

SYDNEY WEST CENTRAL PLANNING PANEL

Panel Reference Number	2016SYW175
DA Number	DA 2016/280
Local Government Area	Cumberland
Proposed Development	Alterations and additions to the existing Wentworthville Leagues Club including site works and signage
Street Address	428 Great Western Highway, Wentworthville
Applicant/Owner	Pure Projects C/- Urbis Pty Ltd / Wentworthville Leagues Club
Number of Submissions	Nil
Regional Development Criteria (Schedule 4A of the Act)	Capital Investment Value \$67,834,415.00 (>\$20 million)
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> • State Environmental Planning Policy No. 64 – Advertising and Signage • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy (Infrastructure) 2007 (SEPP Infrastructure) • Holroyd Local Environmental Plan 2013 (HLEP 2013) • Holroyd Development Control Plan 2013 (HDGP 2013)
Recommendation	Approval, subject to conditions
Report by	Paul Anzellotti, Senior Development Planner, Cumberland Council
Meeting date	Electronic Determination



Figure 1 – Perspective of proposed western façade of Wentworthville Leagues Club (Source: Buchans Group 2016)

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ATTACHMENTS

- Attachment 1 – Development Application Plans
- Attachment 2 – Proposed Conditions of Consent
- Attachment 3 – Assessment of compliance with SEPP 64
- Attachment 4 - Assessment of compliance with Holroyd LEP 2013
- Attachment 5 – Assessment of compliance with Holroyd DCP 2013

1 Executive Summary

- 1.1 This development proposes alterations and additions to the existing Wentworthville Leagues Club including siteworks and signage. A copy of the proposed Development Application (DA) plans is provided as **Attachment 1** to this report.
- 1.2 The proposed development, with a capital investment value of more than 20 million dollars, requires referral to the Sydney West Central Planning Panel (the Panel). While Council is responsible for the assessment of the DA, the Panel is the consent authority.
- 1.3 This report summarises the key issues associated with the DA and provides an assessment of the relevant matters of consideration in accordance with the Environmental Planning and Assessment Act 1979, State Environmental Planning Policy No. 64 – Advertising and Signage, State Environmental Planning Policy No. 55 – Remediation of Land, State Environmental Planning Policy (Infrastructure) 2007, the Holroyd Local Environmental Plan 2013 (HLEP 2013) and Holroyd Development Control Plan 2013 (HDCP 2013).
- 1.4 The application was placed on public exhibition for 21 days from 20 July to 19 August, 2016 as an integrated development application. During this period no submissions were received. It was noted that any works in the vicinity of a river channel that is fully concrete lined as Cooper Creek is, traversing the subject site, is provided with an exemption from obtaining additional approval under the Water Management (General) Regulations 2011. In this regard, the proposal is not subject to any additional terms of approval as required under Section 91 of the Environmental Planning and Assessment Act, 1979.
- 1.5 The current proposal is the latest in a series of applications received for the redevelopment of the Wentworthville Leagues Club site dating back to 2010. It is noted that in August, 2017 a section 96 approval was granted by the Joint Regional Planning Panel for the provision of 3 additional parking levels to the previously approved car park structure fronting the Great Western Highway side of the subject site.
- 1.6 The proposal will provide for an extension to the Club of some 6,900m² floor area as well as extensive modifications to internal and external facilities. The proposal will provide for the removal of one existing lawn bowling green to allow for the northern expansion of the existing built form. The existing hours of operation are retained via the current proposal.
- 1.7 Wentworthville Leagues has recently completed a process with Cumberland Council in relation to the closure and subsequent purchase of Mack Street. The proposal will provide for the retention of the existing vehicular entrances from the previous Mack Street and the Great Western Highway. The proposed development will result in an increase of parking on the site from 859 spaces to 1,152 parking spaces which represents an increase of 293 parking spaces. Along with the recent Section 96 approval granted for the provision of 3 additional parking levels to the previously approved car park structure, it is considered that the parking facilities provided are adequate to facilitate the proposed redevelopment.
- 1.8 The development is generally consistent with the provisions of the Holroyd Local Environmental Plan 2013 and Holroyd Development Control Plan 2013.
- 1.9 The proposed signage to the western façade is considered an acceptable addition to the built form presentation.

- 1.10 The DA was referred to the Roads and Maritime Services (RMS), Sydney Water, Department of water, Endeavour Energy and NSW Police for comments. None of these agencies have raised any objection to the proposal subject to conditions of consent.
- 1.11 The proposal has been accompanied by documentation indicating that the expected cumulative vehicle trips per hour from the proposed Club refurbishment to surrounding streets: and in particular to the Cumberland Highway, Great Western Highway, Smith Street and Jones Street is within specified road capacities as provided by Roads and Maritime guidelines.
- 1.12 The operation of the Wenty Leagues Club is considered to create an acceptable amenity impact in regard to noise generation to surrounding residential developments with the inclusion of recommendations from the accompanying Acoustic Report as conditions of consent with any development consent granted.
- 1.13 The proposed development is considered satisfactory with regard to key issues such as siting and design, bulk and scale, traffic impacts, parking, noise generation and control, site contamination, stormwater drainage and social and economic impacts. The proposed development has been assessed against the relevant matters for consideration pursuant to Section 79C of the Environmental Planning and Assessment Act, 1979 including the suitability of the site for the development and the public interest, and is considered satisfactory subject to the imposition of suitable conditions of consent to satisfactorily control the development.
- 1.14 In light of the above, it is recommended that the Panel approve the DA subject to the imposition of suitable conditions of consent. Recommended conditions are provided at **Attachment 2** to this Report.

2 Site and Context

- 2.1 The existing club site, located at 428 Great Western Highway, Wentworthville, has an area of approximately 38,418sqm (Lot 100 DP1214820). The site is bounded by the Great Western Highway to south, with retail, industrial and warehouse type development opposite, Coopers Creek and Council owned ovals beyond to the east, Smith Street with residences beyond to the north and residential properties, many under the ownership of the Club, located to the immediate west and beyond. The site is illustrated in Figure 2 below hatched in red:

- 2.2 The subject site is located on the northern side of the Great Western Highway at Wentworthville, approximately 23 km west of the Sydney CBD, 3km North West of Parramatta and 7km south east of Blacktown. Adjoining the eastern side of the site is Ringrose Park and Monty Bennett Oval.
- 2.3 To the west are low density residential properties in Mack Street and Dawes Street. The Club is the registered owner of the majority of these residential properties. As to be discussed later within this report, a number of these lots have been subject to development approval in association with the operations of the existing Club.
- 2.4 Wenty Leagues has recently completed a process with Cumberland Council in relation to the closure and subsequent purchase of Mack Street. In this regard Mack Street was formally closed on the 20 January, 2017 and has become private land in association with the operation of Wenty Leagues.
- 2.5 Opposite the site on the northern side of Smith Street are low density residential properties.
- 2.6 The subject site is zoned RE2 Private Recreation pursuant to HLEP 2013 as shown in Figure 3 below.



Figure 3 – Zoning Map (Source: Cumberland Council, 2017)



Figure 4 – Aerial Photo of Site and Surrounds (Source: Cumberland Council, 2017)

3 Background

3.1 The Wentworthville Leagues Club has been subject to a number of development applications and consents over recent years as follows;

- On 13 September 2010, Council issued Deferred Commencement Development Consent No. 2009/381/1 (following approval by the Joint Regional Planning Panel) for the development for the purposes of a club including the demolition of 8 dwellings, alterations and additions to the existing club building, car parking and, with respect to land in excess of 25m distance from the 6(c) zone boundary and landscaping works. There have been 4 minor modifications to this development consent between 2011 and 2013.
- On 24 October 2011, Council issued Development Consent. No. 2011/421/1 for use of the site for alterations and additions to Wentworthville Leagues Club to extend the existing gaming terrace located at the south elevation of the existing club.
- On 4 July 2016, Council issued Complying Development Certificates for the demolition of 10 existing dwellings, being No's. 58, 60, 62 and 66 Smith Street and No's. 1, 3, 5, 7, 9 and 11 Mack Street, Wentworthville. The demolition of these dwellings had previously formed part of Development Application 2016/1/1.
- On 17 August, 2016, Council issues Deferred Commencement Development Consent No. 2016/1/1 for the construction of an at-grade car parking area for 177 cars, a new bowling green and signage in association with the existing Wentworthville Leagues Club.
- On 17 August, 2017 Council issued Section 96(2) Modification (DA 2009/381/5) to Development Consent No. 2009/381/1 (following approval by the Joint Regional Planning Panel) seeking 3 additional carparking levels accommodating an extra 425 parking spaces (total of 778 spaces) to the previously approved car parking structure, amendments to landscaping and signage to the Wentworthville Leagues Club.

3.2 The location of the previously approved applications on the subject site are shown in Figure 5 below.



Figure 5 – Site Aerial and location of previous consents granted (Source Six Maps 2016)

4 The Proposal

- 4.1 The application is provided with the following description with the accompanying Statement of Environmental Effects;

4.1 OVERVIEW

The proposal seeks to provide for the comprehensive redevelopment of the Wentworthville Leagues Club to respond to the growing needs of the clubs membership. The proposed development provides a fresh and innovative response to the design constraints of the site resolving them in a manner that will provide an excellent community outcome for the site and Wentworthville generally.

4.2 PROJECT OBJECTIVES

The project objectives are based on a number of desired outcomes:

- *Promote the long term viability of the Wentworthville Leagues Club on the site, for the benefit of the local community;*
- *Encourage the club to be considered a home away from home for members and guests;*
- *Provide a true front door and entrance experience for guests by elevating the sites entrance from its existing location within a basement;*
- *Provide a strong focus on new and innovative food and beverage facilities to respond to the growing needs of club membership;*
- *Creation of a large number of new full time jobs and new construction jobs; and*

- *Develop and operate the site in a way that minimises impacts on nearby residents; and*
- *To propose a development which is fully compliant with the local planning provisions which were established for the site by the Holroyd Local Environmental Plan 2013;*

4.3 PROPOSED CLUB FACILITIES

Development and use of the Club, comprising alterations and additions to the existing Club (totalling 6,680sqm of GFA) in predominately the same position on site, with an addition to the east of the existing building, comprising the following works:

Lower Ground Floor

- *Retention and minor expansion of existing sports lounge, plant rooms and bathrooms;*
- *Back of house areas including staff facilities, offices, storage areas and meetings areas;*
- *New loading area and associated storage space including associated store room, awning and liquor storage areas;*
- *Two new kitchens and storage areas; and*
- *New parking area and entrance*

Ground Floor

- *Retention of existing gaming area, auditorium and Wenty Lounge;*
- *Porte cochere and water feature;*
- *Reception area and front foyer;*
- *Marketplace comprising new bistro options and bar;*
- *Children's area comprising two (2) party rooms and a parents room; and*
- *Alfresco dining area and pavilion*

Mezzanine Floor

- *Retention of Starlight Function Hall, back of house area and servery bar;*
- *Lobby and Lounge; and*
- *Steak and Seafood Restaurant including associated kitchen and seating*

Level One

- *Function Room and back of house area;*
- *Pre function area;*
- *Two (2) meeting rooms; and*
- *New Restaurant facility*

The existing alterations will provide for an extension to the club of some 6,900m² floor area providing for a revised total 15,075m². The proposed foyer and marketplace are shown in **Figure 6** and **Figure 7** below.



