



Statement of Environmental Effects

Units 3-4/4 Collaroy Street, Collaroy NSW 2097, Australia

Proposed Commercial Change Of Use - Recreation Facility (Indoor) –
Pilates Centre



OVERVIEW

This Statement of Environmental Effects (SEE) forms part of a Development Application submitted to Northern Beaches Council for the proposed commercial change of use located at Units 3-4/4 Collaroy Street, Collaroy NSW 2097, Australia (the subject site). This application is made pursuant to section 4.15 of the *Environment Planning & Assessment Act (1979) (the Act)*, the *Warringah Local Environmental Plan 2011*, and the *Northern Beaches Council Development Control Plan*. More specifically, this report has been prepared in accordance with section 2(4) of Schedule 1 of the *Environmental Planning & Assessment Regulations (2021)* which states that an SEE must include the following:

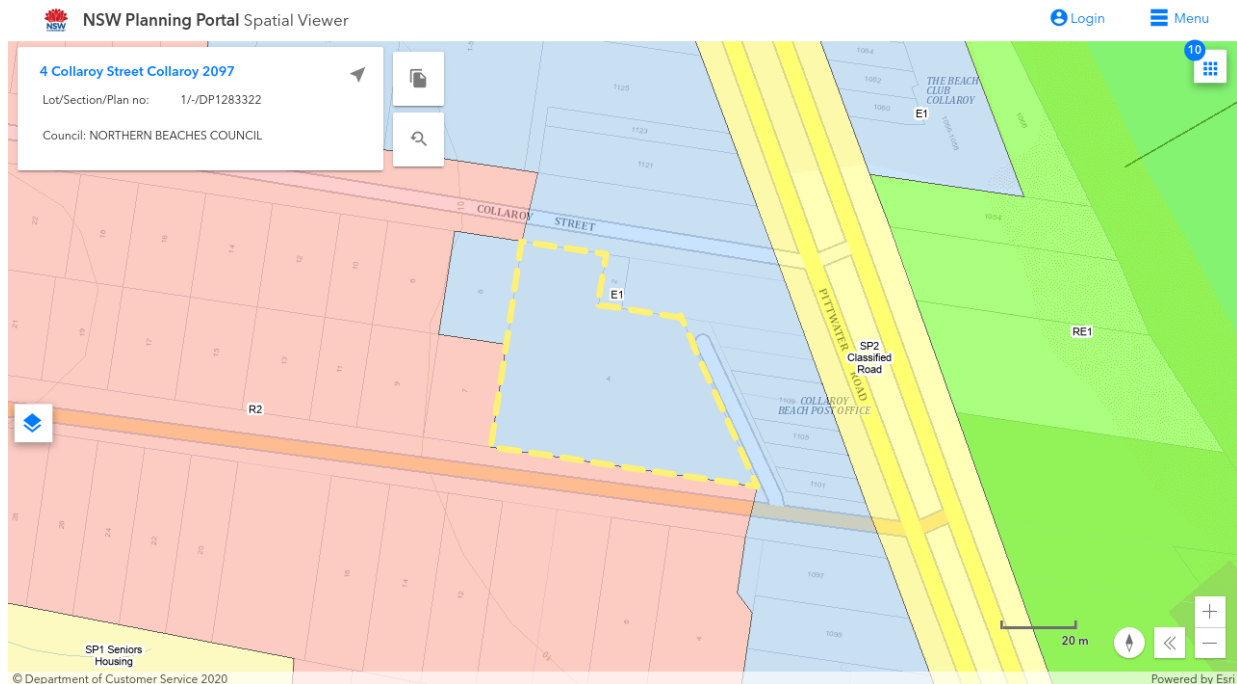
- a) the environmental impacts of the development
- b) how the environmental impacts of the development have been identified
- c) the steps to be taken to protect the environment or to lessen the expected harm to the environment
- d) any matters required to be indicated by any guideline issued by the Secretary for the purposes of this clause.

The environmental impacts of the proposed development, including measures taken to protect or lessen the expected harm to the environment, are addressed throughout this report.

PROPOSED DEVELOPMENT	
PROPOSAL	Proposed Commercial Change Of Use
PROPERTY	Units 3-4/4 Collaroy Street, Collaroy NSW 2097, Australia
	Lot/Section/Plan no: 1/-/DP1283322
LOCAL GOVERNMENT AREA	Northern Beaches Council
CLIENT	Laura Bullock
DATE	March 19, 2025
Project Number	PL_Bullock

SITE ANALYSIS

Figure 1: The existing site plan of the Subject Site.



The property located at Units 3-4/4 Collaroy Street, Collaroy NSW 2097 is situated in a suburban context characterised by proximity to the Northern Beaches and a community-oriented atmosphere. The site is proposed for a change of use from no approved use to a recreation facility, specifically a pilates studio.

Zoning: The property falls under a zone that typically supports recreational facilities, making it suitable for the proposed pilates studio use.

Physical Characteristics: The site is relatively flat with minimal vegetation coverage, providing an adequate setting for the intended recreational activities. It is also easily accessible from surrounding residential areas and transport links.

Environmental Considerations: Given the site's proximity to coastal areas, considerations regarding stormwater management and potential impacts on local ecosystems should be addressed during planning.

Existing Structures: As there are presently no approved structures on the site, the proposed use will likely require the installation of interior fit-outs for the pilates studio, without significant external alterations.

The site at Units 3-4/4 Collaroy Street is suitable for the proposed change of use to an indoor recreation facility, with adequate zoning, physical characteristics, and environmental considerations aligning with the community's needs.

SITE IMAGE

Figure 2: Six Map image of the Subject Site reflecting broader location



LOCALITY ANALYSIS

The locality surrounding Units 3-4/4 Collaroy Street, Collaroy NSW 2097 is characterised by its suburban residential nature and proximity to the scenic Northern Beaches, enhancing its desirability for recreational facilities such as a pilates studio.

Surrounding Environment: The area comprises a mix of residential properties, parks, and natural features, including views of the Northern Beaches. The environmental appeal is enhanced by the proximity to coastal and lagoon areas, promoting outdoor recreational activities.

Accessibility: The site is well-served by public transport, with several bus routes operating nearby, facilitating easy access for patrons. Additionally, the area's road network allows for convenient access by private vehicles.

Amenities: Local amenities include cafes, shops, and community facilities, which provide essential services to residents and visitors. The proximity to recreational spaces, such as beaches and parks, further supports an active lifestyle.

Community Features: The community is active and engaged, with events and activities centred around the local parks and beaches. This atmosphere fosters a sense of belonging and encourages participation in health and fitness activities, making it suitable for a pilates studio.

Future Development Potential: The locality shows potential for further development, particularly in terms of enhancing recreational and community facilities. The growing demand for fitness and wellness centres contributes to a favourable environment for the proposed change of use.

The locality surrounding Units 3-4/4 Collaroy Street presents a vibrant and supportive environment for a pilates studio, enriched by accessible transport, community engagement, and opportunities for future development.

DEVELOPMENT PROPOSAL

The proposed development at Units 3-4/4 Collaroy Street seeks to change the existing use of the property to an indoor recreation facility, specifically a pilates studio. This proposal aims to enhance local amenities while ensuring compliance with the applicable planning controls and environmental objectives.

Site Description: The site is located at Units 3-4/4 Collaroy Street, Collaroy, NSW 2097, a suburb situated within northern Sydney's Northern Beaches region. The property is in close proximity to other commercial establishments and residential properties, contributing to a vibrant community atmosphere. The site is easily accessed via public transport and is supported by existing infrastructure, making it ideal for a recreational facility that promotes health and well-being.

Proposed Alterations and Additions: The proposal entails a change of use from no approved use to an indoor recreation facility. There will be no external alterations to the existing building, ensuring that its current structure and aesthetic remain intact. The proposed signage will be limited to fascia signage, allowing for minimal visual disruption while promoting the new facility.

Compliance with Planning Controls: The proposed change of use complies with the height of buildings and floor space ratio objectives set out in the Warringah Local Environmental Plan 2011. As the proposal does not involve structural modifications or changes to the height of the building, it will remain consistent with the surrounding developments and comply with the designated maximum height and floor space ratio regulations outlined in local planning controls.

