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ROCKEMAN TOWN PLANNING

# Statement of Environmental Effects Development Application



**571-577 Punchbowl Road, Punchbowl**

Enclosure and use of the existing balconies on the first floor and use of mezzanine level for office uses

*Updated March, 2023*

Prepared by:

**ROCKEMAN TOWN PLANNING**

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# Introduction

This Statement of Environmental Effects has been prepared on behalf of the Client. This Statement has been prepared pursuant to Section 4.12 of the Environmental Planning and Assessment Act (EPA Act), 1979 and Clause 50 of the Environmental Planning and Assessment Regulation, 2000.

This Statement accompanies a Section 4.15 Modification Application for enclosure of the existing first floor balconies, use as a gym space for women and special needs children and use of the mezzanine level as office space at No. 571-577 Punchbowl Road, Punchbowl.

The purpose of this document is to provide a context of the subject site and its surrounding local environment, provide a detailed description of the proposed development, assess the compliance of the proposal in relation to subject planning policies and controls and examine the environmental, social and economic effects of the proposal against the Evaluation Criteria prescribed under Section 4.15 of the EPA Act, 1979.

The proposed development is permissible with Council's consent in the RE1 Public Recreation zone under Canterbury-Bankstown Local Environmental Plan 2023 and Canterbury-Bankstown Development Control Plan 2023. The proposal is consistent with the aims and objectives of the relevant environmental planning instruments and an assessment of the proposal has not identified any adverse impacts that are likely to result from the proposed development.

## Relevant History

DA-8668/96 was approved on 29 January 1999 as a Development Application to construct a sports clubhouse/facility and associated parking at Parry Park, Punchbowl. The clubhouse is constructed and is in use by the Australian National Sports Club (ANSC).

**CANTERBURY CITY COUNCIL**  
City of Cultural Diversity

Administration Centre, 137 Branshaw Street,  
CAMPBELL NSW 2194  
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Telephone (02) 9780 9300  
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Please address all correspondence to:  
MR JIM MONTAGUE  
GENERAL MANAGER  
PO BOX 77, CAMPBELL 2194

**Applicant:** Australian National Sports Club Inc.  
PO Box 6002  
Business Centre  
LAKEMBA 2193

**D.A. NO:** 8668/96  
**FILE NO:** 716/571D  
CDC012199.cms/3

**NOTICE OF DETERMINATION  
OF  
DEVELOPMENT APPLICATION**  
Environmental Planning and Assessment Act 1979, Section 81 (1) (a)

**Property:** 571-577 Punchbowl Road, Punchbowl.

**Development:** Development Application to construct sports clubhouse/facility and associated parking at Parry Park, Punchbowl.

**Building Code of Australia Building Classification:**  
CLASS: 9b - Assembly Building  
5 - Offices

**BEFORE COMMENCING BUILDING WORK, you must obtain a Construction Certificate from the Council or an Accredited Certifier.**

The Development Application described above has been determined in the following manner:

1. THAT the application be APPROVED subject to the following conditions:
  - 1.1 The development being carried out substantially in accordance with plans received by Council on 31 October 1996, amended plans received 19 August 1998, and Traffic and Carparking Study received 11 November 1998 except where amended by the conditions of consent.
  - 1.2 The use of the building being restricted to sporting and recreational activities and not being used for social or similar functions.
  - 1.3 51 off-street car spaces being provided in accordance with the submitted plan and being sealed and lined. The car spaces meeting the requirements of Council's Carparking Code (DCP 20).
  - 1.4 Adequate lighting being provided and maintained in the carparks. Details to be submitted to Council for approval.
  - 1.5 The proposed pathway to be lit to ensure the safety of pedestrians with consideration being given to adjoining residents. Lighting details are to be in accordance with AS 1158.1:1986.
  - 1.6 Any security lighting to be installed not to affect the amenity of the adjoining residences.
  - 1.7 The submission of a certificate under Section 73 of the Water Board (Corporation) Act 1994.

