

## STATEMENT OF ENVIRONMENTAL EFFECTS

**Bouldering gym – recreational facility  
(indoor)**

Shop 6010/Westfield Warringah Mall, Brookvale  
145 Old Pittwater Road, Brookvale

25 July 2019  
Prepared by Chapman Planning



Chapman Planning Pty Ltd  
Suite 8/88 Mountain Street, Ultimo  
Phone: 9560 1718  
[www.chapmanplanning.com.au](http://www.chapmanplanning.com.au)

**NOTE:** The information and concepts in this document are the property of Chapman Planning Pty Ltd. Apart from any fair dealings for the purpose of private study, research, criticism or review, as permitted under the Copyright Act, no part may be reproduced in whole or in part, without the written permission of Chapman Planning Suite 8/88 Mountain Street, Ultimo

---

# Table Of Contents

**1.0 INTRODUCTION and SUMMARY.....3**

**2.0 SITE and CONTEXT .....3**

    2.1 Site Description.....3

    2.2 Locality Description.....5

**3.0 DEVELOPMENT PROPOSAL.....8**

**4.0 PLANNING CONTROLS .....9**

    4.1 State Environmental Planning Policy (Infrastructure) 2007 .....9

    4.2 Warringah Local Environmental Plan 2011 ..... 10

    4.3 Warringah Development Control Plan 2011 ..... 12

**5.0 DEVELOPMENT CONTROL TABLE ..... 14**

**6.0 ENVIRONMENTAL ASSESSMENT ..... 15**

    6.1 Planning Instruments ..... 15

    6.2 Section 4.15 Considerations ..... 15

**7.0 CONCLUSION..... 16**

## 1.0 INTRODUCTION and SUMMARY

This statement has been prepared for Umbrella Nine Co Pty Ltd as part of the supporting documentation for a development application in relation to Shop 6010 Westfield Warringah Mall, Brookvale.

The development proposal is for the use of the existing tenancy as a bouldering gym – recreational facility (indoor).

The proposal involves internal fit out works to accommodate a bouldering gym and ancillary kiosk area within the existing tenancy space. No changes to the external building walls are proposed.

The subject tenancy is located within the Westfield Shopping Centre Level 5 on the northern side of Condamine Street, at the junction with Old Pittwater Road. The subject site is located to the west of the complex. Warringah mall includes a southern boundary to Old Pittwater Road and a northern boundary to Cross Street. Warringah Mall is accessed via multiple entries. There is a direct driveway crossover at the intersection of Pittwater Road and Condamine Street.

The immediate locality is characterised by buildings with predominantly retail and commercial uses, with the subject tenancy located within Warringah Mall. A general industrial area is located to the north and north east of Warringah Mall, and the Warringah Golf Club and low density residential dwellings are located to the south of the mall.

The application is accompanied by:

- *Architectural Plans numbered A0.01 – A5.4, prepared by Spiral Architects Lab.*
- *Plan of Management dated 31 July 2019 prepared by Chapman Planning (**Annexure 1**).*

In this report, the proposal is presented and assessed in relation to the relevant planning controls, being:

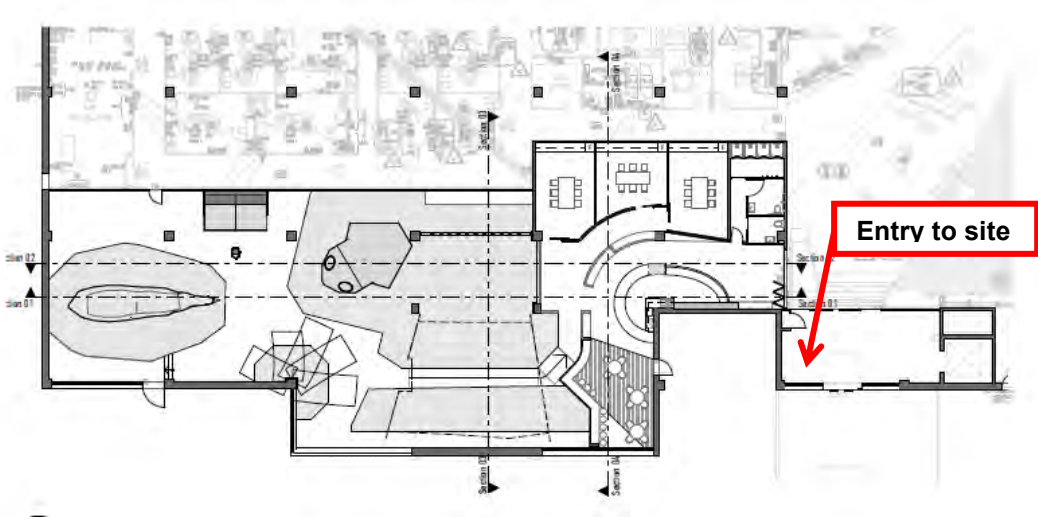
- *State Environmental Planning Policy (Infrastructure) 2007*
- *Warringah Local Environmental Plan (Warringah LEP) 2011;*
- *Warringah Development Control Plan (WDGP) 2011; and*
- *S4.15 Environmental Planning and Assessment Act 1979.*

