



STATEMENT OF ENVIRONMENTAL EFFECTS AND HERITAGE STATEMENT

**Alterations, Upgrade and Refurbishment Works
to the Existing Bowling Club (North Precinct)**

Moama Bowling Club

1-3 Meninya Street, Moama NSW 2731

(also known as 6 Shaw Street)

Lot 2 DP 1268776

**Prepared on behalf of the
Moama Bowling Club and
DACCA Group**

Project No. 2022121

Version: 2.0

January 2023





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Statement of Validity

The preparation of this Statement is pursuant to Section 4.12 of the Environmental Planning and Assessment Act 1979 and Clause 50 of the Environmental Planning and Assessment Regulation 2021. It provides for an assessment of the development proposal, having regard to relevant legislation, contextual analysis, social, economic and environmental impacts, potential amenity impacts on the surrounding locality and the measures proposed to mitigate impacts.

Project No.	2022121
Proposal	Alterations, Upgrade and Refurbishment Works to the Existing Bowling Club (North Precinct)
Site Address	1-3 Meninya Street, Moama NSW 2731 Lot 2 DP 1268776
Site Area	11,524m ²
Council	Murray River
Zoning	B2 Local Centre
Heritage	Heritage Item (La Bella Sombre Tree, Horse Trough and Obelisk)
Date	4 January 2023
Version	2.0
Comment	-

Approved by Craig Schulman
Bachelor of Science (Resource and Environmental Management)
Master of Urban and Regional Planning

Signed



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1. INTRODUCTION

This Statement of Environmental Effects has been prepared on behalf of the Moama Bowling Club and DACCA Group for the upgrade and refurbishment works to the existing bowling club at 1-3 Meninya Street, Moama (also known as 6 Shaw Street).

The proposed development relates to the north precinct of the premises, facing the trainline and carpark beyond.

A summary of the proposed development includes a new entry foyer to the north entry, when accessing the premises from across the railway line, an extension to the gaming area, an alfresco sitting area associated with the sports bar, a summerhouse multi-function area, new bathroom facilities and new landscaping.

The new entrance and elevation as well as the new landscaping will provide a significant improvement to the presentation of the premises and create a more identifiable entry from the public domain.

The elevation will include a mix of high quality materials, glazing and landscaping that will break up the bulk and scale of the building and will align with other recent upgrade and refurbishment works of the club.

The proposed alterations are consistent with other recent developments at the site and will provide an improvement to the overall character of the building and its contribution to the streetscape and locality in general.

The report has been prepared in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* (The Act) and *Environmental Planning and Assessment Regulation 2021* (The Reg.) and provides the following:

- Description and analysis of the site and locality.
- Description of the proposed development.
- Assessment of relevant environmental planning matters required for consideration under Section 4.15 of The Act including compliance with relevant planning instruments and controls, environmental impacts, site suitability and the public interest.
- Conclusions on the environmental planning assessment and merits of the proposed development on which the DA can be supported by Council and granted consent.

2. SITE ANALYSIS

2.1 Surrounding Area

The site is located at Moama in the Murray River Local Government Area (LGA). Moama is a town in the Riverina district of southern New South Wales. It is located along the NSW-Victoria border, separated by the Murray River.

The town is directly across the Murray River from the larger town of Echuca in the neighbouring state of Victoria.

Moama is characterised by a mix of land uses including residential, commercial and industrial.

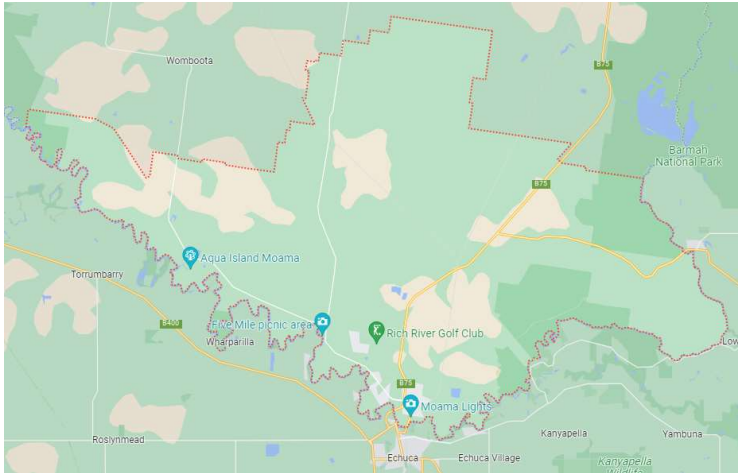


Figure 1

View of the town of Moama outlined in red

(Source: Google Maps)

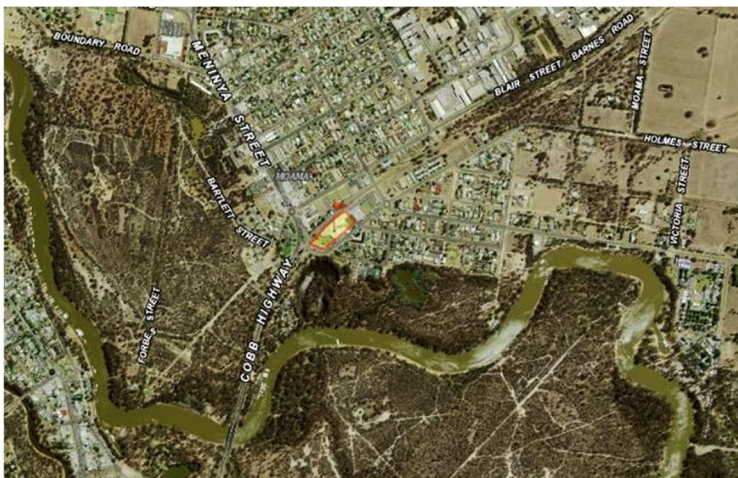


Figure 2

Aerial of the site and surrounding area (subject site outlined red and shaded yellow)

(Source: SixViewer)



Figure 3

Aerial oblique view of part of the town of Moama showing the Moama Bowling Club in the background

**Figure 4**

View of Annesley Street to the northeast showing the intersection of Annesley Street, Meninya Street and Shaw Street with the Moama Bowling Club in the background

**Figure 5**

View of Shaw Street to the southwest from the intersection of Shaw Street, Francis Street and Chanter Street

2.2 Site

The Moama Bowling Club site comprises of two allotments, the main Moama Bowling Club building site at 1-3 Meninya Street (Lot 2 DP 1268776) and the bowling green site located at 2-24 Shaw Street (Lot 1 DP 1268776).

The site address of the Moama Bowling Club is also known as 6 Shaw Street.

The proposed development relates to the site known as 1-3 Meninya Street. This site has primary frontages to Shaw Street to the south and the classified road and train line to the north.

A large carpark is located to the north, across the train line, and also to the west of the site. There are a number of on-street car spaces along the Shaw Street frontage.

Access to the premises is provided from Shaw Street and across from the train line.

The Moama Bowling Club comprises of a building with a bistro, bar, auditorium, gaming area and indoor bowling area on the ground-floor and mainly staff areas on the first-floor/mezzanine area.

There is also a lower ground-floor/basement area for general storage and cool rooms along with parking for the club buses.

The premises also comprises of a number of bowling greens and associated buildings on the site known as 2-24 Shaw Street, located to the east of the main club building.

The main club building and surrounding sites and buildings related to the Moama Bowling Club have been subject to a number of recent approvals and upgrade and refurbishment works.



