



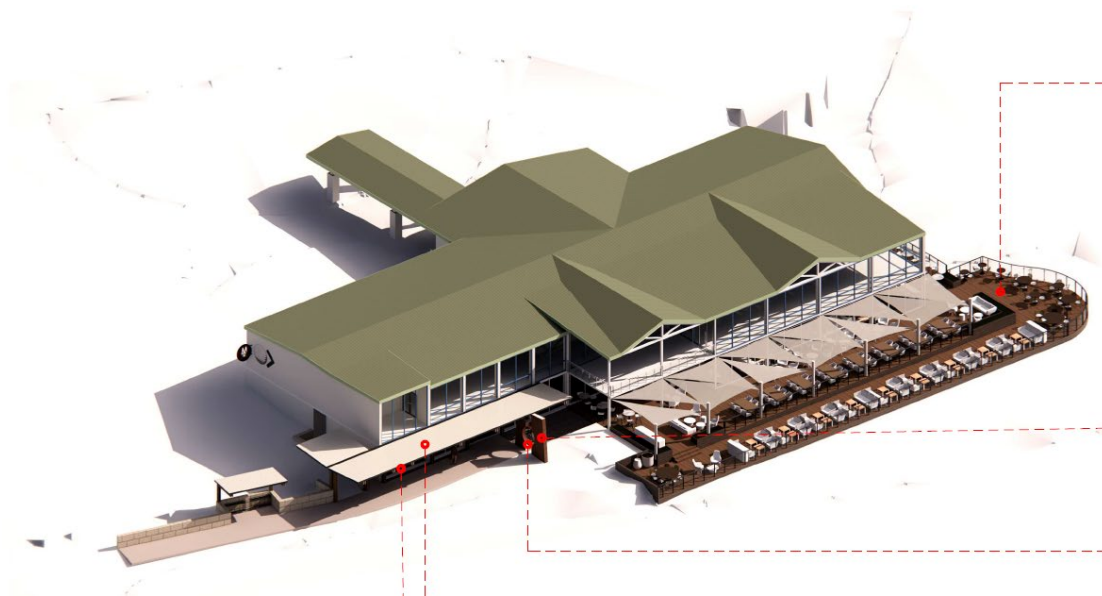
planning consultants

Statement of Environmental Effects

Refurbishment of Existing Club House

Mona Vale Golf Club

3 Golf Avenue, Mona Vale



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1 Introduction

1.1 Commission

DFP has been commissioned by HGW Projects, on behalf of Mona Vale Golf Club to prepare a Statement of Environmental Effects (SEE) for proposed refurbishment works to the existing club house, pro-shop and car park at Mona Vale Golf Club, located at 3 Golf Avenue, Mona Vale (the site).

This report is to accompany a development application (DA) to Northern Beaches Council (Council) for alterations and additions to an existing recreation facility (outdoor), including signage. The site is located No. 3 Golf Avenue, Mona Vale and is zoned RE1 Public Recreation.

The proposed development comprises refurbishment work to the existing clubhouse including reconfiguration and expansion of the lower ground floor to create:

- New formal entry;
- New reception area;
- New café with outdoor dining deck area;
- New members bar;
- New kitchen and associated storage areas;
- New multi purpose space;
- New amenities and locker rooms; and
- New deck wrapping the south-eastern corner of the clubhouse.

The development also involves upgrading the fire hydrant booster system to meet applicable BCA requirements involving construction of a pumproom and water tank adjoining the western façade of the existing pro-shop.

1.2 Purpose of this Statement

The purpose of this report is to provide Council and relevant NSW State Government Agencies with all relevant information necessary to assess the subject development proposal and to determine the DA in accordance with section 4.16 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the *Environmental Planning and Assessment Regulation 2021* (the Regulation).

1.3 Material Relied Upon

This SEE has been prepared by DFP based on the information listed below.

- Survey Plan (prepared by Byrne & Associates);
- Architectural and Signage Plans (prepared by Team 2 Architects);
- Landscape Plans (prepared by Sym Studio);
- BCA Assessment Report (prepared by BCA Logic);
- Electrical Plans (prepared by Epicentre Consulting Engineers);
- Fire Service Plans (prepared by Epicentre Consulting Engineers);
- Hydraulic Plans (prepared by Epicentre Consulting Engineers);
- Mechanical Plans (prepared by Epicentre Consulting Engineers);
- Traffic and Parking Statement (prepared by TTPP);
- Acoustic Impact Assessment (prepared by Koikas Acoustics);
- Civil Plans (prepared by ACOR consultants); and

1 Introduction

- Access Assessment (prepared by ABE consultants).

2 Background

2.1 Previous Development Consents

A search on the Northern Beaches online application tracker revealed the following development applications relevant to the site:

- On 16 February 1995, Development Application No. **JH2/0015/95** permitted landscaping works to the Golf Avenue frontage of Mona Vale Golf Club.
- On 10 May 1995, Development Application No. **IF2/0074/95** permitted alterations and additions to the club house.
- On 28 May 1999, Development Application No. **N0575/98** permitted renovations to the Mona Vale Golf Club.
- On 28 October 1999, Development Application No. **N0684/99** permitted new first, seventh and eleventh trees, a practice putting green and associated works at Mona Vale Golf Course.
- On 27 December 2001, Development Application No. **N0706/01** permitted the relocation of the 6th and 10th greens and associated teeing areas.
- On 16 February 2016, Development Application No. **T0075/16** permitted tree and bushland works.
- On 22 February 2017, Development Application No. **T0053/17** permitted the removal of 10 trees.

3 Site Context

3.1 Location

The site is located on the southern side of 3 Golf Avenue, Mona Vale, approximately 300 metres to the west of Mona Vale Beach and 400 metres east of Barrenjoey Road.

3.2 Site Description

The Mona Vale Golf Course site is located on multiple allotments. The subject works to the club house are located on land that is legally described as:

- Lot 249 DP 752046 (3 Golf Avenue, Mona Vale);
- Lot 323 DP 824000 (3 Golf Avenue, Mona Vale); and
- Lot 2 DP 1275526 (1 Golf Avenue, Mona Vale).

Lot 249 contains a two-storey brick club house building with a metal roof, an at-grade car park and a smaller single storey brick building with a metal roof, which operates as a 'pro-shop' for the golf club (see **Figure 1**).

Lot 249 has a 142.19 metre frontage to Golf Avenue and a total area of 7,820m².



Figure 1 Site Aerial

The existing club house is shown in **Figure 2 - Figure 5** below.

3 Site Context



Figure 2 Southern elevation



Figure 3 Eastern elevation

3 Site Context



Figure 4 Northern elevation



Figure 5 Western elevation

The site is Crown Land. A Crown Lease applies to Lot 249 (Crown Account id 76319) and Lot 323 (Crown Account id 200108). Council is the landowner and the Crown Land Manager of Lot 2, known as Beeby Park Reserve (R45244). On 26 October 2021 Council resolved to apply to the Minister for Local Government for a renewed lease of the site to Monna Vale Golf Club for a further 20 years under Sections 47 of the Local Government Act 1993.

3.3 Surrounding Development

To the north of the club house, land improvements consist of low, medium and high density residential developments. The Monna Vale Golf Club course is predominantly located to the south of the club house.

The site is located 400 metres east of the Monna Vale Strategic Centre which the North District Plan (2018) describes as:

“a mixed use area including retail, commercial, community, light industrial and residential uses. It is a thriving centre during business hours, providing amenity, convenience and a sense of community for residents”.

4 Proposed Development

4.1 Summary of Proposed Development

The proposed development comprises:

- Internal demolition to the lower ground level of the club house with some minor external demolition works;
- Construction works associated with the refurbishment of the lower ground level to provide new change rooms, amenities, multi purpose space, reception, office, café, bar, kitchen, storage and external dining areas;
- Replacement of a non-compliant balcony door on the southern elevation of the ground floor;
- Construction of 27m² pumproom and associated water tank adjoining the pro-shop building to upgrade the site's fire protection system;
- Modifications to car park line markings to alter three (3) existing parking spaces into two (2) adaptable spaces and removal of seven (7) spaces to accommodate the pumproom and water tank;
- Creation of a formal golf trolley storage area under an awning cover; and
- Associated landscaping to 'make good' and improve aesthetic amenity.

The following subsections provide a more detailed description of the proposed development.

4.2 Demolition Works

Proposed demolition includes internal walls and doors on the lower ground floor associated with the existing dining, kitchen, locker rooms, amenities and storage spaces (**Figure 6**).

Externally, new walls, doors and windows are proposed along the south and western elevations to facilitate an enlarged footprint with a new multi purpose space and formal reception area. Planters to the west of the club house are proposed to be removed and excavated to achieve new entry grading for a new dedicated Water Closet entry as discussed in **Section 4.3**.

Minor demolition is also proposed on the ground floor to replace a non-compliant balcony door, remove a concrete awning on the southern elevation and remove an external stair case between the two (2) levels.

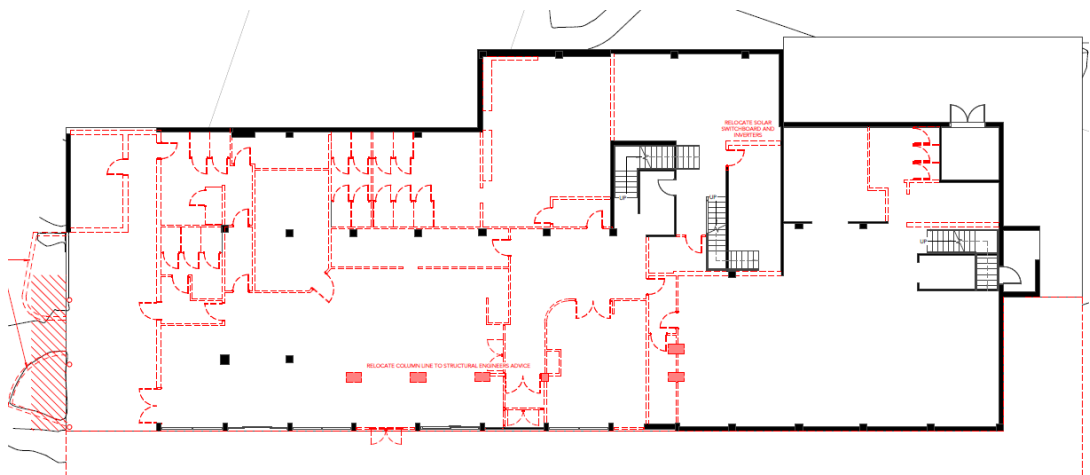


Figure 6 Demolition Plan for lower ground floor (Source: Team 2 Architects)

4 Proposed Development

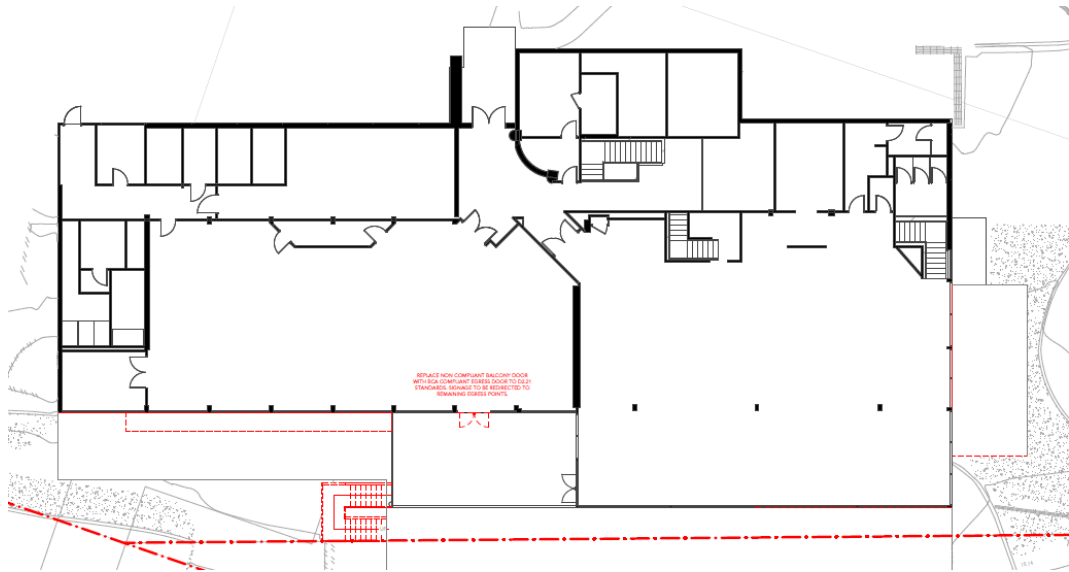


Figure 7 Demolition Plan for ground floor (Source: Team 2 Architects)

Some existing load bearing structural elements are proposed to be demolished and replaced with new load bearing elements including new ground and topping slabs, and new pad footings, columns and beams. Structural details are outlined in the Structural Plans prepared by Acor Consultants and the Architectural Plans prepared by Team 2 Architects submitted with this application.

4.3 Proposed Refurbishment Works

The proposed refurbishment works would provide the following facilities on the lower ground floor:

- Formal entry;
- Reception area;
- Office;
- Multi purpose space;
- Café;
- Members bar;
- Kitchen and associated storage areas;
- Amenities and locker rooms;
- Storage spaces;
- New deck wrapping the south-eastern corner of the clubhouse;
- Upgrade to hydrant booster system to meet BCA requirements; and
- Signage.