## 2.0 SITE and CONTEXT

### 2.1 Site Description

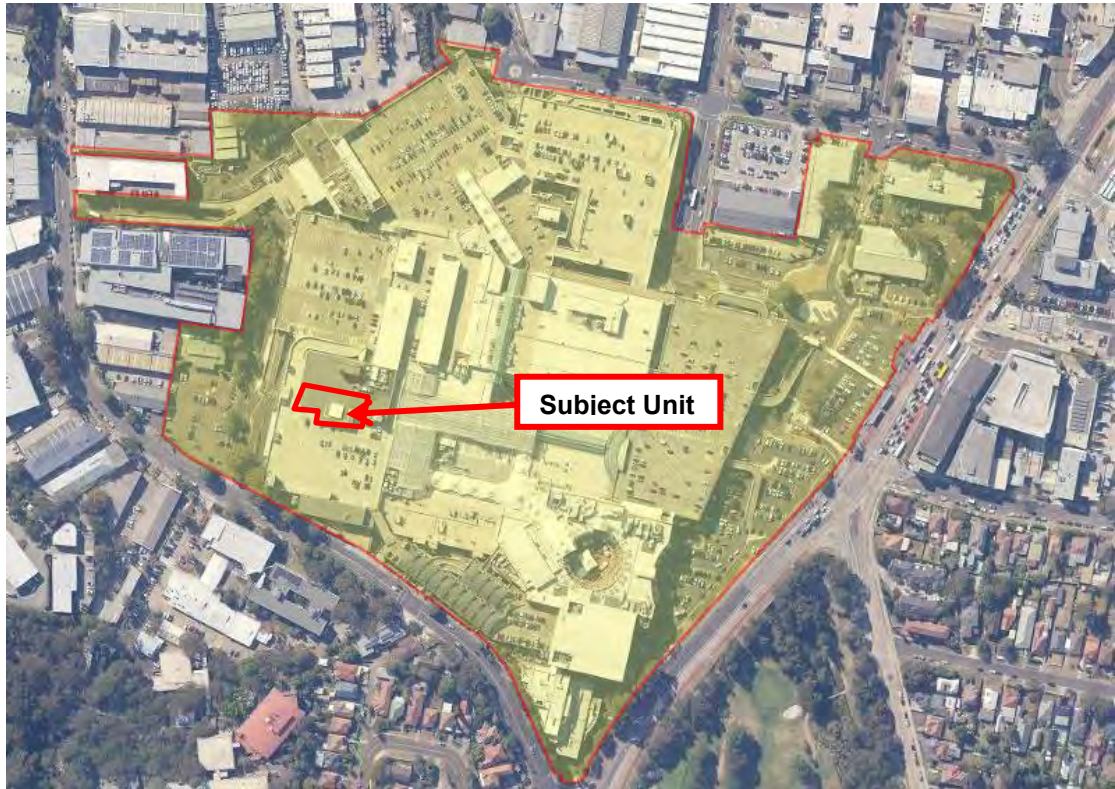
The subject tenancy is known as Shop 6010, Westfield Warringah Mall, Brookvale. The subject tenancy is located within area leased to Warringah Mall by HCF Dental and Eyecare Centre. The primary entry to the site is through the

foyer providing access to HCF as shown in the floor plan prepared by Spiral Architects below.



