



**ATTACHMENT DOCUMENT
FOR
COUNCIL MEETING**

PART B

Tuesday 27 October 2020

Michael Urquhart
GENERAL MANAGER

AGENDA

1. *Development Application 2020/16 – Alterations and Additions To The Lightning Ridge Bowling Club*
 - a. *Plans*
 - b. *Statement of Environmental Effects*
 - c. *Development Assessment*
 - d. *NSW Police Response/Request for Additional Information*
 - e. *Crime Prevention Through Environmental Design Assessment*

PROPOSED ALTERATIONS AND ADDITIONS TO

LIGHTNING RIDGE DISTRICT BOWLING CLUB 1 AGATE STREET LIGHTNING RIDGE NSW 2834



SCHEDULE OF DRAWING (DEVELOPMENT APPLICATION SET)

00-01	TITLE PAGE
01-01	EXISTING PLAN
02-02	PROPOSED MASTER PLAN & ELEVATION
03-01	PROPOSED STAGE 1B PLANS AND ELEVATIONS
04-01	PROPOSED STAGE 1A PLANS AND GENERAL NOTES
05-01	PROPOSED GARAGE AND SHED PLANS & ELEVATIONS
06-01	PROPOSED & EXISTING AREAS
07-01	DETAIL SHEET 1

DOCUMENTS PREPARED BY:



NETWORK REFURBISHMENTS & CONSTRUCTION

A DIVISION OF CHAIN & ASSOCIATES PTY LTD.
ABN 89 065 437 ACN 065 824 437

304 Victoria Rd, Gladesville, 2111.
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GENERAL

NOTE:
<ul style="list-style-type: none">DISCONNECT & SEAL ALL REDUNDANT SERVICES & MAKE SAFEREMOVE ALL EXISTING GIPS CEILINGDEMOLISH WALLS AS INDICATEDDEMOLISH CEILING & BATHROOMS AS INDICATEDCONFIRM ALL PRIOR TO COMMENCEMENT OF WORKS
NOTE:
<ul style="list-style-type: none">NEW WALLS AS INDICATEDNEW FLOOR FINISHES TO NEW AREA AS INDICATEDNEW PLASTERBOARD CEILINGS TO REPLACE EXISTINGEXIST CEILING ONLYNEW LIGHTING TO NEW CEILINGS ONLY & WHERE SPECIFIEDNEW SCREENS AS INDICATED
NOTE:
<ul style="list-style-type: none">FURNITURE BY CLIENTTOILET PAPER ROLLS & PAPER HOLDERS BY CLUB1 X 3/8" CLIENTGAMING SCREENS & BASKS BY CLUBPOSTERS BY CLIENT
NOTE:
<ul style="list-style-type: none">REFER TO FINISHES DRAWING & SCHEDULESERVICES TO BE CO-ORDINATEDDISCONNECT & REUSE SMOKE DETECTORS UNDO
NOTE:
<ul style="list-style-type: none">NO WORKS IN SHADDED AREAS



Warning! "Demolition Dimensions for Base Building"

