

DA BRIEFING MEETING

Redevelopment of Fire Damaged Registered Club and Additional Car Parking
at
2-4 Park Road, The Entrance

Applicant

Mingara Leisure Group C/- ADW Johnson



BACKGROUND

In March 2020, a fire damaged the two (2) storey section of the existing Bowling Club. Approval for the demolition of the fire damaged area was issued by Council under DA/1262/2020 on 20th January 2021.

Mingara Leisure Group is now seeking to re-develop the bowling club and facilities on site. The Club will be reduced to a single storey building and bowling green No. 3 will be removed to allow the extension of the building and provision of on-site car parking. The existing single storey section of the building will be modified and renovated.

PROPOSAL

Redevelopment of the fire damaged registered club building:

- Construction of a new single storey addition abutting the existing single storey club building.
- Continue the use as a registered club.
- Removal of bowling green No. 3.
- New carpark.
- Signage plinth with LED screen.
- Shade structures over existing Bowling Green No. 1 and 2.
- Landscaping.
- Retain existing parking ancillary to Club at No. 10 Warrigal Street.

The final single storey club building will contain:

- Lobby and reception;
- Lounge;
- Internal and alfresco dining;
- Internal and alfresco gaming;
- Bar, kitchen and service area;
- Amenities; Offices and admin; and
- Plant room, dock and waste areas.

SITE

The site is 2.35ha and contains the Bowling Club, Bowling Greens, and a Sports Field (Taylor Park) with parking (outlined in red).

The existing Bowling Club and facilities stand upon a leased area of approximately 6,941m², separately from the balance of Taylor Park (outlined in blue).

The site is currently owned by Central Coast Council.