The subject site is located within the Westfield Shopping Centre Level 5 on the northern side of Condamine Street, at the junction with Old Pittwater Road. The subject site is located towards the west of the complex. Warringah mall includes a southern boundary to Old Pittwater Road and a northern boundary to Cross Street. Warringah Mall is accessed via multiple entries. There is a direct driveway crossover at the intersection of Pittwater Road and Condamine Street.

The portion of the site subject of this development proposal is shown on the aerial photograph below:



Source: Six Maps

## 2.2 Locality Description

The subject site is located on the northern side of Condamine Street with a southern boundary to Old Pittwater Road and northern boundary to Cross Street.

The immediate locality is characterised by buildings with predominantly retail and commercial uses, with the subject tenancy located within Warringah Mall. A general industrial area is located to the north and north east of Warringah Mall, and the Warringah Golf Club and low density residential dwellings are located to the south of the mall.

The location of the subject site in its broader context is shown in the following aerial photograph.



Source: Six Maps

The streetscape, subject site and surrounding buildings are shown in the following photographs.

Figure 1 shows the front elevation of the tenancy.



Figure 2 shows the lift lobby providing access to the proposed development.



Figure 3 shows the proposed main entrance to the development, noting that owner consent has been provided by HCF for the access.

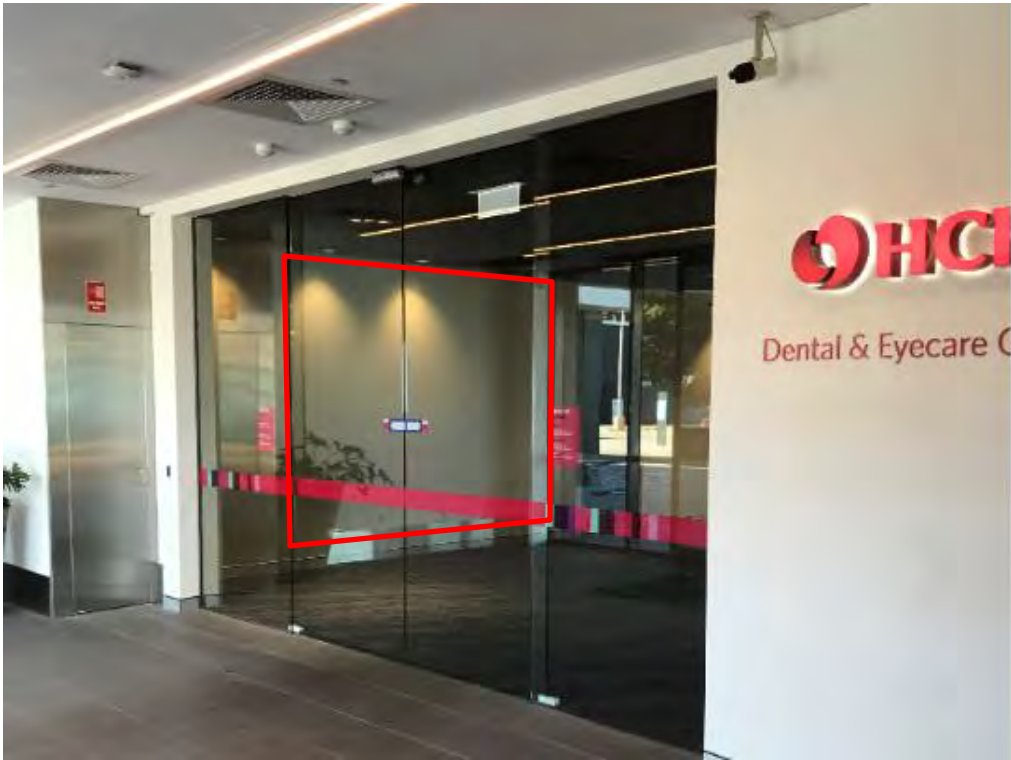
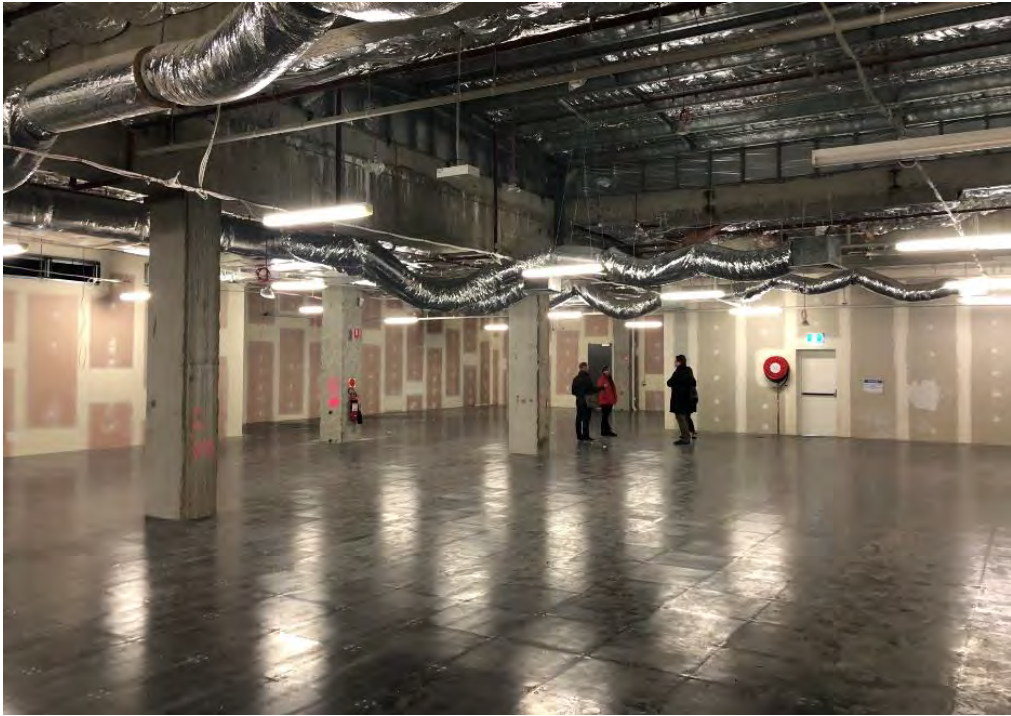


Figure 4 shows the existing internal layout of the subject site.



### 3.0 DEVELOPMENT PROPOSAL

The proposal involves internal fit out works to accommodate the bouldering gym (recreational facility – indoor) and ancillary kiosk area within the existing tenancy space. No changes to the external building walls are proposed. Parking spaces for the proposal are associated with Westfield Shopping Centre.

The development proposal is described as:

- **Entrance (Eastern Portion)**

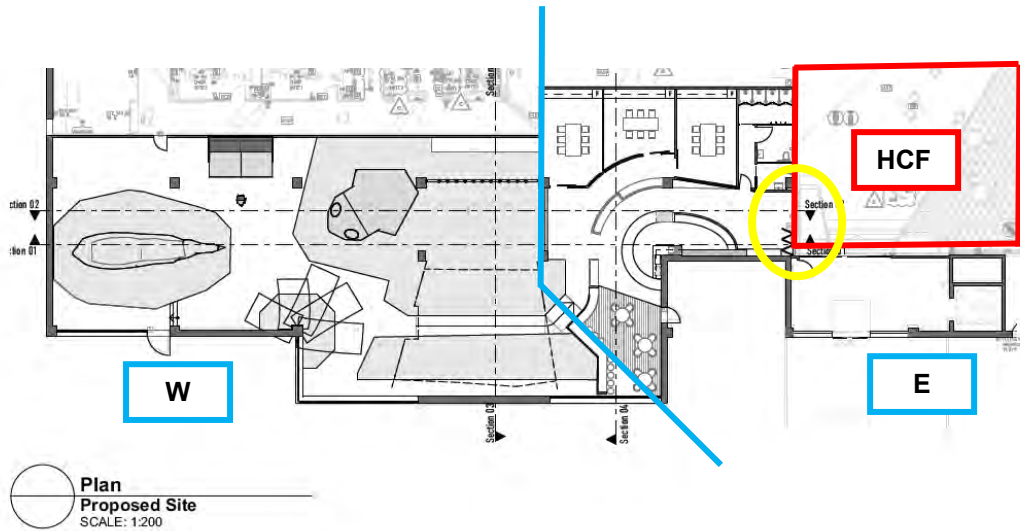
Entrance to the premises is provided through HCF with owners consent provided. The eastern portion of the building shall be used for the main entrance, reception and kiosk/seating area, shower/change room and accessible WC and 3 x rooms.

