

October 13, 2023

Attention: General Manager

Northern Beaches Council
1 Belgrave St
Manly NSW 2095

SLR Project No.: 630.V13960.00001

**RE: Statement of Environmental Effects
Change of Use and Alterations and Additions
2/4-8 Inman Road Cromer NSW 2099**

1.0 Introduction

SLR Consulting Pty Ltd (SLR) have prepared this Statement of Environmental Effects (SEE) for a Change of Use and Alterations and Additions located at Unit 2/4-8 Inman Road, Cromer NSW 2099 (the site). Development consent under Part 4, Division 4.1 of the Environmental Planning and Assessment Act, 1979 (EP&A Act) is being sought for minor internal alterations to facilitate a recreation facility (indoor) into and change of use.

This proposed development application consists of:

- Internal alterations to facilitate the recreation facility (indoor);
 - o Construction of four (4) Padel Courts;
 - o Installation of internally illuminated wall sign;
 - o Removal of an internal staircase;
 - o Removal of two (2) toilets and replacement with showers;
- Change of use to a *recreation facility (indoor)*

There are no external changes proposed at the site.

This SEE has been prepared by SLR Consulting Australia Pty Ltd (SLR) on behalf of Indoor Padel Australia. It describes the site, its environs, the proposed development and provides an assessment of the proposal in terms of the matters for consideration under Section 4.15(1) of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979). It should be read in conjunction with the supporting documentation that are appended to this SEE.

1.1 Background

The following Development Applications were found on the Northern Beaches Council website in relation to the site.

Table 1 Development Applications

Reference Number	Description
DA2023/0294	Change of use and fitout of Warehouse 7 and 8 for the purpose of a indoor recreation facility
Mod2022/0722	Modification of Development Consent DA2021/2608 granted for Use of Premises (Warehouse 1) as an Indoor Recreation Facility (swim school), internal fit-out, reconfiguration of car parking and signage

DA2022/1807	Change of use and fitout of Warehouse 11 for the purpose of a golf facility (indoor recreation facility)
Mod2022/0452	Modification of Development Consent 2019/1346 granted for Demolition works and alterations and additions to an existing industrial facility including new warehouse and self-storage office premises and ancillary cafe
Mod2022/0396	Demolition works and alterations and additions to an existing industrial facility including new warehouse and selfstorage office premises and ancillary cafe
DA2019/1346	Demolition works and alterations and additions to an existing industrial facility, including new warehouse, and self storage, office premises and ancillary café.

DA2019/1346 is the preceding Development Application for the construction of an industrial facility onsite. The warehouse is currently under construction and is anticipated to be constructed in September 2023 at the time of preparing this Statement of Environmental Effects.

1.2 Council Consultation

Melanie Dow (Project Consultant of SLR) had an informal discussion with Stephen Arthur (The Duty Planner) at Northern Beaches Council on 22 June. Council affirmed that items such as traffic, acoustic impacts and heritage should be addressed in the SEE. From the discussion it was determined that further reports would not be required, provided these issues were addressed within the SEE.

2.0 The Site and Surrounds

The site is legally described as Lot 1 within DP 1282038 and is known as 4-8 Inman Road Cromer. Refer to **Figure 1** and **Figure 2** for a site aerial and cadastral plan. It has two (2) street frontages, being South Creek Road to the south and Inman Road to the west.

Within the site, the premises subject of this development application is known as Warehouse Unit 2 which is under construction. The unit is located in the northeast corner of the site.

The site is zoned E4: General Industrial under the Warringah Local Environmental Plan 2011 (WLEP2011) and includes mostly office buildings and large warehouse/manufacturing buildings.

Vehicle access to the site is available off both South Creek Road and Inman Road.

Refer to **Photograph 1** to view the existing site and surrounding development.



The proposed Indoor Padel Centre will have an online booking system, automatic doors, automatic lighting system, and surveillance security system to allow patrons to operate independently throughout the proposed hours of operation.

The following internal alterations to the approved building are proposed:

- Construction of four (4) Padel Courts;
- Installation of internally illuminated wall sign;
- Removal of an internal staircase;
- Removal of two (2) toilets and replacement with showers;

Refer to the Architectural Plans located at **Appendix A** for complete details.