CTD

**CANTERBURY CITY COUNCIL**

DA NO: 8668/96  
FILE NO: 716/571D

CTD

- 2.10 Any works to be carried out by Council at the applicant's cost need to be applied for in advance.
- 2.11 Private contractors shall submit an application and pay an inspection fee to Council prior to commencement of any works on the footpath or roadway. All work to be done under the supervision of Council.
- 2.12 The relevant Council Manuals and AUS-SPEC specifications referred to are available from Council for a fee.
- 2.13 The drainage and landscape plans submitted for approval will be assessed free of charge. Amended plans however, submitted as a result of a previous rejection(s) will be subject to a reassessment fee which is required to be prepaid.
- 2.14 Upon notification from you that the drainage and/or landscaping has been completed in accordance with the previously approved plans, an inspection will be carried out by Council free of charge. If the work is not satisfactory and results in the need for Council to re-visit the site this will be subject to a fee which is required to be prepaid.
- 2.15 To obtain Council's "Landscape Guidelines" detailing requirements for the submission of landscape plans and final landscape inspection. The landscape checklist cover sheet included in the guidelines is to be filled out and submitted with the landscape plans. The final landscape inspection checklist is to be submitted prior to Council making the final landscape inspection.
- 2.16 The Development Consent hereby granted will automatically lapse and become void within two years from the consent date pursuant to Section 95(2) of the Act unless the development has substantially commenced within that time.
- 2.17 They must enter into a lease for the land prior to commencement of work.

DATE FROM WHEN CONSENT OPERATES: 29 / 1 / 1999

DATE WHEN CONSENT LAPSES: 29 / 1 / 2001

JIM MONTAGUE  
GENERAL MANAGER  
Per: [Signature]

Enclosure

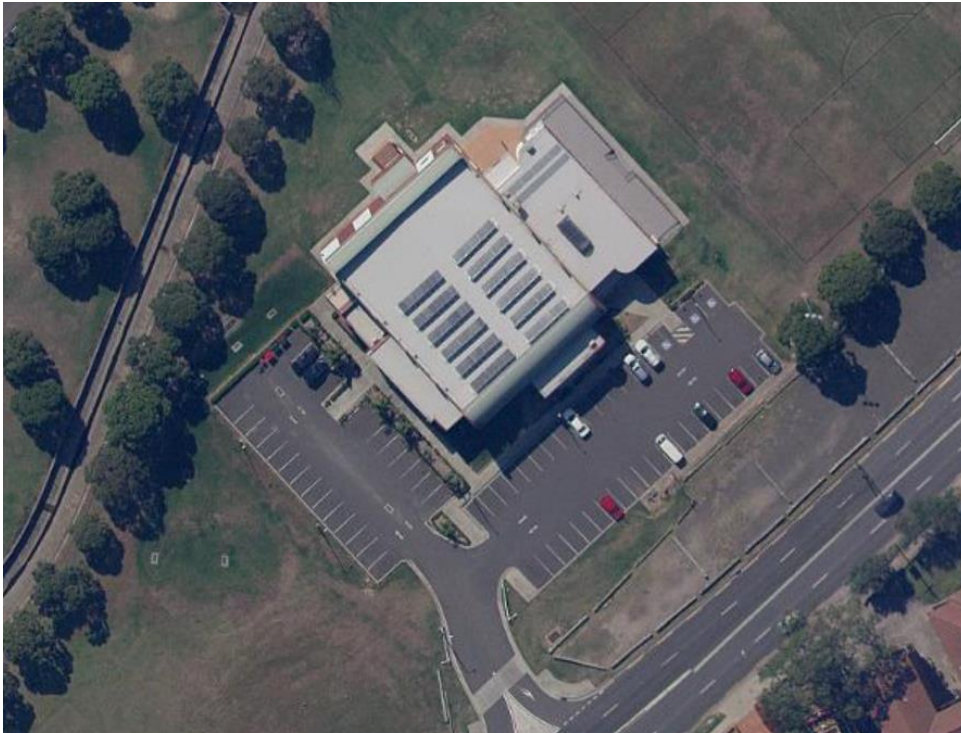
CITY OF CULTURAL DIVERSITY

Figure 1: Original consent for the construction of the recreational facility

# Site Location and Description

## Site Description and Locality

The site is legally described as Lot 7061 DP 1058541 and is known as No.571-577 Punchbowl Road, Punchbowl. The site is a recreational facility located within Parry Park. Parry Park is located off Punchbowl Road, Punchbowl which resides to the south of Sydney. The subject site is within the Canterbury - Bankstown local government area. An aerial map of the site is shown in Figure 1 below.



