

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

Contents

Property Details: 2

Proposal Description: 2

Suitability of Site:..... 2

Operating Conditions: 2

Carparking:..... 2

Disabled Access and Facilities:..... 2

Noise..... 3

Applicant's Authority: 3

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:

