



**Statement of
Environmental
Effects
at
Cnr Bennett Street & Stirgess Avenue,
Curl Curl
NSW 2096
For
Harbord Bowling Club**

RAPID PLANS

ABN:
ADDRESS: PO Box 6193 French's Forest D.C 2086
TELEPHONE: (02) 9905-5000
FAX: (02) 9905-8865
EMAIL: gregg@rapidplans.com.au
Builders Lic No: 82661c

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1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions to Harbord Bowling Club at the corner of Bennett Street & Stirgess Avenue in Curl Curl.

This statement seeks to express that the proposal complies with Council's Ordinances and has compliance with the Council's objectives.

In formulating this Development Application careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, and the unique character of the streetscape and the nature of the surrounding area.

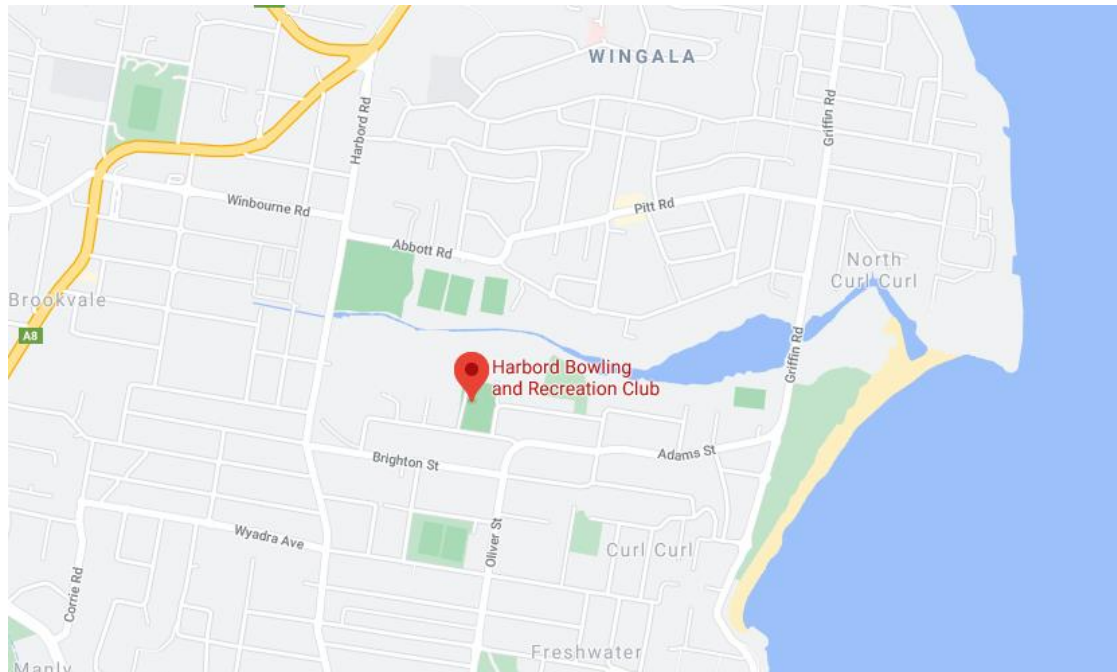
2 THE EXISTING BUILDING

2.1 Site

The residence is located on the north-western side of Ian Avenue in the residential neighbourhood of Curl Curl.

Site Address: No Cnr Bennett Street & Stirgess Avenue, Curl Curl

LOCATION PLAN



2.2 Local Authority

The local authority for this site is:
Northern Beaches Council (Warringah)
Civic Centre, 725 Pittwater Road,
Dee Why NSW 2099
DX 9118 Dee Why
Telephone: 9942 2111

2.3 Zoning

Lot 4 DP.601758 known as Harbord Bowling Club at the corner of Bennett Street & Stirgess Avenue, Curl Curl, has a Zoning of RE2 Private Recreation. This property does not fall within a Conservation Area.

2.4 Planning Controls

Planning controls used for the assessment of this Development Application are:
Warringah Local Environment Plan 2011
Warringah Development Control Plan 2011

2.5 Context and Streetscape

The recreation property is situated in a street that is characterized by large trees and surround by residential homes & sporting fields. The street presents as typical of the garden suburb characterised by property trees small shrubs and street trees. The street trees are quite mature overhanging the avenue and the properties in the street have a mix of trees and small shrubs. The property consists of a recreation club premises with 4 bowling greens, 4 Football/Futsal/Soccer courts/pitches, a hardstand car park area with housing directly opposite along with cricket & AFL sporting grounds adjacent to the north east & north west. Houses in the street are mainly single and double storey of varying periods with a mix of period homes & modern architectural style housing.

