



STATEMENT OF ENVIRONMENTAL EFFECTS

Demolition of existing structures on-site and construction of a new two storey community facility with associated car parking

72 Laycock Street,
Bexley North

Prepared for: Australian Hellenic Educational Progressive Association (AHEPA)

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1. Introduction

This Statement of Environmental Effects has been prepared by Planning Ingenuity Pty Ltd for the Australian Hellenic Educational Progressive Association (AHEPA) Organisation for a development proposal at No. 72 Laycock Street, Bexley North. It accompanies a development application to Bayside Council seeking consent for the demolition of an existing bowling club ('registered club') and construction of a new two storey community club ('registered club') with associated parking to be used by AHEPA.

AHEPA is part of the largest Hellenic Association in the world with chapters in the United States, Canada, Greece, Cyprus, Australia and New Zealand. It was established in 1922 by visionary Greek Americans to protect Hellenes from prejudice and discrimination. AHEPA was founded in Australia in Werris Creek NSW in May 1934. The organisation offers broad based community participation in cultural, charitable, educational and social activities to promote the public interest in the Australian Hellenic Culture, language and attributes of Hellenism for the benefit of all Australian Hellenes. The organisation raises funds for charitable works, organisations and welfare appeals, with an emphasis on medical research, the needy and the sick, and the care and welfare of the aged and disadvantaged of our society.

The proposed works will consist of demolition of the existing two storey structure on site, and will involve the construction of a new two storey community club and retention of one bowling green. The proposal also includes at-grade and basement parking accessed from Edward Street, providing a total of 103 parking spaces. This proposal will comprise a new community club to be operated by AHEPA and will provide a space dedicated to function ancillary to the use of the bowling green, continuing the bowling club component on site.

The proposal will be sited in a similar location to the existing building and provides a total gross floor area (GFA) of 1,446.35m². The proposed works also include landscaped works, and will include a total landscaped area of 2,700m². It is noted that this application is the first of two potential stages proposed for the subject site whereby the eastern part of the site may incorporate an additional building. This application does not seek approval for that future potential however that background is relevant to the design of site layout.

This application relies on "existing use rights" pursuant to the *Environmental Planning & Assessment (EP&A) Act*, 1979, seeking to retain a 'registered club' use on site albeit in a new configuration.

The purpose of this Statement is to address the planning issues associated with the development proposal and specifically to assess the likely impact of the development on the environment in accordance with the requirements of S4.15 of the Environmental Planning & Assessment (EP&A) Act, 1979.

2. Background

On 7 June, 2019, a Pre-DA meeting was held with Bayside Council to discuss the proposed development seeking to demolish existing structures on site and develop a two storey community club with at-grade and basement parking and landscaped works. On 5 July, 2019 notes on the Pre-DA meeting were provided to the applicant. The application has been refined in response to those comments. The table below outlines these issues and design responses proposed with this Development Application.

Table 1 Design response to issues raised by Council

Key Issue	Council comment	Design response
Setbacks	The setback of the proposed development to Laycock Street appears to be inconsistent with the front setbacks of existing dwellings on the eastern side of the street. It is acknowledged that the ground floor setback is generally consistent with that of the existing building. However, a new first floor element is sought to be introduced. This matter should be addressed.	The proposed design incorporates an articulated façade facing Laycock Street, having been refined since the pre-DA meeting. Setbacks have been further discussed in Section 5.2.3.1 of this Statement.
Visual bulk and scale impacts	<p>The southern elevation of the proposed development creates additional visual bulk and scale impacts for the neighbouring dwelling to the south, having regard to the proposed setbacks, building height, external wall length, lack of articulation and choice of external finishes. Design changes are recommended to ameliorate the visual impacts of the development upon the existing dwelling at No.70 Laycock Street and ensure that the controls in Part 4.2 Streetscape and Site Context of Rockdale DCP 2011 are satisfied, noting control (2) which states:</p> <p><i>Development adjoining land use zone boundaries should provide a transition in form, considering elements such as height, scale, appearance and setbacks.</i></p>	<p>The southern elevation has been refined to include increased setbacks in the façade and vertical features. The elevation has an average height of 8m which results in a scale that is compatible with the existing and/or permitted scale of development within the surrounding residential zone. Bulk and scale have been discussed in Section 5.2.3.2 of this Statement.</p>
Overshadowing	<p>According to the shadow diagram provided, the proposed double storey community centre will cause additional overshadowing impacts for the adjoining dwelling to the south at No.70 Laycock Street. There would be additional overshadowing of windows (including a first floor living room window) along the northern side elevation of that dwelling and the rear private open space area.</p> <p>The DA needs to demonstrate that the solar access controls in Part 4.4.2 Solar Access within Rockdale DCP 2011 are achieved. Specifically, Part 4.4.2 stipulates the following:</p> <p><i>Low and medium density residential</i></p> <p><i>A. Dwellings within the development site and adjoining properties should receive a minimum of 3 hours direct sunlight in habitable</i></p>	<p>Shadow diagrams have been submitted with this application indicating existing and proposed shadows cast during the winter solstice on plan and elevational drawings.</p> <p>Additional equinox shadow diagrams have also been provided.</p> <p>Section 5.4.1.1 of this statement addresses Solar Access and</p>



Table 1 Design response to issues raised by Council

	<i>rooms and in at least 50% of the private open space between 9am and 3pm in mid winter.</i>	Overshadowing in detail.
Loading Bay	<p>The proposal incorporates a loading bay accessed off Laycock Street adjacent to the southern side boundary. This would be in close proximity to the existing dwelling at No.70 Laycock Street and has the potential to cause adverse amenity impacts in terms of noise emissions. This matter is required to be addressed.</p>	<p>The site currently comprises a loading bay. The intensity of use of the loading bay is unlikely to cause any significant amenity impacts subject to its appropriate management. It is expected that conditions of consent will limit the hours within which the loading bay can be used. Visual and acoustic privacy to the neighbouring No. 70 Laycock Street has been discussed in Section 5.4.1.3 of this Statement.</p>
Extent of car parking	<p>The plans indicate the provision of 106 car parking spaces. Conversely, the Traffic and Parking Statement indicates that the proposed development requires 47 car parking spaces. The additional car parking provided results in the provision of hard stand areas across the site which does not appear to lend itself to the achievement of the zone objectives of the RE1 – Public Recreation zone which seek:</p> <ul style="list-style-type: none">• <i>To enable land to be used for public open space or recreational purposes.</i>• <i>To provide a range of recreational settings and activities and compatible land uses.</i>• <i>To protect and enhance the natural environment for recreational purposes.</i> <p>The DA should demonstrate how the development achieves the zone objectives and provide justification for the quantum of car parking spaces sought.</p>	<p>The proposed parking provision has been allocated in order to facilitate the additional parking which may be generated in the second stage of development. Were that stage to not proceed, the additional parking will assist with ensuring no overflow parking to the surrounding streets which will have positive effects.</p> <p>Traffic and parking implications have been discussed in this Statement and assessed by Traffic Report has been submitted with this application.</p>
Contamination	<p>The site currently accommodates disused bowling greens. There may be history of land contamination (i.e. – through use of pesticides etc). A Detailed Site Investigation should be provided to ensure that the requirements of State Environmental Planning Policy No 55 – Remediation of Land are met.</p>	<p>A Stage 1 Contamination Report is provided with this application.</p>
Stage 1/2	<p>Based on discussions in the course of the Pre-DA meeting, it is understood that there is intended to be a Stage 2 component of the re-development of the site. The relevant details of this should be made clear in the DA submission.</p>	<p>Details of Stage 2 is discussed in this Statement and indicated on the submitted plans prepared by Katris Architects.</p>
Plan of	<p>A POM shall be submitted with any future DA for the operational</p>	<p>A Plan of Management is</p>





Table 1 Design response to issues raised by Council

Management	<p>features of the community facilities. The POM shall at minimum detail as follows;</p> <p>I. Objectives</p> <p>II. Operational details i.e. Hours of operation, Staff numbers and roles, Guidelines for staff for using the site facilities and equipment, deliveries and loading / unloading, maximum occupancy rates, maximum period of stay, Managing customers or patrons, Use of communal facilities etc</p> <p>III. Car Parking Allocation i.e. staff, guest, deliveries etc</p> <p>IV. Traffic management including but not limited to schedules of vehicle movements and their routes</p> <p>V. Shuttle bus details including any relevant approval from Sydney Buses to utilise local bus stops.</p> <p>VI. Waste Management</p> <p>VII. Security details</p> <p>VIII. Complaint recording and handling process</p> <p>IX. Emergency evacuation plan / procedures</p> <p>X. Annual review process</p>	<p>provided to address the details of the proposed development.</p>
Flooding	<p>The site is subject to the risk of flooding. A flood advice letter must be obtained prior to the lodgement of any Development Application. Any advice given in the flood advice letter is to be incorporate into the design of the development along with any Rockdale DCP controls and requirements pertaining to flood affected developments.</p>	<p>Flooding advice has been addressed and is submitted with this application.</p>
Referrals		
Traffic and Parking	<ul style="list-style-type: none"><i>The proposed number of parking spaces far exceed the required off street parking spaces, the number of parking spaces provided shall be revised. The traffic report provided indicate a suitable parking rate as well as a traffic generation rate.</i><i>Swept paths are to be provided for the pickup and drop off areas proposed.</i><i>The parking facility shall maintain a continuous movement aisle corridor.</i><i>The plans indicate a partly covered car parking facility, however no details are provided regarding type of roof and supported structure.</i>	<p>A Traffic Report prepared by PDC Consultants has been submitted with this application.</p>
Stormwater	<ul style="list-style-type: none"><i>The proposed pump out system is not supported, a gravity fed system is to be provided.</i><i>The stormwater plans shall include additional details including but not limited to pipe sizes, pit invert and surface levels, detention tank cross sections, detention tank areas, and connections details.</i><i>Connection to Council stormwater pipe shall incorporate a DGGP</i>	<p>Stormwater Plan has been prepared and is submitted with this application.</p>



Table 1 Design response to issues raised by Council

	<p><i>pit to allow for maintenance.</i></p> <ul style="list-style-type: none"> • <i>Additional maintenance pits are to be provided to allow for OSD tank maintenance.</i> • <i>The proposed stormwater management system require improvement of WSUD Requirements. The application must demonstrate compliance with section 7 of Rockdale Development Control Plan. A MUSIC model shall be prepared to demonstrate achieving the WSUD water quality targets.</i> 	
Landscaping	<p>Deep Soil Area. <i>The proposed development is proposed within a public recreation area. The hard areas proposed are extensive, and the inclusion of a larger area of deep root planting shall be included as follows:</i></p> <ul style="list-style-type: none"> • <i>A generous area with deep soil planting, including canopy trees and feature and accent plants shall be included to provide a more appealing experience to the pedestrians, and to minimise the bulk of the built form from the street and the public park. The additional landscaped areas shall be in an area close to the access, along the pedestrian linkage to minimise the treatment with hard surfaces, and between the drop area and the retained bowling green.</i> • <i>Car park will be generously landscaped, at least 1 tree will be provided for every 5 car spaces so that at least a 50% canopy coverage of the car park at maturity is provided.</i> • <i>Large areas of hard pavement shall be avoided to minimise the urban heat island effect. Inclusion of planting between park spaces, and pervious pavers within car spaces shall be included in all at grade parking areas.</i> <p>Planting. <i>The landscape plan shall include improvements around the bowling green to be retained. Some trees are in bad shape or unhealthy and shall be replaced. An assessment by a professional landscape architect shall include the embellishment of the landscaped areas around the retained bowling green.</i></p> <p>Planting on slabs. <i>Perspective and plans shows planting on presidents and administration first floor terrace facing north and Laycock Street, these planting softens the built form, especially from the existing bowling greens and Laycock Street. Proposal provides a positive ingredient to streetscape and softens the large scale built form proposed. These planting shall be included in built in planter boxes.</i></p> <p><i>Setback of 2.7 metres along Oliver Street shall include a green buffer, with canopy trees and low shrubs to comply with CPTED principles. Setback along Edward Street will also include canopy trees.</i></p> <p>Parking Areas. <i>Carpark landscape treatment. All setbacks shall be landscaped, tree canopy cover shall be maximised. Provide details of roof treatment for carpark roof. The large extend of the roof area can</i></p>	<p>A Landscape Plan and Arborist Report has been prepared and is submitted with this application.</p>

Table 1 Design response to issues raised by Council

be of a negative impact of to the neighbouring and to the development itself. Is not clear the reason behind the proposal of excavating all the carpark, this needs to be clarify with plans, elevations and sections, and the rationale behind shall be justified.

Public Domain

- *All planting along interface with public domain shall comply with CPTED principles, will maintain passive surveillance and clear sightlines from the carpark to the public domain.*
- *Vegetation with dense top to bottom foliage to eye level should be avoided where surveillance is required. Plants such as low hedges and shrubs and high or raised canopied trees shall be used for landscaping to provide good natural surveillance. Landscaping shall not conceal a building entrance. Landscaping must not obscure the lighting or sightline to the surrounding pedestrian/cycling paths and open space. Landscaping must be provided and designed accordingly.*
- *Public Domain improvements shall include new footpath along Edward Street and Oliver Street. Edward Street footpath shall be reduced to 1.5 to allow street tree planting.*
- *Relocation of bus stop on Edward Street.*

Tree management

There are many trees on the site both within the site and in the property adjacent to the site that will be affected by the Proposed Development Application. It would appear some of the trees within the site will need to be removed, while other trees within the site and in the adjacent property will need to be retained and protected.

In this regard the applicant is to obtain an Arborist's report from a Consultant Arborist with minimum AQF Level 5 qualifications in Horticulture (Arboriculture). The report is to identify all the trees on the site and adjacent to the site, tree health and retention values, impacts of the proposed development on the trees, and provide recommendations in the form of a Tree Protection Management Plan for all the trees that are to be retained.

It would also be expected that replacement trees for every tree removed will be required, and in this regard a comprehensive Landscape Plan should be prepared to include the siting of the replacement trees.

An Arborist Report and Landscape Plan is submitted with this application.

3. Site Analysis and Context

3.1 THE SITE

The subject site is known as No. 72 Laycock Street, Bexley North and has a legal description of Lots 1-5 & 21-26 in DP 3393. The site is generally regular in shape but for a south-eastern “leg” and contains three street frontages, being a primary (western) frontage to Laycock Street of 77.115m, secondary (northern) frontage to Edward Street of 85.345m and rear (eastern) frontage to Oliver Street of 92.355m. The site has a southern (side) boundary shared with No. 70 Laycock Street and No. 69 Oliver Street and has a total length of 85.34m. The site has a total area of 7,231.6m². The location of the site is illustrated in Figure 1 below.



Figure 1 Aerial image of the subject site

The site is generally flat and has no major variations in the topography. It contains a two storey bowling club with one functional and two former bowling greens, hard paved and soft landscaped open area and minimal on-site parking. The existing building is located at the south-western part of the site. The site viewed from Laycock, Edward and Oliver Streets is illustrated in Figures 2-5 below.