Impact on Streetscape and Neighbourhood Character: The incorporation of an indoor recreation facility will positively contribute to the streetscape and neighbourhood character by enhancing local services and amenities. The facility encourages active living and community engagement without imposing on the existing architectural context, as there will be no external alterations to the building's facade.

Environment and Heritage Considerations: The proposal does not trigger any significant environmental concerns as the site is not classified as bushfire prone land, and there are no heritage constraints identified in the immediate locality. The absence of external alterations allows for the preservation of the existing environment, aligning with the objectives for environmental sustainability and heritage considerations.

In conclusion, the proposed change of use for an indoor recreation facility at Units 3-4/4 Collaroy Street is well-suited to the site's characteristics and complies with all relevant planning controls. By

promoting healthy lifestyles and utilising existing infrastructure without significant alterations, the proposal aims to enhance the local community while adhering to the broader environmental objectives of the Warringah Local Environmental Plan 2011.

PLANNING ASSESSMENT

The application is to be assessed against the relevant Environmental Planning Instruments below:

RELEVANT PLANNING INSTRUMENTS

1. Environmental Planning & Assessment Act (1979)
2. Environmental Planning & Assessment Regulations (2021)
3. Warringah Local Environmental Plan 2011

And the following Local Provisions:

RELEVANT LOCAL PLANNING INSTRUMENTS

4. Northern Beaches Council Development Control Plan

ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION (2021)

Section 25 - Concurrences and/or Approvals

Based on Section 25 of the Environmental Planning and Assessment Regulation (2021), no additional state-level concurrences or approvals appear necessary for the proposed commercial change of use at Units 3-4/4 Collaroy Street, Collaroy NSW 2097, Australia, aside from the standard local council approval.

Section 27 - BASIX

In accordance with Section 27 of the Environmental Planning & Assessment Regulations (2021), the proposed development at Units 3-4/4 Collaroy Street, Collaroy NSW 2097, Australia, does not meet the thresholds for a BASIX Certificate requirement. Therefore, a BASIX Certificate is not required for this application.

SUITABILITY OF THE SITE

Warringah Local Environmental Plan 2011

PART 2: PERMITTED OR PROHIBITED DEVELOPMENT

Zone E1: Local Centre	
1 Objectives of Zone	<ul style="list-style-type: none"> • To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area. • To encourage investment in local commercial development that generates employment opportunities and economic growth. • To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area. • To encourage business, retail, community and other non-residential land uses on the ground floor of buildings. • To ensure new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces. • To create urban form that relates favourably in scale and in architectural and landscape treatment to neighbouring land uses and to the natural environment.
2 Permitted Without Consent	Home-based child care; Home businesses; Home occupations
3 Permitted With Consent	Amusement centres; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Creative industries; Entertainment facilities; Function centres; Group homes; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Waste or resource transfer stations; Water reticulation systems; Any other development not specified in item 2 or 4
4 Prohibited	Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management

	facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies
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In accordance with the Warringah Local Environmental Plan 2011, the subject site at Units 3-4/4 Collaroy Street, Collaroy NSW 2097, Australia, is **zoned E1 Local Centre**. This zoning designation aims to provide a local hub for retail, services, and community activities that support the surrounding residential areas while promoting accessibility and active street frontages.

The proposed commercial change of use falls under the '**permitted with consent**' category, meaning this type of development is allowable with the appropriate council approvals. This ensures that the proposal aligns with the objectives of the E1 zoning while adhering to local planning controls.

PART 4: PRINCIPAL DEVELOPMENT STANDARDS

Height of Building	
4.3	<p>The objectives of this clause are as follows—</p> <ul style="list-style-type: none"> (a) to ensure that buildings are compatible with the height and scale of surrounding and nearby development, (b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access, (c) to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments, (d) to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.
	<p>The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map – 11 metres.</p> <p>(2A) If the Height of Buildings Map specifies, in relation to any land shown on that map, a Reduced Level for any building on that land, any such building is not to exceed the specified Reduced Level.</p>

The proposed change of use for an indoor recreation facility at Units 3-4/4 Collaroy Street complies with the height of buildings objectives outlined in the Warringah Local Environmental Plan 2011. Since there are no external alterations proposed to the existing structure, the development is compatible with the height and scale of the surrounding developments, ensuring minimal visual impact and preservation of views, privacy, and solar access. Additionally, as the change of use does not involve an increase in building height, it adheres to the stipulated maximum height indicated on the Height of Buildings Map, further assuring that there is no adverse impact on the scenic quality of Warringah's coastal environment.

