



Balgowlah RSL Memorial Club

30-38 Ethel St Seaforth NSW 2092 Australia

22nd September 2021

Statement of Modification of Consent Application

Neighbourhood Impact.

COVID-19 has impacted all levels of our society and the Club needs to address its operations to accommodate the new COVID 19 restrictions and community expectations for more open space dining. The Club's terrace seating will increase by 15 people but the overall seating capacity will not change.

Balgowlah RSL Club has a proven record of sensitivity to local resident concerns for quiet enjoyment. There has not been a complaint from neighbours in the past 20 years and we are determined to maintain that record.

Substantially the Same Development

The proposal seeks to extend the area of the open terrace by relocating the glass wall and doors which separate the terrace from the indoor area. The area allocated to dining will therefore remain the same.

Apart from the relocated this wall and doors, no change will occur to the remainder of the building and no increase in patronage nor the provision of car parking is proposed as a result.

The development is considered to satisfy the provisions of Section 4.55(1A) of the Environmental Planning and Assessment Act 1979 in that the proposal is substantially the same development as that approved under Consent No. 2005/0480.

Application Overview

The Club has applied to increase its outdoor facility under Section 4.55(1A) Modification of Consent No. 2005/0480 Application.

Application has been submitted to change some indoor seating to indoor/outdoor seating by moving a wall further into the Club interior. The area in question will remain under cover but will become more exposed to the outdoors. The terrace would remain largely enclosed by the existing Club building and is at significant distances from the nearest residential receivers.

- The area of the proposal is an existing terrace located on the Ethel St level at the south-eastern corner of the club building.
- Currently, 36m² of the terrace is open to the air and uncovered.
- Currently, 60m² is open to the air but is undercover. It is exposed to the air on one side only.
- The proposal will increase the undercover area by 60m², which will allow 15 seats to be outdoors during COVID-19 restrictions.
- The existing glass wall is an external wall and is to be removed.
- A new timber wall to be built five metres further inside the building.
- Total cost has been quoted at \$45,000.

Seating Capacity/BCA Issues/Fire Escape/ Traffic Impact:

The Proposal allows for a glass wall to be removed and a new wall built five metres further inside the building. This will expose some existing seating to the outside air.

- The seating capacity will not be increased. The existing indoor seating will remain in situ. This seating will change from indoor to indoor/outdoor.
- As there is no net increase in seating, the area will remain compliant with existing BCA conditions:
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- Sanitary facilities will remain compliant and will not change.
- Seating will not be relocated or increased, so will remain compliant with the BCA (Building Codes Australia) requirements for sanitary facilities.
- The access through existing doors will remain so the area will remain compliant with fire safety considerations, providing 2m egress.
- Seating capacity will not change, so will not impact traffic flow or parking capacity.

Environmental Impact/Acoustic Report:

The most recent acoustic report for this terrace was prepared in 2005. A new acoustic report has been completed, stating that the neighbours will not be affected.

- The terrace would remain largely enclosed by the existing Club building.
- The terrace is separated from the nearest residential receivers by approximately 45m to the south and 62m to the east.
- The exposure to the neighbours will remain contained by an existing solid wall on the southern Ethel St side.
- The Club does not permit loud entertainment in its outdoor areas.

Hours of Operation:

- Operating hours will remain unchanged:
Sunday to Wednesday 10am to 12am; Thursday to Saturday 10am to 1:30am.
As this terrace is mainly used for dining, it is expected that there will be few people left after 10pm.

Waste Management Plan

- The waste will be from demolition of the glass wall which is constructed of aluminium frame with glass panels. Both will be removed immediately from the site and recycled at Kimbriki Recycling Centre.
- Other building material waste will be minimal and will be handled in an environmentally sensitive manner.

The following documentation can be provided now:

- Cost of works estimate
- Acoustic Report
- Waste Management Plan
- Owners Consent has been provided
- Scaled and dimensioned plans:
 - Interior Floor Plans
 - Site Plan (No change to sit plan)
 - Elevation plans provided (No changes to building elevations)

The Club will always maintain its commitment to quiet enjoyment of local residents. We hope that this minor renovation will be welcomed by our neighbours.

Hendrik Visser
Chief Executive Officer

On behalf of the Club Board of Directors.