

Dee Why RSL Pty Ltd
Statement of Environmental Effects
Proposed modification of Existing Façade & BOH Staff Area

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Introduction

Dee Why RSL would like to present the following statement of environment effects to accompany a development Application for proposed alterations to the existing club premises.

The proposed Works:

- Respond to request from staff to provide more natural light and ventilation to the back of house areas.
- There is no increase in GFA, and no increase in patron occupancy is being sought and no increase in car parking demand will result.
- No changes to ongoing operation
- No acoustic impacts

The SEE comprises of the following Section:

- Description of the site and surrounding development.
- Detailed description of proposed development.
- Assessment of compliance of proposed works with relevant planning controls and policies, Identification of potential development impacts and proposed mitigating measures and consideration of public interest.

The SEE should be read in conjunction with the supporting plans and Documentation which is submitted as part of the DA package. The Materials Include:

- Architectural Drawings and Site Analysis plan (Altis Architecture)
- Waste Management Plan (Dee Why RSL)
- Construction Management Plan (Dee Why RSL)
- Survey Plan (LTS Lockley)

Site Description, Surrounds and History

The site has the following characteristics:

- Legal description of the club and associated carpark is described as Lot 1, DP706230. The street address is 932 Pittwater rd, Dee Why.
- Approximate area is 14830m²
- Site is irregular shaped with 3 street frontages:
 - o Northern Boundary (Hawkesbury Avenue): 100m
 - o Western Boundary (Pittwater RD): 110M
 - o Eastern boundary (Clarence Street): 180M

Existing development comprise of a Registered Club, AMF bowling centre and a basement carpark. A seniors living facility and childcare facility both owned by the Club have been constructed on adjoining southern sites.

Vehicle access to the carpark is via Clarence Avenue and pedestrians can enter site from Pittwater road to the west and Clarence Avenue to the east.

Surrounding Development

The site is located to the north of the commercial area of Dee Why centred along Pittwater rd.

- Opposite the site is a mixture of older style and newer residential building and some retail commercial properties.
- To the north is a 7 Eleven service station with older style residential building beyond and newer residential buildings east along Hawkesbury Ave
- East of the site along Clarence avenue is mostly medium density residential flats.
- To the south is a retirement village (Oceangrove)

Site Master Plan

The site Master Plan was approved by council in July 2001. The original Master plan made provision for 5 stages of upgrades of the club to broadly include:

- Refurbishment and additions to club building
- A bowling Alley at lower level
- A multi-Level carpark
- Enhanced Landscaping
- 130 room tourist accommodation with associated parking

The stages have progressively been implemented and modified. The last stage completed was stage 5 in late 2020.

This development application seeks to introduce an opening and louvres to the Southern façade built as part of stage 5. This is to improve solar and fresh air amenity to a back of house area used by staff as a rest and lunch room. There is no increase in GFA, no additional use, no increase in patron numbers.

Proposed Development

Overview

Development is sought to modify a part of level 2 back of house staff area.

Drawings of the proposal have been prepared by Altis Architecture and are accompanying the DA.

Detailed description is outlined as follows.

Level 2.

Works on level 2 to comprise:

- Removal of existing fibre cement external cladding.
- New internal glazing line to create an alfresco terrace for staff to enjoy fresh air and solar access.
- New External operable steel louvres attached to façade so that light level can be adjusted.
- New glazing will be built within existing Back of House Area

Floorspace

- There is no additional floorspace.

Hours of operation

- No changes to hours of operation

Materials and Finishes

- Materials and finishes will be consistent or compatible with existing building as detailed in the drawing set.

Permissibility and planning Controls.

The proposed development has been carefully prepared having regard to planning policies and consideration of potential impacts on neighbours and the surrounding area.

Assessment of the proposal reveals the following:

- The proposed development is permissible under the relevant environmental planning instruments and satisfied objectives of zoning.
- The development complied with fundamental planning, development and built form control guidelines.
- The development will not result in unacceptable impacts on surrounding area or will be managed or mitigated

- Site is suitable to accommodate proposed works. There are no physical impediments to the development
- It is considered that the development is in the public interest.

Overview

The principal planning instruments applicable to the proposed development is WLEP 2011, DCP 2010 and SEPP (Infrastructure) 2007.

WLEP 2011

Under part 1.9 WLEP2011

(2) The following State environmental planning policies (or provisions) do not apply to the land to which this Plan applies:

State Environmental Planning Policy No 1—Development Standards

State Environmental Planning Policy No 4—Development Without Consent and Miscellaneous Exempt and Complying Development(clause 6 and Parts 3 and 4)

State Environmental Planning Policy No 60—Exempt and Complying Development

Permissibility

Under schedule 1 part 9 WLEP 2011:

(1) This clause applies to land at Pittwater Road, Dee Why, being Lot 1, DP 706230, shown as “Area 9” on the Additional Permitted Uses Map.

(2) Development for the purposes of recreational facilities (indoor) (provided that the facility operates in conjunction with a registered club) and registered clubs is permitted with consent.

The proposed works are minor in the context of the whole development. The works comprise a core use of a registered club, serving the recreational and community needs.