3.1.1 Maximum Number of patrons

There are a maximum of 16 customers at the premises at any given time.

3.1.2 Hours of Operation

The proposal is proposed to operate between the following hours.

- 7:00AM – 10:00PM Daily

Further details are demonstrated within the Plan of Management located at **Appendix B**.

4.0 Legislation and Planning Controls

This development application is made in accordance with the following legislation, Environmental Planning Instruments (EPI's), and Development Control Plan (DCP):

- Environmental Planning and Assessment Act 1979;
- Heritage Act 1977;
- Warringah Local Environmental Plan 2011
- Warringah Development Control Plan 2022

4.1 Environmental Planning and Assessment Act 1979

The proposal is subject to the provisions of the Environmental Planning and Assessment Act 1979 (EP&A Act). Section 4.15(1) of the EP&A Act provides criteria which a consent authority is to take into consideration, where relevant, when considering a DA. An assessment of the subject DA, in accordance with the relevant matters prescribed under Section 4.15(1) is provided within this SEE.

4.2 Heritage Act 1977

The Heritage Act 1977 conserves items identified as state or local heritage significance within New South Wales. The subject site comprises three (3) items of environmental heritage, all of which are listed under Schedule 5 of the WLEP2011. However, the subject site is not listed on any other statutory or non-statutory lists or registers.

Clause 5.10(4) and 5.10(5) of the WLEP2011 require Council to assess the potential heritage impact of nonexempt 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 proposal for the fitout and use for the indoor recreation facility will not have additional impacts on heritage items within the site.



4.3 State Environmental Planning Policy (Industry and Employment) 2021

The proposal involves the installation of an illuminated wall sign, therefore, assessment of the SEPP (Industry and Employment) 2021 is required.

It is considered that the proposed wall sign is consistent with the requirements outlined within this SEPP as detailed below:

3.6 Granting of consent to signage

A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied—

that the signage is consistent with the objectives of this Chapter as set out in section 3.1(1)(a), and

that the signage the subject of the application satisfies the assessment criteria specified in Schedule 5.

The assessment criteria in Schedule 5 of the SEPP relates to matters for consideration such as character of the area; amenity of residential areas; views and vistas; streetscape, setting and landscape; site and building compatibility; illumination; and safety.

A detailed assessment of the proposal against the provisions of this SEPP is provided in **Attachment F** of this SEE. Overall, the proposed signage meets the applicable criteria of the Industry and Employment SEPP and is consistent with the aims of this SEPP.

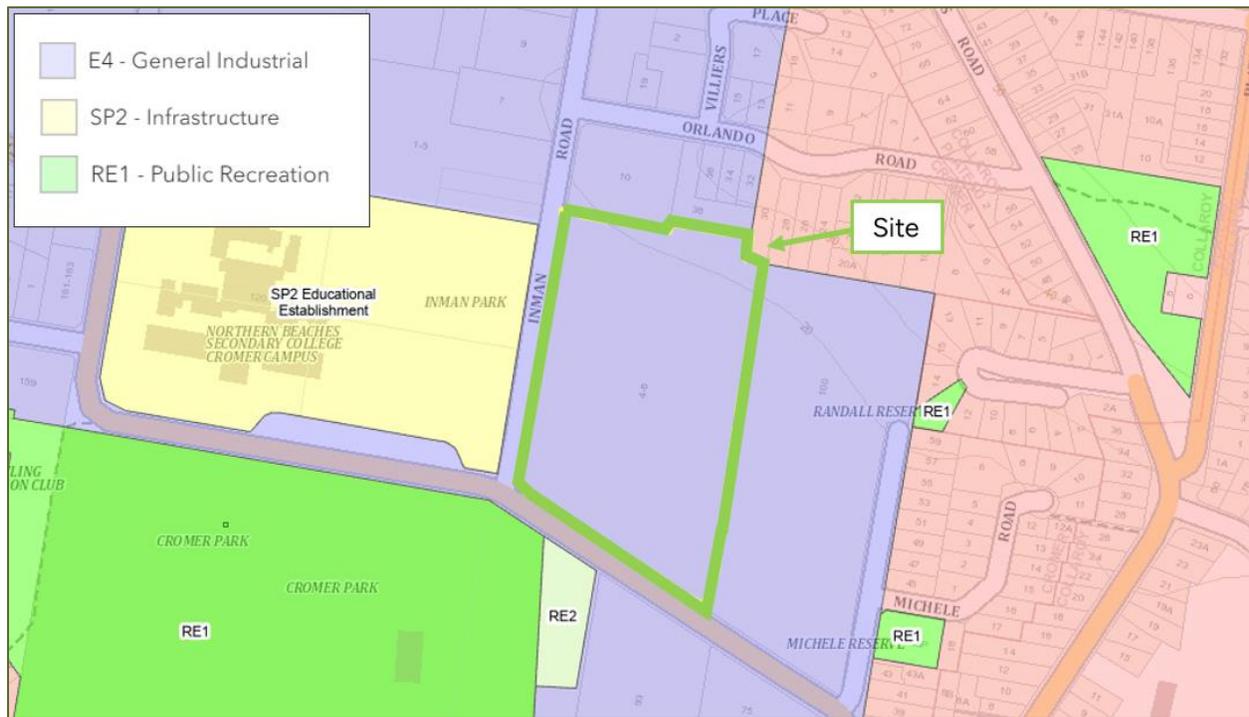
4.4 Warringah Local Environmental Plan 2011

