

## STATEMENT OF ENVIRONMENTAL EFFECTS

### PROPOSED SWIM SCHOOL (RECREATION FACILITY - INDOOR)

UNIT 51 / 1-5 COLLAROY STREET, COLLAROY, NSW 2097  
(Lot 51 in SP 58961)

Local Authority: Northern Beaches (Warringah) Council



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## 1.0 INTRODUCTION AND BACKGROUND INFORMATION

Application is made for Council's approval to permit the establishment of a swim school (Recreation Facility - Indoor) at premises located at Unit 51 / 1-5 Collaroy Street, Collaroy. This report addresses the various town planning issues identified in the Waringah DCP and LEP regarding the proposed swim school.

### 1.1 Locality

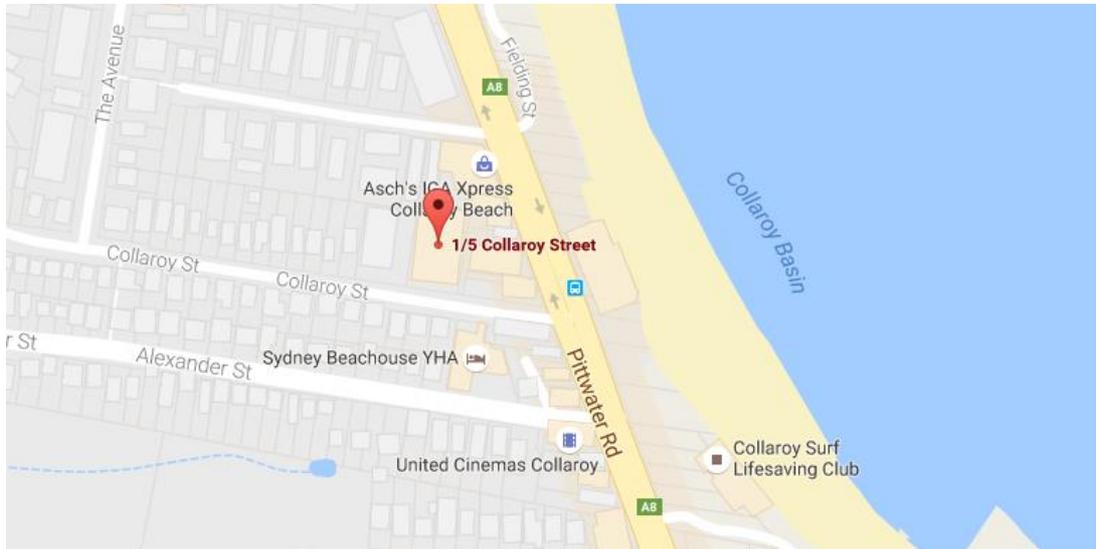
The site is located at 1-5 Collaroy Street, Collaroy.

The site is approximately

- 15 km to the north of the Sydney CBD
- 2.5 km to the north of the Council offices
- 200m to the north west of the Collaroy SLSC