Associated parking with the proposal is provided within the existing carpark by Westfield Shopping Centre on Level 5. The subject site and parking is accessed via a main driveway crossover at the intersection of Pittwater Road and Condamine Street.

- **Rear (Western Portion)**

The western portion of the building shall be used as the main area for the bouldering gym including 671.2m<sup>2</sup> of gym floor area. The gym floor area is accessed through the entry corridor. 4 x fire egress along the northern and southern boundary.

**Figure 5** the eastern and western portion of the proposal, with the main entrance proposed through HCF.



Source: Spiral Architects Lab



- **Staff**

There will 2 - 7 staff members associated with the Bouldering Gym. A minimum of two staff members will be on the site at any one time, with a maximum of 7 staff members on site during peak operating hours.

- **Hours of Operation**

The proposed hours of operation are as followed:

<i>Monday – Thursday</i>	<i>9 am – 7 pm</i>
<i>Friday &amp; Saturday</i>	<i>9 am – 10 pm</i>
<i>Sunday</i>	<i>9 am – 4 pm</i>

- **Capacity**

At any one time, 40 climbers may be present at the proposed development.

- **Car Parking**

The premises will utilize existing car parking providing within Warringah Mall.

The development application is supported by a Plan of Management (**Annexure 1**) that includes specific detail regarding the operation of the Bouldering Gym.

## **4.0 PLANNING CONTROLS**

### **4.1 State Environmental Planning Policy (Infrastructure) 2007**

The development proposal is for use and fitout of an existing tenancy located within a large shopping mall complex adjoining a classified road. Although the impacts of the proposal are negligible and accommodated within the existing shopping mall, SEPP (infrastructure) 2007 technically applies to the proposed works. The applicable clauses are addressed below.

**Clause 101** applies to the development proposal noting the sites location within Warringah Mall, which has a direct frontage to a classified road. As addressed the development proposal is for use and fitout of an existing tenancy. The traffic generation of the proposal will be accommodated within the existing traffic generation for the Warringah Mall, noting the variety of land uses within the shopping mall. The development application does not include an change to the existing access to the site or parking arrangements on site.

**Clause 104** applies controls to traffic generating development. The proposed tenancy is located within a shopping mall with a capacity listed under schedule 3 of the SEPP (infrastructure). The development proposal does not include additional floor area noting the application is for fit out and use of the existing tenancy. The application is not required to be referred to Roads and Maritime

Services noting the application is not an extension of the shopping mall which would meet the criteria under schedule 3 of the SEPP.

