type: none"><li>▪ Up to 3 employees for the pickleball arena</li><li>▪ Up to 2 employees for the wellness centre</li></ul>
Capacity	Typically, 36 persons (including staff) at any one time
Number of Vehicle Movements	Up to 44 vehicle trips per hour during peak periods



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Fitout and Use of an Existing Warehouse for a Recreation Facility (Indoor) – Pickleball Arena  
Unit 10, 4-8 Inman Road, Cromer (Lot 1 DP1282038)

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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 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*
- *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*

#### Local Planning Context

- *Warringah Local Environmental Plan 2011*
- *Northern Beaches Section 7.12 Contributions Plan 2024*
- *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.

### 4.3 STATE PLANNING CONTEXT

#### 4.3.1 Environmental Planning and Assessment Act 1979



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Fitout and Use of an Existing Warehouse for a Recreation Facility (Indoor) – Pickleball Arena  
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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 6** below.

TABLE 6. 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 <b>Section 4.4</b> 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 the Site.
Section 4.15(1)(a)(iii) any development control plan, and	The Warringah Development Control Plan 2011 (WDCP2011) applies to the subject site and is addressed in <b>Section 4.4.2</b> and <b>Appendix 1</b> 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 subject 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 <b>Section 4.3.2</b> of this SEE.
Section 4.15(1)(b)-(c)	These matters are addressed in <b>PART E</b> of this SEE.

Pursuant to Section 4.5 of the EP&A Act, the consent authority for the proposed development is Northern Beaches Council. In the event the application received more than ten (10) unique submissions, the application will be determined by the Local Planning Panel.

### 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 Fitout and Use of an Existing Warehouse for a Recreation Facility (Indoor) – Pickleball Arena  
Unit 10, 4-8 Inman Road, Cromer (Lot 1 DP1282038)

The proposal does not require consent from the listed approval bodies 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 7. HOW THE DA IS MADE	
Considerations	Response
<b>Division 1 – Making development applications</b>	
<i>Section 23 – Persons who may make development applications</i>	
<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.</i>	This DA is made by Discover Sports Group.  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>	
<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.</i>	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>	
<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.</i>	Refer to <b>Section 4.3</b> of this SEE.



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Fitout and Use of an Existing Warehouse for a Recreation Facility (Indoor) – Pickleball Arena  
Unit 10, 4-8 Inman Road, Cromer (Lot 1 DP1282038)

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### 4.3.3 Protection of the Environment Operations Act 1997

Schedule 1 of the *Protection of the Environment Operations Act 1997* (POEO Act) contains a core list of activities that require a licence before they may be undertaken or carried out. The definition of an 'activity' for the purposes of the POEO Act is:

*“an industrial, agricultural or commercial activity or an activity of any other nature whatever (including the keeping of a substance or an animal).”*

A review of Schedule 1 confirms the proposal does not constitute a Scheduled Activity.

### 4.3.4 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 Site is listed as an item of environmental heritage in Schedule 5 of WLEP2011. However, the Site is not listed on any other statutory or non-statutory lists or registers. The 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.

It is noted that the proposed development is confined to the Unit 10 within the Site, which is located adjacent to the listed heritage Roche Factory Building. The Heritage Impact Statement available in **Appendix 7** letter states that the area of the Site subject to the proposal is of little heritage significance and supports the principles of adaptive reuse by reactivating the space while maintaining the heritage significance of the surrounding context.

For further consideration refer to **Section 5.6**.

### 4.3.5 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 Recreation Facility (Indoor) does not involve the storage and/or handling of potentially dangerous goods or materials. As such, no further consideration of Chapter 3 is required.



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### 4.3.6 State Environmental Planning Policy (Industry and Employment) 2021

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.

#### Chapter 3 Advertising and Signage

Chapter 3 Advertising and Signage applies to all signage that:

- (a) can be displayed with or without development consent under another environmental planning instrument that applies to the signage, and*
- (b) is visible from any public place or public reserve,*

*except as provided by this Chapter.*

The proposal involves the erection of business identification signage as detailed in the Architectural Plans attached in **Appendix 2**.

Pursuant to Clause 3.6 of Chapter 3, a consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:

- (a) that the signage is consistent with the objectives of this Chapter as set out in section 3.1(1)(a), and*
- (b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 5.*

These matters are addressed below.