Figure 6 – Proposed Lobby (Source: Buchans Group 2016)



Figure 7 – Proposed Marketplace (Source: Buchans Group 2016)

4.4 EXTERNAL FINISHES AND MATERIALS

The site has incorporated an integrated suite of external finishes and materials, generally comprising Aluminium framed glazed elements, rendered and painted masonry walls, wall cladding and steel awnings and glass awnings with batten underside.

*The proposed external finishes are shown in **Figure 1** and **Figure 8** below.*



Figure 8 – Proposed Northern Facade (Source: Buchans Group 2016)

4.5 CAR PARKING, ACCESS AND LOADING

The proposed development will result in an increase of parking on the site from 859 spaces to 1,152 parking spaces which represents an increase of 293 parking spaces. As indicated in Section 4.2 these additional spaces will be located on the lower ground floor of the site.

No alteration is proposed for the external access of the site with the existing vehicular entrances along Mack Street and the Great Western Highway being retained. Minor modifications will be made within the car park to connect new and existing parking areas which includes a new above ground porte cochere which will replace the existing front entrance of the site

A new loading dock will be provided on the lower ground floor, and the existing loading dock on this level will be reconfigured. Docks will be provided with 4.5 metres height clearance and will accommodate 12.5 metre large rigid trucks, in accordance with AS 2890.2 – 2002. Service vehicles will be able to enter and exit the site in a forward direction.

4.6 LANDSCAPING

A Landscape Plan prepared by Site Image and I included in the Volume of Plans submitted with this application under separate cover. The key components of the Landscape Plan are summarised below:

Entrances

- *Use of Screen Planting and Accent Planting to soften the entrance and provide a visually pleasing area; and*
- *Use of bench seating and informal planting to create an external meeting area*

Pavilion Area

- *Creation of a Garden style area to separate the area from the main club facilities and integrate the space with the lawn bowls area; and*

- The pavilion area will accommodate a variety of landscape and water treatments, to provide visual interest and shade.

Mack Street

- Planting of shrubs in the northern portion to complement the bowling green and the sites relationship with Mack Street; and
- Planting of Mature trees at club entrance to provide an entrance feature

4.7 SIGNAGE

The proposal seeks development consent for a two (2) business identification sign on the western frontage of the site which is detailed below:

DESCRIPTION/TYPE	WIDTH	HEIGHT	CONTENT
Wall Sign	9m	2.2m	Wentworthville Leagues Logo
Wall sign	2.3m	0.3m	Wentworthville Leagues Logo

It is noted that the proposed alterations and additions do not propose an amendment to the existing operating hours of the club previously approved under Development Consent DA 2009/381. The existing hours of operation are as follows;

- 10am to 4am Sunday to Thursday (inclusive); and
- 9am to 6am on Friday, Saturday and Public Holidays.

5 Planning Controls

5.1 The planning controls that relate to the proposed development are as follows:

a. Integrated Development

The application was originally considered to be classified as *Integrated Development* under Section 91 of the *Environmental Planning and Assessment Act 1979* due to need for further approvals under the *Water Management Act 2000* and referred accordingly to the NSW Office of Water.

It is noted that any works in the vicinity of a river channel that is fully concrete lined as Cooper Creek is, traversing the subject site, is provided with an exemption from obtaining additional approval under the *Water Management (General) Regulations 2011*.

Noting the above, the application was also referred to Sydney Water due to the proximity of the proposed works to the Water Supply Pipeline. Both the NSW Office of Water and Sydney Water have raised no objection to the modifications.

b. State Environmental Planning Policy (Infrastructure) 2007

The application was referred to Endeavour Energy in accordance with Clause 45 (Development likely to affect an electricity transmission or distribution network). The Endeavour Energy comments are outlined in Section 7 of this Report.

The application was referred to the RMS in accordance with Clause 101 (Development with frontage to a classified road) and 104 (Traffic-generating developments) of the SEPP (Infrastructure) 2007.

For Registered Premises the relevant thresholds are:

- 200 or more motor vehicles on a site with access to any road, or
- 50 or more motor vehicles on a site with access to a classified road or to a road that connects to a classified road (if access is within 90m of connection, measured along the alignment of the connecting road)

It is noted that the Great Western Highway is a classified road. The proposal will include parking for more than 50 motor vehicles and in this regard Clause 104 is applicable. The RMS's comments are outlined in Section 7 of this Report.

c. State Environmental Planning Policy No. 55 Remediation of Land

SEPP 55 aims to provide a state wide planning approach to the remediation of contaminated land. Where contamination is, or may be, present, the SEPP requires a proponent to investigate the site and provide the consent authority with the information to carry out its planning functions.

There is no evidence to suggest that the land has been used for any of the uses listed in Table 1 of the *Managing Land Contamination: Planning Guidelines* or that it has otherwise been contaminated in any way. The following comments were provided by Council's Senior Environmental Health Officer;

A targeted Phase 2 Contamination Assessment was prepared by Douglas Partners Pty Ltd (Project No: 45938.04) dated April 2011. Cumberland Council understands that previous Phase 1 investigations have occurred, which identified potential localised contamination, whereby a recommendation was made for a targeted Phase 2 assessment to focus on areas of localised contaminates of concern.