The proposed lower ground floor and elevations are shown in **Figure 8** and **Figure 9** respectively.

4 Proposed Development

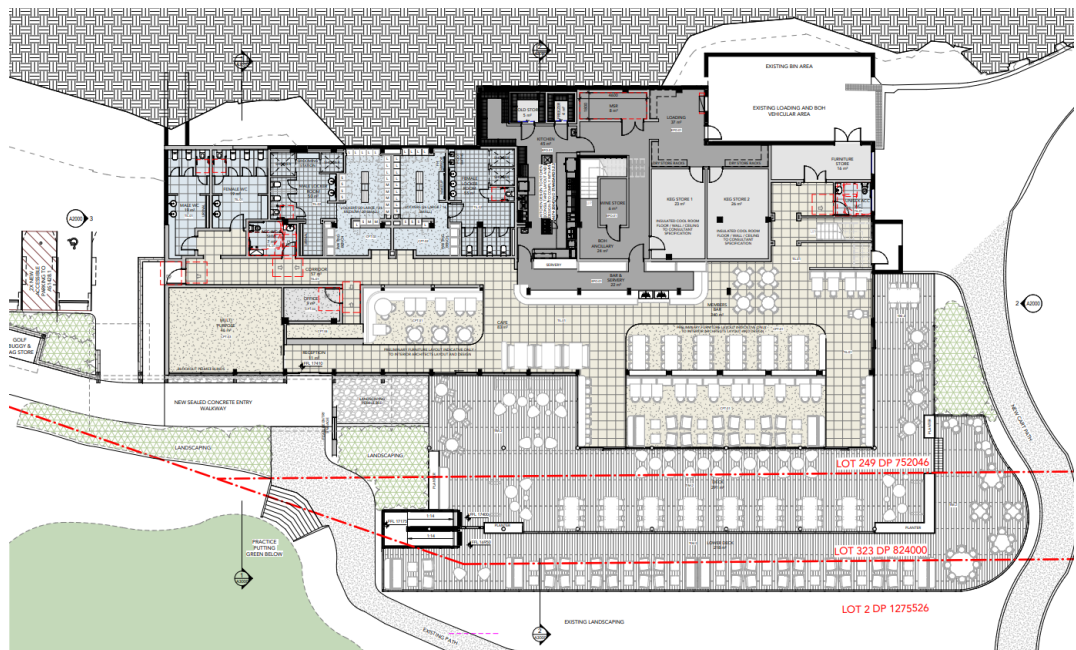


Figure 8 Proposed lower ground floor plan (Source: Team 2 Architects)



Figure 9 Proposed southern, eastern and western elevations (Source: Team 2 Architects)

Mechanical works would include installation of air conditioning vents, extraction fans and air vents as shown in the Mechanical Plans prepared by Epicentre Consulting Engineers.

The proposed signage consists of a 2.5 x 1.6 metre painted mural and a 1.3 metre wide bronze wall hung sign on the western elevation of the clubhouse (**Figure 10**). These signs would be top lit by downlights.

4 Proposed Development

A freestanding 3.5 metre timber clad frame with bronze framed glass panel adjacent to the new formal entry is also proposed (**Figure 10**). This structure would be lit by an internally mounted halo strip light.



Figure 10 Proposed signage (Source: Team 2 Architects)

4.4 Fire Protection System

During preparation of the development application, a consultant discovered that the present fire hydrant booster system is not compliant with the relevant standards. Accordingly, this application also seeks to upgrade the hydrant booster system to meeting the requirements of the National Building Code. The proposed system is detailed in Fire Service Plans prepared by Epicentre Consulting Engineers submitted with this application. They show that the proposed upgrade is designed in accordance with AS2419.1-2005 and include:

- Mains water connection;
- Booster assembly;
- 36kL fire hydrant water storage tank;
- Fire services pump room housing two (2) off hydrant pumps; and
- Onsite external hydrants.

The system is to be located adjoining the western façade of the pro-shop. The pumproom would be constructed of a 300mm thick wall accommodating a 190mm core filled blockwork and installation behind metal cladding as detailed in the Pumproom and water tank plans prepared by Team 2 Architects submitted with this application. The water tank would be constructed of cement with a timber appearance. The proposed additions to the pro-shop are shown in **Figure 11** and **Figure 12**.

4 Proposed Development

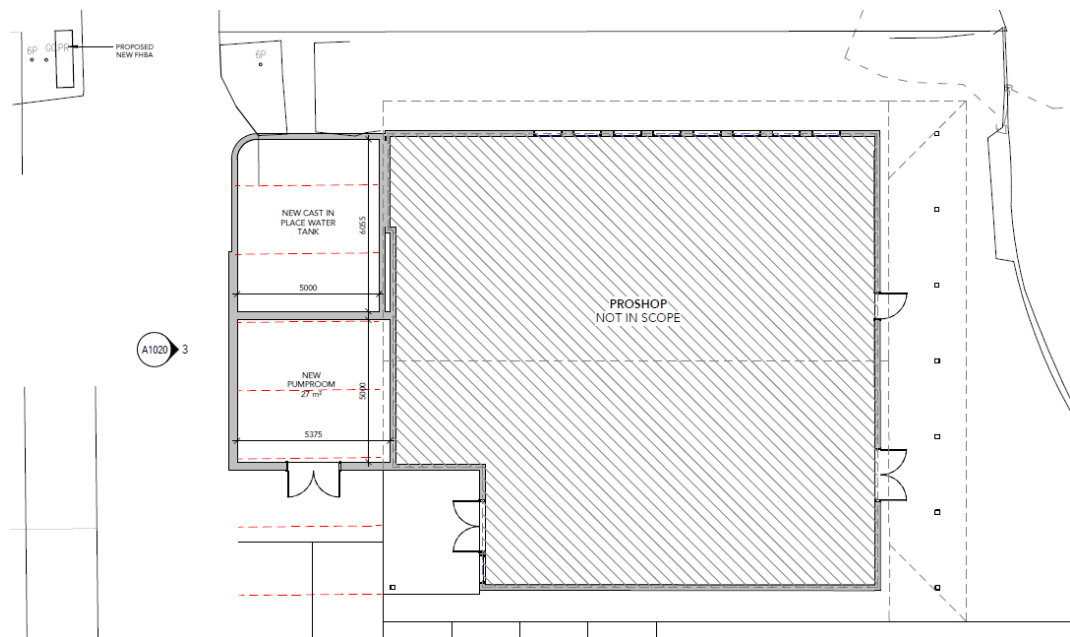


Figure 11 Proposed pumproom and water tank plan (Source: Team 2 Architects)

