

## Addendum to Statement of Environmental Effects – May 2017 – DA17/0244

### PROPOSED CLUBHOUSE AND FUNCTION CENTRE

308 Copland Street and 72 Tasman Road, East Wagga Wagga  
Lots 100 and 102 DP 1012965 and Lot 10 DP1163676

#### 1 INTRODUCTION

Further to the main SEE document content, Council officers have issued a request for additional information to clarify certain matters pertaining to the proposed development. The information provided below is to be read in addition to the information contained in the SEE and supporting documents.

#### 2 PROPOSED DRIVEWAY TO COPLAND STREET

A detail plan of the integration and design of the proposed driveway with Copland Street and the existing crossovers in this location, has been attached.

It is considered that the operation of the proposed driveway will not interfere with the continued operation of the existing crossover, given the clear line of site between the access points and limited traffic accessing the existing administration building. The existing administration building also generally operates during the week, lessening any potential impact further.

#### 3 ADDITIONAL PARKING USAGE ANALYSIS

In the case of special events that utilise the entirety of the site, a specific Traffic Management Plan is to be developed by suitably accredited traffic management consultant to allocate parking areas and outline traffic management/control to direct patrons at site access points, adjoining streets and within the site to allocated parking areas as required. These overflow parking areas could include the areas noted in red in the sketch plan below, subject to its suitability to accommodate the movement/parking of vehicles.

However, it is considered that these events are rare and do not represent the typical operation of the site, in which the existing and proposed uses will not operate concurrently. It is anticipated that these large events will utilise all available formal and informal areas to provide adequate parking for the estimated attendance numbers. When the clubhouse is utilised in conjunction with the existing clay target facility, it is considered that the combined use of all available parking is appropriate and can be adequately managed.

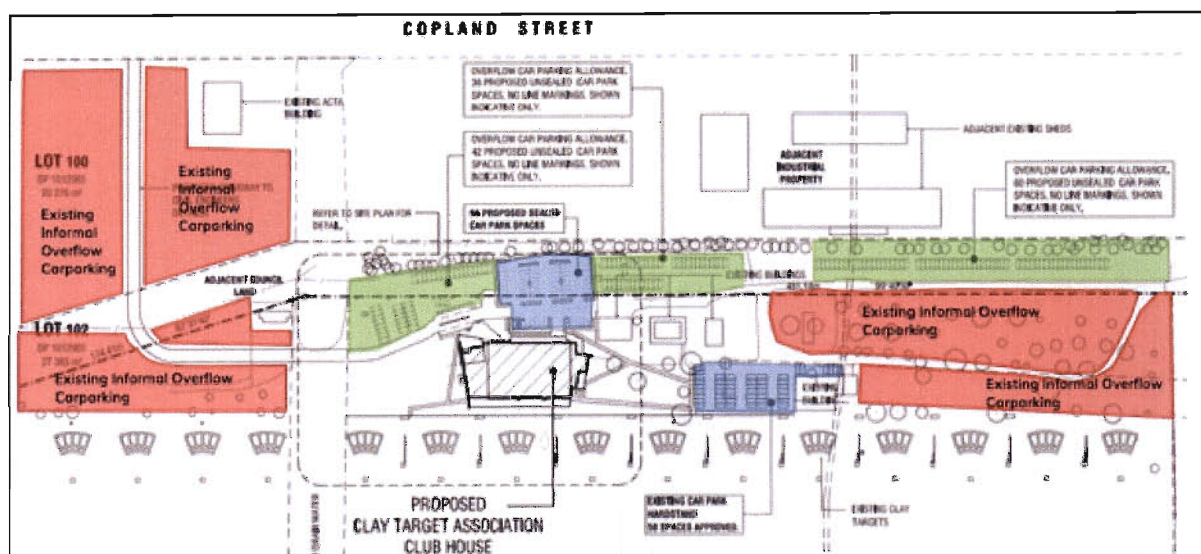


Figure 1: Draft Traffic Management Plan (SP, GHD & Icono Building Design 2017)

**4 NORTHERN ELEVATION AND ARTICUALTION**

The attached letter from Icono Building Design outlines the justification for the design of the northern elevation and articulation of the proposed building.

**5 OUTDOOR AREA**

As per the attached letter from Icono Building Design, the outdoor area is a covered outdoor area for viewing the traps (either seating or standing) during competitions. Spectators are encouraged to bring their own chairs to the shooting events to enable them to follow competitors to different shooting stations during the competition. The finals are to be held at the stations directly in front of the new building, so that the crowd converges to the space at the front of the building which the covered outdoor area caters for. It is not proposed to utilise the outdoor area for seating at conferences or other functions that may use the facility.

**6 SEWER AND KITCHEN DETAIL PLANS**

As per the attached plan sets, the details of the proposed sewer and the details of the kitchen have been provided. It is also noted that these have been previously provided to Council's Engineering Department.

**7 LOCATION AND SITE ANALYSIS PLANS**

The location and the site analysis plans have been separated as requested and are provided in the attached plan set.