**Figure 2:** Aerial Map  
**Source:** Six Maps, 2019

The site is a rectangular shaped allotment within Parry Park and is currently occupied by a two (2) storey recreational used building for sports activities. The building is surrounded by a car park accessed from Punchbowl Road. The existing building is setback approximately 30 metres from Punchbowl Road. The existing building is not identified as a heritage item or within a conservation item under the Canterbury Local Environmental Plan 2012. Images of the site and the surrounding locality are shown below in Figures No. 2-6.





**Figure 3:** Image of Subject site from the road

**Source:** Google Maps, 2021



**Figure 4:** Image of Mezzanine level which is currently enclosed with mesh fly screens

**Source:** Google Maps, 2021

# Development Proposal

The subject Development Application seeks consent for enclosure of the existing first floor balconies, use as a gym space for women and special needs children and use of the mezzanine level as office space at No. 571-577 Punchbowl Road, Punchbowl.

The subject development application forms part of a grant application to fund the proposed building works. Reports assessing the building's consistency with fire, access and BCA requirements have not been prepared because the works and building upgrades will only be completed if ANSC is successful in obtaining funding through the grants process. Any required reports could be prepared prior to a the issue of a Construction Certificate as a condition imposed by Council.

## **Development Proposal**

The application specifically seeks consent for:

- Enclosure of the existing balconies on the mezzanine level with brick and aluminium framed glass windows on the northern side of the building;
- New partition walls within enclosed balcony;
- Size of aluminium framed glass windows are a maximum of 1.7m (high) x 5m (wide);
- Awning/ roof structure over balcony;
- Use of the enclosed balconies as a gym space used for women and special needs children;
- Use of eastern and southern facing mezzanine floor as an office;
- Inclusion of a stairlift (based on funds from grant approval) to allow children to access the balcony area;
- Any building, access or fire rated site upgrades as necessary to comply with the BCA/NCC.