#### **Aims and Objectives of Chapter 3 Advertising and Signage**

Chapter 3 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.*

The proposed signs will achieve the aims and objectives of Chapter 3 as it will be integrated with the existing building and reflective of the overall design of the built form. The siting, design and scale of the signage will be consistent with the visual character of the area, and through high quality detail and finish,



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the signage will contribute to the desired visual amenity of the subject site and surrounding locality. The signage will effectively identify the tenancy related to the subject site, thereby promoting legibility for patrons. It must be noted that only Signs 1-5 will be visible from the public domain, with the remaining signs only visible from internal to the subject site.

### Assessment Criteria

The assessment criteria under Schedule 5 of the Industry and Employment SEPP are addressed in **TABLE 8**.

TABLE 8. SCHEDULE 5 ASSESSMENT CRITERIA	
CRITERIA	PROPOSAL COMPLIANCE
<b>1 Character of the area</b>	
<i>Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?</i>	The signage is compatible with the existing and desired future character of the locality.
<i>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</i>	The signage is consistent with the industrial/commercial character of the subject site and surrounding area in providing signage which is simple and modern in design.
<b>2 Special areas</b>	
<i>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?</i>	The proposal does not detract from the amenity or visual quality. The proposed signage will not materially affect the significance of any environmentally sensitive areas, open space or heritage items present at the subject site.
<b>3 Views and vistas</b>	
<i>Does the proposal obscure or compromise important views?</i>	The signage will not obscure or compromise any important views.
<i>Does the proposal dominate the skyline and reduce the quality of vistas?</i>	The signage is positioned below the building line and as such will not dominate the skyline and reduce the quality of vistas.
<i>Does the proposal respect the viewing rights of other advertisers?</i>	The signage will not obstruct the views of any existing signage on or in the vicinity of the subject site. The proposed signage will provide identification of the tenant.
<b>4 Streetscape, setting or landscape</b>	
<i>Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</i>	The scale, proportion and form of the signage is appropriate for the streetscape of the development.



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TABLE 8. SCHEDULE 5 ASSESSMENT CRITERIA	
CRITERIA	PROPOSAL COMPLIANCE
<i>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</i>	The signage will be a modest design and will effectively identify the built form from the surrounding road network and development.
<i>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</i>	The signage will reflect the existing built form and will not result in visual clutter.
<i>Does the proposal screen unsightliness?</i>	The signage will not screen unsightliness, rather it reflects the design and character of the building.
<i>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</i>	The signage does not project above the height of the building or tree canopies.
<i>Does the proposal require ongoing vegetation management?</i>	The signage will not require ongoing vegetation management.
<b>5 Site and building</b>	
<i>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?</i>	The signage is compatible with the scale and proportion of the existing building. The proposed signage will provide articulation and visual interest.
<i>Does the proposal respect important features of the site or building, or both?</i>	The signage will not compete with any existing important building features.
<i>Does the proposal show innovation and imagination in its relationship to the site or building, or both?</i>	The signage would appropriately relate to its location and is attractive in design.
<b>6 Associated devices and logos with advertisements and advertising structures</b>	
<i>Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?</i>	No safety devices or platforms are proposed to form part of the signs.
<b>7 Illumination</b>	
<i>Would illumination result in unacceptable glare?</i>	The signs are not illuminated.
<i>Would illumination affect safety for pedestrians, vehicles or aircraft?</i>	
<i>Would illumination detract from the amenity of any residence or other form of accommodation?</i>	
<i>Can the intensity of the illumination be adjusted, if necessary?</i>	
<i>Is the illumination subject to a curfew?</i>	





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TABLE 8. SCHEDULE 5 ASSESSMENT CRITERIA	
CRITERIA	PROPOSAL COMPLIANCE
<b>8 Safety</b>	
<i>Would the proposal reduce the safety for any public road?</i>	The location of the signage does not reduce the safety for any public road.
<i>Would the proposal reduce the safety for pedestrians or bicyclists?</i>	The location of the sign does not pose any adverse impacts on pedestrian or cyclist safety.
<i>Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?</i>	The sign will not significantly obscure sightlines from public areas.

Based on the above, the proposal is consistent with the provisions of Chapter 3.

