



10th December 2021

STATEMENT OF ENVIRONMENTAL EFFECTS

For Northern Beaches Council, prepared by DARC Studio.

**RE: DEVELOPMENT APPLICATION FOR UNIT:2 AT 2 WATTLE ROAD, BROOKVALE
FOR A CHANGE OF USE FOR THE PURPOSE OF A RECREATION FACILITY
(INDOORS) – KICK BOXING, PERSONAL & GROUP TRAINING – NO CONSTRUCTION
WORKS PROPOSED**

1. INTRODUCTION

This Statement of Environmental Effects has been prepared as supporting documentation to a Development Application for the purpose of a change of use for a recreation facility (indoor) – kick boxing, personal & group training.

This report is prepared following instruction from the future tenant of the subject property – Mr Michael Battaglia.

In preparation for this document, consideration has been given to the following:

The Environmental Planning and Assessment Act, 1979 (as amended) (EP&A Act);

The Environmental Planning and Assessment Regulation

Warringah Local Environmental Plan 2011 (WLEP 2011);

Warringah Development Control Plan 2011 (WDPC2011);

1.1 SITE ANALYSIS

The site comprises 1/C/DP5749 , Unit:2, 2 Wattle Road.

1.2 CURRENT USE

2 Wattle Road, is currently occupied for wholesale of aluminium construction components for many years. The owner of “Aluminium Warehouse” also the owner of the property.

1.3 SITE ZONING

The land is zoned IN1 General Industrial pursuant to WLEP 2011.

1.4 PROPOSED USE AND HOURS OF OPERATION

The proposed use is a recreation facility (indoors) for kick boxing, personal & group training.

- **On weekdays**, during the hours of 8:15-3:00 pm (regular business hours), the development is proposed to be hosting one-on-one sessions between a trainer and an attendant or semi private personal training. The private and semi private(4 patron maximum) fitness training offered is by appointment only. During this time on site parking provisions will be adequately able to cover the parking needs of the proposed use. There is to be only up to two staff members in attendance at any one time during normal business hours. Group Fitness Classes (Strength, Cycle, Boxing) to occur outside peak and normal business peak hours.
- **On the weekend**, operation times are for Group Fitness Classes (Strength, Cycle, Boxing), typically between 7:00 to 11:00 am.

The hours above are summarised in the table below.

- **1-1PT**- One on One Personal Training
- **SP-PT**- Semi Private Personal Training (4 patron maximum)
- **GFC**- Group Fitness Classes (Strength, Cycle, Boxing)

HOURS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
6am	GFC	GFC	GFC	GFC	GFC		
7am	GFC	GFC	GFC	GFC	GFC	GFC	GFC
8am	1-1PT/ SP-PT	1-1PT/ SP-PT	1-1PT/ SP-PT	1-1PT/ SP-PT	1-1PT/ SP-PT	GFC	GFC
9am	1-1PT/ SP-PT	1-1PT/ SP-PT	1-1PT/ SP-PT	1-1PT/ SP-PT	1-1PT/ SP-PT	GFC	GFC
10am	1-1PT/ SP-PT	1-1PT/ SP-PT	1-1PT/ SP-PT	1-1PT/ SP-PT	1-1PT/ SP-PT	GFC	GFC
11am	1-1PT/ SP-PT	1-1PT/ SP-PT	1-1PT/ SP-PT	1-1PT/ SP-PT	1-1PT/ SP-PT		
12pm	1-1PT/ SP-PT	1-1PT/ SP-PT	1-1PT/ SP-PT	1-1PT/ SP-PT	1-1PT/ SP-PT		
1pm	1-1PT/ SP-PT	1-1PT/ SP-PT	1-1PT/ SP-PT	1-1PT/ SP-PT	1-1PT/ SP-PT		
2pm	1-1PT/ SP-PT	1-1PT/ SP-PT	1-1PT/ SP-PT	1-1PT/ SP-PT	1-1PT/ SP-PT		
3pm	1-1PT/ SP-PT	1-1PT/ SP-PT	1-1PT/ SP-PT	1-1PT/ SP-PT	1-1PT/ SP-PT		
4pm	1-1PT/ SP-PT	1-1PT/ SP-PT	1-1PT/ SP-PT	1-1PT/ SP-PT	1-1PT/ SP-PT		
5pm	1-1PT/ SP-PT	1-1PT/ SP-PT	1-1PT/ SP-PT	1-1PT/ SP-PT	1-1PT/ SP-PT		
6pm	GFC	GFC	GFC	GFC	GFC		
7pm	GFC	GFC	GFC	GFC	GFC		
8pm	GFC	GFC	GFC	GFC	GFC		

2. WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

Zone IN1 General Industrial

1 Objectives of zone

- 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 provide 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.

2 Permitted without consent

Nil

3 Permitted with consent

Boat building and repair facilities; Depots; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Light industries; Liquid fuel depots; Neighbourhood shops; Oyster aquaculture; Places of public worship; Roads; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Marinas; Mooring pens; Moorings; Open cut mining; Passenger transport facilities; Pond-based aquaculture; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Wharf or boating facilities

Source: WLEP2011

Proposal:

The proposal seeks the change of use for a recreation facility (indoor) – kick boxing, personal & group training.

According to the Warringah Local Environmental Plan 2011 Recreation Facility (indoor) is defined as:

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 use is permissible under the zoning provisions of IN1 General Industrial.