Figure 6

Aerial of the subject site (outlined in red and shaded yellow) containing the main Moama Bowling Club building and carpark showing the bowling greens located to the east

(Source: SIXViewer)

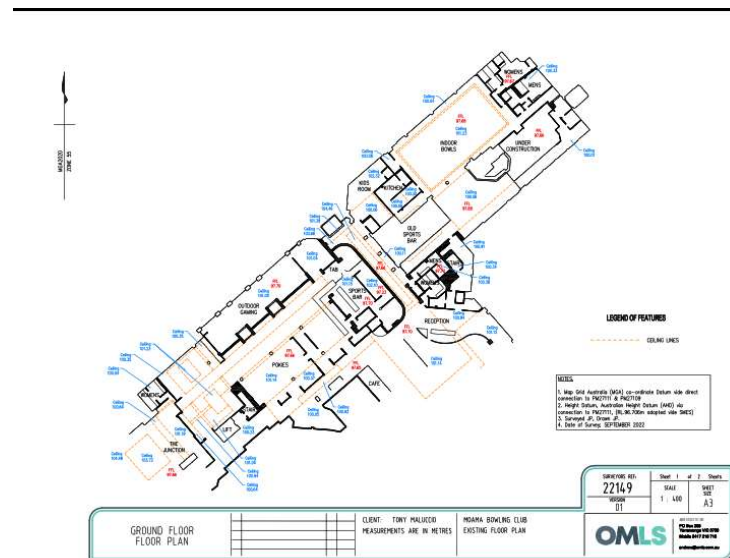


Figure 7

Extract of the site survey and existing internal layout

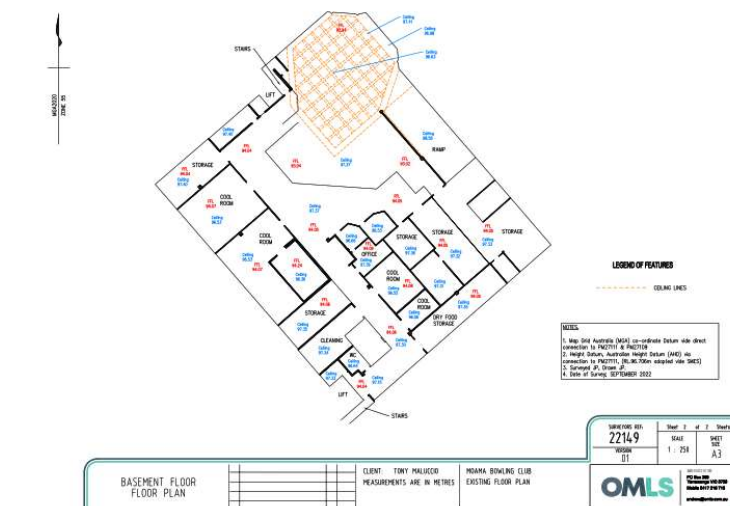


Figure 8

Extract of the existing basement/sub-floor layout



Figure 9

Aerial oblique view of the Moama Bowling Club main building



Figure 10

Aerial oblique view of the main Moama Bowling Club site (in the background) as well as the more recent indoor/covered bowling greens across the train line and upgraded carpark



Figure 11

View of the entrance from Shaw Street



Figure 12

View of the club building from the carpark on the western side of the site, accessed off Shaw Street



Figure 13

View of the premises from across the train line

3. PROPOSAL

The proposed development is for the alterations, upgrade and refurbishment works to the Northern Precinct of the Moama Bowling Club.

The proposal will create a new entry foyer to the north entry, when accessing the premises from across the railway line, an extension to the gaming area, an alfresco sitting area associated with the sports bar, a summerhouse multi-function area, new bathroom facilities and new landscaping.

The proposed alterations will ultimately result in the upgrade of part of the ongoing works to the Moama Bowling Club.

The works to the Northern Precinct will provide improved presence and access from the carpark across the railway line, including new accessible access, improving the internal amenity and connection to the outdoor landscaped area and increasing the access to natural light and ventilation.

The overall design and selected materials and finishes has incorporated elements of the natural environment of the area, bringing the character of the local environment into the premises.

The proposal will result in an overall reduction of the gross floor area (GFA) of 862m².

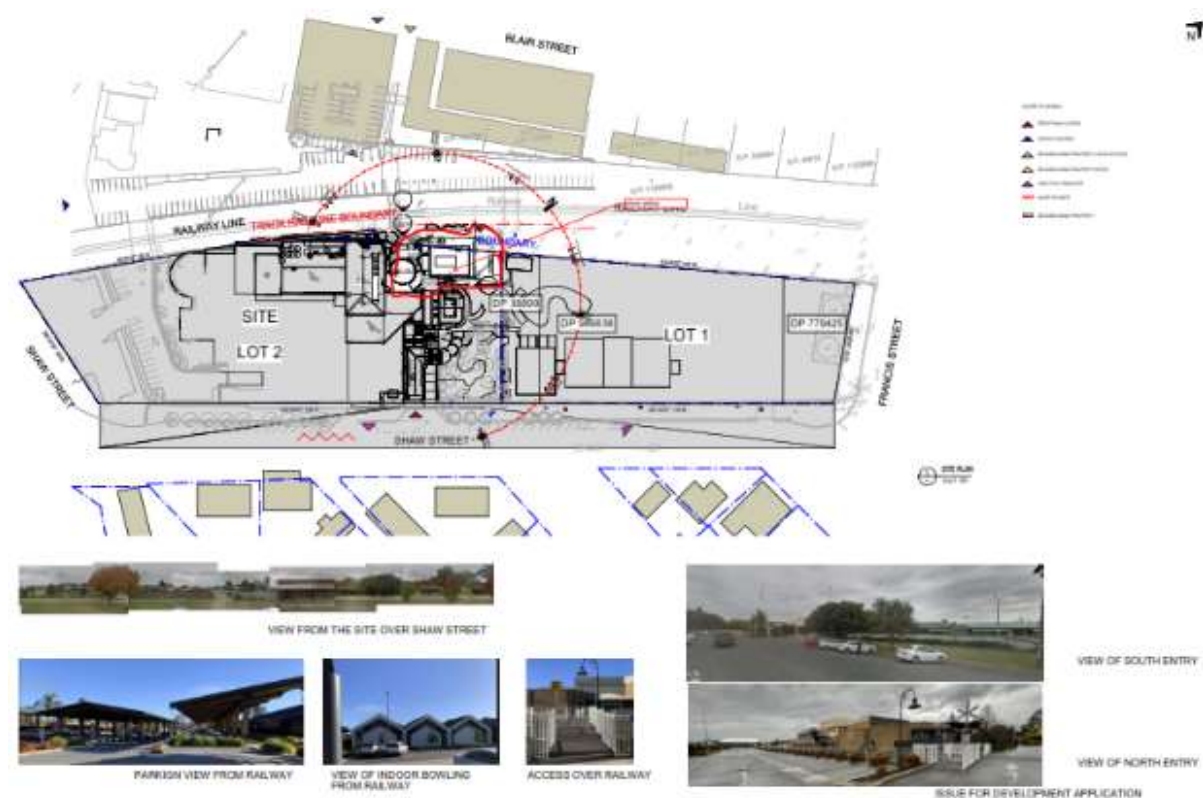


Figure 14

Extract of the Site Analysis Plan showing the location of the proposed development along the Northern Precinct of the site.

