

Statement of Environmental Effects for Section 4.55 (1a) application



Manly Golf Club, 38-40 Balgowlah Road, Fairlight NSW 2094

Section 4.55 (1a) application to modify the development consent
DA/2019/0011 dated 17/05/2019 for 'Alterations and additions to
Manly Golf Club'

August 2023

Statement of Environmental Effects prepared by:

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In respect of the following s.4.55 (1a) application:

Land to be developed: Manly Golf Club, 38-40 Balgowlah Road, Fairlight NSW 2094

Proposed development: Section 4.55 (1a) application to modify the development consent DA/2019/0011 dated 17/05/2019 for 'Alterations and additions to Manly Golf Club'.

Declaration: I declare that I have prepared this Statement and to the best of my knowledge:

1. The Statement has been prepared in accordance with clause 4.12 of the EP & A Act and Clause 50 of the EP & A Regulations.
2. The Statement contains all available information that is relevant to the environmental assessment of the development to which this Statement relates, and
3. That the information contained in the Statement is neither false nor misleading.

Signature:



Name: Damian O'Toole MPIA

Date: Aug 2023



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1.0 Introduction

This Statement of Environment Effects (SEE) has been prepared to accompany a Section 4.55 (1a) application for modifications to the development consent for alterations and additions to the Manly Golf Club located at 38-40 Balgowlah Road, Fairlight NSW 2094.

The subject site comprises the Manly Golf Clubhouse and golf course. The subject site is a local heritage listed item on *Manly Local Environmental Plan (LEP) 2013*, identified as 'Manly Golf Club House' (item I46).

The proposed modification works are minor and relate to the interior of the club building. The works seek to:

- Minor rearrangements to the kitchen/service area comprising minor removal of a wall to increase the serving area.
- Relocation of the Pro-Shop to a former office and administrative space. This will require the removal of some walls and installation of new walls. Wall nibs are retained. No significant detailing will be removed.
- Majority of the former Pro-Shop area will be used as an additional seating area of the Members Bar plus an office and a storage area. New walls and openings are created here.

The works will have minimal and reasonable heritage impacts and will not have any town planning related impacts.

This report has been prepared, on behalf of the owners and occupants of the subject site. This Statement has been prepared pursuant to Section 4.12 of the Environmental Planning and Assessment Act, 1979 and Clause 50 of the Environmental Planning and Assessment Regulation, 2021. The purpose of this document is to describe the existing improvements on the site, detail the proposed development, review the applicable planning regime relating to the proposal, assess the degree of compliance and examine the environmental effects of the development when measured against the Evaluation Criteria prescribed under Section 4.15(1) of the Environmental Planning and Assessment Act, 1979. In respect of the assessment of the proposal, where impacts are identified, measures proposed to mitigate any harm to environmental amenity have been addressed in this report.

The proposed modification works are permissible with Council's consent in the RE2 Private Recreation Zone under the Manly Local Environmental Plan 2013 (LEP). An assessment of the proposed works has not identified any unreasonable adverse environmental impacts likely to arise because of the proposal. It is therefore recommended that consent for the proposed development is granted subject to Council's standard conditions.

2.0 Site Location and Description

2.1 The subject site

The subject site 'Manly Golf Clubhouse' is located on 38-40 Balgowlah Road and is legally defined as Lot 1 in Deposited Plan (DP) 1063317.

The clubhouse is located on the north side of Balgowlah Road. The club house is a prominent building designed by Eric Apperly during the early c1920s and is regarded as one of Sydney's finest Georgian Mediterranean buildings.

The physical description of the building is described on the NSW Heritage Register as a one and two storey building of rendered brick construction in the Inter-War Georgian Revival style. The central section of the building is two storey, with one storey wings on either side. The fenestration pattern comprises 12 and 16 paned timber framed double hinge windows and semi-circular fanlights. The roof is hipped, glazed and terracotta. Other features include rendered bands, projecting portico and some central windows to the main facade flanked by rectangular pilasters.¹ The surrounding setting comprises the Manly Golf Course.