*Regional Locality Plan*



*Locality Plan*

### **1.2 Size**

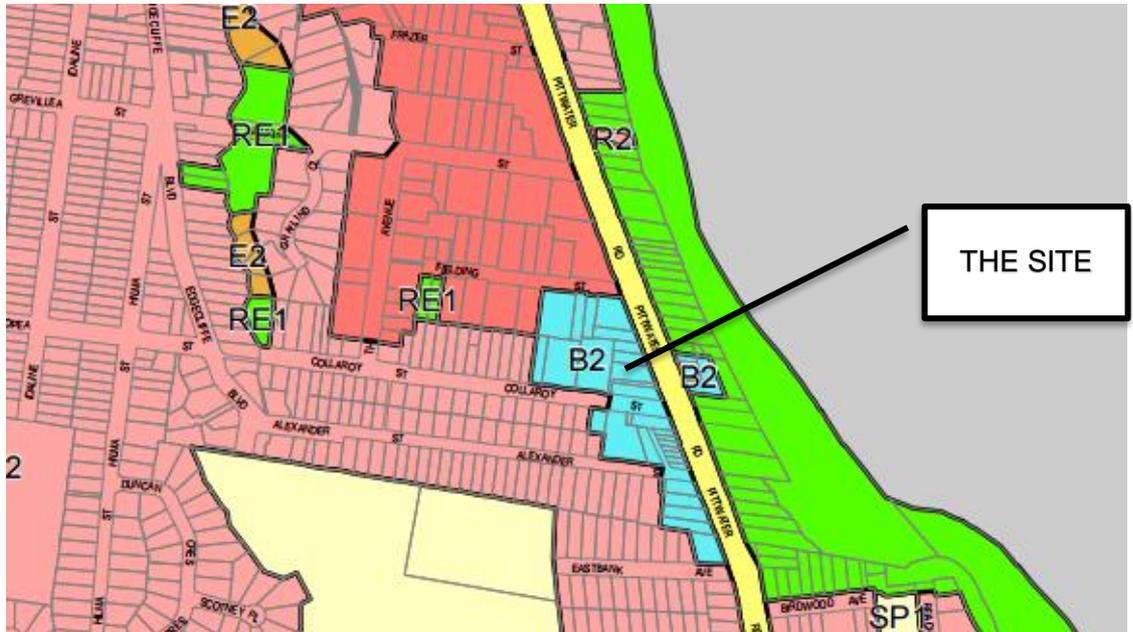
The site measures 2165m<sup>2</sup> in extent.  
The premises (Unit 51) measures approx. 149m<sup>2</sup> in extent.

### **1.3 Ownership**

The premises (Lot 51 on Strata Plan 58961) are owned by Virak Sik, Thary Um and Phonrith Um in equal shares. Copies of Title documentation has been submitted together with the application.

### **1.4 Existing Zonings**

The site is zoned Business 2 (B2 – Local Centre) in terms of the Warringah LEP.

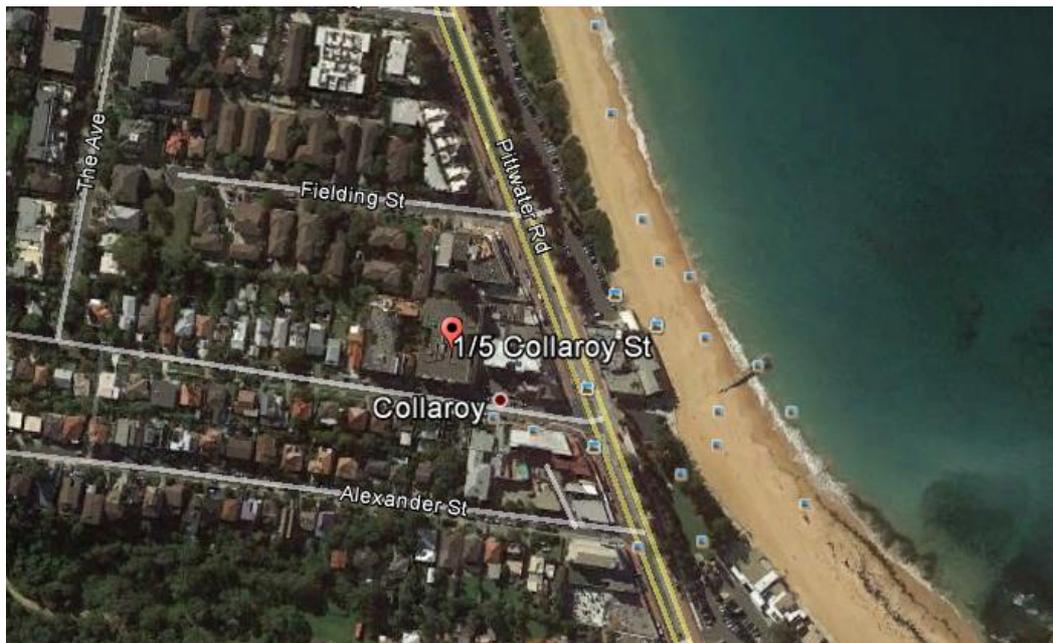


Existing Zoning (B2 – Local Centre)

### 1.5 Existing Land Uses

The site is occupied by a multi storey mixed use development (retail with residential units above)

The surrounding area, as shown on the aerial photo (Source = Google Earth) below consists of mainly residential and other business uses.



