

Statement of Environmental Effects

Change of Use Application

Proposed Flooring & Interiors Showroom and Office

Prepared for:

Elite Flooring & Interiors

G02/5 Mooramba Road, Dee Why NSW 2099

Date: November 20205

Statement of Environmental Effects

1. Site Details

Address: G02, 5 Mooramba Road, Dee Why NSW

Legal Description: Lot 126 in Strata Plan 98753

Local Government Area: Northern Beaches Council

Current Approved Use: Office

Proposed Use: Flooring and interiors showroom with associated office space

2. Description of Proposal

This application seeks consent for the change of use from an existing approved office tenancy to a flooring and interior design showroom with office administration.

The proposal involves: internal fit-out only (display walls, flooring samples, cabinetry), no structural or external works, no changes to building footprint, external façade or services, and no increase in gross floor area.

Existing amenities such as toilets, kitchen, and fire safety systems will remain unchanged and compliant.

3. Operation Details

Business type: Retail showroom for flooring & interiors + administrative office

Staff: 4 employees on-site

Customers: Approx. 5–10 clients per day, by walk-in or appointment

Opening hours: Monday–Friday 9am–5pm, Saturday 9am–3pm

Deliveries: No large delivery trucks. Samples delivered by standard courier vehicles only.

On-site parking: 4 dedicated underground parking spaces for staff/customers

4. Compliance with Planning Controls

Zoning: The site is zoned B4 Mixed Use / B2 Local Centre under Northern Beaches LEP 2011.

Permissibility: ‘Showroom’ and ‘office premises’ are permitted with consent in this zone.

Objectives Compliance:

- Activates street frontage and supports local economy
- Provides employment and customer services locally
- Maintains existing built form, no visual or heritage impact

Car Parking: Demand is satisfied by the 4 allocated underground parking spaces and nearby public street parking.

5. Environmental Impact Assessment

Traffic & Parking: Minimal impact due to low staff and customer numbers. No trucks. Sufficient onsite parking.

Noise: Indoor showroom use generates negligible noise. No machinery or manufacturing.

Waste Management: General office and showroom waste only (paper, packaging). Managed via existing commercial waste services.

Air quality / Odour: No emissions, chemicals, or manufacturing processes on-site.

Stormwater / Water: No changes to external site, drainage, or plumbing fixtures.

Energy: Internal LED lighting and air-conditioning only. Consistent with existing building services.

Accessibility: Existing access (ramps, lifts, shared entry) to be maintained.

6. Social & Economic Impacts

Provides local employment opportunities for 4 staff.

Enhances local business diversity and activates ground floor retail/commercial space.

Serves local community needs in interiors and design improvement.

No adverse impact on residents, pedestrians, or adjoining businesses.

7. Conclusion

The proposal is minor in nature, involving a compliant internal fit-out only with no external or structural works.

It is consistent with the objectives of the zoning and relevant provisions of the Northern Beaches LEP 2011 and DCP.

The proposed use will have negligible environmental impact and provides positive economic and social benefits.

For these reasons, the application is considered suitable for approval.

8. Relevant Legislation and Planning Instruments

This Statement of Environmental Effects has been prepared in accordance with:

- Clause 4.15 of the Environmental Planning and Assessment Act 1979.
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
- Northern Beaches Local Environmental Plan (LEP) 2011.
- Northern Beaches Development Control Plan (DCP) 2013.

9. Compliance with Northern Beaches LEP 2011

Zone: The property is zoned B4 Mixed Use under the Northern Beaches LEP 2011.

Permitted Use: 'Showroom' and 'Office Premises' are permitted with consent in this zone (Land Use Table – B4 Mixed Use).

Clause 1.2 – Aims of LEP: The proposal supports economic growth, employment opportunities, and activation of commercial centres.

Clause 2.3 – Zone Objectives: The proposal satisfies the zone objectives by contributing to commercial activity while maintaining amenity and character.

Clause 5.10 – Heritage Conservation: The site is not a heritage item, nor located within a heritage conservation area.

Clause 6.15 – Development Near Coastal Areas: The proposal has no impact on coastal processes or scenic coastal character.

10. Compliance with Northern Beaches DCP 2013

Part B – Built Form Controls: No external works or façade changes are proposed; existing building character and setbacks are maintained.

Part C – Commercial Development: The proposal complies with requirements for business premises and commercial uses, including passive street activation and minimal amenity impacts.

Part C5 – Parking and Transport: Parking demand is met with 4 allocated underground spaces. Customer traffic (5–10 per day) is minimal and manageable.

Part D – Waste Management: Waste generated is limited to typical commercial waste, handled via existing waste services.

11. Plans and Drawings

The following plans are attached to support this application:

Existing Floor Plan



Proposed Concept Layout Plan

