

**STATEMENT OF
ENVIRONMENTAL EFFECTS**

Proposed gymnastics and multisport
centre

Manly Warringah Gymnastics Club

Nolan Reserve

431 Pittwater Road
North Manly



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Statement of Environmental Effects

Proposed gymnastics and multisport centre

Manly Warringah Gymnastics Club

Nolan Reserve

431 Pittwater Road, North Manly

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1.0 Introduction

This Statement of Environmental Effects (SoEE) has been prepared on behalf of Manly Warringah Gymnastic Club (MWGC) in support of a development application proposing the demolition of the existing site structures and the construction of a purpose-built gymnastics and multisport facility on the subject property.

MWGC has secured a partnership with Northern Beaches Council (Council) to establish a purpose-built world class gymnastics and multisport facility at Nolan Reserve, North Manly. The 2-year \$10-million-dollar club funded project will guarantee the clubs 2000+ members a home for the next 30 years and open new and exciting opportunities for the wider community to engage in a diverse range of recreational lifestyle programs for ages 6 months to seniors, disability groups and schools.

Current performance, research and forecasts indicate annual visitations will exceed 300,000 by 2030. The facility will be recognized by Gymnastics Australia and Gymnastics NSW as a Centre of Excellence for High-Performance gymnastics and trampoline and is designed to cater for all sports that include aerial movement such as snow sports, diving, skate, surfing, and acrobatics through the clubs NSW Institute of Sport endorsed Aerial Academy. The project is a culmination of 15 years of dedication and determination to find a permanent home for the highly successful Community Owned and Not for Profit organisation.

In the preparation of this application consideration has been given to the minutes arising from formal pre-DA discussions with Council (PLM2023/0053) and the Northern Beaches Design and Sustainability Advisory Panel (DSAP) with the final design and detailing representing a considered response to the feedback provided in particular those relating to flooding, carparking, building bulk and scale and landscaping. In the preparation of this document, consideration has been given to the following statutory planning documents:

- The Environmental Planning and Assessment Act, 1979
- Warringah Local Environmental Plan 2011
- Warringah Development Control Plan 2011
- State Environmental Planning Policy (Resilience and Hazards) 2021

This statement has been prepared having regard to the following accompanying documentation:

- Architectural plans prepared by Carr Architects

- Schedule of finishes prepared by MWGC
- Boundary survey prepared by C&A Surveyors
- Landscape plans prepared by Terraneo Landscape Design
- Stormwater management plans prepared by Taylor Consulting Engineers
- Flood Risk Management Plan prepared by Taylor
- Traffic and parking report prepared by Colston Budd Rogers and Kafes
- Geotechnical report prepared by Geotesta
- Targeted Preliminary Site Investigation (PSI) report prepared by Geotesta
- Acoustic report prepared by PWNA
- Arborist report prepared by Hugh the Arborist
- BCA report prepared by Fire Risk Solutions
- Section J BCA Compliance Report prepared by Application Solutions
- Construction and Demolition Management Plan
- Sustainability/ Microgrid proposal prepared by Planet Ark
- QS reports prepared by WT
- Perspective images

The site is located in the Northern Beaches Local Government Area (LGA) and as such the application will be assessed by Northern Beaches Council (the Council), pursuant to Part 4 of the Act. The estimated cost is \$10,355,402 as detailed in the QS report prepared by WT. The proposal is regionally significant development pursuant to Schedule 6 of State Environmental Planning Policy (Planning Systems) 2021 given that it has a capital investment value of more than \$5 million and Northern Beaches Council is the owner of the land on which the development is to be carried out. Accordingly, the Sydney North Planning Panel is the consent authority for this application.

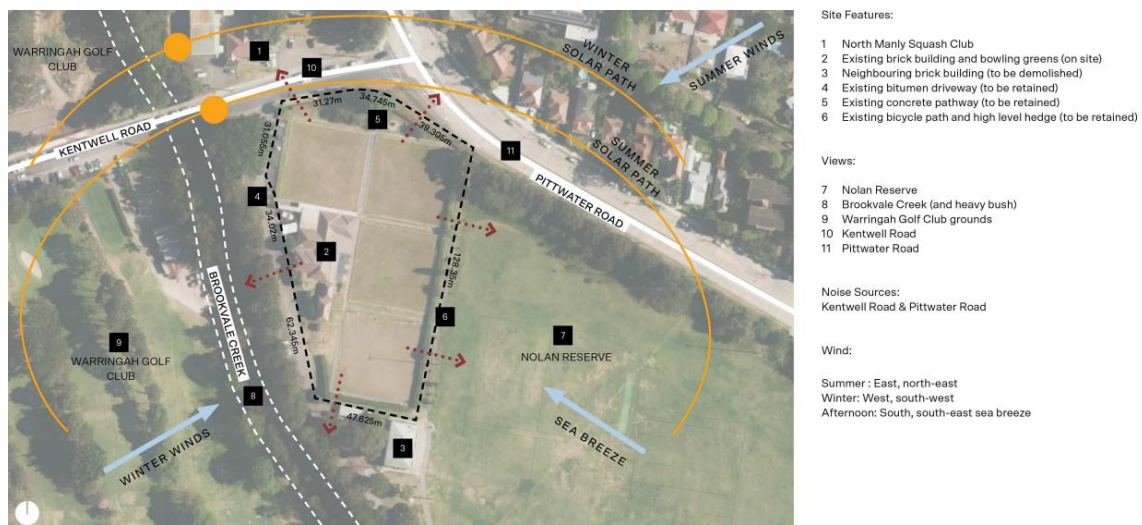
The proposal also succeeds when assessed against the Heads of Consideration pursuant to section 4.15(1) of the Environmental Planning and Assessment Act, 1979 (the Act) with the proposed land use, building form and landscape outcomes consistent with those anticipated for development on the land in accordance with the District Park Plan of Management adopted by Council on 25th August 2015.

We are of the opinion that the application should be granted development consent subject to appropriate conditions where necessary.

2.0 Site Analysis

2.1 Site description and location

The land upon which the development is to be located is legally described as Lot 5, DP 829465, 431 Pittwater Road, Manly (the subject property). The subject property is located in the north-western corner of Nolan Reserve within the wider District Park precinct. The subject property has an area of 1.023ha and is occupied by four bowling greens and a clubhouse previously leased by the North Manly Bowling and Recreation Club. The premises are currently vacant. An aerial photograph of the site and its immediate surrounds is at Figure 1 below with a survey extract at Figure 2.



Source: Carr Architects

Figure 2 – Aerial photograph of subject site

The subject property is located at the intersection of Pittwater Road and Kentwell Road with Brookvale Creek located to its west. Driveway access is also provided adjacent to the western boundary of the property to carparking associated with the Nolan Reserve playing fields located to the east of the subject property. A footpath runs parallel to the site's eastern boundary with a series of photographs showing the site as viewed from the public domain over page. The subject property does not contain any significant trees or landscape features however landscaping is located immediately adjacent to its perimeter.