### 4.4 LOCAL PLANNING CONTEXT

#### 4.4.1 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.

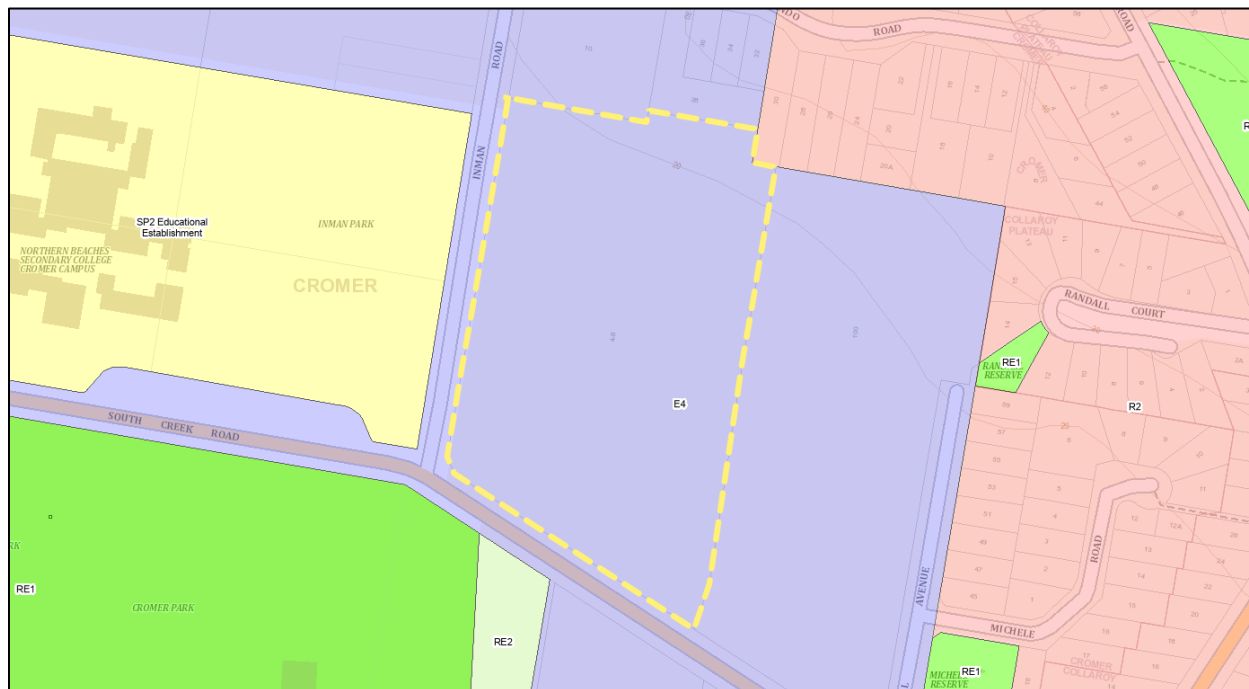
##### 4.4.1.1 Zoning and Permissibility

The subject site is located within the E4 General Industrial zone under the WLEP2011 as shown in **Figure 5**.



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**Figure 5. WLEP2011 Zoning Map (Source: NSW Legislation, 2025)**

The objectives of the E4 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 zone, the following development is permitted without consent:

- Nil

Within the E4 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**



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Within the E4 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*

The proposed establishment of a Recreation Facility (Indoor) within Unit 10 at the subject site is permissible with consent in the E4 – General Industrial zone. The proposal comprises a pickleball arena with a total of twelve (12) courts and an ancillary wellness centre, pro-shop and café within an approved warehouse building, reflecting the intended built form and design of the locale.

Additionally, the design and operation of the pickleball arena has been planned to minimise adverse effects on surrounding properties and other tenancies at the subject site. The proposal provides a non-industrial use that supports employment opportunities, therefore meeting the needs of local workers and businesses. Further, the proposed Recreation Facility (Indoor) works to serve the needs of residents in surrounding areas through the provision of a fitness service that promotes improved wellbeing and health. Overall, the proposal is aligned with the objectives of the E4 – General Industrial zone.

### 4.4.1.2 Development Standards

**TABLE 9** outlines the developments consistency and compliance with the relevant development standards and controls under WLEP2011.

