

Statement of Environmental Effects

Change of Use Indoor recreation Centre

At

1-98 Old Pittwater Road Brookvale

For

Connor Pettersson and Jimi McDonald

**Statement prepared by
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1. Introduction.

This Statement of Environmental Effects is submitted in support of a development application on behalf applicants being C Pettersson and J McDonald

The application is for the change in use of part of the ground floor area of Unit 1 at 98 Old Pittwater Road Brookvale for indoor Recreational Centre

The unit is part of an industrial complex that is two storey masonry building and is located on the western side of Old Pittwater Road

The section of the unit where the proposed indoor recreational centre is to be located is presently used for a Tile and Ceramics Light Industrial Ware House and Distribution Centre

Part of the unit has recently been approved to be used for a wine storage and wholesale distribution facility that includes office and show room facilities on the first floor The wine storage and whole sale use will continue as a separate activity within the unit

The property is known as Unit 1 / 98 in Strata Plan 19670 Old Pittwater Road Brookvale in the Warringah Local Government Area

In addition to this Statement of Environmental Effects, the proposal is described in the following supporting plans documentation submitted with the Development Application

- Plans indicating the proposed indoor recreation area (Gym) location and site layout prepared by Dee Why Drafting drawing numbers 1-3 Issue A 4 Issue B dated 10-7-15
- Strata Plan copy Number 19670
- Copy of the Annual Fire Safety Statement dated 20/11/14

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the current type of development in the locality

It provides an assessment of the proposed development against the heads of consideration as set out in Section 79C (1) of the Environmental Planning and Assessment Act 1979 As a result of that assessment it is concluded that the development on the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council

2. Proposal.

The proposal is for the part change in use of the existing tile ware house and distribution operations within the ground floor area to an indoor Recreational Centre (gym facility)

The activities at the Centre are related to personal training for individuals generally at a one on one situation

The adjoining area that is used for area the wine store is to be separated from the recreation area by a masonry wall as indicated on the submitted plans

It is also proposed to provide a new door way to the eastern elevation at ground floor level to allow for additional access to the wine store area

The new proposal will retain the use of the ground floor amenities and direct entry from the car parking area at the southern side of the unit

The proposal does not require any changes to the existing building structure except for the divisional wall and new door way

The proposed hours of operation are as follows

Monday to Friday 6 00 am to 8 00 am
Monday to Friday 5 30 pm to 8 30 pm
Saturday 7 00 am to 11 00 am

The number of staff involved will not exceed 4 persons at any one time and persons using the facility will not exceed 8 at any one time

The existing wine ware house facility has 4 staff at any one time

The car parking allocated for Unit 1 is fourteen spaces (14), and there are seven (7) visitor car parking spaces (total 21 spaces) that are not indicated on the Strata Plan but are directly opposite to the entrance to Unit 1 on the subject property

Councils Development Control Plan 2011 requires 4 5 spaces per 100 square metres of GFA for a Gym (indoor recreation centre) and 1 3 spaces per square metres of GFA for Warehouse Distribution Centre (wine store)

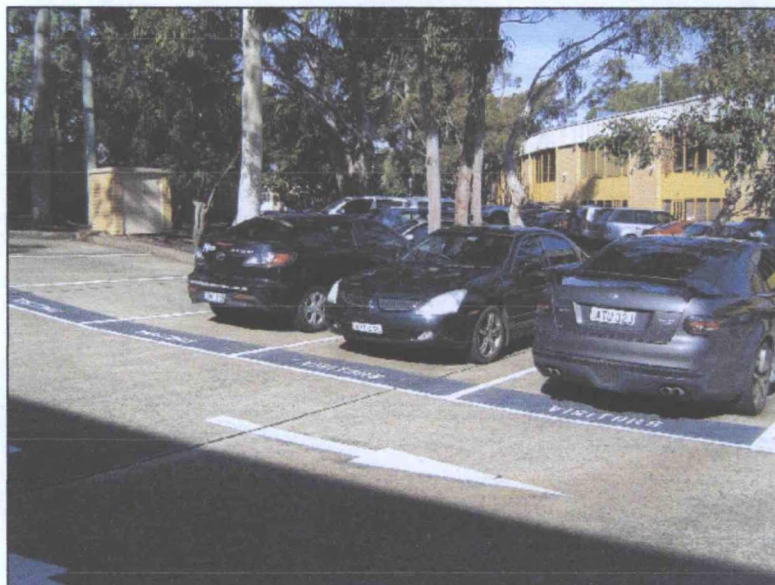
There would be a short fall of approximately 9 spaces (numerically) however as the existing wine storage area has 4 staff and the new indoor recreation centre will cater for a maximum of 8 persons (including 4 staff) at any one time the existing car parking arrangements is well in excess of the expected demand

Furthermore the hours of operation of the indoor recreational centre being staggered and generally outside normal business hours the existing car parking will be more than adequate for the proposal

Existing car parking adjoining the entrance to unit 1



Visitor car parking area opposite unit 1 near entrance to site



3. Locality and adjoining area.

The locality and the adjoining area contain various industrial and commercial land uses

The land use activities include large warehouse operations, small business operations, child care centres, take away coffee and food shops, mechanical repair operations and small manufacturing and service type industries

The Warringah Mall Shopping and Retail Centre is approximately 1 kilometre south of the subject site and the Brookvale Residential area is also directly opposite on the eastern side of Old Pittwater Road