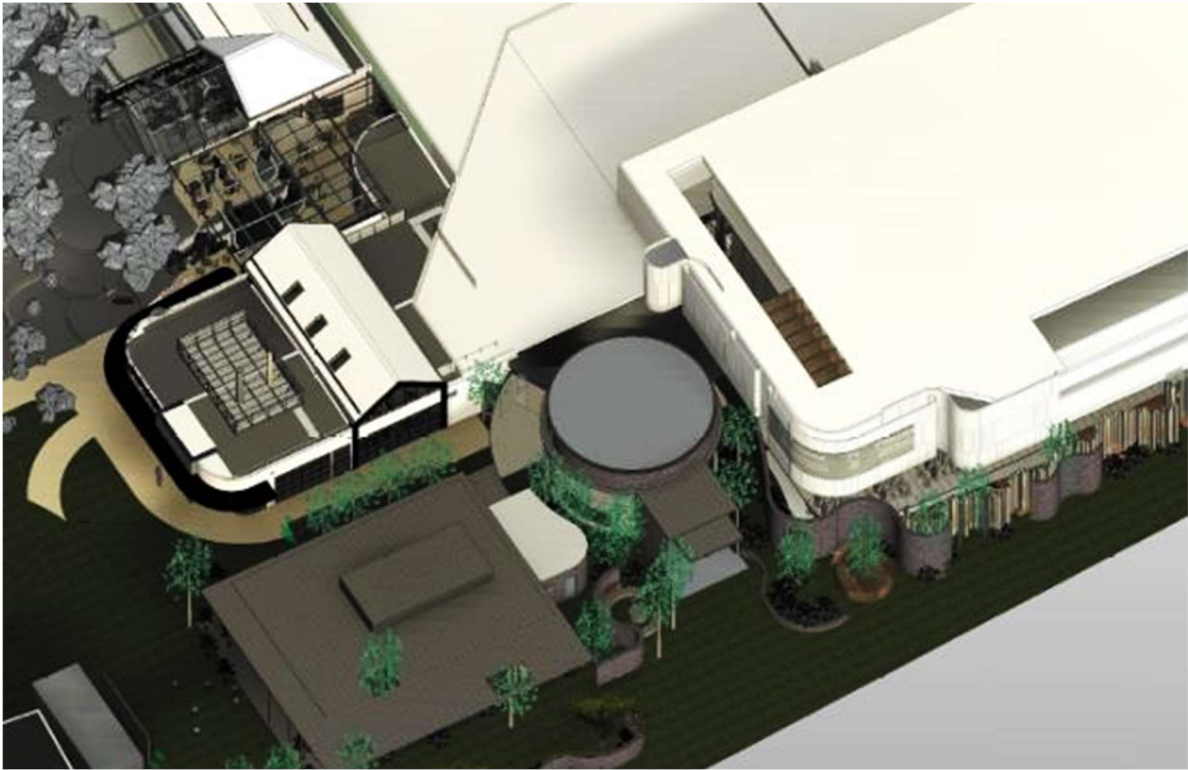


Figure 15

3D montage of the proposed development showing the new northern entry, summerhouse multi-function area and new landscaping

3.1 Demolition

The proposed development includes the partial demolition of the northern portion of the existing building, including the existing north entrance and function area and part of the wall along the gaming area.

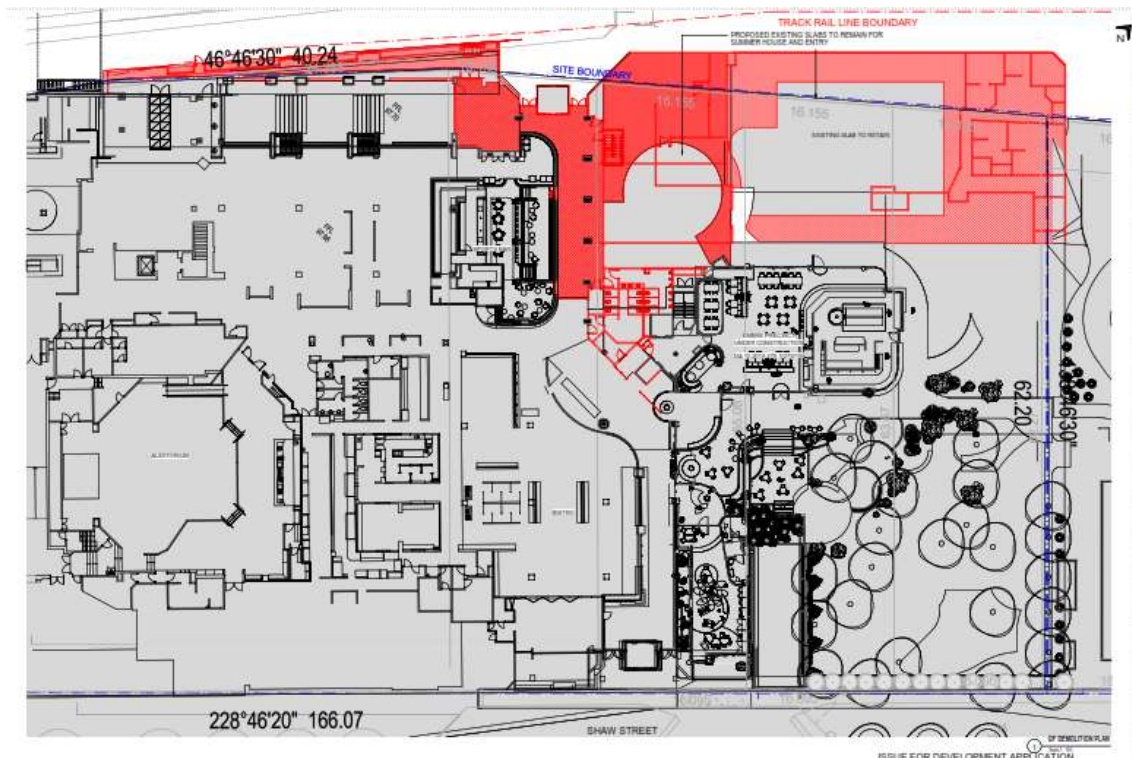


Figure 16

Extract of the proposed demolition plan showing the areas to be demolished (shaded red)

3.2 New Northern Entrance

It is proposed to construct a new entrance and entry foyer with sign-in desk from the carpark across the trainline.

The new circular entrance will provide improved disabled access as well as improved presentation to the carpark and improved access to the various areas of the bowling club.

The entry area will also incorporate new bathroom facilities.

3.3 Summerhouse Multi-Function Area

It is proposed to provide a new multi-function area that will be integrated into the landscape setting of area with improved connection with the outdoor areas.

The Summerhouse multi-function area will be used for private functions and corporate events as required and will be staffed accordingly. The area will generally not be in use when no functions or events are being held.

The proposed operating hours for the function area will be from 8am – 11pm Sunday to Thursday and then 8am – midnight on Fridays and Saturdays.

The function area has been included on the amended approved Liquor Licence.

The new function area and internal surrounds will provide improved staff access and storage areas.

3.4 Alfresco Sports Bar Area

It is proposed to provide a new alfresco area to the existing sports bar. The area will be connected to the internal bar area with improved access and manoeuvring between the areas.

The alfresco area will provide improved seating, services and general outlook to the bar area.

3.5 Alfresco Extension

It is proposed to construct an extension to the existing alfresco area. The extension will allow for great covered alfresco space for the club.

The club is not proposing any additional machines under this application

3.6 Landscaping

It is proposed to provide new landscaping along the northern side of the site.

The new landscaping will incorporate timber screening, new plantings and entry pathways.

3.7 Signage

It is proposed provide a new wall entry sign adjacent to the new front entrance.

The new sign will comprise of raised, individual lettering that will be integrated into the design and provide the name of the premises.

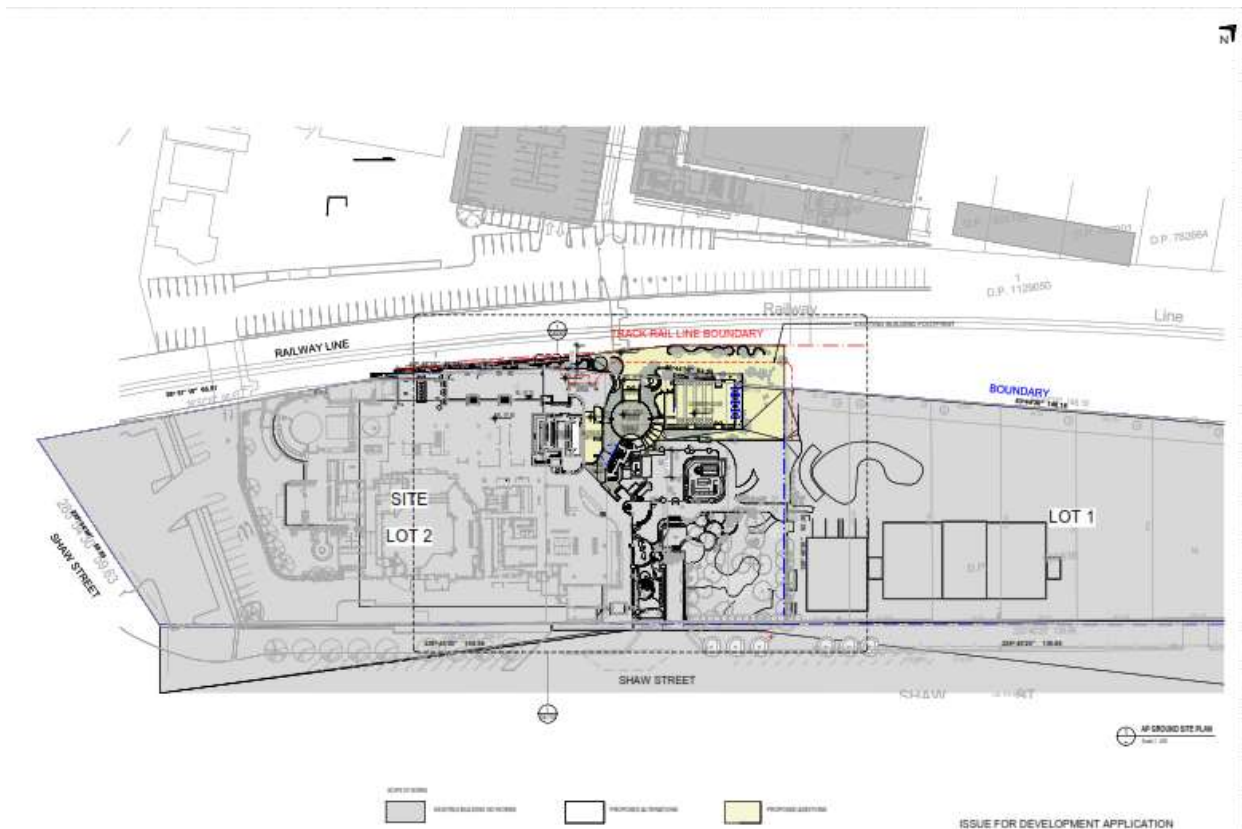


Figure 17

Extract of the ground-floor plan showing the new entrance, summerhouse, alfresco bar area and extended gaming area (shaded yellow)

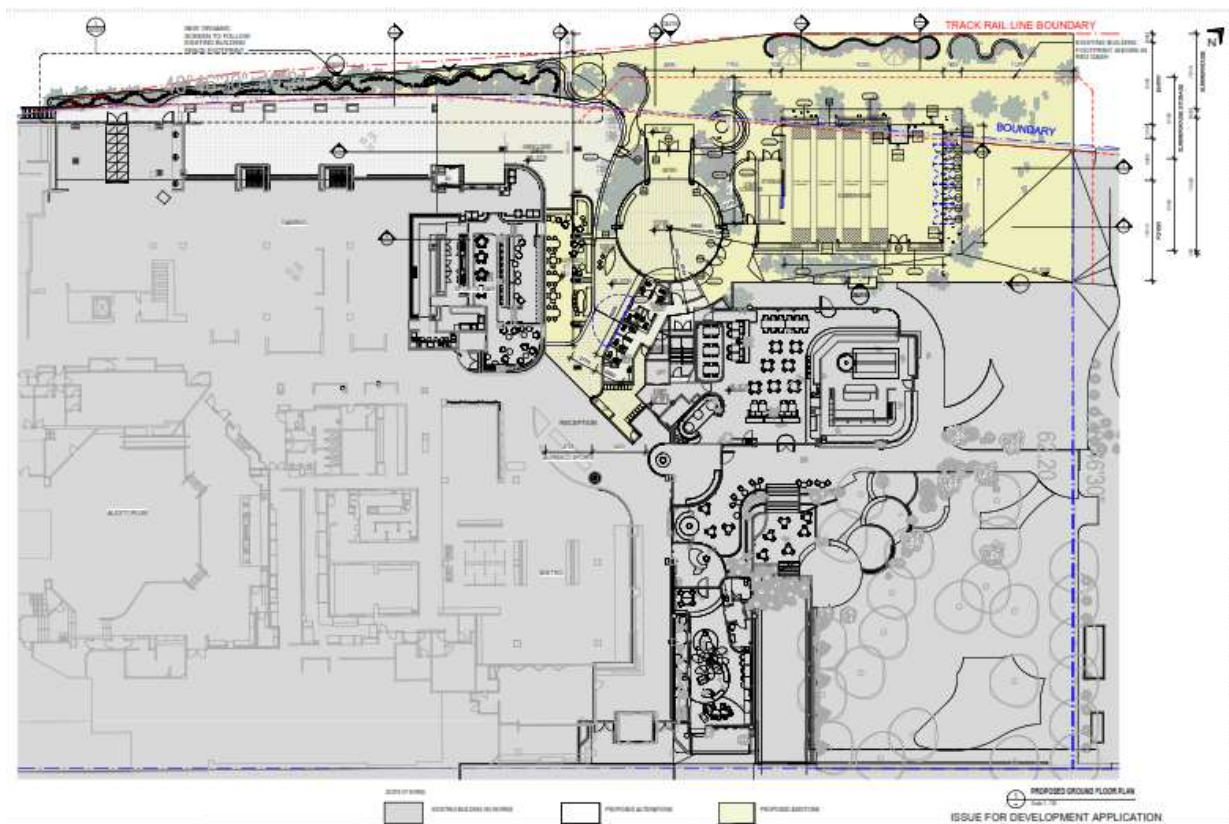


Figure 18

Extract of the ground-floor plan showing the new entry and Summerhouse function area (shaded yellow)



Figure 19

Extract of the proposed northern elevation showing the new entrance, summerhouse multi-function area, new landscaping and materials and finishes

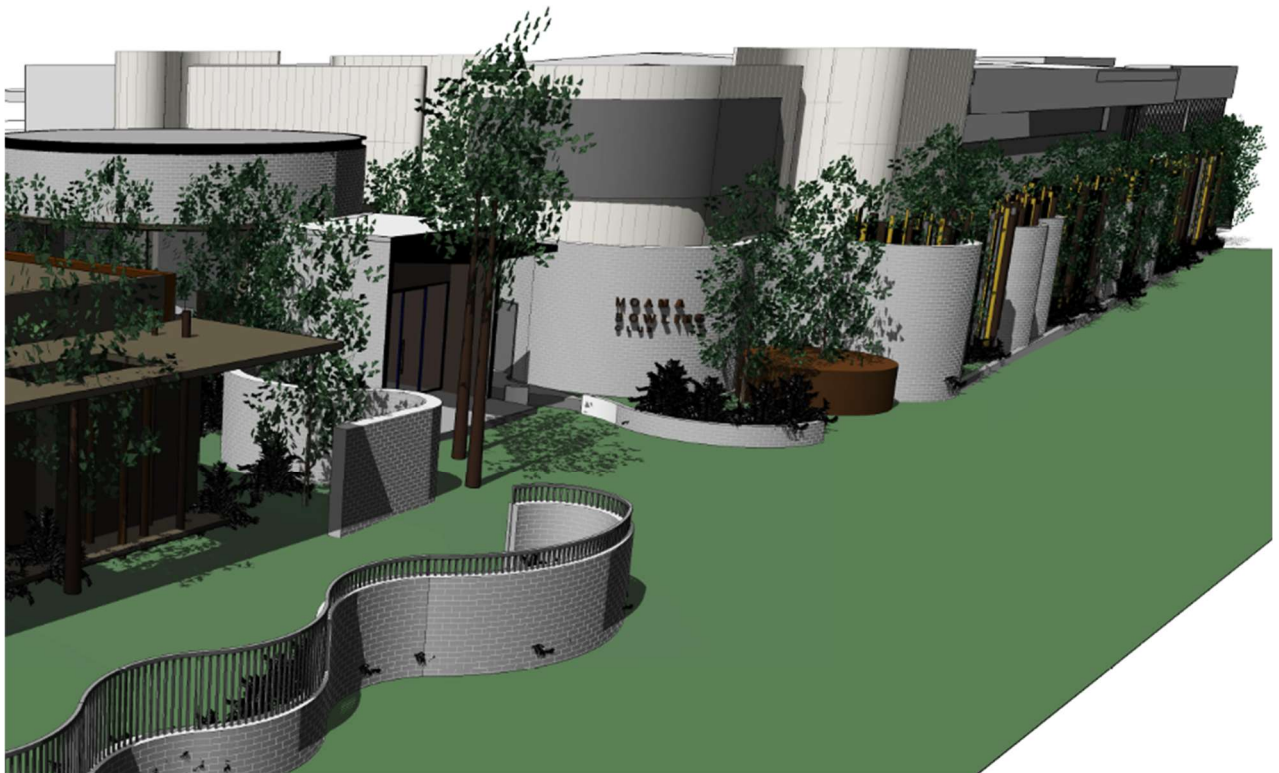


Figure 20

3D montage of the new entrance showing the new signage

4. SECTION 4.15(1)(A)(I) ENVIRONMENTAL PLANNING INSTRUMENTS

The Environmental Planning and Assessment Act (The Act) establishes the planning and approvals process in NSW. The Act provides for the making of Environmental Planning Instruments (EPIs) including Local Environmental Plans (LEPs) and State Environmental Planning Policies (SEPPs), which set out requirements for particular locations and/or particular types of development. The applicable EPIs and the Regulations made under The Act determine the relevant planning approval pathway and the associated environmental assessment requirements for proposed development activities.

This development application is submitted in accordance with Division 4.3 of The Act (Development that needs consent).

Under Section 4.15 of The Act, a consent authority is to take into consideration the provisions of any relevant EPIs and the matters prescribed by the *Environmental Planning and Assessment Regulation 2021* (The Regulation). Further, the consent authority must consider the likely impacts of the development, including environmental impacts on the natural and built environments, and social and economic impacts in the locality.

The relevant EPIs are addressed within this section of the report.


The likely impacts of the development on the natural and built environment, including environmental mitigation measures are addressed throughout this report.

4.1 Murray Local Environmental Plan 2011

A summary of the relevant development standards in the *Murray Local Environmental Plan (MLEP) 2011* have been addressed in the following table.

DEVELOPMENT STANDARD	PROPOSED	COMPLIES
<u>Aims of Plan</u>	<p>The key aims of the MLEP 2011 have been addressed as follows:</p> <ul style="list-style-type: none"> The proposed alterations, upgrade and refurbishment works to the existing club will provide improved premises and greater opportunity for a range of arts and cultural activity. Is a permissible development within the B2 zone and is compatible with the existing use of the premises and the surrounding low-density environment of the locality. The proposed development addresses the key heritage conservation requirements in the locality, results in a high quality development that will provide improvements to the streetscape. Will provide the opportunity for improved equitable provisions of social services and facilities for the community. Will focus growth and improved services in the Moama township. The proposed alterations and additions represent a planned and co-ordinated development of the subject site. It will not impact on natural systems, any significant trees or any other element of the natural environment. 	✓

DEVELOPMENT STANDARD	PROPOSED	COMPLIES
<p><u>Land Use Zones</u></p>	<p>The site is zoned <i>B2 Local Centre</i>.</p> <p>The B2 zone states:</p> <p>Zone B2 Local Centre</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area. To encourage employment opportunities in accessible locations. To maximise public transport patronage and encourage walking and cycling. To reinforce the role of Moama as the main commercial centre in Murray. <p>2 Permitted without consent</p> <p><i>Environmental protection works; Home occupations</i></p> <p>3 Permitted with consent</p> <p><i>Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4</i></p> <p>4 Prohibited</p> <p><i>Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Camping grounds; Cemeteries; Correctional centres; Crematoria; Depots; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Industrial retail outlets; Industrial training facilities; Industries; Open cut mining; Pond-based aquaculture Recreation facilities (major); Residential accommodation; Resource recovery facilities; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Waste or resource management facilities; Water recycling facilities; Wharf or boating facilities</i></p> <p>Alterations, upgrade and refurbishment works to an existing registered club are permissible with consent.</p> <p>The proposal is consistent with the objectives of the zone in that:</p> <ul style="list-style-type: none"> The existing range of entertainment and community uses that serve the needs of the people who live in, work in and visit the local area will be improved. The premises will continue to provide employment opportunities in a highly accessible area. Will reinforce the role of Moama as the main commercial centre in Murray. 	<p>✓</p>

DEVELOPMENT STANDARD	PROPOSED	COMPLIES
	 <p>Figure 21 Extract of the Zoning Map showing the B2 zoning of the site and the surrounding recreational and residential zones (Source: NSW ePlanning Spatial Viewer)</p>	
<u>Demolition</u>	<p>Clause 2.7 states that the demolition of a building or work may be carried out only with development consent.</p> <p>The application seeks consent for the partial demolition of the northern corner of the existing building.</p>	✓
<u>Heritage Conservation</u>	<p>The site has been identified as containing a heritage item of local significance, being the La Bella Sombre Tree, Horse Trough and Obelisk located on the far western side of the site (Item No. I28).</p> <p>The proposed development has been designed to respect the significance of the heritage item.</p> <p>All new works will be located a minimum of 120m from the heritage item.</p> <p>The proposed works are considered appropriate and will have minimal impact on the heritage significance of the heritage item.</p> <p>Refer to Section 5 of this report for further details and assessment of the applicable heritage provisions.</p>	✓
<u>Earthworks</u>	<p>No earthworks are required to accommodate the proposed development.</p>	✓

4.2 SEPP (Resilience and Hazards) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021 requires Council to consider whether land is contaminated prior to granting consent to carrying out of any development on that land.

Should the land be contaminated Council must be satisfied that the land is suitable in a contaminated state for the proposed use. If the land required remediation to be undertaken to make the suitable for the proposed use, Council must be satisfied that the land will be remediated before the land is used for that purpose.

The site history indicates a history of a recreation and club nature. Therefore, it is not likely that the site has experienced any contamination. In accordance with SEPP (Resilience and Hazards), Council is able to conclude that no further assessment of contamination is necessary.

4.3 Transport and Infrastructure SEPP

State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP) consolidates and repeals the provisions of the following 4 SEPPs:

1. SEPP (Infrastructure) 2007 (Infrastructure SEPP)
2. SEPP (Educational Establishments and Childcare Facilities) 2017 (Education and Childcare SEPP)
3. SEPP (Major Infrastructure Corridors) 2020 (Corridor SEPP)
4. SEPP (Three Ports) 2013 (Three Ports SEPP).

The Infrastructure SEPP previously included specific rail and road provisions, which have now been included in Division 15 Railways of the (Transport and Infrastructure SEPP) and have been addressed in the following section.

4.3.1 Subdivision 2 Development in or adjacent to rail corridors and interim rail corridors—notification and other requirements

The applicable clauses of Subdivision 2 of the Transport and Infrastructure SEPP has been addressed as follows.

Development Adjacent to Rail Corridors

Clause 2.98 Development adjacent to rail corridors of the Transport and Infrastructure SEPP states:

2.98 Development adjacent to rail corridors

- (1) *This section applies to development on land that is in or adjacent to a rail corridor, if the development—*
 - (a) *is likely to have an adverse effect on rail safety, or*
 - (b) *involves the placing of a metal finish on a structure and the rail corridor concerned is used by electric trains, or*
 - (c) *involves the use of a crane in air space above any rail corridor, or*
 - (d) *is located within 5 metres of an exposed overhead electricity power line that is used for the purpose of railways or rail infrastructure facilities.*

Note—

Section 2.48 also contains provisions relating to development that is within 5 metres of an exposed overhead electricity power line.

- (2) Before determining a development application for development to which this section applies, the consent authority must—*
 - (a) within 7 days after the application is made, give written notice of the application to the rail authority for the rail corridor, and*
 - (b) take into consideration—*
 - (i) any response to the notice that is received within 21 days after the notice is given, and*
 - (ii) any guidelines that are issued by the Planning Secretary for the purposes of this section and published in the Gazette.*
- (3) Despite subsection (2), the consent authority is not required to comply with subsection (2)(a) and (b)(i) if the development application is for development on land that is in or adjacent to a rail corridor vested in or owned by ARTC or the subject of an ARTC arrangement.*
- (4) Land is adjacent to a rail corridor for the purpose of this section even if it is separated from the rail corridor by a road or road related area within the meaning of the Road Transport Act 2013.*

The proposed development involves the demolition of part of the existing bowling club building and the construction of a new part of the building that will be smaller in size and scale than the existing building.