Figure 2 Subject Site viewed from Laycock Street



Figure 3 Subject Site viewed from Edward Street



Figure 4 Subject Site viewed from Oliver Street



Figure 5 Subject site viewed from corner of Laycock and Edward Streets





Figure 6 Subject site viewed from corner of Edward and Oliver Streets



Figure 7 Existing Entry from Laycock Street



Figure 8 Existing building and bowling green on-site



Figure 9 Subject Site viewed from existing entry off Edward Street

3.2 SURROUNDING DEVELOPMENT

The surrounding locality consists of generally one and two storey residential dwellings.

Two sites immediately adjoin the property to the south being No. 70 Laycock Street, occupied by a detached two storey dwelling and No. 69 Oliver Street, a detached single storey dwelling (Figure 7 & 8).

Opposite the subject site on both Laycock and Oliver Streets are also a number of residential dwellings (Figure 9 &

10).

A public open space (Gilchrist Park) is located on the opposite side of Edward Street (Figure 11).

The lot layout surrounding the subject site is illustrated in Figure 6 overleaf.



Figure 10 – Lot layout adjoining the subject site



Figure 11 – No. 70 Laycock Street



Figure 12 – No. 69 Oliver Street



Figure 13 – Dwellings opposite the site on Laycock Street



Figure 14 – Dwellings opposite the site on Oliver Street



Figure 15 – Gilchrist Park opposite the site on Edward Street

3.3 CHARACTER OF THE LOCALITY

The site is located within the suburban neighbourhood of Bexley North and is approximately 1km walking distance from Bexley North centre and train station, where a number of retail and commercial premises are situated. A number of community, religious, educational and recreation facilities are also within close proximity to the subject site.

The built form and residential housing stock of the surrounding area is characterised by detached single and two storey residential dwellings of differing ages in an area of low scale density.

Laycock, Edward and Oliver Street are relatively wide streets, with a variety of trees lined along a continuous avenue of footpaths on either said of the mentioned roads.

3.4 CONNECTIVITY AND ACCESS TO PUBLIC TRANSPORT

The subject site is well serviced by public transport and is situated in a connected area. It is located within 1km walking distance to Bexley North train station, which provides access to Sydney CBD, Kingsford-Smith Airport, surrounding suburbs and the outer west through high-capacity public transport connections.

The site is also serviced by buses located on Edward and Staple Street and further south along Stoney Creek Road.





4. Description of the Proposal

4.1 SITE HISTORY

The subject building and registered club has been in situ for a considerable period of time and has been continually operational since its construction, up until recently. The existing building on site was constructed sometime during 1948 and has undergone various alterations and additions to date. The existing building and use was originally planned by *Bexley Municipal Council* in May 1947 and was completed by *Rockdale Municipal Council*. The Bexley Bowling and Recreation Club Ltd was incorporated on 14 May 1948 and officially opened on 27 October 1951.

The Bexley Bowling and Recreational Club Ltd was registered as a business on 14 May 1948, and received its Club Liquor Licence on 23 May 1955. The existing building on site and its associated bowling greens had been utilised for a considerable period of time, however is proposed for redevelopment due to its dilapidated state.

4.2 PROPOSED DEVELOPMENT

4.2.1 Summary of Proposal

The proposal involves the demolition of the existing two storey building on site and construction of a new two storey development. The proposal will reinstate the existing bowling green and propose a new car park (at basement and ground level) to accommodate on-site parking accessed from Edward Street.

The proposal will comprise a community club, providing for community and recreational use whilst maintaining its registered club status (as previously enjoyed). The proposed building will provide entertainment and host functions from time to time as associated with the registered club use.



4.2.2 Proposed Uses

The registered club is to function in accordance with the Australian Hellenic Educational Progressive Association, and is to provide ancillary uses which will positively benefit the community. The reinstated Bowling Green will revive the recreational use which was previously enjoyed on the subject site and provide a focused activity which will support different members of the community. This activity will provide an avenue for use which will encourage a healthier lifestyle and social interaction.

In addition to the above, the proposed club will also serve direct benefits through community services. The AHEPA organisation will provide educational and cultural benefits to its members and the wider society. The ground provides a large internal space which can serve multiple purposes for AHEPA and general public gatherings. The ground floor community area will directly serve the public through a large space which can be dedicated to functions, entertainment, cultural and educational events.

Furthermore, the first floor has been designed to also promote community orientated uses, however features spaces which can be altered to permit a variety of group sizes to allow flexibility. The multi-purpose hall can be divided into three separate spaces, which can promote smaller, group focused activities required by the community. The first floor will promote a focused approach to education through art, music and other similar uses. The first floor will also serve as an administrative purposes which will serve the AHEPA community.





The proposed works are well illustrated on the submitted plans prepared by *Katris Architects* and are described in detail below.

4.2.3 New Works

The design responds to the constraints of the site with the proposed building to be positioned in the same general location as the existing, albeit with an enlarged envelope. Each level is described in detail below.

4.1.2.1 Basement

Covered basement parking will be provided at the south-eastern corner of the site, as illustrated on the plans. This will be accessed from Edward Street via the ground level parking spaces in the north-east. The basement will also include storage on the boundary shared with No. 69 Oliver Street.

From the ground floor of the proposed building, stairs at the south-western corner provide access to an additional basement which includes a cellar and additional storage area.

4.1.2.2 Ground

Pedestrian access to the proposed development is provided from Edward and Laycock Streets. On the ground floor, building entry is via an outdoor terrace and seating area, leading onto the entry foyer and reception containing lift and stair access to Level 1. The design provides an open plan layout for areas allocated for use ancillary to the bowling green (for the bowling club), flowing into an open area to be used as a community club by AHEPA.

AHEPA will use this space for a range of community uses to cater for the cultural, educational and philanthropic aims of the organisation and the needs of the community in general.

The bowling club indoor area has a GFA of 102.5m², with an attached kitchenette and tea/coffee bar. Additional amenities connected to this area via a corridor include bathrooms and change rooms, an accessible shower, storage and enclosed stairs providing access to level 1 and the cellar and storage below.

The community club has an area of 300m² (excluding the proposed stage) and an additional 'Area B' of 75m², which is a transition space between the bowling club and community club components. At the southern side of these spaces are bathrooms, a green room, a bar and commercial kitchen with service lift, cool room and dry storage.

A loading bay is provided to the south of the proposed building which also contains the waste storage area.

A proposed 6.1m wide driveway from Edward Street provides access to the on-site parking. A total of 103 car spaces (across ground and basement levels) are provided to serve the facility, which includes staff and accessible spaces.

The existing bowling green will be reinstated, with landscaping proposed across the site.

4.1.2.3 First Floor

The first floor is connected to the ground via lift and stairs, and contains internal and external spaces. It will be used entirely by AHEPA.

Internally, the first floor contains three multi-purpose areas with a stage, library, boardroom and offices (x3), with additional amenities including an AV room, bathrooms, kitchen and storage. The first floor also contains two outdoor areas overlooking the existing bowling green and Laycock Street, accessed from the multi-purpose area and offices respectively.

4.1.2.4 Future works – Stage Two

The proposed development on-site may include a future second stage. The submitted application is inclusive of stage

one works, with future stage two works to be submitted under a separate application.

Proposed stage two works will potentially include the construction of a multi-purpose hall over the proposed basement parking in the south-eastern corner of the site. The excess parking proposed in stage one is to accommodate parking generated within stage two of development. In order to reduce visual impact of the covered basement area in this application, the surface is to be treated with soft landscaping and utilised as a recreational open space in the interim period.



Figure 16 – Proposed building viewed from bowling green

4.2.4 Project Data

The following table summarises the proposal with respect to the core LEP controls:

Table 2 Project Data		
Site Area	7231.6m ²	
	Control	Proposed
Gross Floor Area	No control	
Ground Floor	-	783.65m ²
First Floor	-	662.7m ²
Total	-	1446.35m ²
FSR	No control	0.2 : 1
Height	No control	Main building height: 8m – 9.18m Maximum building height: 11.24m



Table 2 Project Data

Landscaped Area	No control	Existing bowling green 1391m ² (19.2%) Landscaped area 1309.7m ² (18.11%)
		Total 2700.7m ² (37.3%)
		Note: Covered basement is to include soft landscaping design

4.3 LANDSCAPING

The proposed landscape works include the following:

- Reinstated bowling green;
- Vegetation and landscaping at all site boundaries;
- Vegetation strip along the southern (side) boundary shared with No. 70 Laycock Street and No. 69 Oliver Street;
- At-grade parking to include landscaping in order to soften visual impact and provide shading, which includes the provision of a number of trees throughout the parking area;
- Proposed basement carpark is to be treated with soft landscaping and gravel to soften its appearance in the interim period. This will include portions of articulated landscaped areas and a variety of vegetation located across the covered basement. This will allow the area to be utilised by the users of the site prior to Stage Two works.

Refer to Landscape Plans prepared by *Site Design Studio* submitted with the application for further details.

An Arborist Report has also been prepared by *TALC Tree and Landscape Consultants* and is submitted with this application. This report has identified that the trees to be removed will be replaced accordingly. The trees that will be removed are to predominantly cater for the proposed parking area and are limited to *bottlebrushes*, which will be replaced accordingly as identified in Landscape Plan. Three trees are to be removed along the boundary shared with Oliver Street, however will not have a significant impact to the character of the area. In addition, two trees along Edward Street are proposed to be removed to accommodate the relocated Bus Stop. It is noted that these trees have been identified by the Arborist as in poor health, and will be replaced as necessary. The Arborist Report has also identified a number of tree protection measures which will be required to ensure minimal impact to existing trees throughout construction.

4.4 WASTE MANAGEMENT

A detailed Waste Management Plan has been submitted with the application to address demolition and construction waste issues.

Waste storage will be provided on the ground floor next to the loading dock area. This space will be enclosed in order to reduce odour and visual impact to the neighbouring property and surrounding locality.



5. Environmental Planning Assessment

5.1 PREAMBLE

This section of the Statement provides a planning assessment of the proposed development covering all relevant heads of consideration under Section 4.15 of the EP&A Act, 1979.

5.2 ESTABLISHING EXISTING USE RIGHTS

Sections 4.65 to 4.70 [inclusive] of the EP&A Act makes provisions for existing uses. Under Clause 4.65 of the EP&A Act, “existing use” means:

- (a) *the use of a building, work or land for a lawful purpose immediately before the coming into force of an environmental planning instrument which would, but for this Division, have the effect of prohibiting that use, and*
- (b) *the use of a building, work or land:*
 - (i) *for which development consent was granted before the commencement of a provision of an environmental planning instrument having the effect of prohibiting the use, and*
 - (ii) *that has been carried out, within one year after the date on which that provision commenced, in accordance with the terms of the consent and to such an extent as to ensure (apart from that provision) that the development consent would not lapse.*

The existing building and ‘registered club’ is located on land zone RE1 Public Recreation (see **Figure 17** below). Permissible uses in the zone are detailed in Table 3 below.

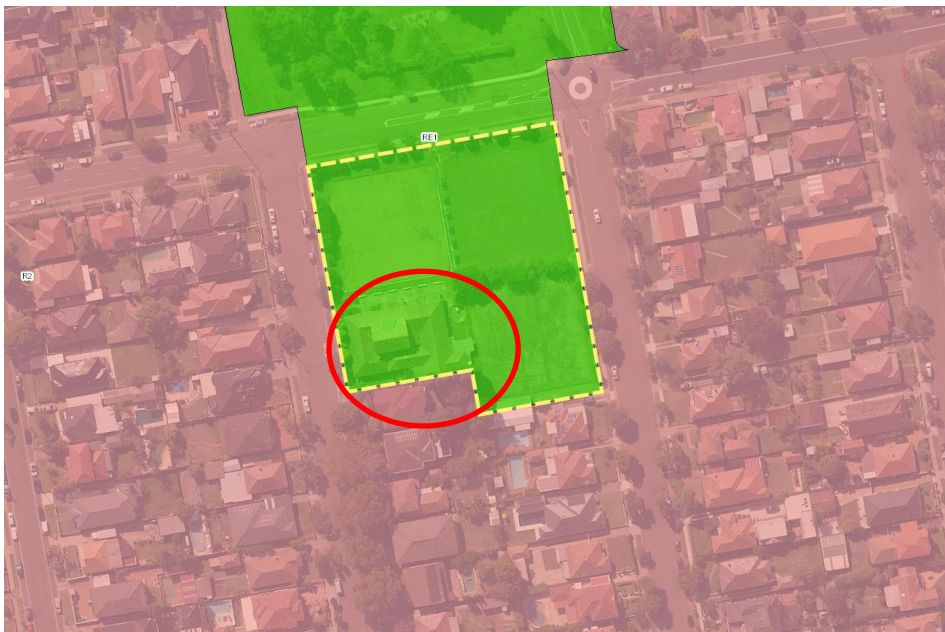


Figure 17 – Land zoning map showing location of existing building/registered club. (Source: NSW Planning Portal)



Table 3 RLEP Land Use Table

Zone	Permitted with consent	Prohibited
RE1 Public Recreation	Aquaculture; Boat launching ramps; Centre-based child care facilities; Community facilities; Environmental facilities; Environmental protection works; Jetties; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Signage; Water supply systems	Any development not specified in item 2 or 3

As set out in Table 3 above, registered clubs are prohibited within the RE1 Public Recreation zone. Components of the development can be described as permissible, the bowling green being characterised as a recreational facility (outdoor) and components of the use by AHEPA being characterised as a community facility both of which are permissible with consent under the RE1 Public Recreation zone. However, the primary or dominant use of the site must be described as a “registered club”.

The existing and proposed ‘registered club’ is not permissible under the current Rockdale LEP 2011. Therefore, this element relies on existing use rights pursuant to Clause 4.65 of the EP&A Act and the application has been pursued on this basis. That is, the proposal is broadly described as a “registered club” and its component parts include a recreational facility (outdoor) and community facility.

Clause 4.68(1) of the EP&A Act provides for the continuation of existing uses and states that:

“Nothing in an environmental planning instrument operates so as to require consent to be obtained under this Act for the continuance of a use of a building, work or land for a lawful purpose for which it was being used immediately before the coming into force of the instrument or so as to prevent the continuance of that use except with consent under this Act being obtained.”

The subject building and registered club has been in situ for a considerable period of time and has been continually operational since its construction, up until recently where it has been vacated in anticipation of the subject redevelopment. The use has not been abandoned as it is intended to recommence the use pending approval of this development application.

The original approval of the Club cannot be sourced. However, alterations and additions approved by Rockdale Council on 22 August 1963 definitively refer to the Bexley Bowling and Recreation Club in a manner that would identify it as a *registered club*. These alterations and additions provided a *ladies lounge*, *office* and *ancillary structures*. In addition to the above, plans of the original building obtained from Council records titled ‘*Proposed Bexley Municipal Bowling Club – Laycock St*’ (although not dated or stamped) illustrate the original building design, which was built in 1948, to which the alterations and additions were made (see the *Appendix* of this report).

Plaques found within the existing building indicate that the development was originally planned by *Bexley Municipal Council* in May 1947 and completed by *Rockdale Municipal Council*, and was handed over to the *Bexley Bowling Club* on Saturday 28 October 1950. An additional plaque identifies that the Bexley Bowling and Recreation Club Ltd was incorporated on 14 May 1948, and was officially opened by G.S. Carson (President of the NSW Bowling Association) on 27 October 1951. Furthermore, additional plaques found on the existing premises (**Figure 20** and **21**) identify that the existing club underwent various extensions opened on 14 April 1956 and 27 June 1959. Imagery of the clubs original construction and subsequent extension has also been evidenced overleaf.





Figure 18 – Original plaque indicating establishment of Bexley Bowling and Recreation Club

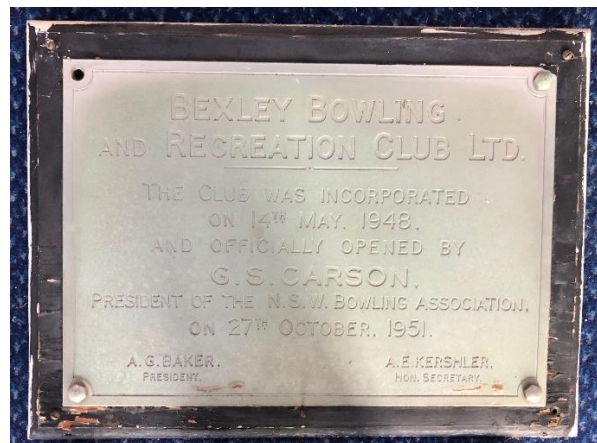


Figure 19 – Original Plaque indicating establishment of Bexley Bowling and Recreation Club



Figure 20 – Plaque indicating extension in 1956



Figure 21 – Plaque indicating extension in 1959



Figure 22 – Photo of original construction of Bexley Bowling Club. Date: 1948.



Figure 23 – Photo of extension to of Bexley Bowling Club. Date: Unknown

Further to the above evidence, on 14 of May 1948, the Bexley Bowling and Recreation Club Ltd (ABN 49 000 071 152) was registered as a business (with it recently ceasing on the 26 of April 2018). Following this, on 23 of May 1955, the Bexley Bowling and Recreation Club Ltd obtained a Club Liquor Licence (No. LIQC300225739) which was also recently cancelled on the 25 July 2017. Over the years, the Bexley Bowling and Recreation Club Ltd had undergone numerous renewals of its Club Liquor Licence. As of 24 September 2015, the Liquor Licence was still operational, allowing alcohol to be consumed on the premises from 5am to midnight Monday to Sunday, and to be sold for takeaway from 5am to 10pm Monday to Saturday and 10am to 10pm on Sunday.

Under the RLEP 2011, a Registered Club is defined as ‘a club that holds a club licence under the Liquor Act 2007’. Under the *Liquor Act 2007 No 90*, a club licence ‘authorises the licensee to sell liquor by retail on the licensed premises to a member of the club (or a guest of a member of the club) for consumption on or away from the licensed premises’. In order to be granted a club licence, the proposal must meet the requirements of the *Registered Clubs Act 1976 No 31*, Section 10(1). The proposed development will satisfy these requirements.

It is noted that Clause 4.66 of the EP&A Act states that existing use rights continue unless the use is ‘abandoned’. Despite deregistration of the business and cancellation of the liquor licence, it has never been the intent to abandon the registered club status, rather to restore its services to a quality standard through redevelopment. The current dilapidated nature of the existing building and bowling green precludes its effective use.

The above evidence demonstrates that the existing building on site has been operating as a registered club well before and continually after the implementation of the Rockdale LEP 2011 and RE1 Public Recreation zoning. The existing building has been utilised as a registered club serving alcohol to its patrons, with a dedicated bar, seating and socialising areas. While the original approval cannot be sourced, Council has approved alterations and additions to that original building and to do so must have been satisfied that the use was lawful.

Thus, as evidenced above, it is considered that existing use rights apply to the subject proposal, including the ground and first floor which seek to be used for “registered club” purposes.

Clause 41 of the Environmental Planning and Assessment Regulations 2000 states that:

“(1) An existing use may, subject to this Division:

(a) be enlarged, expanded or intensified, or

(b) be altered or extended, or

(c) be rebuilt, or

(d) be changed to another use, but only if that other use is a use that may be carried out with or without development consent under the Act, or...”

This subject application seeks to demolish the existing bowling club and rebuild a registered club, incorporating as component parts other uses permitted within the zone, being a recreational facility (outdoor) and community facility. This is consistent with what is permitted under Clause 41 of the EP&A Regulations, as outlined above.

Clause 4.67 of the EP&A Act states that the provisions of any environmental planning instruments that derogate from the existing use rights provisions have no force or effect whilst existing rights remain. Established case law held that the provisions of environmental planning instruments do not apply to the assessment of applications on sites with existing use rights. Clause 4.67 stipulates the following:

(1) The regulations may make provision for or with respect to existing use and, in particular, for or with respect to:

(a) the carrying out of alterations or extensions to or the rebuilding of a building or work being used for an

existing use, and

(b) the change of an existing use to another use, and

(c) the enlargement or expansion or intensification of an existing use.

Therefore planning objectives and controls that limit the size of a proposal such as height, setbacks, building footprint, number of storeys, minimum allotment size, minimum site frontage and floor space ratio cannot be applied to the proposal. The Land and Environment Court judgment in *Stromness Pty Limited v Woollahra Municipal Council [2006] NSWLEC 587* summarises this position. It is noted that the proposed development represents an intensification of the existing use, which has been discussed below.

5.3 EXISTING USE RIGHTS – PLANNING PRINCIPLES

The principles applied to merit assessment of the proposal are those established in *Stromness Pty Limited v Woollahra Municipal Council*. The consideration of the impact of a proposed development benefiting from existing use rights upon the amenity of the public domain and adjoining properties was central to the judgment. The judgment raised the following questions, which form the basis of this merits based assessment.

5.3.1 How do the bulk and scale (as expressed by height, floor space ratio and setbacks) of the proposal relate to what is permissible on surrounding sites? (Principle 1)

While planning controls, such as height, floor space ratio and setbacks do not apply to sites with existing use rights; they have relevance to the assessment of applications on such sites. This is because the controls apply to surrounding sites and indicate the kind of development that can be expected if and when surrounding sites are redeveloped. The relationship of new development to its existing and likely future context is a matter to be considered in all planning assessment.

The proposal comprises demolition of the existing building on site and construction of a two storey building, which generally maintains the ground floor footprint of the existing building whilst increasing the scale on the first floor. Although no height limit is imposed under the RLEP for the subject site, the dominant portion of the proposed development has been designed to generally comply with the 8.5m height limit that applies to the adjoining R2 zoned land. A comparatively minor portion of the overall building has proposed a maximum height of 11.24m, which has occurred as a result of the pitched roof design.

Similarly, the subject site does not have a floor space ratio control. The existing building provides for a GFA of approximately 807m² (ground floor 707m², first floor 101m²) with a resultant FSR of 0.11: 1. The proposed development slightly increases the ground floor area to 783.65m², with a larger increase to the first floor of 662.7m². Overall, the proposed development provides a maximum GFA of 1,446.35m², which results in an FSR of 0.2: 1. It is noted that the neighbouring low density residential zone permits an FSR of 0.5: 1. Despite no development standards of the LEP applying to the subject site, the proposal is considered to be acceptable with regards to the development scale, relative to the site area.

In terms of setbacks, the proposed development is generally consistent or compatible with the predominant setbacks of the locality. The ground floor of the proposed development is generally located within the footprint of the existing building. The proposal has provided increased side setbacks to No. 70 Laycock Street in order to minimise impacts. The first floor of the proposed building has been designed to generally align with the ground floor footprint. It is noted that the front setback to Laycock Street has been reduced with the proposed development, and is considered acceptable due to the architectural design and specialised use (discussed in Section 5.4.3.1 of this Statement). First floor setbacks to the southern boundary have been increased in part to reduce impact to the neighbouring dwelling.



When compared to the existing building on site, the proposed development offers a significant improvement over the existing dilapidated structure. It is accepted that a general increase to the scale of development is stipulated in this application, however given the site area and intended use (including the 'registered club', community and recreational use) the proposal is considered appropriate with regards to the character of the area. The intensification of the existing use as identified and permitted within Clause 41 of the EP&A Regulation, and is considered acceptable with regards to the above principle.

5.3.2 What is the relevance of the building in which the existing use takes place? (Principle 2)

Where the change of use is proposed within an existing building, the bulk and scale of that building is likely to be deemed acceptable, even if the building is out of scale with its surroundings, because it already exists. However, where the existing building is proposed for demolition, while its bulk is clearly an important consideration, there is no automatic entitlement to another building of the same floor space ratio, height or parking provision.

As set out under Section 5.3.1 above, the proposed development will result in an increased height and floor space over the existing building on site. However, the proposal has been sensitively designed to address both street frontages, with the average height being consistent, or at very least compatible, with the low density area within which it resides. The proposed development includes an articulated façade with glazed openings, balcony spaces, height variation and quality materials.

The existing building and ancillary structures on site are dilapidated and do not provide any scenic benefit to the surrounding area. It is noted that the footprint of the existing building is similar to the proposed, although the first floor will be increased. The demolition of the existing structure and redevelopment is considered to provide the most suitable outcome. With regards to the existing building on site, it has undergone significant change since its original construction. It is considered that the club history and its associated use is significantly more important than the physical structure. As such, the proposed development will reinstate the existing bowling green and provide a significantly improved internal area to serve its patrons.

Accordingly, despite the increase to the bulk and scale of the proposed development, due to the site area and general compliance of building height and setbacks, the proposal is acceptable with regards to the scale of its surroundings.

5.3.3 What are the impacts on adjoining land? (Principle 3)

The impact on adjoining land should be assessed as it is assessed for all development. It is true that where, for example, a development control plan requires three hours of sunlight to be maintained in adjoining rear yards, the numerical control does not apply. However, the overshadowing impact on adjoining rear yards should be reasonable.

The proposed redevelopment has been designed in order to minimise impacts on the amenity of adjoining properties where practicable.

In terms of neighbouring amenity, the scale and bulk of the proposed development will be increased, however is considered to be acceptable with regards to the site area, proposed use and FSR, height and setbacks. An assessment of relevant amenity impacts is set out below:

Solar Access

The proposed development has been designed to occupy similar building location and footprint as the existing club. The first floor will include an increased floorplate which is acceptable with regards to the proposed use of the building. In terms of solar impacts, the east-west orientation of the site creates unavoidable shadows to the southern adjoining





property, No. 70 Laycock Street. However, to the southern boundary, the proposed development has incorporated increased setbacks to the ground and first floor and an 8m height limit to reduce solar impacts as far as practicable.

Solar access to this neighbouring property has been discussed in Section 5.6.1.1 of this Statement, and is considered to meet the objectives of Part 4.2.2 Solar Access of the Rockdale DCP 2011.

Visual and Acoustic Privacy

The proposed development is located in a RE1 Public Recreation zone neighbouring R2 Low Density Residential developments. Potential visual and acoustic privacy concerns are generally related to the southern boundary, facing No. 70 Laycock Street and No. 69 Oliver Street. To No. 70 Laycock Street, the proposed development has employed an increased setback and reduced windows on its southern elevation in order to mitigate potential privacy concerns. It is noted that no habitable (or high intensity) spaces have been provided along the southern boundary to ensure the proposed maintains the privacy of neighbours. The proposed parking area facing No. 69 Oliver Street is within a basement and does not create direct acoustic concerns.

An Acoustic Report prepared by *Rodney Stevens Acoustics* has also been submitted with this application which concludes that the proposal will create minimal acoustic impacts on neighbouring properties. Visual and acoustic privacy has been further discussed in Section 5.6.1.3 of this Statement.

Visual Amenity

The proposal involves the demolition of the existing structure on site, which is in a dilapidated condition and has little architectural merit or aesthetic appeal to the visual amenity of the locality. It is noted that the existing structure on site does not provide any feasible opportunities for alterations and additions. As such, the proposed development will be designed with a compatible height, floor space ratio and setbacks with regards to the surrounding area in order to generally maintain the existing bulk and scale. The proposed development has been designed with architectural features and materials such as variations in height, focal design elements (namely the entry foyer), angular and curved features, glazed openings and clearly identifiable communal internal and external spaces. This produces a development which will provide a positive benefit to the visual amenity of the area.

Figures 23 and 24 show the existing building on site and the significantly improved visual quality of the building viewed from Laycock Street.



Figure 24 – Existing building on site viewed from Laycock Street





Figure 25 – Proposed development viewed from Laycock Street

5.3.4 What is the internal amenity? (Principle 4)

Internal amenity must be assessed as it is assessed for all development. Again, numerical requirements for sunlight access or private open space do not apply, but these and other aspects must be judged acceptable as a matter of good planning and design. None of the legal principles discussed above suggests that development on sites with existing use rights may have lower amenity than development generally.

The proposed development has been designed in order to provide significantly improved internal spaces for users of the subject site.

It its current form, the existing building provides internal spaces which are generally disjointed and do not allow sufficient solar access. The dilapidated nature of the existing structure precludes a feasible redevelopment by way of alterations and additions. As such, the proposal includes a total redevelopment, in which the internal amenity of spaces has been significantly improved compared with the existing, with an efficient and logical internal layout.

The proposed internal spaces have been designed with direct connectivity to the external spaces and reinstated bowling green. Both the ground and first floor have been designed to address the street frontages where practicable, namely Laycock and Edward Streets. Internal services and amenities have also been designed to provide improved accessibility for the patrons and staff of the subject site. As such, it is considered that the proposed development provides suitable internal amenity on the ground and first floor.



5.4 STATUTORY AND POLICY COMPLIANCE

The relevant matters for consideration under Section 4.15(1)(a) of the EP&A Act, 1979, are identified in the following table:

Table 4 Section 4.15 Matters for Consideration				
EP & A Act, 1979.	Matters for Consideration	OK	See Comments	N/A
S.4.15(1)(a)(i)	SEPP No. 55 – Remediation of Land	√	√	
“	Draft Remediation of Land SEPP	√	√	
“	Rockdale LEP 2011	√	√	
S.4.15(1)(a)(iii)	Rockdale DCP 2011	√	√	
S.4.15(1)(a)(iv)	Any other prescribed matter:- <ul style="list-style-type: none">• AS 2601-1991 Demolition of structures	√	√	

The matters identified in the above table as requiring specific comment are discussed below. The main statutory document that relates to the subject site and the proposed development is the Rockdale Local Environmental Plan (LEP) 2011, whilst the primary non-statutory document is the Rockdale Control Plan (DCP) 2011. The relevant provisions of these documents and other relevant planning controls are summarised below and the proposal's compliance with them assessed.

5.4.1 SEPP No.55 – Remediation of Land

This State Environmental Planning Policy (SEPP) was gazetted on 28 August 1998 and applies to the whole state. It introduces planning controls for the remediation of contaminated land and requires an investigation to be made if land contamination is suspected.

A Stage 1 Contamination Report has been submitted with this application and addresses the requirements of SEPP No. 55 Remediation of Land.

5.4.2 Draft Remediation of Land SEPP

This Draft for the Remediation of Land SEPP is currently being reviewed by the Department and applies to the whole State. It introduces a series of new provisions which relate to the remediation of land whilst maintaining the key operational framework of SEPP No. 55.