Existing Land Uses (Source: Google Earth)



*Street View (Source: Google Earth)*

## 1.6 Previous Approvals and Easements

It is assumed that the existing buildings were erected with the required Council approvals (no records could be found on Council's website)

Based on the Council endorsed Strata Plan (signed on 22 Feb 1999 – subdivision no. 1601/99), it would appear that there are no easements affecting the premises of the proposed swim school.

## 1.7 Nature of the Jump Swim School Business

Jump Swim Schools focuses on teaching young children to swim. The success of the business is based on the small class sizes and personal attention given to the children.

There are currently 30 swim schools operating throughout Australia. Seven of these are in NSW with a further 7 approved in the Greater Sydney metropolitan area. Details of our existing schools can be found on our website [www.jumpswimschools.com.au](http://www.jumpswimschools.com.au)

A brochure that gets sent to potential franchisees is attached as **ANNEXURE A**. This brochure contains photos of various existing swim schools.

## 2.0 THE PROPOSED DEVELOPMENT

Plans are attached as **ANNEXURE B** showing the proposed swim school.

The premises have a floor area of approx. 149m<sup>2</sup> and provision is made for an above ground swimming pool, change room facilities, reception / foyer and a store room / plant and equipment room.

The swim school will look very similar to the photos contained in Annexure A of this Planning Report.

Other salient features of the proposed swim school are:

- Hours of operation: 8:00am to 8:00pm Mondays to Sundays
- Staff: Maximum of 2 staff members
- Typical class sizes: Maximum 4 children per teacher. Maximum of 2 classes at same time. Maximum of 6 children in parent / infant classes.
- Length of classes: 30 minutes
- On-site parking: 8 reserved tandem parking spaces
- Signage measuring 4.8m<sup>2</sup> (4.0m x 1.2m) on the front façade of the premises.
- Construction work involved is internal fit out only.

### 3.0 MOTIVATION IN SUPPORT OF THE APPLICATION

A swimming school is not a defined use in the Warringah DCP or LEP. This lack of a definition applies to LEP's and Planning Schemes throughout Australia.

Having swim schools throughout Australia, we find that the planners at different Councils and in different States regard our swim schools as either a place of education / instruction or as an indoor sport and recreation facility / leisure centre. Although we tend to agree with the view that our facilities should be treated / regarded as a place of education (there is no sport or recreation element in a swimming school for toddlers and infants), most Council planners automatically assume that a swimming pool is an indoor sport and recreation facility. We are submitting this as an indoor recreation facility to avoid unnecessary time delays.

#### 3.1 Provisions of the Warringah DCP and LEP

##### Definitions

It is submitted that in terms of the Warringah LEP, an appropriate land use definition for the swim school is "Recreation Facilities (Indoor)".

##### Zoning

In terms of the B2 – Local Centre (Business 2) zoning that applies to the site, Council's consent is required for "Recreation facilities (indoor)".

##### Signage

The proposed business identification sign above the entrance door to the premises has an area of 4.8m<sup>2</sup>. This is well within the parameters for such signage.

##### Parking

There is no parking ratio specified for a swimming school. In Appendix 1 of the Warringah DCP, ratios are given for similar uses e.g. child care = 1 space / 4 children; squash / tennis courts and bowling alley = 3 spaces per court / alley; educational = 1 space / staff member plus adequate pickup / set down area.

