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Statement of Environmental Effects

Proposed alterations and additions to existing clubhouse

Lot 2 DP 1033666

2 Strand Street, Forster

April 2025

Final

Prepared for
Forster Bowling Club

Project No. 24182

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1. INTRODUCTION

This Statement of Environmental Effects has been prepared in relation to alterations and additions to the existing Forster Bowling Club Clubhouse, on land at Lot 2 DP 1033666, 2 Strand Street, Forster.

A site locality map is at Figure 1.1.

The proposal includes an addition to the western part of the existing Clubhouse building, to provide:

- an indoor/outdoor enclosable dining area;
- an enclosed kitchen/café; amenities; and
- a playground at the western elevation.

A shade canopy is proposed to extend from the southern elevation of the proposed addition over the northern part of the south-western bowling green on the site.

The proposal also includes internal alterations to the western part of the existing Clubhouse building to provide a new bar between the existing Clubhouse and the new addition.

External alterations to the northern elevation of the existing Clubhouse include changes to the roof, with a parapet to be provided along the northern elevation of the building to match the parapet to the proposed western addition to the building.

The proposed addition to the existing Clubhouse will have a total floor area of about 606.5m² (which includes the kitchen/café, amenities and playground area). The additional patron/seating area (the indoor/outdoor enclosable dining area) will equate to about 414m².

The proposed development is local development and subject to assessment under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The purpose of this Statement of Environmental Effects (SoEE) is to describe the proposed development and consider the potential environmental impacts of that development having regard to the matters for consideration under Section 4.15 of the EP&A Act.



Site Locality Map

28/10/2024

Project: State of Environmental Effects - Lot 2 DP1033666

Legend

Subject Site

2 Strand Street, Forster

0 20 40 60 80 100 m

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Figure 1.1: Site locality map (Source: Google Maps 2024)

1.1 The Site

The site comprises land described as Lot 2 DP 1033666, 2 Strand Street, Forster.

The site is on the south-eastern corner of the intersection of Strand Street with Macintosh Street.

Lot 2 DP 1033666 exists in the separate northern and southern parts, separated by Lot 1 DP 623096 and Lot 2 DP 1067014, which were acquired by the Bowling Club following the closure of the former public road at the western end of Middle Lane.

The northern part of Lot 2 DP 1033666, with frontages to Strand Street (north) and Macintosh Street (west), is occupied by the existing Forster Bowling Club building, associated open car parking areas and four (4) bowling greens. The northern part of the site is zoned *RE2 – Private Recreation* under the provisions of *Great Lakes Local Environmental Plan 2014* (LEP). Residential development is to the north (opposite side of Strand Street), west (opposite side of Macintosh Street) and east.

The southern part of Lot 2 DP 1033666 is occupied by the Forster Entertainment Centre building, with open car parking and driveway areas to the east and south of that building. The southern part of the site is zoned *R2 – Low Density Residential* under the LEP. Residential development is to the east and north-east. Land to the west is occupied by the Forster Palms Motel, also owned by the Forster Bowling Club.

The existing bowling club, with associated infrastructure and facilities, is a 'registered club' as defined for the purposes of the LEP.

The following photos show the condition of the land and part of the northern elevation of the existing Clubhouse on the site.



Photo 1.1: Looking south from Strand Street showing the northern elevation and front entry of the existing Clubhouse, to be altered as part of the proposal.



Photo 1.2: Looking east from Macintosh Street toward the western elevation of the existing Clubhouse. The proposed westerly addition to the Clubhouse will occupy approximately the northern (left hand side) half of the bowling green shown in the photo.



Photo 1.3: Looking south-east from the north-western corner of the site showing the western bowling greens and location of the proposed additions which will be over the northern part of the south-western green in the background. The north-western green in the foreground will be unchanged.

1.2 The Proposed Development

The proposal includes an addition to the western part of the existing Forster Bowling Clubhouse building (in the northern part of the site).

The proposed alterations and additions to the existing Clubhouse and bowling green are shown on plans prepared by Murray James Building Design and Planning, *Forster Bowling Club, Alterations and Additions, 2 Strand Street, Forster NSW 2428*, (Issue C, dated 21.03.25).

An extract of the site plan is at Figure 1.2. An extract of the floor plan for the proposed addition (also showing changes to the floor plan at the western end of the existing Clubhouse building), is at Figure 1.3.

The proposed addition to the existing Clubhouse will have a total floor area of about 606.5m². The proposed addition will comprise:

- an indoor/outdoor enclosable dining area (floor area of approximately 414m²);
- an enclosed kitchen/café (floor area of approximately 58m²);
- amenities (floor area of approximately 80.5m²); and
- a playground at the western elevation (floor area of approximately 54m²).

The proposed addition will result in an increase in total floor area of the Clubhouse building from about 1913.5m² to 2520.0m².

The plans indicate that the proposed addition to the western end of the Clubhouse will have an elevated floor, supported on structural members. The sub-floor area to the proposed addition is proposed to be constructed as a water tank, with a slab base for the tank to be constructed at or near existing ground level.

A shade canopy is proposed to extend from the southern elevation of the proposed addition over the northern part of the south-western bowling green on the site.

The proposal also includes internal alterations to the western part of the existing Clubhouse building to provide a new bar between the existing Clubhouse and the new addition. Removal and/or reconfiguration of existing amenities at the western end of the existing Clubhouse is also proposed to adjoin part of the new amenities in the proposed addition..

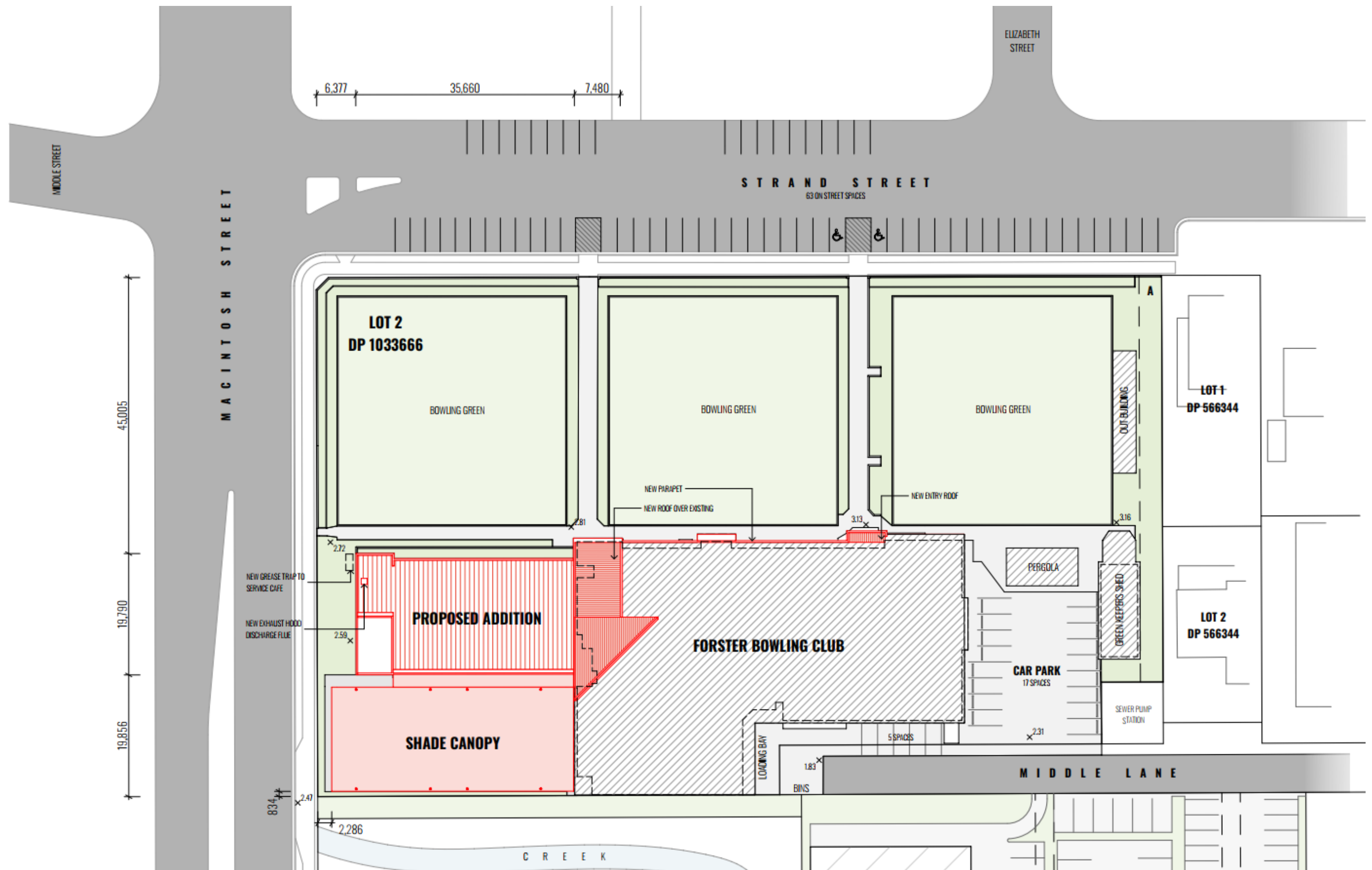
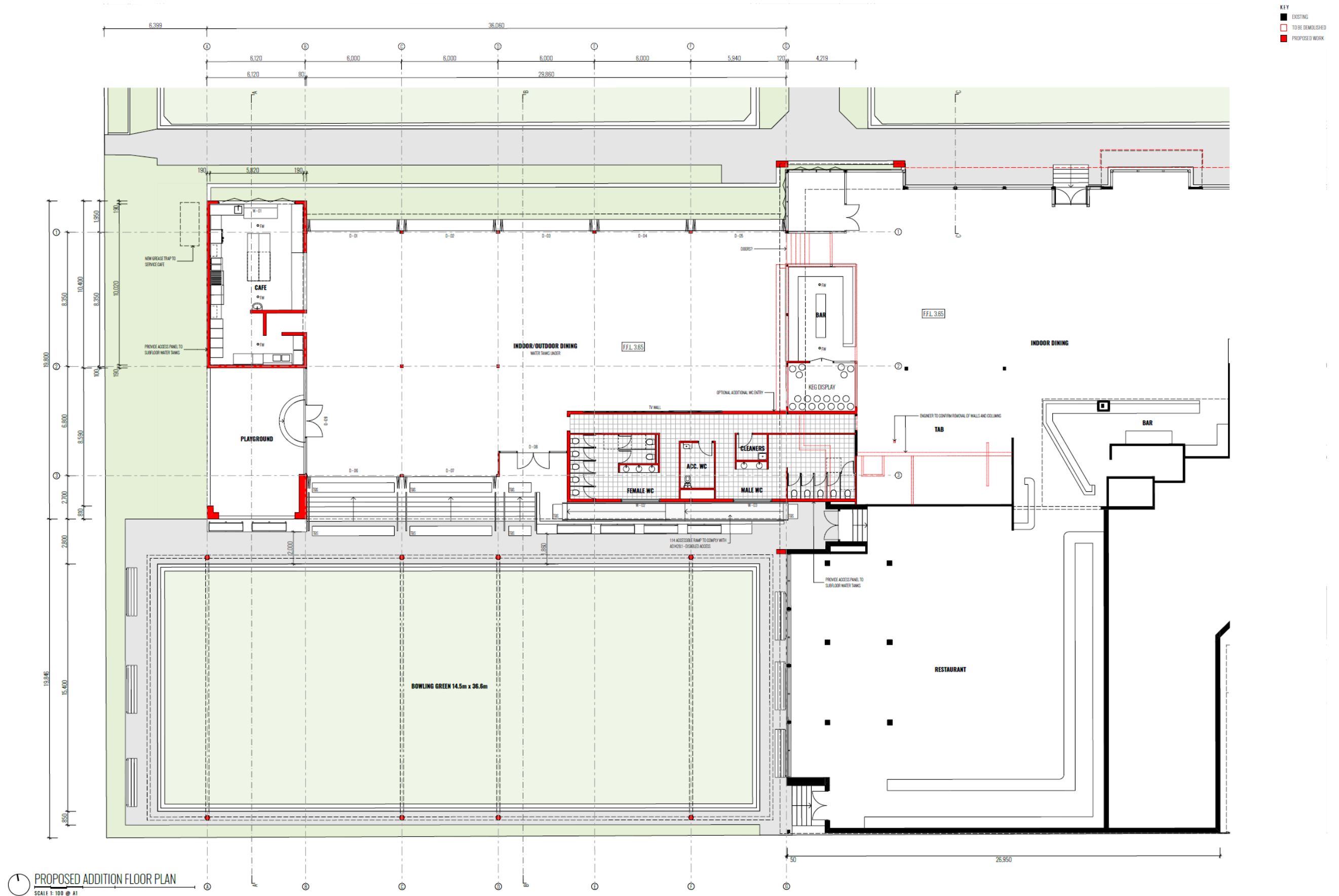


Figure 1.2: Site Plan Extract (Source: Murray James)
Not to scale. North approx to top of page.