As above, a Stage 1 Contamination Report has been submitted with this application. As such, the requirements of the Draft Remediation of Land SEPP are satisfied.

5.4.3 Rockdale Local Environmental Plan 2011

The *Rockdale Local Environmental Plan 2011* (RLEP 2011) applies to the subject site. As indicated however, the proposal relies on existing use rights and therefore the LEP applies only to the extent that it does not derogate from the enjoyment of existing use rights. In order to inform merit assessment, a compliance table is provided at Annexure A of this report which assess the proposed development in accordance with the applicable controls of the LEP.

The proposal satisfies all of the relevant provisions of Rockdale LEP 2011 where applicable. It is noted that the RLEP 2011 does not provide controls for a number of development standards and therefore would require merit based assessment irrespective of the existing use rights scenario.



5.4.3.1 Permissibility

The site is zoned RE1 – Public Recreation under the RLEP 2011. ‘Community facilities’ and ‘recreation facilities’ are permissible land uses with Council’s development consent in the zone however ‘registered clubs’ are not. The primary use proposed is for a ‘registered club’, whilst containing components of a community facility and recreational facility (indoor). As discussed above, permissibility relies on existing use rights.

The objectives of the RE1 zone are reproduced below;

- *To enable land to be used for public 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.*

The proposal is consistent with these objectives, as the development has been designed to create a community club with significantly enhanced services and amenities.

5.4.4 Rockdale Development Control Plan 2011

Rockdale Development Control Plan 2011 (RDCP 2011) applies to the subject site. A response to the requirements of MDCP 2011 is provided at Annexure B, in order to guide merit assessment of the proposal. Justification for any minor variation proposed is provided in the compliance table. It is noted that given the nature of the proposed development, the Rockdale DCP 2011 does not provide explicit controls for registered clubs, community or recreational facility development. Key merit considerations arising from the DCP are set out below:

5.4.4.1 Setbacks

The RDCP 2011 does not provide a setback requirement for registered clubs or community facilities. Accordingly, the front setback to Laycock Street has been designed to match the existing building on-site. On the ground floor, a minor variation to the existing setback at the north-west corner is proposed, which is considered acceptable due to its improved articulation.

The first floor has been proposed with a reduced setback to Laycock Street. This is considered acceptable, where the first floor matches the existing ground floor façade alignment. In conjunction, the proposal is designed as a specialised building, which is to be easily identifiable within the locality.

The proposed first floor fronting Laycock Street has been designed with a balcony for a significant portion of the façade. This outdoor space reduces the overall bulk whilst improving casual surveillance in the area. Additionally, a 5.6m setback is proposed to the *President’s Office*, which reduces the bulk on the northwest corner of the building. The proposed *Administration* and *Boardroom* offices incorporate a continuous window design to provide transparency to this two storey element. Towards the south-west corner of the building, an additional 1.2m setback has been proposed on the first floor to further mitigate bulk. This has been accompanied with vertical elements and trim in order to articulate the façade and emphasise its depth. It is noted that existing trees will be retained and additional vegetation will be provided along this primary frontage in order to soften the façade. Therefore, the proposed setbacks are considered to be acceptable and compatible with the character of the area.

In regard to the side setbacks to the southern boundary shared with No. 70 Laycock Street, the proposal has generally maintained the footprint of the existing building, with variations proposed to reduce the sense of enclosure to the neighbouring property. On the ground floor, the proposal incorporates 2.48m to 3.8m setbacks to the side boundary, providing an increase over the existing building. The proposed setbacks are in excess of the 0.9m to 1.5m side setbacks required for residential dwellings. It is noted that no habitable rooms or windows have been proposed on the southern façade.



The first floor has also been designed with increased setbacks to the southern boundary to reduce the bulk and sense of enclosure created to No. 70 Laycock Street. The first floor has incorporated an additional step to the south-west corner of the building (3.48m) which provides improves articulation of this façade. It is noted that the first floor has no habitable rooms to this boundary to mitigate privacy impacts.

As such, it is considered that the proposal is acceptable with regards to setbacks.

5.4.4.2 Bulk and Scale

The primary objectives relating to Streetscape and Site Context identified in the RDCP 2011 are as follows;

A. To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics and legibility of the existing urban environment.

B. To ensure development responds to predominant streetscape qualities

The development proposes a maximum building height of approximately 8m to 9.18m for the main part of the building, and 11.24m at the highest point for the Entry Foyer portion. Although the subject site is not assigned a height control under the RLEP 2011, the surrounding R2 zones have a maximum permitted height of 8.5m. The additional height proposed in this application, beyond the R2 controls, is considered to be acceptable due to the nature of the proposed development. Namely, the maximum 11.24m height limit is located away from neighbouring properties and clearly defines the building entry. When viewed from Laycock Street, the proposed development (excluding the entry foyer) is below the 8.5m height limit. From both Edward and Oliver Street, the considerable setbacks are considered to mitigate any potential bulk and scale created by the length and height of the proposal.

The proposal achieves the above objectives with regards to its frontage to Laycock, Edward and Oliver Street through its incorporation of numerous design elements. The proposal has incorporated ground and first floor outdoor spaces, steps throughout the façade, glazed openings, height variations, horizontal and vertical features and material articulation in order to minimise the bulk and scale of the proposal. Additionally, landscaping throughout the site will soften the proposed building and parking structures to allow compatibility throughout the surrounding area.

To facilitate an appropriate transition between the Public Recreation zone and Low Density Residential zone, the proposed development has been designed with a greater southern (side) setback of 2.48m to 3.6m on the ground floor, and 2.48m to 4.6m on the first floor. In conjunction, the first floor southern façade has also been stepped to allow greater articulation and reduced a sense of enclosure to neighbours. A height of 8m has been proposed on this façade which is consistent with the permissible 8.5m limit imposed by the RLEP 2011.

The proposed bulk and scale has also been considered in regards to amenity impacts to the neighbouring dwellings. The design has incorporated certain features to reduce impacts where practicable, as discussed in Section 5.4.1.1 and 5.4.1.3 of this Report.

The proposal has been designed as a notable building within the locality suitable for its specialised use, with building and ceiling height reflective of its use. The bulk and scale of the proposed development is considered to be compatible with the character of the locality and surrounding Low Density Residential zone.

5.5 IMPACTS ON NATURAL & BUILT ENVIRONMENT

5.5.1 Topography & Scenic Impacts

The proposal involves excavation of part of the site to accommodate the proposed basement carpark, cellar and storage facility below natural ground line. Once complete, there will be no visible topographic impact to the site or surrounding neighbours. The relevant reports have been undertaken and submitted with this application to ensure no



adverse impacts will be created to the natural environment.

In relation to scenic impacts, the appearance of the proposed building will be significantly improved over the existing. In its current form, the existing building and associated open spaces are considerably dilapidated and do not provide any positive scenic benefits to the locality. The proposed development has been designed with an acceptable height and FSR to maintain compatibility with the area in regards to bulk and scale. The design ensures it is reflective of its use and is a recognisable and notable building within the locality.

The proposed development is two storeys and incorporates setbacks, open spaces and landscaping to ensure compatibility. The proposed building has been located in generally the same position as the existing maintain the relationship to current positioning and orientation thus minimising adverse scenic impacts.

Accordingly, the proposed development is considered to enhance the existing character on site and positively contribute to the scenic impacts of the area.

5.5.2 Micro-climate Impacts

The proposed development will have no significant or unreasonable impacts on the micro-climate of the locality.

5.5.3 Water & Air Quality Impacts

The proposed development will not have any significant or unreasonable impacts on the air or water quality in the locality. The proposal will utilise existing connections to the Sydney Water sewer and to Council's stormwater drainage system. Appropriate stormwater and drainage capabilities will be provided for the site and development.

The proposed works will not adversely impact on the amenity of the neighbourhood, in regard to noise, vibration or dust if normal construction management practices are followed.

The subject site is not located in the vicinity of any major roads that would provide air quality concerns. Furthermore, the proposed development is not likely to generate any unusual liquid waste, odours or fumes. The proposal is therefore unlikely to have any adverse health impacts in terms of air or water quality.

5.5.4 External Appearance & Design

The proposed development has been designed to achieve compatibility with the character of the area. The proposed building is limited to two storeys with an average building height of 8m to 9.18m and maximum of 11.24m. The proposed development has a GFA of 1,446.35m² within a site area of 7,231.6m², resulting in an FSR of 0.2:1 which is considered to be compatible in this regard, with the bulk and scale of the area.

The building has been sited and orientated to address the existing bowling green and its street frontages. This involves internal open plan layouts and outdoor areas which are located on the north and western facades. The proposal has incorporated a glazed curtain wall on the ground floor to address the reinstated bowling green from the internal facilities. The first floor has also incorporated covered and uncovered outdoor areas addressing the site. These design elements also reduce the visual bulk through increased transparency. It is noted that these design features are reflective of its use as a community facility.

The proposal has also incorporated a design language which includes a mixture of angular and curved facades. The proposed works will be finished in vertical timber batons (located at entry foyer and lobby), white face brickwork (throughout the building), timber trimming and Colorbond steel elements and roofing. The proposed development also includes steps throughout the façade which improve its articulation. In addition, the proposal has been designed with sufficient landscaping and vegetation which softens the facade of the proposed building and its associated parking areas.



Overall, the proposal is a high quality modern architectural form and is considered to be compatible with the residential character of the area.

5.6 Relationship To Neighbouring Properties

5.6.1.1 Solar Access & Overshadowing

Shadow diagrams of the proposed development on site have been prepared and are submitted with the development application. The plans illustrate the existing and proposed shadows cast between 9am and 3pm for the winter solstice, equinox and summer solstice. Elevational shadow diagrams of No. 70 Laycock Street have also been submitted to illustrate over shadowing to the neighbouring property.

In terms of overshadowing and solar access to the private open space and living areas of neighbouring dwellings, Chapter the DCP requires as follows:

Low and medium density residential

a. Dwellings within the development site and adjoining properties should receive a minimum of 3 hours direct sunlight in habitable rooms and in at least 50% of the private open space between 9am and 3pm in mid-winter

Overshadowing and solar access to neighbours is considered to be impacted by the proposed development. Although reduced, to the rear private open space, 117m² to 128m² or 43% to 46% achieves 3 hours of solar access during the winter solstice. Despite not meeting the 50%, the variation is considered minor. The proposed development has been designed with a height to the southern boundary of 8m to appropriately match the permitted 8.5m height of the R2 zone.

Solar access to habitable rooms on the northern façade of No. 70 Laycock Street achieves 3 hours from 9am to 12pm on 21 June. According to Councils documentation, the only habitable room on the northern facade is to a living room, whilst all other windows are non-habitable. It is noted that the windows on the northern façade for No. 70 Laycock Street are currently obscured glazing with the living room window also containing louvered screening.



Figure 26 – Northern elevation of No. 70 Laycock Street

The east elevational shadow diagrams for No. 70 Laycock Street demonstrates that there will be a minor increase to overshadowing on this façade during the winter solstice from 9am to 3pm. The additional overshadowing to the





eastern façade reduces solar gain to the family room window at 9am over the existing dwelling. This minor addition of overshadowing to the rear façade of the neighbouring dwelling is only for a short period of time over the existing. Despite this minor increase, the proposal is considered to be acceptable given the site orientation and scale of the proposed development, which is not in fact subject to any height or FSR controls.

In addition, the submitted equinox shadow diagrams demonstrate that the neighbouring site achieves acceptable solar access to habitable rooms and private open spaces with regards to the proposed development.

With regards to the above assessment, it is noted that lot orientation results in unavoidable overshadowing to neighbouring dwelling (No. 70 Laycock Street) on the southern boundary. As such, the proposal has incorporated design measures such as increased setbacks to the southern boundary to reduce overshadowing where practicable. Specifically, the first floor has incorporated setbacks of 2.48m to 4.6m. Additionally, the height on this boundary has also been proposed at 8m which is consistent with the 8.5m height limit required for the Low Density Residential Zone.

In addition to the above, it is noted that a number of existing pine trees (with heights exceeding 20m) are located on the neighbouring No. 70 Laycock Street. These pine trees will not be impacted by the proposed development and currently produce significant shadows over the neighbouring sites private open space and eastern façade. These pine trees permit only 5% to 15% of solar access to the neighbouring private open space during the winter solstice and create substantial overshadowing to habitable rooms. In this context, the additional overshadowing caused by the proposal will be minimal.

Therefore, the proposed development is considered to be acceptable with regards to overshadowing.

5.6.1.2 Views

There are currently no significant primary or secondary views enjoyed across the site. Accordingly the proposed development is unlikely to result in any loss of aspect or views enjoyed by surrounding properties.

5.6.1.3 Aural & Visual Privacy

The proposed development has been designed to minimise as far as practicable the likelihood of any adverse overlooking or invasion of aural privacy, primary to the south (No. 70 Laycock Street and No. 69 Oliver Street). In general, the proposed development has been sited and orientated towards the street frontages and open spaces on-site.

At ground level, the proposed development has been designed with no habitable rooms or windows facing the southern boundary. All proposed high-use internal areas have been orientated towards the existing bowling green to minimise visual and acoustic impacts. The proposed open space area located above the basement will have vegetation planted along the boundaries facing the neighbouring dwellings on the south which serves as an acoustic and visual barrier.

The location of the loading bay is as existing. However, in order to further mitigate potential acoustic concerns to No. 70 Laycock Street, a landscape strip (with vegetation) has been proposed as an acoustic barrier. In conjunction, the submitted PoM indicates that the loading bay is to only be operated during specific times which will ensure that any noise generated is within acceptable hours of the day, to mitigate impacts to neighbouring properties.

The first floor has also been designed with no habitable rooms facing the southern boundary shared with No. 70 Laycock Street. From the proposed kitchen area, one window has been proposed on the southern façade. This space is not considered to be a heavily utilised area and will be restricted to staff usage only. Additionally, it is noted that only a small portion of this corner window directly faces the neighbouring dwelling.



Overall, the proposal is considered acceptable in terms of aural and visual privacy impacts.

5.7 ECONOMIC & SOCIAL IMPACTS

The proposal will provide a community club which will positively contribute to the economic growth and social interactions within the locality. The reinstatement of the existing bowling green will also provide improved social and economic benefits over the existing.

The subject site enjoys good access to additional open spaces and public transport routes. The proposed development will utilise existing infrastructure including electricity, sewer, water and telecommunication services.

Undertaking the demolition and construction works will have some short-term positive economic impacts through employment generation, both direct employment and multiplier effects. Accordingly, it is considered that the proposed development is likely to have only positive social and economic impacts in the locality.

5.8 THE SUITABILITY OF THE SITE

5.8.1 Access to Services

The subject site is well serviced by public transport and is close to various services. As the site is within an established area, electricity, sewer, telephone and water services are readily available to the subject site.

5.8.2 Parking and Access

The proposed works will provide significantly increased parking on-site in order to minimise impacts to neighbouring properties and reduce off-site parking. It is noted that no parking is currently provided on site. The development proposes ground and basement level parking accessed from Edward Street, which accommodates 103 parking spaces, including 3 accessible, 8 staff parking spaces and 6 motorcycle spaces. Additional bicycle parking is provided throughout the site.