4. Site Analysis.

The section of unit 1 where the part change in use is proposed has been used for a tile storage and distribution warehouse

The other approved use within the unit is for a wine store and distribution warehouse with associated office facilities

The proposal does not require any new site excavations or changes to the building envelope area

There are no easements or other structures that restrict the proposed development

The site does not have any significant vegetation that would be affected by the proposed new occupation of the existing building

The site is already provided with adequate car parking that is located at the main entrance to the unit and at the rear of the site as indicated on the Strata plan

5. Planning Controls that apply to the Locality and the Site.

❖ 5.1 Warringah Local Environmental Plan 2011

The principal planning control is the Warringah Local Environmental Plan 2011 (WLEP 2011)

❖ Zoning & Permissible uses (Part 2)

The site is Zoned IN1 General Industrial and the objectives of the zone are as follows:

- To provide a wide range of industrial and warehouse land uses
- To encourage employment opportunities
- To minimise any adverse effect of industry on other land uses

- To support and protect industrial land for industrial uses
- To enable other land uses that provides facilities or services to meet the day to day needs of workers in the area
- To enable a range of compatible community and leisure uses
- To maintain the industrial character of the land in landscaped settings

Comment

The proposed use is permitted with the consent of Council being an indoor recreational (Gym) facility and would meet with the objectives of the Zone

❖ Principal Development Standards (Part 4)

Height of Buildings (Part 4.3)

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

The map indicates that the maximum height for the site is 11 metres

• ***Comment***

The existing building heights comply with the control

❖ 5.2 Warringah Development Control Plan 2011

The relevant areas of the WDCP 2011 that would relate to the proposal are as follows

• **Built Form Controls Part B**

The proposal does not alter the existing external built form of the buildings on the site

Comment

It is considered that the proposal satisfies the controls

• **Traffic Access and Safety Part C2**

The objectives of this part are as follows

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

Comment

The proposal is for a part in the change of use of an existing ware house floor space The existing access to the site will be retained and there is no change to the access to the ground floor area of the building

The use would not have an impact on the existing street parking nor interfere with the adjoining public road way

The indoor recreational facility (Gym) will not require any loading and off-loading area however the approved wine store and distribution land use activity that will remain on the site will still require some area for loading and off-loading

This can be accommodated by the use of a car parking space adjoining the entrance to the unit as the wine products are delivered and distributed by the use of a small vehicles that can be completed as presently occurs with minimal impact on the car parking

- **Parking Facilities Part C3**

The objectives of this part are as follows

- a) To provide adequate off street car parking
- b) To site and design parking facilities (including garages) to have minimal visual impact on the street frontage or other public place
- c) To ensure that parking facilities (including garages) are designed so as not to dominate the street frontage or other public spaces

Comment

Unit 1 has fourteen (14) allocated existing car parking spaces with seven (7) visitor spaces adjoining the main entrance driveway It is considered that the existing car parking meets the control requirements

See comments regarding the justification of the car parking provision in Part 2 (Proposal) of this Statement

- **Waste Management Part C9**

There is existing bulk waste facilities in the ground floor that will be retained for the wine store area and there is no need for an increased facility for the proposal

- **Signs Part D 23**

The existing identification signs and would meet with the objectives and requirements of this part as being exempt

6. Building Code of Australia

It is considered that the existing building would meet the deemed to satisfy provisions of the BCA Volume One 2014

In regard to the fire safety and provision of escape from the building it is considered that the proposal will not alter the existing provisions and would meet the deemed to satisfy provision of the BCA

The application includes a list of the essential fire safety measures provided to the existing building

7. Planning Matters for Consideration.

Council must have regard to Section 79C (1) of the Environmental Planning and Assessment Act, 1979 before consent is granted

The matters to be considered are addressed as follows

The extent which the proposed development complies with the IN1 Zone requirements of the Warringah Local Environmental Plan 2011, and the relevant parts of the Warringah Development Control Plan 201

The likely Impacts of the Development

The change of use of part of the building from a tile warehouse to an indoor recreational centre with the wine store warehouse distribution operation is considered not to be of such significance to have any detrimental impact on the locality or amenity of adjoining properties

Suitability of the site

The existing land use activities at part of Unit 1, is a ceramic tile store and distribution ware house the proposed change in use to that section of the unit will not be in conflict with the other use that has been approved within the Unit

Impact on the Built Environment

The inclusion of a small recreational facility (gym) will have no impact on the existing built environment for the locality

Social Impact

The proposal will provide for an opportunity on the site with for the diversification of existing business activities

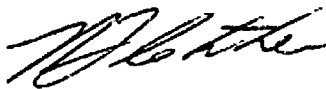
Public Interest

The proposal is not considered to be in conflict with the Warringah Local Environmental Plan 2011 and generally meets with the principles and aims of the Development Control Plan 2011 and approval of the proposal would be in the Public Interest

8. Conclusion.

The proposed change in use of part of the existing building for an indoor recreational facility that will adjoin an approved wine ware house for distribution to other whole sale and retail premises is permitted use in the IN1 Zone and it is considered to be acceptable in regard to the planning controls for the locality

It is recommended to Council that consent be granted to the approval subject to appropriate conditions relevant to the proposal being applied to the consent

A handwritten signature in black ink, appearing to read 'Norm Fletcher', written in a cursive style.

Norm Fletcher.
MAIBS MEIANZ