Dim - C11.9 - 5.2 x 3.1 x 4.0 - 2.0 x 1.0 x 1.0

Dimensions Not Verified by Network Site Measures

DEMOLITION

DEMOLITION
GENERALLY
<ul style="list-style-type: none">THE WORK OF THIS SECTION COMPRISES THE DEMOLITION OF PORTION OF EXISTING BUILDING AND ALL TENDON TO EXISTING SERVICES AND RELATED ITEMSALL AS NECESSARY TO COMPLETE THE WORK INDICATED ON THE DRAWINGS AND AS FURTHER SPECIFIEDANY WORK SHOWN ON THE DRAWINGS AND NOT SPECIFIED AND VICE VERSA SHALL BE TAKEN AS INCLUDEDANY WORK, WHETHER FURTHER DETAILED OR SPECIFIED OR NOT, WHICH IS NORMALLY REQUIRED FOR COMPLETION OF THE WORK FOR BEST PRACTICE SHALL BE DEEMED TO BE INCLUDED IN THE WORKTHE SUBCONTRACTOR SHALL SUPPLY, ERECT AND DEMANTLE ALL SCAFFOLDING AND SHALL PROVIDE ALL NECESSARY PLANT AND EQUIPMENTPRIOR TO SIGNING A CONTRACT WITH NETWORK REFINISHMENTS & CONSTRUCTION, THE SUBCONTRACTOR SHALL FURNISH A WORK METHOD STATEMENT TO NETWORK REFINISHMENTS & CONSTRUCTION
SCOPE
<ul style="list-style-type: none">PROTECT SURROUNDING AREAS DURING DEMOLITION WORKS AND ERECT SUITABLE BARRIERS ETCREMOVE EXISTING REDUNDANT FLOOR FINISHESLOCATE EXISTING SERVICES PRIOR TO COMMENCING WORKCLEAN EXISTING FLOORS OF DIRT AND DEBRISCARRY OUT NECESSARY ALTERATION/ADDITION TO WALLS AND STRUCTURE IN ACCORDANCE WITH NETWORK DOCUMENTS AND INSTRUCTIONS