Whereas the RDCP 2011 does not stipulate parking required for community facilities, the development provides a total 47 parking spaces. It is noted that 30 parking spaces have been delegated to the Bowling Green in accordance with the *RMS 'Guide to Traffic Generating Development Guidelines'*. It is considered that the proposed development provides a considerable amount of parking which will positively suit the intensity of use for the proposal to reduce on street parking.

Additionally, the proposed parking layout has been designed for the potential future stage 2 development, which will provide an additional recreation facility on site thus increasing parking requirements.

Please refer to Traffic Report prepared by *PDC Consultants* which is submitted with this application.

5.8.3 Hazards

The site is not within an area recognised by Council as being subject to landslip, flooding or bushfire or any other particular hazards. The proposed development will not increase the likelihood of such hazards occurring and is considered appropriate in this instance.

5.9 THE PUBLIC INTEREST

The proposed development has been designed to relate to the size, shape and context of the site and has been designed to be compatible with the existing development throughout the locality. The proposal will provide for a



significantly improved registered club, recreational and community facility within the locality. This will replace the current building which is in a dilapidate state.

The proposed development will also improve useability for users of the bowling green, members of AHEPA and the wider community. The proposed internal spaces can also be utilised by the public for functions and other needs.

The proposal has been designed to minimise as far as practicable any adverse effects on neighbouring properties and complies with the principle controls and objectives in the LEP and DCP. Accordingly, the proposal is in public interest.





6. Conclusion

The impact of the proposed development has been assessed in accordance with the provisions of Section 4.15 of the EP&A Act. 1979 and found to be satisfactory.

The proposed registered club, incorporating recreational and community facilities is permissible with Council's consent within the RE1 Public Recreation zone, pursuant to existing use rights and meets the relevant requirements of the Rockdale LEP 2011. The proposal also responds adequately to the Rockdale DCP 2011.

The siting, design and external appearance of the proposal is considered to be appropriate and consistent with the character of the locality. The proposal is not likely to result in any significant loss of privacy to any adjoining or nearby residents and will offer high levels of improved amenity for the users of the site.

The proposed development will have no unreasonable impact on the views or solar access to nearby residential properties and will not change the topography, micro climate, air or water quality of the locality.

Accordingly, in the circumstances of the case, the proposal is considered to be in the public interest and worthy of Council's support.



ANNEXURE A

Rockdale Local Environmental Plan 2011 –
Compliance Table



Table 5 Rockdale LEP 2011 - Compliance Table

Clause / Control	Requirement	Proposal	Complies?
2.1 Zone Objectives & Land Use Table	<p>Zone RE1 – Public Recreation</p> <ul style="list-style-type: none"> To enable land to be used for public 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. 	<p>The proposed development achieves the objectives of the RE1 Public Recreation zone. The proposal provides a registered club, incorporating a community facility and recreation (outdoor) facility which are permissible with consent.</p> <ul style="list-style-type: none"> The proposed development provides an open space which can be used by the public for recreational purposes. The proposal maintains the existing bowling green and internal space, whilst providing additional community facilities which can be used by AHEPA and the wider community. Internal spaces of the community facility can be utilised by the general public. The existing bowling green is proposed to be reinstated. Additional landscaping will also be provided throughout the site. 	Yes
4.3 Height of Buildings	Not identified.	Average height of 8m to 9.18m for main portion of building. Maximum height of 11.24m over Entry Foyer.	Yes
4.4 Floor Space Ratio	Not identified.	Proposed GFA of 1,446.35m ² . 0.2:1.	Yes
6.1 Acid Sulfate Soils	Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the water table is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.	The proposed development will have no impact to the water table.	Yes
6.2 Earthworks	<p>(3) Before granting development consent for earthworks, the consent authority must consider the following matters:</p> <p>(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,</p> <p>(b) the effect of the proposed development on the likely future use or redevelopment of the land,</p> <p>(c) the quality of the fill or the soil to be excavated, or both,</p>	<p>The proposal includes earthworks to accommodate the proposed basement carpark at the south-east portion of the site and below ground cellar/storage area in the south-west corner of the site. The following is noted:</p> <ul style="list-style-type: none"> Excavation for the basement and cellar/storage area will be at a depth of 2.5m. The excavation will not impact on drainage patterns (refer 	Yes

Table 5 Rockdale LEP 2011 - Compliance Table

	<p>(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,</p> <p>(e) the source of any fill material and the destination of any excavated material,</p> <p>(f) the likelihood of disturbing relics,</p> <p>(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.</p>	<p>to stormwater plans submitted under separate cover).</p> <ul style="list-style-type: none">• A construction management plan is to be prepared prior to issue of a Construction Certificate detailing measures to minimise any impact.	
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ANNEXURE B

Rockdale Development Control Plan 2011–
Compliance Table



Table 6 Rockdale Development Control Plan 2011 - Compliance Table

Clause / Control	Requirement	Proposal	Complies?
	PART 4 – GENERAL PRINCIPLES FOR DEVELOPMENT		
	Part 4.1 Site Planning		
4.1.1 Views and Vistas	<p>1. Development must consider any significant views to, from and across the site.</p> <p>2. Development must retain existing views to Botany Bay, and where possible enhance views through site planning and building design.</p> <p>3. Development on highly visible sites, such as ridgelines, must be carefully designed so that it complements the character of the area and its skyline.</p> <p>4. View corridors to landmarks and significant heritage items must be protected where possible. Applicants may be required to prepare photo montages of the proposed development to illustrate the impact on views.</p> <p>5. Building forms and setbacks permit views from public streets and open spaces. In particular, views from public open spaces to the bay and district are preserved.</p> <p>6. Roof forms on the low side of streets are well articulated to allow public views and add interest to the scenic outlook. Large, flat expansive roofs with vents, air conditioning units and similar structures are inappropriate.</p> <p>7. Building forms enable a sharing of views with surrounding residences, particularly from the main habitable rooms of surrounding residences.</p>	<p>No significant views are enjoyed across to, from or across the site. It is noted that views to Gilchrist Park will be retained, as the proposal is located in generally the same position as the existing building.</p> <p>Not applicable.</p> <p>Not applicable.</p> <p>No significant landmarks or heritage items surrounding.</p> <p>The proposed development has been positioned in the general location of the existing. The views to Gilchrist Park will be maintained from the subject site and surrounding streets.</p> <p>Not applicable.</p> <p>Proposed development does not have an excessive height. The increase in floor plate over the existing is considered acceptable with regards to site area. No significant views are currently enjoyed throughout the area.</p>	<p>Yes</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>Yes</p> <p>Yes</p>

Table 6 Rockdale Development Control Plan 2011 - Compliance Table

4.1.3 Water Management	<p>Stormwater management</p> <ol style="list-style-type: none"> 1. Development must comply with Council's Technical Specification – Stormwater Management which provides detail of drainage requirements for different development types. Consultation with Council is recommended. 2. Water Sensitive Urban Design (WSUD) principles are to be incorporated into the design of stormwater drainage, on-site retention and detention and landscaping and in the design of development. <p>Flood Risk Management</p> <ol style="list-style-type: none"> 3. Development must comply with Council's – Flood Management Policy which provides guidelines of controlling developments in different flood risk areas. It should be read in conjunction with the NSW Government's 'Floodplain Development Manual 2005'. 4. The filling of land up to the 1:100 Average Recurrence Interval (ARI) flood level (or flood storage area if determined) is not permitted, unless specifically directed by Council in very special and limited locations. Filling of land above the 1:100 ARI up to the Probable Maximum Flood (PMF) (or in flood fringe) is discouraged however it will be considered providing it does not adversely impact upon flood behaviour. 5. Development should not adversely increase the potential flood affectation on other development or properties, either individually or in combination with the cumulative impact of similar developments likely to occur within the same catchment. 6. The impact of flooding and flood liability is to be managed, to ensure the development does not divert the flood waters, nor interfere with flood water storage or the natural functions of waterways. It must not adversely impact upon flood behaviour. 7. A flood refuge may be required to provide an area for occupants to escape to for developments where occupants require a higher standard of care. Flood refuges may also be required where there is a large difference between the PMF and the 1 in 100 year flood level that may place occupants at severe risk if they remain within the building during large flood events. Water Conservation 9. All new commercial and industrial development is to demonstrate the 	Stormwater Plans submitted with this application.	Yes
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Table 6 Rockdale Development Control Plan 2011 - Compliance Table

		<p>measures proposed, using water sensitive urban design principles to reduce water consumption.</p> <p>a. Development is to include provisions for the retention and reuse of stormwater for non-potable purposes, and consideration should be given to dual reticulation for non-potable water use such as the irrigation of landscaped areas, car washing, toilet flushing, cooling tower.</p> <p>b. Water efficient appliances and devices must meet the minimum standards defined by the Water Efficiency Labelling and Standards (WELS) Scheme and be detailed on plans. The minimum standards are:</p> <ul style="list-style-type: none"> • 4 star taps and 3 star shower head roses; • 4 star dual flush toilets; and • 3 star urinals. Water Quality <p>10. Measures to control pollutants in stormwater discharge from development sites are to be included in any development. Refer to Council's Technical Specification - Stormwater Management for details of design criteria for pollutant control.</p> <p>11. Runoff entering directly to waterways or bushland is to be treated to reduce erosion and sedimentation, nutrient and seed dispersal. Groundwater Protection</p> <p>12. Operating practices and technology must be employed to prevent contamination of groundwater.</p> <p>13. Development which has high potential risk to groundwater, e.g. development in the Botany Sands Aquifer must submit a geotechnical report to address how possible impacts on groundwater are minimised.</p> <p>14. Certain types of development in areas subject to the Botany Sands Aquifer may be considered as Integrated Development and must be referred to the relevant State Government Authority</p>		
4.1.4	Soil Management	<p>1. Development must minimise any soil loss from the site to reduce impacts of sedimentation on waterways.</p> <p>2. Development that involves site disturbance is to provide an erosion and sediment control plan which details the proposed method of soil management and its implementation. Such details are to be in accordance with The Blue</p>	Sediment Control Plan submitted with this application.	Yes

Table 6 Rockdale Development Control Plan 2011 - Compliance Table

	Book - Managing Urban Stormwater: Soils & Construction by Landcom. 3. Development is to minimise site disturbance, including impacts on vegetation and significant trees and the need for cut and fill.		
4.1.5 Contaminated Land	1. Development on land that is or has previously been used for a purpose which is likely to have contaminated the site is to follow the procedures and guidelines contained in State Environmental Planning Policy 55 – Remediation of Land.	A Stage 1 Contamination Report has been submitted with this application.	Yes
4.1.7 Tree Preservation	<p>1. Council consent is required to undertake tree work including removing, pruning, cutting down, lopping, and ringbarking of any tree if the tree:</p> <ul style="list-style-type: none"> • is more than 3 metres tall, or • has a circumference in excess of 300mm at a height of 1 metre above the ground. <p>2. Council consent can be granted either by way of development consent or by a permit.</p> <p>3. You do not need Council's consent to cut down or prune a tree if:</p> <ol style="list-style-type: none"> The tree is no higher than 3 metres and has a girth of no more than 300 mm at a height of 1 metre above the ground The tree is, in Council's opinion, dying or dead or has become dangerous. (If such a tree is cut down or pruned without Council's consent, you may have to satisfy Council that the tree was dying or dead or had become dangerous). The tree is a species declared to be a noxious weed under the Noxious Weeds Act 1993 The tree is one of the following non-native trees: Angel's trumpet (<i>Datura suaveolens</i>), Coral tree (<i>Erythrina indica</i>), Lombardy poplar (<i>Populus nigra italica</i>), Rubber tree (<i>Ficus elastica</i>), Tree of heaven (<i>Ailanthus altissima</i>). The tree is a fruit tree which may be affected by fruit fly, as identified in the Plant Diseases Act 1924. <p>4. Existing significant trees and vegetation are incorporated into proposed landscape treatment. An arborist report may be required for a development that impacts on the health of significant trees.</p>	An Arborist Report and Landscape Plan are submitted with this application.	Yes

Table 6 Rockdale Development Control Plan 2011 - Compliance Table

	5. Building setbacks preserve existing significant trees and vegetation and allow for new planting. Where significant mature trees and vegetation are to be retained, buildings are located at least 3.0m from the base of the tree to minimise root damage.		
4.1.8 Biodiversity	<p>1. Development is to be sited and designed to minimise and preferably avoid the impact on indigenous flora and fauna on the development site or on land adjacent to it.</p> <p>2. The planting of indigenous plant species is encouraged (for list of suitable species, refer to Council's Technical Specification - Landscape.)</p> <p>3. Development abutting bushland, creeklines or wetland areas is to utilise local indigenous plant species to protect bushland and wildlife corridors, particularly those areas identified in Rockdale Bio-Links Study.</p> <p>4. Council may require the submission of a Statement of Flora/ Fauna Impact (SFFI) for development in or adjacent to bushland or wetlands with respect to the impact on biodiversity.</p> <p>5. Where development is to occur adjacent to the location of threatened species and endangered ecological communities, Council will undertake an "Assessment of Significance". If there is likely to be a significant impact on threatened species or endangered ecological communities, the applicant will be required to prepare a Species Impact Statement.</p>	<p>The proposed development has no significant flora or fauna located on the site.</p> <p>A Landscape Plan and Arborist Report is submitted with this application.</p>	N/A
	Part 4.2 – Streetscape and site context		
Site context	1. Development is to respond and sensitively relate to the broader urban context including topography, block patterns and subdivision, street alignments, landscape, views and the patterns of development within the area.	<p>The bulk, scale and design is considered to be compatible with neighbouring dwellings through the proposed FSR and two storey height. Landscaping has also been designed to soften the impact of the proposed development.</p> <p>The siting of the proposal maintains the sense of openness currently achieved by the existing dwelling.</p> <p>The proposed setbacks have been discussed in Section 5.2.3.2</p>	Yes

Table 6 Rockdale Development Control Plan 2011 - Compliance Table

	<p>2. Development adjoining land use zone boundaries should provide a transition in form, considering elements such as height, scale, appearance and setbacks.</p> <p>3. Buildings addressing or bordering public open space must relate positively to it through the provision of windows, openings, access points and outlook. Overshadowing of public spaces must be minimised.</p>	<p>of this Report.</p> <p>The proposal has been designed with amenities and services backing onto the R2 zone in order to minimise neighbouring impacts to amenity. The setback of the existing building has been generally maintained as shown on the submitted plans.</p> <p>The proposed façade facing No. 70 Laycock Street has incorporated increased setbacks over the 0.9m – 1.5m required for dwelling houses. Along the ground and first floors increased setbacks and a stepped façade ensure that the development will permit a reduced sense of enclosure to neighbouring properties. The southern façade also includes trim elements, vertical batons and horizontal features to improve articulation.</p> <p>Proposed development has been orientated towards the existing bowling green and successfully addresses surrounding open spaces on site and across Edward Street.</p>	<p>Yes</p> <p>Yes</p>
Streetscape Character	<p>4. The building design and use of materials, roof pitch and architectural features and styles must have regard to those of surrounding buildings to ensure a cohesive streetscape</p> <p>5. Building setbacks from the street boundary are to be consistent with prevailing setbacks of adjoining and nearby buildings.</p>	<p>The proposed building is of a high architectural quality and provides a design language suitable to its use, through the provision of glazing and open layout linking to the existing Bowling Green and opposing park. The proposal utilises a parapet roof over majority of the dwelling, with a contrasting pitched element over the entry space. Articulation on all facades includes varying setbacks, glazing design, outdoor spaces, vertical and horizontal elements and trim. Materials allocated also include timber vertical batons, white face brickwork, timber trimming and Colorbond steel elements.</p> <p>The proposed development generally maintains the setback of the existing building. The ground floor offers a minor variation whilst the first floor proposes to match the existing ground floor</p>	<p>Yes</p> <p>Yes</p>

