



*statement of environmental effects*



## **ALTERATIONS AND ADDITIONS TO AN EXISTING BUILDING & CHANGE OF USE**

11 BOOLA PLACE  
CROMER NSW 2099

August 2023

**Prepared by Rebecca Englund**  
B Arch Studies | M Plan | MPIA

**Director | Northern Beaches Planning**

**Phone:** 0472 65 74 74

**Web:** [www.northernbeachesplanning.com.au](http://www.northernbeachesplanning.com.au)

**Email:** [rebecca@northernbeachesplanning.com.au](mailto:rebecca@northernbeachesplanning.com.au)



### **Disclaimer**

This report has been prepared on the basis of information available at the date of publication. Whilst attempts have been made to ensure the accuracy of the information in this document, Northern Beaches Planning accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance on information in this publication or referenced in this publication. Reproduction of this report (or part thereof) is not permitted without prior permission from Northern Beaches Planning.

## *introduction*

---

This statement of environmental effects has been prepared by Northern Beaches Planning on behalf of the Boola Place Trust to accompany the lodgement of a development application for alterations and additions to the existing building at 11 Boola Place, Cromer (**site**) and for the use of the premises as a recreational facility (indoors).

This statement is informed and accompanied by the following documentation:

- Architectural Plans by Corben Architects
- Detail and Boundary Survey by CMS Surveyors
- Stormwater Management Plans by ITM Design
- Traffic Report by Transport and Traffic Planning Associates
- BCA Report by J Squared Engineering
- Section J Compliance Report by Certified Energy
- Waste Management Plan by Corben Architects

## *site details*

---

The site is legally identified as Lot 12 of Deposited Plan 249310, and is commonly referred to as 11 Boola Place, Cromer. The site is slightly irregular in shape, with a 19.05m wide frontage to Boola Place to the south, a maximum depth of 58.5m and a total area of 1110m<sup>2</sup>.

A one and two storey industrial building is located on the site, with vehicular and pedestrian access gained via the existing driveway to Boola Place. The site is generally level, with a slight fall between the frontage of the building and the roadway.

The surrounding area is characterised by industrial and warehouse type development of varying size and scale. Boola Place is a no through local road, terminating at a cul-de-sac to the west of the subject site.

Aerial images of the site and its surrounds is provided in Figures 1 and 2 on the following page. Images of the site, the existing building and the streetscape are also provided (Figure 3-6).