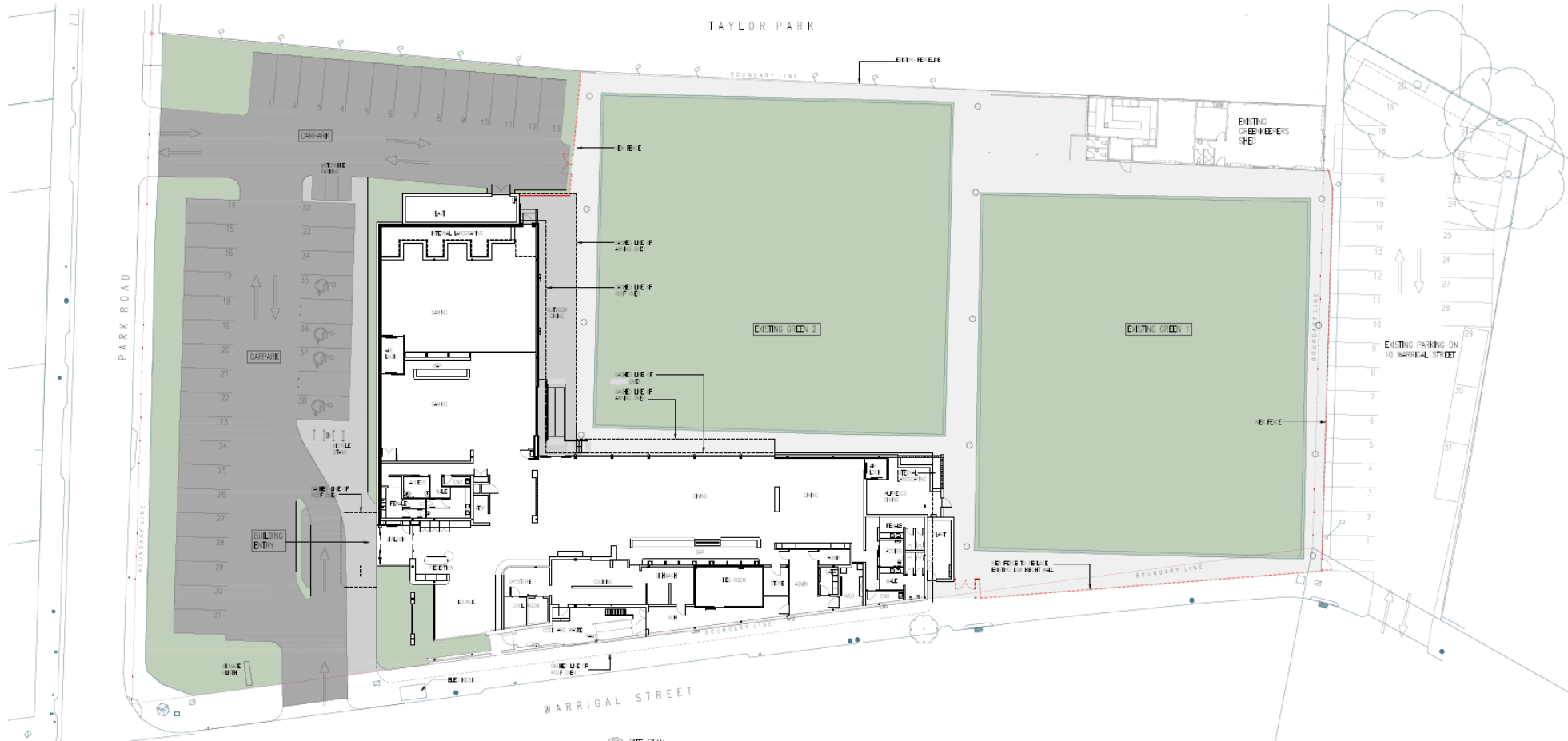
CONTEXT

The site is located, within walking distance to the Lakeside Shopping Centre, The Entrance Surf Club and bus stops.

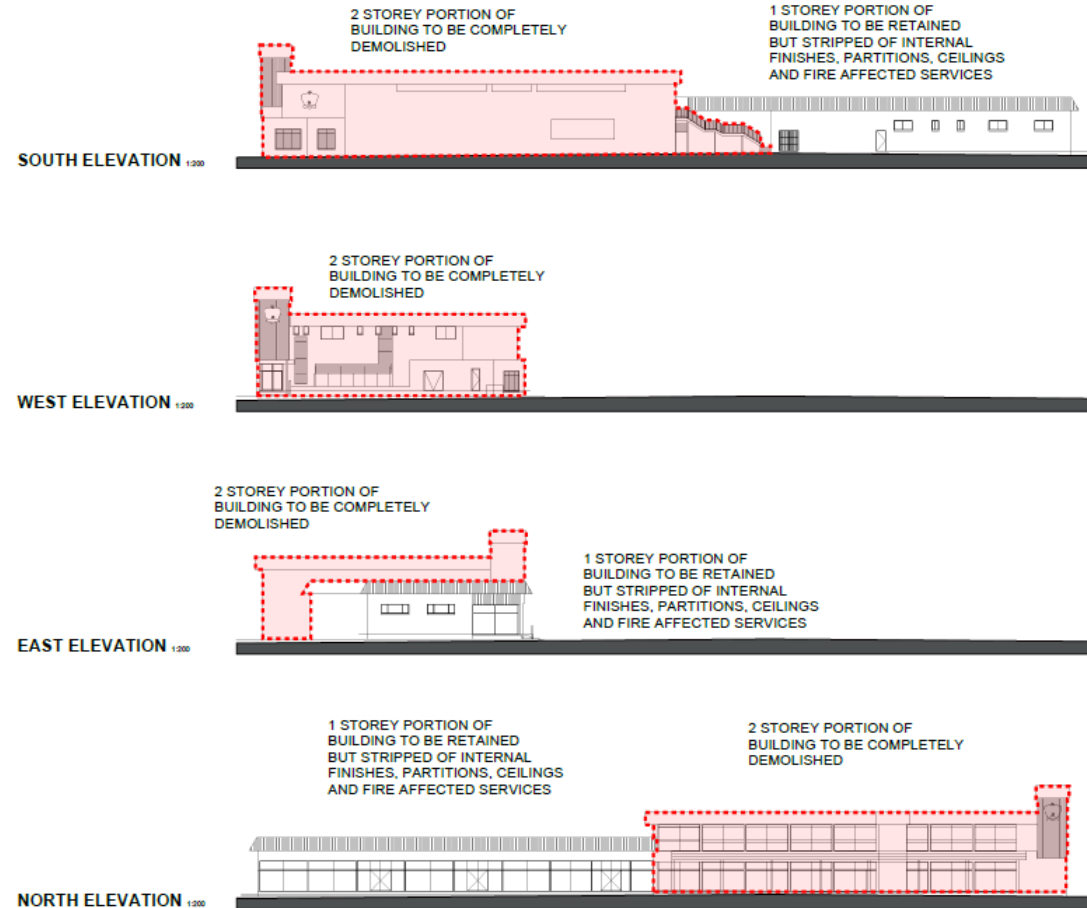
The subject site is surrounded by a playground and private dwellings to the north, Park Road and then residential development and another bowling green to the west, and Warrigal Street and then residential development to the south. The subject site's eastern edge is where the bowling club's car park is located at No. 10 Warrigal Street, with private dwellings extending further to the east.



