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| Document Reference: | 20017-SEE_Draft.docx | |
| Date | Version | Author |
| 24 June 2020 | 1 | N. Murray |
| 25 June 2020 | 2 | N. Murray |
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Foreword

This Statement of Environmental Effects has been prepared in support of a development application to Northern Beaches Council for the creation of a licensed indoor recreation facility and food and drinks premises within the existing Drummond Golf retail store at Level 1, 33 Oaks Avenue, Dee Why. The Site is known as Dee Why Market Shopping Centre.

The Site is zoned “B4 Mixed Use” under Warringah Local Environmental Plan 2011 within which the activities are permitted with consent. This proposal also maintains the existing use of ‘retail premises’ as the predominant activity of the tenancy.

The Site is not heritage listed or located in a heritage conservation area.

A complying development certificate is being obtained for internal refurbishment of the existing retail tenancy including new partition walls, wall, floor and ceiling finishes, services and joinery to create:

- Retail floor area with racking, display areas, putting test area, change rooms, point of sales and storage
- Staff breakout space
- Amenities
- Office
- Back of house repair and storage area

The works under this DA seek to support the proposed change of use, and build upon the complying development refurbishment works to create the licensed ‘Big Swing Golf’ simulator recreation area comprising three (3) virtual booths with bar and patron seating area.

Clean and make good where required will also be undertaken.

The tenancy has frontage to the internal mall area of the shopping centre complex. Windows facing the common walkway areas of the mall will be infilled.

No external works are proposed. Logos for the Big Swing Golf use is to be included on existing external signage.

There will be no alteration to the gross floor area, height or any structural part of the building. No works will be visible from the public domain. Emergency egress provisions will be retained.

The proposed development does not present any significant environmental impact and favourable consideration is requested.

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1. Introduction

This Statement of Environmental Effects has been prepared in support of a development application to Northern Beaches Council for the creation of a licensed indoor recreation facility and food and drinks premises within the existing Drummond Golf retail store at Level 1, 33 Oaks Avenue, Dee Why. The Site is known as Dee Why Market Shopping Centre.

This SEE provides an assessment of the proposal against the relevant matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*. The structure of this document is outlined as follows:

- Section 1 outlines this application and its structure.
- Section 2 describes the site and its context.
- Section 3 outlines the details of the proposed development.
- Section 4 provides an assessment against the relevant policies within the planning framework.
- Section 5 provides the conclusions and recommendations.

2. The Site

2.1 Location and Description

The proposal relates to the Drummond Golf retail store located at Level 1, 33 Oaks Avenue, Dee Why. The tenancy forms part of the larger Dee Why Market Shopping Centre which occupies Lot 1 DP 588603 and Lots A & B DP 326907 covering an area of approximately 5,860sqm with frontage to both Oaks Avenue and Pacific Parade. The works proposed under this application are wholly contained within Lot 1 DP 588603 (**Figure 1**).

Dee Why Market comprises a single level neighbourhood shopping centre originally constructed in circa 1970 with a significant redevelopment in 2009. It has a total gross lettable area of 4,640sqm, and offers car parking for 153 vehicles.

The Drummond Golf tenancy is 550sqm in area, located in the northwest corner of the site, accessed from the common mall area of the shopping complex as well as the rooftop car park stairs. No openings are provided to the front façade of the tenancy facing Oaks Avenue; however, external signage is provided (**Photo 1**).



Figure 1. Site Location (Source: SIX Maps, 2020)

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Licensed Indoor Recreation Facility and Food and Drinks Premises within Existing Retail Premises | Level 1, 33
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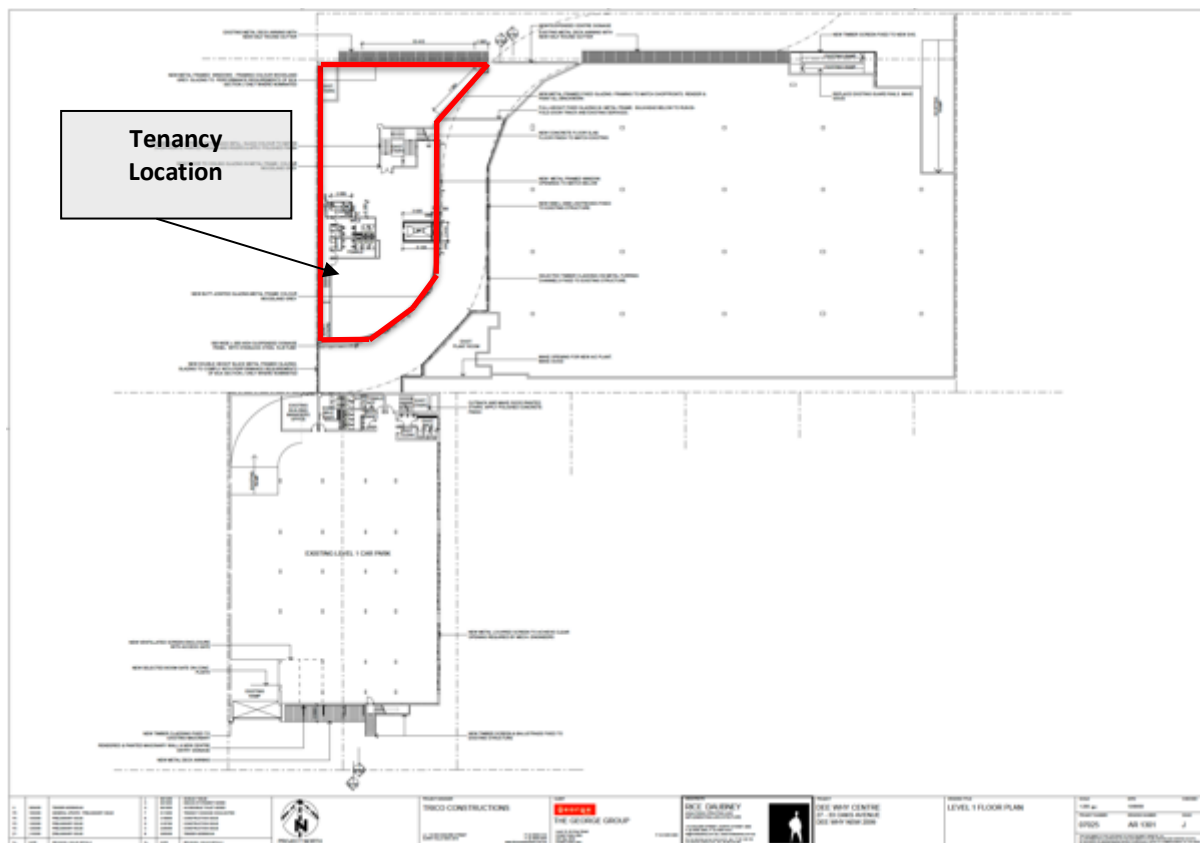


Figure 2. Tenancy Location (Source: Rice Daubney, 2008)



Photo 1. View from Oak Avenue

2.2 Site Context

The Site is located within the town centre of Dee Why, and surrounded by uses comprising retailing, food and drinks premises, and offices.