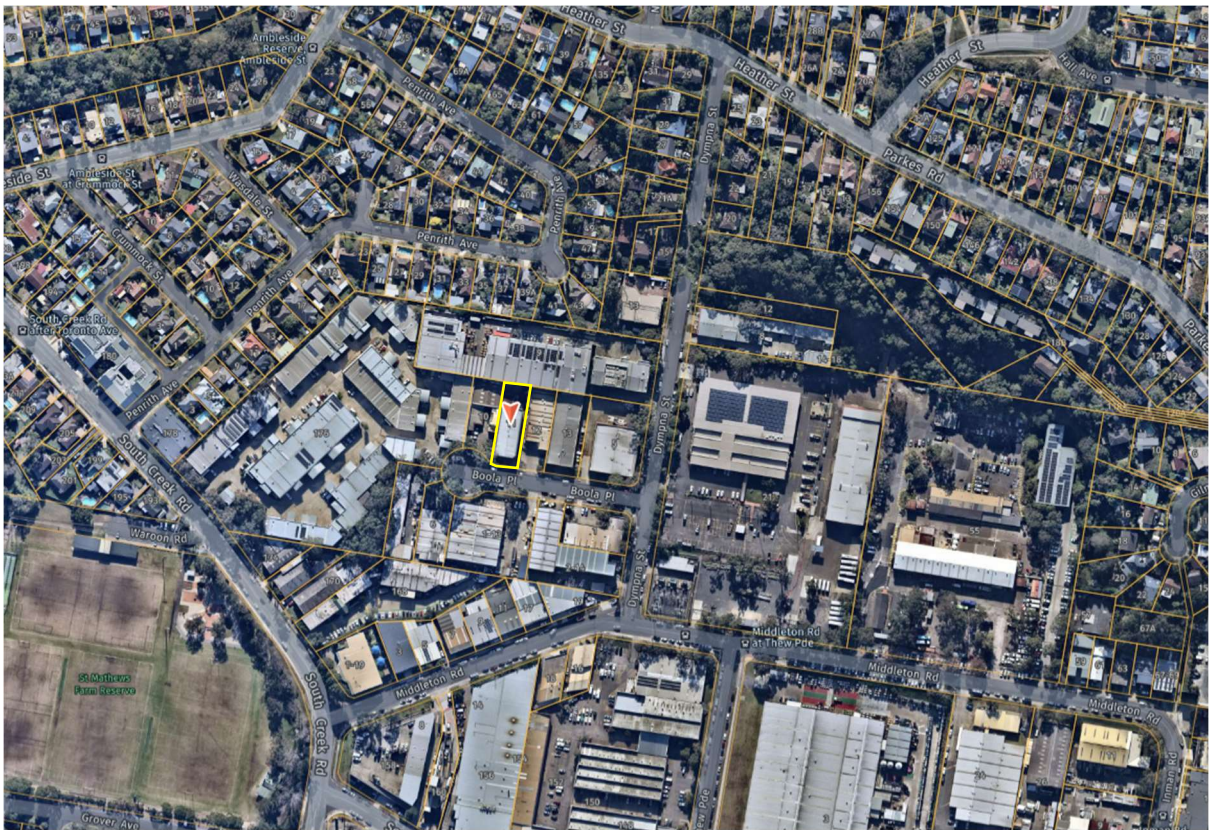


Figure 1 – Aerial image with site bordered in yellow  
Source: Nearmap



Figure 2 – Aerial image (zoom) with site bordered in yellow  
Source: Nearmap



Figure 3 – The subject site as seen from Boola Place  
Source: NBP



Figure 4 – The eastern side of the building as seen from the front carpark of 12 Boola Place  
Source: NBP

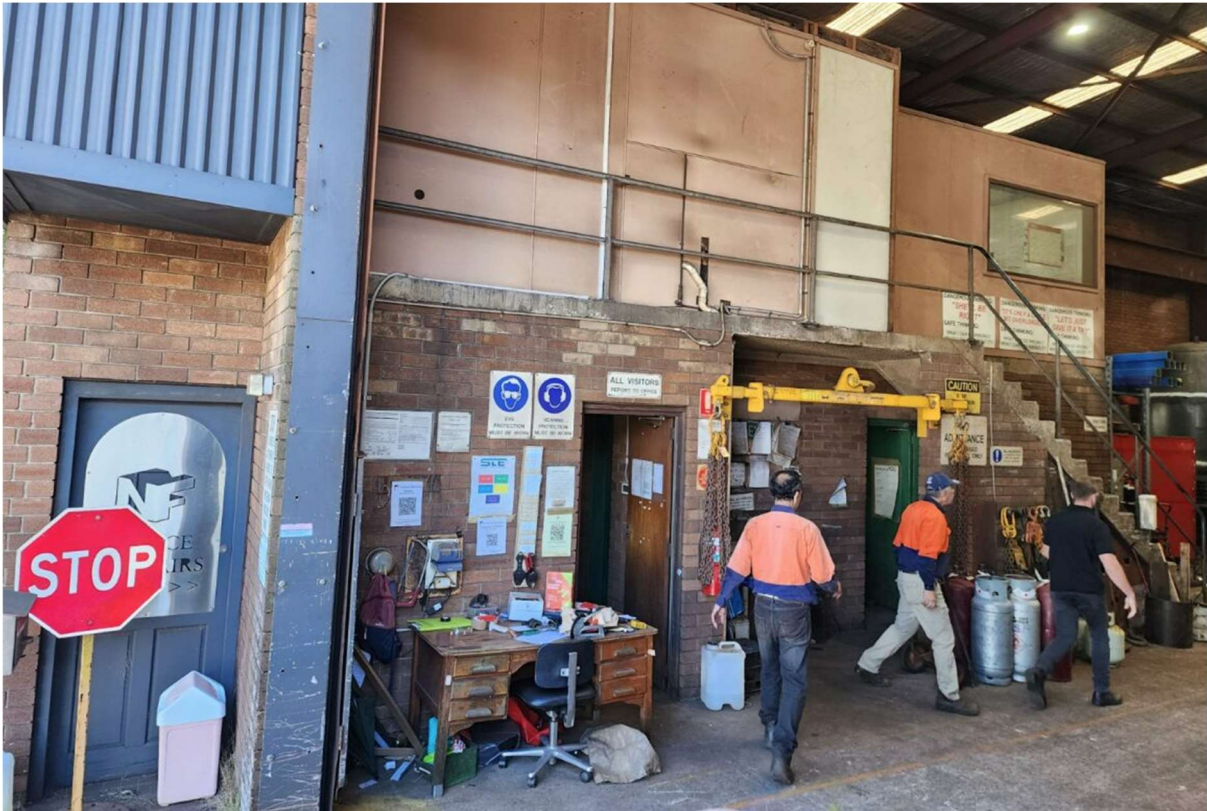


Figure 5 – Looking into the entrance of the existing building  
Source: Corben Architects



Figure 6 – The rear of the site, looking towards Boola Place  
Source: Corben Architects

## *proposed development*

---

The application seeks consent for alterations and additions to the existing building to facilitate the use of the site for the purpose of a recreation facility (indoors), specifically an indoor cricket training facility.