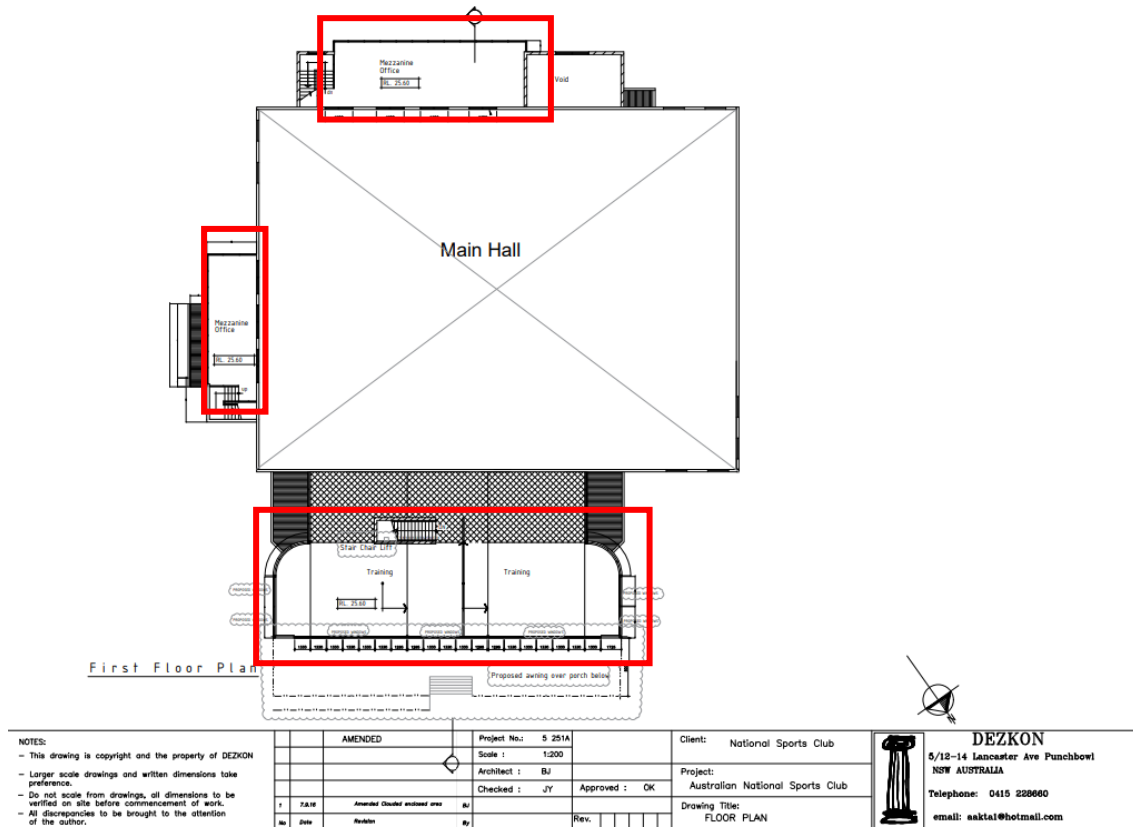
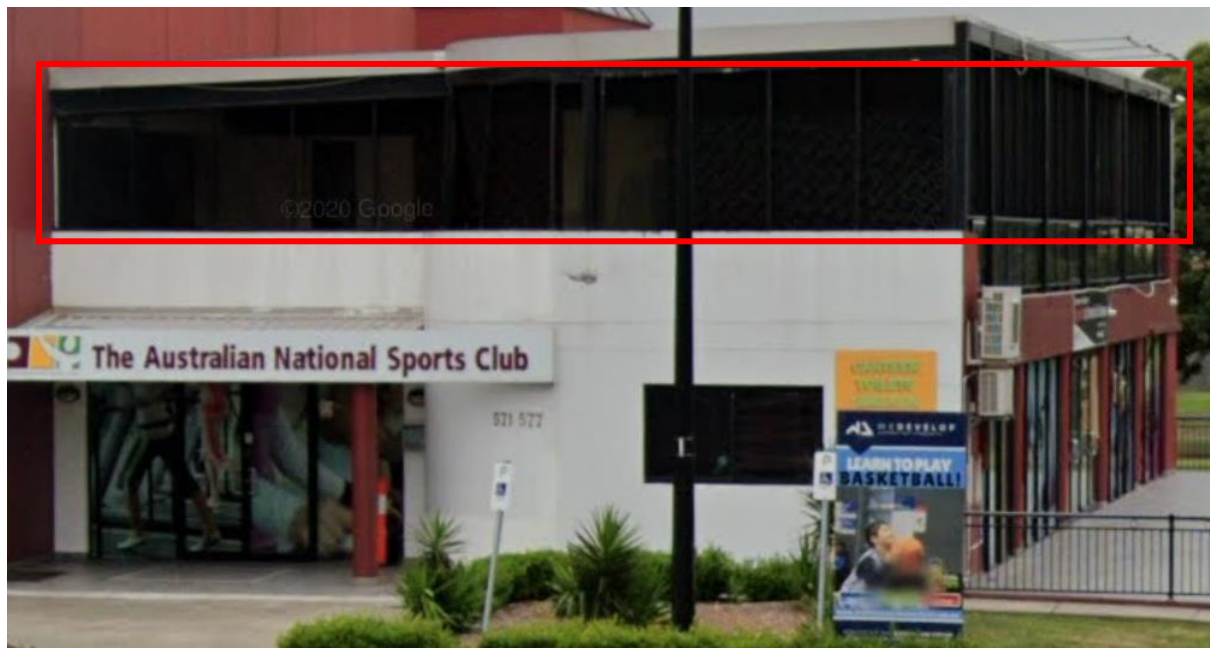
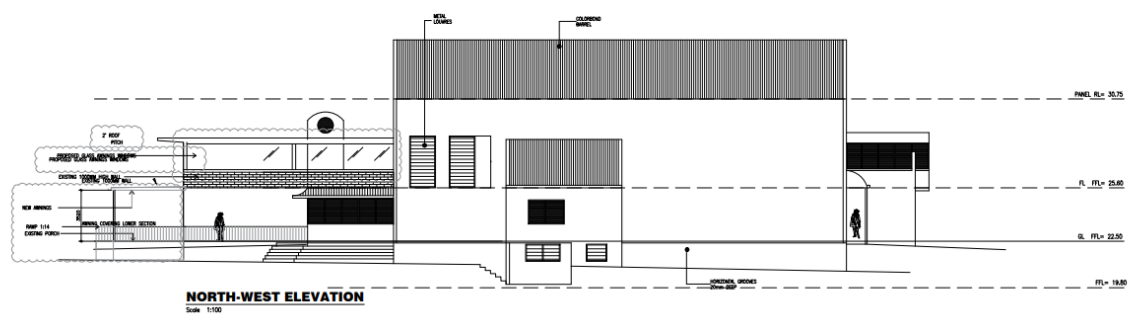
