
STATEMENT OF ENVIRONMENTAL EFFECTS TO NORTHERN BEACHES COUNCIL

PROPOSED CHANGE OF USE
AT SUITE 6, 1-5 COLLAROY ST COLLAROY

MARCH 2019

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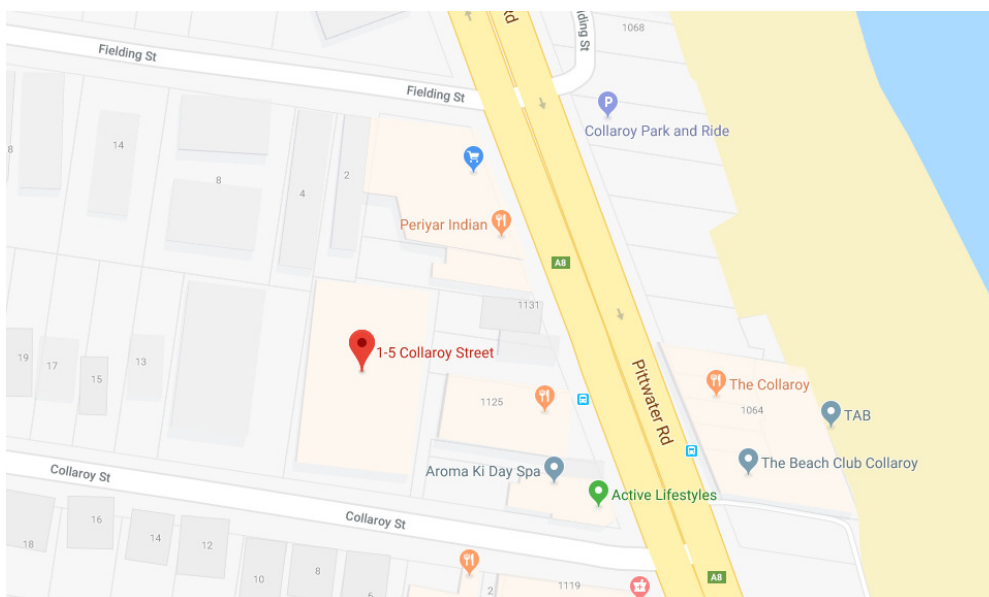
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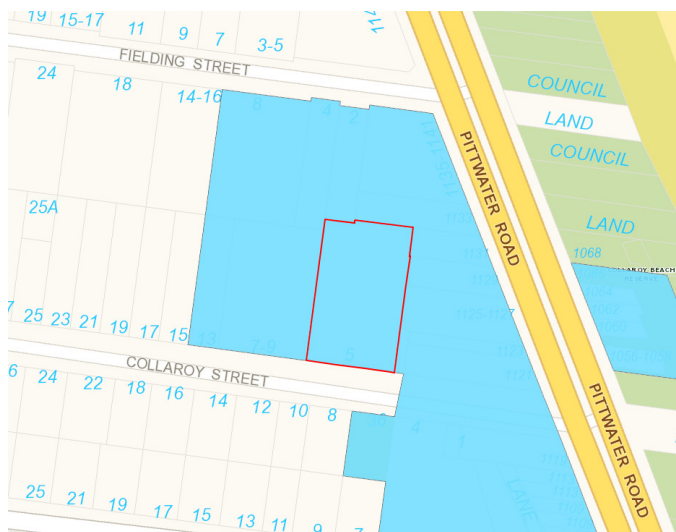
SITE, ZONING & LOCALITY DESCRIPTION

- The property is located at Suite 6, 1-5 Collaroy Street, Collaroy NSW 2097
- The legal description of this property comprises of Lot CP SP 58961
- The Land is zoned B2 Local Centre under Warringah LEP2011
- The property is over 5 lots that comprise 1-5 Colloroy Street , Collaroy
- The subject premise is a 4 storey building , with the suite being located at the Ground Level
– next to other commercial premises, including dry cleaning, travel agent business, etc.
Level 1-3 are residential apartments.
- Physiotherapy business previously occupied the premises
- Car parking is located at the Level 0 – under the apartments and directly next / across the subject premise.
- The property is located within Area A and Area D under Warringah Landslip Risk Map, however the subject premise is within the Area A only

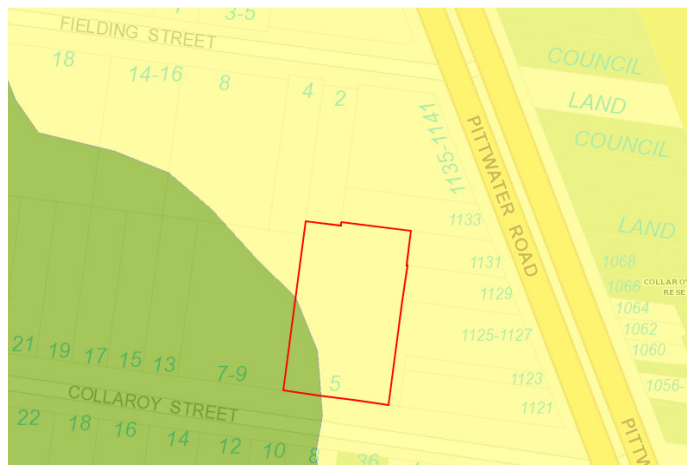




- LEGEND**
- Warringah Land Zoning Map**
- Neighbourhood Centre
 - Local Centre
 - Commercial Core
 - Mixed Use
 - Business Development
 - Business Park
 - National Parks and Nature Reserves
 - Environmental Conservation
 - Environmental Management
 - Environmental Living
 - General Industrial
 - Light Industrial