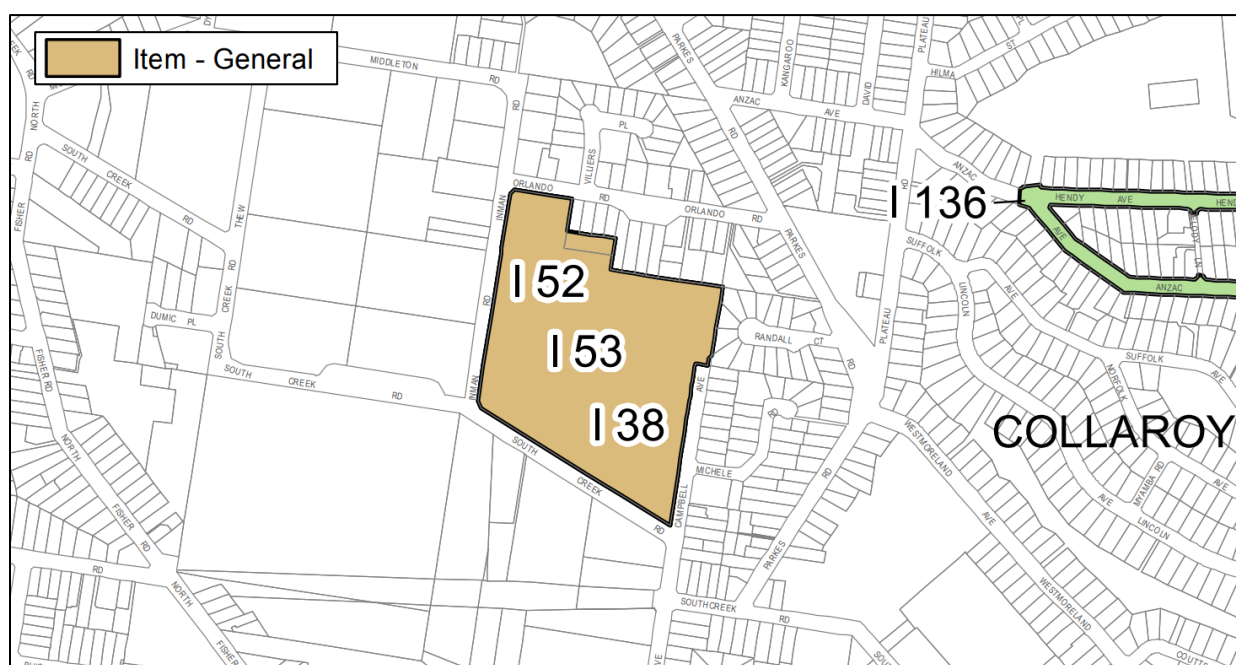
TABLE 9. DEVELOPMENT STANDARDS	
Clause	Comment
Clause 4.1 – Minimum Lot Size	The subject site is subject to a minimum lot size of 4,000m <sup>2</sup> under the WLEP2011. No subdivision is proposed as part of this development.
Clause 4.3 – Height of Buildings	The subject site is subject to a maximum building height of 11m under the WLEP2011. The proposal will not result in exceedance of the existing building height and no changes to the roof are proposed.



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TABLE 9. DEVELOPMENT STANDARDS	
Clause	Comment
Clause 4.4 – Floor Space Ratio	The subject site is not subject to a maximum floor space ratio 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	The subject site is mapped as an item of local environmental heritage in Schedule 5 of the WLEP2011, as pictured in <b>Figure 6</b> below. For further consideration refer to <b>Section 5.6</b> of this SEE.
Clause 6.4 – Development on sloping land	The subject site is identified as being located on Area A and Area E on the landslip risk map. Notwithstanding, no changes to the predominant built form is proposed as approved under <b>DA2019/1346</b> .



**Figure 6. WLEP2011 Heritage Map (Source: NSW Legislation, 2025)**

### 4.4.2 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**.



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**4.5 DEVELOPMENT CONTRIBUTIONS**

The subject site is subject to the Northern Beaches Section 7.12 Contributions Plan 2024.

**TABLE 10** below summaries the applicable Section 7.12 rates.

TABLE 10. DEVELOPMENT CONTRIBUTIONS	
Development Type	Levy Rate
Up to and including \$100,000	Nil
More than \$100,000 and up to and including \$200,000	0.5% of that cost
More than \$200,000	1% of that cost





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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 subject site is located within the suburb of Cromer, earmarked by Council as a containing notable employment and industrial lands that caters for a growing population through prosperous economic outcomes. The proposed development relates to Unit 1 within an approved warehouse tenancy which comprises the wider Northern Beaches Business Park as approved under **DA2019/1346**.

As mentioned above, the proposal is made in accordance with the E4 – General Industrial zone as it will provide a recreational use to serve the needs of the workforce, local residents, industries and businesses within Cromer and the wider Northern Beaches region. The proposal also encourages improved wellbeing and generates employment opportunities and economic growth. The proposal will have no significant environmental impacts, and no adverse amenity impacts to any adjoining sites. Overall, the proposed development is considered to be contextually appropriate to the subject site and its surrounds.