External alterations to the northern elevation of the existing Clubhouse include changes to the parts of the existing roof (at the north-western corner of the building and over the existing main building entrance) and to the front (northern) façade of the Clubhouse, with the addition of a roof parapet to run the length of the northern elevation of the existing Clubhouse and around the northern, western and southern elevations of the proposed addition.

2. PLANNING INSTRUMENTS

2.1 State Environmental Planning Policies

Table 2.1 summarises the applicability of any State Environmental Planning Policies (SEPPs) to the proposed development.

Table 2.1: Summary of State Environmental Planning Policies (SEPPs)

SEPP / Chapter	Relevance to the proposal
SEPP (Industry and Employment) 2021	
Chapter 3 – Advertising & Signage	<p>The proposed development involves alterations to the existing Clubhouse signage, including the installation of wall mounted 3D illuminated block lettering on the proposed new roof parapet to the northern elevation of the existing building, and to the western elevation of the proposed addition.</p> <p>The signage is within the definition of <i>building identification sign</i> for the purposes of the <i>Standard Instrument—Principal Local Environmental Plan</i>.</p> <p>There are no provisions in Chapter 3 of the SEPP relating to business identification signs. No other signage/advertising signage is proposed.</p>
SEPP (Resilience and Hazards) 2021	
Chapter 2 – Coastal Management	The site is not land mapped as being subject to consideration under Chapter 2 of this SEPP.
Chapter 3 – Hazardous & Offensive Development	The proposal does not involve potentially hazardous or offensive development. Chapter 3 of this SEPP is not applicable.
Chapter 4 – Remediation of Land	<p>The land is used for the purposes of a registered club and the proposed development will provide additional floor space for the club.</p> <p>There are no matters that warrant further assessment for the purposes of Chapter 4 of the SEPP.</p>
Other SEPPs	
SEPP (Housing) 2021	N/A

SEPP / Chapter	Relevance to the proposal
SEPP (Biodiversity Conservation) 2021	There are no relevant provisions within the SEPP.
SEPP (Primary Production) 2021	N/A
SEPP (Planning Systems) 2021	N/A. The site is not a State Significant Development Site for the purposes of Schedule 2 of the SEPP. The proposal does not constitute State or regionally significant development for the purposes of Schedules 1 and 6 of the SEPP.
SEPP (Transport and Infrastructure) 2021	<p>Clause 2.122 of <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> outlines circumstances where proposals might constitute <i>traffic-generating development</i>. Development which might constitute traffic-generating is specified in the table to Schedule 3 of the SEPP.</p> <p>The site is on the eastern side of Macintosh Street. Macintosh Street is a classified road.</p> <p>For the purposes of Clause 2.122(1)(b) and (2)(b) of the SEPP, the site has direct pedestrian access to the eastern side of the classified road in Macintosh Street and also to the southern side of Strand Street (which connects to the classified road).</p> <p>Development involving a 'registered club' is not listed in Schedule 3 of the SEPP. As such, the proposal is for 'any other purpose' for the purposes of Schedule 3.</p> <p>As the development involves an enlargement/extension of existing premises, the relevant size or capacity specified in the table to Schedule 3 of the SEPP is the additional (rather than the total) size or capacity of the premises as a result of the enlargement/extension. In this regard, the SEPP provides that development for 'any other purpose' will constitute <i>traffic-generating development</i> if it will result in the generation of an additional 50 or more motor vehicles per hour.</p> <p>To determine the parking demand for both on-street and off-street parking in the vicinity of the Bowling Club, surveys were conducted during peak operational times. The results of these surveys are detailed in the document entitled <i>Traffic and Parking Impact Assessment - Proposed alterations and additions to the Forster Bowling Club, 2 Strand Street, Forster</i> (prepared by Traffic Solutions Pty Ltd; reference 22.23.042 dated 10 April 2025) which accompanies the DA.</p> <p>The Traffic and Parking Impact Assessment concluded that the potential additional traffic generated by the proposal can be calculated by utilising the number of persons per vehicle (i.e., 2.3 persons/vehicle on a Friday evening) as 26 vehicles either approaching or departing the club. This traffic generation is minor, particularly when there are three (3) approach roads to the on and off-street parking areas. This minor traffic generation does not trigger referral to TfNSW as it does not constitute <i>traffic-generating development</i>.</p> <p>Further discussion of the Traffic and Parking Impact Assessment is at Section 2.4.3 of this report.</p> <p>The proposal will not affect any powerline easements (for the purposes of Division 5 of the SEPP).</p>

2.2 Great Lakes Local Environmental Plan 2014

The land in the northern part of the site, which is subject to the proposed development, is zoned *RE2 Private Recreation* under the provisions of *Great Lakes Local Environmental Plan 2014* (LEP). Land in the southern part of the site, which is not subject to any proposed work, is zoned *R2 Low Density Residential* under the provisions of the LEP.

The existing bowling club and associated infrastructure and facilities is a ‘*registered club*’ as defined for the purposes of the LEP. The proposal is for alterations and additions to the existing registered club on the land and is permitted with consent in the RE2 zone.

Clause 2.3(2) of the LEP states that:

The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.

The objectives of the *RE2 – Private Recreation* zone are:

- *To enable land to be used for private open space or recreational space.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*
- *To provide for caravan parks and camping grounds and ancillary activities.*

The existing use of the land, and the proposed development, is consistent with the first, second and third objectives of the RE2 zone. The fourth objective is not relevant to this proposal.

As mentioned above, no development is proposed in the southern part of the land, which is zoned *R2*. On that basis, the objectives of the *R2* zone have not been considered in relation to the proposed development.

Table 2.2 is a summary of the relevant LEP provisions applying to the site.

Table 2.2: LEP Provisions

Development Control	Control	Proposal
4.3 Height of Buildings	8.5 metres	<p><8.5 metres.</p> <p>The proposal is for alterations and additions to the existing Forster Bowling Clubhouse building. The proposal will also involve alterations to part of the roof of the existing Clubhouse and a new roof parapet.</p> <p>The height of the existing building(s) will not change via the proposal. The height of the proposed additions will be approximately 6.540 metres to the top of the parapet, consistent with the existing height of the existing/main Clubhouse building.</p>
4.4 Floor Space Ratio	N/A	<p>The land in the northern part of the site, which is subject to the proposed development, is zoned RE2. Land zoned RE2 is not subject to FSR controls.</p>
5.1 Heritage	Not mapped	<p>The site and/or existing buildings are not listed as an item of environmental heritage and are not in proximity to any listed items.</p>
5.21 Flood Planning	Consideration of objectives	<p>The site is mapped as being within the flood planning area. A flood level certificate from Mid-Coast Council (9 December 2024) has indicated that the expected 1% AEP (flood) level to 2060 (and 2100) is 3.2 metres AHD.</p> <p>The floor level of the proposed addition to the western end of the Clubhouse building will be at the same finished floor level (~RL 3.65 metres AHD) as that of the existing Clubhouse building. The proposed development will be consistent with the objectives in Clause 5.21(1) of the LEP.</p>
7.1 Acid Sulfate Soils	Class 3	<p>The site is mapped as containing Class 3 Acid Sulfate Soils. The plans indicate that the proposed addition to the western elevation of the Clubhouse will have an elevated floor, supported on structural members. The sub-floor area to the proposed addition is proposed to be constructed as a water tank, with a slab base for the tank to be constructed at or near existing ground level.</p> <p>There is unlikely to be any works >1 metre below the natural ground surface and/or works by which the water table is likely to be lowered by more than 1 metre below the natural ground surface. Subject to this, development consent is not required for the purposes of Clause 7.1 of the LEP, and an acid sulfate soils management plan not required.</p> <p>Erosion and sediment control measures are to be implemented before and during any earthworks associated with the proposed development.</p>

Development Control	Control	Proposal
7.2 Earthworks	Consideration of objectives	There are no details to suggest that any earthworks and/or excavation associated with the proposed development will be significant. Any works are ancillary to the proposed development and consistent with the objectives in Clause 7.2.
7.5 Stormwater Management	Integrate water sensitive design measures	<p>Chapter 11 of the DCP provides the framework for demonstrating consistency with Clause 7.5 of the LEP.</p> <p>The proposed development includes the construction of a ~100,000 litre stormwater storage/detention tank (to the sub-floor area of the proposed westerly addition to the Clubhouse building), as per details in the <i>Stormwater Strategy</i> (prepared by LSW Surveyors dated November 2024) which accompanies the DA.</p> <p>The new roof areas will divert captured stormwater to the 100kL tank (100% of captured roof area, utilising a sealed downpipe system as required) partly for re-use and otherwise for stormwater detention. Any overflow from the tank, as well as runoff from other existing roof areas to the Clubhouse, impervious areas and remaining pervious areas, will discharge to the Council stormwater network.</p>
7.11 Essential Services	<i>The following services are available or adequate arrangements have been made to make them available:</i>	
	<i>(a) the supply of water</i>	Reticulated water is available to the site.
	<i>(b) the supply of electricity</i>	The site is serviced by overhead electricity.
	<i>(c) the disposal and management of sewage</i>	The site is serviced by reticulated sewerage.
	<i>(d) stormwater drainage or on-site conservation</i>	As discussed in relation to Clause 7.5 above.

2.3 Draft Mid-Coast Local Environmental Plan

The *draft MidCoast Local Environmental Plan* ('the draft LEP') was placed on public exhibition between April and July 2024.

While the draft LEP is not yet in force, it is a draft environmental planning instrument (EPI) for the purposes of Section 4.15(1)(a)(ii) of the EP&A Act. Council is to take the provisions of any draft EPI into consideration in the determination of any Development Application (DA) on land to which the draft LEP would apply (if and when the new LEP is made).

Land in the northern part of the site is currently zoned *RE2 Private Recreation*, with land in the southern part of the site zoned *R2 Low Density Residential* under the provisions of *Great Lakes Local Environmental Plan 2014* (LEP). The 2014 LEP will be repealed when (and if) the draft LEP is gazetted.

According to the provisions of the draft LEP, the land in the southern part of the site, currently zoned *R2 Low Density Residential*, will be rezoned to *RE2 Private Recreation* on gazettal of the new LEP. If the draft LEP is adopted in the same form as exhibited, development for the purposes of alterations and additions to the existing club will remain permissible with consent in the RE2 zone.

2.4 Great Lakes Development Control Plan 2014

Great Lakes Development Control Plan 2014 (DCP) applies to the proposed development.

2.4.1 DCP Section 4 – Environmental Considerations

Section 4 of the DCP provides information on environmental matters that may need to be addressed in the design of a development.

Table 2.3: Environmental Considerations

DCP Section		Relationship of development to criteria
4.1	<i>Ecological Impacts</i>	Vegetation within the site consists only of landscaped gardens and manicured bowling greens. The proposed development will not impact any native vegetation and will not have any ecological impacts.
4.2	<i>Flooding</i>	A flood level certificate from MidCoast Council (9 December 2024) indicates that the expected 1% AEP (flood) level to 2060 (and 2100) is 3.2 metres AHD. The alterations and additions to the existing Clubhouse involve an increase in the total floor area of the existing building of about 606.5m ² . The new addition and floor area will extend west from the northern part of the western elevation of the Clubhouse building, over part of the south-western bowling green. The proposed addition will have the same finished floor level (~RL 3.65 metres AHD) as that of the existing Clubhouse building.
4.3	<i>Coastal Risk Planning</i>	The site is not within a coastal risk area.
4.4	<i>Effluent Disposal</i>	The existing bowling club is serviced by reticulated sewerage.
4.7	<i>Bushfire</i>	The land within the site is not mapped as bushfire prone land.

2.4.2 DCP Section 6 – Residential Apartment Buildings, Mixed Use Development and Business Premises

The existing club is a business premises for the purposes of the DCP. Section 6 of the DCP outlines considerations relevant to business premises, summarised in Table 2.4.