Floor Space Ratio (FSR)	
4.4	<p>The objectives of this clause are as follows—</p> <ul style="list-style-type: none"> (a) to limit the intensity of development and associated traffic generation so that they are commensurate with the capacity of existing and planned infrastructure, including transport infrastructure, (b) to provide sufficient floor space to meet anticipated development needs for the foreseeable future, (c) to ensure that buildings, by virtue of their bulk and scale, are consistent with the desired character of the locality, (d) to manage the visual impact of development when viewed from public spaces, (e) to maximise solar access and amenity for public areas.
	<p>The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.</p> <p>cl 4.4: Subst 2020 (74), Sch 1[1].</p>

The proposed change of use for an indoor recreation facility at Units 3-4/4 Collaroy Street complies with the floor space ratio objectives outlined in the Warringah Local Environmental Plan 2011. As no external alterations are proposed, the development's intensity remains consistent with existing infrastructure capacities, minimising traffic generation. The change of use will utilise the existing floor space efficiently, meeting anticipated development needs without surpassing the maximum floor space ratio specified on the Floor Space Ratio Map. Furthermore, the building's bulk and scale remain compatible with the desired character of the locality, assisting in the preservation of visual amenity and allowing for adequate solar access for public areas.

Northern Beaches Council Development Control Plan

This plan is known as Northern Beaches Council Development Control Plan. This plan applies to all land within the Northern Beaches Council (LGA). This DCP is to be read in conjunction with the Warringah Local Environmental Plan 2011. If there is any inconsistency between this DCP and the LEP, the LEP will prevail.

This DCP has been prepared in accordance with the Environmental Planning and Assessment Act 1979 (EP&A Act) and Environmental Planning and Assessment Regulation 2000 (EP&A Regulation).

The aims of this DCP are to:

- Ensure that development contributes to the quality of the natural and built environments.
- Encourage development that contributes to the quality of the public domain.
- Ensure that development is economically, environmentally and socially sustainable.
- Ensure future development has consideration for the needs of all members of the community.
- Ensure development positively responds to the qualities of the site and its context.
- Ensure development positively responds to the character of the surrounding area.

Compliance Summary Table

The below table lists the parts and controls of the Northern Beaches Council Development Control Plan that relate to the proposed development in the subject site. The details below are a summary of the analysis and justification in the body of the report and in the plans submitted as a part of this application.

Final compliance is required to be assessed and authorised by council, but this report seeks to identify elements of the design that comply, do not comply, or those that should comply based on merit through use of justification. Note that controls that are not affected by the proposed development, as well as controls that do not apply to or are not required of the development may not be indicated in the body of the report to follow and may not be summarised below. Controls that do apply to the proposed development are contained within the compliance summary and in the detailed compliance analysis to follow.

C2	Traffic, Access and Safety	
	Objectives	<p>. To minimise: a) traffic hazards; b) vehicles queuing on public roads; c) the number of vehicle crossings in a street; d) traffic, pedestrian and cyclist conflict; e) interference with public transport facilities; and f) the loss of “on street” kerbside parking.</p>
	Controls	<p>. Vehicular Access</p> <ul style="list-style-type: none"> • Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives. • Vehicle access is to be obtained from minor streets and lanes where available and practical. • There will be no direct vehicle access to properties in the B7 zone from Mona Vale Road or Forest Way. • Vehicle crossing approvals on public roads are to be in accordance with Council’s Vehicle Crossing Policy (Special Crossings) LAP-PL413 and Vehicle Access to Roadside Development LAP-PL 315. • Vehicle crossing construction and design is to be in accordance with Council's Minor works specification. <p>. On-site loading and unloading</p> <ul style="list-style-type: none"> • Facilities for the loading and unloading of service, delivery and emergency vehicles are to be: appropriate to the size and nature of the development; screened from public view; and designed so that vehicles may enter and leave in a forward direction.
	Compliance	<p>The proposed change of use to an indoor recreation facility at Units 3-4/4 Collaroy Street complies with the relevant objectives and controls regarding vehicular access and traffic management. The location of the property allows for controlled access that minimises traffic hazards and reduces the likelihood of vehicles</p>