BCA

NOTE:
<ul style="list-style-type: none">SPECIFICATION C1.1 (TYPE OF CONSTRUCTION) - ALL NEW WORK SHALL COMPLY WITH TYPE 3 CONSTRUCTION IN ACCORDANCE WITH CLAUSE 4 AND TABLE 4 OF SPECIFICATION C1.1 BCAC1.9 FIRE HAZARD PROPERTIES FIRE HAZARD PROPERTIES WILL COMPLY WITH C1.9 OF THE BCA SPECIFICATION C1.1 FOR NEW FLOOR MATERIALS, FLOOR COVERINGS, WALL AND CEILING LINING MATERIALS AND SPECIFICATION C1.10 FOR OTHER MATERIALS. TEST CERTIFICATE WILL BE PROVIDED FOR THE NEW FLOOR LININGS OR CARPET.C2.3.1 ELECTRICITY SUPPLY SYSTEM (C2.3.1) - ANY PROPOSED ELECTRICAL SWITCHING SHALL BE LOCATED IN INTERNAL AREAS OF THE BUILDING TO BE ENCLOSED BY NON-COMBUSTIBLE CONSTRUCTION WITH DOORWAYS SUITABLY SEALED AGAINST SMOKE SPREADING FROM THE ENCLOSURE.D 1.4 (EXIT TRAVEL DISTANCES) NO POINT ON THE FLOOR WILL BE MORE THAN 20M FROM AN EXIT OR FROM A POINT FROM WHICH TRAVEL IN DIFFERENT DIRECTIONS TO 2 EXITS IS AVAILABLE, IN WHICH CASE THE MAXIMUM DISTANCE TO ONE OF THOSE EXITS MUST NOT EXCEED 40M.D1.5 - PATHS OF TRAVEL TO EXITS SHALL MAINTAIN A 1.000M CLEAR PATH OF TRAVEL.D2.2 OPERATION OF LATCHES DOORS ARE TO BE PROVIDED WITH LATCHING MECHANISMS WHICH ARE EASILY OPERABLE FROM INSIDE WITHOUT A KEY BY A SINGLE HANDLED PUSHING ACTION ON A SINGLE DEVICE WHICH IS LOCATED BETWEEN 900MM AND 1140 FROM THE FLOOR.PART 7 ACCESS AND FACILITIES FOR PEOPLE WITH DISABILITIES WILL BE PROVIDED IN ACCORDANCE WITH BCA PART 03.48 1428-1500. GENERALLY ALL DOORS WITHIN THE CLUB ARE TO HAVE AN UNRESTRICTED DOOR OPENING WITH 90MM, DISCRETE SPACES AT DOORWAYS TO COMPLY WITH AS4204.1-2009. ACCESSIBLE FACILITIES AND FACILITIES FOR PEOPLE WITH AN AMBULANT DEBILITY TO COMPLY WITH AS4204.1-1. SEE APPENDIX A.COMPLY WITH THE REQUIREMENTS OF THE ACCESS COMPLIANCE REPORTTACTILE GROUND SURFACE INDICATORS TO COMPLY WITH AS4284E1.6 (FIRE HIDE REEL) FIRE HIDE COVERAGE TO BE PROVIDED TO WHOLE CLUB AS PER AS424.1-2006 AND LOCATED NO GREATER THAN 40M FROM AN EXITE1.8 (PORTABLE FIRE EXTINGUISHERS) PORTABLE FIRE EXTINGUISHERS WILL BE PROVIDED IN ACCORDANCE WITH BCA CLAUSE E1.8 AND AS 2444-2001.E2.3.2 (SMOKE HAZARD MANAGEMENT) AN AUTOMATIC SMOKE DETECTION AND ALARM SYSTEM SHALL BE INSTALLED THROUGHOUT THE CLUB IN ACCORDANCE WITH THE REQUIREMENTS OF AS1974-1:2004 AUTOMATIC SHUTDOWN TO BE PROVIDED TO NEW AIR CONDITIONING SYSTEM TO NEW SPEC E2.3 AND AS1986.1.PART 6.1 (EMERGENCY LIGHTING AND EXIT SIGNS)<ol style="list-style-type: none">GENERALLY EMERGENCY LIGHTING SHALL BE PROVIDED TO EVERY PASSAGE, WALK, CORRIDOR OR HALLWAY THAT IS PART OF THE PATH OF TRAVEL TO AN EXIT AND EVERY ROOM HAVING A FLOOR AREA OF GREATER THAN 100M². INSTALLATION TO COMPLY WITH AS 2201.1-2009EXIT SIGNS SHALL BE INSTALLED ABOVE ALL EXIT DOORS AND IN APPROPRIATE PORTIONS TO DIRECT OCCUPANTS TO THE EXITS. INSTALLATION TO COMPLY WITH AS2006.1-2006.PART 4.1 (ARTIFICIAL LIGHTING) WILL BE PROVIDED IN ACCORDANCE WITH BCA CLAUSE F4.4 AND AS 1686-1:1996PART 4.1 (MECHANICAL VENTILATION) WILL BE PROVIDED TO ALL PARTS OF THE CLUB IN ACCORDANCE WITH AS 1965.2 AND AS 3886.1PART 3.2 (GLAZING) ALL NEW GLAZING TO COMPLY WITH AS1288-2006 AND FRONT GLAZING TO COMPLY WITH PART 3.2.3.2PART 3.2 (ARTIFICIAL LIGHTING AND POWER) ALL NEW ARTIFICIAL LIGHTING AND POWER WILL COMPLY WITH BCA PART 3.2. THE MINIMUM ALLOWABLE LUMINOUS POWERED DENSITY TO COMPLY WITH TABLE 3.2.3.2PART 3.2 (HOT WATER SUPPLY) ANY NEW HOT WATER SYSTEMS WILL COMPLY WITH BCA PART 3.2 AND SECTION 6.1 OF AS3000.4NEW ALL ACCESS FOR MAINTENANCE ACCESS FOR MAINTENANCE WILL BE PROVIDED IN ACCORDANCE WITH BCA CLAUSE NEW 3.2STRUCTURAL ELEMENTS WILL BE INSTALLED AND CERTIFIED BY A QUALIFIED STRUCTURAL ENGINEER IN ACCORDANCE WITH THE BCA AS 1703.1STRUCTURAL DESIGN TO BE IN COMPLIANCE WITH AS3000-2007.