The proposed development is unlikely to have an adverse effect on rail safety due to the reduce size of the building, does not involve the placing of a metal finish in a structure, except for a new metal balustrade on top of brick fence next to rail corridor, does not involve the use of a crane in air space above the rail corridor and is not located within 5m of an exposed overhead electricity power line that is used for the purpose of railways or rail infrastructure facilities.

Therefore, written notice of the application to the rail authority for the rail corridor is not required.

Excavation In, Above, Below or Adjacent to Rail Corridors

Clause 2.99 Excavation in, above, below or adjacent to rail corridors of the Transport and Infrastructure SEPP states:

2.99 Excavation in, above, below or adjacent to rail corridors

- (1) This section applies to development (other than development to which section 2.101 applies) that involves the penetration of ground to a depth of at least 2m below ground level (existing) on land—*
 - (a) within, below or above a rail corridor, or*
 - (b) within 25m (measured horizontally) of a rail corridor, or*
 - (c) within 25m (measured horizontally) of the ground directly below a rail corridor, or*
 - (d) within 25m (measured horizontally) of the ground directly above an underground rail corridor.*
- (2) Before determining a development application for development to which this section applies, the consent authority must—*
 - (a) within 7 days after the application is made, give written notice of the application to the rail authority for the rail corridor, and*
 - (b) take into consideration—*

- (i) any response to the notice that is received within 21 days after the notice is given, and
 - (iii) any guidelines issued by the Planning Secretary for the purposes of this section and published in the Gazette.
- (3) Subject to subsection (5), the consent authority must not grant consent to development to which this section applies without the concurrence of the rail authority for the rail corridor to which the development application relates.
- (4) In deciding whether to provide concurrence, the rail authority must take into account—
- (a) the potential effects of the development (whether alone or cumulatively with other development or proposed development) on—
 - (i) the safety or structural integrity of existing or proposed rail infrastructure facilities in the rail corridor, and
 - (ii) the safe and effective operation of existing or proposed rail infrastructure facilities in the rail corridor, and
 - (b) what measures are proposed, or could reasonably be taken, to avoid or minimise those potential effects.
- (5) The consent authority may grant consent to development to which this section applies without the concurrence of the rail authority concerned if—
- (a) the rail corridor is owned by or vested in ARTC or is the subject of an ARTC arrangement, or
 - (b) in any other case, 21 days have passed since the consent authority gave notice under subsection (2)(a) and the rail authority has not granted or refused to grant concurrence.

No excavation or earthworks are required to accommodate the proposed development.

Impact of Rail Noise or Vibration on Non-Rail Development

Clause 2.100 Impact of rail noise or vibration on non-rail development of the Transport and Infrastructure SEPP states:

2.100 Impact of rail noise or vibration on non-rail development

- (1) This section applies to development for any of the following purposes that is on land in or adjacent to a rail corridor and that the consent authority considers is likely to be adversely affected by rail noise or vibration—
 - (a) residential accommodation,
 - (b) a place of public worship,
 - (c) a hospital,
 - (d) an educational establishment or centre-based child care facility.
- (2) Before determining a development application for development to which this section applies, the consent authority must take into consideration any guidelines that are issued by the Planning Secretary for the purposes of this section and published in the Gazette.
- (3) If the development is for the purposes of residential accommodation, the consent authority must not grant consent to the development unless it is satisfied that appropriate measures will be taken to ensure that the following LAeq levels are not exceeded—
 - (a) in any bedroom in the residential accommodation—35 dB(A) at any time between 10.00 pm and 7.00 am,
 - (b) anywhere else in the residential accommodation (other than a garage, kitchen, bathroom or hallway)—40 dB(A) at any time.

The subject site does not contain a development for any purpose listed in Clause 2.100(1) of the Transport and Infrastructure SEPP.

4.4 Industry and Employment SEPP

State Environmental Planning Policy (Industry and Employment) 2021 has recently consolidated and repeal the provisions of *State Environmental Planning Policy 64 – Advertising and Signage* (SEPP 64).

The applicable advertising and signage provision are outlined in *Chapter 3 Advertising and Signage* in the Industry and Employment SEPP.

4.4.1 Chapter 3 Advertising and Signage

Chapter 3 Advertising and Signage in the Industry and Employment SEPP aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish.

Clause 3.6 Granting of consent to signage states as follows:

3.6 Granting of consent to signage

A consent authority must not grant development consent to an application to display signage unless the consent authority

is satisfied:

- a. *that the signage is consistent with the objectives of this Policy as set out in clause 3 (1) (a), and*
- b. *that the signage the subject of the application satisfies the assessment criteria specified in Schedule 5.*

The proposal includes the following general types of signage:

- Business identification signage attached to the wall adjacent to the new front entry.

The signage can be defined as “business identification signs” under the Industry and Employment SEPP.

The proposed signage falls within the definition of ‘business identification signage’ of SEPP 64, which is defined as:

business identification sign means a sign:

(a) *that indicates:*

(i) *the name of the person, and*

i. *the business carried on by the person,*

at the premises or place at which the sign is displayed, and

(b) *(b) that may include the address of the premises or place and a logo or other symbol that identifies the business, but that does not include any advertising relating to a person who does not carry on business at the premises or place.*

The provisions of Part 3.3 Advertisements do not apply to ‘business identification signage’ and therefore the DA does not require concurrence from the RMS. Clause 8 requires all signage be consistent with the objectives of the SEPP and satisfy the assessment criteria in Schedule 5.

The proposed signage is considered to be consistent with the objectives of the SEPP as:

- The signage is compatible with the existing site and character of the surrounding commercial area.

- Effectively communicates the purpose and nature of the proposed business.
- Is of high quality design and finish.

The signage satisfies the criteria of Schedule 5 in the Industry and Employment SEPP as outlined in the following table.

Assessment Criteria	Response
Character of the area	<p>The site is located within a commercial zone and contains an existing bowling club.</p> <p>The new wall signage adjacent to the front entrance has been designed into the new façade and will remain consistent with the character of the locality.</p>
Special Areas	<p>The proposed signage does not intrude into the surrounding area and will not detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation area, open space area, waterways, rural landscape or residential areas.</p>
Views and Vistas	<p>The proposed signage is integrated appropriately into the overall design and as such, will not obscure or compromise any important views, will not dominate the skyline or reduce the quality of vistas, and the proposal respects the viewing rights of other advertisers.</p>
Streetscape, setting or landscape	<p>The proposed signage will continue to be of a scale, proportion and form appropriate to the site.</p>
Site and building	<p>The proposed signage respects the features of the Moama Bowling Club building with the design ensuring that the functionality and safety of the club is not compromised by the signage layout and design.</p> <p>The signage plans demonstrate that the location of the proposed signage with respect to the layout of the premises and to highlight the new entrance.</p> <p>The proposed signage style and locations have been provided to best ensure the safety of workers and customers.</p>
Associated devices and logos with advertisements and advertising structures	<p>No signage devices or logos are proposed.</p>
Illumination	<p>The new signage will not be illuminated.</p>
Safety	<p>The proposed signage will not obscure sightlines from public areas. It will not have a negative impact on the safety of any public roads.</p> <p>Pedestrian and bicycle safety will not be compromised as all signage will be constructed appropriately.</p>

4.5 Bushfire

A portion of the site has been identified as being located on bushfire prone land (Vegetation Buffer). The affected portion is located on the southwestern corner of the site.

The area of the subject application is not located within the identified bushfire prone area.