		<p>queuing on public roads. Since the existing building will not undergo any external alterations, the proposal does not introduce additional vehicle crossings or interfere with existing public transport facilities. Furthermore, the facility's operational nature enables customers to arrive predominantly by foot or public transport, aligning with the objectives to minimise traffic and pedestrian conflicts. Any loading and unloading associated with the business will be managed appropriately on-site, consistent with Council's requirements, thereby preserving on-street kerbside parking and maintaining public road safety.</p>
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C3	Parking Facilities	
	Objectives	<p>. To provide adequate off street carparking.</p> <p>. To site and design parking facilities (including garages) to have minimal visual impact on the street frontage or other public place.</p> <p>. To ensure that parking facilities (including garages) are designed so as not to dominate the street frontage or other public spaces.</p>
	Controls	<p>. The following design principles shall be met:</p> <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. 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. <p>. Off street parking is to be provided within the property demonstrating that the following matters have been taken into account:</p>

		<ul style="list-style-type: none"> • the land use; • the hours of operation; • the availability of public transport; • the availability of alternative car parking; • the need for parking facilities for courier vehicles, delivery / service vehicles and bicycles.
	Compliance	<p>The proposed change of use for the indoor recreation facility at Units 3-4/4 Collaroy Street complies with the objectives and controls associated with off-street car parking. Given the nature of the facility, it is anticipated that clientele will primarily utilise public transport or arrive on foot, thus reducing the demand for extensive off-street parking. Additionally, any required parking arrangements will be effectively accommodated within the site, ensuring that visible parking does not dominate the street frontage. The proposal will be mindful of minimising any potential visual impact by aligning parked vehicles with the site's design aesthetics, adhering to the control that promotes integration with the overall building façade. Furthermore, consideration of factors such as land use, hours of operation, and the availability of public transport ensures that adequate parking provisions meet community needs without overwhelming the visual character of the streetscape.</p>

Accessibility and Adaptability		
D18	Objectives	<ul style="list-style-type: none"> . To ensure vehicular access points for parking, servicing or deliveries, and pedestrian access are designed to provide vehicular and pedestrian safety. . To ensure convenient, comfortable and safe access for all people including older people, people with prams and strollers and people with a disability. . To provide a reasonable proportion of residential units that should be designed to be adaptable and easily modified to promote 'ageing in place' and for people with disabilities.

	Controls	<p>. The design is to achieve a barrier free environment with consideration given to the design of door handles and switches, entrances and corridors. Steep, rough and slippery surfaces, steps and stairs and narrow paths should be avoided.</p> <ul style="list-style-type: none"> • There are to be continuous, independent and barrier-free access ways incorporated into the design of buildings. • Pathways are to be reasonably level with minimal cross fall and sufficient width, comfortable seating and slip-resistant floor surfaces. • Where there is a change of level from the footpath to commercial or industrial floor levels, ramps rather than steps should be incorporated. • There is to be effective signage and sufficient illumination for people with a disability. • Tactile ground surface indicators for the orientation of people with visual impairments are to be provided in accordance with the relevant Australian Standard.
	Compliance	<p>The proposed change of use for an indoor recreation facility at Units 3-4/4 Collaroy Street complies with objectives and controls related to vehicular and pedestrian access design. The design takes into consideration the need for safe and convenient access for all users, including older individuals, those with prams and strollers, and people with disabilities. Although alterations are primarily internal, any existing pathways leading to the facility will be evaluated to ensure they are reasonably level, with minimal crossfall and equipped with sufficient width, comfortable seating, and slip-resistant surfaces. The proposal also plans to ensure that access from the footpath to the facility is achieved via ramps rather than steps, facilitating a barrier-free environment in accordance with the controls. Adequate signage and appropriate illumination will be provided to assist individuals with disabilities, further enhancing access and safety. This thoughtful approach promotes inclusivity and aligns with the overall aim of providing a safe and comfortable environment for all users.</p>