Table 6 Rockdale Development Control Plan 2011 - Compliance Table

	<p>6. Buildings on corner sites are to be articulated to address each street frontage and are to define prominent corners.</p> <p>7. Access to garages should not necessitate a major alteration of the natural ground level at the front of the allotment. The front yard is to remain at natural ground level and be landscaped to enhance the front elevation.</p> <p>9. Garages and carports are not permitted between the front building line and the front property boundary.</p>	<p>alignment. Due to the nature of use, the proposal aims to be a notable and key building within the locality.</p> <p>Setbacks have been further discussed in Section 5.2.3.2 of this report.</p> <p>The subject site has three street frontages. The proposed structure directly addresses Laycock Street, however has been designed with outlooks to Edward and Oliver Street also. The existing bowling green will maintain its frontages to Laycock and Edward Street through its location in the north-west corner of the site. The proposal has incorporated landscaping to Oliver Street and throughout the carpark to ensure a visual buffer.</p> <p>The proposed parking area is accessed from Edward Street with at-grade parking provided in the north-east corner of the site, and basement parking provided in the south-east. Access from Edward Street is considered to be acceptable as identified in the Traffic Report. Excavation for basement parking will provide additional parking for later stages of development.</p> <p>Not applicable.</p>	<p>Yes</p> <p>Yes</p> <p>N/A</p>
Pedestrian Environment	<p>11. Buildings are designed to overlook streets and other public areas to provide casual surveillance. Buildings adjacent to a public area must have at least one habitable room window with an outlook to that area.</p> <p>12. Pedestrian and cycle thoroughfares are reinforced as safe routes through:</p> <ul style="list-style-type: none"> • appropriate lighting • casual surveillance from the street 	<p>The proposed development has been designed with outlooks from internal and external places to all street frontages. The proposal also provides open spaces throughout the site (including reinstated bowling green) providing improved casual surveillance.</p> <p>Pedestrian access is provided from Laycock and Edward Street to the Entry Foyer and Reception. This access will be well lit, include sufficient landscaping and has been designed to</p>	<p>Yes</p> <p>Yes</p>

Table 6 Rockdale Development Control Plan 2011 - Compliance Table

	<ul style="list-style-type: none"> • minimised opportunities for concealment • landscaping which allows clear sight-lines between buildings and the street • avoidance of blind corners. <p>13. Site planning, buildings, fences, landscaping and other features clearly define public, common, semi-private and private space.</p> <p>14. Vehicle entries are discrete and minimise conflicts with pedestrians</p> <p>15. Where possible, development is to take advantage of opportunities to provide driveway access from rear laneways.</p>	<p>ensure casual surveillance.</p> <p>The proposed development is recognised as a community and recreational (outdoor) area. As such, the proposal is designed to allow public access. However, the design ensures that the building overlooks the existing bowling green and car park.</p> <p>Vehicle entry is provided from Edward Street which is situated opposite Gilchrist Park to reduce acoustic and visual impacts (including headlight glared) to neighbours on Laycock and Oliver Street. The existing bus stop will be moved as is submitted with this application.</p> <p>Access provided from Edward Street.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
Fencing	<p>16. Sandstone fences and walls that are determined by Council to be significant and/or to represent important character elements for a locality are to be retained and if necessary repaired. Any modifications to existing stone fencing and walling are to utilise the same materials and construction technique.</p> <p>17. Front fences and walls are to enable surveillance of the street from the dwelling.</p> <p>18. Front fences are to be a maximum height of 1.2m above footpath level.</p> <p>19. Open construction front fences (with minimum 30% transparency) to a maximum height of 1.8 m may be considered, such consideration will have regard to the circumstances of the case. The solid portion in open construction fences is to be no higher than 600mm. Refer to the following diagram.</p> <p>20. New fences and walls are to be constructed of robust and durable materials which reduce the possibility of graffiti.</p>	<p>No proposed fencing.</p>	<p>N/A</p>

Table 6 Rockdale Development Control Plan 2011 - Compliance Table

	<p>21. For sloping streets, the height of fences and walls may be regularly stepped, such that there is an average height above footpath level of 1.2m.</p> <p>22. Fences should not be constructed in floodways. Where this is unavoidable fences are to be of open construction that will not restrict the flow of floodwaters.</p> <p>23. Gates must not encroach over the street alignment when opening or closing.</p> <p>24. Side and rear fences are to have a maximum height of 1.8m on level sites or 1.8m measured from the low side where there is a difference in level either side of the boundary.</p> <p>25. Side fences between the street alignment and the front wall of the building are to be a maximum height of 1.2m or up to 1.8m if they are of open construction.</p> <p>26. For low and medium density residential development, where a vehicular entrance is proposed in conjunction with a fence of height greater than 1.2m, a 45 degree splay or its equivalent is provided either side of the entrance to ensure driver and pedestrian safety. The splays are to have minimum dimensions of 0.9m by 0.9m.</p> <p>27. Sheet metal fencing is not to be used at the street frontage or forward of the building line.</p>		
Sandstone Walling, Rock Outcrops and Kerbing	<p>28. No brick or stone kerbing and guttering or crossovers is to be removed without the approval of Council.</p> <p>29. The excavation of sandstone or rock outcrops for the purpose of providing a garage is not permitted where: a. the rocky outcrop forms a significant part of the streetscape and character of the locality; or b. adequate on street parking is available; or c. alternative access to a site is available.</p> <p>30. Where excavation of a rock outcrop to provide off-street car parking is considered acceptable, the design and construction of the garage entry is to utilise sandstone, stone coloured mortar and a recessive coloured door</p>	<p>No significant sandstone, brick or stone kerbing, rock outcrops on site.</p> <p>All proposed works are submitted with this application to be approved by Council.</p>	Yes

Table 6 Rockdale Development Control Plan 2011 - Compliance Table

	Part 4.3 – landscape planning and design		
4.3.1 Open Space and Landscape Design	1. Development must comply with Council's Technical Specification - Landscape.	Landscape Plan and Arborist Report submitted with this application.	Yes
	2. Council requires a Landscape Plan prepared by a qualified Landscape Architect to be included with development applications for all developments except single dwelling houses and secondary dwellings.	As above.	
	3. Significant existing trees and natural features such as rock formations should be retained and incorporated into the design of the development wherever possible.	Trees assessed in Arborist Report. No significant natural features on-site.	Yes
	4. The amount of hard surface area is to be minimised to reduce runoff by a. directing run-off from the overland flow of rainwater to pervious surfaces such as garden beds, and b. utilising semi-pervious paving materials wherever possible	The proposed hard paved surfaces will include vegetation and landscaping where possible.	Yes
	5. Landscape must relate to building scale and assist integration of the development with the existing street character.	The proposal provides 2,700m ² (37.3%) of landscaped area. The existing bowling green will be retained, and covered basement parking to provide additional landscaping. This is considered acceptable with regards to the zone objectives and GFA of the proposed building.	Yes
	6. Planting design solutions are to: a. provide shaded areas in summer, especially to west facing windows and open car parking areas;	Proposed west facing façade has been generally designed with less utilised or non-habitable rooms. The bowling seating area will be screened by existing trees on site. Vegetation proposed in at grade parking and above covered basement.	Yes
	b. provide screening for visually obtrusive land uses or building elements;	Vegetation provided at boundaries and over car parking to soften visual impact.	Yes
	c. provide vegetation and tree cover within large expense of car parking areas;	Vegetation and trees provided at-grade and over basement parking areas.	Yes
	d. provide privacy between dwellings;	Existing pine trees to No. 70 Laycock will be unaffected in this proposal.	
	e. not cause overshadowing of solar collectors on rooftops;	No solar collectors on neighbouring No. 70 Laycock.	

Table 6 Rockdale Development Control Plan 2011 - Compliance Table

	<p>f. incorporate plant species in locations and in densities appropriate for their expected size at maturity;</p> <p>g. rely primarily on plants that have a low water demand and nil or low fertilizer requirements; and</p> <p>h. use appropriate indigenous plant species wherever possible.</p> <p>7. Trees must be planted within properties to maximise tree cover.</p> <p>8. Landscaped areas, as defined in Rockdale LEP, must be provided at the following rates :</p> <p>No landscaped area provision for community facilities or Public Recreation zones.</p> <p>9. At least 20% of the front setback area of a residential development is to be provided as landscaped area. If it is provided between driveways/pathways and side boundaries, it must have a minimum width of 1m.</p> <p>10. Landscaped areas should adjoin the landscaped area of neighbouring properties so as to provide for a contiguous corridor of landscape and vegetation.</p> <p>11. Where a basement car park protrudes above ground level and is not wrapped in residential or retail uses, the walls are to be screened with appropriate treatments, such as planting.</p> <p>12. With the exception of development applications for single dwellings, street trees are to be provided in accordance with Council's Street Tree Masterplan.</p> <p>13. Council requires the footpath area adjacent to the site to be restored at the time of the development. This includes grading, trimming and the planting of suitable turf and trees.</p> <p>14. Development must comply with the streetscape requirements in relevant public domain plans, such as Wolli Creek and Bonar Street Precinct Public Domain Plan and Technical Manual.</p>	<p>See submitted Landscape Plan.</p> <p>See submitted Landscape Plan.</p> <p>See submitted Landscape Plan.</p> <p>2,700m² (37.3%) of landscaped area provided.</p> <p>Not applicable. Existing bowling green retained.</p> <p>Landscaping proposed on side boundaries shared with No. 70 Laycock and No. 69 Oliver Street.</p> <p>Proposed basement carpark is to be treated with soft landscaping. It is noted that the existing area of the proposed basement parking is currently hard paved surfaces. As such the proposal, despite providing basement parking, will positively contribute to landscaping.</p> <p>Noted.</p> <p>Noted.</p> <p>Not applicable.</p>	<p>Yes</p> <p>Yes</p> <p>N/A</p> <p>Yes</p> <p>Yes</p> <p>N/A</p>
4.3.2 Private Open Space	Not applicable for this development.	N/A	N/A

Table 6 Rockdale Development Control Plan 2011 - Compliance Table

4.3.3 Communal Open Space	Not applicable for this development.	N/A	N/A
Part 4.4 – Sustainable Building Design			
4.4.1 Energy Efficiency	<p>2. A report on energy and water efficiency is to be submitted with the development application for any building works with a construction cost of \$1,000,000 or more. The report must address the following:</p> <ul style="list-style-type: none"> a. compliance with the current BCA b. re-use of existing buildings or building design capable of adaptation in the longer term c. passive solar design principles used to avoid the need for additional heating and cooling d. substitution of non-renewable fuels for renewable fuels such as solar hot water heating e. use of recycled building materials f. use of materials that are non-polluting in manufacture, use and in disposal g. use of building articulation (courtyards and light wells) that allow daylight into ground and first floor levels h. use of windows that can be opened rather than skylights as a means of providing natural light and ventilation i. use of roof lights and vents to internal service rooms at roof top level to minimise reliance on artificial light and ventilation j. use of advanced air conditioning systems and new technologies such as chilled beam air conditioning and waste heat recovery systems for larger buildings k. the principles of passive design and the properties of thermal mass, glazing and insulation l. incorporate water conservation measures as referred to in section 4.1.3 Water Management of this DCP. 	The required energy and water assessment has been undertaken for the proposed development and submitted with this application.	Yes
4.2.2 Solar Access	1. Development must be designed and sited to minimise the extent of	The proposed development has been sited in the general	Yes

Table 6 Rockdale Development Control Plan 2011 - Compliance Table

	<p>shadows that it casts on:</p> <ul style="list-style-type: none"> • private and communal open space within the development; • private and communal open space of adjoining dwellings; • public open space such as parkland and bushland reserves; • solar collectors of adjoining development; and • habitable rooms within the development and in adjoining developments. <p>2. Building form, separation and plan layout facilitates good solar access to internal and external living spaces.</p> <p>3. Buildings must be sited to reduce overshadowing on adjoining properties by increasing setbacks, staggering of design, variations in roof form and/or reducing building bulk and height.</p> <p>4. Development must have adequate solar access as per the following standards. Where existing adjoining properties currently receive less sunlight than these standards, sunlight must not be reduced by more than 20%.</p> <p><u>Low and medium density residential</u></p> <p>a. Dwellings within the development site and adjoining properties should receive a minimum of 3 hours direct sunlight in habitable rooms and in at least 50% of the private open space between 9am and 3pm in mid-winter.</p> <p>5. Shadow diagrams are to be submitted with the development application for any building of two or more storeys to illustrate the impact on adjoining properties and/or the public domain.</p> <p>6. The diagrams should provide information relating to the effect of the proposed development at 9 a.m., 12 p.m. and 3 p.m. on</p> <p>a. 21 June (mid-winter),</p> <p>b. 21 December (mid-summer) and</p> <p>c. 21 March/September (equinox).</p>	<p>location of the existing building. The location of the proposal ensures the bowling green and internal open spaces achieve considerable solar gain. The overall height is acceptable with regards to its use and does not propose an excessive GFA. This reduces overall bulk and scale where practicable to ensure solar gain to the subject site and neighbours is reasonably maintained.</p> <p>The proposal has been orientated to capture significant solar access to all spaces.</p> <p>As mentioned, the proposed development provides a compatible height and FSR for its use within the area. The first floor, although increased in footprint, has been designed with 2.4m – 4.6m southern side setbacks. The roof line is also 8m high to reduce overshadowing where practicable.</p> <p>See Section 5.4.1.1 of this report for discussion on overshadowing.</p> <p>Shadow Diagrams submitted with this application.</p>	<p>Yes</p> <p>Yes</p> <p>On merit - See Section 5.4.1.1</p> <p>Yes</p>
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Table 6 Rockdale Development Control Plan 2011 - Compliance Table

	d. where a significant level of overshadowing occurs, elevational shadow diagrams are to be submitted. The diagrams show where shadows fall on walls containing windows of adjoining buildings.		
4.4.3 Natural Light and Ventilation	<p>1. Buildings must comply with the following minimum ceiling heights to facilitate adequate natural lighting and ventilation</p> <p>No allocation to ceiling heights for community facilities.</p> <p>Retail and commercial / Mixed used (first floor) – 3.3m for habitable, 2.4m for non-habitable.</p> <p>2. Buildings must be designed to maximise opportunities for cross flow ventilation by providing clear breeze paths and shallow building depths. The maximum internal plan depth of a residential apartment should be 18m from glass line to glass line. Developments that propose greater than 18m must demonstrate how satisfactory daylight and natural ventilation is achieved.</p> <p>3. Windows that can open and which are designed to provide controlled air flow must be installed.</p>	<p>The proposed ground floor to ceiling height is 4.6m, whilst the first floor is 2.9m.</p> <p>The proposed development has windows on the north, east and west facades to allow maximum cross ventilation.</p> <p>Noted.</p>	<p>Yes</p> <p>Yes</p>
4.4.4 Glazing	<p>1. Areas of glazing are located to avoid energy loss and unwanted energy gain.</p> <p>2. Development provides appropriate sun protection during summer for glazed areas facing north, west and east. Extensive areas of glazing that are unprotected from sun during summer are not permitted. Shading devices include eaves, awnings, balconies, pergolas, external louvers, and projecting sunshades. Unprotected tinted windows are not acceptable.</p> <p>3. Commercial buildings must not compromise the amenity of the public domain through excessive glare and reflection.</p>	<p>The proposal has incorporated awnings and covered open areas to provide shading to areas facing north, east and west. On the ground floor, awnings have been proposed to provide shade to the open plan area.</p> <p>The first floor has also incorporated a covered outdoor area on the first floor to provide a solar buffer.</p> <p>Not applicable.</p>	Yes
4.4.5 Visual and Acoustic Privacy Visual Privacy	<p>1. The windows of a habitable room with a direct sightline to the windows of a habitable room of an adjacent dwelling and located within 9.0m:</p> <p>a. are sufficiently off-set to preclude views into the windows of the adjacent building; or</p> <p>b. have sill heights of 1.7m above floor level; or</p> <p>c. have fixed obscure glazing in any part of the window below 1.7m above</p>	<p>The proposal has been designed with no habitable or high use areas to the southern boundary facing No. 70 Laycock Street. This will create no visual privacy impacts.</p>	Yes

