

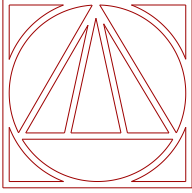
DEVELOPMENT APPLICATION

AT
Lot 9 DP 758882
1 YARRANGA STREET ROBERTSON NSW

FOR
ROBERTSON BOWLING CLUB LIMITED

Enclosed are;

- | | | |
|---|------------------------------------|---|
| • | Development Application drawings | O |
| • | Statement of Environmental Effects | O |
| • | Cost estimate report | O |
| • | Manufacturers drawings | O |
| • | Waste management report | O |
| • | Owners Consent and authorisation | O |



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5th May 2021
Ref: 21. 1470.5

The General Manager
Wingecarribee Shire Council
P.O Box 141
MOSSVALE NSW 2577

**RE: APPLICATION FOR DEVELOPMENT CONSENT AT LOT 9 DP 758882
No 1 YARRANGA STREET ROBERTSON NSW 2577**

This application is made under Wingecarribee Shire Council LEP 2010 for installation of a manufactured proprietary contained play apparatus at the above property.

The site is a serviced B2 business zoned lot operating in conjunction with the Robertson Bowling Club and lies within a sub-catchment area of the Sydney water catchment.

The proposal involves the paving of 15m² of the site and installation of manufactured play apparatus.

The application drawings and supporting documentation have been prepared for the current application requirements, and have been developed in accordance with Wingecarribee Council's Local Government Regulations. LEP 2010, and the Building Code of Australia.

Statement of Environmental Effects

Permissibility

Business use, operation of Registered Club – installation of a facility being ancillary to the approved use and operations.

Wingecarribee Shire Council Local Environmental Plan 2010 does not prohibit the use of a Registered Club on B2 zoned land.

The modest additional outdoor area proposed on the generous lot is within all setback, height and floor space requirements set by the LEP and DCP.

The proposed play apparatus has been designed and constructed to the relevant Australian Standards (4685 +3533, 4.2) by 'Rhino Play'.

The play proposed play equipment is in replacement of a playground which has been removed.

Environmental Impacts (water, air, land, flora, fauna.)

a. Discharges into the natural water system. – SCA + NorBe

The site is in the Sydney Water Catchment sub catchment area.

The play apparatus will not collect water or contribute to altered discharges to the natural water system and so a neutral effect is maintained.

Stormwater runoff shall be discharged into the natural water system via the existing passive drainage network.

Sedimentation control measures will be adopted during construction. However, there will be no bulk earthwork and the footing system will involve minimal site disturbance in an area well separated from the drainage by a grassed buffer.

Potential for Erosion and Sedimentation.

Soil Erosion and Sedimentation Control measures shall be adopted during construction.

However there will be no bulk earthwork and the pier footing system will involve minimal site disturbance in an area well separated from the drainage by a grassed buffer.

Accordingly it is not proposed to have any effect on the natural water system or land degradation.

b. Emissions

There are no foreseen emissions of fumes, steam, smoke, vapour or dust from the development.

d. Removal of Vegetation / effects on Fauna.

It is not proposed to remove any vegetation.

e. Visual Prominence

The proposed play area will not result in any unreasonable visual prominence or visibility in within streetscape or off-site generally.

f. Potential Hazards

We do not consider that the site is in threat of flooding, landslip or soil erosion. Installation will be in accordance with manufacturers specification and the relevant Australian standards to protect the safety of users.

Social & Economic Impacts.

a. Noise Emissions

There is not proposed to be any significant or additional emissions of noise from the subject development. The apparatus is largely enclosed and positioning of the unit as well as access and orientation assists the separation to adjoining sites.

b. Effect on Privacy

Again, there is not proposed to be any effects on privacy from the subject development. The apparatus does not have the potential to impact on neighbouring privacy.

c. Economic effects.

The proposal has no material economic impacts.

d. Overshadowing

The setbacks orientation and existing adjoining uses will result in no overshadowing.

e. Effect of Views.

The proposal is not in any significant view corridor and the site is already vegetated. The proposal will result in no additional impacts on views.

Services

The following services are currently available and connected to the site.

- a. Telephone
- b. Power
- c. Stormwater drainage
- d. sewer

Development areas

- | | | |
|----|---------------------------|--------|
| a. | Area of site | 2000m2 |
| | Area of proposed pavement | 15m2 |

Amenity

The new work is located to ensure privacy for occupants and adjoining neighbours.
Placement of the play apparatus nearer to the existing Club and alfresco areas limits impacts off site and improves supervision and observation.

Summary

The proposal complies with the aims and objectives of both State and local planning instruments in the current zoning.
We request council approve the application on its merits and compliance of the proposal

EXPLANATORY STATEMENT

The above elements were assessed by this office prior to design of the new work.

The design considered the intentions of the zoning and location and use of the adjoining properties. The layout affords the maximum amenity and convenience and whilst making a minimal impact on the enjoyment currently experienced by adjoining sites.

Prepared by
ROBERT KING

A handwritten signature in black ink, appearing to read 'Robert King', with a large, sweeping flourish extending from the end of the signature.

KING DESIGN

21.1470.5SoEE.DOC

Copies client File