Based on the site inspection and history, the following areas/issues of potential concern have been identified:

- *The former creek which ran through the central portion of the site has been backfilled with materials from an unknown source. The origin of the filling used to level the site is unknown, and it is possible that the filling may have been impacted with organic and inorganic chemicals and/or ACM.*
- *A 10,000 litre diesel UST was found at the eastern section of the main Wenty Leagues Club building. As the condition of all USTs tends to deteriorate with time, an elevated potential for contamination exists. In particular the potential for groundwater impacts should be assessed. The potential contaminants associated with the UST may include heavy metals, TRH, BTEX, PAH and phenols.*
- *The south eastern corner of the site was observed to contain household furniture, general refuse and grass trimmings. It is possible that this area may have been impacted by organic and inorganic materials as this area has been idle for some time, making it susceptible for illegal dumping from neighbouring residential and commercial properties.*

- *There is a petrol service station on the up-hydraulic gradient, south of the site (across the Great Western Highway), considering the distance of the off-site source, the potential for ingress migration of contamination onto the site exists. The potential contaminants associated with the petrol service station may include heavy metals, total petroleum hydrocarbons, monocyclic aromatic hydrocarbons, and polycyclic aromatic hydrocarbons.*
- *It is possible that building materials used in the residential properties in the north-west of the site include potential ACM and/or lead based paint. Rubble/debris from renovations / alterations may have been left on the site and buried. Additionally, the historical use of pesticides on surface soils is a possibility.*

Following a review of the report, the author has made the following conclusions:

1. *Low levels of heavy metals, PAH and TRH C10- C36 were detected in several soil and groundwater samples. It is noted that all concentrations were well within the respective SAC and GILs. All other analyses were not detected above the reporting limit in any of the samples analysed.*
2. *Although asbestos-based materials were not observed or identified by analysis, there is always some potential for fragments to be encountered during excavation. It is recommended that an Unexpected Asbestos Finds Protocol be prepared for use by the contractor in the event that asbestos-based materials are found during redevelopment.*
3. *On the basis of the investigation findings, it is considered that the site is compatible for continued use and redevelopment by the leagues club.*

Noting the above comments, the following condition is to be included with any Conditions of Consent as provided for in **Attachment 2**;

The targeted Phase 2 Contamination Assessment prepared by Douglas Partners Pty Ltd (Project No: 45938.04) dated April 2011 requires an unexpected asbestos finds protocol to be prepared for the use by the contractor. The unexpected finds protocol is required to be prepared and included as part of the Construction Environmental Management Plan, prior to the issuing of the Construction Certificate.

d. State Environmental Planning Policy No. 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.

The application provides details of the location of two (2) wall signs featuring the Wentworthville Leagues Logo to the Mack Street Elevation for the main club building. The proposed signage is generally consistent with the provisions of SEPP 64. A detailed assessment against the provisions of SEPP 64 is provided at **Attachment 3** to this Report.

e. Holroyd Local Environmental Plan (HLEP) 2013

HLEP 2013 applies to the site. The development is generally consistent with the provisions of the LEP.

A detailed assessment against the provisions of the HLEP is provided at **Attachment 4** to this Report.

f. Holroyd Development Control Plan (HDCP) 2013

HDCP 2013 applies to the site. The development is generally consistent with the provisions of the DCP.

A detailed assessment against the provisions of the HDCP is provided at **Attachment 5** to this Report.

6 Key Issues

6.1 Variations to HDCP 2013 development controls

As previously noted, **Attachment 5** provides a table that outlines the proposal's compliance with HDCP. The development is generally consistent with the requirements of the DCP with the exception of the provision of two signs to the western elevation.

a. Signage to Western Elevation

The proposed alterations will provide for two new signs to the proposed Western elevation (fronting Mack Street) as follows;

DESCRIPTION/TYPE	WIDTH	HEIGHT	CONTENT
Wall Sign	9m	2.2m	Wentworthville Leagues Logo
Wall sign	2.3m	0.3m	Wentworthville Leagues Logo

It is noted that the larger of the signs is to be 300mm deep with an illuminated logo mounted on the awning trim. The smaller sign is to be placed above the main entry as a 250mm deep metal extruded sign with an etched magpie detail on the surface.

DCP controls stipulate that only one wall sign be permitted per building elevation. While so, the size of the smaller main entry sign and its finish (in not being illuminated) is not considered an unacceptable inclusion to the proposed elevation. The larger illuminated sign will serve predominately as the elevation identification sign while the smaller sign above an entrance way, is not considered to create any additional detrimental visual impact.

6.2 Environmental Management - Salinity

The Salinity Potential in Western Sydney map prepared by the former DIPNR, indicates the Site and the Wentworthville area generally is within a region of moderate salinity potential. Suitable conditions of any consent will be imposed requiring the detailed design of the development to incorporate measures to mitigate the impacts of, and on, salinity as a part of the development.

6.3 On-Site Parking

The application as amended is considered to provide for a total floor area of 15,075m² for the calculation of required on site car parking. It is noted that a parking rate is required under the Holroyd DCP for registered clubs in B1, B2, B6 and R4 zoned lands. While the subject site is located within a RE2 Private Recreation zoning, the rate provided is considered applicable for assessment being;

1 per 10m² GFA

Noting the total floor area provided, the required number of on-site parking to be provided is 1508 spaces. It is noted that the application as amended will provide for a total of 1,111 parking spaces, deficient by 397 spaces.