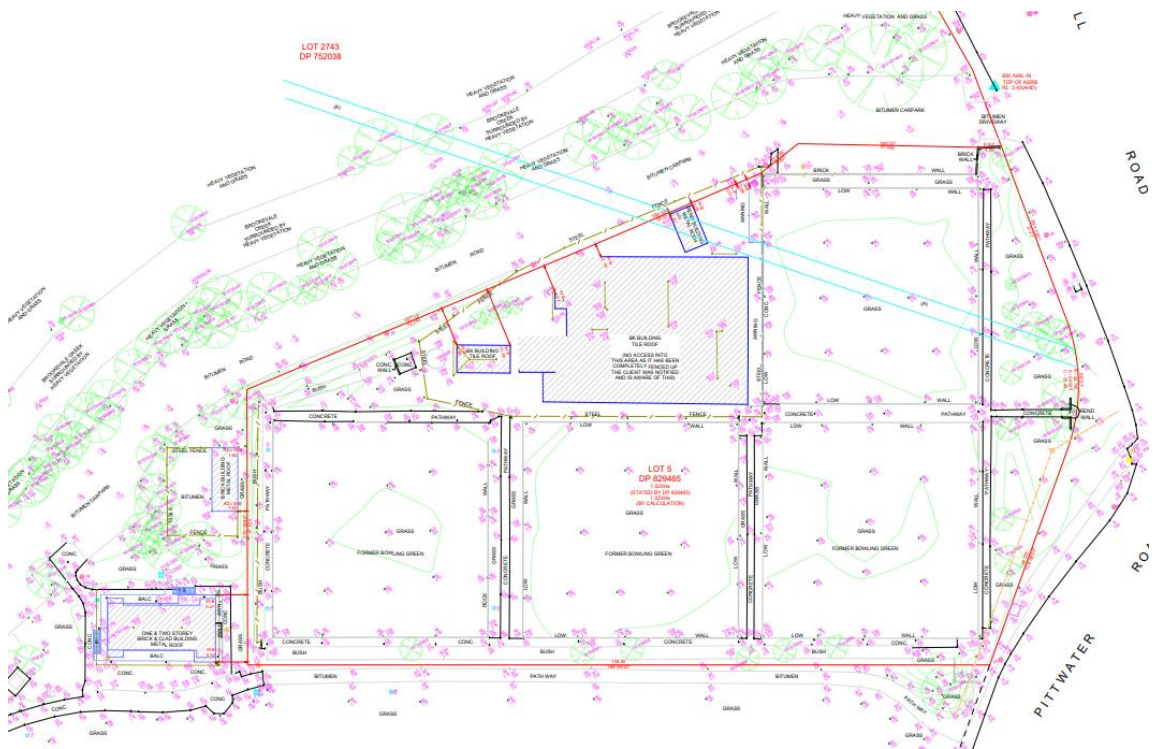


Figure 3 – Site survey extract



Source: Google Earth

Figure 4 – View looking south towards the subject site from the intersection of Pittwater and Kentwell Roads



Source: Google Earth

Figure 5 – View looking south west towards the subject site from Pittwater Road



Source: Google Earth

Figure 6 – View looking south towards the subject site from Kentwell Road



Source: Google Earth

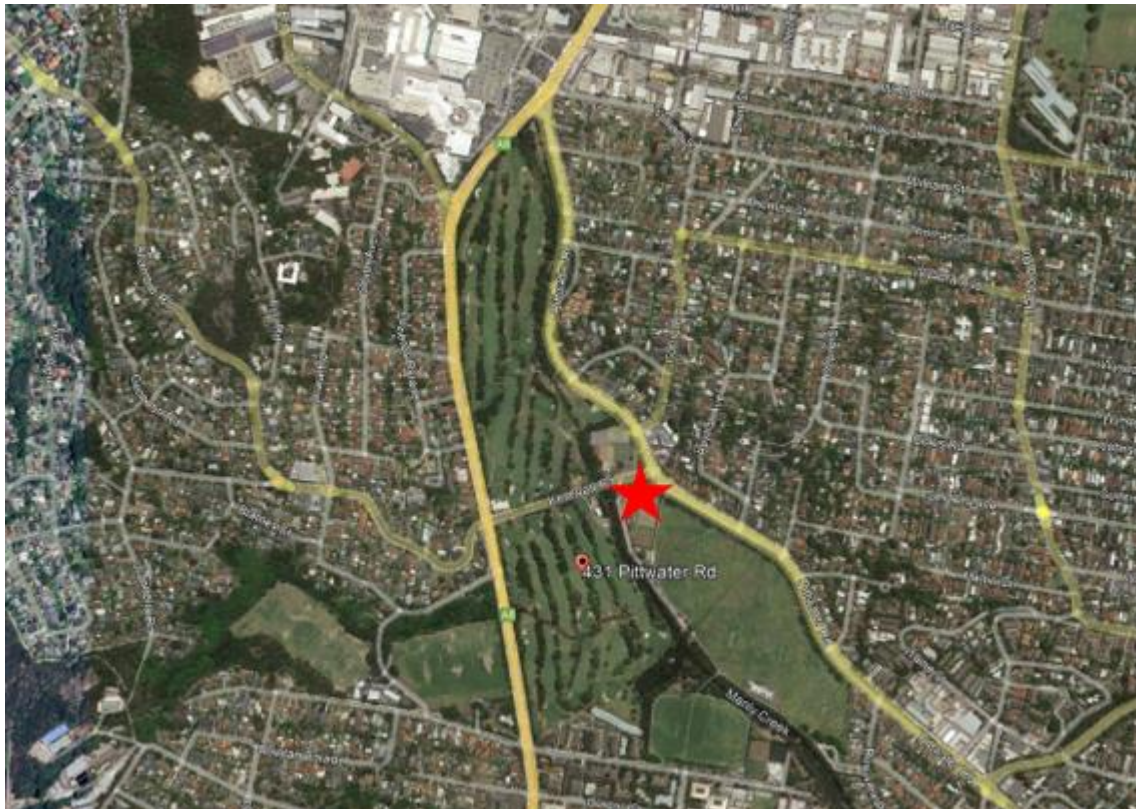
Figure 7 – View looking south down the alignment of the existing access driveway past the subject property on the left and Brookvale Creek to the right

2.2 Surrounding development

As previously indicated, the subject property is located in the north-western corner of Noland Reserve within the wider District Park precinct. Playing fields are located to the east of the site with a single storey building occupied by the Manly Warringah Touch Association located immediately adjacent to the southern boundary of the property. Warringah Golf Course is located on the western side of Brookvale Creek to the west of the site with a development application for a proposed new golf club house located on the land on the northern side of Kentwell Road due to be determined by the Sydney North Planning Panel (PPSSNH_391) (DA2022/2081).

The properties located on the eastern side of Pittwater Road are occupied by detached style housing with the BP Manly Service Station and a shop top housing development located further to the north as depicted in the following photographs.

Westfield Warringah Mall is located approximately 900m to the north of the subject site with both north and south bound bus services located within immediate proximity of the site.



Source: Google Earth

Figure 8 – Aerial photograph showing wider locational context of the site (marked with red star)



Source: Google Earth

Figure 9 – Location of proposed Warringah Golf Course clubhouse on the northern side of Kentwell Road opposite subject property



Source: Google Earth

Figure 10 – View looking north down Pittwater Road from intersection of Pittwater and Kentwell Roads



Source: Google Earth

Figure 11 – View of development located directly opposite the site on Pittwater Road

3.0 Proposed Development

This development application proposes the demolition of the existing site structures and the construction of a purpose-built gymnastics and multisport facility on the subject property. The development is depicted on the following architectural plans prepared by Carr Architects:

DRAWING LIST		
SHEET NUMBER	SHEET NAME	CURRENT REVISION
000	COVER SHEET	1
001	CONTEXT STUDY	1
002	SITE ANALYSIS	1
003	EXISTING SITE SURVEY	1
100	GROUND FLOOR	1
100D	GROUND FLOOR - DIMENSIONED	1
101	FIRST FLOOR	1
102	ROOF	1
200	MATERIAL PALETTE	1
201	ELEVATIONS	1
202	ELEVATIONS	1
300	SECTIONS	1
301	SECTION DETAILS	1
400	SHADOW DIAGRAMS	1
500	ARTIST IMPRESSION	1
501	ARTIST IMPRESSION	1
502	ARTIST IMPRESSION	1
503	ARTIST IMPRESSION	1
504	ARTIST IMPRESSION	1
505	ARTIST IMPRESSION	1

Specifically, the development provides for the following floor plan layout.

Ground Floor

- A centrally located reception and entry foyer with adjacent office, storage and bathroom facilities.
- The main gymnastics floor with foam pit located at the northern end of the building with adjacent weights area and rehabilitation and sports medicine facilities.
- Centrally located male and female change rooms and bathroom facilities.
- A kitchen and café with access to an east facing deck with canopy over.
- A recreation gymnasium located at the southern end of the building with foam pit.

- A battery storage area and waste bin store located in the south-western corner of the property adjacent to a proposed delivery zone/ bus parking area.
- At-grade carparking for a total of 105 cars including 11 existing spaces, 3 disabled parking spaces, 8 motorcycle parking spaces and 22 bicycle spaces.
- The provision of 2 metre high perimeter security fencing.

Mezzanine

- The mezzanine area incorporates a freestyle gymnastics area with adjacent parent seating.
- Male and female bathroom facilities, office facilities and staff kitchen and lounge.
- A parent seating area and senior coach office overlooking the main gymnastics floor below.

Signage

- Non-illuminated business identification signage is nominated on the architectural plans.

In relation to the purpose-built nature of the facility MWGC provided the following design brief to the project Architect in relation to the operational requirements of the centre.

The facility has been designed to satisfy the following operational requirements of the gymnastics centre:

- *The minimum floor to ceiling clearance for competitive trampoline is 9 metres with the double mini tramp requiring a 6.5 metre ceiling clearance.*
- *The Federation of International Gymnastics (FIG) requires Men's Roman Rings to have a minimum ceiling clearance of 6.8 metres with the frame located between structural roof member is to minimise overall height.*
- *Rhythm Gymnastics (Gymnastics sprung floor routine) requires a safe clearance height of 6 metres.*
- *Acrobatic Gymnastics (Gymnastics sprung floor routine) requires a safe clearance height of 6 metres.*
- *Foam pits have a minimum design depth of 1.5 metres.*

The application requires the removal of a number of trees as detailed within the accompanying arborist report prepared by Hugh the Arborist with such tree loss appropriately compensated for through the implementation of the enhanced site landscape regime as depicted on the accompanying landscape plans prepared by Terraneo Landscape Design. We note that a majority of the existing perimeter hedge is maintained with landscaping augmented with landscaping able to soften and screen the building as viewed in the round.

The proposal incorporates passive design and sustainability initiatives including the use of Suntuf Biobase translucent wall panels which will provide a daylight solution to most areas of the facility to minimise daytime lighting demand. These panels are made from a certified Biobase product with the design also incorporating three large breezeway shutters to provide natural cross ventilation to the building. The small office areas are the only rooms provided with air-conditioning.

The accompanying report prepared by Planet Ark outlines the Microgrid power system proposed which will enable the majority of the facility (61%) to run on solar energy. In this regard, the roof top will accommodate 1067 flush mounted PV panels generating up to 532kW of solar energy which will be stored in batteries located within the proposed battery room.

The proposal has been designed to be free from flooding hazard and not to impact existing flood storage as detailed in the accompanying Flood Risk Management Plan prepared by Taylor with all stormwater gravity drained to Brookvale Creek and disposed of via headwall outlets as nominated on the stormwater plans prepared by Taylor Consulting Engineers.

The acceptability of the proposed car parking number and layout is detailed in the accompanying traffic and parking report prepared by Colston Budd Rogers and Kafes with the report concluding that the proposal will not give rise to adverse traffic related impacts and will provide appropriately for car parking based on a comparative car parking analysis with the existing Manly Warringah Gymnastics Club located in Cromer.

4.0 Statutory Planning Considerations

4.1 State Environmental Planning Policy (Planning Systems) 2021

The site is located in the Northern Beaches Local Government Area (LGA) and as such the application will be assessed by Northern Beaches Council (the Council), pursuant to Part 4 of the Act. The estimated cost is \$10,355,402 as detailed in the QS report prepared by WT. The proposal is regionally significant development pursuant to Schedule 6 of State Environmental Planning Policy (Planning Systems) 2021 given that it has a capital investment value of more than \$5 million and Northern Beaches Council is the owner of the land on which the development is to be carried out. Accordingly, the Sydney North Planning Panel is the consent authority for this application.

4.2 Integrated Development

We confirm that the proposal is not Integrated Development.

4.3 Warringah Local Environmental Plan 2011

4.3.1 Zone and Objectives

The subject property is zoned RE1 Public Recreation pursuant to Warringah Local Environmental Plan 2011 (WLEP 2011). Recreation facilities (indoor) are identified as permissible with consent in the zone with such land-use defined as follows:

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 gymnastics and multisport centre are appropriately defined as a recreation facility (indoor) with the proposed café an ancillary component of the permissible use.

The stated objectives of the zone are as follows:

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*

- *To protect, manage and restore public land that is of ecological, scientific, cultural or aesthetic value.*
- *To prevent development that could destroy, damage or otherwise have an adverse effect on those values.*

We are satisfied that the proposal is permissible with consent in the zone and achieves the zone objectives as outlined given its environmentally sensitive design approach which does not give rise to unacceptable environmental consequences. The building displays exceptional design quality and will sit within a landscaped setting such that it will not give rise to adverse impacts on the aesthetic value of the area or the use and enjoyment of the surrounding parkland environment. It will facilitate the use of the land for a recreational purpose and provide for a range of activities on the site.

4.3.2 Height of Buildings

Pursuant to clause 4.3 of MLEP no maximum building height is prescribed for development on the subject land. In this regard, building height is assessed on merit.

The proposal has been reduced in height by approximately 1 metre since formal pre-lodgement engagement with Council and DSAP with the building now having a maximum building height of 12.1 metres along its western edge and a reduced height of 8.3 metres along its eastern edge as viewed from the adjacent playing fields. The elevations of the building are depicted in the following plan extracts.

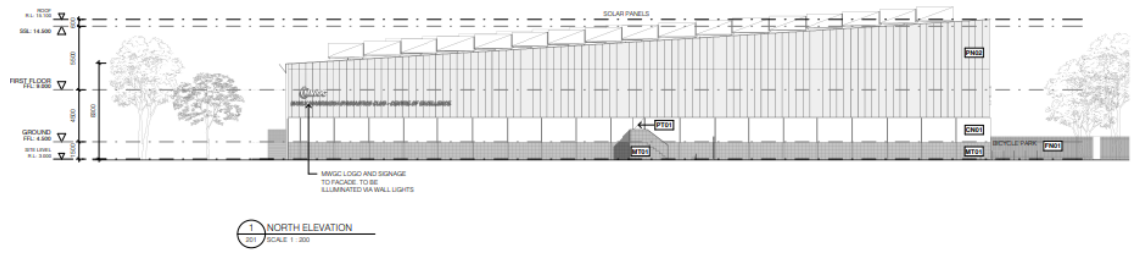


Figure 12 – North elevation plan and perspective image extracts



Figure 13 – South elevation plan and perspective image extracts

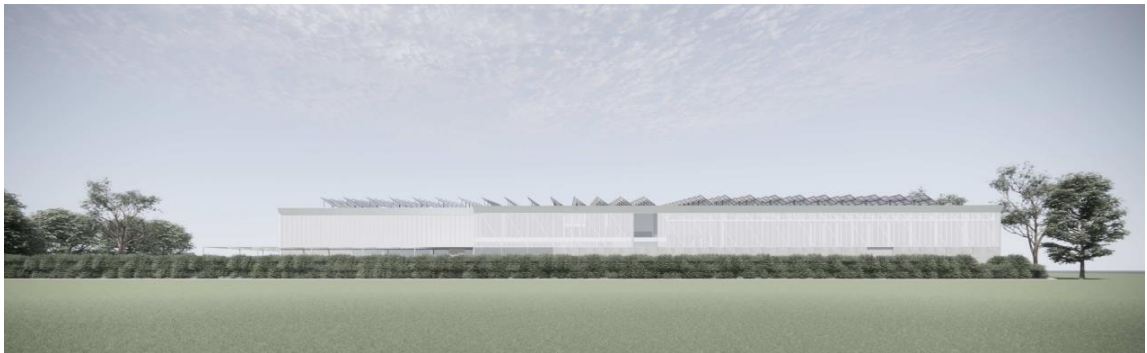
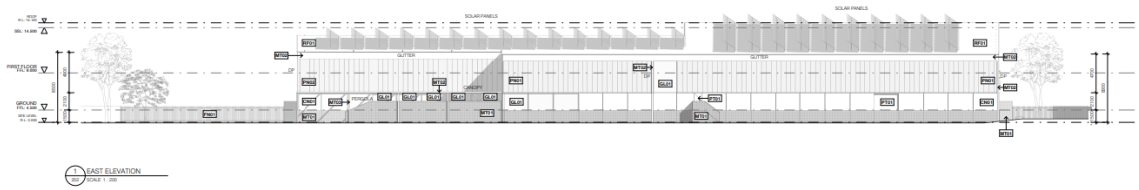


Figure 14 – East elevation plan and perspective image extracts

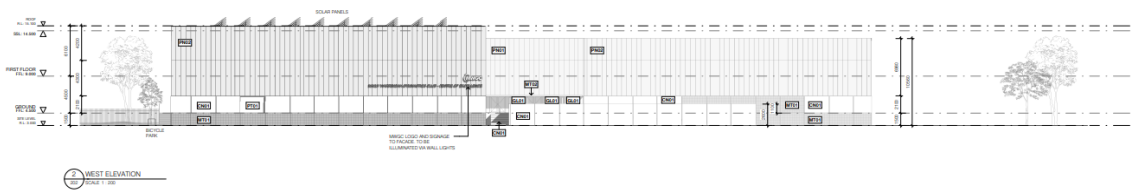


Figure 14 – West elevation plan and perspective image extracts

We have formed the opinion that the height of the development is contextually appropriate and provides for a compatible building form able to coexist in harmony with its surrounds.

The consideration of building compatibility is dealt with in the Planning Principle established by the Land and Environment Court of New South Wales in the matter of *Project Venture Developments v Pittwater Council [2005] NSWLEC 191*. At paragraph 23 of the judgment Roseth SC provided the following commentary in relation to compatibility in an urban design context:

- 22 *There are many dictionary definitions of compatible. The most apposite meaning in an urban design context is capable of existing together in harmony. Compatibility is thus different from sameness. It is generally accepted that buildings can exist together in harmony without having the same density, scale or appearance, though as the difference in these attributes increases, harmony is harder to achieve.*

The question is whether the height and scale of the development results in a building form which will be incompatible with the height and scale of surrounding and nearby development. That is, will the building be incapable of coexisting in harmony with surrounding and nearby development to the extent that it will appear inappropriate and jarring in a streetscape and urban design context.

The height, scale and general form of the development reflects its function as a purpose designed and built gymnasium and multipurpose sports facility which requires certain ceiling heights to enable its use as a world-class facility capable of supporting competitive trampolining. The overall building height is also influenced by the flooding affectation on the site which requires the floor level be raised above ground level existing.

The 8.3 metre height of the building as it presents to the adjacent playing field is consistent with the 8.5 metre building height standard applicable to the dwelling house development located on the opposite side of Pittwater Road with such height enabling the building to be appropriately screened by landscaping within the 3 metre deep soil landscape setback proposed to the eastern bound as depicted on the accompanying landscape plans. The building will sit below the height of surrounding tree canopy with the eastern façade of the building appropriately articulated with setbacks ranging from between 3 and 7.9 metres.