Land immediately adjoining the Site is used for a mixture of retailing, food and drinks and offices, some with residential uses.

The streetscape contains a variety of styles, scales and uses, some with historic significance. No adjoining Site is heritage listed, and the area does not form part of a heritage conservation area.

The location of the Site within this context is indicated in **Figure 3**.



Figure 3. Site Context (Source: Land and Property Information, 2020)

3. Proposed Development

Approval is sought for the use and minor fit-out works for a licensed indoor recreation facility and food and drinks premises within the existing Drummond Golf retail store at Level 1, 33 Oaks Avenue, Dee Why.

A complying development certificate is being obtained for internal refurbishment of the existing retail tenancy including new partition walls, wall, floor and ceiling finishes, services and joinery to create:

- Retail floor area with racking, display areas, putting test area, change rooms, point of sales and storage
- Staff breakout space
- Amenities
- Office
- Back of house repair and storage area

The works under this DA seek to support the proposed change of use, and build upon the complying development refurbishment works to create the licensed 'Big Swing Golf' simulator recreation area comprising three (3) virtual booths with bar and patron seating area.

Details of the proposal are provided below:

Land Use

The tenancy is currently used as a retail store for Drummond Golf. This use is to continue for the majority of the tenancy; however, a portion of the floor space is proposed to be used as a licensed recreation facility known as Big Swing Golf.

Of the total 550sqm of floor area in the tenancy, 292sqm will be used for retail, 132sqm will be used for licensed recreation use, and 126sqm will be used for back of house, servicing, repairs and storage.

The requirement for consent for a "food and drink premises" is due to the fact that, if permission is granted, the operator will be applying to the NSW Department of Liquor and Gaming for an "On-Premises" liquor licence. It is intended that the Big Swing Golf facility will sell alcoholic (and non-alcoholic) beverages to patrons using the simulators either as part of an existing booking or as part of a social group function. Based on other Big Swing Golf facilities, the sale and consumption of alcohol is a relatively small part of the business however it is intended to add to the social atmosphere the applicant aim to create when the facility is operational.

Big Swing Golf Simulation with Food and Drinks Premises

Big Swing Golf is an indoor golf venue using state-of-the-art simulators to allow patrons to play virtual rounds of golf, practice or receive coaching, all in the comfort of a temperature controlled indoor environment. The simulators are installed with computer software that is displayed on the screen into which the golf balls are hit. Patrons can play a round of 18 holes of golf in less than half the time it takes on an outdoor golf course (**Figure 4**).

Patrons hire the simulators for a period of time (pre-booked, usually in half hour blocks) and they can be single-play or in groups of up to 6. Bookings are made either online via the Big Swing Golf website or by phoning the venue. Corporate or social groups are able to hire the simulators or the entire venue for events including (but not limited to) corporate team building activities, birthday parties etc. Patrons can bring their own golf clubs to use in the simulators however golf clubs can be supplied by the venue for use by patrons – such equipment is regularly checked and maintained.

A range of drinks and snack foods, including alcoholic beverages are to be made available for purchase. Food is limited to pre-packaged snack foods such as chocolate bars, chips, nuts etc. No food is prepared on the premises so there is no requirement for a formal food preparation area. External catering will be used for functions from time to time; however, this will be prepared off-site by the provider.

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Food provided will comprise a limited range of pre-packaged foods. No food is to be prepared on site (with only a limited range of pre-packaged/pre-prepared food to be provided). As such it is not necessary to address the requirements of the food safety standards as prescribed under the Food Act of 2003 nor the Australian Standards AS 4674-2004: 'Design Construction and Fit-Out of Food Premises' in this regard.

A range of alcoholic and non-alcoholic beverages will be available for purchase and consumption on the premises. Alcoholic beverages are only available to patrons associated with a simulator booking (including non-playing partners/guests) and will not be served to customers with no affiliation with a simulator booking such as Drummond Golf retail customers. Alcoholic beverages will only be served and consumed within the designated red line area which does not include the retail area.

On average, a customer will spend between 1-2 hours in a standard simulator booking and consumes approximately 1.8 drinks (alcoholic and non-alcoholic – information obtained from other venues in operation). A person practising their golf game in a simulator will spend between 30 minutes to an hour in the simulator.

The time it takes to play a round of golf in a simulator is approximately half that of an outdoor game. For instance, a single player can complete a full round of golf in approximately 45 minutes, 2 players in approximately 1 ½ hours and a group of 4 players in approximately 2 ½ hours.

Alcoholic beverages are limited to pre-packaged varieties such as cans or stubbies which includes beer, cider and premixed spirits. The only exception to this is wine which will be served by the glass. There are no bottles of spirits used to mix drinks or provide "shots" and no beer taps are being installed to serve beer by the glass. All alcoholic beverages are stored in a two-door fridge supplied by Coca-Cola Amatil and is located behind the counter, accessible only to staff.

On obtaining DA consent for the proposed development, an on-premises licence will be sought from Liquor & Gaming NSW. This is a separate process from the DA for the use and the proposed licensed hours will be the same as the proposed operating hours for Big Swing Golf.

