

Chapman Planning Pty Ltd

STATEMENT OF ENVIRONMENTAL EFFECTS

Use of Premises - Recreational Facility (Indoor) – F45 Gym

Level 2, Unit 1, 1 Skyline Place, Frenchs Forest

25 July 2024
Prepared by Chapman Planning
Member PIA

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1.0 INTRODUCTION and SUMMARY

This statement has been prepared for *F45 Training Frenchs Forest* as part of the supporting documentation for a development application in relation to Unit 1, Level 2, 1 Skyline Place, Frenchs Forest.

The development proposal is for use of an existing tenancy with associated car spaces as an F45 gym – *recreational facility (indoor)*.

The proposal is for a change of use from the existing commercial premises to an F45 gym – *recreational facility (indoor)*. The gym has a maximum operational capacity of 36 patrons and 2 staff at any one time. There are 23 car parking spaces allocated to the use of the gym. The gym has the following operating hours:

Monday to Friday	5:00am – 8:00pm
Saturday	6:00am – 12:00pm
Sunday	7:00am – 12:00pm

The class times are listed in Part 3 – Development Proposal of this statement of environmental effects.

The subject site is a regular shape lot, containing a 2 - 3 storey commercial/warehouse building. The site is located on the south-eastern side of Frenchs Forest Road and Skyline Place, Frenchs Forest. The subject site and associated parking are accessed from 2 x driveway crossovers from Skyline Place, Frenchs Forest.

The subject site is zoned SP4 – Enterprise under the Warringah Local Environmental Plan 2011 and *recreation facilities (indoor)* are a permissible land use.

The immediate locality is characterised by 2 - 3 storey buildings containing variety of light industrial, warehouse and commercial uses. There is a recently constructed 4-5 storey mixed use building containing commercial premises at the ground floor and residential accommodation (Seniors Living) at the upper levels to the west of the site at the south-west corner of Frenchs Forest Road and Skyline Place, Frenchs Forest. The northern side of Frenchs Forest Road is zoned R2 – Low Density Residential containing 1 – 2 storey dwelling houses.

The application is accompanied by:

- *Architectural Plans numbered DA00 – DA01 dated 18 July 2024, prepared by PA Studio,*
- *Plan of Management dated 25 July 2025 prepared by Chapman Planning Pty Ltd.*
- *Noise Impact Assessment prepared by Environmental Monitoring Services reference EMS24 1972 and dated 21st November 2024.*
- *Waste Management Plan prepared by Loka Consulting Engineers dated 7th November 2024.*

- *BCA prepared by Sydney Fire Safety Consultancy & Building Inspections dated 12th November 2024*

In this report, the proposal is presented and assessed in relation to the relevant planning controls, being:

- Warringah Local Environmental Plan (WLEP) 2011.
- Warringah Development Control Plan (WDCP) 2011; and
- S4.15 Environmental Planning and Assessment Act 1979.

2.0 SITE and CONTEXT

2.1 Site Description

The subject site is known as 1 Skyline Place, Frenchs Forest, and is legally identified as Strata Plan 72120.

The site has a frontage of 103m to Frenchs Forest Road, 105m western boundary to Skyline Place and a total site area of approximately 1.112 Hectares.

The subject site is a regular shape lot, containing a 2 - 3 storey commercial/warehouse building. The site is located on the south-eastern side of Frenchs Forest Road and Skyline Place, Frenchs Forest. The subject site and associated parking are accessed from 2 x driveway crossovers from Skyline Place, Frenchs Forest.

F45 gym is located at Unit 1 in Level 2 of the commercial building on the subject site. The pedestrian access is from the stairs on the western side of the building. The car parking spaces allocated to the unit are located on the northern side of the building and are accessed from Skyline Place, Frenchs Forest. The unit has a floor area of 513m².

The subject site is shown on the aerial figure below.



Source: Six Maps

Figure 1 depicts the west elevation of the building viewed from Skyline Place.



Source: Chapman Planning

Figure 2 depicts the Level 2 entry to the premises.



Source: Chapman Planning

Figure 3 depicts the layout of the recreation facility (indoor) gym.