**4.2 Warringah Local Environmental Plan 2011**

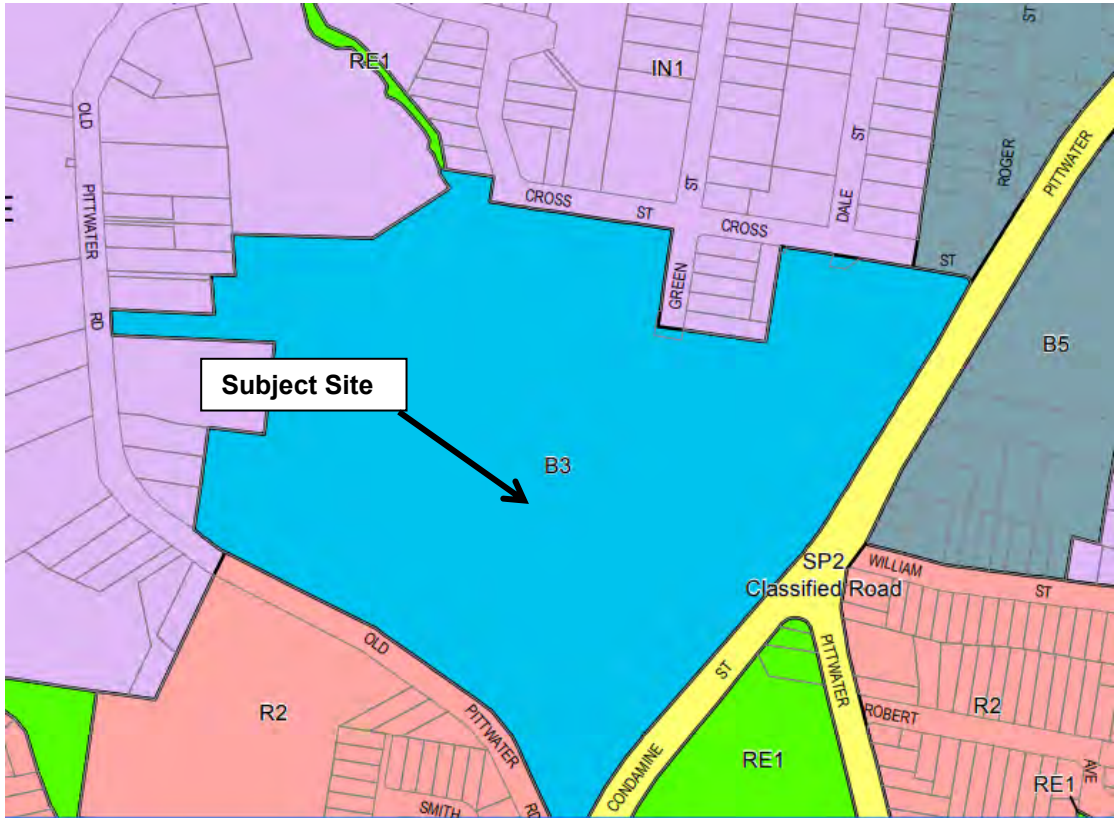
Warringah LEP 2011 applies to the subject site and this development proposal. The subject site is zoned B3 – Commercial Zone and the proposed bouldering gym being *recreational facility (indoor)* is permissible with the consent of the Northern Beaches Council.

A *recreational facility (indoor)* is defined as:

*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 land use meets the above definition being a bouldering gym.

The following plan depicts the zoning of the subject site.



Source: Warringah LEP 2011

The objectives of the Commercial zone are:

- *To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.*
- *To encourage appropriate employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To recognise and support the role of Warringah Mall as a retail centre of sub-regional significance.*

The proposed bouldering gym – recreational facility (indoor) meets the relevant objectives for development in Commercial Zone based on the following assessment:

- The subject site is suitable for the bouldering gym – recreational facility (indoor) providing a service to the local and wider community and supports Warringah Mall as a retail centre.
- The bouldering gym will be employment generating with 2 - 7 x staff employed.
- The proposal's location within the subject site of Westfield Shopping Centre encourages public transport use with the site serviced by regular public transport.
- The recreational facility will support the significance of Warringah Mall, providing an additional use adding to the variety of permissible uses within the centre.

Part 4 of the LEP contains the principle development standards including height of buildings and floor space ratio, noting height of buildings does not apply to the subject site and floor space ratio development standard has not been adopted under the Warringah LEP 2011.

**Clause 5.10 Heritage Conservation** does not apply to the proposal as no heritage listed items are identified in the direct visual catchment of the subject site under Schedule 5 of the Warringah LEP 2011, noting the subject site is a tenancy within an existing shopping mall development. The site is not located within a heritage conservation area.

**Clause 6.1 Acid Sulfate Soils** contains Acid Sulfate Soil controls. The proposal is not identified on the Acid Sulfate Soils map, however it should be noted the close proximity of the subject site to Class 4 and 5 acid sulfates. Regardless, the proposal is for fit out of an existing tenancy within a shopping mall development and does not involve any excavation therefore an Acid Sulfate Soils Management Plan is not required.



Source: Warringah LEP 2011

#### 4.3 Warringah Development Control Plan 2011

The following section of this statement of environmental effects addresses the applicable sections of the Warringah DCP 2011 noting a number of the controls are not applicable given the development proposal relates to the use of an existing tenancy within a shopping mall.