Applying these ratios to the swim school suggests 1 space (child care ratio), 3 spaces (recreation facilities such as squash and tennis courts) and 2 spaces (educational – 2 teachers)

The site has 8 tandem spaces (5.3 spaces / 100m<sup>2</sup>) – well above the ratios suggested for similar uses.

Based on our practical experience of 30 existing swim schools, the majority of which are in warehousing / industrial and bulk retail areas, we are confident that there is adequate on-site parking available.

## Overlays

The site is not affected by any overlays.

### 3.2 Impact of the Swim School on the Surrounding Area

As mentioned in 1.7 above, there are 30 Jump swim schools in operation throughout Australia. Seven (7) of these are located in NSW with a further 7 approved within the greater Sydney metropolitan area where construction has started or is about to start. The majority of the swim schools are located in bulk retail, warehousing and service / light industrial areas. This is one of the few located in retail premises.

The impact on the surrounding areas has been negligible owing to:

- The nature of the business i.e. a boutique style school offering small classes and providing personal attention to the children learning how to swim.
- It is not a typical public pool where children are making a lot of noise and are running around without being properly supervised.
- The peak operating times are on Saturday mornings when surrounding businesses are often closed.
- As at end January 2016, the average class size across all the schools was 2.6 children. It is only on Saturdays that some of the schools have 2 classes running simultaneously with a total of 6-8 children.
- The schools are not large traffic generators owing to the small class sizes and lesson times throughout the day (as compared to, say, a primary school where a large number of children are dropped off and collected at a single time).
- Plant and equipment associated with the swim schools is the same size as used for domestic swimming pools – being in a dedicated room, noise is virtually non-existent.
- There is no evidence at our existing schools of any major traffic conflicts between vehicles visiting the swim schools and trucks / delivery vehicles servicing surrounding industrial / warehousing premises.

It is submitted that this swim school, like all of our other swim schools, will not have any detrimental effect on the amenity of the adjoining and surrounding area.

If anything, the school is likely to have a positive impact on the surrounding area in that:

- It provides a much needed facility for the benefit of children in the local community by teaching them a long term life skill.
- It contributes to the mix and vibrancy of the different land uses of the neighbourhood.
- It will provide local job opportunities, albeit on a small scale.
- It represents an investment into the area ensuring the long term viability of the neighbourhood.
- It provides casual security surveillance over adjoining premises that are often closed over weekends.

### **3.3 Other Issues and Factors**

The site is in an established urban area with all infrastructure and engineering services (water, sewer, roads, stormwater, electricity and telecommunications) being available. Other services such as waste removal and postal delivery are also provided.

The proposed land use is in keeping with the overall objectives of the Warringah DCP and LEP.

## 4.0 SUMMARY AND CONCLUSIONS

- 4.1 Application is made for Council's consent to enable the establishment of a swim school (indoor recreation facility) at Unit 51 / 1-5 Collaroy Street, Collaroy.
- 4.2 Jump Swim Schools focus on teaching small children to swim in small classes whereby teachers are able to give full attention to the students
- 4.3 As with the other existing schools throughout Australia, the site is ideally located in a growth area and will provide a much needed facility for the local and nearby communities.
- 4.4 The proposed land use meets with the overall objectives of the Warringah DCP and LEP and is a land use that is permitted with the consent of the Council in terms of the zoning.
- 4.5 The proposed swim school is compatible with the surrounding area and will result in the establishment of a much needed community facility. The proposal will have a minimal, if any, impact on the amenity of the surrounding tenants.
- 4.6 Countrywide, local councils are battling to afford to establish and maintain public swimming pools that offer lessons to small children. This facility will therefore be of benefit to the Northern Beaches (Warringah) Council as well.
- 4.7 Council is accordingly requested to approve this application.

Klaas Meekel  
Town Planner – Jump Swim Schools

# **ANNEXURE A**

## **FRANCHISEE INFORMATION BROCHURE**

**ANNEXURE B**  
**EXISTING AND PROPOSED PLANS**