

STATEMENT OF ENVIRONMENTAL EFFECTS FOR MINOR COMMERCIAL/INDUSTRIAL DEVELOPMENTS

Car parking area extension at Pacific Palms Bowling Club

At

8 Paradise Drive,
Smiths Lake, NSW, 2428
Lot 58 DP 774352

For

Pacific Palms Bowling Club Ltd

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Property Details:

Lot 58 DP 774352

8 Paradise Drive, Smiths Lake, NSW, 2428

Proposal Description:

Proposed Car parking area extension at the Pacific Palms Bowling Club include:

- An extended parking space of approximately 1,171 sqm, connected to the existing parking area and driveway.
- 67 new car parking spaces are proposed including 2 accessible parking spaces.

Suitability of Site:

Land use zone of the site: LEP zone RU2 – Rural Landscape

Is the proposed use permissible in the zone:

Yes ☒ No ☐

Is the proposal consistent with the zone objectives:

Yes ☒ No ☐

Operating Conditions:

Proposed hours of operation:

As existing

Number of Staff

As existing

Carparking:

Are there any car parking spaces onsite:

Yes ☒

Number of Staff

As existing

Does the proposal comply with the required number of car parking spaces in accordance with Council's Car Parking Policy/ Industrial Development Code: Yes.

Disabled Access and Facilities:

Is disabled access available to the premises:

Yes, existing accessible ramps to remain. Two additional dedicated accessible car parking spaces are proposed.

Are disabled toilet facilities available to the premises:

Yes, no change

Noise

Will the proposed development increase local noise levels
(for example air conditioning units, cool room motors): Yes, no change

Applicant's Authority:

What is the zoning of the subject land?	RU2 Rural Landscape
What is the current use of the land/building?	Existing Bowling Club
Is your proposal:	
Permissible in the zone?	Yes
Consistent with the zone objectives?	Yes
Does your proposal comply with the relevant:	
Development standards (i.e. FSR, heights) in the Local Environmental Plan?	Yes
Development control plan (e.g. setbacks, car parking)?	Yes

Name: Ian Sercombe Architect

Date: 26 Feb 2025

Signature:

