

# STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Refurbishment -

St Johns Park Bowling Club  
93 Edensor Road, St Johns Park

January 2011

urbis

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# 1 Introduction

St Johns Park Bowling Club proposes to refurbish the St Johns Park Bowling Club facility which is located at 93 Edensor Road, St Johns Park. The proposal involves alterations to the existing club facility to primarily improve its functionality and external appearance. The proposed alteration requires development consent under Part 4 of The Act.

The facility is in urgent need of refurbishment to improve the functionality of the spaces and to modernise the external façade of the club building to ensure its viability into the future to adapt to the changing needs of the community, and to respond to the regulatory matters affecting the club industry.

This Statement of Environmental Effects addresses the nature of the proposal, the relevant EPIs and assesses the impacts of the proposal in accordance with heads of consideration in Section 79C of the Environmental Planning and Assessment Act 1979.



## 2 Site and Surrounds

### 2.1 Context

The site is located approximately 46 kilometres west of the Sydney CBD. A variety of land uses exist in the locality including residential, retail and commercial and open space.

The site is located within an open space precinct that follows Clear Paddock Creek. The creek corridor has been subject to recent revegetation works. Other land uses in the vicinity of the site include:

- Soccer fields located immediately east of the site.
- Detached house residential development located north of the Clear Paddock Creek corridor
- Office and retail development located south of Edensor Road
- Service station located immediately south of the site
- A temple located south east of the site.

### 2.2 Site Details

The site is located at 93 Edensor Road, St Johns Park. Its real property description is provided below:

- LOT 1 DP 862060
- LOT 2 DP 862060
- LOT 5 DP 703302
- LOT 446 DP 824288
- LOT 1 DP 752060
- LOT 1 DP 869668
- LOT 2 DP 824288
- LOT 7025 DP 1022516

The site has a frontage to Edensor Road of approximately 170m. It is irregular shape and has an area of 24,314 square metres. The site is bounded by the following:

- Sports fields to the east.
- Clear Paddock Creek to the north.
- Vacant land earmarked for potential future road extension to the west.
- Edensor Road to the south.

The land is generally level and is improved by the following:

- A two level club house facility that comprises club administration, restaurant and bistro areas, sports lounge and indoor and outdoor gaming areas.
- At grade carparking west of the main club building.
- A four storey carpark west of the club building
- Three bowling greens east of the clubhouse building.
- A single storey outdoor bar facility east of the club building and overlooking the bowling greens

Site photos are included in **Figure 1** to **Figure 7** below.

Figure 1 – View of western façade from Edensor Road



Figure 2 – View of 4 level carpark and bus-stop from Edensor Road





Figure 3 – View of parkland corridor and houses in distance, north west of the site



Figure 4 – View of eastern façade from adjacent parkland



Figure 5 – View of southern façade and landscape interface treatment to Edensor Road



Figure 4 – Existing retail, office, service station and residential uses to the south east of the site.

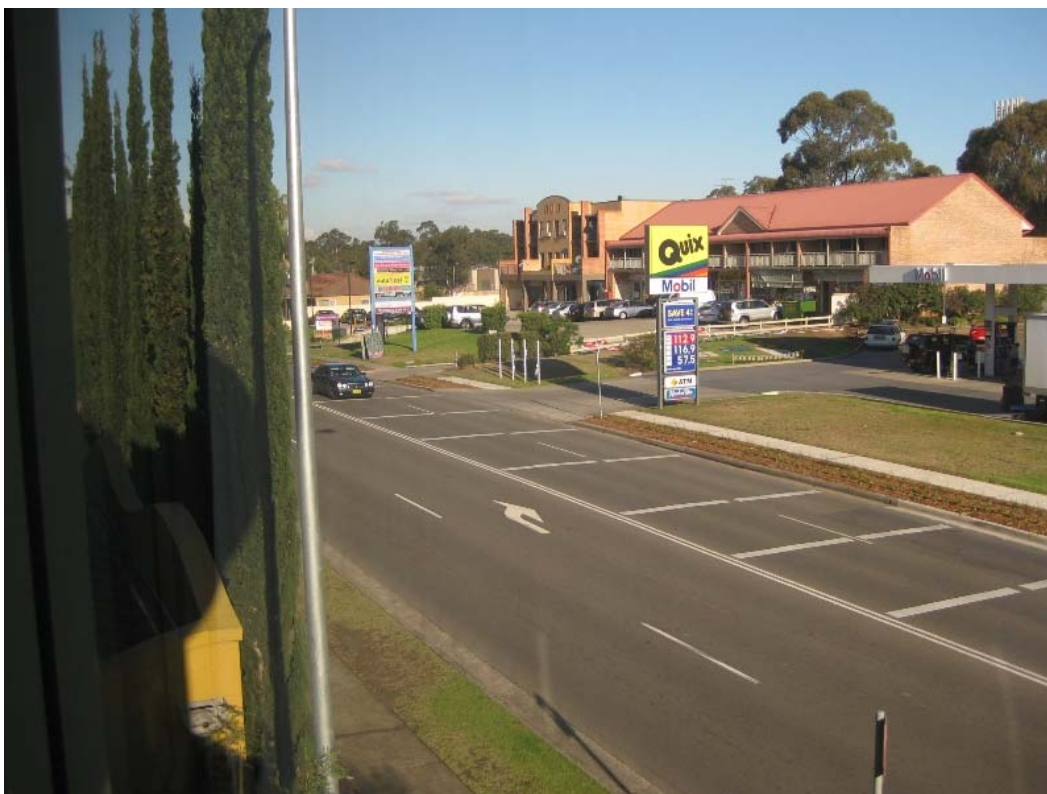




Figure 5 – View of sports field adjoining eastern boundary of site, taken from level 1 of the club building.





## 3 The Proposal

### 3.1 Background to the Proposal

St Johns Park Bowling Club (“the club”) is renowned for its bowling facilities and players, some of whom represent Australia in bowls. The club seeks to improve its clubhouse facilities to more appropriately reflect the nationally recognized stature of its bowling credentials. As an example of this stature, the club last year hosted a farewell event for the Australian Commonwealth Games Bowls Team. The club is a key supporter of junior bowls and bowler development and needs to provide facilities befitting of this stature. The intention is to provide more up to date facilities which focus on higher quality food offerings and improved outdoor dining and lounging experiences.

On the upper level of the club it plans to greatly improve its functions facilities to provide more flexible meeting and function spaces to serve both a business conferencing and celebrations market in high quality, state of the art facilities. All these proposed improvements will provide great benefit to the community and club members.

### 3.2 Project Details

The proposal is for the internal and external refurbishment of the St Johns Bowling Club to improve the functionality of the internal spaces within the existing building footprint and to improve the recreational experience of patrons at the club. It primarily involves remodelling of spaces within the existing building footprint.

The proposal includes an extension to the building’s northern elevation to accommodate a noodle bar, and an improved outdoor gaming area. No additional gaming machines are proposed but rather a reconfiguration of existing indoor and outdoor gaming area in response to the demands created by the Smoke-free Environment Regulations with portions of the gaming area designed to meet the definition of ‘un-enclosed’ in these regulations. As a consequence of this relocation of the gaming area this is provides enhanced sports /bowlers lounge and improvements to other facilities are incorporated.

The proposal is summarised below:

- Bar /bistro /lounge (ground level) involving remodelling of internal spaces within existing building footprint; indentation of building to create additional outdoor lounge / dining area – see Area 2 on Plan of Detail Site Plan at Appendix 1
- Extended outdoor gaming and new noodle bar (northern elevation - ground level) – see Area 3 on Plan of Detail Site Plan at Appendix 1
- Refurbish alfresco bar and lounge – Edensor Road frontage (ground level) – see Area 1 on Plan of Detail Site Plan at Appendix 1
- Refurbish existing indoor and outdoor gaming lounge
- Existing chiller plant will be replaced with a more efficient and quieter water cooled chiller. The chiller plant enclosure will be relocated adjacent to the existing multistorey carpark (see Area 4 of Plan of Detail Site Plan at Appendix 1)
- Refurbish entry foyer and restaurant (ground floor)
- Upgrade facade to entry side (west elevation)
- Function level refurbishment (level 1)
- Function terrace (level 1) – see Area 5 on Plan of Detail Site Plan at Appendix 1
- Administration refurbishment (level 1)
- Facade upgrade to remaining elevations

- Relocated greenkeepers shed
- External signage zone (details of which will be subject to a separate Development Application)

The application seeks a single consent for the above works. It is anticipated that the refurbishment will be constructed in stages. At this point, it is thought that works to the ground floor would commence first. Once complete, upgrades to the first floor would be undertaken. The exact sequence and make up of each stage will be confirmed as part of the detailed design process in conjunction with the project architect and construction programmer.

### 3.2.1 Landscaping

An extensive landscaping scheme is proposed that will enhance both the internal and external outdoor areas of the club and will contribute to the increased attractiveness and modernity of the club.

The planting palette is a mixture of native and exotic species selected for their varied foliage colour and texture, heat and drought tolerance and low water requirements. Selected tall trees and palms will help soften the facade of the building and provide welcomed shade. Individual courtyard gardens have a more detailed species list to create interest whilst the greater planting throughout the grounds has a more simple scheme.

Peter Fudge Gardens have provided landscape concept drawings and plant schedules which are included as a part of this application.

### 3.2.2 ESD

St Johns Park Bowling Club has had a long held commitment to the reduction of its environmental footprint. Details of the clubs ongoing commitments and initiatives can be found at Appendix C.

The proposed development seeks to improve the amenity and quality of the club as well as enhancing the energy performance and reducing the overall green house footprint of the existing building wherever possible.

The following Ecologically Sustainable Development (ESD) measures and strategies are included in the proposed development:

- Use of a green walls internally in foyer
- Perimeter shading screens
- Low emissivity glass
- Low Volatile Organic Compounds (VOC) paints
- Water harvesting and re-use – the existing rain water storage for bowl green irrigation is currently 240,000L. New additional 120,000L rain water storage tank is proposed plus a new 120,000L rain water storage tank for irrigation other than bowl greens.

The proposed new chilled water system will consist of state of the art technology variable speed water cooled chillers complete with a low noise low energy cooling tower and condenser water temperature optimisation. The result of this installation is expected to yield annual greenhouse gas reductions of approximately 500 tonnes with the additional benefits of reduced ambient noise and the use of current refrigerants that have an Ozone depletion potential of zero. The design of the installation will also include features that would allow the plant to be augmented with a tri-generation plant in the future which would provide additional environmental benefits.

### 3.2.3 Stormwater Management

Harris Page & Associates Pty Ltd has prepared a Stormwater Design Statement and associated concept design drawings which assess the existing conditions of the site and set out the proposed measures to improve the stormwater management of the site through the development. This report is included as a part of this application.





## 4 Site History and Consultation

### 4.1 Previous Development Approvals

The site has an extensive development approval history which includes:

Creation of Outdoor Gaming Area & Bowlers Lounge	0235/2008DA
Additions and Alterations to Multi-Level Car Park	1444/2006DA
Terraces added and relocation of rooms.	0267/2006MA
Deletion of Conditions 21, 31, 32 and 35.	0171/2006MA
Permanent Trading Hours for St Johns Pk Bowling Club	0490/2006DA
New External Terrace & Alterations/Upgrade to Foyer	0608/2005DA
Minor modifications to elevations	0205/2004MA
Alterations and Additions to Club Building	1155/2004DA
Greenkeeper's and Amenities Building	0211/2004DA
Pylon Identification Sign	0281/2003DA
Fence materials changed	0079/2000MA
Multi-Deck Car Park	D3201/99
Fence	N2152/99
Fence	D3036/99
External Club Identification Signage	D794/99
Greenkeeper S Shed	J128/96
Alterations & Additions To St. Johns Park Bowling	B1300/96
240,000 Lt Water Storage Tanks	J70/96
Extend & Refurbish Existing Club	D279/96
New Bowling Green	D99/96
Restriction On Use & Positive Covenant	S2251/95
Alterations & Addition To St. Johns Park Bowling C	D165/94
Extension & Alterations To St. Johns Park Bowling	B500/94

### 4.2 Consultation

A pre-DA meeting was held with Council officers on 23 September 2010. Minutes of the meeting are included in Appendix B. Council was generally supportive of the proposal. The proposal and this Statement of Environmental Effects take into account Council's comments.