The proposed works are depicted in the Architectural Plans prepared by Corben Architects, and are described as follows:

- Minor demolition works, as detailed on the Demolition Plans at DA002
- Alterations and additions to Level 1 (Ground) to accommodate:
  - Entrance area and reception
  - Four practice nets and coaches area
  - Female, male and accessible unisex amenities
  - Electrical store
- Alterations and additions to Level 2 to accommodate:
  - Office
  - Meeting room
  - Unisex bathroom
  - Retail space
  - storage
- Widened driveway crossing
- Awning to stretching area along eastern side elevation
- Three (3) off-street parking spaces

Whilst signage is shown on the Architectural Plans, the proposed sign meets the provisions of clauses 2.86 and 2.87 of *SEPP (Exempt and Complying Development Codes) 2008* and is exempt development.

The application seeks consent for the following operating hours:

- During cricket season (September to March): 6am to 9am and 2pm to 9pm
- Outside cricket season (April to August): 2pm to 9pm

The proposed maximum capacity of the premises is 25 persons, with no more than 2 staff members on site at any one time.

## *legislation, plans and policies*

---

The following relevant state and local policies are applicable to the proposed development:

- Environmental Planning and Assessment Act (**EP&A Act**)
- Environmental Planning and Assessment Regulation 2021 (**EP&A Regulation**)
- State Environmental Planning Policy (Resilience and Hazards) 2021
- Warringah Local Environmental Plan 2014 (**WLEP 2011**):
  - Lot Size Map: 4000m<sup>2</sup>
  - Land Zoning Map: E4 General Industrial
  - Height of Buildings Map: 11m
  - Landslip Risk Land Map: Area A
- Warringah Development Control Plan 2011 (**WDCP 2011**)



*environmental planning and assessment act*

---

The matters prescribed by section 4.15(1) of the EP&A Act are considered, as follows:

Clause	Provision	Comment
(a)	<p><i>the provisions of—</i></p> <ul style="list-style-type: none"> <li><i>i. any environmental planning instrument, and</i></li> <li><i>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</i></li> <li><i>iii. any development control plan, and</i></li> <li><i>iv. 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</i></li> <li><i>v. the regulations (to the extent that they prescribe matters for the purposes of this paragraph),</i></li> </ul> <p><i>that apply to the land to which the development application relates,</i></p>	<p>The relevant provisions of WLEP 2011, all relevant SEPPs, and WDCP 2011 have been considered and addressed in this statement.</p>
(b)	<p><i>the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,</i></p>	<p>The likely impacts of the proposed development have been addressed with respect to relevant plans and policies in this statement. The proposed development will not result in any unacceptable impacts upon the natural or built environment, or any social or economic impacts in the locality.</p>
(c)	<p><i>the suitability of the site for the development,</i></p>	<p>The subject site is suitable for the proposed development.</p>
(d)	<p><i>any submissions made in accordance with this Act or the regulations,</i></p>	<p>The application will be notified to all potentially affected properties, with any submissions received to be considered by Council.</p>
(e)	<p><i>the public interest.</i></p>	<p>The proposed development is in the public interest, in so far as it is consistent with the objectives and outcomes of WLEP 2011 and WDCP 2011.</p>

*state environmental planning policy  
(resilience and hazards)*

---

**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. The site is not identified on the public register of contaminated sites and is not located in the vicinity of any. The application does not propose any site disturbance, with all existing ground floor slabs to be retained, with new topping to provide a level surface area. Council can be reasonably satisfied that there is no contamination risk.

Overall, the proposed development is consistent with the relevant provisions of SEPP (Resilience and Hazards).

