

STATEMENT OF ENVIRONMENTAL EFFECTS

Use of undercroft area as an art studio Avalon Golf Course Clubhouse

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Prepared by

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1. SUMMARY

This Statement of Environmental Effects is accompanied by the following:

Plans and details prepared by Breakspear Architects as follows:

- *Dwg DD 000 C* Cover page & general notes
- *Dwg DD 001 D* Site Plan

- *Dwg DD 020 D* Plan – Existing Ground
- *Dwg DD 030 E* Demolition Plan Ground

- *Dwg DD 100 E* Proposed Plan - Ground
- *Dwg DD 110 D* Proposed RCP Plan - Ground

- *Dwg DD 500 D* Proposed Bathroom & Joinery
- *Dwg DD 504 D* Proposed Door Window Schedule
- *Dwg DD 505 B* Joinery

- *Dwg DD 800 D* Perspectives

The following reports also form part of the Development Application:

- Heritage Exemption Application under PLEP 2014 dated 2 October 2019.

2. PROPERTY DESCRIPTION

The subject site has a legal description of Lot 1, DP 511908 and is located at 32 Old Barrenjoey Road, Avalon Beach.

The site is zoned RE1 – Public Recreation under the provisions of the Pittwater LEP 2014. The golf clubhouse is listed in Schedule 5 as an item of local heritage along with the former kiosk and greenkeepers cottage.

3. PROPOSAL

The proposal is for use of the undercroft area of the building, which is currently empty, as a create arts space. There will be two studio spaces with a larger flexible teaching space that will be able to accommodate up to 10 students. All building works have previously been approved under a Heritage Exemption Application under Pittwater LEP dated 2 October 2019.

4. LOCATION



Figure 1: Aerial View of Avalon Golf Course

The site is located in Avalon Beach, and comprises an irregular shaped parcel of land of approximately 1.3 hectares containing an 18 hole golf course and associated buildings. It sits to the south east of Avalon Beach shopping area, and is surrounded by a mix of uses.

5. PROJECT RATIONALE

In July 2017, Council resolved to allocate \$1 million from the Merger Savings Fund to establish a Creative Space in the northern part of the Local Government Area. Following extensive community consultation and investigation by Council's Community, Arts & Culture team, the undercroft area of Avalon Golf Course was selected as being an appropriate location for the location of a creative space. This was endorsed by Council at its meeting of 26 February 2019.

The space will provide artists with space for creation of artwork and education of artwork, with the opportunity to create a smaller communal space that will serve as a preparation area with a workbench for priming canvas, building stretchers etc.

The community will be given the opportunity to find artistic mentors, be inspired and learn new art skills. It also includes a space where artists and workshop participants can connect outside of the studio spaces.

This location will help preserve the heritage nature of the building, allowing for adaptive reuse of a currently underutilised area of the building and increase visits to the golf course.

6. RELEVANT PLANNING LEGISLATION

The following planning legislation is relevant to this application

- Environmental Planning & Assessment Act, 1979 (as amended)
- Environmental Planning & Assessment Regulations 2000
- SEPP (Coastal Management) 2018
- Pittwater Local Environmental Plan 2014
- Pittwater 21 Development Control Plan – in force 14 November 2015

7. PITTWATER LOCAL ENVIRONMENTAL PLAN 2014

Clause 2.3 Zone objectives and land use table

The site is located in the RE1 – Public Recreation zoning. The proposed use is for “community facilities” which is described as follows in the LEP:

community facility means a building or place:

- (a) owned or controlled by a public authority or non-profit community organisation, and
 - (b) used for the physical, social, cultural or intellectual development or welfare of the community,
- but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

The proposed use is permitted with consent in the zoning and meets the zone objectives. The use of the part of the building as a creative art space is compatible with the primary use of the golf club for outdoor recreation and will allow for this space to be used for ancillary development to meet the needs of the community.

Clause 4.3 Height of Buildings

The site is located within Area I of the Height of Buildings Map, with a maximum permissible height of 8.5 metres above natural ground level. The proposed change of use of the undercroft to a creative art space will not impact the height of the building.

Clause 5.10 – Heritage Conservation

The Clubhouse is listed as an item of local environmental heritage. The heritage significance of the building is related to its association with the early development of Avalon Beach for leisure and recreation and as one of the oldest buildings in Avalon.