## 5 Planning Policies

### 5.1 Sydney Metropolitan Strategy 2005

The Sydney Metropolitan Strategy 2005 (the Metro Strategy) is the state government strategic policy for planning future development across Greater Metropolitan Sydney over the next 25 years.

The proposal is for the refurbishment of an existing sports facility and is not affected by the provisions of the Sydney Metropolitan Strategy.

### 5.2 West Central Sub-regional Strategy

The site is located within the West Central sub-region. The West-Central Sub-regional Strategy provides a broad framework for the long-term development of the sub-region. The proposal is for the refurbishment of an existing sports club facility and is not affected by the provisions of the Sub-regional Strategy.

### 5.3 State Environmental Policy (Infrastructure) 2007

The aim of the SEPP is to facilitate the effective delivery of infrastructure across NSW by identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure such as classified roads and prescribing consultation requirements for certain development.

Edensor Road is not a classified road. However the site is located within 90 metres of the Liverpool-Parramatta Transitway (LP/T- Way) to the northwest which is a classified road.

*(2) The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that:*

*(a) where practicable, vehicular access to the land is provided by a road other than the classified road, and*

*(b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of:*

*(i) the design of the vehicular access to the land, or*

*(ii) the emission of smoke or dust from the development, or*

*(iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and*

*(c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.*

Under the SEPP, traffic generating development must be referred to the RTA. Traffic generating development is prescribed in Schedule 3 of the SEPP to include:

Column 1	Column 2	Column 3
Purpose of development Note. The development may be the erection of new premises or the enlargement or extension of existing premises	Size or capacity—site with access to any road	Size or capacity—site with access to classified road or to road that connects to classified road (if access within 90m of connection, measured along alignment of connecting road)
Tourist facilities, recreation facilities, showgrounds or sportsgrounds	200 or more motor vehicles	50 or more motor vehicles

The proposal may be considered to be “traffic generating development” because:

- The proposal involves a recreational facility;
- The site caters for 595 motor vehicles
- Access to the site is located within 90 metres of a connection to a classified road.

## 5.4 State Environmental Planning Policy 64 - Advertising and Signage

SEPP 64 applies to all signage, which can be displayed with or without development consent under an environmental planning instrument and is visible from any public place or public reserve.

Two signage zones are proposed as part of this application; however the details of the signage will be applied for in a separate development application and will be subject to assessment against SEPP 64 at that stage.

## 5.5 Fairfield LEP 1994

### 5.5.1 Zone Objectives and Permissibility

The site is zoned Recreation – Private 6(b) under the Fairfield LEP 1994. The objective of the zone is:

*“to identify land suitable for private recreation and leisure facilities.”*

The proposal relates to an existing sport and recreation facility and is defined as ‘Club’ as per the definition under the Fairfield LEP 1994:

*“Club means a building or place used for the gathering of persons for social, literary, political, sporting, athletic or other lawful purposes and includes a club registered or intended to be registered under the registered Clubs Act 1976”*

The proposed addition and alterations to the existing St Johns Bowling Club are consistent with the above objective of the zone and clubs, as per the above definition, are permissible with consent within the zone.

### 5.5.2 Development of Flood Liable Land

Clause 11 of the LEP provides controls on the development on flood prone land. It provides:

*(1) The Council must not consent to the erection of a building or the carrying out of a work on flood-liable land unless the provisions of the Council’s Flood Management Policy that relate to the proposed development have been taken into consideration. Copies of the Flood Management Policy are available for inspection at the Council’s Office.*

*(2) The Council may refuse consent to an application to carry out any development which in its opinion will:*

*(a) adversely affect flood behaviour, including the flood peak at any point upstream or downstream of the proposed development and the flow of floodwater on adjoining lands,*

*(b) increase the flood hazard or flood damage to property,*

*(c) cause erosion, siltation or destruction of riverbank vegetation in the locality,*

*(d) affect the water table on any adjoining land,*

*(e) affect riverbank stability,*

*(f) affect the safety of the proposed development in time of flood,*

*(g) restrict the capacity of the floodway,*

*(h) require the Council, the State Emergency Service or any other Government agency to increase its provision of emergency equipment, personnel, welfare facilities or other resources associated with an evacuation resulting from flooding, or*

*(i) increase the risk to life and personal safety of emergency services and rescue personnel.*

The site is subject to a 1% ARI flooding event. The proposal is essentially a refurbishment of the existing sports complex and does not increase the floor space on flood affected land.

### 5.5.3 Development in the vicinity of creeks and waterways

Clause 12 provides:

*(1) A person must not erect any structure within 20 metres of the top of the bank or mean high water mark of any creek or waterway within the City of Fairfield except with the consent of the Council.*

*(2) The Council must not grant a consent referred to in sub clause (1) unless it has made an assessment of the effect which the carrying out of the proposed development will have on ecological systems, the stability of banks, water quality and the needs of existing and potential users of water from those creeks and waterways.*

*(3) A person must not carry out development on any land to which this plan applies:*

*(a) below high water mark, or*

*(b) forming part of the bed or banks or within 20 metres of the top of the bank of a river, creek, lake, bay, lagoon or other natural watercourse, or*

*(c) which has been reclaimed,*

*without the consent of the Council.*

The proposal does not involve any construction within 20 metres of the top of bank of Clear Paddock Creek.

### 5.5.4 Utilities Infrastructure

Clause 15 provides:

*The Council must not grant consent to development of land to which this plan applies unless arrangements satisfactory to the Council have been made for the provision of water, sewerage, drainage and electricity services to the land.*

The site is already connected to the usual range of urban utilities infrastructure including water, sewerage, drainage and electricity. The proposal does not envisage upgrades to these services, however this will be confirmed at construction certificate stage.

### 5.5.5 Advertising Signage

Two signage zones are proposed as a part of this application. A further Development Application will be submitted with the detail of the signage and will need to be assessed against the LEP provision in relation to advertising signage.

## 5.6 Fairfield City Wide DCP 2006

The Fairfield City Wide Development Control Plan 2006 (the City Wide DCP) provides planning controls in relation to particular types of development and also general controls in respect of particular issues including carparking, flood prone land and advertising signs.

Chapter 3 of the DCP requires an environmental site analysis for development applications, depending on the nature of the proposal. The proposal essentially involves a refurbishment of an existing facility and therefore a detailed environmental site analysis is not considered warranted. However, an environmental site analysis has been undertaken in respect of:

- Local contextual analysis which forms part of this SEE
- Acoustic assessment
- Traffic assessment
- Stormwater management

### 5.6.1 Carparking

The proposed development incorporates an additional floor area 1188sqm, increasing the clubs internal GFA from 6719sqm to 7907sqm. This increase in floor area is detailed on the Proposed GFA Areas Plan which can be found at Appendix D. As can be seen on this plan, the majority of this increase in GFA is concentrated in a ground floor extension to provide the new outdoor gaming area and noodle bar. This space comprises 932sqm. Other minor reconfigurations shown in green make up the remaining increases in GFA.

The proposed outdoor gaming is an extension to the existing gaming area to improve members comfort and amenity and comes largely in response to the changing demands created by the Smoke-free Environment Regulations. No additional gaming machines are proposed. As such the intention is simply to provide a facility that enables patrons who choose to smoke a degree of flexibility to their club experience. Accordingly it is not considered to be providing an intensification of the Club use and as such no additional car parking is considered warranted. Similarly, the Noodle Bar also located in this area is small and informal and intended to primarily provide a convenient and readily accessible food offer for patrons of the outdoor gaming areas. The noodle bar has no formalised seating and is not intended to be a destination facility in isolation. Accordingly, it is also not considered to increase traffic or parking needs or intensify the use of the site.

The additional terrace at first floor level serves to provide outdoor amenity space to the existing functions run at the club and again does not provide any new services, attractions or significant intensification of use, but simply serves to improve the existing facilities and functions.

The remaining changes amount to the refurbishment and improvement of existing facilities and present no intensification of use. The general thrust of this refurbishment is to modernise and improve the existing facility, to provide patrons with a wider range of choice within one location. As such it is believed additional parking is not considered necessary.

The existing club parking arrangement comfortably satisfies the operational requirements and parking demand on site and will continue to satisfy the needs of the club.

## 6 Environmental Assessment

### 6.1 Overview

Section 79C of the Environmental Planning & Assessment Act 1979 requires that local authority must consider a number of matters when assessing a development proposal. Matters include, so far as they are relevant, planning instruments, draft planning instruments that have undergone public consultation, development control plans, development impacts including social, economic and environmental impacts, suitability of the site and the public interest.