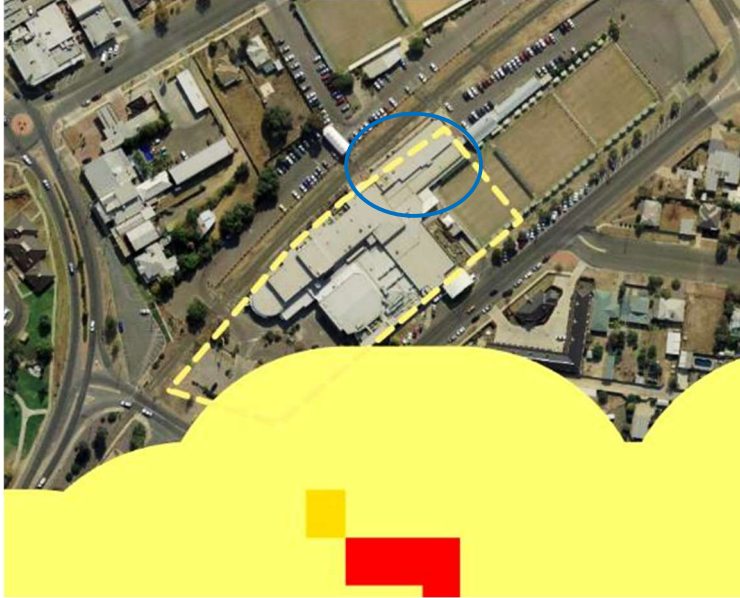


Figure 22

Extract of the Bushfire Prone Lane Map showing the southwestern corner of the site located with the Vegetation Buffer area with the area of the proposed development circled in blue

(Source: NSW ePlanning Spatial Viewer)

5. HERITAGE CONSERVATION

The concept of 'cultural significance' or 'heritage value' recognizes the value of a place or item, which cannot be expressed in monetary terms. Assessment of cultural significance attempts to establish the foundations on the basis of which a place or an item is valued by the community.

Cultural significance is embodied in the fabric of the place, in its setting and its relationship to other items, the records associated with the place and the response that the place evokes in the community.

Both the Burra Charter of Australia ICOMOS and its Guidelines for Assessment of Cultural Significance; and the NSW Heritage Manual prepared by the NSW Heritage Office recommends that significance be assessed in categories such as aesthetic, historic, scientific and social significance. The NSW Heritage Manual includes two additional criteria for assessing the comparative significance of an item.

Since the preparation of the NSW Heritage Manual, the NSW Heritage Act 1977 was amended in 1999, and again in 2000. Under this amendment the NSW Heritage Council has adopted revised criteria for assessment of heritage significance.

The evaluation of cultural significance is based on the adopted approach and the results of the assessment are incorporated into a statement of significance, which is usually included in the inventory sheet of a heritage item.

5.1 Introduction

The subject site contains a heritage item of local significance being the La Bella Sombre Tree, Horse Trough and Obelisk.

The heritage item consists of, as the name suggests, a Bella Sombra Tree and a horse trough and obelisk, known as the Jubilee Memorial. The monument commemorates the Diamond Jubilee of the reign of Queen Victoria in 1897.

It is located on the nature strip on the far western side of the site (Item No. I28).

The proposed alteration, upgrade and refurbishment works to the existing Moama Bowling Club building is located over 120m from the heritage item.

No works are proposed to the heritage item or any areas in close proximity to the item.

5.2 La Bella Sombre Tree, Horse Trough and Obelisk

The heritage item, identified as the La Bella Sombre Tree, Horse Trough and Obelisk is also known as the Jubilee Memorial.

The monument commemorates the Diamond Jubilee of the reign of Queen Victoria in 1897. The monument was originally a drinking fountain, and the unveiling ceremony was held on the 22 June 1897.

(Source: Monument Australia)

The Jubilee Memorial contains a white obelisk located on the nature strip between the Moama Bowling Club and the Kerrabee Soundshell Public Reserve.

Situated nearby is the watering trough, one of 400 donated to town and cities across Australia by Annis and George Bills in the 1930's, to provide relief for working horses.

(Source: Murray River Council – Moama Heritage Trail)

The Ombu Tree (Bella Sombra), is one of a few known specimens of the Ombu Tree in Australia. The tree at the Jubilee Memorial stands guard over the last relic of the Queen Victoria Diamond Jubilee. This specimen is thought to have been taken from cuttings from an avenue of trees on a property at Wakool and planted in the memorial garden around 1924.

(Source: Murray River Council – Moama Heritage Trail)



Figure 23

Extract of the Heritage Map showing the location of the heritage item and heritage significant area on the site

(Source: NSW Planning Portal)



Figure 24

Aerial view of the site with the location of the heritage item circled in blue

**Figure 25**

View of the heritage item (La Bella Sombre Tree, Horse Trough and Obelisk) from Shaw Street with the Moama bowling Club in the background

**Figure 26**

View of the heritage item from the nature strip

5.3 Assessment of Significance

The heritage item is identified as being an item of local significance.

The monument was originally a drinking fountain, and the unveiling ceremony was held on the 22 June 1897. The La Belle Sombre Tree was said to be planted in 1924 with the watering trough then added later in the 1930's.

The item is noted as having a high level of heritage significance.

The location of the item of significance is located over 100m from the Moama Bowling Club building and presents as a 'standalone' element on the nature strip adjacent to Shaw Street.

The Moama Bowling Club and surrounds have undergone a number of recent upgrade and refurbishment works with no impacts in the significance of the heritage item.

5.4 Assessment of Impact

Public Visibility

The proposed alterations, upgrade and refurbishment works to the northern precinct of the Moama Bowling Club will be located over 120m from the heritage item and is outside of the main curtilage of the heritage item.

The proposal has been designed with a high level of architectural merit and design excellence to maximise the available space, maintain and enhance the streetscape and presentation to the surrounding area.

We consider that the proposal will have a limited and acceptable impact on the heritage item and is consistent with the recent approvals and alterations to the bowling club and surrounding buildings.

5.5 Conclusion


The proposed works are considered appropriate and will have minimal impact on the heritage significance of the heritage item.

6. SECTION 4.15(1)(A)(III) DEVELOPMENT CONTROL PLANS

An assessment of the most applicable sections of the Murray Development Control Plan (DCP) 2012 has been provided in the following section.

6.1 Section 4: Commercial Development

The relevant controls in Chapter 4: Commercial Development of the DCP have been addressed in the following table.

CONTROL	PROPOSED
Location	<p>The proposed alteration, upgrade and refurbishment works to the existing Moama Bowling Club building.</p> <p>The proposed development will result in the orderly and economic development within the Shire having regard to its commercial and retail needs, accommodate the improvement of commercial, facilities for local residents in convenient locations within the Shire, promotes pedestrian movement and connectivity within commercial areas and ensures the new commercial refurbishment works is compatible with the character of the area and enhances the streetscape.</p>
Appearance and Design	<p>The proposed development includes the partial demolition of the northern portion of the existing club and the construction of a new entrance and new elevation facing the trainline and carpark beyond.</p> <p>The new entrance and elevation as well as the new landscaping will provide a significant improvement to the presentation of the premises and create a more identifiable entry from the public domain.</p> <p>The elevation will include a mix of high quality materials, glazing and landscaping that will break up the bulk and scale of the building and will align with other recent upgrade and refurbishment works of the club.</p> <p>The design has incorporated the key Crime Prevention through Environmental Design (CPTED) provisions as outlined in Section 7 of this report.</p> 
Landscaping	 <p>Figure 27 <i>Extract of the northern elevation and 3D montage showing the new façade and mix of high quality materials, glazing and landscaping</i></p>
Heritage	<p>The subject site contains a heritage item of local significance being the La Bella Sombre Tree, Horse Trough and Obelisk.</p> <p>Refer to Section 5 of this report for further details and discussions on the heritage significance of the item and the proposed development.</p>