The western edge of the building has a height of 12.1 metres with the higher end of the development having setbacks to the Pittwater Road frontage of 17.575 metres and a minimum setback of 12.975 metres to the Kentwell Road frontage. setbacks coupled with the proposed landscape regime will ensure that the entire development will be appropriately screened as viewed in the round.

Whilst the development will read as a much larger building than that currently existing on site sitting in isolation within a parkland setting the building's relationship to Pittwater Road is not inconsistent with that established by other development along Pittwater Road within the sites visual catchment as depicted in the following images.



Figure 15 - Photograph looking east along Pittwater Road towards the subject property on the right past the existing three storey shop top housing development located within the site's visual catchment. This building has a minimal setback to the Pittwater Road frontage.

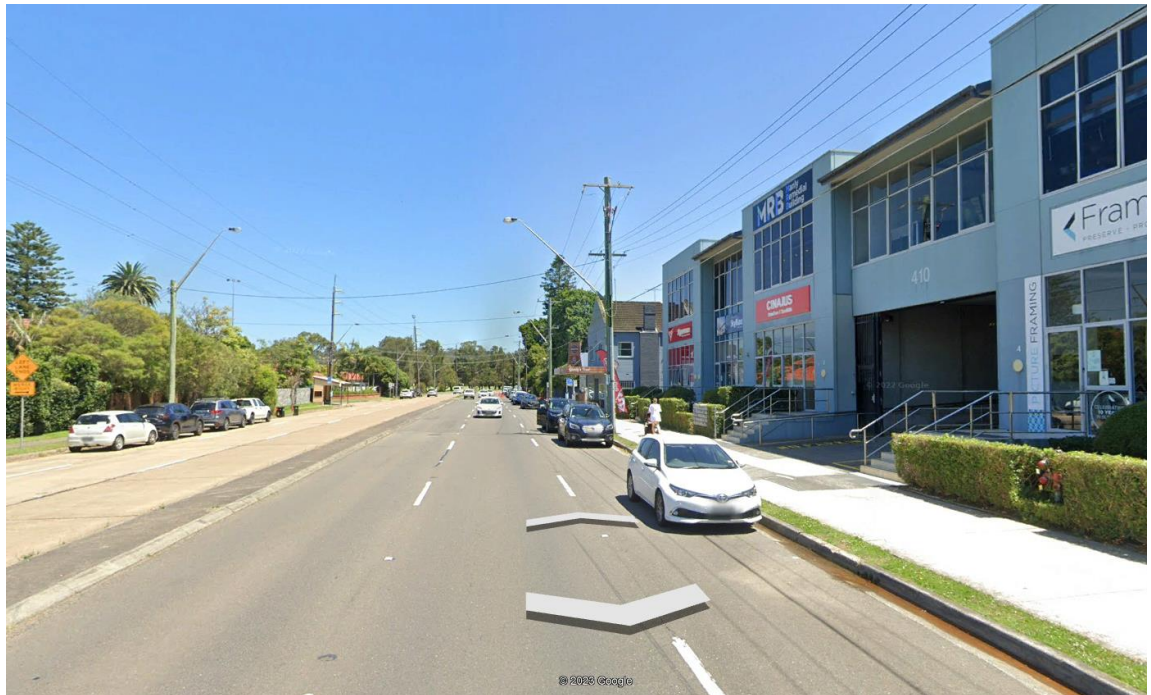


Figure 16 - Photograph looking west along Pittwater Road towards District Park in the distance past the existing industrial development located within the site's visual catchment. These buildings have a minimal setback to the Pittwater Road frontage.

Consistent with the conclusions reached by Senior Commissioner Roseth in the matter of *Project Venture Developments v Pittwater Council (2005) NSW LEC 191* we have formed the considered opinion that most observers would not find the height and scale of the development offensive, jarring or unsympathetic in a streetscape and urban context. In this regard, it can reasonably be concluded that the development is capable of existing together in harmony with surrounding and nearby development.

We also note that the proposed land use, building form and landscape outcomes consistent with those anticipated for development on the land in accordance with the District Park Plan of Management adopted by Council on 25th August 2015.

4.3.3 Flood Planning

Pursuant to clause 5.2.1 of WLEP 2011, the subject property is identified as being flood affected for the 1 in 100 year and Probable Maximum Precipitation (PMP) storm events. In this regard, the application is accompanied by a Flood Risk Management Plan and Emergency Response Plan prepared by Taylor which provides the following commentary in relation to flooding on the site:

The site sits within the Manly Lagoon catchment. The Manly Lagoon Flood Study has determined that the site is at risk of significant inundation for major flood events.

The study has determined that during major storm events, the site is subject to flooding due to the development of the floodplain.

It is expected that a major flood event would typically be an event where flood waters of relatively low velocity would rise and fall over durations of typically less than 6 hours.

Note that a typical 1 in 100 year flood depth in the central portion of the relatively level site would be approximately 500mm, albeit at a relatively low velocity.

.....

The provisions of this Flood Risk Management Report demonstrates that the flood risks have been adequately addressed in accordance with the provisions of the Flood Prone Land Design Standard.

.....

There are no significant ground level works that will reduce the site's flood storage. The proposed gymnastics centre is to be constructed on an open pier/footing system that will be above the 1 in 100 year flood level of 3.21m. Furthermore, that car parking area is to maintain existing site levels.

The report contains the following occlusions:

The recommendations and strategies within this report ensure compliance with the Warringah DCP Part E11 Flood Prone Land.

Council can be satisfied that the proposal complies with the clause 5.2.1 Flood Planning provisions of WLEP 2011 and the Part E11 Flood Prone Land provisions of WDCP 2011.

4.3.4 Acid Sulfate Soils

Pursuant to clause 6.1 of WLEP 2011 the subject property is mapped part acid sulfate soils class 2 and part acid sulfate soils Class 5 as depicted below:

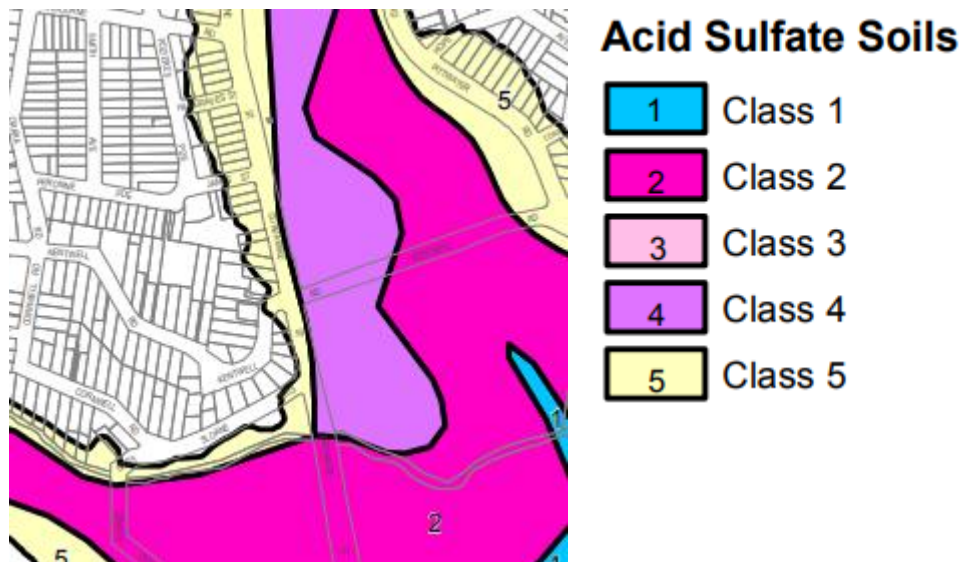


Figure 17 - Acid Sulfate Soils Map extract WLEP 2011

In this regard, Table 5 contained within the accompanying Geotechnical Site Investigation Report prepared by Geotesta confirms that all samples across the site have a pH of greater than 5.0 and accordingly acid sulfate soils are not present on the site.