4.4.1 Land Zoning

The site is zoned as E4 General Industrial, pursuant to the Warringah Local Environmental Plan 2011 – refer to **Figure 3**. The proposed works are located entirely within E4 General Industrial zoning.



Figure 3 Zoning Map Extract (Source: NSW Planning Portal Spatial Viewer)



Zone E4 General Industrial

1 Objectives of zone

- 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.

2 Permitted without consent

Nil

3 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**

4 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 use is defined as a recreation facility (indoor). Therefore, the proposed use is permitted with consent under this clause. The proposal meets the objectives of the zone, including enabling limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.

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 remainder of the relevant clauses have been outlined below.

4.4.2 Applicable Clauses

Clause 4.1 Minimum Lot Size

The Site is subject to a minimum lot size of 4,000m² under the WLEP 2011. No subdivision is proposed as part of this development.

Clause 4.3 Height of buildings

The maximum building height for the site is 11m. Notwithstanding, the proposal does not result in an increase in building height.

Clause 4.4 Floor space ratio

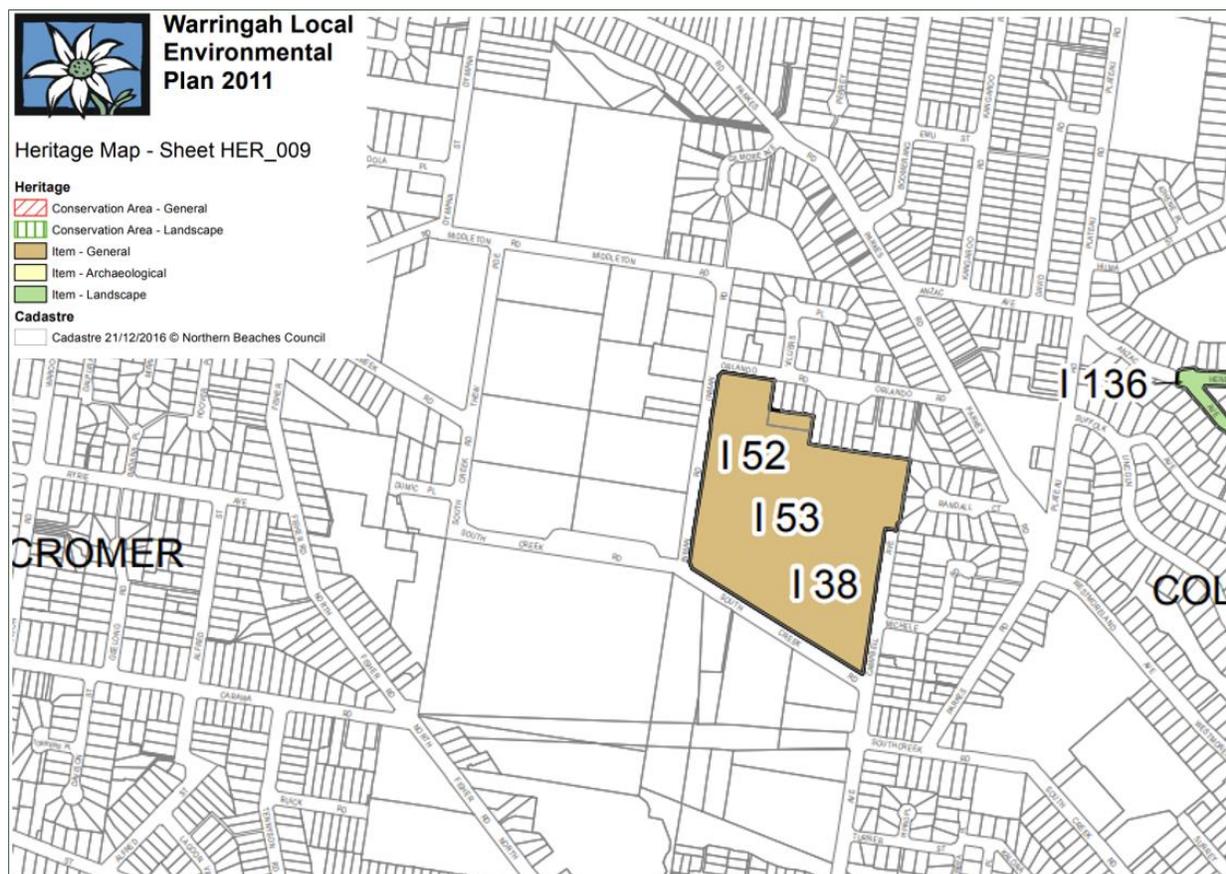
Pursuant to the WLEP 2011, the site does not have a maximum floor space ratio (FSR). The proposal will not result in a change of the FSR of the site.