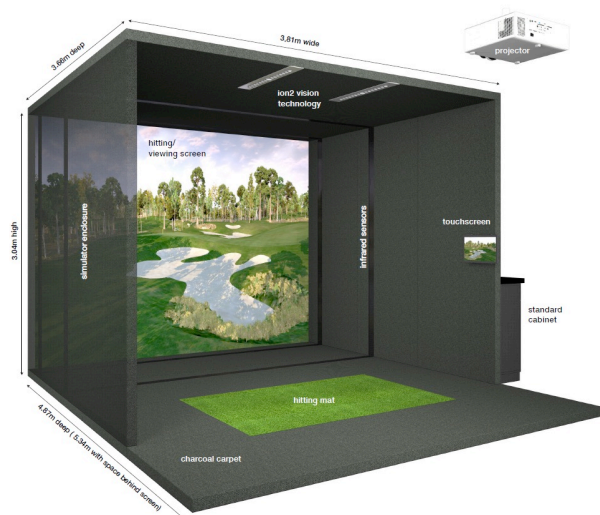


Figure 4 – Typical simulator booth

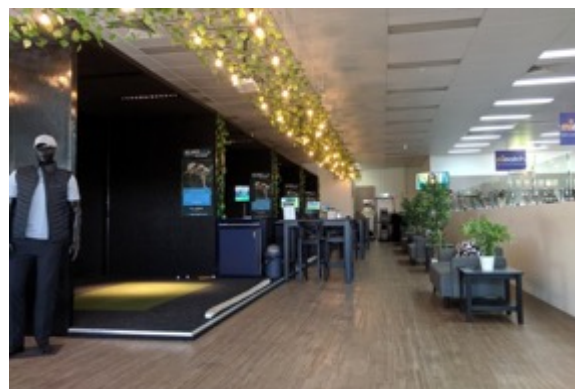


Figure 5 – Internal of an existing Big Swing Golf venue

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Retail and Golf Club Custom Fitting

The existing retail sale and display of golfing goods by Drummond Golf will be continued within the tenancy. Custom fitting retail customers for golf clubs is also a key pillar of the Drummond Golf business.

The Drummond Golf retail business will utilise the simulators, as they currently do with the hitting nets in the shop, as this allows retail customers looking to purchase new golf clubs, the opportunity to test the product prior to purchase and, if applicable, to be fitted to ensure the clubs are the correct specification to suit the customers' requirements. Drummond Golf uses a computerised club-fitting system called MiMatch to take the unique golfing characteristics of customers and compares them against all the leading brands of golf clubs and selects the club that will suit. This computer software has been incorporated into the software installed in the simulators to perform a MiMatch fitting for retail customers. During the shop opening hours, 2 simulators will be reserved for retail custom-fitting.

Retail customers are accompanied by a staff member in the simulators at all times (except when the staff member is selecting golf clubs from the shop floor for trial in the simulator) and are not permitted to purchase alcoholic beverages.

Hours of Operation

The following table sets out the current hours of operation for the Drummond Golf shop and the proposed hours of operation for Big Swing Golf:

| Day | Drummond Golf | Big Swing Golf |
|-----------|------------------|---|
| Monday | 9.00am – 5.30pm | 9.00am – 10.00pm (alcohol from 10.00am) |
| Tuesday | 9.00am – 5.30pm | 9.00am – 10.00pm (alcohol from 10.00am) |
| Wednesday | 9.00am – 5.30pm | 9.00am – 10.00pm (alcohol from 10.00am) |
| Thursday | 9.00am – 5.30pm | 9.00am – 10.00pm (alcohol from 10.00am) |
| Friday | 9.00am – 5.30pm | 9.00am – 10.00pm (alcohol from 10.00am) |
| Saturday | 9.00am – 5.00pm | 9.00am – 10.00pm (alcohol from 10.00am) |
| Sunday | 10.00am – 4.00pm | 9.00am – 10.00pm (alcohol from 10.00am) |

Big Swing Golf will reserves the right to close prior to the above closing times if there are no bookings/demand.

Staff

As both the Drummond Golf and Big Swing Golf businesses are owned by the same company (the applicant), existing staff will be utilised across both businesses. Staff will be required to serve retail customers and Big Swing Golf patrons as demand requires. When Big Swing Golf patrons are utilising the simulators, a staff member will be present at all times to serve and supervise. As it is proposed that Big Swing Golf will operate outside of the retail hours, staff will be dedicated to Big Swing Golf at this time. This means that all staff will hold appropriate Responsible Service of Alcohol qualifications.

It is proposed that the total number of employees on site at any one time will be:

Drummond Retail: 4 staff

Big Swing Golf: 2 staff

Customers

Based on the current Drummond Golf retail shop, the number of customers in the store at any one time is an average of 5 with a maximum of 15-20 during busy periods.

The Big Swing Golf facility is proposed to have a maximum capacity of up to 15 people using the facility. Based on other existing Big Swing Golf facilities, there is an average of 3 to 4 people using each simulator (although generally not all simulators at the same time) however it is envisaged that the facility will cater for larger social groups of up to 15 patrons from time to time.

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Based on other Drummond Golf shops and Big Swing Golf venues, the peak operating times are likely to be from 11.00am to 4.00pm for the shop and from around 5.00pm to 9.00pm for the indoor golf facility, seven days per week.

Layout

The works proposed as part of this development includes internal refurbishment of the existing retail tenancy including new partition walls, wall, floor and ceiling finishes, services and joinery to create:

- Retail floor area with racking, display areas, putting test area. change rooms, point of sales and storage
- Licensed 'Big Swing Golf' simulator recreation area comprising three (3) virtual booths with bar and patron seating area
- Staff breakout space
- Amenities
- Office
- Back of house repair and storage area

Clean and make good where required will also be undertaken.

The tenancy has frontage to the internal mall area of the shopping centre complex. Windows facing the common walkway areas of the mall will be infilled.

No external works are proposed. There will be no alteration to the gross floor area, height or any structural part of the building. No works will be visible from the public domain. Emergency egress provisions will be retained.

The space of the indoor golf recreation venue will be physically separated from the retail shop floor by a "half-height wall" consisting of a timber stud wall which is 1.2 metres in height (300mm wide) with a glass panel fixed on the top which is 800mm in height (this is also the boundary of the proposed licensed area), see **Figures 6 and 7**.

There are openings in this half wall which allows access to the retail shop floor. When the retail business is closed and Big Swing Golf is operating, these openings will be closed off using an expanding trellis similar to the image below (**Figure 8**):