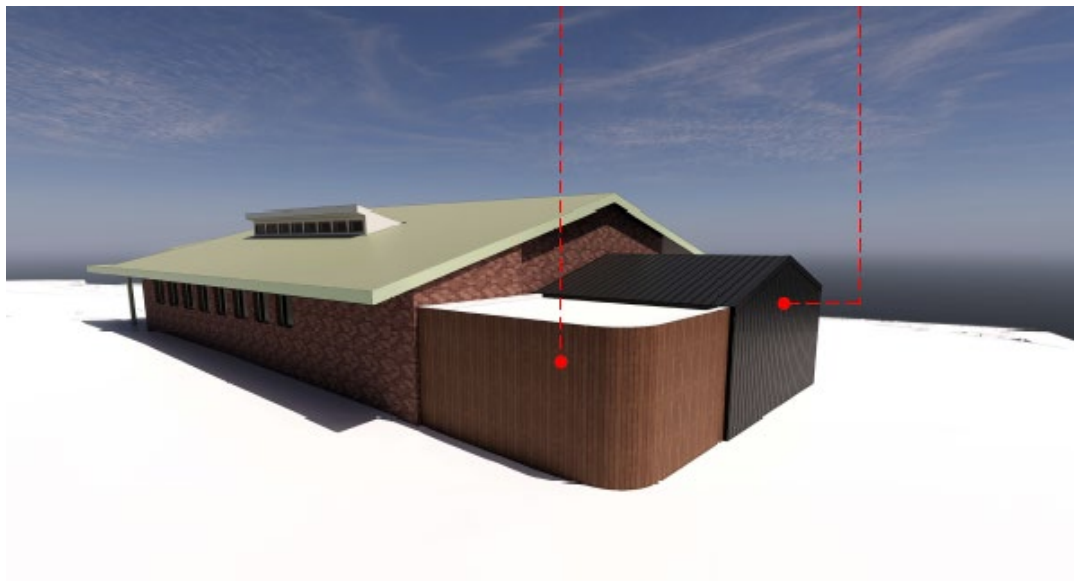


Figure 12 Proposed pumproom and water tank (Source: Team 2 Architects)

4.5 Landscaping

No existing trees are impacted by the development.

A new 13 m² (4.8m x 2.8m) formal golf trolley parking area is proposed adjacent to the western side of the club house. The area would be an extension to the existing concrete path and would be framed by an indent in the low sandstone wall. The awning would be constructed of Glulam Spruce timber and Lysaght metal roofing consistent with the proposed awning adjoining the club house building (**Figure 12**).

Mass planting works are proposed to transition between existing vegetation and the works to 'make good' (**Figure 11**). The proposed landscaping will better reinforce robust local coastal planting.

4 Proposed Development

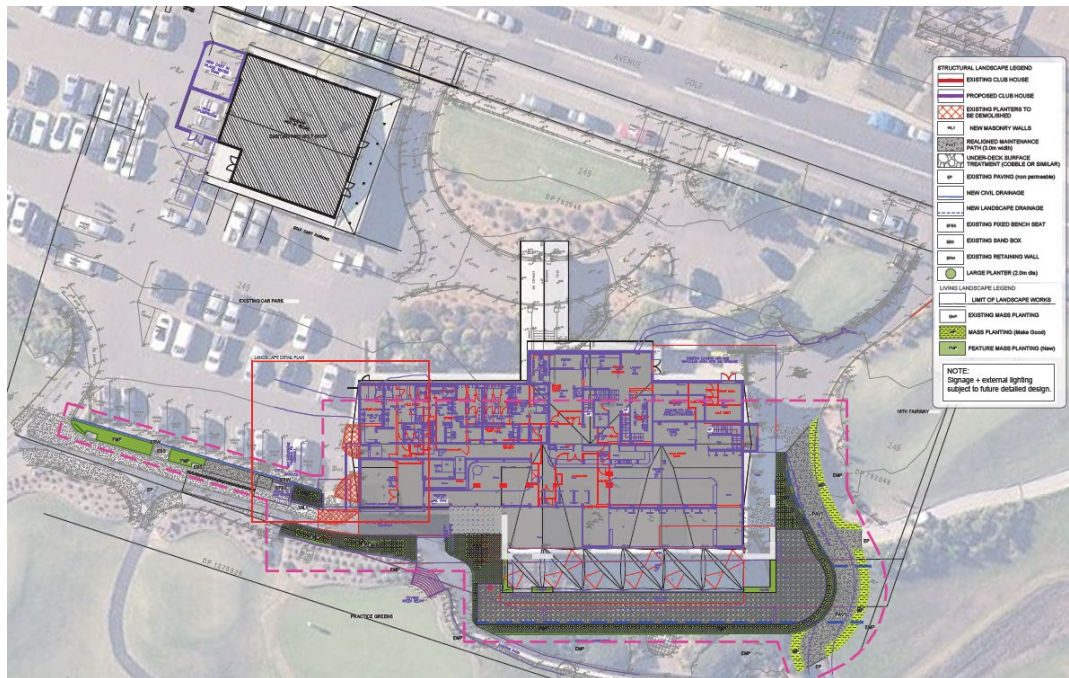


Figure 13 Landscape Plan (Source: Sym Studio)

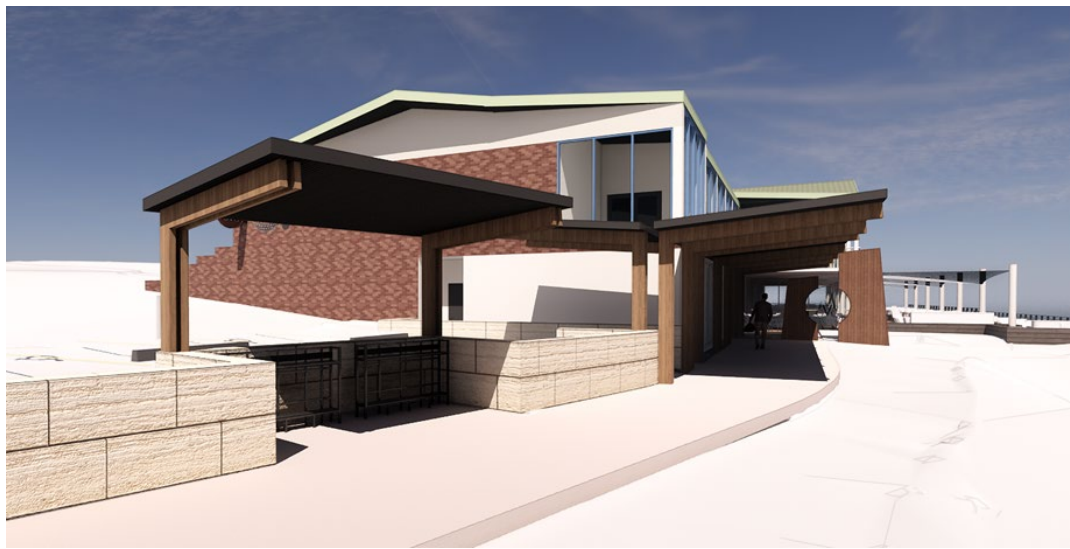


Figure 14 Golf trolley bay and awning (Source: Team 2 Architects)

5 Environmental Planning Assessment

This section provides an environmental assessment of the proposed development in respect of the relevant matters for consideration under section 4.15(1) of the Environmental Planning and Assessment Act, 1979 (EP&A Act).

The key environmental planning issues associated with the proposed development are:

- Compliance with relevant planning policies and controls
- Built Form and Streetscape
- Transport, Traffic and Parking
- Visual Impact
- Crime Prevention
- Accessibility

An assessment of these issues is provided in the following subsections.

5.1 Planning Controls

The following subsections assess the proposal against the relevant provisions of applicable Environmental Planning Instruments (EPIs), Draft EPIs, Development Control Plans (DCPs), Planning Agreements and matters prescribed by the Regulation in accordance with section 4.15(1)(a) of the EP&A Act.

5.1.1 State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021 (R&H SEPP) was gazetted on 1 March 2022 and consolidates State Environmental Planning Policy (Coastal Management) 2018, State Environmental Planning Policy No. 33 – Hazardous and Offensive Development, and State Environmental Planning Policy No. 55 – Remediation of Land.

Remediation of land

Clause 4.1 of the R&H SEPP requires the consent authority to consider whether the land is contaminated. The object of this policy is:

- (1) *The object of this Policy is to provide for a Statewide planning approach to the remediation of contaminated land.*
- (2) *In particular, this Policy aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment—*
 - (a) *by specifying when consent is required, and when it is not required, for a remediation work, and*
 - (b) *by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and*
 - (c) *by requiring that a remediation work meet certain standards and notification requirements.*

Clause 6.4 of the R&H SEPP sets out requirements for a consent authority to consider if land is contaminated and if so, be satisfied that the land is suitable in its contaminated state for the purpose of which development is proposed to be carried out.

As the proposal relates to an existing and longstanding golf club, it is considered that there is little to no risk that contaminating activities have been carried out and therefore the land is suitable for the proposed development to be carried out on.

Coastal Management

An assessment of the proposal against the relevant provisions of Chapter 2 – Coastal Management of the R&H SEPP is provided in **Table 1** below.

5 Environmental Planning Assessment

Table 1 Resilience and Hazards SEPP: Chapter 2 - Coastal Management

Provision	Comment
<p>Clause 2.10 – Coastal Environment Area Consideration must be given to:</p> <ol style="list-style-type: none"> the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment; coastal environment values and natural coastal processes; the water quality of the marine estate, in particular cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1; marine and native vegetation and fauna and their habitats, undeveloped headlands and rock platforms; existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability; Aboriginal cultural heritage, practices and places; the use of the surf zone. 	<p>It is considered that the proposed location and nature of the works are appropriate and are not likely to have any impact on the coastal environment area.</p>
<p>Clause 2.11 – Coastal Use Area Development consent must not be granted unless the consent authority:</p> <ol style="list-style-type: none"> has considered whether the proposed development is likely to cause an adverse impact on the following: <ol style="list-style-type: none"> Existing safe access to and along the foreshore, beach, headland or rock platform for members of the public; including persons with a disability. Overshadowing, wind funnelling and loss of views from public places to foreshores; Visual amenity and scenic qualities of the coast; Aboriginal cultural heritage, practices and places; Cultural and built heritage; and <p>Is satisfied that:</p> <ul style="list-style-type: none"> Development is designed, sited and will be managed to avoid an adverse impact referred to from the list above; and Has taken into account the surrounding coastal built environment, and the bulk, scale and size of the proposed development. 	<p>The proposed alterations and additions to Mona Vale Golf Club will not impact on existing safe access to and along Mona Vale Beach for members of the public. The alterations and additions will ensure equitable access to the club house building for persons with a disability.</p> <p>The proposed alterations and additions result in a minor increase in the overall size of the club house. However, the increase in the size of the building floor area will not result in any additional overshadowing of public places.</p> <p>The proposed alterations and additions will preserve the visual amenities and scenic qualities of the coast.</p> <p>The site has been previously disturbed and therefore the likelihood of uncovering any items of Aboriginal significance is low.</p> <p>The site is not heritage listed nor in the vicinity of and listed heritage items.</p> <p>The proposed alterations and additions to the club house occupy a similar footprint to the existing building.</p> <p>The proposed alterations and additions to the club house are consistent with character of the surrounding coastal built environment and existing built form.</p>
<p>Clause 2.12 – Development not to increase the risk of coastal hazards Consent authority must be satisfied that the proposed development is not likely to cause increased risk of coastal hazards on that land or other land.</p>	<p>The proposed works are located approximately 280 metres from the shore and are not impacted by any identifiable coastal hazard.</p>
<p>Clause 2.13 – Coastal management programs to be considered</p>	<p>There is no certified coastal management program that applies to the land.</p>

5 Environmental Planning Assessment

5.1.2 State Environmental Planning Policy (Industry and Employment)

The proposed development includes signage as provided in **Figure 10**. As outlined on the signage plan, the signage is proposed to consist of:

- A 2.5 x 1.6 metre painted mural and a 1.3 metre wide bronze wall hung sign on the western elevation of the clubhouse, top lit by downlights. This would be visible from the golf club car park. The signs would be largely screened from Golf Avenue and adjacent residential properties by the pro-shop, trees along the property boundary and the separation distance of 50+ metres.
- A freestanding 3.5 metre timber clad frame with bronze framed glass panel adjacent to the new formal entry lit by an internally mounted halo strip light. The sign would only be visible from the golf club grounds as it is located south of the clubhouse building at the lower ground level.

The signage is for “business identification signage” which is required to comply with the aims of Clause 3.1 and the assessment criteria within Schedule 5 of State Environmental Planning Policy (Industry and Employment).

An assessment of the proposed signage against these objectives and assessment criteria is provided in **Table 1**.