### 6.2 Environmental Planning Instruments

The following environmental planning instruments are relevant to the environmental assessment of the application:

- SEPP (Infrastructure) 2007
- SEPP 64 - Advertising and Signage
- Fairfield LEP 1994

Assessment of relevant provisions of these environmental planning instruments is included at sections 4.3, 4.4 and 4.5 of this report.

### 6.3 Draft Environmental Instruments

The land subject to the development proposal is zoned Private Recreation RE2 under the provisions of the draft Fairfield LEP 2010. It should be noted that the northern part of the site is classified E2 Environmentally Sensitive Land, however the proposed development does not encroach upon this land.

The objectives of the RE2 zone are:

- *To enable land to be used for private 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.*
- *To recognise the close proximity of this zone to adjoining residential areas and to reduce potential adverse impacts on the amenity of those residential properties.*

The St Johns Park Bowling Club and the proposed development would be consistent with the objectives of the RE2 zone and would be permissible with consent under the definition of a defined as a "Registered Club" as per the draft LEP.

## 6.4 Development Control Plans

Assessment of relevant provisions of the Fairfield City Wide DCP is included at section 4.5 of this report.

## 6.5 Likely Impacts

### 6.5.1 Traffic

The proposal is for the refurbishment of the existing club to improve functionality and provide improved dining, lounge and gaming facilities. The proposed alterations / extensions are not intended to generate additional patronage. As a result, it is considered that the proposal will not result in any traffic impacts.

It is worth noting that the nearby LP T-way now provides a highly accessible means of transport connectivity to the Club.

### 6.5.2 Noise

Renzo Tonin & Associates (NSW) Pty Ltd has prepared an Acoustic Assessment report which assesses potential impacts of the proposal on nearby sensitive uses.

The report concludes that:

- Noise emission from internal areas can be readily satisfied through appropriate specification of the building envelope construction.
- Physical noise control and management measures have been recommended for the control of noise emission from internal and external areas.
- Outdoor areas are not to be used after midnight with the exception of the outdoor gaming areas and noodle bar along with the Sports Terrace and Lounge Deck for smoking only (limited patronage).
- No acoustic treatment is required for the specified chillers and cooling towers to be located in the Chiller Plant Room. This report has been included as a part of this application.

### 6.5.3 Amenity

The club benefits from significant separation from the closest residential properties. No. 136-138 Edensor Road is the closest residential property located approximately 52m to the south of the outdoor lounges on the opposite side of Edensor Road.

No's 40-42 Gumdale Avenue, which are two-storey residential dwellings are located approximately 88m to the north of the proposed western outdoor gaming on the opposite side of Clear Paddock Creek and No. 2 Herston Road, is a single-storey residential dwelling located approximately 208m to the north-east of the proposed eastern outdoor gaming on the opposite side of Clear Paddock Creek.

As the proposal does not involve any additional floors or significant changes to the building envelope it will not have any impacts on views, privacy, visual or overshadowing. It will significantly enhance the visual amenity of the area through the following key design features:

- Removal of blank boundary wall and replacement with well articulated fence treatment with extensive landscape which will further soften the interface with the public domain.
- Architectural embellishment of the façade and porte cochere provides a contemporary appearance for the building which is more appropriate for such a prominent sports/entertainment facility.
- Additional landscaping along the site's frontage to screen the multi-storey carpark.



### 6.5.4 Stormwater Management

Harris Page & Associates Pty Ltd has prepared a Stormwater Design Statement and associated concept design drawings which assess the existing conditions of the site and set out the proposed measures to improve the stormwater management of the site through the development. A copy of this report is included as a party of this application.

### 6.5.5 Social and Economic Considerations Impacts

The St Johns Park Bowling Club was established 60 years ago and has grown from a small rural club to a modern sporting and leisure organisation with over 20,000 members and 200 staff.

St Johns Park Bowling Club is renowned for its bowling facilities and players, some of whom represent Australia in bowls. The club seeks to improve its clubhouse facilities to more appropriately reflect the nationally recognized stature of its bowling credentials. The club is a key supporter of junior bowls and bowler development and needs to provide world class facilities in this regard.