*local environmental plan*

---

The site is identified on the Land Application Map of WLEP 2011 and the provisions of this policy are applicable in relation to the site and the proposed development. The relevant provisions of WLEP 2011 are considered, as follows:

Clause	Standard	Proposal	Compliance
2.7 Demolition requires consent			Yes
Zone E4 General Industrial			Yes See discussion
4.3 Height of buildings	11m	8.78m	Yes
6.2 Earthworks			Yes
6.4 Development on Sloping Land			Yes See discussion

**Zone E4 General Industrial**

The site is zoned E4 General Industrial under the provisions of WLEP 2011. Pursuant to the land use table in Part 2 of this instrument, indoor recreation facilities (and alterations and additions thereto) are permissible with consent.

The proposal includes a small retail premises to be used in conjunction with the proposed indoor cricket training facility, in a similar way that a pro shop operates in conjunction with a golf course. The retail premises is intended to sell cricket equipment and supplies to people training at the facility and is ancillary to the dominant land use (being the indoor recreation facility).

#### Clause 6.4 Development on Sloping Land

The site is identified within Area A on the Landslip Risk Map of WLEP 2011. In accordance with the provisions of clause E10 (Landslip Risk) of WDCP 2011, a Geotechnical Report is not required to accompany the subject application. However, the application is supported by Stormwater Management Plans by ITM Design.

Council can be satisfied that the risk associated with landslides in relation to both property and life has been considered, that the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and that the development will not impact on or affect the existing subsurface flow conditions.

#### *development control plan*

---

WDCP 2011 is applicable to the site and the proposed development. The relevant provisions of WDCP 2011 are considered, as follows:

Clause	Control	Proposal	Compliance
B1 Wall Height			N/A
B2 Number of Storeys			N/A
B3 Side Boundary Envelope			N/A
B5 Side Boundary Setbacks	Merit	<p>West: Nil</p> <p>East: 3.8m</p> <p>The application seeks consent to extend the building to the rear (northern) boundary, in the same alignment as the existing building.</p> <p>The side setbacks of the rear extension do not result in any adverse impacts upon</p>	Yes

Clause	Control	Proposal	Compliance
		<p>the amenity or functionality of adjoining sites, noting that in this location, all adjoining buildings are also sited with nil setbacks to the boundaries.</p> <p>The proposed additions to not result in unacceptable bulk and scale and are appropriate on merit.</p>	
B7 Front Boundary Setbacks	4.5m	No change	Yes
B9 Rear Boundary Setbacks	Merit	<p>North: Nil</p> <p>The application seeks consent to extend the building to the rear (northern) boundary, in the same alignment as the existing building.</p> <p>The nil setback proposed does not result in any adverse impacts upon the amenity or functionality of adjoining sites, noting that all adjoining buildings are also sited with nil setbacks to the boundaries.</p> <p>The proposed additions to not result in unacceptable bulk and scale and are appropriate on merit.</p>	Yes
C2 Traffic, Access and Safety	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.	Existing driveway crossing to be retained.	Yes
C3 Parking Facilities		There are no parking requirements for the specific use proposed. As such, the application is	Yes See discussion

Clause	Control	Proposal	Compliance
		supported by a Traffic Report by Transport and Traffic Planning Associates to confirm that the proposed parking provision is appropriate.	
C4 Stormwater	The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.	The application does not propose any new hard surfaces, with guttering associated with replacement roofs to connect to the existing stormwater system.  Stormwater Management Plans by ITM Design accompany the application.	Yes
C7 Excavation and Landfill	Excavated and landfill areas shall be constructed to ensure the geological stability of the work.	No excavation is proposed.	Yes
C8 Demolition and Construction	All development must comply with the appropriate sections of the Waste Management Guidelines and must be accompanied by a Waste Management Plan.	The application is supported by a Waste Management Plan.	Yes
C9 Waste Management	All development must comply with the appropriate sections of the Waste Management Guidelines and must be accompanied by a Waste Management Plan.	The application is supported by a Waste Management Plan.	Yes
D1 Landscaped Open Space			N/A
D3 Noise	Where possible, locate noise sources away from the bedroom areas of adjoining dwellings/properties to minimise impact.	The site is located in an established industrial area and is not located near any residential development.  The proposed use is a relatively low intensity and low impact use, when compared to the range of	Yes