Table 2 Assessment under the Industry and Employment SEPP – Advertising and Signage		
Provision	Assessment	Consistent
Clause 3.1 – Aims, Objectives		
(a) to ensure that signage (including advertising): (i) is compatible with the desired amenity and visual character of any area, and (ii) provides effective communication in suitable locations, and (iii) is of high quality design and finish.	The proposed signage would provide business identification for the golf club. The signage has a high-quality design that is suitable with regard to the land use and location.	Yes
Schedule 5 – Assessment Criteria		
Character of the Area	The proposed signage is appropriate given the design and scale of the longstanding club house. The considerable setback to the street and screening from structures and vegetation prevent any impact to the streetscape.	Yes
Special Areas	The proposed signage does not detract from the amenity or visual quality of the surrounding area including environmentally sensitive and residential areas.	Yes
Views and Vistas	No views or vistas will be adversely affected by the proposed signage.	Yes
Streetscape, Setting or Landscape	The proposed signage has been designed of a scale that is appropriate for the size of the buildings, which are setback a suitable distance from the street frontage. The signage will therefore not dominate the streetscape.	Yes
Site and Building	The proposed signage is suitable given the size of the buildings, as well as the nature of the land use.	Yes
Associated devices and logos with advertisements and advertising structures	No associated devices are proposed.	Yes

5 Environmental Planning Assessment

Table 2 Assessment under the Industry and Employment SEPP – Advertising and Signage

Provision	Assessment	Consistent
Illumination	Soft lighting is proposed to directly illuminate the signs. Downlights and an internal halo light are proposed to prevent offensive light spill both internal and external to the site.	Yes
Safety	The proposed protruding signage would be affixed to the wall of the golf club and the freestanding sign has been appropriately designed to ensure safety of people who may move around it or assert force on it. Safety glass has been selected to prevent the risk of injury. There will be no adverse public safety concerns due to the design and location of the signage.	Yes

5.1.3 Pittwater Local Environmental Plan 2014

The site is zoned RE1 Public Recreation (the RE1 zone), under the *Pittwater Local Environmental Plan 2014 (the LEP)* (Figure 12).

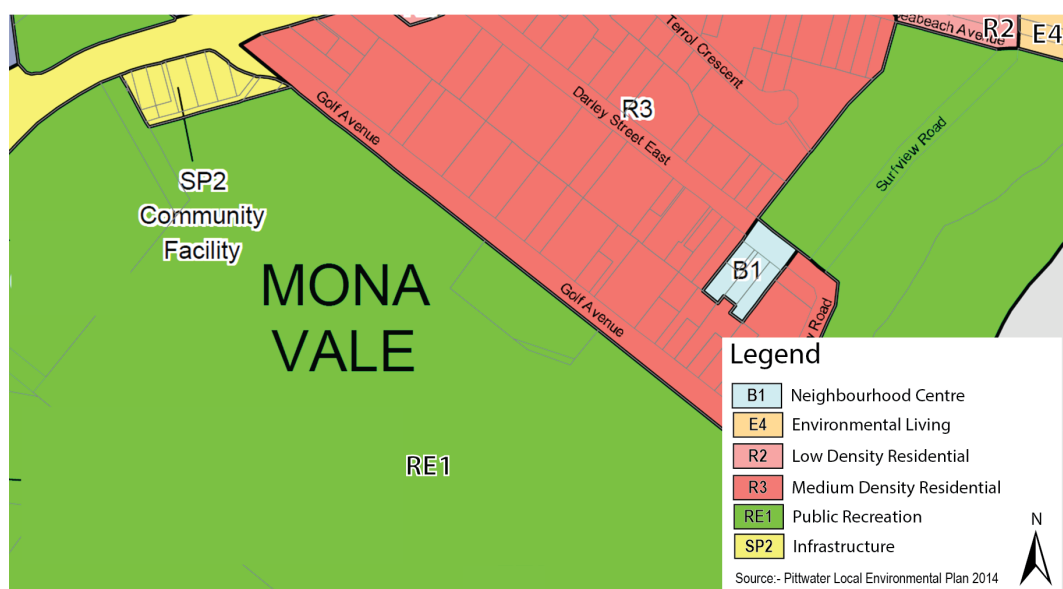


Figure 15 Land zoning map extract of the site

The proposed development is for alterations and additions to an existing *recreation facility (outdoor)*, including *signage*. Pursuant to the LEP, a *recreation facility (outdoor)*, and *signage* are all permissible with consent in the RE1 zone.

Table 3 provides a summary assessment of the proposed development against the relevant provisions of the LEP.

Table 3 Assessment against Relevant Provisions of LEP

Provision	Assessment	Consistent
Clause 2.2 – Zoning - RE1 Public Recreation	The proposed works are permissible in the RE1 Public Recreation zone pursuant to the LEP. The works are consistent with the objectives of the zone including enabling the land to be used for recreational purposes and a range of recreational activities.	Yes
Clause 4.3 - Height of buildings – 8.5m	No change is proposed.	N/A

5 Environmental Planning Assessment

Table 3 Assessment against Relevant Provisions of LEP

Provision	Assessment	Consistent
Clause 7.1 - Acid sulfate soils – Class 5	The proposed works involve minimal disturbance of soil and is not likely to lower the watertable.	Yes
Clause 7.2 - Earthworks	The works would have no notable impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.	Yes
Clause 7.6 - Biodiversity	No biodiversity would be impacted by the proposed alternations and additions.	Yes

5.1.4 Pittwater 21 Development Control Plan

Table 4 provides a summary assessment of the proposed development against the relevant provisions of the DCP.

Table 4 Assessment against Relevant Provisions of DCP

Provision	Assessment	Consistent
B5.15 Stormwater	No additional roof area is proposed. Stormwater arrangements will remain unchanged.	N/A
B6.3 Off-Street vehicle parking	No intensification of usage of the site is proposed. Parking provision and proposed changes are discussed in Section 5.2.7 of this report.	N/A
C5.1 Landscaping	Landscaping is proposed to reflect the scale and form of development, and is incorporated around the existing building and landscape setting. No existing trees are impacted by the development.	Yes
C5.2 Safety and security	The works provide a new formal entry way to clearly define the 'public realm'. The proposed works improve passive surveillance around the existing building with new wrap-around decking and enlarged windows.	Yes
C5.4 View Sharing	No views and vistas from adjacent dwellings or the public domain would be impacted by the works.	Yes
C5.5 Accessibility	An Accessibility Report has been prepared by ABE Consulting and submitted in support of this application. It demonstrates compliance with BCA and accessibility requirements. See Section 5.2.8 .	Yes
C5.9 Signage	The proposed signage includes: <ul style="list-style-type: none"> A 2.5 x 1.6 metre painted mural; A 1.3 metre wide bronze wall hung sign; and A freestanding 3.5 metre timber clad frame with bronze framed glass panel. The mural and wall mount would be top lit by downlights and the freestanding sign would be lit by an internally mounted halo strip light. The proposed signage shall not cover any window. The proposed signage is inconsistent with the DCP as it exceeds 4.5m ² and it projects from the wall.	No* The signage is considered appropriate with regard to the scale and location of the club house (see Section 5.1.3)
C5.19 Food Premises Design Standards	The proposed kitchen refurbishment will comply with all required standards as discussed in Section 5.2.10 .	Yes

5 Environmental Planning Assessment

5.1.5 Australian Standard AS2601 – Demolition of Structures

The demolition of internal walls, windows, retaining walls and pathways will be undertaken in accordance with AS2601 – Demolition of Structures.