The Sydney West Central Planning Panel has recently determined a Section 96 application for Development Application 2009/381/5 (JRPP No. 2016SYW176) for the Wentworthville Leagues Club. This modification provided for 3 additional carparking levels accommodating an extra 425 parking spaces (total of 778 spaces) to a previously approved 3 tier car parking structure in the south eastern corner of the site.

In this regard, it is considered that the total parking spaces on the subject site (including the recent Section 96 determination) will be 1,536 spaces and satisfy the requirement of the minimum number of spaces to be provided by 28 spaces. To allow for all required spaces to be provided on site, noting that the additional carparking levels is a separate approval to the current proposal, it is considered appropriate that any determination be conditioned as provided for in **Attachment 2** to indicate that all necessary parking spaces as provided by Section 96 application 2009/381/5 be completed prior to any issuing of an Occupation Certificate for the proposed additions.

6.4 Traffic Generation

Alterations to the existing Club facility will create traffic implications primarily to the existing vehicular access points from the Great Western Highway and Smith Street. For vehicles entering and exiting the Club site from the Great Western Highway parking arrangements will be primarily via on grade parking or to the multi deck carparking adjoining the southern boundary of the site. Vehicles entering from Smith Street will primarily use the previous Mack Street turnoff to access the proposed and existing car parking facilities. As previously indicated, Wenty Leagues has recently completed a process with Cumberland Council in relation to the closure and subsequent purchase of Mack Street.

The following discussion in regard to the effects of traffic generation via the proposed alterations was provided via the accompanying Traffic report for the proposed development at Wenty Leagues Club prepared by Colston Budd Roger & Kafes Pty Ltd dated May 2016, which reads in part as follows;

Traffic generated by the proposed development will have its greatest effects during Friday and Saturday evenings when it combines with other traffic on the surrounding road network. Based on the proposed increase in floor area, the club would generate an additional some 160 and 240 vehicles per hour two-way during Friday and Saturday evening peak hours respectively.

There will be a redistribution of traffic of traffic using the Smith Street access points with the removal of an exit driveway and provision of an entry/exit point to the car park from Mack Street.

Traffic flows in Mack Street as a result of the proposed amended access arrangements would be some 50 to 70 vehicles per hour two-way at peak times. There would be corresponding reductions in traffic flows at the other club access points on Smith Street.

The additional traffic has been assigned/redistributed to the road network. Traffic increases on Smith Street would be some 20 to 135 vehicles per hour two-way during Friday and Saturday evenings. Increases on Great Western Highway, Cumberland Highway and Jones Street would be lower at some 15 to 60 vehicles per hour two-way.

<i>Existing two-way peak hour traffic flows plus development traffic</i>					
		<i>Friday evening</i>		<i>Saturday evening</i>	
<i>Road</i>	<i>Location</i>	<i>Existing</i>	<i>Plus development</i>	<i>Existing</i>	<i>Plus development</i>
<i>Cumberland Highway</i>	<i>North of Smith Street</i>	<i>4,085</i>	<i>+25</i>	<i>2,165</i>	<i>+45</i>
	<i>South of Smith Street</i>	<i>4,130</i>	<i>+25</i>	<i>2,425</i>	<i>+45</i>
<i>Great Western Highway</i>	<i>East of Jones Street</i>	<i>3,110</i>	<i>+40</i>	<i>2,280</i>	<i>+60</i>
	<i>West of Jones Street</i>	<i>3,065</i>	<i>+35</i>	<i>2,175</i>	<i>+60</i>
<i>Smith Street</i>	<i>East of Cumberland Highway</i>	<i>500</i>	<i>+25</i>	<i>345</i>	<i>+45</i>
	<i>West of Cumberland Highway</i>	<i>625</i>	<i>+75</i>	<i>705</i>	<i>+135</i>
	<i>East of Jones Street</i>	<i>265</i>	<i>+35</i>	<i>190</i>	<i>+60</i>
	<i>West of Jones Street</i>	<i>350</i>	<i>+20</i>	<i>295</i>	<i>+40</i>
<i>Jones Street</i>	<i>North of Smith Street</i>	<i>225</i>	<i>-</i>	<i>230</i>	<i>-</i>
	<i>North of Great Western Highway</i>	<i>280</i>	<i>+15</i>	<i>255</i>	<i>+20</i>

The analysis found that the intersection of Cumberland Highway with Smith Street would operate with average delays of less than 35 seconds per vehicle during peak periods. This represents levels of service C, a satisfactory level of service.

The intersection of Great Western Highway with Jones Street would continue to operate with average delays of less than 25 seconds per vehicle during peak periods. This represents level of service B, a good level of service.

The intersection of Smith Street with Jones Street would continue to operate with average delays for all movements of less than 15 seconds per vehicle during peak periods. This represents level of service NB, a good level of service.

The intersection of Smith Street and the new Mack Street site access would operate with average delays of less than 15 seconds per vehicle during peak periods. This represents level of service NB, a good level of service.

Therefore, the road network will be able to cater for the additional traffic from the proposed development.

Commentary provided from Council's Traffic Engineering Department have indicated that the provided traffic report has addressed the traffic implications resulting from the

proposed development and as such, the proposal is considered acceptable in terms of traffic and parking.

6.5 Visual Presentation, Bulk and Scale

The application was provided with following discussion points in regard to bulk, scale and visual impact as provided to Council by the accompanying Statement of Environmental Effects;

Bulk and Scale

The proposed club facilities will present to the street as a two to three storey structure with well-articulated facades and roofline on all sides. A main feature of the building is the roof slope descending to low eaves lines to ensure that the scale of the building is compatible to the surrounding development. The highest point is adjacent to that of the grandstand for Ringrose Park to ensure that the bulk of the building is located in an area which can best accommodate the proposed height. In addition the proposed club expansion is setback 40m from the nearest residential receiver and is screened on this frontage by the bowling greens and associated infrastructure located in the northern portion of the site.