3. Warringah Development Control Plan 2012

Part B - Built Form Controls

Not applicable. No works are proposed as part of this application. The proposal is purely for a change of use and does not alter the built form of the existing building.

Part C - Siting Factors

C1 Subdivision

Not applicable.

C2 Traffic, Access and Safety, C3 Parking Facilities & C3(A) Bicycle Parking and End of Trip Facilities

Refer to the traffic report prepared by TTPA, dated December 2021, Issue A.

C4 Stormwater

Not applicable.

C6 Building over or adjacent to Constructed Council

Not applicable.

C7 Excavation and Landfill

Not applicable.

C8 Demolition and Construction

Not applicable.

C9 Waste Management

Based on the nature of the proposed use, production of waste will not exceed that of the current use. Existing waste management provisions.

Part D – Design

D1 Landscaped Open Space and Bushland Setting

Not applicable.

D2 Private Open Space

Not applicable.

D3 Noise

Refer to the acoustic report prepared by Koikas Acoustics, dated November 24th 2021.

D4 Electromagnetic Radiation

Not applicable.

D5 Orientation and Energy Efficiency

Not applicable.

D6 Access to Sunlight

Not applicable.

D7 Views

Not applicable.

D8 Privacy

Not applicable.

D9 Building Bulk

Not applicable.

D10 Building Colours and Materials

Not applicable.

D11 Roofs

Not applicable.

D12 Glare and Reflection

Not applicable.

D13 Front Fences and Walls

Not applicable.

D14 Site Facilities

Adequate area exists to accommodate the storage of Councils garbage bins. Existing toilets are provided within the unit and including a disabled WC. Existing site facilities are therefore adequate for the proposed use.

D15 Side and Rear Fences

Not applicable.

D16 Swimming Pools and Spa Pools

Not applicable.

D17 Tennis Courts

Not applicable.

D18 Accessibility

The disability access provisions for the site remain unchanged as a result of the proposal. The proposed facility is for a recreation facility (indoor) and therefore accessibility for the disabled would be minimal, but is allowed for. The premises have an existing toilet for a disabled WC. The proposed development, is capable of complying with the objectives and requirements of objectives clause D18.

D19 Site Consolidation

Not applicable.

D20 Safety and Security

The proposal is for a change of use only, but it ensures that the existing development maintains and enhances the security and safety of the streetscape.

D21 Provision and Location of Utility Services

The proposal is for a change of use only. The existing services facilities to be used.

D22 Conservation of Energy and Water

Not applicable.

D23 Signs

Not applicable.

Part E - The Natural Environment

E1 Private Property Tree Management

Not applicable.

E2 Prescribed Vegetation

Not applicable.

E3 Threatened Species, Populations, Ecological Communities Listed Under State or Commonwealth Legislation, or High Conservation Habitat

Not applicable.

E4 Wildlife Corridors

Not applicable.

E5 Native Vegetation

Not applicable.

E6 Retention of Unique Environmental Features

Not applicable.

E7 Development on Land Adjoining Public Open Space

Not applicable.

E8 Waterways and Riparian Lands

Not applicable.

E9 Coastline Hazard

Not applicable.

E10 Landslip Risk

The site is located within a Land Slip Risk Class Area B – Flanking Slopes from 5 to 25 degrees. However no earthworks are proposed and there will be no impacts because of stormwater discharge from the development site or the subsurface flow conditions as a result of this development.

E11 Flood Prone Land

Not applicable.

Part F - Zones and Sensitive Areas

Not applicable.

Part G - Special Area Controls

Not applicable.

Bushfire Prone Area

Not applicable.

Heritage Control and Vicinity of Heritage Items

Not applicable.

4. BCA:

Refer to the BCA report prepared by Design Confidence, dated December 9th 2021.

5. ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 - SECT 4.15

Evaluation

4.15 Evaluation

(cf previous s 79C)

(1) Matters for consideration--general

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application--

(a) the provisions of--

(i) any environmental planning instrument, and

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

(iii) any development control plan, and

(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and
(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),

that apply to the land to which the development application relates,

(b) the likely impacts of that development,

including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

Comment: The proposal is unlikely to have any environmental impacts on the natural and built environment. The proposal would also have no adverse social and economic impacts on this locality.

(c) the suitability of the site for the development,

Comment: The proposed use is intended to expand the recreational offering of the area. Ideally located among a plethora of businesses, it contributes towards a healthier lifestyle that predominantly either live or work in the area.

(d) any submissions made in accordance with this Act or the regulations,

Comment: No submissions available.

(e) the public interest.

Comment: The proposal is consistent with the statutory planning controls as they currently exist and, taken individually, will have a negligible economic impact on other similar developments in this locality and will provide an economic benefit to the community.

6. CONCLUSION

This proposal is based upon our interpretation of the scope of services required to complete & lodge the development application documentation.

The proposed change of use will not result in any significant environmental impacts.

The use of the subject property for the change of use for a recreation facility (indoor) is a permissible land use under WLEP 2011 and it is submitted that the proposal is consistent with the objectives of the zone and the provisions of WDCP2012.

We believe the net contribution of the building works is positive from environmental, social and planning perspectives and should be allowed to be retained given the compliance with Council requirements has been achieved as demonstrated in this statement and the SEE by DARC.

Regards,



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Principal - Reg Architect 9973