4.3.5 Earthworks

In accordance with the clause 6.2 Earthworks provisions of WLEP 2011 the consent authority can be satisfied that the relatively minor excavation proposed to accommodate the building footings will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land. In this regard, we rely on the recommendations and conclusions contained within the accompanying Geotechnical Site Investigation Report prepared by Geotesta.

4.3.6 Development on Sloping Land

Pursuant to clause 6.4 WLEP 2011 the site is within Landslip Risk Area A, as identified on the Landslip Risk Map of WLEP 2011. In this regard, the application requires excavation works for the proposed footings as detailed within the Geotechnical Site Investigation Report prepared by Geotesta. Such report confirms that the level of excavation will not have any significant adverse impacts on the local environment, public amenity or surrounding development. Council can be satisfied that –

- (a) *the application has been assessed for the risk associated with landslides in relation to both property and life, and*
- (b) *the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and*
- (c) *the development will not impact on or affect the existing subsurface flow conditions.*

4.4 District Park Plan of Management

The subject property is identified within the District Park Plan of Management with such document containing the following commentary in relation to buildings and structures:

Buildings and structures

Express authorisation

This Plan of Management expressly authorises development of new buildings and redevelopment of existing buildings consistent with the scale and intensity of buildings and structures as shown on the Landscape Concept Plan and subsequent detailed Masterplans.

Design considerations

Building envelopes

District Park is zoned as RE1 Public Recreation. Therefore no height or building envelope controls relate to the site under WLEP 2011.

Access

Incorporate any relevant standards to new developments and refurbishment within the Park as per Australian Standard 1428 (Parts 1 – 4) Design for Access and Mobility.

Seating for people with disabilities should comply with the Disability Discrimination Act and the Building Code of Australia.

Sustainable development

All facilities, infrastructure (new and renewed), and maintenance in District Park will integrate sustainability in terms of energy use, life cycle costs, source material impacts, and Water Sensitive Urban Design (WSUD).

All new buildings and/or refurbishments in District Park are to be developed consistent with Council's Operational Management Standard 'Environmentally Sustainable Design and Management of Council Built Assets'.

In this regard, the analysis contained within this report confirms that the proposed building is consistent with the scale and intensity of buildings and structures as shown on the Landscape Concept Plan with the development designed to be accessible for persons with a disability. Further, the proposal incorporates a number of sustainability initiatives as detailed within the accompanying correspondence prepared by Planet Arc and the Section J Energy Efficiency Compliance Report prepared by application Solutions.

The proposal is consistent with the District Park Plan of Management.

4.5 Warringah Development Control Plan 2011

The following relevant DCP 2011 controls have been addressed with respect to consideration of the proposed development.

Control	Requirement	Proposed	Compliance
Traffic, Access, and Safety DCP Controls C2	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.	The acceptability of the proposed car parking number and layout is detailed in the accompanying traffic and parking report prepared by Colston Budd Rogers and Kafes with the report concluding that the proposal will not give rise to adverse traffic related impacts and will provide appropriately for car parking based on a comparative car parking analysis with the existing Manly Warringah Gymnastics Club located in Cromer.	Yes
Bicycle Parking DCP Control C3A	Objectives <ul style="list-style-type: none"> • To help meet the transport needs of the Warringah community • To encourage healthy active lifestyles and help reduce reliance on private motor vehicles • To provide convenience and safety for bicycle users 	Bicycle parking has been incorporated in accordance with these provisions.	Yes

Control	Requirement	Proposed	Compliance
<p>Stormwater</p> <p>DCP Control C4</p>	<p>To ensure the appropriate management of stormwater.</p> <p>To minimise the quantity of stormwater run-off.</p> <p>To incorporate Water Sensitive Urban Design techniques and On-Site Stormwater Detention (OSD) Technical Specification into all new developments.</p> <p>To ensure the peak discharge rate of stormwater flow from new development is no greater than the Permitted Site Discharge (PSD).</p>	<p>All stormwater gravity drained to Brookvale Creek and disposed of via headwall outlets as nominated on the stormwater plans prepared by Taylor Consulting Engineers.</p>	<p>Yes</p>
<p>Erosion and Sedimentation</p> <p>DCP Control C5</p>	<ul style="list-style-type: none"> •To reduce the potential for soil erosion and adverse sedimentation impacts upon the environment. •To prevent the migration of sediment off the site onto any waterway, drainage systems, public reserves, road reserve, bushland or adjoining private lands. •To prevent any reduction in water 	<p>Please refer to the erosion and sediment control plan provided in the stormwater engineers drawings.</p>	<p>Yes</p>

Control	Requirement	Proposed	Compliance
	quality downstream of the development site.		
Excavation and Landfill DCP Control C7	Excavation and landfill works must not result in any adverse impact on adjoining land.	Excavation will be required to construct the basement level car parking. A geotechnical report has been prepared and concludes that the development has an acceptable level of risk provided the recommendations of the report are adhered to.	Yes
Demolition & Construction DCP Control C8	A demolition and waste management plan must be satisfactorily completed and submitted.	A demolition and construction waste management plan accompanies the application.	Yes
Waste Management DCP Control C9	<p>Each development must include, or have access to Waste/Recycling Storage Rooms and Areas.</p> <p>a) where the number of dwellings/units is 29 or less, the Waste/Recycling Storage Rooms or Areas must be located at the front of the development within 6.5 metres walking distance to the front boundary adjacent to the roadway. If a Waste/Recycling Storage Room or Area is to be provided at</p>	An operational Waste Management Plan accompanies the application.	Yes