### 5.2 BUILT FORM

The proposed development solely relates to internal works in response to the site context and existing built form of the warehouse, as illustrated in the Architectural Plans provided in **Appendix 2**.

It is noted however, that the proposal involves the installation of an external stairway for the purposes of safe evacuation. The stairway has been designed to minimise visual impact and would not detract from the site's presentation or compromise any heritage values. No significant view corridors would be affected by the proposed works.

### 5.3 TRAFFIC & TRANSPORT

Based on the Traffic Impact Assessment prepared by Stantec and available in **Appendix 5**, the proposed pickleball arena and wellness centre within Unit 10 would not result in any unacceptable impacts to the surrounding road network or compromise existing car parking arrangements at the subject site.

The proposal would generate a maximum parking demand of 47 spaces during weekday PM peak periods and 49 spaces during weekend peak periods, which would be adequately accommodated within the allocated 50 parking spaces. Additional overflow parking of 68-99 shared basement spaces would be available if required. The anticipated traffic generation of up to 44 vehicle trips per hour during peak periods would have minimal impact on the surrounding road network, with key intersections maintaining adequate capacity. Importantly, the facility's peak operational periods (weekday evenings and weekends) would largely avoid conflict with traditional commercial and industrial peak traffic times.



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### 5.3 NOISE

The acoustic assessment demonstrates that the proposed pickleball facility can operate in compliance with the relevant Council, NSW Environment Protection Authority and Australian Standards criteria. Noise modelling indicates operational noise from internal activities, mechanical plant and vehicle movements would satisfy project noise trigger levels at all sensitive receivers, including nearby residential properties, childcare centre and school. Internal noise levels are not expected to result in adverse impacts on neighbouring industrial tenancies.

### 5.4 WASTE

A Waste Management Plan (WMP) has been prepared by Discover Sports Group and included in **Appendix 6**. The WMP has been prepared in accordance with Council's Waste Management Guidelines.

### 5.5 HERITAGE

According to the Heritage Impact Statement provided in **Appendix 7**, the proposed development would have a negligible heritage impact on the subject site.

The proposal involves internal fit out works to accommodate 12 pickleball courts, as well as an ancillary wellness centre. Regarding external alterations, these are limited to the installation of an external evacuation stairway on the southwestern façade and a collection of business identification signs. The works are confined to a contemporary building constructed in 2023, which has little heritage significance, and would not impact the heritage-listed Roche Building located elsewhere on the subject site. All proposed internal modifications are non-structural and reversible, while the external stairway would be positioned away from the heritage building with minimal visual impact.

The assessment concludes that the adaptive reuse of the currently vacant warehouse would respect the site's heritage values while meeting functional requirements, with no adverse impact anticipated on the significance, interpretation or appreciation of the heritage item.

### 5.6 BUILDING CODE OF AUSTRALIA

A BCA Report is provided at **Appendix 3**. The BCA Report identifies that the development would achieve compliance with all BCA requirements with the exception of exit travel distances.

To address this non-compliance, an alternate solution would be prepared at the Construction Certificate stage to satisfy the relevant performance requirements through a fire safety engineering report.

### 5.7 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 DA.



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### 5.8 THE PUBLIC INTEREST

As outlined throughout this SEE, the proposal does not demonstrate any unreasonable environmental or amenity impacts associated with the operation of the premises as a new pickleball arena and ancillary wellness centre.

The proposal is therefore in the public interest as it complements the character of the Cromer locality whilst maintaining alignment with the aims and objectives of the WLEP2011 and WDCP2011.



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## PART F CONCLUSION

The purpose of this SEE has been to present the proposed Recreation Facility (Indoor) for Unit 10, 4-8 Inman Road, Cromer and to assess its potential impacts having regards to Section 4.15(1) of the EP&A Act.

The proposed development seeks consent for change of use and fitout of an existing warehouse for the purposes of a Recreation Facility (Indoor). The primary land use comprises a pickleball arena, including twelve (12) courts. The proposal also features an ancillary wellness and recreation centre.

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:

- The proposal shall not create any adverse amenity impacts on the surrounding sites or public domain;
- It is made in accordance with the relevant provisions of the WLEP2011 and WDCP2011;
- It will positively contribute to the established local businesses and industries within the Cromer community;
- The proposal supports increased employment opportunities and promotes healthy lifestyles and improved wellbeing; and
- The proposed development does not result in any undue environmental impacts.

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.