Clause	Control	Proposal	Compliance
		development permitted and anticipated within the E4 General Industrial Zone.	
D6 Access to Sunlight	Development should avoid unreasonable overshadowing of any public open space.	The proposed additions at the rear of the site will not result in any adverse overshadowing of the public domain.	Yes
D7 Views	Development shall provide for the reasonable sharing of views.	The proposed additions will not result in any adverse impacts upon views.	Yes
D8 Privacy	Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.	The proposed development does not result in any adverse impacts upon privacy.	Yes
D9 Building Bulk	<p>Orientate development to address the street.</p> <p>Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.</p> <p>Articulate walls to reduce building mass.</p>	<p>The additions to the existing building are generally internalised or located to the rear of the building, where they will not be readily visible from the public domain.</p> <p>Nonetheless, the proposed development seeks to enhance the presentation of the building as seen from Boola Place, with further articulation proposed to the front façade, specifically around the windows and roller door.</p> <p>An awning is also introduced along the eastern side setback to break down the scale of the existing façade.</p>	Yes
D10 Building Colours and Materials	The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.	The proposed development is to be finished in colours and materials that complement the locality, as demonstrated on the Schedule of Colours and Finishes on DA000 prepared	Yes

Clause	Control	Proposal	Compliance
		to accompany the application.	
D11 Roofs	Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.  Roofing materials should not cause excessive glare and reflection.		Yes
D12 Glare and Reflection	Sunlight reflectivity should be minimised.	The proposed development will not result in excessive or unreasonable glare.	Yes
D14 Site Facilities	Site facilities including garbage and recycling enclosures, mailboxes and clothes drying facilities are to be adequate and convenient for users and services and are to have minimal visual impact from public places.	Appropriate site facilities are maintained.	Yes
D18 Accessibility and Adaptability	There are to be continuous, independent and barrier-free access ways incorporated into the design of buildings.  Access for people with a disability is to be provided at the main entrance to the development.	The application is supported by a BCA Report by J Squared Engineering, which confirms that accessibility throughout the development is appropriate in consideration of the use proposed.	Yes
D20 Safety and Security	Buildings are to overlook streets as well as public and communal places to allow casual surveillance.	The proposed development has appropriate regard for the CPTED principles.	Yes
D22 Conservation of Energy and Water	All development must comply with Council's Water Management Policy		Yes
E1 Preservation of Trees or Bushland Vegetation		The application does not involve impacts to any significant trees or vegetation.	Yes
E2 Prescribed Vegetation			Yes

Clause	Control	Proposal	Compliance
E6 Retaining Unique Environmental features			N/A
E10 Landslip Risk	Area A		Yes

### Clause C3 Parking Facilities

Clause C3 of WDCP 2011 prescribes matters that must be taken into account in relation to the demand and provision of off-street parking. These matters are considered, as follows:

- *the land use*

Comment: The application seeks consent for a specific form of an indoor recreation facility, being an indoor cricket training facility. Whilst the premises has a generous internal floor area, the majority of the space is occupied by 4 x full length training nets, which results in a significantly lower capacity and demand for parking compared to other forms of indoor recreation facilities, such as gyms, which can accommodate more people at one time.

An indoor cricket training facility does not have a specific parking requirement under the provisions of Appendix 1 of WDCP 2011. As such, the application is supported by a Traffic Report by Transport and Traffic Planning Associates to confirm that the proposed provision of on-site parking is appropriate.

- *the hours of operation*

Comment: The peak operating hours are generally outside those of surrounding and nearby industrial land uses, when on street parking in the vicinity of the site is more readily available. Furthermore, the early morning use of the site during cricket season is generally limited to small school groups, who are brought to the site via a school bus or mini bus.

- *the availability of public transport*

Comment: The availability of public transport is detailed in the accompanying Traffic Report. However, as identified above, it is more likely that private transport, specifically school buses or mini buses, will be used to transport groups to and from the site.

- *the availability of alternative car parking*

Comment: As above, the peak operating times will be outside peak times of adjoining and nearby industrial premises when there is greater availability of on-street parking.

The application proposes three off-street parking spaces at the frontage of the site. The provision of additional spaces is constrained by the need to provide suitable accessible and emergency access to the premises. However, as confirmed in the accompanying Traffic Report, the three spaces proposed are adequate with respect to the land use proposed, and the objectives of this control are achieved.



## *conclusion*

---

The proposal is a well resolved and considered design solution for the site, which is appropriately responsive to the context of the site. The proposal will not result in any unreasonable impacts upon adjoining properties or surrounding land uses and appropriately reflects the desired character of the locality.

The proposed development seeks to contemporise the existing building, with only a minor increase to the massing of the building at the rear of the site. The resultant development will positively contribute to the Cromer Industrial Area and the application warrants Council's support in this regard.



**Rebecca Englund**

B Arch Studies | M Plan | MPIA

**Director | Northern Beaches Planning**