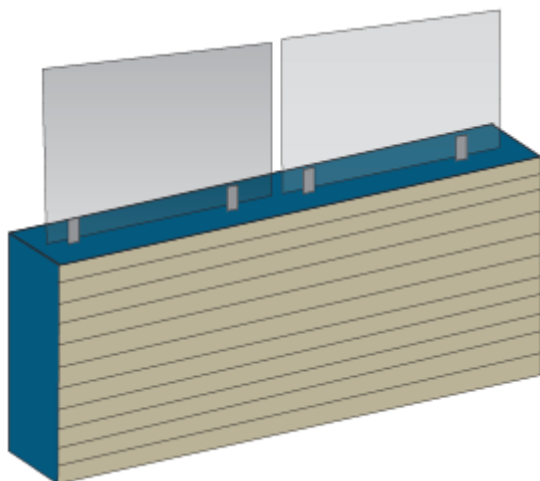


Figure 6 – Half height wall

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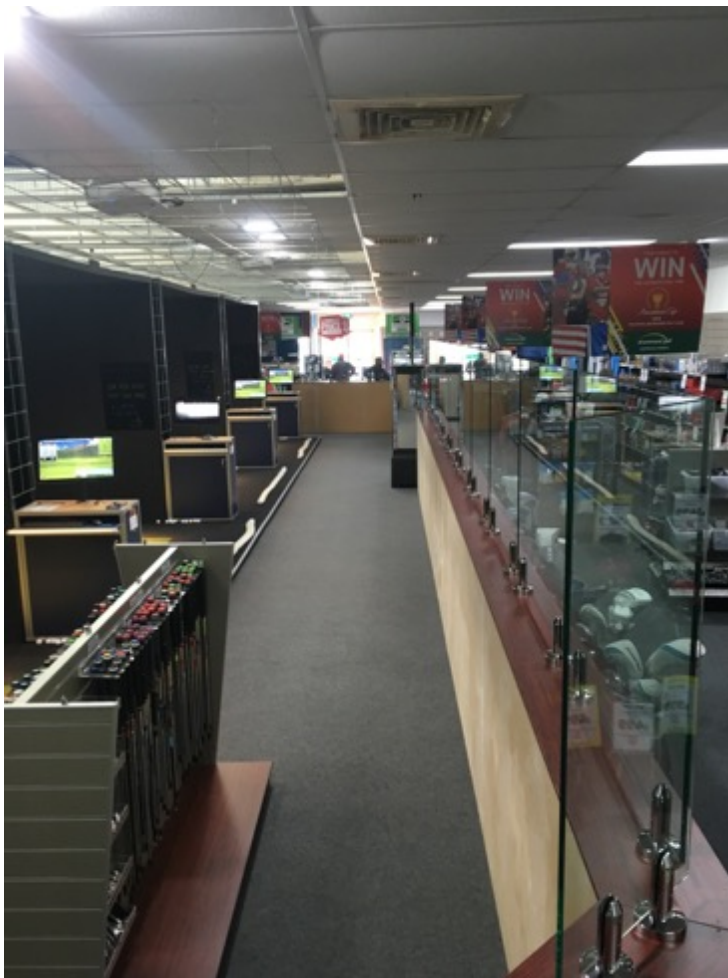


Figure 7 – Internal image from existing store showing the half height wall dividing the retail and recreation spaces within the premises.

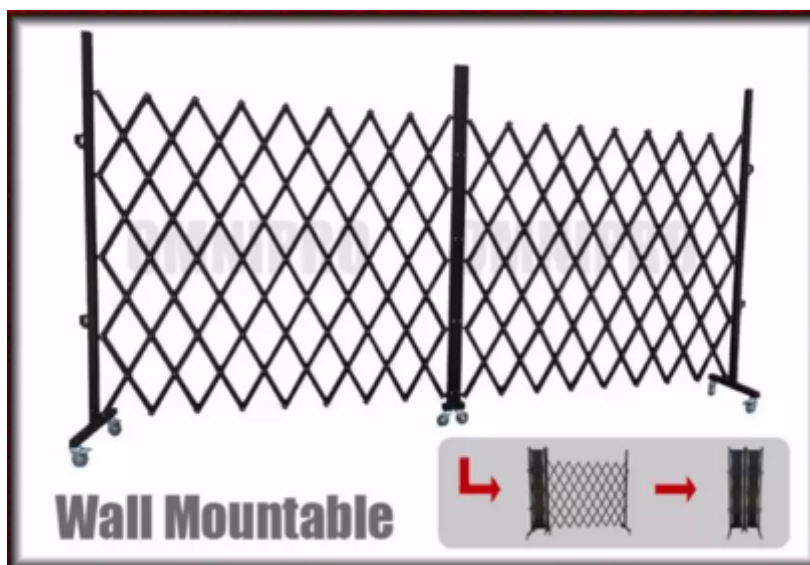


Figure 8 – Expanding Trellis

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Vehicular Access, Car Parking and Deliveries

Existing access, parking and loading of the Drummond Golf retail store will be retained to accommodate the proposal.

As the tenancy forms part of the Dee Why Market Shopping Centre complex, parking is not allocated on a tenancy-by-tenancy basis but is shared across all uses and will accommodate the proposed development.

Retail deliveries will occur at various times between 9.00am to 5:00pm as per existing arrangements.

Food and drink deliveries will occur intermittently between 5.30pm and 9pm.

Waste Collection

Waste for the businesses is mostly cardboard boxes plus some general waste and bottles. The waste will be kept in waste bins in the storage areas of the tenancy before being taken to the common waste room of the shopping centre as per existing arrangements. Waste is to be collected by the existing waste contractor.

On site facilities

On site facilities within the premises includes a small kitchenette / kitchen area for staff and for heating and preparing simple pre-packaged snacks, 2 toilets (including 1 accessible toilet).

Signage

The Big Swing Golf logo is to be introduced to the existing Drummond Golf signage erected on the northern elevation of the building. This is replacement signage and does not require consent.

4. Environmental Assessment

This section examines the proposed development against the specific criteria noted in Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

4.1 State Environmental Planning Policies

State Environmental Planning Policy (Coastal Management) 2018

The subject site is not identified as being within the Coastal Environmental Area Map and is not subject to the provisions of the Coastal Management SEPP (**Figure 9**).



Figure 9 – Coastal Zone Map (Source: Department of Customer Service, 2020)

State Environmental Planning Policy No. 64 Advertising and Signage

The Big Swing Golf logo is to be introduced to the existing Drummond Golf signage erected on the northern elevation of the building. This is replacement signage and does not require consent.