	Safety and Security
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D20	Objectives	. To ensure that development maintains and enhances the security and safety of the community.
	Controls	<p>.Buildings are to overlook streets as well as public and communal places to allow casual surveillance.</p> <ul style="list-style-type: none"> • Service areas and access ways are to be either secured or designed to allow casual surveillance. • There is to be adequate lighting of entrances and pedestrian areas. • After hours land use activities are to be given priority along primary pedestrian routes to increase safety. • Entrances to buildings are to be from public streets wherever possible. • For larger developments, a site management plan and formal risk assessment, including the consideration of the 'Crime Prevention through Environmental Design' principles may be required.
	Compliance	The proposed change of use at Units 3-4/4 Collaroy Street complies with the objectives and controls aimed at enhancing community security and safety. The indoor recreation facility's design incorporates principles that facilitate casual surveillance by ensuring that entrances overlook public streets and communal areas, enhancing visibility and deterring potential criminal activities. Adequate lighting will be installed in entrances and pedestrian areas to maximize safety for users during evening hours. Furthermore, the location of the facility promotes high foot traffic, particularly after hours, aligning with controls that prioritise active land use along primary pedestrian routes. By fostering an environment that discourages crime and promotes community safety, the proposal effectively adheres to the objective of maintaining and enhancing the security of the community.

D22	Conservation of Energy and Water	
	Objectives	

		<p>. To encourage innovative design solutions to improve the urban environment.</p> <p>. To ensure energy and water use is minimised.</p>
	Controls	<p>. The orientation, layout and landscaping of sites is to make the best use of natural ventilation, daylight and solar energy.</p> <ul style="list-style-type: none"> • Site layout and structures are to allow for reasonable solar access for the purposes of water heating and electricity generation and maintain reasonable solar access to adjoining properties. • Buildings are to be designed to minimize energy and water consumption. • Landscape design is to assist in the conservation of energy and water. • Reuse of stormwater for on-site irrigation and domestic use is to be encouraged, subject to consideration of public health risks. • All development must comply with Council's Water Management Policy.
	Compliance	<p>The proposed change of use at Units 3-4/4 Collaroy Street complies with the objectives and controls aimed at minimizing energy and water use while encouraging innovative design solutions. The layout of the indoor recreation facility will utilise the existing structure's orientation to optimise natural ventilation and daylight, ensuring that energy consumption for lighting and climate control is reduced. The proposal also considers landscape design that supports water conservation, which could include options for future stormwater reuse for irrigation, thereby aligning with sustainable practices. Although there are no major alterations proposed, the facility will adhere to Council's Water Management Policy to ensure that any water usage is responsibly managed. This commitment to integrating sustainable design principles not only improves the urban environment but also facilitates long-term conservation of energy and water resources.</p>

D23	Signs	
	Objectives	<p>. To encourage well designed and suitably located signs that allow for the identification of a land use, business or activity to which the sign relates.</p> <p>. To achieve well designed and coordinated signage that uses high quality materials.</p> <p>. To ensure that signs do not result in an adverse visual impact on the streetscape or the surrounding locality.</p> <p>. To ensure the provision of signs does not adversely impact on the amenity of residential properties.</p> <p>. To protect open space areas and heritage items or conservation areas from the adverse impacts of inappropriate signage.</p>
	Controls	<p>. Signs are to be sited and designed so that they do not adversely impact on the amenity of the streetscape and the surrounding locality.</p> <ul style="list-style-type: none"> • Signs are to be compatible with the design, scale and architectural character of the building or site on which they are to be placed. • Signs on heritage items or on buildings in conservation areas should not by their size, design or colour, detract from the character or significant qualities of individual buildings, the immediate context or the wider streetscape context of the area. • Signs are not to obscure views of vehicles, pedestrians or potentially hazardous road features or reduce the safety of all users of any public road (including pedestrians and cyclists). • Signs should not be capable of being confused with, or reduce the effectiveness of, traffic control devices. • Signs are not to emit excessive glare or cause excessive reflection. • Signs should not obscure or compromise important views. • Signs displayed on dwellings are to be attached to the ground floor façade of the dwelling, unless the land is located