The proposed porte cochere and entry feature is characterised a varied architectural pallet which visually promotes the entrance of the site whilst reducing the perceived height of the building when viewed from the public at grade car park.

A range of materials and screens to the exterior of the buildings have been employed to achieve an appropriate scale and texture and are detailed in the Architectural Plans. The detailed design of the buildings including the feature of terrace planting" timber soffit panelling and glass awnings with timber undersides.

Visual Impact

The most significant changes to the visual environment come as a result of the following elements of the proposal:

- *Vertical expansion of the club building,*
- *A co-ordinated landscape plan for the whole site;*
- *New lighting;*
- *New club facade and the rationalisation of air-conditioning conduit and plant on the roof; and,*

In this respect the proposed design outcome will result in an overall improvement to levels of visual amenity for users of the site and for those in proximity to the site, for the following reasons:

- *Materials and finishes have been carefully selected to provide a coordinated whole of site palette. The proposed use of the selected materials and colours assists in articulating and softening the built form.*
- *Landscaping - Visually, the proposed landscaping is a key component of the overall site design, in terms of the:*

- o the overall visual appearance of the site;*
 - o enhanced site comprehension by the identification of entries; and,*
 - o the softening of built structures in a visual sense.*
- *Lighting has been designed to promote safety whilst not introducing any adverse light spill impacts.*
 - *Roof Plant - Those residents overlooking the site located further to the north-west and west in an elevated position currently look across the roof area of the Club which is of poor visual amenity. The roof currently consists of an array of plant rooms, open plant areas and expanses of air conditioning conduit. The proposed development will result in the rationalisation of the roof plant, all of which will be further screened by the proposed function room.*

Having regard to the arguments put forward by the applicant, it is agreed that the proposed alterations and additions will not result in an unreasonable visual impact on the locality or surrounding residential neighbourhood and the bulk and scale of the proposed development is appropriate in the context of the existing built environment. Overall, it is considered that the appearance of the Club premises will be improved and a more positive visual connection will be provided from the Mack Street driveway an improved overall entry to the main western facing entrance of the Club.

6.6 Noise

Due to the various uses and activities, it is recognised that the potential does exist for the Club to generate a range of noise sources that have the potential to impact on nearby residential properties. To allow for an assessment of likely noise impacts including recommendations for possible noise attenuation works, the application was accompanied by an Acoustic Assessment prepared by Renzo Tonin and Associates. The report was prepared in accordance with the acoustic requirements of Cumberland Council, Liquor and gaming NSW (LGNSW) and the NSW Environmental Protection Authority (EPA). The report has also provided a summary of the various areas subject of this current development application as follows;

Patron estimates and operations

<i>Club area</i>	<i>No. Patrons</i>	<i>Description</i>
<i>Lower Ground Level</i>		
<i>Sports Lounge</i>	<i>275</i>	<i>Enclosed area, patrons and background music</i>
<i>Ground Level</i>		
<i>Wenty Gaming</i>	<i>539</i>	<i>Enclosed area, patrons and background music</i>
<i>Wenty Café (Existing Lounge)</i>	<i>272</i>	<i>Enclosed area, patrons and background music</i>
<i>Pavilion</i>	<i>88</i>	<i>Primarily enclosed, with double doorway to bowling green. Generally, patrons and some background music. Entertainment may be provided for functions.</i>
<i>Alfresco</i>	<i>130</i>	<i>Semi-enclosed area, with operable roof and façade openings. Generally, patrons and some background music. TV provided for sporting events etc.</i>

<i>Alfresco north side of Pavilion</i>	<i>30</i>	<i>Semi-enclosed area, with operable façade to north. Generally, patrons and some background music.</i>
<i>Alfresco south side of Pavilion</i>	<i>40</i>	<i>Primarily enclosed area. Generally, patrons and some background music.</i>
<i>Smoking area near Alfresco</i>	<i>10</i>	<i>Patron noise</i>
<i>BBQ area</i>	<i>15</i>	<i>Patrons only</i>
<i>Marketplace</i>	<i>545</i>	<i>Primarily enclosed, with doorways along northern facade</i>
<i>Kids Play</i>	<i>60</i>	<i>Enclosed area</i>
<i>Bowling Greens</i>	<i>36</i>	<i>New Green in Early Works DA, but assessed cumulatively herein. Generally, ceases operating at 1900, with intermittent use up to 20:30 for Twilight Bowls which occurs twice a week, Wednesday and Friday during daylight savings.</i>
<i>Mezzanine Level</i>		
<i>Restaurant (Seafood Steak)</i>	<i>200</i>	<i>Enclosed area, generally patrons and background music</i>
<i>Bar (lounge)</i>	<i>100</i>	<i>Enclosed area, generally patrons and background music</i>
<i>Level 1</i>		
<i>Function Room</i>	<i>300</i>	<i>Enclosed area, which may provide entertainment</i>
<i>Pre function & Meeting Rooms</i>	<i>105</i>	<i>Enclosed area, patrons</i>
<i>New Restaurant</i>	<i>340</i>	<i>Enclosed area, patrons and background music</i>
<i>Landscaped terrace</i>	<i>0</i>	<i>Not accessible</i>

The nearest affected residential premises are located to the north and the west of the site in Smith Street and Dawes Street. In order to determine background noise levels, the nearest noise sensitive receiver locations were identified along Dawes Street (with the eastern façade of dwellings located approximately 10-15 metres from the car park) and at No's. 43a and 43b Smith Street (two storey dwellings located directly opposite the expanded northern end of the Club, including the new bowling green).