The residential locality is considered a low-density area with designated sporting areas abutting Greendale Creek which leads into Curl Curl Lagoon. An important characteristic and element of Curl Curl significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses with large open space recreation areas.

2.6 Existing Areas of the Building

The site has an existing single storey recreation facility with concrete parking area adjacent.

2.7 Existing off-street parking

There is parking available for multiple cars on the existing parking area. There is no necessity for street parking.

2.8 Existing Landscaping

The landscaping to the existing property consists of shrubs, palms & trees surrounding the fields & carpark. There are 4 manicured bowling greens with scattered lawn areas surrounding. The existing landscaping is to be maintained where possible for this development.

3 THE PROPOSAL

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. The main building will remain with the car parking area to be maintained. The appearance of the proposal is to blend in with the existing built form of the recreation facility & surrounding properties by upgrading the existing facilities. The proposed works provide refurbished football courts with new synthetic grass playing surface, fencing & netting surrounding the courts internal areas, infilling the area between the courts to be additional playing surface area by demolishing the concrete paving, brick structure, awning & hard surface areas to the south west corner of the courts & a new amenities building containing spaces for an office, store, bathrooms & an entertaining space with new synthetic grassed circulation areas for the property adjacent to the car parking area. The existing storage building will be maintained & refurbished. The proposal is in sympathy with the existing property maintaining the scale and character of a recreation sporting area and the garden suburb. There is no increase in the current operations of the sporting areas with improved facilities with the addition of women's & disabled bathrooms to complement the existing usage. The existing lighting will remain.

3.1 *Features of the Proposal*

Externally the proposal encompasses:

- New amenities building
- New covered viewing area of the courts using part of the existing brick building
- Additional playing surface by joining the courts in the centre to create wider pitches
- New synthetic grass to playing surface
- New metal fence with netting surrounding playing courts/pitches
- Demolishing concrete paving between the courts & on the southern side for synthetic grass installation

Internally the proposal encompasses:

- Within the amenities building new office, store, women's bath, accessible & baby change bath, men's bath & an entertaining space is proposed

3.2 Present and Future uses of the Residence

The present use of the property is separated sport recreation playing areas with amenities on its own title and this will **not** change with the proposal.

3.3 Usage Schedule

Existing hours of operation to be maintained.

6am-11pm Monday – Friday

9am-7pm Weekends

Maximum 40 Players & 40 Spectators

Parking: 100 spaces for Harbord Bowling Club & Futsal members only

3.4 Purpose for the additions

The new proposal provides better provision for sporting recreation & administration areas for the occupants whilst maintaining the bulk of the sporting property that is fitting for the Curl Curl area. The current football/futsal sporting occupant is looking to modernise the northern area of the recreation facility by reconfiguring & refurbishing areas to be more usable for the sporting teams. Refurbished & expanded playing surfaces as well as a new amenity building to service the football league. A new expanded roof area which spans the amenity building & a portion of the existing structure provides a covered area for viewing as well as a small storage area & wall for privacy. The proposed development maintains the northern aspect improving the facilities for the resident sporting teams & community.

3.5 Materials and finishes proposed to be used

Materials proposed to be used externally, are new, weatherproof, durable and aesthetically pleasing, reflecting and fitting in general with the existing built environment and surrounding materials and reflecting the existing materials and design of the existing sporting facility.

External materials used, and colours selected for finishing to new works are generally matching existing or sympathetic to the existing materials, comprising of:

Synthetic grass playing surface & viewing area

Concrete floor & masonry walls to amenity building

Alloy windows & doors to all elevations

Roofing in colour bond sheet metal medium to dark colour

Steel fence & rope netting surrounding football courts

3.6 Height

The height of the new development will not exceed the 8.5m height limit.