Clause 5.10

The site is identified as three (3) heritage items under Schedule 5 of the WLEP 2011.



Figure 4 Heritage Map Extract (Source: Sheet HER_009)



As specified in Figure 4, the site contains three (3) items of local significance. The Roche Building (I52), Givaudan-Roure Office (I53) and Trees (I38) are not to be impacted as part of this application. It is also noted that items 53 and 38 are outside of 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 2 for the purpose of an indoor padel (indoor recreation facility), no further impacts that would detract from the heritage amenity or views to and from these heritage items is anticipated.

4.5 Warringah Shire Development Control Plan 2011

The Warringah Shire Development Control Plan 2011 (WDCP2011) provides detailed guidelines to guide the design and assessment of development applications for land covered by the WLEP2011.

The DCP 2012 components relevant to the proposed development are:

- C3 Parking Facilities
- C8 Demolition and Construction



- C9 Waste Management
- D3 Noise
- Appendix 1 Car Parking Requirements

The proposal is generally compliant with the DCP provisions and a detailed compliance table is included at **Appendix B**.

5.0 Assessment of Planning Issues

The following is an assessment of the environmental effects of the proposed development as described in the preceding sections of this report. The assessment considers only those matters under Section 4.15(1) of the EP&A Act relevant to the proposal.

5.1 Compliance with Planning Instruments and Controls

The proposal is generally compliant and consistent with all applicable legislative requirements, Environmental Planning Instruments, and development controls as outlined in Section 4 of the SEE, and as summarised below:

- The proposed use is permissible in the E4 General Industrial Zone. The proposal meets all LEP development standards.
- The proposed development achieves the aims and objectives contained within the relevant sections of the Warringah DCP 2011.

5.2 Traffic, Parking and Access

The proposal involves the internal alterations of an existing warehouse and associated parking, and traffic management will be consistent with the current arrangements.

5.2.1 Access, Servicing and Internal Layout

Customer vehicle access is currently provided via a combined ingress and egress road off Inman Road, whilst truck entry and exit is provided from both Inman Road and South Creek Road. No changes are proposed to the existing access to the site.

5.2.2 Parking Provision

There are no changes proposed to the existing parking layout. Warringah DCP 2011 specifies 3 spaces required for squash and tennis courts which would require a total of 12 spaces to meet the demand of the four (4) paddle courts.

As specified within stamped plans DA2019/1346, there are 4 spaces provided for the tenancy and an additional nine (9) visitor car parks located west of warehouse 1. The complex as a whole provides 237 car parks in addition to on-street parking being available on Inman Road.