The Heritage Impact Statement which accompanies this DA has assessed the impact of the change of use on the building and concludes that the building will not be adversely impacted by the proposed change of use. The use of the facility will not impact those elements that make the building worthy of heritage protection. The

improved utilisation of the facility will maintain community awareness of the heritage value of the building and will promote increased long term maintenance of the facility.

Clause 7.1 Acid Sulfate Soils

The proposed development will take place in land classified as Acid Sulfate Soils Class 5 and as such a management plan is not required.

7.7 Geotechnical Hazards

A small section of the perimeter of the upper portion of the site is listed as being within the Geotechnical Hazard 2 area. This does not impact on the clubhouse or the use of the undercroft and as such the control is considered to be satisfied.

8. PITTWATER 21 DEVELOPMENT CONTROL PLAN

A4.1 Avalon Beach Locality

The desired future character of Avalon Beach is for the locality to continue to provide an informal relaxed casual seaside environment

The use of the undercroft as a creative art space is considered to meet this.

B1.1 Heritage Conservations – heritage items, heritage conservation, areas and archaeological sites listed on Pittwater Local Environmental Plan 2014

Pittwater LEP 2014 lists the Avalon Golf Clubhouse as an item of local heritage significance.

The proposed use will not impact the features that make the clubhouse worthy of heritage listing and a Heritage Impact Statement has been submitted with this application to support this. Increase use of the facility will raise awareness of the buildings heritage components and the maintenance thereof.

C5.5 Accessibility

The proposal is for the use of the building only, not the building works. There is accessible parking in the carpark which will be linked to the art space via a ramped accessible pathway.

C5.7 Energy and Water Conservation

Any new fixtures and fittings will incorporate energy and water conservation.

C5.8 Waste and Recycling Facilities

Additional waste and recycling facilities will be provided to reflect the increased use of the facility, in line with requirements from Council's Waste Management & Cleansing Dept.

C5.15 Undergrounding of Utility Services

All utility services are currently undergrounded.

D1.1 Character as viewed from a public place

The proposal is for the use of the space only, not for any building works so the proposal will have no impact on the character as viewed from a public place.

D1.2 Character – Avalon Beach Village

The proposal is for the use of the space only, not for any building works so the proposal will have no impact on the character of Avalon Beach Village.

9. MATTERS FOR CONSIDERATION UNDER S.4.15 OF THE EP&A ACT, 1979

The provisions of any environmental planning instrument

The proposal is subject to the provisions of the Pittwater Local Environmental Plan 2014 and the relevant supporting Council policies. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions. There are no other environmental planning instruments applying to the site.

Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority

There are no draft instruments applicable to the proposed use.

Any development control plan

The development has been designed to comply with the requirements of Council's Pittwater 21 Development Control Plan 2014.

The application has been prepared having regard to the requirements of Section B, Section C and Section D of the Pittwater 21 DCP.

It is considered that the proposed design respects the desired character objectives of the DCP in that it provides for the use of a currently underutilised public building as a creative art studio for local residents to enjoy in the future.

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.

No matters of relevance are raised in regard to the proposed development.

Any matter prescribed by the regulations that apply to the land to which the development relates.

No matters of relevance are raised in regard to the proposed development.

Any coastal zone management plan (within the meaning of the Coastal Protection Act 1979).

No matters of relevance are raised in regard to the proposed development.

The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.

The proposal, which seeks consent for the change of use of the undercroft of Avalon Golf Course Clubhouse to a creative art space will not have any negative impact on the locality.

The proposal is considered to be well designed having regard to the relevant provisions of the Council's PLEP 2014 and Council's Codes and Policies, in particular the Pittwater 21 DCP 2014 and the Avalon Beach Locality Statement.

The suitability of the site for the development

The site is zoned part SP1 – Ecotourism Facility, Camping Ground & Function Centre and part E2 – Environmental Conservation under the provisions of Pittwater LEP 2014, with the cabins falling under the SP2 portion of the zoning. The site is eminently suitable for the proposed development, as the use of the site is integral to the zoning and the zoning arises from the historic use which was very nearly lost some years ago. The subject site does not exhibit any significant constraint to the proposed development, which is modest in size and scale.

Submissions made in accordance with this Act or the regulations

This is a matter for Council in the consideration of this proposal.

The Public Interest

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

10. CONCLUSION

The proposed change of use of the undercroft area of Avalon Golf Course Clubhouse to a creative art space will be an asset to the community in Avalon Beach. It will have no impact on the built fabric of the building, and as such a grant of consent is requested.