Internally, the clubhouse has been subject to incremental change and modern refurbishment. The area of proposed works comprises a c2000 modern refurbishment including food service area, snooker room and service areas, which are contemporary additions and an area of 'low significance'.

The site is a local heritage listed item on *Manly Local Environmental Plan* (LEP) 2013, identified as '*Manly Golf Club House*' (item I46).

Development consent DA/2019/0011 dated 17/05/2019 for 'Alterations and additions to Manly Golf Club' allowed for various interior modifications to the golf club. The approved stamped plans are provided below.

¹ NSW Office of Environment & Heritage, Manly Golf Club House-item details, available at: <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2020365>, accessed December 2018.

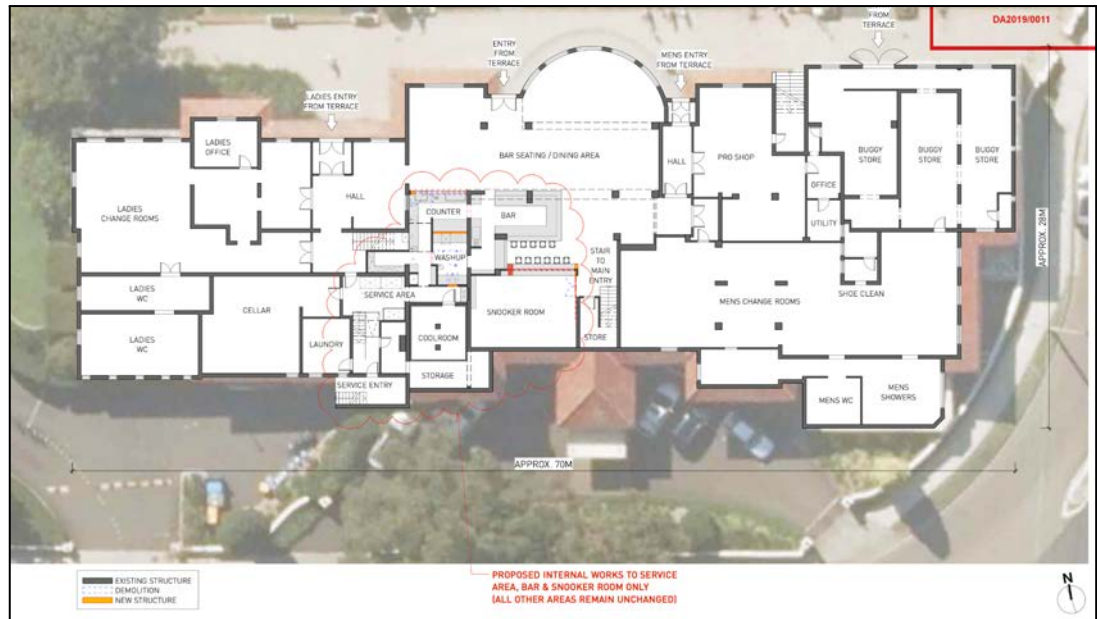


Figure 1: Approved plans for DA/2019/0011, noting the areas of alterations previously approved.

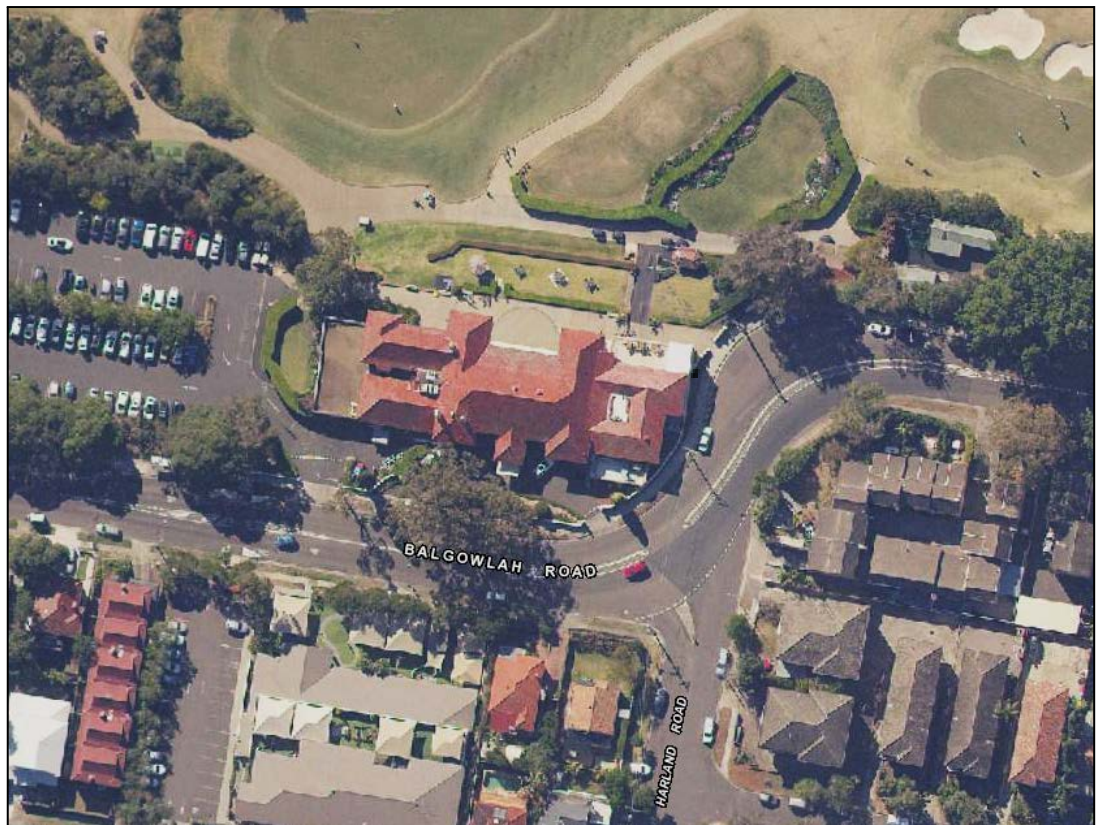


Figure 2: Aerial view of the subject site (Source: SIX MAPS).