3.7 Site Controls

Proposed Development	Proposed	Allowable
Site Area	17,536.9sq m	-
GFA (Gross Floor Area-Amenities Bldg)	101.46 sq m	-
Height	3.4m	8.5m
Built upon area	4272.06 sq m	7014.76 sq m
Landscaping	13264.84 sq m	10522.14 sq m

3.8 Setbacks and Siting

Proposed Development	Proposed	Allowable
Playing Courts (East, West & North)	Existing	Existing
Amenities East Set Back	13.762m	-
Amenities West Set Back	25.609m	-
Amenities North Set Back	34.044m	-

The setbacks of the playing courts are consistent with the existing setbacks as the additional playing surface is to the centre using an existing walkway area. The amenities building is roughly centred adjacent to the southern side of the playing courts with no residential dwellings near.

3.9 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that the existing access to Stirgess Avenue is to be maintained with the drive with the 100 existing parking spaces available for Harbord Bowling Club & Futsal members

only. The proposed development will have no detrimental impact on traffic flow.

3.10 Privacy, Views and Outlook

The positioning of amenity windows and open space in the proposed amenity building at the Cnr Bennett Street & Stirgess Avenue has minimal impact on the visual and acoustic privacy of adjoining properties. The viewing area maintains part of the masonry wall on the southern & western sides of the existing structure to assist in visual & noise privacy. The playing area locations are existing in relation to the sides adjacent to neighbouring properties with the existing lighting to be maintained. The masonry walls provide a barrier to the neighbours on the adjacent boundaries and the new spectator viewing area does not directly impact to neighbouring properties.

3.11 Solar Access and Overshadowing

The site slopes from the north west to south east. The location of the proposed works has been carefully designed to maximize the northerly solar aspect with minimal impact on neighbour's properties. The shadowing will be existing which will maintain sunlight to the open space areas on the adjacent properties.

3.12 Acoustic Privacy

Acoustic privacy has been maintained across the development. The new masonry amenity building will act as a buffer to noise as well as the portions of the existing adjacent structure to be maintained. The vegetation on the western boundary is also to be maintained. It is considered that this development imposes minimal noise impact to neighbours.

3.13 Water Management

Appropriate water management measures have been adopted in this development. Stormwater from new roofed areas will be fed into the existing stormwater drainage system.

3.14 On-Site Detention

As per Warringah Council On-Site Stormwater Detention Technical Specification August 2012 alterations & additions for single residential dwellings will not require OSD. This property is located on the high side of the street & will make use of a proposed rain tank to conform to Basix requirements.

3.15 Development of Land Adjoining Public Space

Cnr Bennett Street & Stirgess Avenue adjoins a public sporting fields to the rear of the property. The public reserve is a passive recreation area & the proposed minor alterations and additions will not impact the adjacent boundaries and continues to maintain views to & from the public space. The proposal will maintain the public use and access, landscape character & enjoyment of the park/bushland for future use & allows for the objectives under WDCP Part E7 to be met.

3.16 Flood & Acid Sulphate

The property planning search of Northern Beaches Council website indicates the site is within low risk flood planning & acid sulphate class 4. The proposal is of a minor nature with the only digging required for footings only which conforms to the maximum 2m excavation depth for Class 4 properties. There is habitable dwellings proposed for this development with stormwater making use & maintaining the existing infrastructure.

3.17 Waterways & Riparian Land Statement

The proposed works have no adverse impact to the waterways & riparian lands as there is no works in the vicinity of the watercourse as well as no impact to flora & fauna habitats in the area. The aerial photo below indicates the area in the red circle with the existing playing courts to the refurbished & the proposed amenity building to the south of the courts. There are existing cricket & AFL fields between the subject site & the watercourse that are not part of the subject property



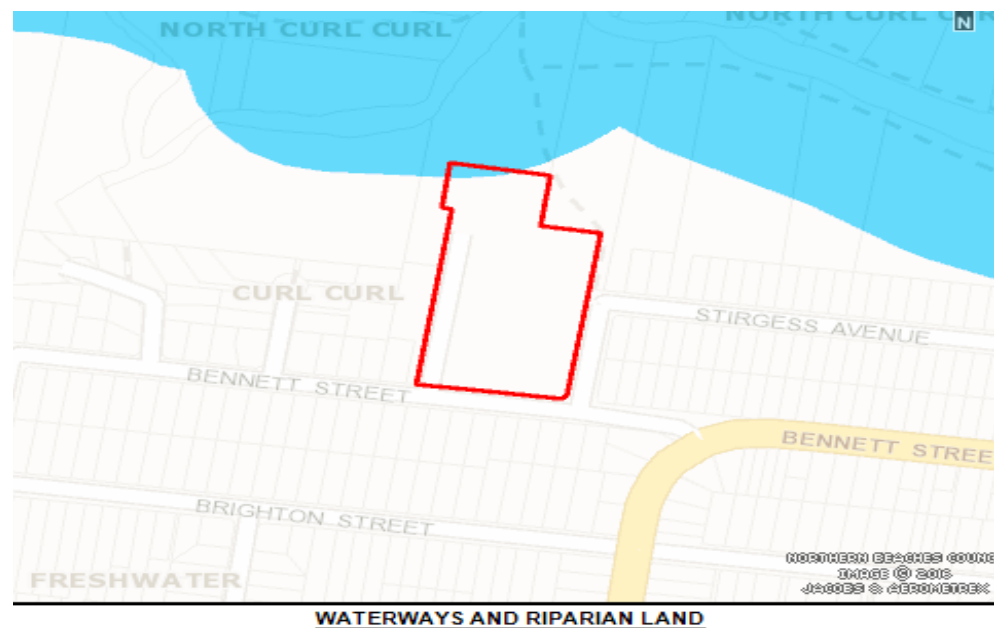
Objectives under WDCP2011:

- Protect, maintain and enhance the ecology and biodiversity of waterways and riparian land.

Comment: Ecology & biodiversity is maintained

- Encourage development to be located outside waterways and riparian land.

Comment: Only the court fence is within the riparian land map. All other works are existing in that location



- Avoid impacts that will result in an adverse change in watercourse or riparian land condition.

Comment: no change in watercourse. No works near watercourse

- Minimise risk to life and property from stream bank erosion and flooding by incorporating appropriate controls and mitigation measures.

Comment: no change in stream bank erosion. No works near watercourse

- Maintain and improve access, amenity and scenic quality of waterways and riparian lands.

Comment: no change in access, amenity & scenic quality of watercourse. No works near watercourse

- Development on waterways and riparian lands shall aim to return Group B and Group C creeks to a Group A standard (as described in Warringah Creek

Management Study, 2004) through appropriate siting and development of development.

Comment: no change in watercourse. No works near watercourse.

Natural habitats are maintained for native fauna as native trees are not affected with no disturbance of vegetation. Fauna movement routes are maintained with considerable native vegetation surrounding the property & within the Curl Curl Lagoon area, maintaining connection of riparian zones for land animal routes & no impact to fish movement in the lagoon, with no barriers or sediment added by unnatural erosion or sediment deposition. The proposed development does not introduce exotic species as well as maintaining existing habitats to prevent any adverse effect on native flora & fauna species on downstream areas. The proposed works allows waterways & riparian lands to remain undisturbed & unmodified into the future. It is our opinion that the objectives under WDCP2011 for waterways & riparian lands have been achieved/maintained with this application.

4 ENERGY EFFICIENCY

Energy conservation is an important feature in the design of this development. Careful consideration has been given to promote sustainable design.

4.1 Orientation

The new works have been designed to make maximum use of the existing dwelling as well as the northerly & easterly aspects.

4.2 Passive Solar Heating

The amenity spaces have concrete floors and brick walls to promote heating during the winter months. Materials that have a high thermal mass have been proposed to maximize the heating potential of the sun. This is to reduce the need to use active systems.

4.3 Passive Cooling

A large roof overhang has been designed over the amenity building & viewing area to prevent the sun from entering the building during the summer months. There is the potential for cross ventilation cooling with the open doors and windows maximizing the north-easterly breezes.

4.4 Natural light

Large open windows to the north enable the office & entertaining spaces to have generous amounts of sun during the winter months and natural light during the summer months.

4.5 Insulation and Thermal Mass

The amenity building development will be constructed from a full brick and concrete slab construction. As well as providing for acoustic and fire requirements this construction provides a good thermal mass for the structure. The building shall be thermally insulated in the ceiling with R3.5 75mm foil backed blanket, R1.17 to the exterior walls (cavity) and where necessary.

4.6 Waste Management

This proposal promotes waste minimization and would have minimal impact on existing waste management strategies. Ample space for the separation and temporary storage of waste and recycling bins has been allowed for in the adjacent car park. Effluent will be disposed of to Sydney Water requirements. During construction onsite sedimentary controls, including hay bales and filter barriers, will be used to prevent stormwater pollution. On site sorting of construction waste will ensure maximum recycling occurs.