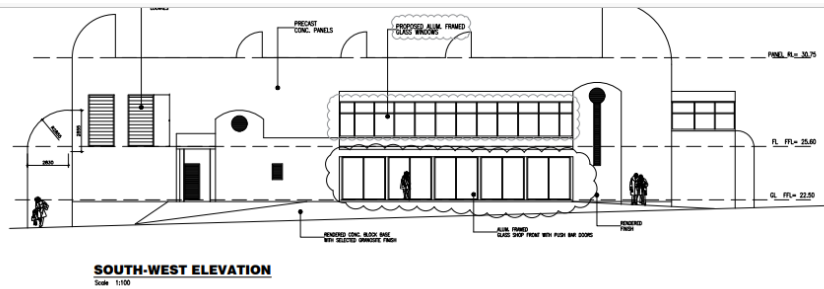
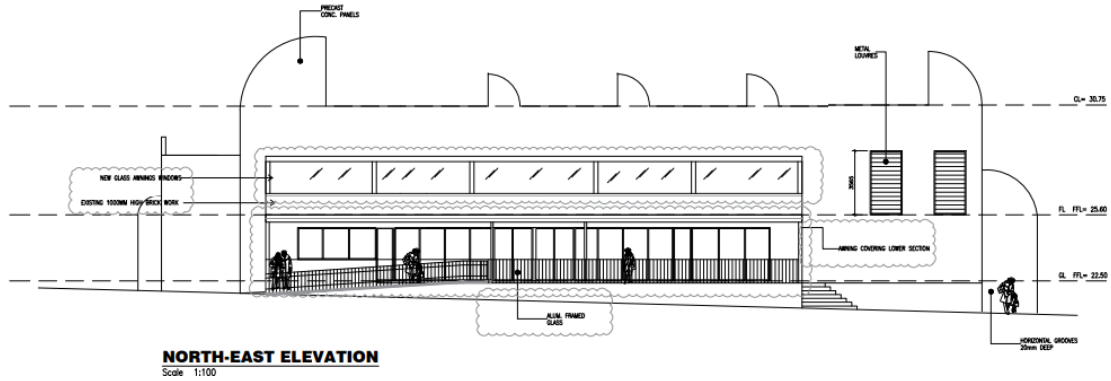
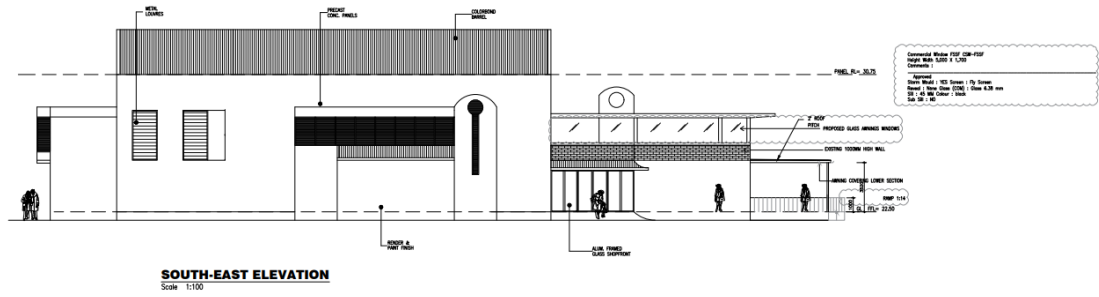