5.2 Likely Impacts of the Development

The following subsections assess the likely impacts of the development in accordance with section 4.15(1)(b) of the EP&A Act.

5.2.1 Flora and Fauna

Existing vegetation around the golf club is a highly modified landscape associated with beautification of the clubhouse and grounds. The land does not include or comprise critical habitat and no trees will be impacted by the proposal.

Proposed landscaping will better reinforce robust local coastal planting.

5.2.2 Water Quantity

Stormwater will be piped into the existing stormwater network consistent with current arrangements as detailed in the Hydraulic Services Plans prepared by Epicentre Consulting Engineers.

5.2.3 Heritage

The site is not listed as having local or State heritage significance and is not located within a Heritage Conservation Area. The nearest listed heritage items are 22 Darley Street East (SHI No.2270001), Mona Vale Bowling Club (SHI No.2270482) and the Norfolk Island Pines located at Ocean Beach Reserve (SHI No.2270059), all of which are located more than 200 metres from the proposed works. The works would have no impact on any listed heritage items.

5.2.4 Aesthetics and Visual Privacy

The northern/front elevation of the golf club would remain unchanged with no notable impact on the streetscape of Golf Avenue and as viewed from adjacent residential properties.

The pumproom and water tank addition to the pro-shop is small in scale, retains the existing front setback and is softened in its appearance with the use of different materials and a rounded corner design. The addition will 'clean-up' the western elevation of the pro-shop building by covering an old door and windows that are currently boarded-up.

5.2.5 Acoustic Privacy

An Acoustic Report prepared by Koikas Acoustics submitted with this application has assessed the proposed works against the relevant planning controls and relevant noise guidelines including those provided by Liqueur and Gaming NSW and the NSW EPA Noise Policy for Industry.

The noise assessment is based on up to 150 patrons on the lower ground floor (proposed café, member's bar, and decks) with amplified music, 200 patrons on the ground floor (function room and dining area) with amplified music, and ambient background music.

The acoustic assessment has considered the potential impacts upon the nearest and most exposed residential properties from the golf club uses being 32-52 Golf Avenue. A noise logger was placed at No.46 Golf Avenue to survey existing ambient noise impacts between 25 and 31 January 2022.

Predicted noise impacts have been calculated with consideration for noise generated by patrons, music, gaming machines, kitchen ventilation systems, and plant and equipment including all of the proposed internal and external uses.

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The Acoustic Report concludes that the proposal complies with the relevant assessment criteria subject to a further assessment be undertaken prior to the issue of a Construction Certificate once the kitchen ventilation equipment is known.

The pumproom has been enclosed with a 300mm thick wall to accommodate 190 core filled blockwork as well as a layer of insulation underneath the external façade treatment that would result in the wall achieving a weighted sound reduction index (Rw) value of no less than 50. The same Rw applies to the roof construction over the pumproom to ensure there is no unreasonable amenity impact to the public domain or to adjacent residential properties.

5.2.6 Solar Access

The proposed works will not have any shadow impacts on any neighbouring property.

5.2.7 Views

The proposed works do not increase the height of the existing structures. External additions are limited to new decking, small addition to the pro-shop and landscape works. The proposal will not have any impact on notable views currently enjoyed by adjacent residents or from the public domain.

5.2.8 Traffic and Parking

The golf club currently has an at-grade car park accessible from Golf Avenue with approximately 118 car spaces. Additionally, the golf club has an informal overflow hardstand area which is generally used during special events with a capacity of 50 additional parking spaces.

A Traffic and Parking Statement has been prepared by TTPP and is submitted in support of this application. The assessment finds that the works, which will not increase the capacity of the golf course, will only result in minimal additional traffic movements. These additional movements would be outside of the peak parking demand periods of 10:30am-12pm on Wednesdays and Saturdays and would not require any changes to the local road network or additional parking spaces.

The Traffic and Parking Statement recommends that the car park provide provision for people with a disability, with at least 3% of the total spaces to be 2.4 x 5.4 metres wide and designed in accordance with AS2890.6. The proposed design, as shown in **Figure 13** below would replace three (3) existing spaces with two (2) adaptable spaces.

The Traffic and Parking Statement also recommends reconfiguration of existing parking spaces adjacent to the pro-shop to accommodate the fire protection system upgrades and to ensure the required swept paths can be achieved for a firefighting applicant to access the site, as shown in . The reconfiguration results in a reduction of a further seven (7) parking spaces.

The Traffic and Parking Statement concludes that adequate parking provision will continue to be provided despite the total net loss of eight (8) parking spaces.

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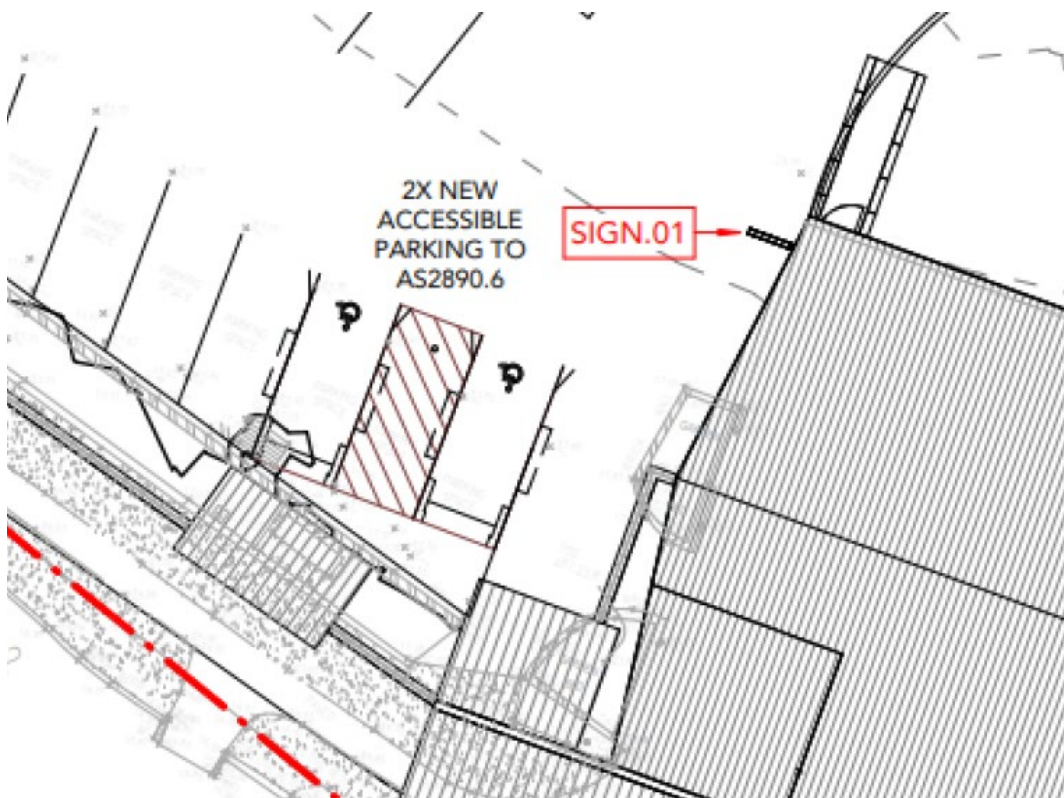