4.2 Warringah Local Environment Plan 2011

Warringah Local Environment Plan 2011 (WLEP 2011) applies to the subject site. The provisions of WLEP 2011 as they relate to the proposed development are considered below:

Zoning and Permissibility

The site is zoned as B4 Mixed Use (**Figure 10**). The objectives of the B4 zone are:

- *To provide a mixture of compatible land uses.*
- *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*
- *To reinforce the role of Dee Why as the major centre in the sub-region by the treatment of public spaces, the scale and intensity of development, the focus of civic activity and the arrangement of land uses.*
- *To promote building design that creates active building fronts, contributes to the life of streets and public spaces and creates environments that are appropriate to human scale as well as being comfortable, interesting and safe.*
- *To promote a land use pattern that is characterised by shops, restaurants and business premises on the ground floor and housing and offices on the upper floors of buildings.*
- *To encourage site amalgamations to facilitate new development and to facilitate the provision of car parking below ground.*

The activities to which the proposal relate are permitted with consent as a combination of:

- 'retail premises'
- 'recreation facility (indoor)'
- 'food and drinks premises'

These terms are defined as follows:

recreation facility (indoor) means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.

food and drink premises means premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises, and includes any of the following—

- (a) a restaurant or cafe,
- (b) take away food and drink premises,
- (c) a pub,
- (d) a small bar.

retail premises means a building or place used for the purpose of selling items by retail, or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials (or whether also sold by wholesale), and includes any of the following—

- (a) (Repealed)
- (b) cellar door premises,
- (c) food and drink premises,
- (d) garden centres,
- (e) hardware and building supplies,
- (f) kiosks,
- (g) landscaping material supplies,
- (h) markets,
- (i) plant nurseries,
- (j) roadside stalls,

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- (k) rural supplies,
 - (l) shops,
 - (la) specialised retail premises,
 - (m) timber yards,
 - (n) vehicle sales or hire premises,
- but does not include highway service centres, service stations, industrial retail outlets or restricted premises.

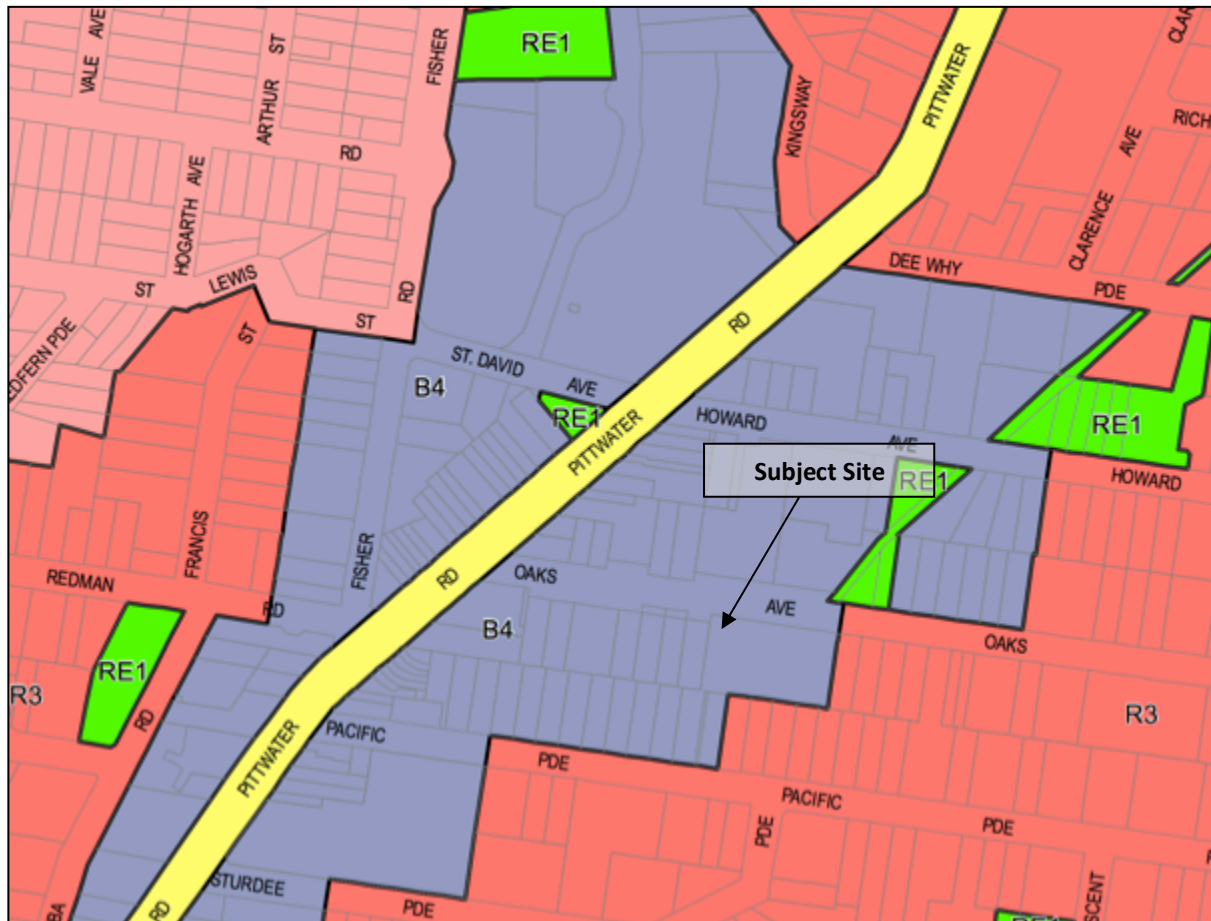


Figure 10. Warringah Local Environmental Plan 2011 Zoning Map (Source: Warringah Council, 2011)

Subdivision

The proposal does not seek approval for any subdivision of land or buildings.

Height of Buildings

No change to the existing height of the building is proposed.

Land Reservation

The site is not affected by any land reservation.

Miscellaneous Permissible Uses

The proposal does not include any miscellaneous permissible uses listed under the LEP.

Heritage Conservation

The site is not identified as an item of environmental heritage and is not located within a heritage conservation area (**Figure 11**). No visual relationship exists between the Site and any item of significance.

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Figure 11. Warringah Local Environment Plan 2011 Heritage Map (Source: Warringah Council, 2011)

Architectural Roof Features

No change to the height of the building is proposed.

Bushfire Hazard

The site is not identified as being bushfire prone land.

Acid Sulfate Soils

The proposal is not located on land identified as potentially containing acid sulfate soils.

Earthworks

No earthworks are proposed.

Flood Planning

The Site is identified as being within an area that is subject to flooding; however, no existing levels of the structure will be altered by the proposal. Additionally, no increase in the building footprint, or other element that would otherwise cause obstruction of flood waters, or cause increased downstream flood impacts will be proposed.

Development on Sloping Land

The proposal is not to be undertaken on sloping land at risk of any hazard.

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Coastline Hazards

The proposal is not located on land that is subject to coastal hazards.

Dee Why Town Centre

The Site forms part of the Dee Why Town Centre site as defined under the LEP (**Figure 12**).

The proposal is consistent with the objectives for Dee Why Town Centre site contributes to the economic and social needs of the community, is compatible with the range of uses, maintains Dee Why as a major centre.