Control	Requirement	Proposed	Compliance
	<p>another suitable location within the building, a complementary Waste/Recycling Storage Room or Area must be provided within 6.5 metres walking distance to the front boundary adjacent to the roadway; or</p> <p>b) where the number of dwellings/units is 30 or more, the Waste/Recycling Storage Rooms or Areas must be located within 6.5 metres walking distance of the service area.</p>		
<p>Landscaped Open Space and Bushland Settings</p> <p>D1</p>	<p>PLM Minutes: <i>A landscape buffer along both Pittwater Road and Kentwell Road street frontage shall be preserved as either the existing hedge and trees as shown on the photo below, or as a minimum 1.5 metre wide landscape buffer. PS. The location of the existing hedge and trees is unknown relative to lease boundaries.</i></p>	<p>As requested, the existing hedge and trees have been retained adjacent to the Pittwater Road and Cantwell Road Street frontages with a minimum 3 metre landscape buffer maintained in accordance with the PLM minutes.</p>	<p>Yes</p>

Control	Requirement	Proposed	Compliance
<p>Noise</p> <p>D3</p>	<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>	<p>This submission is accompanied by an acoustic report prepared by PWNA which assesses the potential acoustic impacts associated with the development and contains the following conclusions:</p> <p><i>Pulse White Noise Acoustics Pty Ltd (PWNA) has been engaged by the Manly Warringah Gymnastics Club to undertake a noise impact assessment of the proposed project site to be located at the corner of Pitwatter Road and Kentwell Road, North Manly. From this assessment we note the following:</i></p> <ul style="list-style-type: none"> • <i>To control noise impacts at external receivers, recommended indicative treatments for major engineering services have been provided in section 4.2. From our review we have formulated the following opinion that at this stage of the project the exact selections/locations of plant items are not known. A preliminary assessment however has been carried out using our experience with similar types of developments and the typical plant items installed.</i> • <i>Noise associated with the operational use of the proposed subject site can be compliant with the</i> 	<p>Yes</p>

Control	Requirement	Proposed	Compliance
		<p><i>requirements outlined in the Noise Policy for Industry 2017, provided that the recommendations provided in section 4.1.1 are incorporated into the operation of the premises.</i></p> <ul style="list-style-type: none"> • <i>Noise associated with additional traffic on Public Roads has been reviewed and determined to not exceed the existing conditions by 2dBA, therefore compliance with the NSW Road Noise Policy is achieved.</i> <p>In relation to the identified Operational Noise Provisions we note the following recommendations:</p> <p><i>The following provisions should be incorporated into the operation of the premises to ensure compliance with the project noise emission requirements:</i></p> <ul style="list-style-type: none"> • <i>Windows are to be closed after 9:30pm; and</i> • <i>Music no louder than 75dB SWL to be played in the venue.</i> <p>No objection is raised to appropriately worded conditions in relation to compliance with the recommendations contained within the acoustic report.</p>	

Control	Requirement	Proposed	Compliance
<p>Access to Sunlight</p> <p>DCP Control D6</p>	<p>Pursuant to these provisions development is not to unreasonably reduce sunlight to surrounding properties.</p>	<p>Shadow diagrams have been prepared by Carr Architects and are submitted with the application documentation.</p> <p>The shadow diagrams demonstrate that the proposal will not cast any shadow on to the adjacent playing field between 9am and 12 noon however shadowing does occur between 12 noon and 3pm on 21st June. We note that the portion of the development creating the shadowing impact is the eastern edge of the development which is 8.3 m above ground level existing and below the height of development anticipated along the northern side of Pittwater Road to which an 8.5 m building height standard applies.</p> <p>It is considered that shadowing impacts have been minimised to the extent that the additional shadowing impact is not considered to be unreasonable under the circumstances.</p>	<p>Yes</p>
<p>Views</p> <p>DCP Control D7</p>	<p>Development is to allow for the reasonable sharing of views, encourage innovative design solutions and ensure existing canopy trees have priority over views.</p>	<p>Having inspected the site and its immediate surrounds to determine available view lines has been determined that the proposed development will not impact upon any established public or private views.</p>	<p>Yes</p>

Control	Requirement	Proposed	Compliance
<p>Privacy</p> <p>DCP Control D8</p>	<p>Ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.</p>	<p>Given the juxtaposition of proposed development to the residential properties located on the Northern Side of Pittwater Road we have formed the opinion that the proposal will not give rise to any unacceptable visual or aural privacy impacts.</p>	<p>Yes</p>
<p>Building Bulk</p> <p>DCP Control D9</p>	<p>Encourage good design and innovative architecture to improve the urban environment. Minimise the visual impact of development when viewed from adjoining properties, streets, waterways, and land zoned for public recreation purposes.</p>	<p>We rely on the previous commentary in relation to the acceptability the overall building height, bulk and scale and its relationship to the boundaries of the property.</p> <p>The development has regard to the scale and proportion of existing dwellings in the locality.</p> <p>The highly articulated building form and facade treatments provide visual interest to the streetscape.</p> <p>The proposed building by virtue of its building bulk and scale will not be perceived as inappropriate or jarring having regard to the built form characteristics established by development within the site’s visual catchment.</p>	<p>Yes</p>

Control	Requirement	Proposed	Compliance
Building Colours and Materials DCP Control D10	Ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.	<p>The proposed materials and finishes are detailed in the accompanying schedule of finishes prepared by MWGC.</p> <p>The materials and finishes are considered to be sympathetic to the style of the surrounding development and complementary to natural environment.</p>	Yes
Roofs DCP Policy D11	Roofs are to be designed to complement the local skyline.	The development incorporates skillion roof elements which will not be inappropriate or jarring having regard to the purpose-built nature of the building proposed.	Yes
Glare and Reflection DCP Policy D12	Ensure that development will not result in overspill or glare from artificial illumination or sun reflection.	The proposed materials and finishes will not give rise to any unacceptable glare or reflection.	Yes
Accessibility DCP Policy D18	To ensure convenient, comfortable, and safe access for all people including older people, people with prams and strollers and people with a disability.	The proposed development has been designed to ensure a convenient, comfortable, and safe access for all people including wheelchair accessibility as detailed within the accompanying Building Code of Australia Assessment Report.	Yes

Control	Requirement	Proposed	Compliance
<p>Safety and Security</p> <p>DCP Policy D20</p>	<p>Buildings are to overlook streets as well as public and communal places to allow casual surveillance.</p> <p>2. Service areas and access ways are to be either secured or designed to allow casual surveillance.</p> <p>3. There is to be adequate lighting of entrances and pedestrian areas.</p> <p>4. After hours land use activities are to be given priority along primary pedestrian routes to increase safety.</p> <p>5. Entrances to buildings are to be from public streets wherever possible.</p> <p>6. 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. This is relevant where, in Council's opinion, the proposed development would present a crime, safety or security risk. See Crime Prevention</p>	<p>The car parking area and common circulation spaces will be appropriately lit at night with no objection raised to the imposition of a condition in this regard.</p> <p>Landscaping has been designed to prevent concealment opportunities with the building undercroft appropriately secured to prevent unauthorised access whilst maintaining the free passage of floodwaters.</p>	<p>Yes</p>

Control	Requirement	Proposed	Compliance
	and Assessment of Development Applications – Guidelines under Section 4.15 of the Environmental Planning and Assessment Act 1979 prepared by the Department of Urban Affairs and Planning (now Department of Planning).		
Private Property Tree Management DCP Policy E1	Development is to be situated and designed to minimise the impact on remnant native vegetation including canopy trees and understorey vegetation on remnant native ground cover species.	An arboricultural impact assessment has been prepared and accompanies this application. This report considers the trees required for removal.	Yes
Development on land adjoining public open space E7	Requirements 1. Development on land adjoining public open space is to complement the landscape character and public use and enjoyment of the adjoining parks, bushland reserves and other public open spaces. 2. Public access to public open space is to be maximised. 3. Buildings are to be located to provide an outlook to public open space, without appearing to privatise that space. 4.	The proposed development maintains a variable setback to the adjacent reserve of between 3 and 7.9 metres which provides appropriate building articulation as viewed from the adjoining public open space and landscape opportunity to accommodate landscaping capable of softening and screening the building. Shadowing impacts have also been minimised through the adoption of the setbacks proposed and minimising building height along the eastern edge of the building as depicted on the	Yes

Control	Requirement	Proposed	Compliance
	<p>Development is to provide a visual transition between open space, bushland reserves or other public spaces and buildings, including avoiding abutting public open space with back fences.</p> <p>5. Development is to protect views to and from public open space.</p> <p>6. Development is to provide buffers for bushfire protection on private land, not on public land.</p> <p>7. If the adjoining parks, bushland reserves or public open space contain bushland, development is not to threaten the protection or preservation of the bushland.</p> <p>8. Development should be designed to maximise opportunities for casual surveillance of the public open space.</p> <p>9. Development is to utilise landscaping or existing landscape elements.</p>	<p>accompanying shadow diagrams.</p> <p>The proposed landscape regime will ensure that the building sits within a landscaped setting and will not be perceived as inappropriate or jarring in a broad urban design context.</p>	
<p>Landslip Risk DCP Policy E10</p>	<p>The site is identified as falling within Landslip Risk Area A.</p> <p>The applicant must demonstrate that:</p> <ul style="list-style-type: none"> The proposed development is 	<p>Please refer to the geotechnical report provided.</p>	<p>Yes</p>

Control	Requirement	Proposed	Compliance
	<p>justified in terms of geotechnical stability; and</p> <ul style="list-style-type: none"> The proposed development will be carried out in accordance with good engineering practice. 		

4.6 State Environmental Planning Policy (Resilience and Hazards) 2021

4.6.1 Remediation of Land

Chapter 4 of SEPP (Resilience and Hazards) applies to all land and aims to provide for a state-wide planning approach to the remediation of contaminated land.

Clause 4.6(1)(a) of this policy requires the consent authority to consider whether land is contaminated. In this regard, the application is accompanied by a Targeted Preliminary Site Investigation Report prepared by Geotesta which contains the following conclusions:

The Targeted PSI conducted within the northeastern section of 431 Pittwater Road, North Manly, NSW 2100 located (Lot/Section/Plan no: 2743/-/DP 752038), Manly Warringah Gymnastics New Facility Project was undertaken by Geotesta to investigate the likelihood of the presence of contamination on the site.

Based on the assessment undertaken, the following conclusions and recommendations can be made:

- All the contaminant concentrations of interest within the soil samples analysed were found to be within the Site Assessment Criteria (SAC).*
- The limited soil sampling and analysis program conducted indicated a low risk of soil and groundwater contamination.*

- *It is the opinion of Geotesta, that the site can be made suitable for the proposed Development Application (DA) in the foreseeable future pending on the results of an additional Data Gap Contamination Assessment.*
- *Due to the existence of a data-gap in this investigation, a further Data Gap Assessment post demolition of the existing structures/dwellings is recommended to address further potential AECs identified previously and to determine if any contamination hotspots exist within the footprint of the former sheds and dwellings.*

As such, the proposed development is consistent with the provisions of Chapter 4 of this policy.

4.7 Section 4.15 EP&A Act Assessment Summary

4.7.1 Environmental Planning Instruments

The proposal is found to be generally in accordance with the applicable Environmental Planning Instruments.

4.7.2 Draft Environmental Planning Instruments

There are no draft environmental planning instruments applicable to the site.

4.7.3 Development Control Plans

The proposal is found to be generally in accordance with the applicable Development Control Plans.

4.7.4 Any Planning Agreement

There is no planning agreement in place.

4.7.5 Any Matters Prescribed by the Regulations

There are no matters prescribed by the regulations which relate to this proposal.

4.7.6 Likely Impacts of the Development

Any anticipated impacts from the proposal are considered minor and can be mitigated as recommended by relevant consultant reports.

4.7.7 Suitability of this Site

This report demonstrates that the site is suitable for the proposed development and will not give rise to any adverse streetscape, residential amenity or broader environmental impacts subject to appropriate conditions as detailed within this report.

The proposal provides for the orderly and economic use and development of the land consistent with the adopted statutory planning regime.

4.7.8 Any Submissions Made in Accordance with the Act or the Regulations

Council will undertake the normal statutory notification process and give due consideration to any submissions received.

4.7.9 Public Interest

The proposal is in the public interest as it provides for a purpose-built world class gymnastics and multisport facility available for public use and consistent with the District Park Plan of Management.

5.0 Conclusion

MWGC has secured a partnership with Northern Beaches Council (Council) to establish a purpose-built world class gymnastics and multisport facility at Nolan Reserve, North Manly. The 2-year \$10-million-dollar club funded project will guarantee the clubs 2000+ members a home for the next 30 years and open new and exciting opportunities for the wider community to engage in a diverse range of recreational lifestyle programs for ages 6 months to seniors, disability groups and schools.

In the preparation of this application consideration has been given to the minutes arising from formal pre-DA discussions with Council (PLM2023/0053) and the Northern Beaches Design and Sustainability Advisory Panel (DSAP) with the final design and detailing representing a considered response to the feedback provided in particular those relating to flooding, carparking, building bulk and scale and landscaping. Proposed land use, building form and landscape outcomes will provide for a development which will not be perceived as inappropriate or jarring in a streetscape or broader urban context and will not give rise to unacceptable residential amenity or environmental consequences in terms of flooding.

The proposal succeeds when assessed against the Heads of Consideration pursuant to section 4.15(1) of the Environmental Planning and Assessment Act, 1979 (the Act) with the proposed land use, building form and landscape outcomes consistent with those anticipated for development on the land in accordance with the District Park Plan of Management adopted by Council on 25th August 2015.

Boston Blyth Fleming Pty Limited



Greg Boston
B Urb & Reg Plan (UNE) MPIA
Director