Table 6 Rockdale Development Control Plan 2011 - Compliance Table

	<p>floor level.</p> <p>2. Balconies, terraces, rooftop recreation areas and the like should be located to minimise overlooking of an adjoining property's open space or windows. Techniques such as recessing, screens or landscaping may be used to prevent direct views into habitable rooms or private open space of adjacent dwellings.</p> <p>3. The use of the roof top area for recreational purposes is permissible subject to the following:</p> <p>a. internal stair access must be provided to the roof top area from within the building; and</p> <p>b. the usable area of roof must be set back at least 1500mm from the edge of the building. Other devices such as privacy screens and planter boxes should be incorporated to protect the visual and acoustic amenity of neighbouring properties.</p>	<p>The balconies and terraces have been proposed facing the subject sites open spaces. No visual privacy impacts will result.</p> <p>Not applicable.</p>	<p>Yes</p> <p>N/A</p>
Acoustic Privacy	<p>4. The location of driveways, open space and recreation areas and ancillary facilities external to the dwelling must be carefully planned to ensure minimal noise impact on adjoining residential properties.</p> <p>5. Bedrooms of one dwelling should not share walls with living rooms or garages of adjacent dwellings. Bedrooms of one dwelling may share walls with living rooms of adjacent dwellings provided appropriate acoustic measures are documented.</p> <p>6. Where party walls are provided they must be carried to the underside of the roof.</p> <p>7. All residential development except dwelling houses are to be insulated and</p>	<p>The proposed driveway has been located off Edward Street to reduce acoustic impacts onto neighbouring properties. The location of the loading bay matches the existing bowling club. Although consistent with the existing, additional acoustic measures have been taken including landscaping to reduce acoustic impact. The submitted PoM also ensures hours of deliveries are at times which will have minimal acoustic impacts.</p> <p>Open spaces and heavily utilised internal spaces have been orientated facing the existing bowling green and open spaces of the subject site. The proposed basement parking will have minimal acoustic impact to No. 69 Oliver Street.</p> <p>Not applicable.</p> <p>Not applicable.</p>	<p>Yes</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>

Table 6 Rockdale Development Control Plan 2011 - Compliance Table

	<p>to have an Impact Isolation between floors to achieve an Acoustical Star Rating of 5 in accordance with the standards prescribed by the Association of Australian Acoustical Consultants (AAAC). An Acoustic Report is to be submitted at Development Application stage & post construction stage to ensure that the above standards have been achieved.</p> <p>8. In attached dwellings and multi-unit development the internal layout should consider acoustic privacy, by locating circulation spaces and non-habitable rooms adjacent to party walls.</p>	<p>Not applicable.</p> <p>Not applicable.</p>	<p>N/A</p>
4.4.6 Noise Impact	<p>1. Where development must comply with the Australian Standard 2021 – 2000 Acoustic – Aircraft Noise, in relation to interior noise levels, the applicant is to provide an Acoustic report prepared by a suitably qualified Noise Consultant to advise on appropriate measures to be incorporated into the design of the building so it will meet this standard.</p> <p>Note: Applicants are warned that in some areas severely affected by aircraft noise, the difficulties in satisfying this standard may, in practice, preclude the proposed development. It is therefore suggested that for areas exceeding ANEF 30, prospective applicants seek expert advice from a Noise Consultant before committing themselves financially to their project.</p> <p>2. Details of any mitigation measures must be included with the Development Application submission. The mitigation measure must be consistent with the BASIX certificate.</p> <p>3. Non-residential development is not to adversely affect the amenity of adjacent residential development as a result of noise, hours of operation and/or service deliveries.</p> <p>4. External walls facing potential sources of noise are to be constructed of materials with good sound insulating quality and have no large openings that would transmit noise.</p> <p>5. The building plan, walls, windows, doors and roof are to be designed to reduce intrusive noise levels from potential sources of noise emanating from</p>	<p>Not applicable.</p> <p>Not applicable.</p> <p>The proposal has been designed to locate noise generating uses towards the subject sites open spaces. The proposed delivery area matches the existing. In addition, a POM has been submitted with application to ensure acoustic impacts are minimised.</p> <p>Noted.</p> <p>The proposed building has been designed and orientated</p>	<p>N/A</p> <p>N/A</p> <p>Yes</p> <p>Yes</p>

Table 6 Rockdale Development Control Plan 2011 - Compliance Table

	<p>adjacent non-residential uses, such as: a. having a thinner building width fronting the noise source and containing non-habitable spaces; b. orientating noise sensitive rooms, including living, dining and bedrooms, away from the noise source.</p> <p>6. Balconies and other external building elements are to be located, designed and treated to minimise noise infiltration.</p> <p>7. Where new windows face potential sources of noise, they are required to be fitted with noise attenuating glass to minimise the impact of background noise from non-compatible development.</p> <p>8. Design landscaping of communal and private open space to create a buffer between new residential development and adjacent potential sources of noise.</p> <p>9. Residential flat buildings are to be designed to minimise any potential conflicts with existing industrial uses in terms of acoustic and visual privacy:</p> <p>a. the setback of any proposed residential building from the boundary of any adjoining industrial premises is to be a minimum of 5m.</p> <p>b. single aspect apartments facing and within 10m of industrial/ warehouse uses are to be avoided.</p>	<p>towards the subject sites open spaces. The proposal is generally screened from the proposed carpark.</p> <p>Proposed balconies face the open space of the subject site.</p> <p>Proposed windows do not face any potential noise sources which will impact the development.</p> <p>Landscaping proposed between subject site and neighbouring dwelling.</p> <p>Not applicable.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>N/A</p>
4.4.7 Wind Impacts	Not applicable to this development.	N/A	N/A
	Part 4.5 – Social Equity		
4.5.2 Equitable Access	<p>1. The siting, design and construction of premises available to the public are to ensure an appropriate level of accessibility, so that all people can enter and use the premises. Access is to meet the requirements of the Disability Discrimination Act, the relevant Australian standards and the Building Code of Australia.</p> <p>2. An Access Report may be required to be submitted with a development application for development other than single dwellings and dual occupancies.</p> <p>Note: Compliance with this DCP, the Australian Standards and the Building Code of Australia does not necessarily guarantee that a development will meet the full requirements of the DDA. Applicants should make the necessary enquiries to ensure that all aspects of the DDA legislation are met.</p>	An Accessibility Report prepared by Ergon Consulting has been prepared and is submitted with this application.	

Table 6 Rockdale Development Control Plan 2011 - Compliance Table

	Part 4.6 – Car Parking, Access and Movement		
Parking Rates	<p>No parking requirements for community facilities</p> <p><i>RMS: requires 30 spaces per bowling green</i></p> <p><i>Total useable indoor area of 696m². The DCP stipulates 1 space per 40m² for recreational facilities (indoor). Although the proposal includes 594m² of community facility, it can be considered that the total indoor area generates a requirement of 17 parking spaces.</i></p> <p><i>This creates a total of 47 parking spaces.</i></p>	<p>A total of 103 parking spaces have been proposed despite the 47 being required. The proposal will provide additional parking to accommodate overflow generated by the development. Additionally, potential future 'Stage 2' development will generate an increase in parking which will resultantly be accounted for through the additional spaces proposed.</p> <p>See Section 5.6.2 of this Report and the submitted Traffic Report prepared by PDC Consultants.</p>	On merit
Car Park Location and Design	<p>7. Vehicle access points and parking areas are to be:</p> <ol style="list-style-type: none"> easily accessible and recognisable to motorists located to minimise traffic hazards and the potential for vehicles to queue on public roads not located off the primary frontage of a development where a secondary frontage exists located to minimise the loss of on-street car parking and to minimise the number of access points. Multiple driveway crossings are not permitted. designed to minimise conflict with pedestrians, particularly in locations with heavy pedestrian traffic such as shopping centres. <p>8. Car parking and service/delivery areas are to be located so that they do not visually dominate either the development or the public domain</p> <p>9. Car parking areas must be well lit, well laid out and facilitate convenient manoeuvring into and out of spaces and should have a legible circulation pattern with adequate signage.</p> <p>10. The following developments shall be designed with internal manoeuvring areas so that vehicles can enter and exit the site in a forward direction:</p>	<p>Vehicle Access is provided from Edward Street.</p> <p>Easily recognisable.</p> <p>The proposal has provided access from Edward street in order to reduce visual (including headlight glare) and acoustic impacts to neighbouring dwellings.</p> <p>One driveway crossing proposed. Additional parking on-site will reduce on-street parking significantly.</p> <p>Separate vehicle and pedestrian entry proposed to minimise conflict.</p> <p>The proposed car parking is provided from Edward street and will incorporate landscaping and vegetation to both the at-grade parking area and above the covered basement. The proposed loading bay is located in the same position as the existing.</p> <p>The proposed car parking will be well lit and provides and efficient layout for vehicles and pedestrians.</p> <p>Proposed development allows forward entry and exit.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

Table 6 Rockdale Development Control Plan 2011 - Compliance Table

	<p>a. developments of four or more dwellings</p> <p>b. child care centres</p> <p>c. developments with vehicle access from a classified road</p> <p>d. industrial development, and</p> <p>e. other street locations where Council considers it necessary,</p> <p>11. Basement car parking is to be:</p> <p>a. adequately ventilated, preferably through natural ventilation;</p> <p>b. located within the building footprint. Construction must be carried out in a way to enable deep soil planting to be provided on the site;</p> <p>c. located fully below natural ground level. Where site conditions mean that this is unachievable, the maximum basement projection above natural ground level is to be 1m at any point on the site, or in flood prone areas, to the minimum floor level required by Council;</p> <p>d. designed for safe and convenient pedestrian movement and to include separate pedestrian access points to the building that are clearly defined and easily negotiated; and</p> <p>e. provided with daylight where feasible.</p> <p>12. The widths of access driveways shall comply with Council's Technical Specifications.</p> <p>13. For development on land fronting a Classified Road, the applicant must demonstrate that the development would not conflict with the traffic flow by reason of vehicles entering or leaving the site, or from parking congestion. Where available, all vehicular access to the land must be by way of a service lane or road other than the Classified Road.</p> <p>14. All car parking for residential flat buildings is to be provided within a basement car park, with the exception of any required accessible or visitor parking which may be provided at-grade.</p> <p>15. Mechanical parking systems may be supported subject to compliance with the requirements from Council's Technical Specifications.</p>	<p>Proposed basement parking;</p> <p>Achieves adequate ventilation.</p> <p>The proposed basement will not be located within the existing building foot print, however has been designed to accommodate future 'Stage 2' development. Deep soil planting is still provided at 1309.7m².</p> <p>The proposed basement is no greater than 1m above natural ground.</p> <p>The proposed basement has been designed in accordance with Australian Standards.</p> <p>Noted</p> <p>Noted.</p> <p>Not applicable.</p> <p>Not applicable.</p> <p>None proposed.</p>	<p>Yes</p> <p>N/A</p> <p>N/A</p>
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Table 6 Rockdale Development Control Plan 2011 - Compliance Table

	<p>16. All visitor car parking must be clearly marked, and must not be behind a security shutter unless an intercom system is provided for access.</p> <p>17. Parking spaces for people with a disability are to be provided in close proximity to lifts or access points.</p> <p>18. Garage doors must be treated as an integrated element of the building design.</p> <p>19. Where building uses will require the provision of loading facilities they are to be designed in such a way as to permit all loading and unloading to take place wholly within the site and prevent conflict with pedestrian and vehicular movement within or surrounding the site.</p>	<p>Noted.</p> <p>Provided near building entry.</p> <p>Noted.</p> <p>The proposed loading area is in the same location as existing. This is proposed within the side boundary away from the public who will utilise the site facilities.</p>	<p>Yes</p> <p>Yes</p>
Pedestrian Access and Sustainable Transport	<p>21. Pedestrian access within a development must be legible and separated from vehicular access wherever possible.</p> <p>22. Provide safe and convenient pedestrian access from car parking and other public areas, with well co-ordinated signage, lighting, security, direct paths of travel with stairs and disabled access ramps.</p> <p>23. Provide legible bicycle access between the cycle network and bicycle parking areas, which does not create conflict with pedestrian traffic.</p> <p>24. All bicycle parking is to be secure and where provided within the public domain must be designed to minimise obstruction of pedestrian movement.</p> <p>25. Design of bicycle parking is to cater to the various users of the development and their differing modes of bicycle parking required, such as:</p> <ul style="list-style-type: none"> a. parking for employees or residents, and b. visitor parking, which is conveniently located preferably in areas which provide passive surveillance at ground level. <p>26. Where bicycle parking is to be provided for residents in basement car parks, it is to be in the form of individual bicycle lockers or within a caged or gated secure area.</p> <p>27. Bicycle parking for non-residential development is to be provided as bike racks within publicly accessible areas or within the parking area.</p> <p>28. New developments must maintain and enhance existing pedestrian, cycle</p>	<p>Pedestrian access provided from Laycock and Edward Street, separate from vehicle access. Drop Off area proposed to reduce pedestrian and vehicle conflict.</p> <p>Pedestrian access provided throughout car parking.</p> <p>Bicycle parking is provided on site.</p> <p>Four (4) bicycle spaces provided.</p> <p>Not applicable.</p> <p>Bicycle parking is provided within a public accessible area.</p> <p>Existing bus stop along Edward Street is to be moved due to</p>	