- LEGEND**
- Local and Neighbourhood Retail Centres**
- Streets (Low Scale)
 - Arterial Road
 - Distributor Road
 - Local Road
 - Track-Vehicular
 - Urban Service Lane
 - Path



- LEGEND**
- Warringah Landslip Risk Map**
- Area A - Slope less than 5 degrees
 - Area B - Flanking Slopes from 5 to 25 degrees
 - Area C - Slopes more than 25 degrees
 - Area D - Collaroy Plateau Area Flanking Slopes 5 to 15 degrees
 - Area E - Collaroy Plateau Area Slopes more than 15 degrees



COLLOROY STREET VIEW



VIEW FROM FOOTPATH AT COLLOROY ST
PROPOSED GYM AT THE REAR LEFT SIDE



EXISTING SHOP FRONT



PARKING



PARKING



VISITOR PARKING

DESCRIPTION OF PROPOSAL

The application seeks development consent for change of use to a mixed martial arts gym, a 'recreational facility (indoor)', involving minor internal building fit out at the premises of 6 / 1-5 Collaroy Street, Collaroy.

Key aspects of the proposal:

- Use of the premises as a small gym – involving:
 - Personal training on one-on-one basis on pre-booked basis and
 - Group training session for up to 20 clients run by 1 trainer
- The extend of trading hours
 - Monday – Friday
 - 9.30am -10.30am – group training
 - 3.50pm – 5.15pm – group training (kids)
 - 5.15 pm – 7.15pm – group training (adults)
 - Monday and Wednesday
 - 7.15pm – 8.15pm – group training (adults)
 - Saturday
 - 9.00am – 10am – group training (adults)

- Signage

Flash wall signage to the premise as per architectural drawings

- Building alteration

No significant building alteration is proposed as part of DA. The proposal for internal fit-out is only involving the installation of wall & floor mats, installation of the mirror, boxing ring (free standing) and installation of the boxing / kickboxing bags and signage to the front facade.

DESIGN COMPLIANCE

1. Warringah Local Environmental Plan 2011

1.1. The site is zoned B2 – Local Centre

Objectives of the zone:

- *To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.*
- *To encourage employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To provide an environment for pedestrians that is safe, comfortable and interesting.*

- *To create urban form that relates favourably in scale and in architectural and landscape treatment to neighbouring land uses and to the natural environment.*
- *To minimise conflict between land uses in the zone and adjoining zones and ensure the amenity of any adjoining or nearby residential land uses.*

The proposal is consistent with the objectives of the zone and:

- Provides entertainment to the community
- Supports the ongoing employment

1.2. Other provisions of LEP 2011 – N/A – Existing building to be maintained

2. Warringah Development Control Plan

2.1. DCP C3 - parking facilities

Requirements : 4.5 spaces per 100m² of GFA

Recreational and tourist facilities	
Use	Requirement
Bowling alley	3 spaces per alley.
Bowling green	30 spaces for the first green and 15 spaces per additional green.
Entertainment facility	Comparisons must be drawn with developments for a similar purpose.
Gymnasium	4.5 spaces per 100 m ² GFA.
Marina	<p>If a survey of similar existing developments has not been undertaken, the following figures may serve as a general guide:</p> <ul style="list-style-type: none"> · 0.6 spaces per wet berth · 0.2 spaces per dry storage berth · 0.2 spaces per swing mooring · 0.5 spaces per marina employee <p>If a survey of similar existing developments has been undertaken, regard must be had to the survey.</p>
Squash court	3 spaces per court.
Tennis court	3 spaces per court.

GFA of the premises – 149m²

Required min parking – min 7 parking spaces / 149m²

Provided parking – 6 exclusive spots for Suite 6, 2 shared with Suite 5, 9 visitor parking

The car parking provisions meets the minimum requirement of DCP

2.2. DCP D23 – Signs

Signs shall meet the criteria:

Sign	Criteria
Awning fascia sign (attached to the fascia or return end of an awning)	Shall not project above, below or beyond the fascia or return end of the awning to which it is attached.
Wall sign (painted onto a wall of a building or attached to the wall of a building, not being a sign elsewhere listed in this table)	Shall not extend within 200mm of the top and sides of the wall. Shall not cover any window or architectural projections; Must be of a size and shape that relates to the architectural design of the building to which it is attached; Where illuminated, shall not be less than 2.7 metres above the existing natural ground level ground; and Shall not project more than 300mm from the wall.

Proposed sign will not project above, below or beyond the fascia

Proposed sign will not extend within 200mm of the top and side or the wall

Proposed sign will not cover any windows

Proposed sign will not dominate or obscure other signs.

Proposed sign meets requirements of DCP.

2.3. Part D3 – Noise

Objectives:

- *To encourage innovative design solutions to improve the urban environment.*
- *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.*

Proposed installation of the wall and floor mats will reduce the noise generated by the gym users. The building has been constructed using the reinforced concrete and concrete blocks, and those building materials absorb and reflect the noise factor.

The operation hours are mainly in the late afternoons, at the last session commencing at 8.15pm, and the business operators will ensure the noise generated from training activities is minimized.

CONCLUSION

The application seeks development consent for change of use to a mixed martial arts (MMA) gym, a 'recreational facility (indoor)', involving minor internal building fit out at the premises of 1-5 Collaroy St, Collaroy.

The proposed gym use will complement the established land use functions on the site and within the Collaroy centre.

The premise is appropriate for the land use. It is well located within the business zone. It is highly accessible, being convenient to a range of transport modes as well as car parking.

The proposal supports Council's objectives for the generation of jobs and services within the Collaroy centre. The proposal will not give rise to any significant or unreasonable adverse environmental consequences.

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