BCA SECTION 3.1 - COMPLIANCE
CLIMATIC ZONE : 5
R-VALUES
ROOF/CEILING : 3.2
WALLS : 2.8
THE PORTIONS OF WALL AND CEILING "INTERNAL" AND DO NOT FORM PART OF THE "PERIMETER" CONDITIONED SPACE

WALL TYPES

LEGEND - WALL TYPES
1 METAL FRAMED FLOOR TO CEILING PLASTERBOARD WALL WITH INSULATION
2 METAL FRAMED FLOOR TO CEILING PLASTERBOARD & "VILLAGEBOARD" WALL TO TILED SIDE
3 METAL FRAMED FLOOR TO CEILING "VILLAGEBOARD" WALL WITH 40MM FILING & PLYWOOD BACKING
4 METAL FRAMED FLOOR TO CEILING "VILLAGEBOARD" WALL WITH 40MM FILING & PLYWOOD BACKING
5 FLOOR TO CEILING ALUMINUM FRAMED GLAZED WALL
6 METAL FRAMED FLOOR TO CEILING PLASTERBOARD WALL COME SLOPE
7 PART HEIGHT PLASTERBOARD WALLS WITH ALUMINUM FRAMED GLAZED OVER
8 DISCRETE FILM TO GLAZING
NOTE:
ALLOW FOR PLYWOOD SHEETING BEHIND PLASTERBOARD TO AREAS OF EQUIPMENT MOUNTING E.G. TV'S, SHELVING

KITCHEN

NOTE
THE FLOOR OF THE FOOD PREMISES MUST BE FINISHED IN AN APPROVED NON ABSORBENT MATERIAL, EVENLY LAID, OR GRADED AND DRAINED TO A RAPID FLOOR WASTE.
THE FLOOR MUST BE COVERED AT THE INTERSECTION WITH THE WALLS.
THE WALLS OF THE FOOD PREPARATION AREA MUST BE OF SOLID CONSTRUCTION AND FINISHED WITH GLAZED CERAMIC TILES OR OTHER RIGID, SMOOTH FACED IMPERVIOUS MATERIAL.
CEILING WITH THE FOOD PREMISES AND STORAGE AREAS SHALL BE FREE OF CAPS AND OPEN JOINTS AND SHALL BE FINISHED WITH AN IMPERVIOUS SEALED MATERIAL. DROP IN PANELS ARE NOT PERMITTED IN FOOD PREPARATION AREAS, FOOD STORAGE AREAS OR AREAS WHERE FOOD IS DISPLAYED OR SERVED.
HAND WASH BASIN WITH HOT AND COLD RUNNING WATER MIXED THROUGH A COMMON TAP, HAND WASH SOAP AND HAND DRYING FACILITIES MUST BE PROVIDED IN ALL FOOD PREPARATION AND SAN AREAS. ALL TAPS TO HAND WASH BASINS MUST BE HANDS FREE. LIQUID SOAP AND PAPER TOWEL DISPENSERS OR OTHER HAND DRYING FACILITIES MUST BE LOCATED NEXT TO AND IN CLOSE PROXIMITY TO THE HAND WASH BASIN.
THE APPLIANCES USED TO STORE POTENTIALLY HAZARDOUS FOOD MUST HAVE A CAPACITY TO KEEP FOOD HOTTER THAN 60 DEGREES OR COLDER THAN 5 DEGREES AND BE PROVIDED WITH A THERMOMETER, ACCURATE TO 1 DEGREE AND WHICH CAN BE EASILY READ FROM THE OUTSIDE THE APPLIANCE.
AN APPROVED AUDIBLE ALARM DEVICE SHALL BE LOCATED OUTSIDE THE COOLROOM OR CONTIGUOUS ONLY FROM WITHIN THE COOLROOM AND BE ABLE TO ACHIEVE A SOUND PRESSURE LEVEL OUTSIDE THE COOLROOM OF 95 DBA WHEN MEASURED 3 METRES FROM THE SOUNDING DEVICE.
ALL SERVICE PIPES, ELECTRICAL CONDUITS, REFRIGERATION CONDENSATE PIPES AND THE LINE MUST BE CHASED INTO WALLS AND FLOORS OR AT LEAST 20MM OFF THE WALL.
ALL OPENINGS IN WALLS, FLOORS AND CEILINGS, THROUGH WHICH SERVICE PIPES PASS, MUST BE VERMIN PROOF.
WHERE FITTINGS ARE BUTT JOINED THEY MUST BE SEALED TO ELIMINATE ANY CAVITIES OR CRACKS. ALTERNATIVELY, A CLEAR SPACE OF AT LEAST 10MM IS TO BE PROVIDED BETWEEN FITTINGS.
THE FOLLOWING REQUIREMENTS APPLY TO CLEARANCES AND SUPPORTS OF EQUIPMENT.
ALL STOVES, REFRIGERATORS, CUPBOARDS AND SIMILAR FITTINGS MUST HAVE A CAPACITY TO KEEP FOOD HOTTER THAN 60 DEGREES OR COLDER THAN 5 DEGREES AND BE PROVIDED WITH A THERMOMETER, ACCURATE TO 1 DEGREE AND WHICH CAN BE EASILY READ FROM THE OUTSIDE THE APPLIANCE.
ALL SHELVING MUST BE FIXED 25MM CLEAR OF THE WALLS ON SOLID METAL BRACKETS.
THE CONSTRUCTION, FIT OUT AND FINISHES OF THE FOOD PREMISES SHALL BE IN ACCORDANCE WITH STANDARDS 3.2.3 OF THE AUSTRALIAN AND NEW ZEALAND FOOD STANDARDS CODE UNDER THE FOOD ACT 2000 AND AS 4844 - DESIGN, CONSTRUCTION AND FIT OUT OF FOOD PREMISES.