Source: Chapman Planning

2.2 Locality Description

The site is located at the intersection of Skyline Place and Frenchs Forest Road East, 320m east of the intersection of Frenchs Forest Road East and Wakehurst Parkway. The subject site is located approximately 100m from bus stops on Frenchs Forest Road East which provide access to public transport across the northern beaches, connecting to Chatswood and Northern Sydney.

The immediate locality is characterised by 2 -3 storey buildings containing variety of light industrial, warehouse and commercial uses. There is a recently constructed 4-5 storey mixed use building containing commercial premises at the ground floor and residential accommodation (Seniors Living) at the upper levels to the west of the site at the north-west corner of Frenchs Forest Road and Skyline Place, Frenchs Forest. The northern side of Frenchs Forest Road is zoned R2 – Low Density Residential containing 1 – 2 storey dwelling houses.

The location of the subject site in its broader context is shown in the following aerial photograph.



Source: Six Maps

3.0 DEVELOPMENT PROPOSAL

The development proposal is for use of an existing tenancy and associated car spaces as an F45 gym – *recreational facility (indoor)*.

The proposal is for a change of use from the existing commercial premises to an F45 gym – *recreational facility (indoor)*. The gym has a maximum operational capacity of 36 patrons and 2 staff at any one time. There are 23 car parking spaces allocated to the use of the gym.

The development is described follows:

- **Hours of Operation**

The proposed hours of operation are:

Monday to Friday	5:00am – 8:00pm
Saturday	6:00am – 12:00pm
Sunday	7:00am – 12:00pm

The class times operating within above times are listed in the following table:

Day	Class Times
Monday	5:00 am 5:50am 6:40am 7:30am 9.30am 12:30pm 5:45pm
Tuesday	5:00 am 5:50am 6:40am 7:30am 9.30am 12:30pm 5:45pm
Wednesday	5:00 am 5:50am 6:40am 7:30am 9.30am 12:30pm 5:45pm
Thursday	5:00 am 5:50am 6:40am 7:30am

	9.30am 12:30pm 5:45pm
Friday	5:00 am 5:50am 6:40am 7:30am 9.30am 12:30pm
Saturday	6:00am 7:00am
Sunday	7:00am 8:00am

- **Staff**

There will be a maximum of 2 staff members at the premises at any one time.

- **Maximum Capacity**

The F45 gym will have a maximum capacity of 36 patrons at any one time.

- **Parking**

Level 2 Unit 1 is allocated 23 x car spaces.

- **Daily Staff Duties – Maintenance and Cleaning**

Prior to leaving each night, staff clean down and set-up the gym for the following day. This ensures a quick opening time, minimizing the staff arrival buffer prior to sessions.

- **Advertising Signage and Street Elevation**

The development proposal does not include any signage or changes to external appearance.

- **Plan of Management**

This development application is supported by a Plan of Management prepared by *Chapman Planning* which includes detailed guidelines for the management of the premises.