The subject works will not compromise the amenity of other uses in the area based on the following:

- Club is established with no additional uses.
- Proposal seeks to improve facilities to provide greater amenity to staff.
- All works will be contained within exiting footprint of the club.
- The proposed louvres finish has been carefully selected to complement the existing façade.
- The proposed development will not increase in patron occupancy and therefore there will not be additional demand on parking or impact on traffic.

Warringah Development Control Plan 2010

Part B Built form controls

- Not applicable to Dee Why RSL, is covered in special area controls G6

Part C Sitting Factors

C1 Subdivision	Not Applicable
C2 Traffic, Access and Safety	No Changes
C3 Parking Facilities	No additional GFA or Patron occupancy
C3(A) Bicycle Parking and End of Trip Facilities	No additional GFA, Staff or Patron Occupancy
C4 Stormwater	Proposed works undercover and being built on existing suspended slab with existing perimeter drainage and stormwater system.
C5 Erosion and Sedimentation	No excavation, cut or fill required. Works under cover. Sediment control plan will be in place to mitigate risk of contamination.
C6 Building over or adjacent to Constructed Council Drainage Easements	Not applicable
C7 Excavation and Landfill	No excavation, cut or fill required.
C8 Demolition and Construction	See attached demolition plan.
C9 Waste Management	No changes

Part D – Design

D1 Landscaped Open Space and Bushland Setting	Amount of hardstand surfaces will not increase and no changes to existing landscaped open space.
D2 Private Open Space	Not applicable
D3 Noise	Not applicable
D4 Electromagnetic Radiation	Not applicable
D6 Access to Sunlight	No changes
D7 Views	No changes
D8 Privacy	No changes
D9 Building Bulk	No changes
D10 Building Colours and Materials	External finishes complement existing.
D11 Roofs	No changes
D12 Glare and Reflection	No changes
D13 Front Fences and Front Walls	No changes
D14 Site Facilities	No changes

D15 Side and Rear Fences	No changes
D16 Swimming Pools and Spa Pools	Not applicable
D17 Tennis Courts	Not applicable
D18 Accessibility	Not applicable
D19 Site Consolidation in the R3 and IN1 Zone	Not applicable
D20 Safety and Security	No changes
D21 Provision and Location of Utility Services	No changes
D22 Conservation of Energy and Water	No Changes
D23 Signs	No signage

Part E

E1 Private Property Tree Management	Not Applicable
E2 Prescribed Vegetation	Not Applicable
E3 Threatened species, populations, ecological communities listed under State or Commonwealth legislation, or High Conservation Habitat	Not Applicable
E4 Wildlife Corridors	Not Applicable
E5 Native Vegetation	Not Applicable
E6 Retaining unique environmental features	Not Applicable
E7 Development on land adjoining public open space	Not Applicable
E8 Waterways and Riparian Lands	Not Applicable
E9 Coastline Hazard	Not Applicable
E10 Landslip Risk	No excavation.
E11 Flood Prone Land	All work internal within existing boundary walls and setbacks. As per previous works there is not flood risk.

Part F

Not Applicable

Part G6 – Dee Why RSL

The Dee Why RSL is covered under Part G6 of special area controls.

1. Master Plan	Proposed works are in keeping with the latest Master Plan. No changes no GFA
2. Built Form	Proposed louvres are in keeping with built form.

3. Boundary Envelope	No changes
4. Setbacks	No changes
5. Safety and Security	No changes
6. Views	No changes
7. Landscaping and civic improvements	No changes
8. Economic and social sustainability	Purpose of this proposal is to upgrade the quality of services and amenities provided by the Club for the benefit of staff members. Which will in turn will ensure the clubs ongoing economic sustainability as an employer of choice. Which will allow us to keep supporting multiple community services, organizations, provide a source of local employment and social hub for the community.
9. Traffic generation, car parking and vehicular access	No increase in patron occupancy or GFA is being sought. No impact on traffic or parking requirements.

SEPP (Infrastructure) 2007

Sepp (infrastructure) 2007 section 104 stipulates that a development site that has access to 'any road' may be referred to the RTA where it has size or capacity for 200 or more vehicles. There are no additional car spaces proposed or any expected additional traffic, as;

- The proposal seeks no increase in GFA.

Therefore referral to RTA is not required.

Daft Environmental Planning Instruments

No draft environmental planning instruments are relevant to this proposal

Conclusion

The proposal maintains the established use of the site for recreational and leisure purposes of the club for the local community. The proposal improves the staff facilities of the club to be in line with the changing demands and needs of our employees.

The proposed development consists of creating greater solar and fresh air access to staff members while have a break or a meal.

This statement of environmental effects describes and assesses the proposed development against the provisions of section 4.15 of the EP&A Act and is considered appropriate for the site and the locality and is summarised below.

It takes into consideration:

- Warringal Local environmental Plan 2011
- Warringah Development control plan 2010
- SEPP (infrastructure) 2007
- Relevant Master Plan for the site

The proposed development will facilitate improved employee conditions at the club by providing a best in class staff area. This will maintain the social and economic sustainability of the club while minimising environmental effects, this in turn will allow us to continue to provide multiple services to the local community.