TOILETS

NOTE:
ALLOW FOR SELECTED TOILET PAPER HOLDER TO EACH CUBICLE SUPPLIED BY CLIENT INSTALLED BY BUILDER
ALLOW FOR SELECTED HAND PAPER DISPENSER & SOAP DISPENSERS SUPPLIED BY CLIENT INSTALLED BY BUILDER
ALLOW FOR COAT HOOKS - INDICATED BOLTS & SELF CLOSING HINGES TO EACH CUBICLE
FULL HEIGHT TILING AS SELECTED
ALLOW FOR ALUMINUM TILE TRIMS AT ALL JUNCTIONS
ALL EXPOSED PLUMBING TO BE CHROME FINISH
CONTRACTOR TO SUPPLY DETAILS OF FITTINGS & FIXTURES FOR APPROVAL

CEILING

LEGEND - CEILING
NEW CEILING LIGHT (OR RE-USED) POSITION
NEW PENDANT LIGHT AS SELECTED
RELOCATED SPEAKER
REMOVE CEILING HEATER (STORE FOR REUSE)
NEW FLOURESCENT LIGHT FITTING (COMPLIANT AS REQUIRED BY KITCHEN AREAS)
NEW HEAT LAMP AS SELECTED
EXISTING FIRE DETECTOR
NEW FIRE DETECTOR
NEW TOILET EXHAUST REGISTER
NEW / EXISTING COMPLYING EXIT SIGN (DIRECTIONAL AS REQUIRED)
NEW WALL LIGHT AS SELECTED
EXISTING A/C REGISTER
NEW A/C REGISTER
PAINT TO MATCH CEILING
NEW SPEAKER

ELECTRICAL

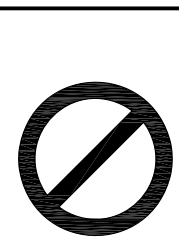
LEGEND - ELECTRICAL
TV BY CLIENT
DOUBLE GPO AT APPROPRIATE HEIGHT
SOAK CONNECTION
DATA POINT AT APPROPRIATE HEIGHT
TELEPHONE
3 PHASE POWER
BULKHEAD OR BRACKET FROM SLAB REQUIRED FOR INSTALLATION (E.G.S)
NOTE:
POSITION OF ALL TO BE SET OUT & CONFIRMED ON SITE
RELOCATED & RE-USE SERVICES WHERE POSSIBLE