The proposal is integrated into the existing development, and does not alter and height, setbacks, floor area or streetscape amenity.

The development does not affect approved stormwater management measures or water quality outcomes.

The ground and first floor will not be used for any residential, office or medical centre activity under this application.

Although Site C indicates a new road to connect Oaks Avenue with Pacific Parade, the proposal is relatively minor in nature and will not preclude any future major redevelopment of the Dee Why Market shopping centre site that involves this road connection.



Figure 12. Warringah Local Environment Plan 2011 Key Sites Map (Source: Warringah Council, 2011)

4.3 Draft Environmental Planning Instruments

There are no draft instruments of relevance to the proposal.

4.4 Warringah Development Control Plan 2011

Warringah Development Control Plan 2011 (WDCP) supports the objectives of *Warringah Local Environmental Plan 2011*, providing more specific controls to protect and enhance the public domain and to contribute to the prosperity and character of the former Warringah portion of the Northern Beaches Local Government Area. The relevant controls are considered as follows:

Part B - Built Form Controls

B1 Wall Heights

No change to the existing wall height is proposed.

B2 Number of Storeys

No change to the existing number of storeys is proposed. The development relates solely to the first floor.

B3 Side Boundary Envelope

No change to the envelope is proposed.

B4 Site Coverage

No change to the site coverage is proposed.

B5 Side Boundary Setbacks

No change to the side setbacks is proposed.

B6 Merit Assessment of Side Boundary Setbacks

No change to the side setbacks is proposed.

B7 Front Boundary Setbacks

No change to the front setback is proposed.

B8 Merit assessment of front boundary setbacks

No change is proposed to the front setback.

B9 Rear Boundary Setbacks

No change to the rear setback is proposed.

B10 Merit assessment of rear boundary setbacks

No change to the rear setback is proposed.

B11 Foreshore Building Setback

The Site is not located within or near a foreshore area.

B12 National Parks Setback

The Site is not located within or near a national park.

B13 Coastal Cliffs setback

The Site is not located within or near a coastal cliff area.

B14 Main Roads Setback

The Site is not subject to a main roads setback requirement under the DCP.

Part C – Siting Factors

C1 Subdivision

No subdivision is proposed.

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C2 Traffic, Access and Safety

No change to existing Site access, traffic generation or movement safety is to result from the proposal.

C3 Parking Facilities

The proposal relates to a tenancy that shares parking with other tenancies as part of the Dee Why Market Shopping Centre complex. The parking arrangement is capable of accommodating the conversion of existing retail floor space to the recreation area and food and drinks premises.

C3(A) Bicycle Parking and End of Trip Facilities

The proposal is not of a type or scale to require bicycle parking and end of trip facilities.

C4 Stormwater

The proposal does not alter the footprint of the existing structure, or cause any change to the quantity or quality of stormwater.

C5 Erosion and Sedimentation

No disturbance of soils or sedimentation-causing material is proposed.

C6 Building over or adjacent to Constructed Council Drainage Easements

No Council easement is to be affected by the proposed development.

C7 Excavation and Landfill

No excavation or filling of land is proposed.

C8 Demolition and Construction

Demolition and construction will be undertaken in accordance with relevant standards and minimise the potential impact resulting from noise, air quality, and safety.

C9 Waste Management

Material selection will be made on the basis of reducing waste generation. Elements under this application are predominately pre-fabricated to avoid waste generated on Site during construction.

A waste management plan can be provided at the construction certificate stage.

Part D - Design

D1 Landscaped Open Space and Bushland Setting

No change to landscaping is proposed or required.

D2 Private Open Space

The proposal is not of a type requiring private open space.

D3 Noise

The proposal does not alter the operational aspects of the development. No major noise-generating components are proposed under the subject application. A low-key Sonos audio system will be used and sound will be contained within the tenancy.

Hitting nets exist in the business currently where customers can hit golf balls to test out golf clubs. The new simulators will simply replace these nets but in addition to just club testing they will also be available to customers who may wish to play a simulated round of golf. The simulators incorporate an element of soundproofing which the nets do not.

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The premises currently plays background music in the shop to create an enticing shopping environment for customers. This will continue with the addition of the indoor golf business. There will be no live or amplified music played at any time.

Big Swing Golf currently has 19 venues operating along the eastern seaboard and to date have had no noise related complaints.

D4 Electromagnetic Radiation

The proposal does not create, and is not at risk from, electromagnetic radiation.

D6 Access to Sunlight

No change to existing solar access provision is proposed.

D7 Views

No views are obstructed or diminished by the proposal.

D8 Privacy

The proposal does not create issues for privacy either for residential development within the Site, or surrounding the Site.

D9 Building Bulk

The proposal does not add any actual or perceived bulk to the existing building.

D10 Building Colours and Materials

The proposal will not alter the external appearance of the building.

D11 Roofs

No alteration to the existing roof is proposed.

D12 Glare and Reflection

The development will not result in any significant or unreasonable glare or reflectivity.

D13 Front Fences and Front Walls

No change to any fencing is proposed.

D14 Site Facilities

No change to existing waste storage, letterboxes, drying facilities or the like is proposed.

D15 Side and Rear Fences

No change to side or rear fencing is proposed.

D16 Swimming Pools and Spa Pools

The proposal does not relate to a swimming pool or spa.

D17 Tennis Courts

The proposal does not relate to a tennis court.

D18 Accessibility

Accessibility to the Site will be enhanced by the extension of the existing ramp adjacent to the entry.

D19 Site Consolidation in the R3 and IN1 Zone

The proposal does not relate to land within the R3 or IN1 zones.

D20 Safety and Security

The proposal maintains a high level of the safety and crime prevention by implementing measures within the Plan of Management including responsible service of alcohol, space management, and surveillance.

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D21 Provision and Location of Utility Services

No utility services will be visually dominant as a result of the proposal.

All essential services are provided to the Site.

D22 Conservation of Energy and Water

The development maintains a reasonable level of sustainability as thermal massing, ventilation, and shading will be maintained. New equipment will be pre-fabricated to avoid waste generated on Site during construction where possible. Fixtures, fittings and equipment will be energy efficient where possible.

D23 Signs

The Big Swing Golf logo will be included in existing signage. No new signage is proposed.

Part E – The Natural Environment

E1 Preservation of Trees or Bushland Vegetation

No trees or vegetation is to be impacted by the proposal.

E2 Prescribed Vegetation

No prescribed vegetation is to be impacted by the proposal.

E3 Threatened species, populations, ecological communities listed under State or Commonwealth legislation, or High Conservation Habitat

The Site does not contain any land regarded as high conservation habitat, or include any threatened species, populations, ecological communities under any legislation.