Table 2.4: Residential Apartment Buildings, Mixed Use Development and Business Premises

DCP Section	Relationship of development to criteria
<p>6.1 <i>General Building Design</i></p>	<p>The proposed building work will be constructed of new building materials.</p> <p>The proposal will improve the appearance of the existing entrance at the eastern end of the northern elevation of the Clubhouse, resulting in improved aesthetics for the building, and providing an effective visual relationship between the existing building and proposed new additions to the western end of the building.</p> <p>The proposed alteration to the existing part of the Clubhouse building involves the partial replacement of the roof (at the north-western corner of the building) and the installation of a 2.4 metre high roof parapet along the length of the northern elevation (noting that the height of the parapet will be 3 metres for the 6.5 metre width of the main entrance at the eastern end of the Clubhouse building). That parapet will match the parapet to the addition to the western part of the Clubhouse building.</p> <p>The parapet will create visual consistency between the existing part of the Clubhouse building and the proposed addition to the western end of the building, resulting in a cohesive and consistent visual outcome across the overall development.</p> <p>The proposed addition will extend approximately 36 metres further west from the existing Clubhouse building towards the western site boundary with frontage to Macintosh Street, over a currently unbuilt-on area within the site occupied by part of an existing bowling green. In relation to bulk and scale when viewed from both Strand Street and Macintosh Street, the length and height of the proposed additions will be similar to the northern part of the existing two-storey motel building on the land to the south of the site (60 Macintosh Street).</p> <p>When viewed from the north, the main visual component is likely to be the roof parapet which will extend for the length of the northern elevation of the existing Clubhouse and the proposed addition. The northern elevation of the proposed addition will feature large bi-fold (stacker) doors to provide the intended indoor/outdoor amenity to the new dining area, and this will provide some articulation when the stacker doors are open in favourable weather conditions. Additionally, the existing north-western bowling green will provide separation between the corner at the Strand/Macintosh Street intersection and the proposed western addition to the Clubhouse building.</p> <p>When viewed from the south, the shade canopy to be erected over the remaining (southern) part of the south-western bowling green will be the main visual component of the proposed development.</p> <p>When viewed from the west, the western elevation and roof parapet will present as an identifiable 'end' of the building, with a visual outcome consistent with that which might be expected for a large building</p>

DCP Section	Relationship of development to criteria
	<p>associated with a registered club development. The western elevation would be viewed primarily by pedestrians using footpath areas along Macintosh Street to the west of the site and occupants of residential properties along the western side of Macintosh Street. While the western elevation of the proposed addition will occupy an existing unbuilt-on part of the site, it is unlikely to have any detrimental impact on streetscape.</p> <p>In general, the proposed development will complement the existing Bowling Club and Clubhouse and is unlikely to result in any significant adverse visual impact on streetscape or nearby properties.</p> <p>The development is generally consistent with the relevant controls and objectives of general building design outlined in the DCP.</p> <p>The overall design of the building responds to the environment in which it is located and represents a high-quality design achieving the objectives of the DCP controls.</p>
<p>6.2</p> <p><i>Pedestrian Amenity</i></p>	<p>Pedestrian elements within the site comprise flat, concrete footpaths for circulation within and around the site and bowling greens.</p> <p>The proposed development will not have any significant/adverse impacts in relation to pedestrian amenity. As discussed in relation to Section 6.1 of the DCP above, the main change that the proposed development will have on pedestrian amenity on surrounding streets is that the new built form for the additions will be visible from existing footpath areas in Strand Street (north) and Macintosh Street (west).</p>
<p>6.4</p> <p><i>External Building Elements</i></p>	<p>The main visual/external building elements that will result from the proposed development were discussed in detail in this table in relation to Section 6.1 of the DCP.</p> <p>The articulation and quality of external materials and finishes for the proposed works will provide a modern update to the façade and overall appearance of the existing Clubhouse.</p>
<p>6.5</p> <p><i>Building Amenity</i></p>	<p><u>Acoustic privacy</u></p> <p>The proposed westerly addition to the existing building will include an enclosable indoor/outdoor dining area with capacity for up to 414 additional patrons, plus a playground area at the western end.</p> <p>It is understood that the enclosable dining area will be utilised for entertainment, functions and live music from time to time.</p> <p>A <i>Noise Impact Assessment Forster Bowling Club</i> prepared by SLR Consulting Australia (dated 9 April 2025) accompanies the development application and identifies a range of mitigation measures to be implemented to ensure there are no adverse impacts on nearby residential properties. Further details of the <i>Noise Impact Assessment</i> are in Section 3.1 of this Statement.</p> <p><u>Night lighting</u></p> <p>The proposed development includes 3D illuminated signage at the northern and western elevations. The proposed signage at the northern elevation will be installed on the northern elevation of the roof parapet above the main entrance to the Club and will be separated from any residential properties to the north by the existing bowling greens and the roadway in Strand Street (an effective separation distance of more than 70 metres). Strand Street is a two-lane, two-way bitumen-sealed road, with an</p>

DCP Section	Relationship of development to criteria
	<p>additional single lane of front-to-kerb parking on both the northern and southern sides of the road.</p> <p>At the western end of the proposed addition, the proposed signage will be installed to the western elevation of the roof parapet and will be separated from any residential properties on the western side of Macintosh Street by the roadway in Macintosh Street (an effective separation distance of about 40 metres). Macintosh Street is a six (6) lane (four (4) trafficable lanes and two (2) parallel parking lanes) bitumen-sealed road with a median strip containing scattered vegetation.</p> <p>The proposed new signage is to be designed and installed to comply with relevant Australian Standards.</p> <p><u>Site facilities and servicing</u></p> <p>The proposed additions are unlikely to result in any impacts to the existing operation and servicing of the site.</p> <p>The existing loading area immediately south of the main Clubhouse building will remain unchanged. The proposed additions to the western end of the Clubhouse will not alter existing arrangements in relation to site facilities and servicing.</p>

2.4.3 Section 10 – Car Parking, Access, Alternative and Active Transport

Chapter 10 of the DCP outlines requirements for design of parking and access for all development types. The rates of parking for non-residential development are determined in accordance with the Table contained in Section 10.3.1.3 of the DCP.

The main component of the proposed development to be occupied by patrons – as a ‘seating area’ – is the area labelled (on the plans) as ‘indoor/outdoor dining area’ (414m²) in the proposed westerly addition to the existing Bowling Clubhouse. In effect, being within a registered club, that area may be occupied by patrons when they are not dining so it is not a ‘restaurant’. For the purposes of the DCP, the area is best described as a *place of assembly*.

Section 10.3 provides that the nominal car parking requirement for a *place of assembly* is: *1 space per 10 seats or 1 space per 10sqm of seating area*.

As there is no number of seats indicated on the plans, car parking would be based on floor area available as a seating area for patrons. On that basis, the nominal car parking requirement as per the DCP is:

Seating for patrons in the proposed addition: 414m² @ 1 space/10m² of seating area = 41.4 spaces.

To determine the actual parking demand for both on-street and off-street parking in the vicinity of the Bowling Club, surveys were conducted during peak operational times.

The results of these surveys are detailed in the *Traffic and Parking Impact Assessment - Proposed alterations and additions to the Forster Bowling Club, 2 Strand Street, Forster* prepared by Traffic Solutions Pty Ltd (reference 22.23.042 dated 14 April 2025). A copy of the Traffic and Parking Impact Assessment (TPIA) accompanies the Development Application.

The following summarises the key points and findings of the TPIA:

- To determine the parking demand for both on-street and off-street parking in the vicinity of the Club, surveys were conducted during peak operational times. Patronage number surveys were also recorded during the same peak periods.
- The availability of on-street parking in the vicinity was assessed with on-street parking demand surveys undertaken on a weekday.
- The Club operates 2 x 12 seat courtesy mini buses from 4pm each day on a minimum hourly basis. During special events or on especially busy nights, the buses operate on a continuous basis or as demand requires.
- There is a total of 111 car parking spaces on the site, shared between the Bowling Club and Forster Entertainment Centre (in the southern part of the site) facilities. In addition, there are unrestricted parking spaces along the Macintosh Street and Strand Street frontages of the site that are currently utilised by patrons of the Bowling Club site.
- While the plans do not indicate the number of seats proposed in the additions, the number of parking spaces required (by the DCP) for the proposal is 41.4 spaces (@ 1 space per 10m² of the floor area of the seating area).
- To determine the current on and off-street parking demand in the immediate vicinity of the Club, surveys were undertaken at 60 minute intervals along the Macintosh and Strand Street frontages of the site as well as in the car parks at the rear of the Bowling Club and Entertainment Centre facilities. The surveys were undertaken during peak operating times (3.00pm-8.00pm) on Friday, 23 August 2024 and Saturday, 24 August 2024 (see TPIA for detailed discussion).
- The results of the parking surveys were:
 - There are 187 on and off-street parking spaces available to the patrons of the Bowling Club and Entertainment Centre facilities, consisting of:
 - 76 unrestricted on-street parking spaces along the Macintosh Street (western) and Strand Street (northern) frontages of the subject site; and

- 111 on-site (off-street) parking spaces at the rear of the Bowling Club and Entertainment Centre, which are available to patrons of both facilities.
- The peak parking demand recorded was at 6.00pm on both the Friday and Saturday on the surveyed dates with vehicle numbers of 95 and 79 respectively and, based on the statistics obtained from the surveys, the number of remaining available car parking spaces was at least 92 (i.e., 187 spaces minus 95 vehicles) and 108 (i.e., 187 spaces minus 79 vehicles) in the immediate vicinity of the Bowling Club at peak times on Fridays and Saturdays respectively.
- In brief, the results of the patronage surveys undertaken for the purposes of the TPIA were:
 - There are 578 seats available in the club for patrons (includes Eastern Tiger restaurant, main club area and poker machine areas).
 - The peak patronage recorded was at 6.00pm with 224 and 277 patrons on Friday and Saturday respectively.
- The peak parking and patronage times coincided with one another, at 6.00pm on both survey days.
- Based upon the above, and a total floor area of the existing club building of approximately 1913.5m² (GFA), the following ratios were calculated:
 - Peak parking demand/floor space/area
 - Friday, 95 cars and 1913.5m² GFA = **1 space/20.1m²**
 - Saturday, 79 cars and 1913.5m² GFA = **1 space/24.2m²**
 - Peak persons/floor space/area
 - Friday, 224 people and 1913.5m² GFA = **1 person/8.5m²**
 - Saturday, 277 people and 1913.5m² GFA = **1 person/6.9m²**
 - Peak persons/parked vehicle
 - Friday, 95 cars and 224 people = **2.3 persons/car**
 - Saturday, 79 cars and 277 people = **3.5 persons/car**

Importantly, the TPIA found that a significant number of Club patrons will utilise the free courtesy bus or walk or cycle to/from the Club. Acknowledging that fact, and based on the statistics obtained from the surveys, the TPIA concluded that:

- The number of additional patrons who will likely travel to the Club via private vehicle is 60 patrons (i.e., peak persons/floor space of **1 person per 6.9m²** of floor area available for additional seating area, thus 414 divided by 6.9 = 60 people).

- The finding in the above point may potentially require an additional 26 car parking spaces based upon *2.3 persons per parked vehicle* (i.e., $60/2.3 = 26$) or up to 21 spaces based upon the ratio of parked vehicles to floor space/area of *1 space/20.1m²* (as recorded on Saturday 24th August 2024) utilising the recorded persons per parked vehicle statistics. Each of these is less than the DCP requirement for car parking (41.4 spaces, based on the additional floor area available for patron seating of 414m²).

In relation to adequacy of existing parking following the proposed development, the surveys conducted for the TPIA indicated that the existing on and off-street car parking spaces which presently remain available to patrons and staff at peak times on Friday (92 spaces) and Saturday (108 spaces) exceeds the DCP requirements for car parking (41.4 spaces, based on the additional floor area available for patron seating of 414m²). If the DCP car parking requirement of 41.4 spaces (rounded up to 42) was to be applied to the proposal, there is still likely to be at least 50 car parking spaces available at peak time on a Friday, and 66 spaces available at peak time on a Saturday.

By way of comparison, based on the surveys undertaken for the TPIA and the findings of the TPIA in relation to the number of additional patrons who will likely travel to the Club via private vehicle, there is still likely to be at least 66 car parking spaces available at peak time on a Friday, and 82 spaces available at peak time on a Saturday.

Notwithstanding, the TPIA recommended the Club advertise to members that on-site parking is available at the rear of the Bowling Club and the Forster Entertainment Centre, to encourage greater use of the rear parking and reduce the possibility of any overflow parking into residential streets to the north of Strand Street.

The results of the surveys undertaken for the purposes of the TPIA clearly indicate that any increase in car parking demand resulting from the proposed development can be readily accommodated in the existing parking spaces available on and off-street in the immediate vicinity of the site.

Based again on the number of additional patrons who will likely travel to the Club via private vehicle, the TPIA calculated the potential additional traffic likely to be generated by the proposal by utilising the number of persons per vehicle ratio (i.e., 2.3 persons/vehicle on a Friday evening), thus 26 vehicles either approaching or departing the club. The TPIA concluded that the expected traffic generation is minor, particularly given there are three (3) approach roads to the on and off-street parking areas.