CONTROL	PROPOSED																																																																																																																																																																																																																						
Signage	<p>It is proposed provide a new wall entry sign adjacent to the new front entrance. The new sign will comprise of raised, individual lettering that will be integrated into the design and provide the name of the premises.</p>																																																																																																																																																																																																																						
Parking	<p>The DCP does not have any specific car parking rate for clubs.</p> <p>There are over 70 on-site car spaces located in the main carpark on the western side of the site.</p> <p>There is also a basement parking aea for the club’s courtesy buses.</p> <p>There are also a number of carparks and on-street carparking options surrounding the site.</p> <p>The existing GFA is 7,395m² with a FSR of 0.64:1.</p> <p>The proposed development will reduce in the overall GFA by 862m², resulting in a decrease in the parking demand.</p> <p>The proposed GFA is 6,533m² with a FSR of 0.56:1.</p> <p>There are no proposed changes to the existing carparking arrangements.</p> <div><table><thead><tr><th>Area</th><th>Existing</th><th>Proposed</th></tr></thead><tbody><tr><td>Site Area</td><td>11524 m²</td><td>11524 m²</td></tr><tr><td>Proposed Floor Area</td><td>7395 m²</td><td>6533 m²</td></tr><tr><td>FSR</td><td>0.64</td><td>0.56</td></tr></tbody></table><table><thead><tr><th>Area</th><th>GFA 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7. SAFETY, SECURITY AND CRIME PREVENTION

Crime Prevention through Environmental Design (CPTED) provides a clear approach to crime prevention and focus on the 'planning, design and structure of cities and neighbourhoods'. The main aims of the policy are to:

- Increase the perception of risk to criminals by increasing the possibility of detection, challenge and capture;
- Increase the effort required to commit crime by increasing the time, energy or resources which need to be expended;
- Reduce the potential rewards of crime by minimising, removing or concealing 'crime benefits'; and
- Remove conditions that create confusion about required norms of behaviour.

The NSW Police guidelines provide four key principles in limiting crime through design. These are:

1. Surveillance.
2. Access control;
3. Territorial re-enforcement; and
4. Space/activity management.

7.1 Casual Surveillance

Opportunities for crime can be reduced by providing opportunities for effective surveillance.

The surveillance principle indicates that offenders are often deterred from committing a crime in areas with high levels of surveillance. From a design perspective, deterrence of crime can be achieved by providing:

- Clear sight lines between public and private places and maximising natural surveillance;
- Appropriate lighting and effective guardianship of communal and/or public areas; and
- Landscaping that make places attractive but does not provide offenders with a place to hide or entrap victims.

In summary, casual surveillance has been incorporated in the proposed development by:

- Improving the sight lines from the northern entrance across the trainline and carpark beyond.
- Landscaping is open in style and does not include any potential hiding spaces.
- The entrance is clearly visible from all general areas of the subject site.
- Internally, the new entrance and function area has clear sightlines across the main entry areas and over the public domain.

7.2 Access Control

Access Control can be defined as physical and symbolic barriers that are used to 'attract, channel or restrict the movement of people'. Effective access control can be achieved by creating:

- Landscapes and physical locations that channel and group pedestrians into target areas;
- Public spaces which attract, rather than discourage people from gathering; and
- Restricted access to internal areas or high-risk areas (like car parks or other visited areas). This is often achieved through the use of physical barriers.

In summary all access ways are proposed to be clear and well defined including both vehicle and pedestrian pathways.

There is considerable directional signage to direct patrons to the entrance and within the premises.

7.3 Territorial Reinforcement

Territorial reinforcement can be achieved by enhancing 'community ownership of public space' as it sends positive signals and reduces opportunities for crime.

Effective territorial reinforcement and community ownership can be achieved by creating:

- Design that encourages people to gather in public space and to feel some responsibility for its use and condition.
- Design with clear transitions and boundaries between public and private space; and
- Clear design cues on who is to use space and what it is to be used for.

Well used places also reduce opportunities for crime and present as a deterrent to criminals.

The proposed development utilise territorial enforcement to minimise crime risk by incorporating a sense of place; public, private and transitional realms; ownership; secured doors; landscaped areas and access.

This is established through defined pathways within the site and a single, clearly defined building entrance. All staff areas have adequate signage and are controlled by way of lockable doors and gates.

7.4 Space Management and Activity Management

Space management strategies are to include the roles and responsibilities including site cleanliness, rapid repair of vandalism and graffiti, the replacement of lighting etc.

7.5 Material and Finishes

The materials and finishes are of high quality and can be easily cleaned and/or replaced in the event of vandalism or graffiti. Any damaged or graffiti area will be repaired, replaced or cleaned with 24 hours depending on availability of the materials.

8. SECTION 4.15(1)(B) IMPACT ON THE ENVIRONMENT

Pursuant to Section 4.15(B) of the Act, 'the likely impacts of that development' have been considered in the following section.

8.1 Zoning and Permissibility

The provision of alterations, upgrade and refurbishments to an existing club within a local centre zone is permissible with consent and is consistent with the zone objectives.

The proposed alterations are consistent with other recent developments at the site and will provide an improvement to the overall character of the building and its contribution to the streetscape and locality in general.

8.2 Environmental Impact

It is considered that the proposal will have no significant detrimental effect relating to environmental, social or economic impacts on the locality, subject to appropriate conditions being imposed.

8.3 Disabled Access Provisions

The proposed development includes a new entrance and entry foyer. The entrance incorporates a new ramp with level access into the premises with improved circulation upon entry.

8.4 Erosion and Sedimentation Control

Prior to commencement of any site works including the removal of vegetation, excavation or other site preparation, the property shall be protected from erosion and sedimentation transfer.

The soil shall be prevented from being washed away, blown, or otherwise carried or deposited away from the site and into adjoining premises, roads, kerbs and gutters.

It is proposed to adopt sedimentation control measures to prevent and minimise the soil disturbance.

8.5 Water and Air Quality Impacts

The proposed development will not have any significant or unreasonable impacts on air or water quality in the locality.

The proposed works will not adversely impact the amenity of the neighbourhood, in regard to noise, vibration or dust assuming normal construction management practices. The proposed development is not likely to generate any unusual liquid waste, odours or fumes.

The proposal is therefore unlikely to have any adverse health impacts in terms of air or water quality.

8.6 Cumulative Impacts

The subject allotment is adequately sized, shaped and orientated to accommodate the proposed development.

The ability of the site to absorb the proposed development is demonstrated by its general compliance with the objectives of Council's development controls and the minimal impact on the amenity of adjoining dwellings.

Accordingly, the cumulative impact of the development on the character of the neighbourhood is expected to be negligible.

8.7 Site Suitability

The site and surrounding locality do not present any significant physical, ecological, heritage, technological or social constraints on the proposed development.

The proposal is contextually appropriate in terms of scale and form within the heritage general local centre setting and contributes positively to the streetscape and nearby heritage item.

The proposal is a quality development which serves the public interest.

In summary, there are limited constraints on the development of the site and minimal conflicts will occur with surrounding land uses.

8.8 Public Submissions and the Public Interest

The proposed development will not significantly impact on the environment and is consistent with the applicable planning controls for the site. It will provide positive social benefits and is therefore considered to be in the public interest.

9. CONCLUSION

This Statement of Environmental Effects has been prepared to assess the proposed alterations, upgrade and refurbishment works to the existing bowling club, known as the Moama Bowling Club, at 1-3 Meninya Street, Moama.

The proposal has planning merit in that it:

- Is permissible within the *B2 Local Centre* zone.
- Provide improved premises and greater opportunity for a range of arts and cultural activity.
- Is compatible with the existing use of the premises and the surrounding low-density environment of the locality.
- Addresses the key heritage conservation requirements in the locality, results in a high quality development that will provide improvements to the streetscape.
- Provides a planned and co-ordinated development of the subject site.
- It will not impact on natural systems, any significant trees or any other element of the natural environment.
- Incorporates elements of the natural environment of the area, bringing the character of the local environment into the premises.
- Does not present any significant privacy, amenity or overshadowing impacts on the neighbouring properties.
- Is compatible with neighbouring properties and land uses and will not generate any unacceptable impacts on surrounding properties and residents.

The proposal also addresses the matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979* and will deliver a suitable and appropriate development.

This SEE demonstrates that the proposal will achieve the desired future character of the locality and will maintain the relationship with adjoining and surrounding development.

The proposal will provide consistency in scale, form, proportions, setbacks and materials.

Having regard to the analysis and assessment within this report, it is therefore recommended that the application be supported and granted consent.

MOAMA BOWLING CLUB