The identified significant noise generators are patron noise from external areas, patron and music emissions within the building, loading dock activities, vehicular traffic within car park areas, additional traffic on the local road network and mechanical services equipment.

The Acoustic Assessment concludes that in order to achieve compliance with the relevant noise criteria, the following measures should be implemented:

The primary findings, in regard to operational management are as follows:

Operational Management

- *Alfresco area*

- *Background music may be provided if limited as per details below.*
 - *If entertainment were to be provided, operable elements of the area should be closed, and it should be limited to before midnight*
 - *Notwithstanding the above, operable windows and façade elements should close at 10pm*
 - *With the exception of 10m² that can remain open, the operable roof should close at 10pm.*
 - *The operable roof should completely close at midnight.*
 - *Use after midnight is likely to be subject to compliance testing, and may require cessation of background music.*
- *Smoking terrace*
 - *It is recommended that the smoking terrace is not used after midnight.*
 - *BBQ area*
 - *It is recommended that the BBQ area is not used after 10pm.*
 - *Pavilion*
 - *The entry doors from the Pavilion to Bowling Green may remain open until 10pm.*
 - *If entertainment is provided, all doors and operable façade elements shall be closed,*
 - *The necessary controls, including permissible level of music noise both inside and outside is recommended to be determined during post-operation compliance testing and incorporated into an approved management plan.*

Music noise monitoring and sound system limiting devices

- *Where an in-house sound system is installed, it is recommended that the noise level is controlled by an RMS compressor/limiter (eg. a Galaxy Audio DS-CP22, Rane HAL, BSS Blu, Symetrix Jupiter or MediaMatrix X-Frame 88). Multi-band compression is recommended for greater control over frequency content.*
- *Alternative sound-pressure measurement/limiter devices are also available (eg. CESVA LRF-04 and LRF-05, APEX Argos and HERA). Where different noise limits are to apply at different operating times, the device should include or support multiple time-based settings.*
- *The noise limits and setting of the device should be made during acoustic compliance testing by an appropriately qualified acoustic consultant in conjunction with the system engineer/technician.*
- *If entertainment is to require use of non-in-house sound systems, instrument amplification or acoustic instruments (ie. personal band amplification, and live drums), the above mentioned sound system limiter will not effectively control internal noise levels. A permanent sound 'monitor' device is therefore recommended to be installed (eg. Apex HERA, Peptronics Australia Model CSM-2 or Sentry Music Noise Controller). Sound monitors continuously measure sound levels using a microphone and typically display coloured light or alternative indicators to notify operators and musicians if music levels are approaching or exceed the noise limits. Sound monitors can also include a cut-*

off mechanism, so that if music is continued to be played in excess of the noise limit music stops momentarily either through the removal of the source of power or the disconnection of the audio feed.

- Where different noise limits are to apply at different operating times, the device should include or support multiple time-based settings.*

Building envelope design review

- A detailed review of the building envelope should be carried out during the design development process, inclusive of walls, doors, glazing and roof constructions.*
- This assessment has assumed operable windows/doors to have a moderate acoustic performance of Rw 25 (indicatively 6mm float glass), while fixed glass to the Pavilion to have an acoustic performance of Rw 31. Higher acoustic performance can be readily achieved and may be required where entertainment is proposed, particularly after midnight.*
- Incorporation of acoustically absorptive finishes both within internal areas and outdoor areas is recommended to assist in controlling noise emission from the development.*

Water feature

- A detailed review of the water feature should be carried out during the design development process. While a water feature is likely to blend into the background noise environment, some characteristics could be intrusive.*

The applicant also advises that there will be a public benefit of the proposed development due to compliance with related noise criteria. With the introduction of a 1.8m high lapped and capped timber fence on top of a retaining wall along the western boundary of residential properties along Dawes Street, it is concluded that acoustic compliance will be achieved.

Council's Senior Environmental Health Officer has reviewed the application and the Acoustic Assessment and has advised that no objection is raised to the proposal subject to the following conditions being imposed

- 1. The recommendations as outlined in Section 6 of the acoustical report prepared by Renzo Tonin & Associates (NSW) Pty Ltd (Reference: TE191-14F04 (r3) Masterplan Acoustic Assessment) dated 12 August 2016 are required to be incorporated into the design, construction and use of the proposed development.*
- 2. Prior to the issuing of the Construction Certificate an acoustic report is to be prepared by an appropriately qualified acoustic consultant having the technical eligibility criteria required for membership of the Association of Australian Acoustical Consultants (AAAC) and/or grade membership of the Australian Acoustical Society (MAAS). The report should consider noise emissions from the mechanical plant for the proposed development. The report should be prepared in accordance with the NSW Environment Protection Authority Industrial Noise Policy.*
- 3. Prior to the issuing of the Construction Certificate a Construction Management Plan is required to be prepared. The acoustic components of such report are*

required to be prepared by an appropriately qualified acoustic consultant having the technical eligibility criteria required for membership of the Association of Australian Acoustical Consultants (AAAC) and/or grade membership of the Australian Acoustical Society (MAAS). The report should consider the construction noise and vibration intrusion for the proposed development.

The above conditions, as well as other recommended standard conditions are included in the Proposed Conditions of Consent in **Attachment 2**. In this regard, the operations of the Club and implementation of recommendations provided by the accompanying acoustic Assessment are considered to create an acceptable operational impact to the surrounding residential areas.