2.4.4 DCP Section 11: Water Sensitive Design

The stormwater management arrangements for the proposed development are detailed in the document *Stormwater Strategy for Proposed Alterations & Additions to Forster Bowling Club, Part Lot 2 DP1033666, No. 2 Strand Street, Forster* prepared by LSW Surveyors (Issue 1 dated November 2024).

The plans indicate that the proposed addition to the western elevation of the Clubhouse will have an elevated floor, supported on structural members. The sub-floor area to the proposed addition is proposed to be constructed as a water tank (~100,000 litre capacity), with a slab base for the tank to be constructed at or near existing ground level.

According to the Stormwater Strategy, it is intended that roof water be captured from 100% of new roof areas and directed to the proposed ~100,000 litre rainwater tank (to be constructed in the sub-floor area of the proposed addition), partly for re-use and otherwise for stormwater detention. Any overflow from the tank, as well as roof water from other existing roof surfaces to the Clubhouse, and runoff from other areas within the site, is to be discharged to the public stormwater network.

The Stormwater Strategy also assesses pre and post-development water quality using MUSIC stormwater modelling.

The Stormwater Strategy notes that stormwater will be treated by a combination of traditional drainage measures – as well as water sensitive urban design (WSUD) techniques – relevant to Council's stormwater quality management objectives for the site. Importantly, the Stormwater Strategy determined that all of Council's stormwater quality management objectives can be achieved, except for the load reduction target for Total Suspended Solids (TSS).

Council's stormwater quality management objective with respect to TSS aims for a load reduction target of 80% for TSS. The modelling carried out for the Stormwater Strategy indicates that the reduction in TSS is likely to be slightly less than the target reduction (a shortfall of approximately 4kg/yr).

The Stormwater Strategy notes that the TSS load cannot practically be reduced any further without substantial treatment. The Strategy also notes that the existing site has a low post-development *Event Mean Concentration* (primarily roofs), which means that an overtreatment of the site would be required to reduce the TSS by 80%.

It is important to note that, while there is a shortfall in the load reduction target for TSS, the Stormwater Strategy states that the pre-developed TSS loadings for this site (pervious bowling green) are 30.4kg/yr.

The treated site has reduced post-developed loadings to 15.6kg/yr, being effectively 50% of the pre-developed TSS loadings.

The Stormwater Strategy concludes that, even though the post-development site does not meet the annual average reduction targets as outlined in the DCP, the objective of TSS has been achieved in a practical manner.

2.4.5 DCP Section 14: Waste Management

Section 14 of the DCP contains the controls for the design of waste management facilities for all forms of development. It also provides guidelines for the preparation of a waste management plan (WMP) for building or demolition works. It is expected that conditions of any development consent will include the provision of a WMP prior to issue of any Construction Certificate for any building works.

3. LIKELY ENVIRONMENTAL, SOCIAL & ECONOMIC IMPACTS

The potential environmental impacts of the proposed development are considered in Table 3.1.

Table 3.1: Potential Environmental Impact Summary

Matter	Potential Impacts and Mitigation
Privacy	<p>The proposal is unlikely to result in any adverse impacts in relation to visual or acoustic privacy. The issue of noise (acoustic privacy) is discussed later in this table.</p> <p>The proposed development is separated from any residential properties to the north by Strand Street. Any residential properties to the west are separated from the site by Macintosh Street.</p>
Traffic	<p>The proposal has been considered in the <i>Traffic and Parking Impact Assessment - Proposed alterations and additions to the Forster Bowling Club, 2 Strand Street, Forster</i>, which accompanies the Development Application (see discussion in Section 2.4.3 of this document).</p> <p>The existing public road network is sufficient to accommodate any additional traffic generated as a result of the proposed development.</p>
Views	<p>The proposed development does not have potential to result in view loss.</p>
Soils	<p>There are no details to suggest that any earthworks and/or excavation associated with the proposed development will be significant. Erosion and sediment control measures are to be implemented before and during any earthworks associated with the proposed development.</p> <p>The plans indicate that the proposed addition to the western elevation of the Clubhouse will have an elevated floor, supported on structural members. The area under the floor of the proposed addition is proposed to be constructed as a water tank, with a slab base for the tank to be constructed at or near existing ground level.</p>
Bushfire	<p>The land within the site is not mapped as bushfire prone land for the purposes of Section 10.3 of the EP&A Act.</p>
Drainage	<p>A <i>Stormwater Strategy for Proposed Alterations & Additions to Forster Bowling Club, Part Lot 2 DP1033666, No.2 Strand Street, Forster</i> accompanies the development application detailing the water sensitive design measures in relation to Chapter 11 of the DCP (see discussion in Section 2.4.4 of this document).</p> <p>It is intended that roof water be captured from 100% of new roof areas and directed to the proposed ~100,000 litre rainwater tank (to be constructed in the sub-floor area of the proposed addition), partly for re-use and otherwise for stormwater detention. Any overflow from the tank, as well as roof water from other existing roof surfaces to the Clubhouse, and runoff from other areas within the site, is to be discharged to the public stormwater network.</p>
Flora & Fauna	<p>The proposed new built form is to be constructed over part of an existing bowling green and will not involve the removal of any native vegetation.</p>
Aboriginal Cultural Heritage	<p>A search of the AHIMS indicates that there are no known records of Aboriginal sites or places within the immediate vicinity of the subject site.</p>
Environmental Heritage	<p>The site does not contain any known items of environmental heritage.</p>

Matter	Potential Impacts and Mitigation
Social and Economic	The proposed development represents an appropriate and efficient use of suitably zoned land. There are no apparent adverse social and/or economic impacts.
Noise	<p>A <i>Noise Impact Assessment, Forster Bowling Club</i> (Project No: 610.032032.00001 Rev v3.0 dated 9 April 2025) was prepared by SLR Consulting Australia. Details of the assessment are outlined in Section 3.1.</p> <p>Based on the information in the NIA, and subject to implementation of the recommended mitigation measures, any noise impacts resulting from the proposed development are predicted to meet the adopted noise criteria detailed in the EPA Noise Guide for Local Government 2013, relating to the operation of a licensed premises.</p>

3.1 Noise

SLR Consulting Australia prepared a *Noise Impact Assessment, Forster Bowling Club* (Project No: 610.032032.00001 Rev v3.0 dated 9 April 2025) which details the potential impacts of any noise-generating activities and recommends mitigation measures to ensure that noise impacts from the proposed new areas will not have the potential to result in any adverse impacts on adjoining residences or surrounding land uses. A summary of the key aspects of the Noise Impact Assessment (NIA) follows.