The proposal's normal peak hours of trading are between 6pm and 9pm where a total of 10-12 players are anticipated in site. This falls outside of general working hours (9AM-5PM), providing opportunity to utilise the wider parking provision within the complex without impacting the use of surrounding tenancies where necessary.

The proposal has therefore been found to be satisfactory in terms of parking, traffic and access provisions.



5.3 Amenity

5.3.1 Visual

The proposal involves the change of use and internal alterations to an existing building and therefore, does not impact the visual amenity of the existing premises.

5.3.2 Hours of Operation and Noise

The premise is located within Northern Beaches Business Park, an established commercial and business centre. The proposed use will not provide additional amenity impacts to surrounding development.

The proposed hours of operation for the existing facility and proposed additions are as follows:

- 7:00AM – 10:00PM Daily

The proposed hours of operation are consistent with surrounding businesses of 4-8 Inman Road, Cromer including Development Applications DA2022/1807 and DA2023/0294. Given the scale of the proposed development in comparison to surrounding development and general hours of operation across the wider site, it is considered on balance that the proposed hours of operation are appropriate within the context of the area.

5.4 Noise

The operational noise emissions produced from the proposed indoor recreation facility are appropriate, given the context of the site. The site is zoned E4 General Industrial with approved indoor recreation facilities onsite. It is anticipated that the operational acoustic emissions will not impact the nearby businesses that surround the tenancy. In addition, the site is located away from sensitive receivers, such as residential lots.

The construction is to be conducted in align with standard construction hours to alleviate amenity impacts. Refer to Appendix G Noise Impact Assessment for further information.

5.5 Heritage

The site contains several items of local significance, as specified in Section 4.3.2 of this report.

The proposed change of use does not affect the heritage items located on site, including The Roche Building (I52), Givaudan-Roure Office (I53) and Trees (I38).

Given the nature of the works to be carried out, a Heritage Impact Statement is not considered to be warranted for this DA, as the heritage values and significance of nearby Heritage items would not be compromised.

5.6 Building Code of Australia

A BCA Statement has been provided at **Appendix C** of this SEE and confirms the proposed facilities is capable of complying with the current standards and the proposed use as an indoor recreation facility.

5.7 Safety and Security

The site will employ four Crime Prevention Through Environmental Design (CPTED) strategies. These include surveillance, access control, territorial reinforcement and space/activity management.



5.7.1 Surveillance

The site will contain surveillance cameras and recorders (CCTV) to monitor and record all entrances and exits, and the principal public areas of the premises (excluding toilets) whenever the premises is open for business. Information such as time and date will be automatically recorded on all video tapes when recording.

In addition to CCTV, natural surveillance is designed into the premises. The design of the development includes natural surveillance by the strategic placement of physical features to maximise visibility. The specific design elements include:

- Clear sight lines between the site and adjoining businesses, allowing maximum visibility and surveillance at the vehicular entry into the site;
- Clear sight lines are provided allowing maximum surveillance of the vehicular entry and exit point(s) for the site;
- The maintenance levels for paths of travel will comply with AS1680;
- Fire exit doors will be alarmed (where required);
- Appropriate day and night lighting installed to eliminate any potential problem areas and to ensure security cameras operate effectively (i.e. easy facial recognition at 15m);
- No 'hidden spots' created within the site by siting of buildings and canopies allowing optimal surveillance over the internal (central) areas of the site; and
- The design of the car park areas encourages passive surveillance and incorporates active measures such as lighting and signage.

5.7.2 Access Control

The site has been designed to limit access and control flow by:

- Access codes required after manning hours;
- The creation of attractive spaces within the development;
- Clear delineation of the property boundary with landscape treatment;
- Clear movement for pedestrians throughout the car park and between the elements of the development to minimise conflict with vehicles; and
- Appropriate lighting through the parking areas and signage for customers.

5.7.3 Territorial Reinforcement

Community ownership (territorial reinforcement) makes people feel comfortable in a place and is achieved by:

- a. A design that encourages people to gather in public spaces;
- b. Having a clear transition between boundaries of public and private spaces; and
- c. Having clear design cues as to who is to use the space and what it is to be used for.

