

# STATEMENT OF ENVIRONMENTAL EFFECTS

## Development Application

Owner:

**PALM BEACH GOLF CLUB LTD**

Project:

**Alterations and additions**

**2 Beach Rd, Palm Beach, NSW 2108**

Date:

**October 2022**

Prepared by:



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## 1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared as part of supporting documentation concerning LOT 1 in DP6688492, LOT 1 in DP1127631 & LOT A in DP341607; no. 2 Beach Rd, Palm Beach. Known as Palm Beach Golf Club it resides in the Local Government Area of Pittwater, Northern Beaches Council. The report assesses the proposal's compliance with the relevant provisions of Council's planning controls and policies and to assess the likely impacts on neighbouring properties and the locality.

This Application seeks alterations and additions to the Club to provide for a Green Keepers meal room, office and bathroom. It also proposes a new Designated Exit fire door to meet Egress compliance.



Figure 1. Aerial Locality Plan, Google Maps

## **2.0 SITE LOCATION AND DESCRIPTION**

The site is located on land owned by Palm Beach Golf Club, directly opposite Palm Beach Golf Course. The land comprises of LOT 1 in DP6688492, LOT 1 in DP1127631 & LOT A in DP341607. The site utilises two street frontages: Barrenjoey Rd - vehicular access, and Beach Rd – pedestrian and vehicular access. The site is an irregular L-shaped and predominantly flat site. A steeply sloping section of vacant grassed land to the south has recently been subdivided and removed from the Gold Club's allotment. The site has a northern street frontage of 22.44m and western street frontage of 13.41m and a total site area of 1216.2m<sup>2</sup>. The primary focus of this application is Alterations and Additions to the Clubhouse to provide a Green Keepers area: Meal room; Office: and Bathroom. To achieve this an extension to the South (into part of the covered parking area) and alterations to the Men's locker room will be required.

The existing land use for the site is for a Registered Club and no change is proposed.

The site is within the vicinity of residential dwellings along Barrenjoey Rd, Beach Rd and Waratah Rd. A retail shop and café (The Boathouse Home & The Boathouse Bakery) sits directly adjacent at #1186 Barrenjoey Rd. A café/restaurant and surf club are located approximately 150m and 200m away adjacent to the beach reserve. Typical dwellings in the vicinity range from single storey beach cottages to multi-storey modern estates. A steeply sloping escarpment rises to the south of Beach Rd providing water views for these elevated dwellings, while a low-lying area of land to the west provides for a pocket of dwellings, several of these being waterfront.

The existing two-storey club at 2 Beach Rd, Palm Beach consists of a Ground level of approximately 326 m<sup>2</sup> floor area which contains storage areas, change rooms, toilets, showers, locker rooms, temporary bar/cafe and external paved courtyard. Level 1 consists of a large entertainment area, balcony, bar, kitchen, restaurant, offices and storage areas of approximately 590m<sup>2</sup> floor area. The Club is primarily of a double brick and brick veneer construction with metal roof. The level one balcony is also covered by an operable awning system.

The existing landscaping consists of deep-soil planting areas either side of the main entrance on the northern boundary in the form of hedge planting and palm tree planter beds. A concrete pedestrian pathway and driveway to the east, allow for pedestrian and vehicular access from the northern frontage. A pedestrian crossing immediately in front of the Club entry services the golf course and bus stop.

### **3.0 DESCRIPTION OF DEVELOPMENT**

**Application** is made for:

- a) Rear extension to accommodate new Green Keepers Area: Meal room, office and bathroom
- b) New carpark access door to the Laundry
- c) Alterations to the Men's Locker Room
- d) New Wheel Stops to existing undercover car spaces
- e) New Designated Exit to replace roller door (West)

**Supporting Documentation:**

- 1) Architectural drawings;
- 2) Detailed site survey by a registered surveyor (2019 survey deemed acceptable due to minor extent of works in the building undercroft);
- 3) DP Boundary Survey (2020 survey deemed acceptable due to minor extent of works in the building undercroft);
- 3) BCA Compliance Assessment Report by BCA Vision;
- 4) Flood Management Report by NY Civil;
- 5) this Statement of Environmental Effects.