6.7 Natural Environment

The proposal will not provide for the removal of any trees of significance. The accompanying landscape plan has provided for a mixture of screen planting to entrances as well as garden style areas surrounding the lawn bowls area which is considered an appropriate response to the nature of the subject site. The proposed water feature to the main entrance is considered to create visual interest on the site.

Noting the above, the proposed development is considered to be satisfactory with regard to the natural environment.

6.8 Built Environment

As discussed within the body of this report, the proposed development will not have an unsatisfactory impact on the built environment and is acceptable in its context in terms of the streetscape presentation and overall bulk and scale of the development.

6.9 Social and Economic Impacts

Urbis Social Planning was engaged by the Club to conduct a Social impact Assessment (SIA) related to the current proposal. The SIA has been prepared in accordance with the former Holroyd City Council Social Impact Assessment Policy (August 2012).

A SIA is a specialist study undertaken to identify and analyse key social impacts associated with a particular development proposal. It involves a detailed and independent study to outline socially-related impacts, identify mitigation measures, if any, and provide recommendations in accordance with professional standards and statutory obligations.

Council's Social Planner has reviewed the SIA in the context of the proposed development and advises that the SIA is a comprehensive document that addresses the key impact areas required by Council's policy and proposes a large number of mitigation actions for the identified potential negative impacts. The Social Planner has recommended that the mitigation measures set out in the SIA be adopted as conditions of consent, in order to address the identified negative social impacts that may arise from the proposed development. These recommendations are included in the Proposed Conditions of Consent in **Attachment 2**.

7 External Referrals

7.1 The subject Development Application was referred to the following public agencies as summarised in the table below.

Referral Agency	Comment
Roads and Maritime Services	No objection.
Endeavour Energy	No objection.
Holroyd Police Local Area Command	No objection.
Sydney Water	No objection
Department of Water	No objection.

8 Internal Referrals

- 8.1 The subject Development Application was referred to the following internal sections of Council as summarised in the table below:

Referral	Comment
Development Engineering Section	No objection, subject to conditions.
Landscaping Section	No objection, subject to conditions.
Traffic Section	No objection.
Environmental Health Unit	No objection, subject to conditions.
Building Services	No objection, subject to conditions.
Waste Management Section	No objection.
Access	No objection, subject to conditions.
Social Planner	No objection, subject to conditions.

9 Public Comment

- 9.1 In accordance with the Holroyd Development Control Plan 2013, the application was notified to adjoining and surrounding owners and occupiers as an Integrated Development for a period of 21 days from the 20 July, 2016 to 19 August, 2016. During this time, no submissions were received.

10 Section 79C Consideration

- 10.1 Consideration of the matters prescribed by Section 79C of the Environmental Planning and Assessment Act is summarised below:

Head of Consideration	Comment	Comply
a. the provisions of:	The provisions of relevant EPIs and DCPs relating to the proposed development are summarised in Section 5 of this Report and have been satisfactorily addressed in Section 6.	Yes
(i) any environmental planning instrument (EPI)		
(ii) any draft environmental planning instrument (EPI)	Not applicable	
(iii) any development control plan	The proposal is considered to be generally consistent with the provisions of the DCP	
(iiia) any planning agreement	There are no existing or proposed planning agreements that relate to the DA.	
(iv) the regulations	Satisfactory	
b. the likely impacts of that	An assessment of key issues relating to the proposed development is provided in Section 6	Yes

Head of Consideration	Comment	Comply
development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality	of this Report and it is considered that the likely impacts of the development, including traffic, parking and access, bulk and scale in relation to the character of the surrounding area, noise generation, stormwater quality, waste management, soil and groundwater quality and the like have been satisfactorily addressed.	
c. the suitability of the site for the development	The subject site currently accommodates and existing club facility which has been in operation for over a period of 50 years. In this regard, the continuation of Club operations and proposed alterations to the existing site is considered to allow for an acceptable relationship with the surrounding land uses rendering the site suitable for the proposed development.	Yes
d. any submissions made in accordance with this Act or the regulations	The DA was notified to adjoining and neighbouring owners and advertised in the local newspapers in accordance with the Regulations and the Holroyd DCP 2013. No submission was received during the notification period.	Yes
e. the public interest	The proposed development is for the purpose of alteration to the existing Wenty Leagues Club a community facility subject to appropriate conditions and operation will not pose any significant impacts on the amenity of adjoining properties and the locality. Accordingly, it is considered that the proposal is in the public interest.	Yes

11 Conclusion

- 11.1 The proposed development has been assessed against the matters for consideration listed in Section 79C of the Environmental Planning & Assessment Act 1979 and is considered to be satisfactory. In this regard it is considered that the site is suitable for the proposed development, the likely impacts of the development have been satisfactorily addressed and that the proposal is in the public interest.
- 11.2 The proposal is considered to provide for an acceptable built form presentation and relationship with existing detached dwellings directly to the west of the site fronting Dawes Street and opposite the site along the northern side of Smith Street. The provision of off street parking (including a recent Section 96 determination for a previously approved multi level car park fronting the Great Western Highway) is considered to satisfy the minimum number of parking spaces required.
- 11.3 The application has been referred to a number of external public agencies and internal sections of Council who have raised no objection to the proposed refurbishment subject to the provision of appropriate conditions to any Consent granted.

- 11.4 The operation of the Club facility is considered to create an acceptable amenity impact in regard to noise generation to surrounding residential developments with the inclusion of recommendations from the accompanying Acoustic Report as **conditions of consent** with any development consent granted.

12 Recommendation

- 12.1 The Development Application be approved by the Sydney West Central Planning Panel subject to the conditions provided at **Attachment 2**.