4.0 PLANNING CONTROLS

4.1 Warringah Local Environmental Plan 2011

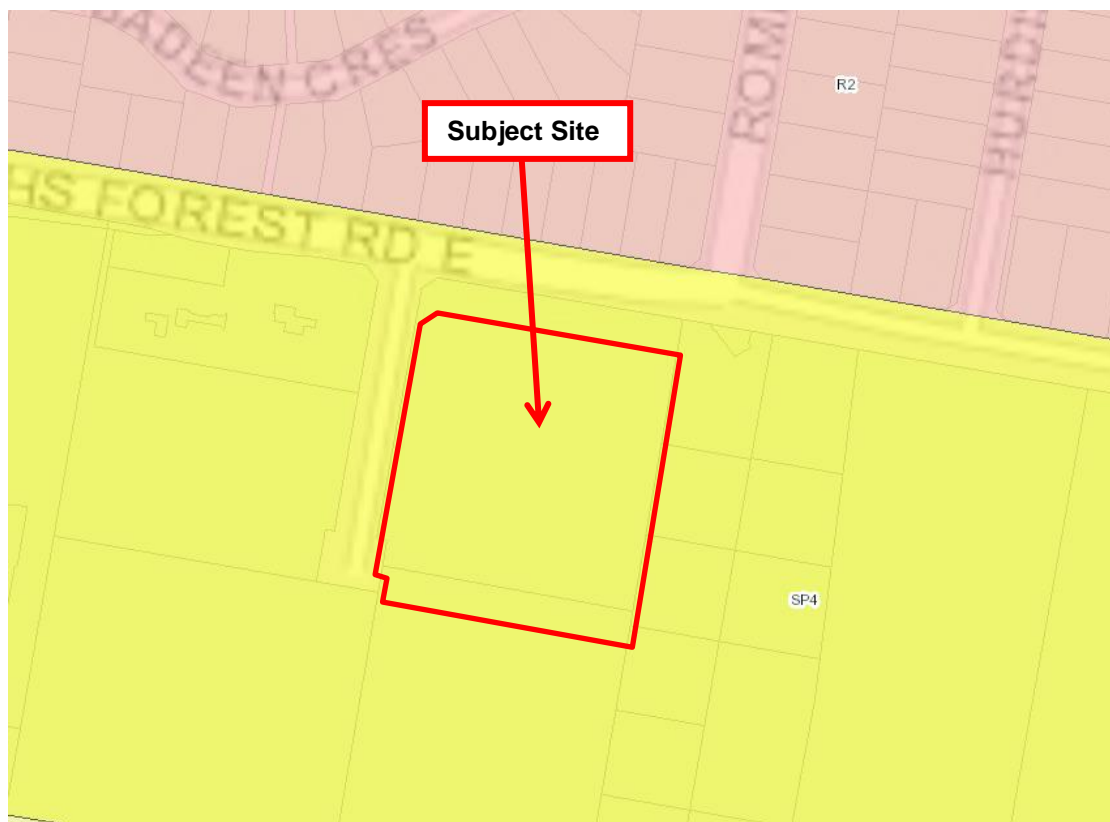
The Warringah Local Environmental Plan (LEP) 2011 applies to the subject site and this development proposal. The subject site is zoned SP4 – Enterprise and the proposed gym being a *recreational facility (indoor)* is permissible with the consent.

A recreational facility (indoor) is defined as:

recreation facility (indoor) means 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 F45 Training Gym meets the above definition.

The following plan depicts the zoning of the subject site.



Source: WLEP 2011

Objectives of the SP4 Enterprise zone are as follows:

- *To provide for development and land uses that support enterprise and productivity.*

- *To provide healthy, attractive, functional and safe business areas.*
- *To minimise conflict between land uses in the zone and adjoining zones and ensure the amenity of adjoining or nearby residential land uses.*
- *To create business environments of high visual quality that relate favourably in architectural and landscape treatment to neighbouring land uses and to the natural environment.*
- *To provide a range of facilities and services, light industries, warehouses and offices.*
- *To provide opportunities for new and emerging light industries.*
- *To restrict retail uses to ensure sufficient land is available for industrial and light industrial uses to meet future demands.*

The proposed gym – *recreational facility (indoor)* meets the relevant objectives for development in the Enterprise zone based on the following assessment:

- The proposed gym provides workers and community members in the locality a convenient high quality facility to conduct physical exercise and maintain their health, supporting productivity.
- The proposed gym and associates class times provided for surveillance of the area outside of business times contributing to the activity in the zone and safe business areas.
- The proposed gym and operating/class times will not conflict with the R2 – Low Density zone on the northern side of Frenchs Forest Road, or the mixed use development containing residential accommodation to the west of the site.
- The proposed use of the existing premises has no change to the existing built form or landscape setting.
- The proposed gym contributes to the range of facilities and services within the SP4 – Enterprise zone.
- The use of the existing commercial spaces at Level 2 of the building will not impact on the availability of land/buildings for industrial and light industrial uses.

Part 4 of the LEP contains development standards including height of buildings and floor space ratio.

Clause 4.3 Height of Buildings does not apply to the subject site. Further, it is noted that the proposed use application does not change the existing building height.

Clause 4.4 Floor Space Ratio does not apply to the subject site. Further, it is noted that the proposed use application does not change the existing floor area.

Clause 5.10 Heritage Conservation does not apply to the proposal noting the subject site is not a heritage item, located in a heritage conservation area or in the vicinity of a heritage item.

Part 8 Frenchs Forest Precinct does not apply. The subject site is not located in the precinct mapped area.