4.7 Siting and Setback

Curl Curl is noted for the uniformity and the site coverage siting. Most properties are free standing with the car access to the front or down one side. Cnr Bennett Street & Stirgess Avenue is a good example of this in that it has its car parking in the existing hard stand car park minimizing cars parked on the street. There have been generous areas of ground dedicated to the planting of landscaped areas in both the front and the rear areas of the house.

4.8 Development on Sloping Land

No. Cnr Bennett Street & Stirgess Avenue, Curl Curl is shown in Landslip Category A: >5 degrees slope on Northern Beaches Council Landslip map. In relation to Clause 6.4 of WLEP 2011, the proposed development has a low risk of landslide in relation to both property & life due to the flat grade & structural integrity of the site & proposed amenity building. There is no detrimental impact of stormwater discharge as the proposal makes use of the existing stormwater system with the additional

runoff feeding into the existing system. The development will not impact on or affect the existing subsurface flow conditions due to minimal excavation for footings with minimal disturbance of soil.

4.9 Building Form

Amenity buildings in existing sporting facilities are uniformly single and double storey and similar in bulk. They are similar in shape with masonry used for security & longevity. The proposed wall facades are to be brick cavity wall on a concrete slab on ground with a low-pitched sheet metal roof to prevent a dominant development in relation to surrounding development. The new works have been designed to maintain the overall look of the sites building form to suite the recreation area.

4.10 Roof Form

The proposal is to utilize a low-pitched sheet metal roof so as to limit height & overshadowing whilst giving full view of the playing courts. the roof is to extend over the amenities building as well as the viewing area to the west.

4.11 Walls

A distinctive feature of the Harbord Bowling Club is that the walls are constructed from brick. The design incorporates these masonry walls into the new works to create a seamless finish to the property.

4.12 Windows and Doors

A variety of window shapes and sizes can be found in the Curl Curl area. These individualize each of the buildings giving each a unique character. Windows are typically rectangular in shape and are of a vertical proportion. Bay windows are also used although sliding, double hung and casement types are more typical. Windows and doors are usually made from alloy or timber and are invariably painted.

The proposed sliding windows and doors at Cnr Bennett Street & Stirgess Avenue are to be constructed in alloy. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.

4.13 Colour Scheme

The colour scheme of the proposed additions will be in sympathy with the existing built form.

Please refer to Appendix 1 for the Colour Scheme schedule

4.14 Fences and Gates

Fences & gates are to be maintained for this development except for a new metal fence with netting above surrounding the playing courts to prevent the balls from exiting the playing areas.

4.15 Garden Elements

The garden areas are to be maintained where possible promoting the concept of a garden suburb. No substantial trees are to be affected to maintain the streetscape.

5 CONCLUSION

5.1 Summary

This proposal is considered suitable for the site and provides a balance between sporting areas, amenity and outdoor space. The proposed changes to Harbord Bowling Club on the corner of Bennett Street & Stirgess Avenue are sympathetic and consistent with the existing character of the surrounding streetscape and density of the Curl Curl area. The proposed design solution provides an amenity building & playing area that are both architecturally and environmentally responsive to the needs of the site and local community. Double brick walls, concrete floors, window orientation, natural daylight and ventilation combine to greatly improve the immediate and future amenity of this property. These factors work together to minimize the impact of the proposed development on adjoining properties and enhance the amenity of the surrounding area. We consider that the proposal will impose minimal impact and request that council support the Development Application.

6 APPENDIX 1 – Schedules

6.1 *Schedule of finishes*

Schedule of Exterior Materials, Finish and Colours

EXTERIOR ELEMENT	MATERIAL	FINISH	AS 2700 1996 COLOUR
6.1.1 Wall	Brick	Natural	Match Existing
6.1.2 Gutter	Colorbond	Medium to Dark	By Owner
6.1.3 Roof Posts	Alloy	Paint	By Owner
6.1.4 Door frame	Alloy	Paint	By Owner
6.1.5 Door	Alloy & glass	Paint	By Owner
6.1.6 Window	Alloy & glass	Paint	By Owner
6.1.7 Roofing	Colour Bond Sheet Metal	Medium to Dark	By Owner