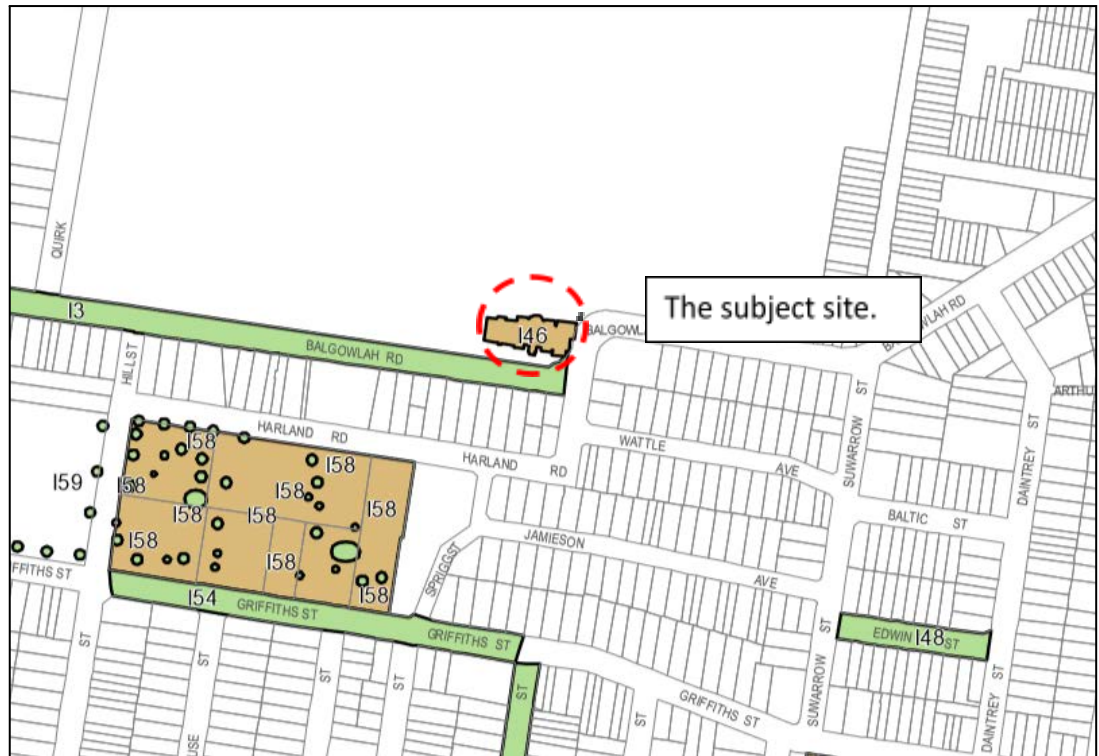


Figure 3: Heritage map identifying the subject site.

3.0 Photographs of Subject Site



Figure 4: Ground floor bar area. This area will be modified to allow for improved functionality. The wall to the right will be opened up to increase the serving area.



Figure 5: This section of bar including the wall will be removed. The wall is not structural.



Figure 6: An opening will be created in this area.

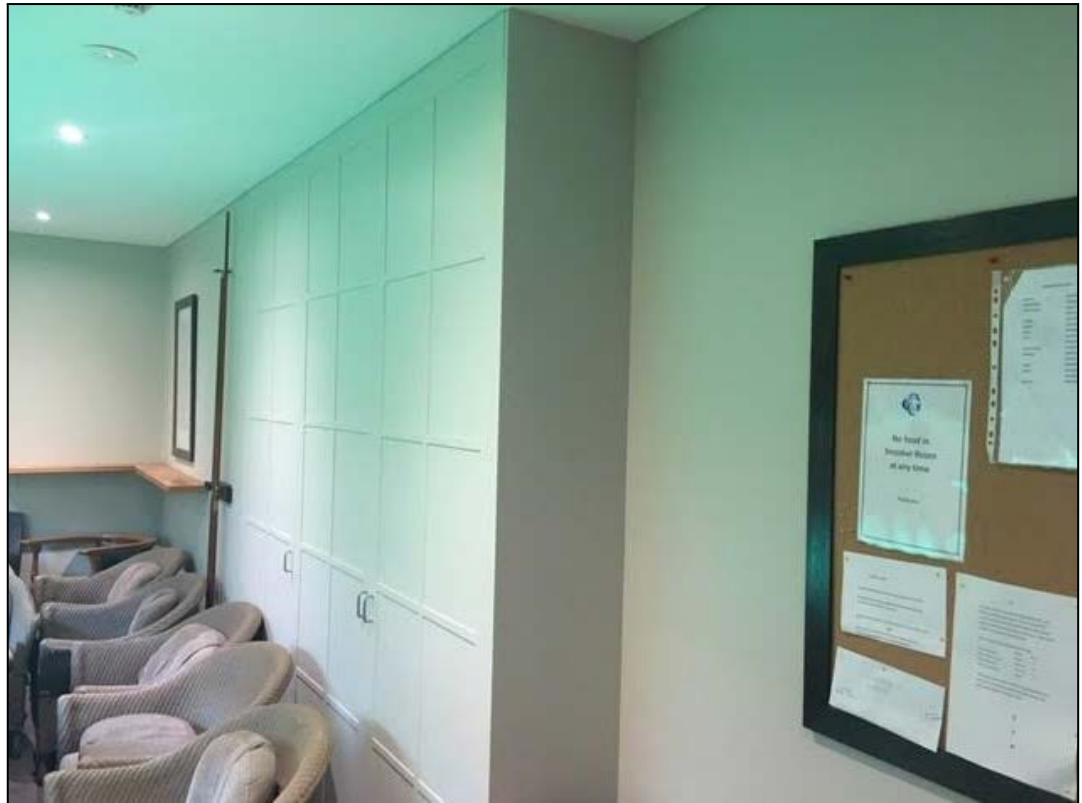


Figure 7: The wall between the snooker room and the bar will be removed. Again this wall is not structural.



Figure 8: The wall to the left hand side will be removed. This is the other side of the wall shown in Figure 7.



Figure 9: Existing office space where the Pro-Shop will be relocated to.



Figure 10: Existing office space where the Pro-Shop will be relocated to.



Figure 11: Existing space where the 'Halfway house' cafe will be located.



Figure 12: Existing space where the 'Halfway house' cafe will be located.

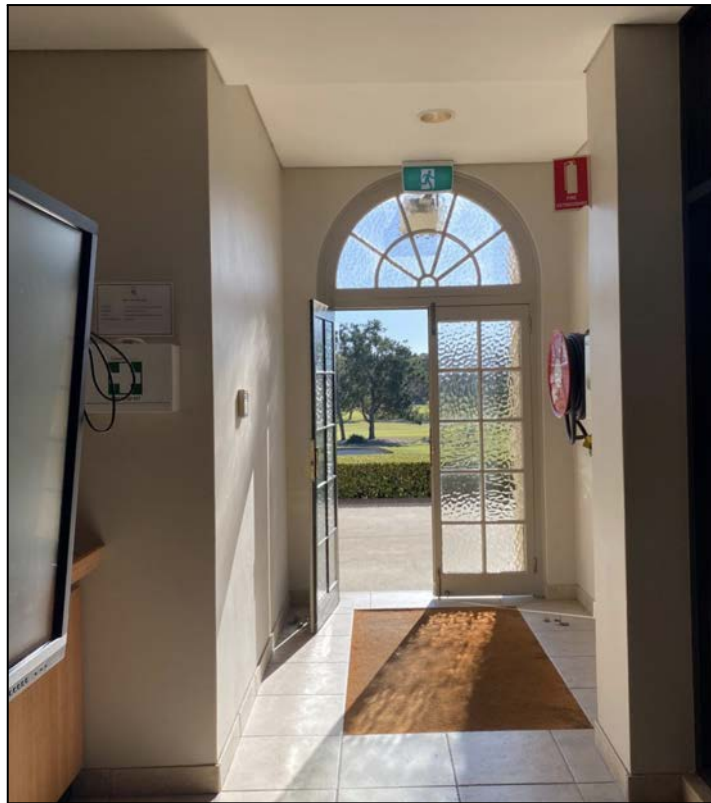


Figure 13: Existing hallway will become part of the dining area.



Figure 14: Existing Pro-Shop.



Figure 15: Existing Pro-Shop.



Figure 16: Existing Pro-Shop.

4.0 Proposed Development

The proposed modification works are minor and relate to the interior of the club building. The works seek to:

- Minor rearrangements to the kitchen/service area comprising minor removal of a wall to increase the serving area.
- Relocation of the Pro-Shop to a former office and administrative space. This will require the removal of some walls and installation of new walls. Wall nibs are retained. No significant detailing will be removed.
- Majority of the former Pro-Shop area will be used as an additional seating area of the Members Bar plus an office and a storage area. New walls and openings are created here.

The works will have minimal and reasonable heritage impacts and will not have any town planning related impacts.

Materials being removed are predominantly contemporary. Where structural walls are being removed, they are not in any area of significance. No adverse detrimental aspect is found with respect to the works.

It is not proposed to alter any operational aspect such as capacity or hours of operation.

The works will result in substantially the same development as that originally granted consent given that the use is not altering, the works affect interior spaces only and the works will improve the functionality of the club.

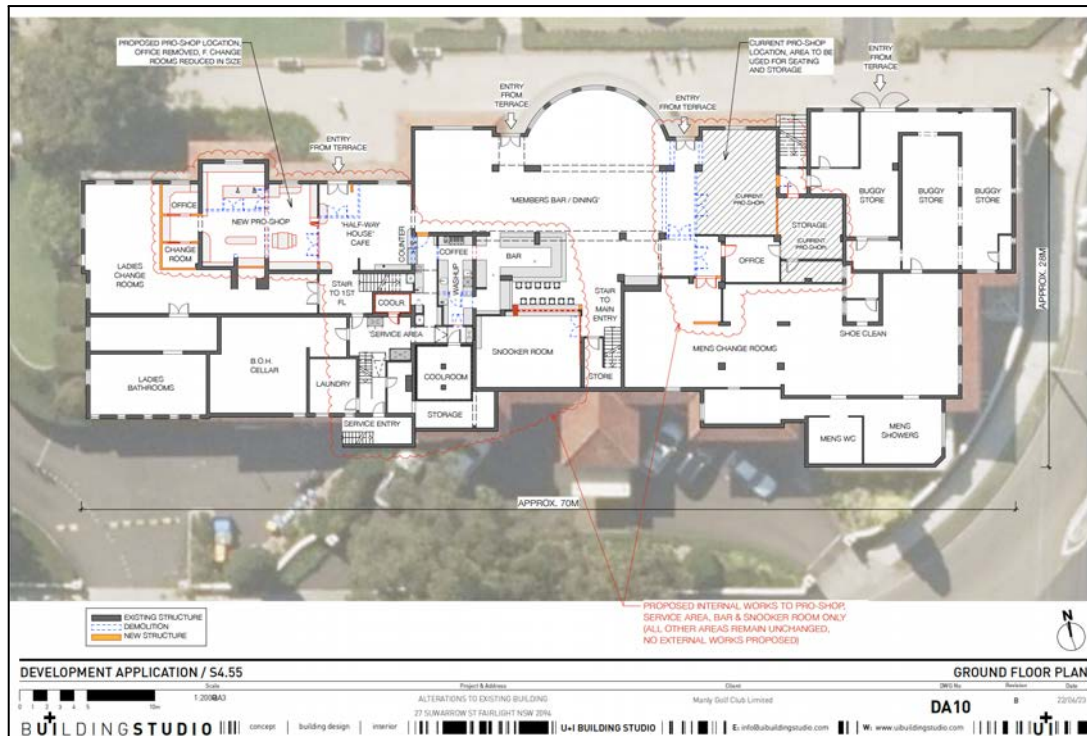


Figure 17: Proposed ground floor.

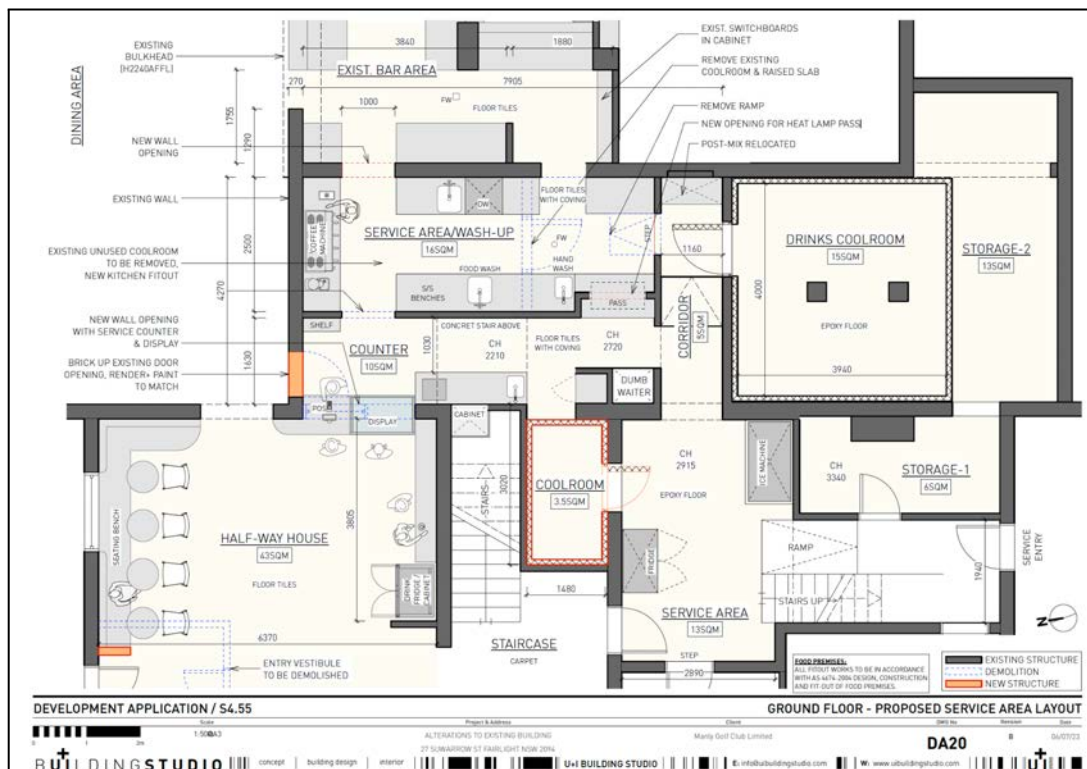


Figure 18: Proposed ground floor service area layout.

5.0 Statutory Planning Considerations

The Environmental Planning and Assessment Act 1979 is the principal planning legislation in NSW. Section 4.15(1) of the Act specifies the matters that the consent authority must consider when determining any development application.

- Provisions of any environmental planning instrument – S4.15(1) (a) (i)
- Provisions of any draft environmental planning instrument - S4.15(1) (a) (ii)
- Provisions of any development control plan - S4.15(1) (a) (iii)
- Provisions of the Regulations - S4.15(1) (a) (iii)
- The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts on the locality - S4.15(1) (b)
- The suitability of the site for development - S4.15(1) (c)
- Any submissions made in accordance with the Act or Regulations - S4.15(1) (d)
- The public interest - S4.15(1) (e)

Following is an assessment of the matters of relevance referred to in Section 4.15(1) of the Act.

5.1 S4.15(1)(a) Provisions of any environmental planning instrument, draft instrument, development control plan or matter prescribed by the regulations

The planning instruments of relevance to this application are:

- Manly Local Environmental Plan 2013 (LEP); and
- Manly Development Control Plan 2013 (DCP).

5.1.1 Manly Local Environmental Plan 2013 (LEP 2013)

The relevant provisions of Manly LEP 2013 are considered below.

Clause/Requirement	Summary of proposal	Compliance?
Zone RE2 Private Recreation Zone		
<i>Objectives</i> 1.Objectives of zone		
• To enable land to be used for private open space or recreational purposes.	The use of the site will not change. The site will continue to be used for Recreation.	Complies. No change from the original consent.
• To provide a range of recreational settings and	The works will facilitate improved club facilities.	Complies. No change from the original

activities and compatible land uses.		consent.
- To protect and enhance the natural environment for recreational purposes. - To ensure that the height and bulk of any proposed buildings or structures have regard to existing vegetation, topography and surrounding land uses.	N/A	
	The external appearance of the site is unaffected.	Complies. No change from the original consent.
4.3 – Height of buildings		
<i>Objectives</i> (1) (a) To ensure the height of development is appropriate to the condition of the site and its context.	The proposed modification works are internal. Building height will not change. Works affect ground level only. New works are single level.	Complies. No change from the original consent.
4.4 – Floor Space Ratio		
<i>Objectives</i> (1) (a) To provide sufficient floor space to meet the anticipated development needs for the foreseeable future ³ (c) to provide for an intensity of development that is commensurate with the capacity of the existing and planned infrastructure. (d) To ensure that new development reflects the desired character of the locality in which it is located and minimises adverse impacts on the amenity of that locality.	The proposed modification works are minor and will not alter the existing FSR. There are no changes to the building footprint or size.	Complies. No change from the original consent.
Part 5 Miscellaneous Provisions, Clause 5.10 – Heritage Conservation		
<i>Requirement for Consent</i>	A separate Heritage Impact	Complies.

Development consent is required for any of the following: (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item.	Statement has been prepared as part of this DA, which assesses the heritage impact of the works to the subject site. This report has found that the proposed works are minor and will have a neutral heritage impact. There will be no adverse heritage impact.	
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5.1.3 Manly Development Control Plan 2013 (DCP 2013)

The Manly Development Control Plan 2013 (DCP 2013) contains more specific planning controls than contained within LEP 2013. The most relevant sections of the DCP are discussed below.