Table 6 Rockdale Development Control Plan 2011 - Compliance Table

	<p>and public transport networks including bus stops.</p> <p>29. Design initiatives which promote sustainable transport are encouraged and can include:</p> <ul style="list-style-type: none"> a. small car parking spaces b. dedicated communal or shared car spaces c. bicycle exchanges or communal bicycles d. dedicated and convenient motorcycle and scooter parking <p>30. Applicants of larger developments should liaise with Council and transport organisations regarding public transport opportunities such as shuttle bus services or new bus stops.</p> <p>31. Use ground surfaces throughout the pedestrian network that are slip-resistant, traversable by wheelchairs and indicate changes of grade by use of materials which provide a visual and tactile contrast.</p>	<p>proposed driveway. Relocation details submitted with this application.</p> <p>The proposed development has included additional parking spaces in order to accommodate future 'stage 2' development.</p> <p>Noted. Existing bus routes provided along Edward and Staples Street.</p> <p>Noted.</p>	
	Part 4.7 Site Facilities		
Air Conditioning and Communication Structures	<p>1. Satellite dishes, TV antennas, air conditioning units and any ancillary structures:</p> <ul style="list-style-type: none"> a. are not visually intrusive to the streetscape; b. are located in positions that have a minimal impact on the amenity of adjoining properties and neighbouring lands; and c. do not have a negative impact on the architectural character of the building to which they are attached. 	<p>Proposed services and equipment to be hidden from the public domain, and away from neighbouring properties. Resultantly, they will have no impact to the architectural character of the building.</p>	Yes
Waste Storage and Recycling Facilities	<p>3. Development must comply with Council's Technical Specification – Waste Minimisation and Management regarding construction waste and on going management of waste facilities.</p> <p>4. Waste must be minimised through source separation of waste, reuse and recycling by ensuring appropriate storage and collection facilities.</p> <p>5. Waste storage areas/facilities must be appropriately located so that they are easily accessed by tenants and do not have negative impacts on the</p>	<p>Waste Management Plan submitted with this report.</p> <p>Waste storage and collection facilities provided on-site next to loading bay within enclosed room.</p> <p>Not applicable.</p>	<p>Yes</p> <p>Yes</p> <p>N/A</p>

Table 6 Rockdale Development Control Plan 2011 - Compliance Table

	<p>streetscape or the residential amenity of occupants and neighbours with regards to smell, visual appearance or noise disturbance.</p> <p>6. Development must incorporate convenient access for waste collection.</p> <p>7. For mixed uses, industrial and other non-residential uses, waste storage facilities should be designed to cater for different needs of multiple tenants as well as future changes in uses.</p>	<p>Waste storage is in a convenient location for access of the operators of the proposed building.</p> <p>The waste storage has been designed to cater for the ground and first floor facilities.</p>	<p>Yes</p> <p>Yes</p>
Service Lines / Cables	<p>8. Substation facilities must meet Energy Australia's requirements and if able to be viewed from the street, must be screened by landscaping to a height of at least 1.5m.</p> <p>Note: Energy Australia requires that buildings maintain clearances to high voltage electricity supply cables, and therefore may require a developer to place high voltage cables underground in any location at no cost to Council or Energy Australia.</p> <p>9. In Wolli Creek and Bonar Street precincts, the developer is required to relocate underground electricity cables on the frontages at no cost to Council.</p> <p>10. Internal communication cabling must be installed for telephone, internet and cable television uses.</p>	<p>No substation proposed.</p> <p>Not applicable.</p> <p>Noted. Site is serviced by existing connections.</p>	N/A
Letterboxes	<p>15. Letterbox points are to be integrated with building design and are preferably to be located in a covered area attached to or within the building.</p> <p>16. Letterboxes are to be centrally located either/or close to the major street entry and lockable.</p>	Noted.	
Hot Water Systems	<p>19. All hot water systems/units located on the balcony of a dwelling must be encased in a recessed box on the balcony with the lid/cover of the box designed to blend in with the building. All associated pipe work is to be concealed.</p>	Noted.	

APPENDIX



ELEVATION · TO · LAYCOCK · ST.

ELEVATION. TO. GREEN.

SECTION

· SIDE · ELEVATION ·

FRONT · ELEVATION ·

PROPOSED ALTERATIONS & ADDITIONS TO
BEXLEY BOWLING & RECREATION CLUB LTD
72 LAYCOCK ST BEXLEY

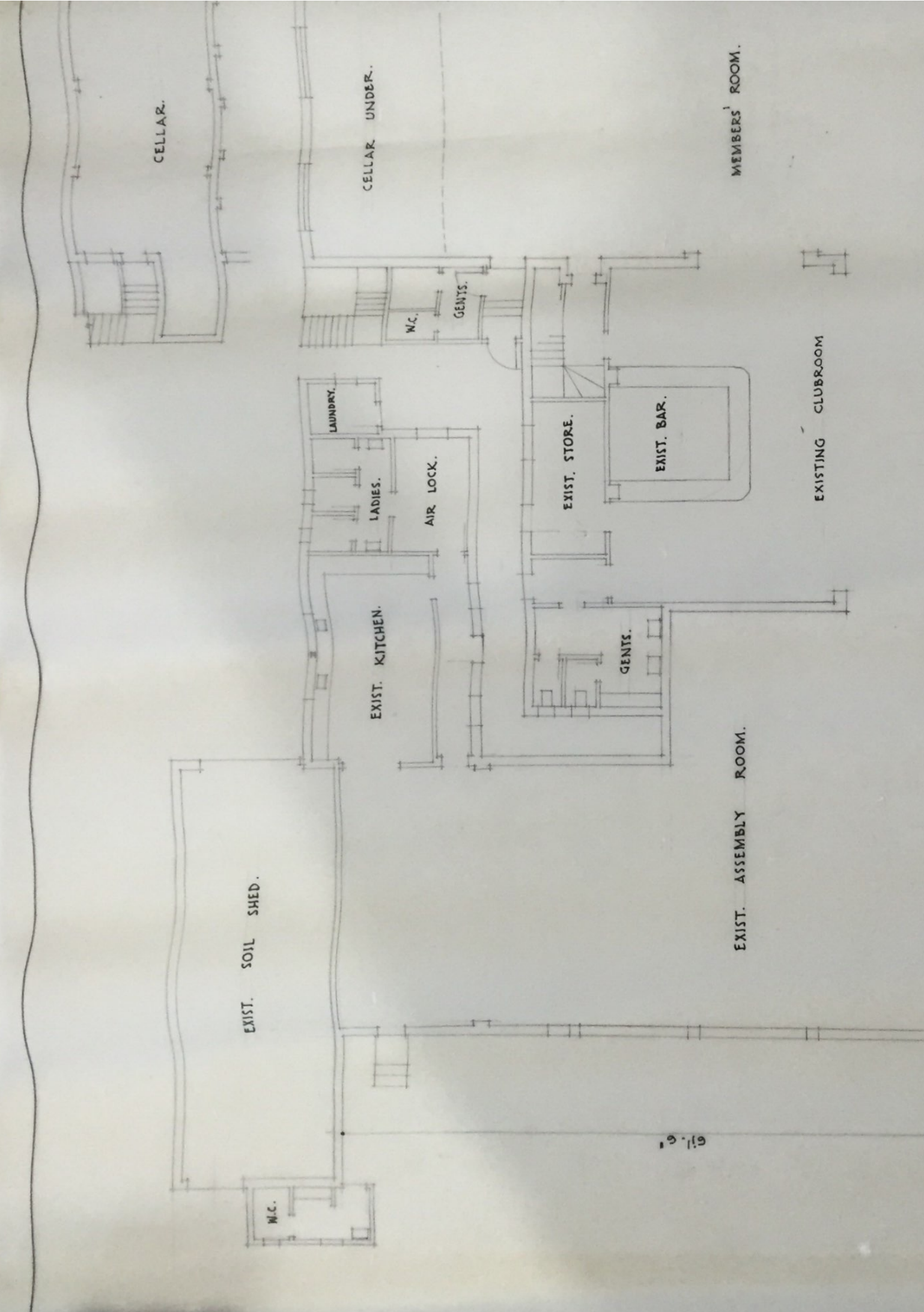
WARNING

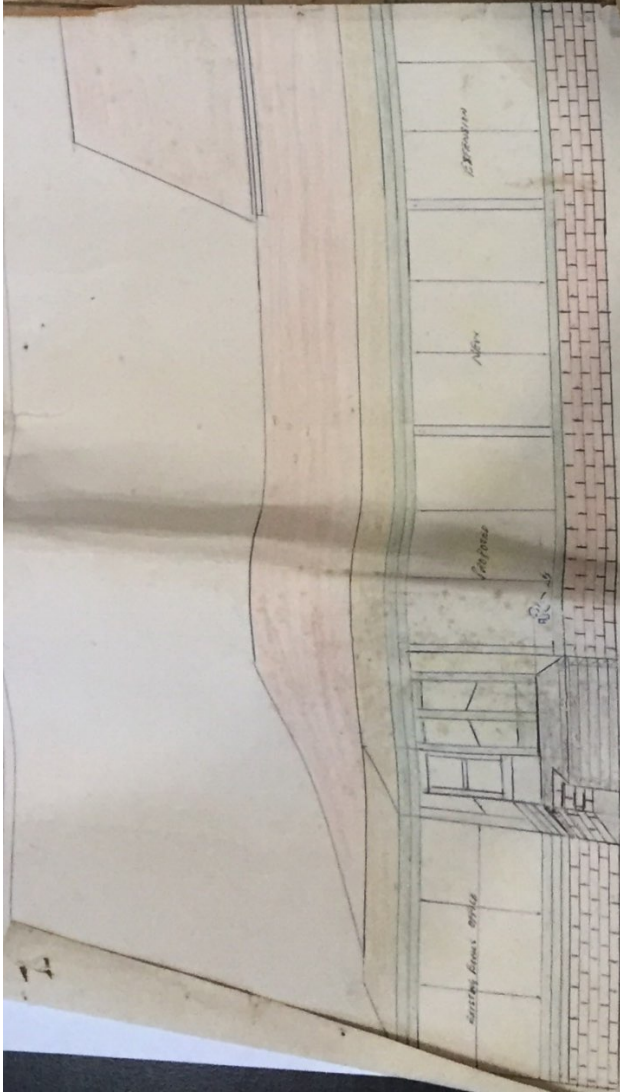
M. W. S. & D. B.
of sanitary fittings is satisfactory.

17962

[illegible]

*line
your letter to E of mine
to my desk to inform
Gardner of same & from
her to get him.
Wm. Lloyd.*

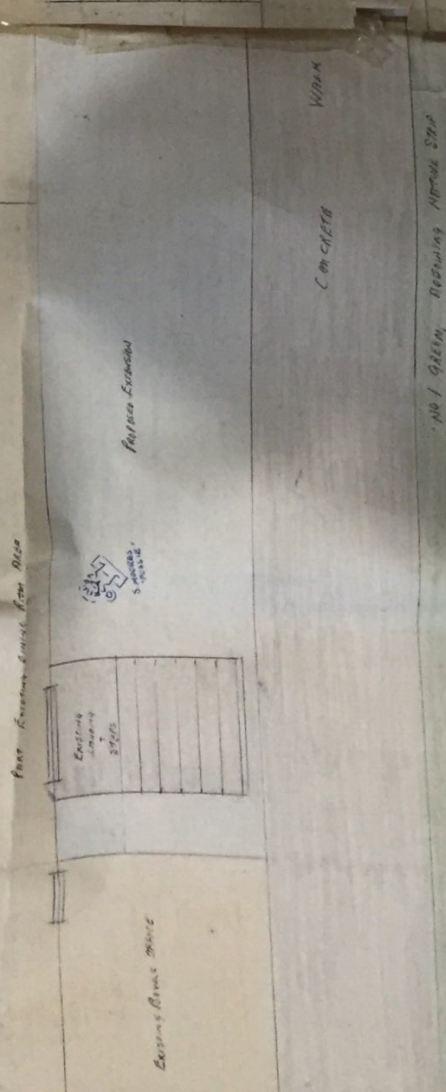




ELEVATION

Front Elevation from Road

Front Elevation from Road



Front Elevation from Road

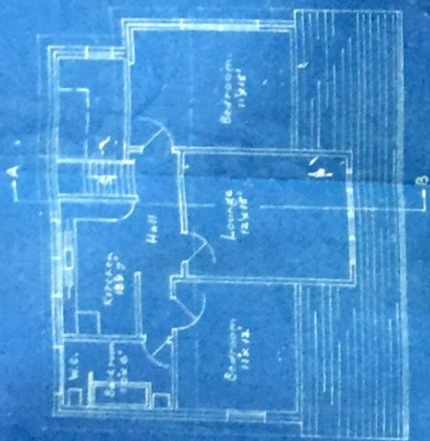
Front Elevation

Front Elevation

PLAN

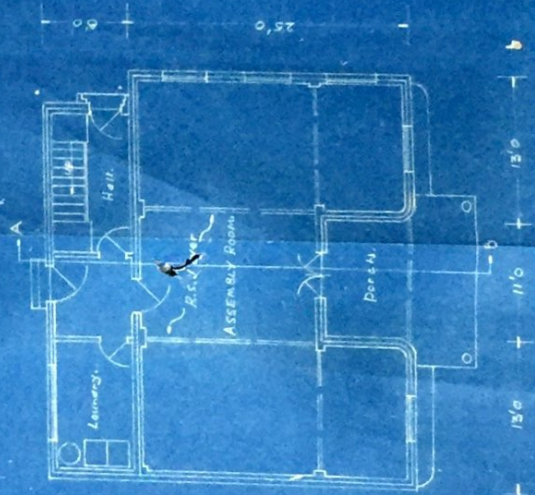
Proposed - Shrine Enclosure

So Stewart Moore can FIEL-DERSUN

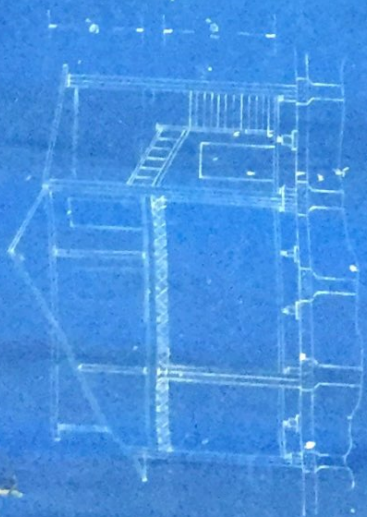


FLOOR PLAN-FLAT.

25'0"



PLAN



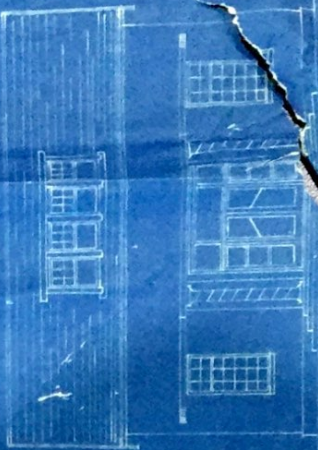
SECTION A-B.



REAR ELEVATION.



ELEVATION LAYCOCK ST.



ELEVATION TO GREENS.

SCALE 1/4" = 1'

10th SEPTEMBER 1914

PROPOSED BEXLEY MUNICIPAL BOWLING CLUB - LAYCOCK ST. - KINGSGROVE.

BY A.G. BAKER.
J. GUYO-JAMES.