The club also wishes to provide a more appealing venue for the entertainment of a wider community demographic - including young families and younger adults. To appeal to this demographic it intends to provide more up to date facilities which focus on higher quality food offerings and improved dining and lounging experiences.

On the upper level of the club it plans to greatly improve its functions facilities to provide more flexible meeting and function spaces to serve both a business conferencing and celebrations market in high quality state of the art facilities. All these proposed improvements will provide great benefit to the community and club members

The club contributes to the community in various ways including the hosting of bowling tournaments, Sunday Kids Club, Mothers Mornings, Zumba fitness classes and a "Max Potential Program" which offers 22 weeks of personal leadership development, including individual coaching, to young leaders from schools and the community to help them maximise their potential.

The Club supports the following various community and charity groups including: Vietnamese Community in Australia NSW Chapter; The Parks Community Network; Community First Step; Cancer Council NSW; ANOWAH Community Living; Cabramatta Community Centre - The Heights Community Services; Horsley Park Public School Parents and Citizens Association; Australian Vietnamese Volunteer Association; Fairfield City Council - Bonnyrigg World Exchange; Fairfield City Council - Children and Family Services and Vision Australia.

It is critical to the continued success of the club that its facilities meet the needs of its members both now and in the future to ensure the club will continue to prosper and experience the kind of business success that makes these contributions possible.

The proposed refurbishment will enhance the recreational and dining experience of patrons visiting the club and is considered to have a positive social impact. Notably the proposal does not seek to increase the number of gaming machines at the club.

The proposal will positively contribute to the local economy by ensuring a quality experience and ongoing membership and employment at the club and by providing job opportunities for the design and construction phases of the project.

## 6.6 Suitability of the Site

The site is suitable for the proposed development based on the following:

- The proposal is for refurbishment of an existing sports complex.
- The alterations and additions are permissible with development consent within the zone.
- The proposed refurbishment does not adversely impact on nearby uses.

## 6.7 Public Interest and Submissions

The St Johns Park Bowling Club has been a feature of the Fairfield community for over 60 years. During this time it has evolved in response to the needs of its members and to remain relevant in its marketplace as evidenced by the numerous consents issued by Council. This proposal represents the latest step in this evolution. The proposal is consistent with planning controls and accordingly it is considered to be in the public interest.

Any submissions on the proposal will be considered following notification of the proposal prior to determination of the application.

## 7 Conclusion

The St Johns Park Bowling Club is a premier club within NSW and is nationally renowned for its bowling facilities and players with over 20,000 members and 200 staff. The club is an important contributor to the local community by providing a popular entertainment and leisure venue as well as providing a range of activities, initiatives and support to local groups.

The club seeks to improve its clubhouse facilities to more appropriately reflect the nationally recognized stature of its bowling credentials and ensure its ongoing success and viability.

The facility is in urgent need of refurbishment to improve the functionality of the spaces and to modernise the external façade of the club building to ensure its viability into the future and to adapt to the changing needs of the community.

The proposal is for the internal and external refurbishment to improve the functionality of the internal spaces within the existing building footprint and to improve the recreational experience of patrons at the club. It primarily involves remodelling of spaces within the existing building footprint. The proposal includes a modest extension to the building's northern elevation to accommodate a noodle bar and the re-positioning of the part of the gaming outside in response to demand created by the Smoke-free Environment Regulations.

The proposed development is focussed on improving the existing club and changing the nature of its use to provide for variety and quality of leisure activities. The proposed extension and refurbishment are not considered to generate an intensification of use and therefore will therefore not have any significant impacts on traffic or parking.

There is no significant enlargement to the envelope of the building that will generate additional building massing when viewed from the street. As such there will therefore be no impacts upon the amenity of the surrounding residential properties. An Acoustic Report has been provided and demonstrates that the proposed development can comply with all relevant noise standards.

The refurbishment involves significant investment in the local area and will secure the viability of the club into the future by modernising the facility to respond to the needs of its members and the community generally.

## Appendix A      Plan of Detail Site Plan

## Appendix B      Council Pre-DA Meeting Minutes

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## Appendix C      ESD Initiatives

## Appendix D      Proposed GFA Area Plan

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