\* Note: An **Access Report** is deemed to be not required due to the subject area of the building proposed for modification is used exclusively by green keeping staff. It is the opinion of the BCA consultant that the subject area gains a concession under Clause D3.4 (a) of the BCA as Green keeping staff require a high mobility to negotiate all parts of the Golf Course and to undertake their day to day duties.

## **4.0 ASSESSMENT OF STATUTORY REQUIREMENTS AND POLICY**

### **4.1 PITTWATER LOCAL ENVIRONMENTAL PLAN 2011**

#### **Clause 1.2 Aims of the LEP**

The development is intended to address the on-going needs of the club and improve the amenity for the staff and members of the club. It also provides a mixed-use development in relation to the recreational facilities of the associated golf course that enhances employment opportunities for the local community. Further, the works are of a development type that is economically, environmentally and socially sustainable. Therefore, the proposal is consistent with the aims of Clause 1.2, in particular 1.2 (2)(a)(b)(c)(d) and (j).

#### **Clause 2.2 Zoning**

The site is zoned E4 Environmental Living. The existing development is a detached club house. Additions and alterations are permissible with consent.

#### **Clause 4.3 Height of Buildings**

Clause 4.3 sets out the objectives for controlling the height of buildings. The subject site is in Height Zone I in the height of buildings Map, which permits a maximum height of 8.5 metres. No works are proposed beyond this maximum height.

#### **Clause 4.4 Floor Space Ratio**

There are no FSR requirements for land in this zoning.

#### **Clause 5.9 Preservation of trees or Vegetation**

The development is internal and beneath existing overhanging structures, and does not require the clearing of any trees or shrubs.

#### **Clause 7.6 Biodiversity**

The Club site is situated in a Biodiversity zone, however the proposal will have no effect on local biodiversity.

## **Clause 7.7 Geotechnical Hazards**

The site, Lot 11 DP1275411, is not identified as being subject to any Geotechnical hazards. Lot1 DP668492 (rear lot) is defined as having a minor proportion mapped on the Geotechnical Hazard Map, however this affected rear parcel is not related to, nor is it near the subject works.

## **4.2 PITTWATER 21 DEVELOPMENT CONTROL PLAN 2014**

### **Part B.1 Development in the Vicinity of Heritage Items, HCA's, Archaeological Sites or Potential Archaeological Sites**

The site for development is within the vicinity of heritage conservation area C1 and heritage item 2270097. The proposed works are primarily internal and beneath existing structures. External works are considered minor and will have nil effect on Heritage/Archaeological sites nearby.

#### **Part B.3.1 Landslip Risk**

As mentioned above, Lot1 DP668492 (rear lot) is defined as having a minor proportion mapped on the Geotechnical Hazard Map, however this affected rear parcel is not related to, nor is it near the subject works. A Geotechnical Report is deemed unnecessary in this circumstance.

#### **Part B.3.11 Flood Prone Land**

The site is mapped as being in a low and medium flood risk precinct. The proposed works, being alterations and additions, are internal or reside in the undercroft of the existing level 1 structure. The minor extensions in the car park undercroft encompass an additional 18 sqm approx. of floor area and is deemed to satisfy Northern Beaches Flood Management requirements. Please refer to the Flood Management Report, prepared by NY Civil Engineering, which forms part of this Development Application.

### **Part B.4 Natural Environment**

The proposal will have nil effect on Natural Environment controls.

### **Part B.5 Stormwater Management**

The proposal has no effect on stormwater collection or disposal.

#### **Part B.6 Access and Parking**

There is no loss to the number of parking spaces. The extension utilise area in the undercroft. Compliant 5.4m length spaces and 6.2m aisle width are maintained.

#### **Part B.8 Site Works Management**

Site works management has been addressed in the Site Management Plan and the Waste Management Plan. Site works Management to be managed daily by the contractors and in collaboration with Club management.

#### **Part C.5.2 Safety and Security**

Nil changes to safety and security.

#### **Part C.5.4 View Sharing**

There will be nil effect on view sharing.