The proposed development has been designed to clearly delineate spaces that are to be used for congregation and areas that are not. This will ensure that any potential intruders or people who are not customers will stand out and be easily identified. Elements of territorial reinforcement included in the original design and ongoing management of the site include:



- The premises and landscaping will be maintained such that it communicates an alert and active presence occupying the entire space;
- Clearly defined boundaries of the site;
- Pedestrian line markings provided within the development;
- Display of security system signage at access points;
- Clearly defined boundaries of the development and areas within; and
- Provision of directional signage that assists in controlling activities and movements throughout the premises (knowing how and where to enter/exit and find assistance can impact on safety).

5.7.4 Space/Activity Management

Management and maintenance are closely linked to a sense of ownership. Good management and maintenance of a place, or property, is often the difference between it seeming safe or unsafe and it being cared for or uncared for. Deterioration indicates less control by the users of a site and indicates a greater tolerance of disorder.

It is in the interest of the future operators at the site to maintain the site to a high standard so that the business can operate at their optimal level and attract as much usage as possible. Routine maintenance checks and reporting will be carried out by personnel employed at the development to ensure the property is maintained and to reduce the likelihood of crime or vandalism.

Furthermore, robust materials are proposed to be used where possible including graffiti resistant materials and fixed rubbish bins, however not exclusively, to mitigate against potential malicious damage. Any vandalism or graffiti will be repaired and removed promptly by staff or contractors.

5.8 Waste management

A Waste Management Plan (WMP) has been prepared for the proposed development, addressing the ongoing management of waste when the premises is operational. The WMP has been prepared in accordance with Council's DCP and is provided at Appendix D.

The premises will have specific waste areas for general and recycling waste and small trash bins will be placed in strategic points so that the space can remain a clean site.

5.9 Public Interest

The proposed development is permissible within the E4 Productivity Support zone and is consistent with the intent of the relevant planning controls. The proposed works subject to the existing recreation facility (indoor and outdoor) are aimed to improve and support the overall operations of the site. As such, the proposal is considered to be in public interest.

5.10 Context and Setting

The proposed development comprises of a change of use from warehousing and distribution to indoor recreation facility for the purposes of Indoor Padel. The proposed development is permitted with consent within the E4 zone.

The existing development and land uses adjoining and within close proximity to the site comprise of similar scale industrial and commercial buildings, including a variety of commercial and light industrial land uses. The proposed development will support the growth and development of the business and is consistent with the objectives of the E4 zone under the WLEP2011.



In light of the above, the proposed change to the use will not adversely impact on the amenity of the streetscape and adjoining properties.



6.0 Conclusion

The proposed alterations and additions and change of use to facilitate the Recreation Facility (Indoor) at 4-8 Inman Road Cromer NSW 2099, will provide a well-designed, modern facility compliant with relevant environmental standards. The proposed development aims to provide an indoor recreational facility for Cromer and the broader Northern Beaches community whilst also, providing employment opportunities for the local community.

The proposal is generally compliant with relevant legislative requirements and environmental planning instruments including the Warringah LEP 2011 and the Warringah Shire DCP. The proposal is permissible within the E4 General Industrial zone, consistent with the zone objective and is compliant with the LEP clauses applicable to the site. The proposal, including appropriate mitigation measures where necessary, is compatible with surrounding land uses and as a result, will cause minimal adverse environmental and amenity impact.

This SEE has addressed the potential impacts arising from the proposal on surrounding properties including but not limited to traffic and access, noise, social impacts, visual impacts, and waste management. Furthermore, it is in the interest of the operators to employ strict management procedures for each premises to ensure that the development is a safe, efficient, and pleasant environment in which to work and visit.

Given the merit of the design and the absence of any significant adverse environmental impacts or planning issues, the DA is considered to be in the public's interest and worthy of Council's support.