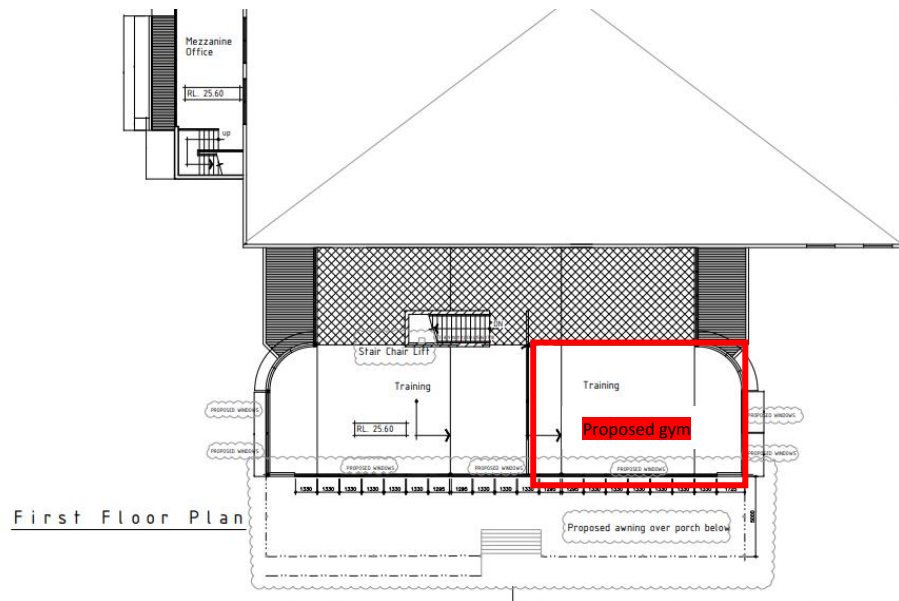
Figure 5: First floor plan of building





**Figure 6, 7, 8, 9 and 10:** Replacement of mesh fly screens with built up brick walls and aluminium framed windows





**Figure 11:** Proposed enclosed balcony and proposed awning with partition walls to separate the space in to tow.

# Statutory Planning Framework

## Canterbury-Bankstown Local Environmental Plan 2023

### Zoning

The site is zoned RE1 – Public Recreation, as prescribed by the Canterbury-Bankstown LEP Zoning Map.



**Figure 9:** Zoning Map Extract

**Source:** Canterbury-Bankstown LEP 2023

The objectives of this zone are:

#### **Zone RE1 Public Recreation**

##### **1 Objectives of zone**

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

##### **2 Permitted without consent**

*Environmental protection works*

##### **3 Permitted with consent**

*Aquaculture; Boat launching ramps; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Emergency services facilities; Environmental facilities; Flood mitigation works; Information and education facilities; Jetties; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Restaurants or cafes; Roads; Sewerage systems; Water recreation structures; Water supply systems*

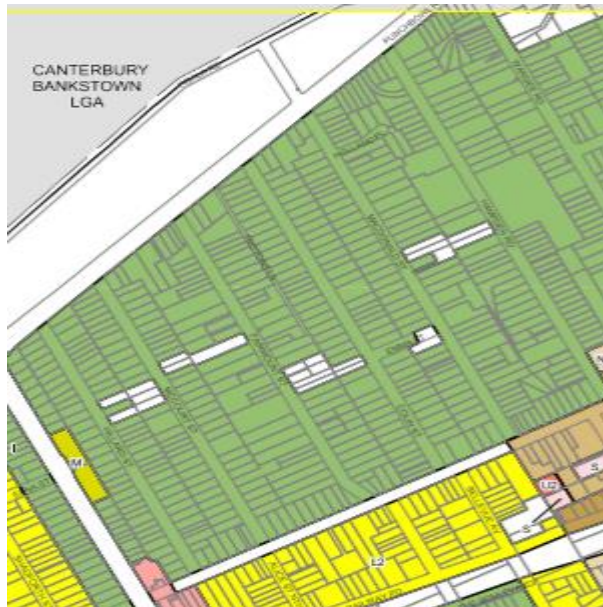
##### **4 Prohibited**

*Any development not specified in item 2 or 3*

The proposed development includes alterations to the existing indoor recreational facility and therefore is permissible with consent.

## Height

The subject site does not have a prescribed height limit under Canterbury-Bankstown LEP and the proposal does not include alterations to the height of the building. The application is for the enclosure and use of the first-floor balcony and mezzanine level.