E4 Wildlife Corridors

The Site does not contain any wildlife corridors.

E5 Native Vegetation

No native vegetation is to be impacted by the proposal.

E6 Retaining unique environmental features

The Site does not contain any unique environmental features requiring retention.

E7 Development on land adjoining public open space

The proposal is not being undertaken on land adjoining public open space.

E8 Waterways and Riparian Lands

The proposal will not affect waterways or riparian lands.

E9 Coastline Hazard

Coastline hazards does not impact the Site.

E10 Landslip Risk

The Site is not subject to landslip risk.

E11 Flood Prone Land

The Site is identified as being on land that is medium flood risk (**Figure 13**). The proposal does not alter the impervious surface of the Site, any drainage infrastructure or otherwise affect flood flow regimes.

The development will be undertaken within Level 1 of an existing development and does not create any greater risk to persons, property or the environment than currently experienced.

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Part F – Zones and Sensitive Areas

This Part of the DCP applies to land zoned B1 or B2 under WLEP, or land within the Brookvale Brickworks Site. As such, the provisions are not applicable to the proposal.

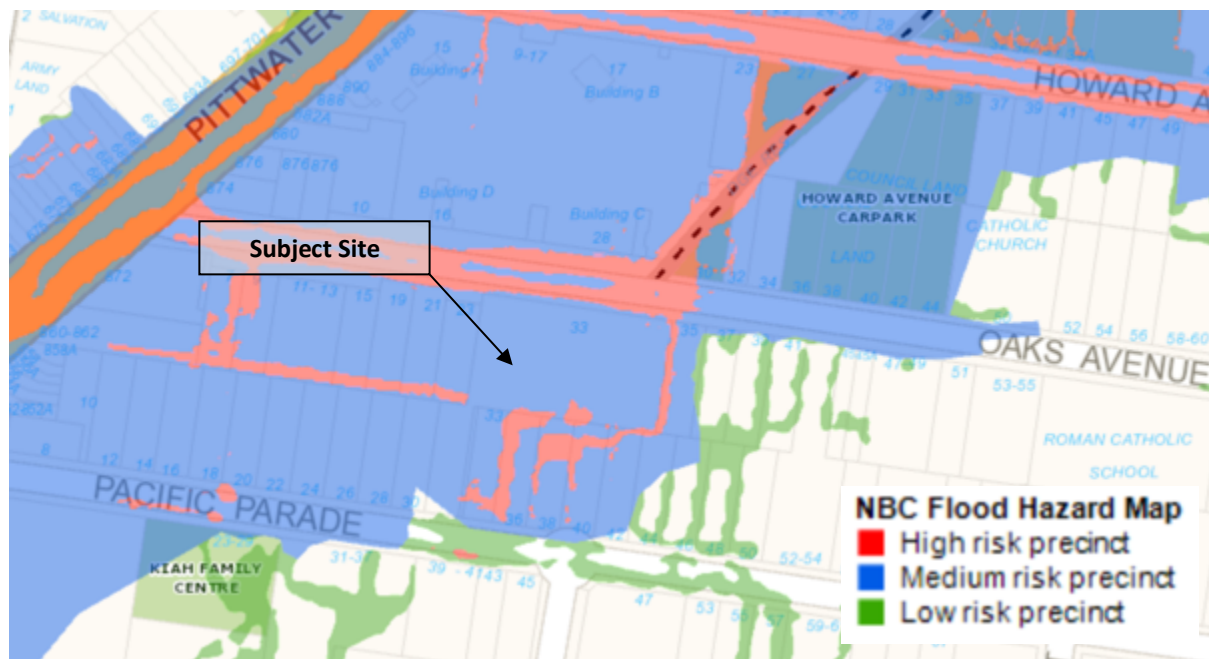


Figure 13. Flood Risk Map (Source: Northern Beaches Council, 2020)

Part G – Special Area Controls

Dee Why Town Centre

The Site is located in the B4 Mixed Use zoned area of the Dee Why Town Centre.

The desired future character for this precinct is described in the DCP in the following terms:

The Dee Why Town Centre will be characterised by community, retail, commercial and residential uses.

The vision for Dee Why Town Centre identified in the 2013 Masterplan is as follows:

“Dee Why will be home to a thriving cosmopolitan community who cherish their past, celebrate its unique and engaging vibe and embrace its bold commitment to urban sustainability. It will be a place of both energy and refuge, a city at the beach, with a distinctive modern urban identity.”

The North District Plan 2018 identifies Dee Why Town Centre as a mixed-use area that offers a vibrant local night-time economy. It outlines actions that are interpreted as objectives within this section of the DCP.

Given there will be no external change, and the proposal is relatively minor in comparison to the overall size of the site, the proposal is consistent with this approach and is generally consistent with the controls that apply to:

- Streetscape and public domain (noting that the new road earmarked for Site C will not be prevented as part of any future larger-scale redevelopment of the site)

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- Design and architectural
- Site amalgamation
- Parking and traffic
- Sustainability
- Water sensitive urban design; and
- Landscaping

4.5 Planning Agreements

The Site is not subject to a Voluntary Planning Agreement (VPA).

4.6 The Likely Impacts of the Development

Context and Setting

The subject site is located within an established commercial centre which is close to transport and similar activities. The integration of the proposed works with the existing development on the Site will ensure that the character of the locality is enhanced.

Access and Car Parking

Access and parking is allocated to the overall shopping centre complex and will not require alteration.

Socio-Economic Impact

The proposal will be subject to a Plan of Management and liquor licensing requirements.

As indicated above a separate application will be made to the Independent Liquor & Gaming Authority for the grant of an on-premises licence in respect of the Big Swing Golf premises. Numerous similar facilities throughout the State are the subject of such a licence including other Big Swing Golf premises (with the most recent approval being for Big Swing Golf Stanmore).

All requirements of the on-premises licence and other requirements of the Liquor Act and Liquor Regulation will be complied with. Practices will be implemented to ensure that liquor is sold and supplied responsibly, that patrons do not become intoxicated, and that minors do not gain access to liquor including by way of secondary supply. Any person suspected of being under the age of 18 will be asked to produce acceptable identification before being sold/supplied liquor.

As detailed above there will be staff in attendance during all of the trading hours of the premises, including those hours when liquor is sold, supplied and consumed. As the premises will only be small, cater for small numbers of patrons and have an open plan layout, they will be easy to supervise/manage.