Clause/Requirement	Summary of proposal	Compliance?
Section 3, General Provisions		
3.2 Heritage		
<i>Objectives</i> (a) Ensure that heritage significance is considered for heritage items, development within heritage conservation areas, and development affecting archaeological sites and places of Aboriginal heritage significance.	A separate Heritage Impact Statement for the works has been prepared. In summary, this report has found that the proposed works will result in a neutral heritage impact and includes works to the interior only, in an area of contemporary refurbishment and 'low' significance.	Complies. There will be a neutral heritage impact. See accompanying HIS.
3.4 Amenity (views, overshadowing, overlooking, privacy, noise)		
Objective 1) To protect the amenity of existing and future residents and minimise the impact of new development, including alterations and additions, on privacy, views, solar access and general amenity of adjoining and nearby properties including noise and vibration impacts.	There will be no impact to any neighbour's amenity. The works are internal and do not impact sunlight, privacy, views and landscaping, which will be unchanged by the minor works, which are all internal to the building.	Complies.

Objective 2) To maximise the provision of open space for recreational needs of the occupier and provide privacy and shade.		Complies.
3.5 Sustainability		
Objective 1) To ensure the principles of ecologically sustainable development are taken into consideration within a consistent and integrated planning framework that achieves environmental, economic and social sustainability in the short, medium and long term.	The modification works are consistent with ESD. Efficient energy and water fittings will be used in these refurbishment works.	Complies.
Objective 2) To encourage the retention and adaptation of existing dwellings including a preference for adaptive reuse of buildings rather than total demolition. Where retention and adaption is not possible, Council encourages the use of building materials and techniques that are energy efficient, non-harmful and environmentally sustainable.	The works will remove minimal amounts of materials. If possible the removed materials will be reused or recycled.	Complies.
Objective 3) To minimise waste generated by development and embodied in the building materials and processes through demolition.	Minimal waste will be created by the works. The site is already facilitated by waste and recycling facilities.	Complies.
3.6 Accessibility		
Objective 1) To ensure equitable access within all new developments and ensure that any	The site is already capable of providing equitable access. No alterations to these provisions are proposed.	Complies.

refurbishments to existing buildings provide improved levels of access and facilities for people with disabilities.		
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5.2 S. 4.15(1)(b) Impact on the Environment

The proposed development is appropriate for the site given its compliance with the relevant planning requirements and because there are no negative impacts on neighbours to the site. The proposed works are minor internal works only.

Relationship to adjacent development

There will be no adverse environmental impacts on neighbouring dwellings as a result of the proposed works.

5.3 S.4.15(1)(c) The suitability of the site for the proposed development

Having regard to the characteristics of the site and its location, the proposed development is considered appropriate in that:

- It is consistent with the objectives of the Public Recreation (RE2) zone under Manly LEP 2013;
- The appearance, materials and finishes of the proposed works are high quality and sympathetic to existing materials; and
- The proposed development is entirely internal with no significant adverse environmental impacts in relation to adjoining properties or the streetscape.

As demonstrated throughout this Statement of Environmental Effects, the proposed development will not result in any significant adverse environmental impacts.

5.4 S.4.15(1)(e) The Public Interest

The proposed development are minor internal works only and do not have any impact on the streetscape or on the amenity of nearby residents. Consequently, the proposal is in the public interest.

6.0 Conclusion

The proposed modification works are permissible with consent and is the heritage significance of the site. The proposed works will provide minor upgrade and refurbishment work and improved amenity. It is also consistent with the planning objectives for the zone.

The proposed modifications generally promotes and implements the planning principles, aims and objectives of:

- Manly Local Environmental Plan (LEP) 2013; and,
- Manly Development Control Plan (DCP) 2013.

The proposed works have the following merits:

- The works will have no effect on significant heritage fabric as the works will occur in an area of contemporary refurbishment of 'low significance'.
- The works are minor and internal only. They are required to improve the functionality of the bar and dining areas.
- The proposal is high quality and contemporary and will provide visual enhancements.
- There are no works proposed to the exterior, which is entirely retained.
- The amenity of neighbours to the site is unaffected.

Considering the significant merits of the proposal and the absence of any adverse environmental impacts, it is recommended that Council grant consent to this development consent modification.