Figure 16 Proposed adaptable parking spaces (Source: TTPP)

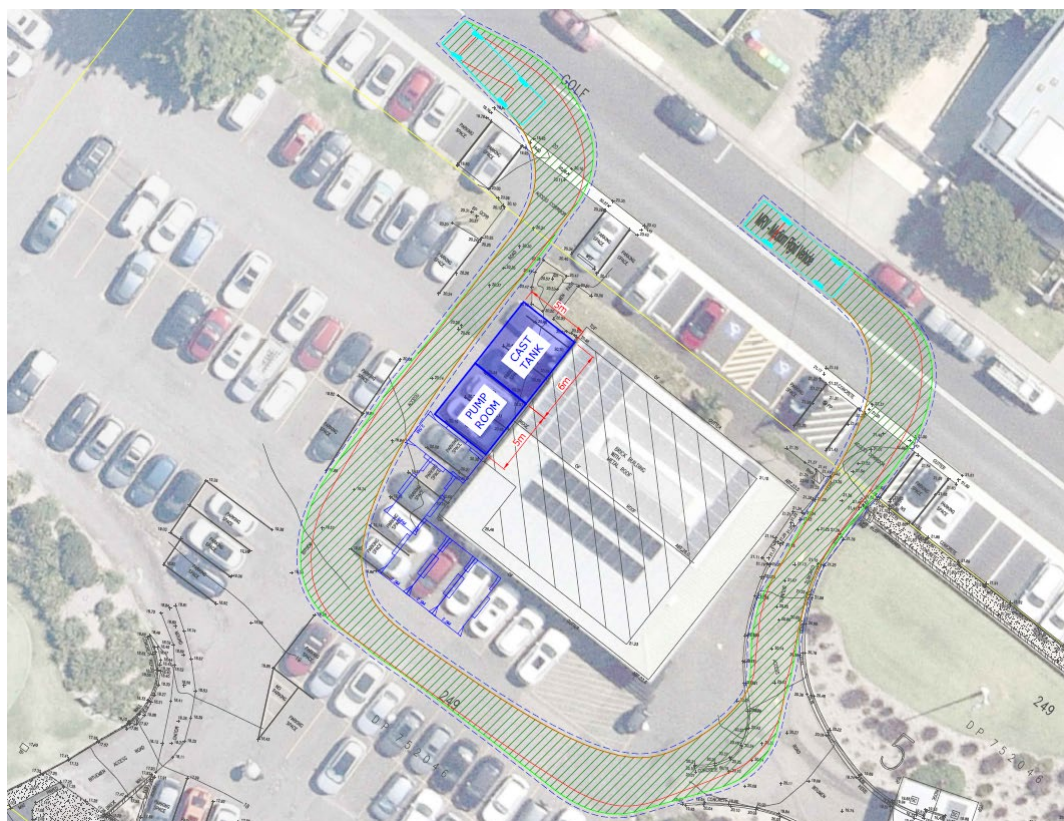


Figure 17 Proposed reconfigured parking spaces around the pro-shop (Source: TTPP)

5.2.9 Accessibility

An Accessibility Report prepared by ABE Consulting has been submitted in support of this application. The report confirms that the proposal complies with the 'deemed-to-satisfy'

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provisions of Building Code of Australia 2019 Amendment 1 (BCA), The Disability (Access to Premises - Buildings) Standards 2010 and the pertinent Australian Standards.

A BCA Assessment Report prepared by BCA Logic has also been submitted in support of this application. It confirms that compliance with the relevant BCA deemed to satisfy provisions subject to its recommendations.

5.2.10 Waste Management

As no builder has yet been engaged for the proposed works, waste management details associated with demolition and construction are not yet known. A Waste Management Plan can be prepared to Council's satisfaction prior to the issue of a Construction Certificate as a condition of any consent.

Operational waste management is not proposed to change as a result of the proposed works.

5.2.11 Kitchen Design Standards

An indicative kitchen design has been included in the Architecture Plans prepared by Team 2 Architects which are submitted with this application. The detailed kitchen design will be consistent with Australian Standard 4674-2004 and comply with Standard 3.2.3.

Works include the removal of an existing 100 litre above-ground grease arrestor and installation of a new below-ground 3000 litre grease arrestor outside the zone of influence of the building's footings.

5.2.12 Employment

The golf club currently employs 32 staff members, 19 in the club house and 13 greenkeepers/ground staff. The number of staff peaks to a roster of 40 staff during the summer season. No changes to staff numbers are proposed as part of this application.

5.3 Suitability of the Site for Development

The following subsections assess the suitability of the site in accordance with section 4.15(1)(c) of the EP&A Act.

5.3.1 Land Stability

A golf course has been operating on the site since approximately 1900 and the current club house have been operating since its construction in 1963. The proposed works will rejuvenate the club house and capitalise on the expansive coastal views enjoyed by the club without imposing any negative amenity impacts on adjacent residential properties or the public domain.

5.3.2 Essential Services and Infrastructure

The site is serviced by existing Sydney Water sewer (south of the club house) and potable water (under Golf Avenue) main connections.

The site is serviced by Ausgrid with power provided to the site via a pillar box located east of the eastern driveway to the site.

5.4 Public Interest

In accordance with section 4.15(1)(e) of the EP&A Act, the proposed development is considered to be in the public interest because it will remain consistent with the relevant planning provisions applicable to the site and not have any significant adverse built or natural environmental impacts.

6 Conclusion

The proposed development for alterations and additions to an existing recreation facility (outdoor), including signage at Mona Vale Golf Club, 3 Golf Avenue, Mona Vale has been assessed in accordance with the requirements of the EP&A Act and other relevant legislation.

The proposed refurbishment works will upgrade facilities for golf club members and casual visitors. Refurbishment and reconfiguration of the existing bar and restaurant will better capitalise on the site's impressive coastal landscape views. The proposed works also upgrade the on-site fire protection system to meet the applicable standards.

The proposed works maintain the existing uses on site and do not result in negative impacts on the streetscape, view sharing, traffic, overshadowing, privacy, noise or any other amenity impacts.

Accordingly, the proposal is considered to satisfactorily respond to the opportunities and constraints of the site and the relevant legislation, is unlikely to result in adverse impacts in the locality and is worthy of Council approval.