#### **Part C.5.5 Accessibility**

The proposed works encourage and enhance equitable access for Club patrons, including the general public. The subject area of the building proposed for modification is used exclusively by green keeping staff. It is the opinion of the BCA consultant that the subject area gains a concession under Clause D3.4 (a) of the BCA as Green keeping staff require a high mobility to negotiate all parts of the Golf Course and to undertake their day to day duties.

#### **Part C.5.16 Building Facades**

The proposed extension resides in the undercroft of the Level 1 overhang and within the rear carpark. The rear building façade will remain unimpacted.

#### **Part C.5.20 Liquor Licensing Applications**

The proposed location of the extension is outside of the allocated Liquor Licensing area. The resultant rooms would be partially in and outside of the allocation. Given the exclusive use of this area by green keeping staff, adjustments of the allocated licensed area is not required.

**Part C.5.21 Plant, Equipment Boxes and Lift Over-Run**

The proposal poses no impact to this.

**Part D.12.1 Character as viewed from a public space**

The proposed works being partially internal, and external works being within a rear carpark building undercroft will have nil effect on character of the locality.

**Part D.12.2 Scenic Protection**

As above.

**Part D.12.3 Building Colours and Materials**

The external bricks are proposed to match existing (standard tan bricks).

**Part D.12.5 Front Building Line**

Nil effect on the front building line.

**Part D.12.6 Side and Rear Building Line**

Nil effect on side and rear building lines.

**Part D.12.8 Building Envelope**

Nil effect on Building Envelope Controls

**Part D.12.10 Landscaped Area – Environmentally Sensitive**

There are no proposed changes to Landscaped Areas.

**Part D.12.11 Fences**

There are no proposed changes to Fencing



**Part D.12.13 Construction, retaining walls, terracing and undercroft areas**

The proposed works do not require environmentally sensitive construction, retaining walls, terracing or any undercroft areas. They do propose to extend and utilise an existing undercroft area.

#### **4.3 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 – SECTION 79C CONSIDERATIONS**

*In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:*

*(a) the provisions of:*

*(i) any environmental planning instrument, and*

*(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*

*(iii) any development control plan, and*

*(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and*

*(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*

*(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,)*

The considerations arising from the relevant planning instruments and development control plan are addressed in the foregoing Statement of Environmental Effects.

*(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*

These considerations are addressed in the foregoing Statement of Environmental Effects. The social and economic impacts will be positive in improving the function and amenity of Palm Beach Golf Club.

*(c) the suitability of the site for the development,*

The development is consistent with the zoning of the land, conservative in scale and will create no adverse environmental or amenity impacts and is therefore extremely suitable.

*(d) any submissions made in accordance with this Act or the regulations,*

#### **4.4 BASIX**

A BASIX report is not required as part of this application, as the subject building is not a Class 1, Class 2 or Class 4 building.

## **5.0 CONCLUSION**

The proposed works to the Palm Beach Golf Club primarily look to enhance the club facilities for club staff and improve day to day operations. Primarily the works are internal alterations and a minor extension into the building undercroft at the rear carpark. They also propose to enhance natural light, ventilation and building access to these facilities.

Careful attention has been given to demonstrating compliance with the relevant provisions and outcomes of The Pittwater Local Environmental Plan 2014, Pittwater 21 Development Control Plan and Section 79C of the NSW Environmental Planning and Assessment Act. A thorough site analysis, proposed architectural drawings, Flood Management Report and BCA Report have allowed us to demonstrate that the Club is capable of achieving the required level of compliance, and also that there will be no adverse impacts on the occupants of neighbouring properties.

It is in our opinion that the proposed works have no adverse impacts on the context of site, the existing character of the streetscape and the general public. We believe Northern Beaches Council will find this Development Application satisfies the objectives required and find it fit for approval.



Figure 2. No.2 Beach Rd, Palm Beach: view of the streetscape.



Figure 3. View from rear carpark to south façade of building.



Figure 4. View to proposed extension (extent of brick blade wall) for Green Keepers Meal Room and entry.



Figure 5. Existing Men's Locker room showing area of alterations and extension (proposed office).



Figure 6. View to proposed extension for Office and new entrance to Laundry.