Well managed small scale venues such as this are unlikely to cause any undue adverse impacts to the amenity of the area in which they are located. We are advised that the operation of other licensed Big Swing Golf facilities elsewhere in the State have not resulted any adverse outcomes/issues.

A Community Impact Statement is provided as follow:

| Issue | Comment |
|--|---|
| How will the sale of alcohol be managed on the site? | <p>An "On-premises" liquor licence will be applied for which will limit consumption of alcoholic beverages to the licensed area. As shown on the accompanying Architectural Plans, the licensed area does not include the retail area and is indicated with a change in floor materials.</p> <p>Alcoholic beverages are only available to patrons associated with a simulator booking (including non-playing partners/guests) and will not be served to</p> |

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| | <p>customers with no affiliation with a simulator booking such as Drummond Golf retail customers.</p> <p>Alcoholic beverages are limited to pre-packaged varieties such as cans or stubbies which includes beer, cider and premixed spirits. The only exception to this is wine which will be served by the glass.</p> <p>There are no bottles of spirits used to mix drinks or provide “shots” and no beer taps are being installed to serve beer by the glass.</p> |
| How is alcohol stored on the site? | <p>All beverages, including alcoholic beverages are stored in a two-door fridge supplied by Coca-Cola Amatil and is located behind the counter, accessible only to staff. The fridge is locked when Big Swing Golf is not open.</p> <p>Excess boxes of stock will be stored in the storage area at the rear of the premises which is accessible only to staff.</p> |
| How are all the uses (retail, golf simulators and the sale of alcohol) compatible? | <p>The simulator use is compatible with the retail business as they are both golf related. The retail business will utilise the simulators for customers wanting to test golf equipment prior to purchase and to also provide its’ golf club custom-fitting service to ensure that the golf clubs are matched to suit the customer.</p> <p>The simulator use is compatible with the service of alcohol as a means of enhancing the social atmosphere that applicant aims to create in Big Swing Golf.</p> |
| How will all the uses work together? | <p><i>Golf Club fitting</i></p> <p>Fitting retail customers for golf clubs is a key pillar of the Drummond Golf business. The Drummond Golf retail business will utilise the simulators, as they currently do with the hitting nets in the shop, as this allows retail customers looking to purchase new golf clubs, the opportunity to test the product prior to purchase and, if applicable, to be fitted to ensure the clubs are the correct specification to suit the customers’ requirements. Drummond Golf uses a computerised club-fitting system called MiMatch to take the unique golfing characteristics of customers and compares them against all the leading brands of golf clubs and selects the club that will suit. This computer software has been incorporated into the software installed in the simulators to perform a MiMatch fitting for retail customers.</p> <p>Retail customers are accompanied by a staff member in the simulators at all times (except when the staff member is selecting golf clubs from the shop floor for trial in the simulator) and are not permitted to purchase alcoholic beverages.</p> <p><i>Staff</i></p> <p>As both the Drummond Golf and Big Swing Golf businesses are owned by the same company (the applicant), existing staff will be utilised across both businesses. Staff will be required to serve retail customers and Big Swing Golf patrons as demand requires. When Big Swing Golf patrons are utilising the simulators, a staff member will be present at all times to serve and supervise. As it is proposed that Big Swing Golf will operate outside of the retail hours, staff will be dedicated to Big Swing Golf at this time. This means that all staff will hold appropriate Responsible Service of Alcohol qualifications.</p> <p><i>Managing the Hours of Operation</i></p> <p>Big Swing Golf will be open at the same time as Drummond Golf. As Big Swing Golf will open later than the retail, when Drummond Golf closes the retail area will be closed off from Big Swing Golf using an expandable trellis.</p> |

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| Historical issues relating to the consumption alcohol. | <p>Big Swing Golf currently has 3 other Big Swing Golf venues in New South Wales, all operating with On-Premises liquor licenses and have not had any complaints or issues related to the service and/or consumption of alcohol.</p> <p>The operator is fully aware of his obligations in operating a licensed venue. All staff will have undertaken the Responsible Service of Alcohol training and will undertake refresher training as required.</p> <p>Information obtained from the 17 existing Big Swing Golf venues (nationally) suggest that patrons who consume alcohol will typically consume between one and three drinks during their visit (with an average of 1.8 drinks). To date, Big Swing Golf patrons have consisted of respectful people and no behaviour related issues have arisen during our nearly 5 years of operation.</p> |
| How will the sale of alcohol be managed with minors attending the premises? | <p><i>Minors in the licensed premises</i></p> <p>As required by law, minors will not be served alcohol and thorough checking of valid ID will be undertaken by staff. Any person suspected of being under the age of 18 will be asked to produce acceptable identification before being sold/supplied liquor.</p> <p>All requirements of the on-premises licence and other requirements of the Liquor Act and Liquor Regulation will be complied with.</p> |

Environmental Impact

The proposal will not have any significant adverse impact on the environment.

Heritage

No heritage will be impacted by the proposed development.

Construction

All construction can be undertaken in compliance with the BCA.

4.7 The Suitability of the Site for the Development

The site is zoned, and utilised, for the purpose of a commercial activity. The proposal is consistent with this zone and the sites surrounding context and is therefore suitable for the development.

The site currently comprises a Drummond Golf shop and ample parking within the Centre. The site is highly suitable for the proposed Big Swing Golf indoor recreation facility which functions well within the Drummond Golf shop. Moreover, the Centre car park will provide sufficient parking to meet the needs of the potential visitors to the venue.

4.8 Any Submissions made in Accordance with the Act

No submissions are apparent at the time of writing.

4.9 The Public Interest

The proposed development will have no adverse impact on the public interest.

5. Conclusion

The proposed development for a licensed indoor golf recreation facility and food and drink premises located within the existing Drummond Golf shop at 33 Oaks Avenue Dee Why has been assessed in accordance with the requirements of the Environmental Planning and Assessment Act and other relevant legislation.

No significant adverse environmental, economic or social impacts have been identified as likely to arise from the proposed development which has been favourably assessed against the relevant provisions of Section 4.15 of the *Environmental Planning and Assessment Act 1979* including *Warringah Local Environmental Plan 2011* and *Warringah Development Control Plan 2011*.

The proposed development will function well within the existing golf shop with some clients visiting both components of the site. The site is well located in a prominent position and comprises ample parking for customers and patrons. The proposed development will have a positive impact on the locality by providing a small indoor recreation facility with limited hours of operation and additional employment opportunities available in the complementary business at the site.

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.

It is therefore recommended that Council grant development consent to the proposal, subject to appropriate conditions.