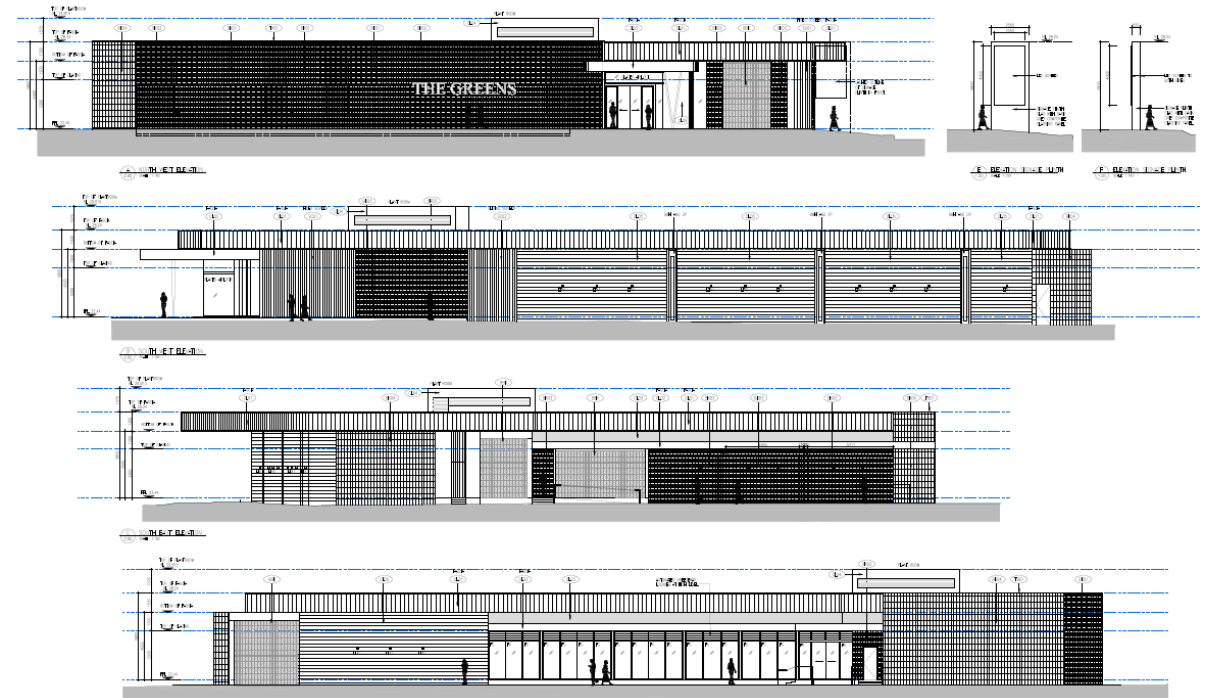
SITE PLAN



EXISTING ELEVATIONS



PROPOSED ELEVATIONS



ARTISTS IMPRESSION



SPECIALISTS REPORTS AND INVESTIGATIONS

Document	Prepared By
Architectural Plans	Graphite Architects
Landscape Plans	Site Image Landscape Architects
Geotechnical Investigation Report	RCA Australia
Social Impact Assessment Report	Aigis Group
Plan of Management	Mingara Leisure Group
CPTED Report	James Marshall and Co
Traffic and Parking Assessment	Intersect Traffic
Acoustic/Noise Impact Assessment	PKA Acoustic Consulting
Accessibility Report	Purely Access Pty Ltd
BCA Report	BCA Logic
Civil Engineering Plans	Northrop Consulting Engineers

KEY ISSUES CONSIDERED IN DESIGN

- Redevelop into a new single storey club building commensurate with the surrounding residential area.
- Reduction in GFA from 0.35:1 to 0.23:1.
- Auditoriums reduced from 2 to nil.
- Provide a club building with improved frontage and access; signage; landscaping; and carparking whilst still accommodating the needs of its members and the community.
- Upgrade of 2 bowling greens with synthetic surface and large fabric roof.
- Increase on-site car parking.
- Design carpark entry and exit to minimise vehicle head light glare to adjoining residences.
- Minimise noise impacts to residential properties by locating club entry towards carpark; and alfresco areas towards existing bowling greens and adjoining sports field.
- Compliance with Council's pre DA Meeting Minutes.

THANK YOU