**Figure 12:** Height of Buildings Map Extract

**Source:** Canterbury-Bankstown LEP 2023

## Floor Space Ratio

The site does not have a prescribed Floor Space Ratio under Canterbury-Bankstown LEP 2023. The proposal includes the enclosure of previously constructed open balcony however the proposal does not aim to modify the setbacks, levels or building envelope however aims to make the balcony and mezzanine spaces more functional and useable for additional recreational facilities.



**Figure 13:** Floor Space Ratio Map Extract

**Source:** Canterbury-Bankstown LEP 2023

**Canterbury-Bankstown Development Control plan 2023**

The following table outlines the proposed development's compliance with the relevant provisions of the Canterbury-Bankstown DCP.

<b>Control</b>	<b>Complies</b>	<b>Comment</b>
<b>3.2 Parking Provision Rates</b> <b>Recreation Areas and Facilities</b> Other facilities Parking study with a survey of similar facilities is required	Provided	The site is surrounded by a street level car park with accessible spaces. Council has also provided additional parking along Koala Road (to the rear of the facility) which is alongside Parry Park. Should additional accessible parking be required Council could condition it as part of the consent that existing spaces be converted to accessible spaces in the car park. A parking study has been provided.

## Section 4.15 Evaluation

### **S.4.15(1)(a) The provisions of any planning instrument, draft environmental planning instrument, development control plan or regulations**

The development proposal is pursuant to Canterbury-Bankstown LEP and DCP. The assessment shows that the proposed development is generally consistent with the objectives of the LEP and DCP. Should the proposal require minor building upgrades to meet the requirements of the BCA then the reports can be prepared at Council's request. Considering the Australian National Sports Club is a not-for-profit organisation it requires funding to prepare required reports such as BCA and accessible reports. These reports could be conditioned as part of the consent in order to obtain funding.

### **S.4.15(1)(b) Impacts on the environment**

#### **Context and Setting**

The proposed use and alterations is considered to be consistent with the scale and character of the existing indoor recreational facility.

#### **Access, transport and traffic**

The proposed development will not result in any adverse impact on traffic and transport in the immediate vicinity. The subject site has a large on-site parking provisions within a street level carpark surrounding the building. A parking and traffic report has been provided as an Annexure to the application.

#### **Utilities**

Existing utility services will adequately service the development.

#### **Flora and fauna**

The proposal does not include the removal of any flora and fauna and will not impact the local environment.

#### **Waste collection**

Normal commercial waste disposal applies to this business and will have a dedicated bin area.

#### **Natural hazards**

The site is not affected by any known hazards.

#### **Economic impact in the locality**

The proposed use is compatible with the current uses of the recreational building.

#### **Site Design and Internal Design**

The proposed use is appropriate having regard to the context of the site and the objectives of the relevant planning provisions. The use will contribute positively to the surrounding area.

#### **Construction**

The development will be carried out in accordance with the provisions of the Protection of the Environment Operations Act 1997. Normal site safety measures and procedures will ensure that no site safety or environmental impacts will arise during construction.

### **S.4.15(1)(c) The suitability of the site for the development**

The subject use is considered suitable to the site and surrounding locality.

**S.4.15(1)(d) Any submissions received in accordance with this Act or the regulations**

Submissions that will be received by Council will be assessed in accordance with the EPA Act, 1979 and other relevant planning controls.

**S.4.15(1)(e) The public interest**

The proposed development is considered to be consistent with the existing use of the recreational facility and is consistent with the objectives of the relevant planning controls and therefore approval of the proposal is considered to be within the public interest.



# Conclusion

The proposed development application seeks consent for enclosure of the existing first floor balconies, use as a gym space for women and special needs children and use of the mezzanine level as office space at No. 571-577 Punchbowl Road, Punchbowl.

The proposed development is permissible with consent and is considered to generally satisfy the controls and objectives of the relevant planning instruments. The proposed development implements a use that provides a suitable scale within the existing recreational facility and its surrounding context.

In summary, in consideration of the merits of the proposal and the absence of any adverse environmental impacts, it is recommended to Council to grant consent to this development, subject to appropriate conditions.