		on a main road or the dwelling is not visible from the street, in which case the sign may be attached to a front fence.
	Compliance	The proposed change of use for the indoor recreation facility at Units 3-4/4 Collaroy Street complies with the objectives and controls pertaining to signage. Any proposed signage, which will primarily consist of fascia signage, is designed to clearly identify the business while enhancing the visual appeal of the streetscape. The proposed signage will be compatible with the existing architectural character of the building, utilising high-quality materials that do not detract from the surrounding locality or residential amenity. The signage will be carefully sited to ensure it does not obscure views for pedestrians or vehicles, does not create confusion with traffic control devices, and does not emit excessive glare. By aligning with these controls, the proposal seeks to create a cohesive and attractive signage solution that positively contributes to the urban environment without compromising safety or visual integrity.

D3	Noise	
	Objectives	<p>. To encourage innovative design solutions to improve the urban environment.</p> <p>. To ensure that noise emission does not unreasonably diminish the amenity of the area or result in noise intrusion which would be unreasonable for occupants, users or visitors.</p>
	Controls	<p>. 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.</p> <ul style="list-style-type: none"> • Development near existing noise generating activities, such as industry and roads, is to be designed to mitigate the effect of that noise. • Waste collection and delivery vehicles are not to operate in the vicinity of residential uses between 10pm and 6am.

	Compliance	<p>The proposed change of use for the indoor recreation facility at Units 3-4/4 Collaroy Street complies with the objectives and controls regarding noise management. The facility will be designed to ensure that any noise generated from its operations, including from mechanical plant and equipment, will not exceed the ambient background noise levels by more than 5dB(A) at the boundaries of adjoining residential properties, in accordance with the NSW Industrial Noise Policy. This commitment to effective noise management not only aligns with the objective of minimizing unreasonable noise intrusion but also promotes the development of an innovative design that enhances the urban environment without compromising the amenity of surrounding areas. Additionally, operational procedures will be put in place to ensure that waste collection and delivery activities occur outside the hours of 10pm to 6am, further protecting the residential amenity and maintaining a peaceful environment for occupants, users, and visitors.</p>

D8	Privacy	
	Objectives	<ul style="list-style-type: none"> . To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours. . To encourage innovative design solutions to improve the urban environment. . To provide personal and property security for occupants and visitors.
	Controls	<ul style="list-style-type: none"> . Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.
	Compliance	<p>The proposed change of use at Units 3-4/4 Collaroy Street complies with the objectives and controls focused on ensuring visual and acoustic privacy for both occupants and neighbours. The existing layout of the building will be utilised in a manner that optimises privacy, as the indoor recreation facility does not involve external modifications or alterations that could interfere with sightlines or create new noise sources. By retaining the building's current configuration, the proposal successfully minimises the potential for intrusive views or disturbances to adjoining properties. Additionally, the design of the facility allows for</p>

		<p>personal and property security, as entrances will be visible and well-lit, enhancing safety for users and visitors. This consideration for privacy and security aligns with the objective of encouraging innovative design solutions that contribute positively to the overall urban environment.</p>
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CONCLUSION

In conclusion, the proposed change of use for an indoor recreation facility at Units 3-4/4 Collaroy Street has been carefully considered to minimise environmental impacts and enhance the local urban environment. The proposal effectively complies with the relevant standards set out in the Warringah Local Environmental Plan 2011, specifically regarding height limitations and floor space ratios, ensuring that the development is compatible with the existing character of the locality. By utilising the current building structure without external alterations, the development preserves the scenic quality of the area while maintaining access to sunlight and views for neighboring properties. This approach demonstrates a commitment to responsible development that prioritises the needs of the community without compromising the integrity of the surrounding environment.

Furthermore, by adhering to the objectives for bush fire hazard reduction and the management of noise, traffic, and amenity, the proposal aligns with the broader goals of sustainability and community enhancement. It provides a necessary facility that encourages active living and community engagement while integrating seamlessly with existing infrastructure. Given these considerations, it is clear that the proposal warrants the support of Council for the application, as it meets both environmental and urban design objectives effectively.