Yours sincerely,



Melanie Dow
Project Consultant - Planning
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SLR Consulting Australia Pty Ltd

Appendices

- Appendix A Architectural Plans
- Appendix B DCP Compliance Table
- Appendix C BCA Compliance Statement
- Appendix D Waste Management Plan
- Appendix E Plan of Management
- Appendix F SEPP (Industry and Employment) Compliance
- Appendix G Noise Impact Assessment



APPENDIX A

ARCHITECTURAL PLANS



APPENDIX B

WARRINGAH SHIRE DEVELOPMENT CONTROL PLAN 2011 COMPLIANCE TABLE

Provision	Control(s)	Comment	Compliance
C3 Parking Facilities			
1. The following design principles shall be met:	<ul style="list-style-type: none"> • Garage doors and carports are to be integrated into the house design and to not dominate the façade. Parking is to be located within buildings or on site.; • Laneways are to be used to provide rear access to carparking areas where possible; • Carparking is to be provided partly or fully underground for apartment buildings and other large scale developments; • Parking is to be located so that views of the street from front windows are not obscured; and • Where garages and carports face the street, ensure that the garage or carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser. 	N/A	N/A
2. Off street parking is to be provided within the property demonstrating that the following matters have been taken into account:	<ul style="list-style-type: none"> • the land use; • the hours of operation; • the availability of public transport; • the availability of alternative car parking; and • the need for parking facilities for courier vehicles, delivery / service vehicles and bicycles. 	No changes to existing parking spaces on site.	Y
3. Carparking, other than for individual dwellings, shall :	<ul style="list-style-type: none"> • Avoid the use of mechanical car stacking spaces; • Not be readily apparent from public spaces; • Provide safe and convenient pedestrian and traffic movement; • Include adequate provision for manoeuvring and convenient access to individual spaces; 	As above, no changes to existing parking spaces on site.	Y



	<ul style="list-style-type: none"> • Enable vehicles to enter and leave the site in a forward direction; • Incorporate unobstructed access to visitor parking spaces; • Be landscaped to shade parked vehicles, screen them from public view, assist in micro-climate management and create attractive and pleasant places; • Provide on site detention of stormwater, where appropriate; and • Minimum car parking dimensions are to be in accordance with AS/NZS 2890.1. 		
4. Carparking is to be provided in accordance with Appendix 1 which details the rate of car parking for various land uses. Where the carparking rate is not specified in Appendix 1 or the WLEP, carparking must be adequate for the development having regard to the objectives and requirements of this clause. The rates specified in the Roads and Traffic Authority's Guide to Traffic Generating Development should be used as a guide where relevant.	The provided car parking at the site is adequate. Based on DCP rates a total of 12 parking spaces are required. The tenancy is designated 4 spaces with the overall site containing 237 spaces. As the use of the premises will generally be outside of normal business hours, the shared use of parking spaces throughout the development is suitable without causing any adverse impacts.		Y
5. Adequate provision for staff, customer and courier parking, and parking and turning of vehicles with trailers must be provided if appropriate to the land use.	Appropriate parking is provided for staff and customers at the site.		Y
6. For bulky goods premises adequate on-site parking spaces for service/delivery vehicles at a convenient location, separated from customer parking must be provided.	The proposed use is not a bulky goods premises.		N/A
7. Where appropriate, car parking which meets the needs of people with physical disabilities must be provided in accordance with the relevant Australian Standard.	Car parking at the site meets the needs of people with physical disabilities in accordance with the Australian Standards.		Y
8. For Forest Way Village car parking at ground level is to be provided for individual units.	N/A		N/A
C8 Demolition and Construction			
1. All development that is, or includes, demolition and/or construction, must comply with the appropriate	All construction and demolition is to comply with		Y