4.2 Warringah Development Control Plan 2011

The following contains an assessment of the relevant provisions of the Warringah DCP 2011 which apply to the development application. The numerical controls contained within the DCP are addressed in Section 5 – Development Control Table of this Statement. A planning assessment of merit having regard to environmental and amenity impacts is detailed within Section 6 of this Statement.

Part C – Siting Factors

C2 – Traffic, Access and Safety

The proposal utilises existing safe and convenient vehicular and pedestrian access to the tenancy via a car park adjoined to the building.

C3 – Parking Facilities

The development proposal maintains the existing vehicular access to the site, with a driveway crossover from Skyline Place to ground level parking beside the building.

There are 23 parking spaces allocated to the premises.

Part C3 – Parking Facilities – Appendix 1 WDCP requires 4.5 spaces per 100m² of GFA. The floor area total floor area of Unit 1 is 513m² and the gym floor area is 314m². Therefore, 14 - 23 parking spaces are required. As shown on the site plans DA00 there are 23 parking spaces allocated to Unit 1 meeting the parking requirements for a gymnasium at Part C3 – Appendix 1 Car Parking Requirements of the DCP.

C9 – Waste Management

Waste generated by the use of the gym will be managed using the existing approved facilities on-site and in accordance with Council's Waste Management Guidelines. A waste management plan has been prepared by *Loka Consulting Engineers* dated 7th November 2024 and summarized as follows:

- *The gym manager/staffs will be responsible for transferring general waste from the gym area to the bin. They will bag waste materials and deposit them into bins located within the development.*
- *The gym manager/staffs will clean bins location area and bins at a regular interval of once per month.*
- *Signage and written information will be provided, so the staffs are aware of how to use and manage the waste service.*

Part D - Design

D3 – Noise

The proposed gym use is contained to a premises that is fit-out with noise mitigation measures including acoustic flooring material and acoustic screening at the western side of the gym adjoining the entrance. The access door to the gym will be closed during class times and the acoustic measures (floor material and acoustic screen) ensure that the gym will not result in acoustic impact to commercial tenancies within the building.

There is adequate separation of the premises from residential land uses ensuring the gym classes will not be audible at residential receivers.

The proposal is supported by a Noise Impact Assessment plan by *Environmental Monitoring Services* and dated 21st November 2024.

D14 – Site Facilities

The gym will be suitably serviced by existing waste facilities and services provided on the subject site.

D18 – Accessibility and adaptability

The development proposal is for an F45 gym in an existing Level 2 commercial tenancy. The development proposal is for use of the existing building, presenting no change to the existing floor levels. F45 workouts require full mobility of patrons, and as such, the business is suitably accessed by internal stairs.

D20 – Safety and Security

The proposed development does not impact the fundamental safety and security design considerations of the existing development. The floor layout retains casual surveillance of the street and public places, with adequate lighting provided at building entrances and walkways.

Part G Special Area Controls – G9 Frenchs Forest Town Centre does not apply to the subject site.

5.0 DEVELOPMENT CONTROL TABLE

The following table is an assessment of the development proposal in accordance with the relevant numerical planning controls contained in the *Warringah LEP 2011* and *Warringah DCP*.

Planning Instrument	Proposal	Standard	Compliance
Warringah LEP 2011			
4.3 Height of Buildings	No Change	No building height development standard applies to the subject site.	N/A
4.4 Floor Space Ratio	No Change	No FSR development standard applies to the subject site.	N/A
Warringah Development Control Plan			
Part C – Siting Factors			
C3 Parking Facilities	23 x car parking spaces	Appendix 1- 4.5 parking spaces per 100m ² GFA - Unit 1 is 513m ² with the gym area – 314m ² requiring 14 – 23 car spaces	Yes

6.0 ENVIRONMENTAL ASSESSMENT

6.1 Planning Instruments

The planning instruments applying to the subject site and this development proposal are addressed in detail in the previous section of this report.

In summary, the subject site is zoned SP4 – Enterprise pursuant Warringah LEP 2011 and the gym – *recreational facility (indoor)* is permissible with the consent of Council. The proposed gym on the existing commercial premises is consistent with the relevant objectives of the SP4 - Enterprise zone of the Warringah LEP 2011.

The proposed gym meets the objectives and requirements of the development controls contained in the Warringah DCP. The 23 car parking spaces allocated to Unit 1 provide adequate parking generated by the proposed F45 – Gym meeting the parking requirements at Part C3 of the Warringah DCP.

6.2 Traffic and Parking Impacts

As addressed, there are 23 parking spaces allocated to the premises.

Part C3 – Parking Facilities – Appendix 1 WDCP requires 4.5 spaces per 100m² of GFA. The total floor area is 513m² and gym area of 314m² and 14 – 23 parking spaces are required.

There are 23 parking spaces allocated to Unit 1, Level 2 meeting the parking requirements for a gymnasium at Part C3 – Appendix 1 Car Parking Requirements of the DCP.

6.3 Visual and Acoustic Privacy Impacts

The proposal does not result in visual privacy impacts noting the subject site is separated from residential properties and there is no change to existing window openings.

The proposed gym use is contained to a premise that is fit-out with noise mitigation measures including acoustic flooring material and acoustic screening at the western side of the gym adjoining the entrance. The access door to the gym will be closed during class times and the acoustic measures (floor material and acoustic screen) ensure that the gym will not result in acoustic impact to commercial tenancies within the building.

There is adequate separation of the premises from residential land uses ensuring the gym classes will not be audible at residential receivers.

The proposal is supported by a Noise Impact Assessment by Environmental Monitoring Services and dated 21st November 2024 and provides further recommendations to the following three (3) categories:

- Sound Systems
- Weight Dropping
- Mitigations and Noise Management Measures

Recommended engineering controls and noise management are found in Section 7 of this report and it is declared that:

On the proviso the proposed gymnasium would implement, would see compliance with the Northern Beaches Council and NSW EPA Noise Policy for Industry noise criteria.

6.4 S4.15 Considerations

The Warringah LEP 2011 and Warringah DCP 2011 have been addressed in previous sections of this report pursuant to S4.15(1) (a).

With regard to remaining matters for consideration, it is considered that the preceding analysis covers the range of environmental impacts that may be

associated with the development proposal. The following comments are made pursuant to S.4.15(1) (b) and (c) which cover respectively:

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality; and

(c) The suitability of the site for the development:

- The Enterprise zone is a suitable location for the proposed gym contributing to the range of facilities and services within the SP4 – Enterprise zone and the gym has no change to the existing built form or landscape setting.
- The proposed hours of operation are suitable for the Enterprise zone area, contributing to activity of similar intensity to surrounding uses.
- The parking spaces allocated to the gym will accommodate the parking generation from the proposed gym.
- The proposed use will not generate unreasonable acoustic impacts to the current uses within the building or have significant adverse impacts on adjoining and nearby residential receivers.
- There are no site constraints that restrict the development of the gym on the subject site.

7.0 CONCLUSION

In conclusion it is considered that the proposed development is acceptable under the considerations of S4.15 of the E.P& A. Act 1979. The following conclusions are made in relation to the development proposal:

- *The F45 gym – recreational facility (indoor) is permissible with the consent of Council within the SP4 Enterprise zone pursuant to Warringah LEP 2011,*
- *The F45 gym is consistent with the objectives of the Enterprise zone and will not result in significant amenity impacts upon surrounding land uses,*
- *The development proposal is for use only, and does not involve any structural works to the premises,*
- *The subject site provides sufficient parking to accommodate the proposed gym use. There are 23 parking spaces allocated to Unit 1 meeting the parking requirements for a gymnasium in Part C3 – Appendix 1 Car Parking Requirements of the DCP.*

- *The proposed gym will not cause unacceptable noise impacts. The proposed gym includes noise mitigation measures including acoustic flooring material and acoustic screening at the western side of the gym adjoining the entrance. The access door to the gym will be closed during class times and the acoustic measures (floor material and acoustic screen) ensure that the gym will not result in acoustic impact to commercial tenancies within the building. There is adequate separation of the premises from residential land uses ensuring the gym classes will not be audible at residential receivers.*
- *The development application is supported by a plan of management prepared by Chapman Planning which details the specific operation of the premises.*

For reasons outlined in this Statement of Environmental Effects, it is my opinion that the development application for the use of Unit 1, Level 2, 1 Skyline Place, Frenchs Forest for a F45 gym – *recreational facility (indoor)* should be granted development consent.

Chapman Planning Pty Ltd
Member PIA