The NIA notes that the Liquor and Gaming NSW LA₁₀ noise criteria is derived from the Standard Noise Condition requirements of the former NSW Office of Liquor, Gaming and Racing. The guidance for the assessment of noise from a licensed premises was published in the *EPA Noise Guide for Local Government 2013* and includes criteria specific to the operation and hours of the Licensed Premises.

As the Club is currently not expected to operate before 8:00am or after 11:00pm, the wording of the relevant noise criteria for the proposed new area is:

A) LA₁₀ noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5 Hz-8 kHz inclusive) by more than 5 dB between 07.00 am and 12.00 midnight at the boundary of any affected residence.

The NIA was carried out on the basis that the additional floor area in the proposed additions will be utilised for outdoor entertainment, functions and live music from time to time.

For the purposes of the NIA, residential receivers were identified to the west along Macintosh Street, and to the north along Strand Street, with the closest being ~40 metres from the Forster Bowling Club site.

The Forster Palms Motel, immediately south of the part of the Bowling Club site where the proposed addition is to be constructed, was identified as the closest commercial receiver. The motel is owned and operated by the Forster Bowling Club and was identified as a 'project-related receiver' by the NIA.

The NIA considered the impacts of the proposed development at the nearest residential receivers.

As noted earlier in this Statement, the northern elevation (and part of the southern elevation) of the proposed addition will include large bi-fold (stacker) doors to provide the intended indoor/outdoor function of the new area.

The NIA modelled predicted noise levels from the proposed additional floor areas to the nearest potentially affected residential receivers for all applicable periods (ranging between 7am and 11pm). The modelling considered scenarios with the bi-fold (stacker) doors both open and closed.

The findings of the NIA were that with all bi-fold (stacker) doors open, the breakout noise from the additional patrons (at full capacity) would exceed project-specific noise goals during all applicable periods. The NIA predicted that compliance would be achieved for all applicable periods where doors are closed.

The NIA also provides for scenarios with mitigation measures to allow for some or all bi-fold (stacker) doors to remain open. Those mitigation measures (summarised in Table 3.2) include:

- Closure of only the Northern set of bi-fold (stacker) doors; and/or
- Reduced patron numbers

Table 3.2

Scenario	Period	Maximum number of patrons
All doors open	7am to 6pm	275
	6pm to 10pm	30
Northern doors closed	7am to 6pm	414
	6pm to 10pm	280

The NIA recommended that all doors be closed after 10pm as a mitigation measure.

Subject to implementation of the recommended mitigation measures, any noise impacts resulting from the proposed development are predicted to meet the adopted noise criteria detailed in the *EPA Noise Guide for Local Government 2013*, relating to the operation of a licensed premises.

4. SUITABILITY OF THE SITE & THE PUBLIC INTEREST

The site is suitable for the proposed development.

The proposal does not raise any issues contrary to the public interest.

5. CONCLUSION

The proposal includes an addition to the western part of the existing Forster Bowling Clubhouse building (in the northern part of land described as Lot 2 DP 1033666, 2 Strand Street, Forster). The land within the relevant part of the site is zoned *RE2 – Private Recreation* under the provisions of *Great Lakes Local Environmental Plan 2014* (LEP). The proposal is consistent with the relevant objectives of the RE2 zone as per the LEP.

The proposed addition to the existing Clubhouse building will have a total floor area of about 606.5m². The proposed addition will comprise:

- an indoor/outdoor enclosable dining area (floor area of approximately 414m²);
- an enclosed kitchen/café (floor area of approximately 58m²);
- amenities (floor area of approximately 80.5m²); and
- a playground at the western elevation (floor area of approximately 54m²).

A shade canopy is proposed to extend from the southern elevation of the proposed addition over the northern part of the south-western bowling green on the site.

The proposal also includes internal alterations to the western part of the existing Clubhouse building to provide a new bar between the existing Clubhouse and the new addition.

External alterations to the northern elevation of the existing Clubhouse include changes to the roof, with a parapet to be provided along the northern elevation of the building to match the parapet to the proposed western addition to the building.

The proposal has been assessed against the relevant provisions of *Great Lakes Development Control Plan 2014* (DCP). The proposal is generally consistent with the relevant objectives of the DCP and does not present any major issues in relation to the general amenity of the site or any adverse impacts to surrounding properties.

The entirety of the site is mapped as being within the flood planning area. The proposed new enclosed floor area will be at the same finished floor level (~RL 3.65 metres AHD) as that of the existing Clubhouse building.

Traffic impacts associated with the development have been considered in the *Traffic and Parking Impact Assessment - Proposed alterations and additions to the Forster Bowling Club, 2 Strand Street Forster* (Traffic Solutions Pty Ltd, 14 April 2025). This is discussed in detail in Section 2.4.3 of this Statement.

A *Stormwater Strategy for Proposed Alterations & Additions to Forster Bowling Club, Part Lot 2 DP1033666, No.2 Strand Street, Forster* (LSW Surveyors, November 2024) considers the stormwater quantity and quality (in relation to requirements of Chapter 11 of the DCP) for the proposed development. The Stormwater Strategy is discussed in detail in Section 2.4.4 of this Statement.

Noise impacts have been considered in the *Noise Impact Assessment, Forster Bowling Club* (SLR Consulting Australia, 9 April 2025). The Noise Impact Assessment (NIA) is discussed in detail in Section 3.1 of this Statement.

The NIA notes that the Liquor and Gaming NSW LA₁₀ noise criteria is derived from the Standard Noise Condition requirements of the former NSW Office of Liquor, Gaming and Racing. Subject to implementation of the recommended mitigation measures, any noise impacts resulting from the proposed development are predicted to meet the adopted noise criteria detailed in the *EPA Noise Guide for Local Government 2013*, relating to the operation of a licensed premises.

The proposal is unlikely to result in any significant adverse visual impact to the streetscape or surrounding properties and, generally, is unlikely to have any significant adverse environmental impacts with regard to the matters for consideration in Section 4.15 of the EP&A Act.

The site is suitable for the development and the proposal is consistent with the public interest.