Statement of Environmental Effects

1. All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.

October 13, 2023
SLR Project No.: 630.V13960.00001

sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan. Link: Northern Beaches Council's Waste Management Guidelines	the Waste Management Guidelines and a Waste Management Plan is attached at Appendix C.									
C9 Waste Management										
1. All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.	As above.	Y								
D3 Noise										
1. Noise from combined operation of all mechanical plant and equipment must not generate noise levels that exceed the ambient background noise by more than 5dB(A) when measured in accordance with the NSW Industrial Noise Policy at the receiving boundary of residential and other noise sensitive land uses. See also NSW Industrial Noise Policy Appendices	There is no proposed mechanical plant equipment as part of the application.	Y								
2. Development near existing noise generating activities, such as industry and roads, is to be designed to mitigate the effect of that noise.	The proposal will not be impacted by surrounding noise generating activities.	Y								
3. Waste collection and delivery vehicles are not to operate in the vicinity of residential uses between 10pm and 6am.	This may be a condition of consent.	Y								
4. Where possible, locate noise sensitive rooms such as bedrooms and private open space away from noise sources. For example, locate kitchens or service areas closer to busy road frontages and bedrooms away from road frontages.	N/A, no changes to existing kitchen and service area layout.	Y								
5. Where possible, locate noise sources away from the bedroom areas of adjoining dwellings/properties to minimise impact.	N/A	Y								
Appendix 1 Car Parking Requirements										
<table border="1"> <thead> <tr> <th colspan="2">Recreational and tourist facilities</th> </tr> <tr> <th>Use</th> <th>Requirement</th> </tr> </thead> <tbody> <tr> <td>Squash court</td> <td>3 spaces per court.</td> </tr> <tr> <td>Tennis court</td> <td>3 spaces per court.</td> </tr> </tbody> </table>	Recreational and tourist facilities		Use	Requirement	Squash court	3 spaces per court.	Tennis court	3 spaces per court.	It is noted that the proposed use is not stated within the DCP. However the closest use demonstrates 3 spaces are required per court. There is adequate parking located on site with 4 adjoining the tenancy and many visitor car parking spaces located nearby.	Y
Recreational and tourist facilities										
Use	Requirement									
Squash court	3 spaces per court.									
Tennis court	3 spaces per court.									



APPENDIX C

BCA COMPLIANCE STATEMENT



APPENDIX D

WASTE MANAGEMENT PLAN



APPENDIX E
PLAN OF MANAGEMENT



APPENDIX F

SEPP (INDUSTRY AND EMPLOYMENT) 2021 SCHEDULE 5 ASSESSMENT

Assessment Criteria	Comment	Compliance
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?	The proposed signage, being one illuminated sign above the roller door of the tenancy.	Y
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	There is no apparent advertising theme within the area.	N/A
2 Special areas		
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?	The proposed signage is not street facing and does not have a significant negative impact on the amenity of the location.	Y
3 Views and vistas		
Does the proposal obscure or compromise important views?	The proposed signage is to be installed affixed to the building and does not obscure or compromise important views.	Y
Does the proposal dominate the skyline and reduce the quality of vistas?	The signage will not dominate the skyline or reduce the quality of vistas.	Y
Does the proposal respect the viewing rights of other advertisers?	The proposed signage does not obscure any advertising.	Y
4 Streetscape, setting or landscape		
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The proposed signage appropriate for the streetscape, setting and landscape.	Y
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposed signage will contribute to the visual interest of the site in context of its surroundings.	Y
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The proposed sign does not contribute to clutter at the site.	Y
Does the proposal screen unsightliness?	The proposal does not screen unsightliness.	N/A
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The proposed signage does not extend beyond the built form.	Y
Does the proposal require ongoing vegetation management?	The proposed signage does not require ongoing vegetation management.	N/A
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?	The signage has been designed to continue to be compatible with the existing built form and site characteristics.	Y
Does the proposal respect important features of the site or building, or both?	The proposed signage does not detract in any way from important features of the building or site.	Y
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The proposed signage has been designed to be simple and uncluttered and complement the existing building and other structures on site.	Y
6 Associated devices and logos with advertisements and advertising structures		
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?	The proposed signage contains internally illuminated lighting elements, however these will be concealed.	Y
7 Illumination		
Would illumination result in unacceptable glare?	The proposed signs will not result in excessive glare.	Y
Would illumination affect safety for pedestrians, vehicles or aircraft?	The proposed signage will not be of a LUX level to affect the safety for pedestrians, vehicles or aircraft.	Y



Would illumination detract from the amenity of any residence or other form of accommodation?	The proposed signage will not be of a LUX level to detract from the amenity of surrounding residences.	Y
Can the intensity of the illumination be adjusted, if necessary?	The brightness of the signs will be fixed; however, the signage will only have a soft glow that is mostly visible at night.	Y
Is the illumination subject to a curfew?	The signs will operate during the operating hours of the indoor recreation facility.	Y
8 Safety		
Would the proposal reduce the safety for any public road?	The signage will not affect road safety.	Y
Would the proposal reduce the safety for pedestrians or bicyclists?	The sign will not reduce the safety for pedestrians or cyclists.	Y
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	Sightlines are not affected by the proposal.	Y



APPENDIX G

NOISE IMPACT ASSESSMENT