**Part C Siting Factors** applies controls relating to the siting of the development and the expected impacts including parking, stormwater and waste management. The applicable controls are addressed in turn below, noting the parking provided for the facility is accommodated within the existing carparking providing by Westfield Warringah Mall, with controls provided at part G4 of the DCP.

**C2 Traffic, Access and Safety** The development proposal is for use of an existing tenancy within the Warringah Mall shopping mall. The development proposal includes no proposed change to, and will not impact, the existing access to Warringah mall from public roads and the parking provided on site.

During the primary operating hours of Warringah Mall, the traffic generation of the recreation facility (indoor) will be discounted by shared trips with other commercial premises within the shopping centre. Outside of peak business hours, the Warringah mall will comfortably accommodate any traffic generated by the proposed use, noting the abundance of car parking spaces provided on site. Owners consent from Westfield Warringah Mall has been provided for submission of the development application.

**C9 Waste management** The application is supported by a Waste Management Plan considering the opportunities for retaining, recycling, and reuse of building materials, whilst considering compliant storage and disposal methods of building material waste in a safe and appropriate manner throughout the construction process.

**Part G Special Area Controls, G4 Warringah Mall** of the DCP contains specific controls for development within Warringah Mall. Part G4 of the DCP applies to the development application noting the site is located within Warringah Mall. The applicable controls are addressed in the follow section of this statement.

**Design Quality & Excellence** The proposed works include internal fit out works to accommodate the bouldering gym (recreational facility – indoor) and kiosk area within the existing tenancy space located upon the rooftop parking area of Warringah Mall. The development application includes no major works external to the built form and will not impact the relationship of Warringah Mall to the adjoining land uses or public domain.

**Building Setbacks and Street Frontage** the internal fit out works do not change or alter the setbacks of the existing building. The proposal is accommodated within the existing building form, noting the building is located within Westfield Shopping Centre, Level 5.

**Building Height** the internal fit out does not propose to change the building height of the existing building.

**Floor Space** the development proposal presents no change to the existing floor space ratio of the development noting the works are accommodated within the existing built form. The tenancy is of adequate size to accommodate the proposed use.

**Amenity** the proposal is located within the existing built form and does not require landscaping.

**Amenity of Surrounding Residential Properties** provides controls to preserve the amenity of the adjoining residential properties. The development proposal is located within the curtilage of Warringah Mall, and the acoustic impacts of the proposal are consistent with the surrounding land uses. Any acoustic impacts of the proposal noting the extended operating hours on Friday and Saturday evenings will be offset by the separation to residential properties.

Regardless, the development application is supported by a Plan of Management (**Annexure 1**) that includes procedures to ensure the ongoing operation of the bouldering gym does not interfere with the amenity of the adjoining residential properties or land uses.

**Advertising and Signage** The development application does not include external signage.

**Safety and Security** provides guidelines to reduce crime risk and create safer public spaces within the locality. The development proposal involves no changes to the external built form and includes a clearly defined entrance and existing lighting in the parking area. The proposed operating hours of the bouldering gym will increase passive surveillance of the immediate vicinity of the site consistent with the CPTED principles.

**Social Impacts** the proposal will provide a recreation service (indoor) to the general community and locality, improving the access to indoor recreation. The development application utilizes the an existing vacant tenancy within the Warringah Mall shopping centre, adding the variety of uses within the shopping centre. Given the sites location within the shopping centre and its access to public transport and parking opportunities the development proposal will not burden the surrounding infrastructure.

**Access and Movement, Pedestrian Access and Public Transport** The development proposal is for use of an existing tenancy with no external works proposed. The existing accessible entry points have been maintained and accessible bathrooms and internal ramp grades have been noted on the architectural plans submitted with the development application.

The development proposal will not impact the existing external pedestrian access to the premises.

**Parking Facilities** contains car parking requirements for the Warringah Mall as a whole. It is noted the development application utilizes an existing tenancy with no increase in Gross Leasable Floor Area proposed. Existing parking spaces are provided by Westfield Shopping Centre, and the centre includes excellent access to public transport.

As addressed, during the primary operating hours of Warringah Mall, the traffic generation of the recreation facility (indoor) will be discounted by shared trips with other commercial premises within the shopping centre. Outside of peak business hours, the Warringah mall will comfortably accommodate any traffic generated by the proposed use, noting the abundance of car parking spaces provided on site. Owners consent from Westfield Warringah Mall has been provided for submission of the development application.

## 5.0 DEVELOPMENT CONTROL TABLE

The following table is an assessment of the development proposal in accordance with the relevant numerical planning controls contained in Warringah LEP 2011 and Warringah DCP 2011.

	<b>Proposed</b>	<b>Standard</b>	<b>Compliance</b>
<b>Warringah LEP 2011</b>			
<b>Floor Space Ratio</b>	No Change	NA	NA
<b>Height</b>	No Change	NA	NA
<b>Warringah DCP 2011</b>			
<b>Part G4 Warringah Mall</b>			

	<b>Proposed</b>	<b>Standard</b>	<b>Compliance</b>
<b>Car Parking</b>	Existing, provided by Westfield Shopping Centre	NA	Complies

## 6.0 ENVIRONMENTAL ASSESSMENT

### 6.1 Planning Instruments

The planning instruments applying to the subject site and this development proposal are addressed in detail in the previous section of this report.

In summary, the subject site is zoned B3 – Commercial Core Zone pursuant to Warringah LEP 2011 and the bouldering gym – *recreational facility (indoor)* is permissible with the consent of Council.

The development proposal meets the performance criteria and development controls contained in the Warringah DCP. The Warringah Mall contains adequate parking to accommodate staff and customers associated with the bouldering gym.

### 6.2 Section 4.15 Considerations

Warringah LEP 2011 and Warringah DCP have been addressed in previous sections of this report pursuant to S4.15(1)(a).

With regard to remaining matters for consideration, it is considered that the preceding analysis covers the range of environmental impacts that may be associated with the development proposal. The following comments are made pursuant to S.4.15 (1) (b) and (c) which cover respectively:

- (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; and**
- (c) The suitability of the site for the development;**

- The Commercial zone is a suitable location for the land use. The location of the tenancy on the rooftop of Warringah Mall provides a large floor area with good access to carparking and public transport.
- The development application does not involve any external works, and will not impact the existing bulk and scale of the building.
- The proposed hours of operation are suitable for the commercial zone contributing to activity in the zone, noting the location within the Westfield Shopping Centre, Level 5. The site location of the rooftop, allows for direct after hours access, not conflicting with security measured within the Warringah Mall noting the extended trading hours.

- There are no site constraints that restrict the development of the bouldering gym on the subject site.
- Any potential amenity impacts from the Bouldering gym are mitigated through its location within the existing shopping mall and separation from residential uses. The bouldering gym will add to the variety of uses within the shopping mall, providing passive surveillance of the mall after hours.

## 7.0 CONCLUSION

In conclusion it is considered that the proposed development is acceptable under the considerations of S.4.15 of the E.P& A. Act 1979. The following conclusions are made in relation to the development proposal:

- *The bouldering gym – recreational facility (indoor) is permissible with the consent of Council within the B3 – Commercial zone pursuant to Warringah LEP 2011,*
- *The development proposal meets the performance criteria and development controls contained in the Warringah DCP.*
- *The development proposal is internal fitout of an existing tenancy and will not impact the bulk and scale of the existing development,*
- *The subject site provides sufficient parking to accommodate the proposed use noting existing parking is provided by Westfield Shopping Centre,*
- *Owner's consent has been provided by HCF allowing for the main entry point for the proposed development to occur through HCF access point,*
- *The bouldering gym will not present unreasonable amenity impacts to the residential properties to the west of Warringah mall noting the existing separation and orientation of the tenancy,*

For reasons outlined in this Statement of Environmental Effects, it is my opinion that the development application for the fit-out and use of Shop 6010, Westfield Warringah Mall, Brookvale for a bouldering gym – recreational facility (indoor) should be granted development consent.

Garry Chapman  
Certified Practising Planner  
Chapman Planning Pty Ltd