DOORS

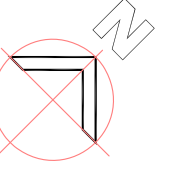
NOTE:
CONFIRM ALL DIMENSIONS ON SITE PRIOR TO FABRICATION AND INSTALLATION
REFER ALSO TO DOOR SCHEDULE AND HARDWARE SCHEDULE. ALL COORDINATION IS THE RESPONSIBILITY OF THE BUILDER - IF IN DOUBT, SEEK CLARIFICATION FROM THE CA
SHOP DRAWINGS ARE TO BE PROVIDED TO THE CA FOR COMMENT PRIOR TO MANUFACTURE
DOOR ELEVATIONS ARE DRAWN AS VIEWED FROM THE ROOM AS NOTED. REFER ALSO TO PLAN FOR DIRECTION OF SWING, SLIDE AND STACKING
DOOR HANDLES AND PUSH PLATES SHOULD BE LOCATED CENTRALLY (VERTICALLY) UNDO. DIMENSIONS WHERE PROVIDED ARE TO HANDLE CENTRELINE. HANDLES TO DISABLE ACCESSIBLE DOORS SHALL BE IN ACCORDANCE WITH AS4204.1
ALL DOOR FRAMES ARE TO BE PREFABRICATED STEEL (UNO). PAINT FINISHED AS PER THE FINISHES SCHEDULE.
ALL ALUMINUM SHALL BE POWDER COATED AS PER THE FINISHES SCHEDULE.
FIRE DOORS AS NOTED. FRL QUOTED IS THE MINIMUM PERFORMANCE OF THE DOOR SYSTEM. E DOOR, DOOR FRAME, HARDWARE AND INSTALLATION. CERTIFICATION MUST BE PROVIDED BY THE RELEVANT SUBCONTRACTOR. DOOR MUST BE TIGHT FITTING AND SELF CLOSING.
THE BUILDER SHALL INSTALL THE DOOR CLOSER TO SUIT THE SPACE AVAILABLE BETWEEN THE HINGE SIDE WALL AND THE DOOR WHEN IN THE OPEN POSITION. BE WHETHER TO INSTALL THE CLOSER AS A STANDARD MOUNTING OR AS AN OVER-DOOR MOUNTING. ALL EXTERNAL DOORS SHALL HAVE THE CLOSER FITTED ON THE INTERNAL SIDE.
STAINLESS STEEL KICK PLATE AS DRAWN SHALL BE FIXED TO BOTH SIDES OF THE DOOR UNDO.
THE COLD ROOM DOOR SPECIALIST SHALL PROVIDE AND INSTALL ALL COLD ROOM PANEL, DOOR HARDWARE, SEALS, BELL ETC. SHOP DRAWINGS TO BE PROVIDED
ALL GATES SHALL BE STEEL FRAMED. JOINTS TO BE WELDED, AND ALL ELEMENTS, FRAMES AND HARDWARE SHALL BE HOT DIP GALVANNEED. FURTHER PAINTING MAY BE REQUIRED AS PER THE FINISHES SCHEDULE.
ALL WINDOW FRAMES AND GLAZING TO BE DESIGNED BY A SPECIALIST BASED ON THE DETAILS PROVIDED, WITH SHOP DRAWINGS TO BE PROVIDED FOR COMMENT. REFER MINIMUM FRAMES AND GLAZING NOTES BELOW. THE DESIGN SHALL BE FREE WIND LOADINGS APPROVED BY THE CONSULTING STRUCTURAL ENGINEER, AND ALL STATUTORY REQUIREMENTS.
FRAMES SHALL BE MINIMUM 100MM COMMERCIAL SERIES ALUMINUM (EG GUARNEY 420 SERIES) CONTRA POCET GLAZED. INCLUDE MATCHING ALUMINUM SUB-SILLS. FINISH TO BE POWDER COATED AS PER THE FINISHES SCHEDULE.
GLAZING SHALL BE MINIMUM 6MM TIGHTENING SAFETY GLASS THROUGHOUT. EXCEPT INTERNAL DOOR VIEWING PANELS WHICH SHALL BE MINIMUM 4MM TIGHTENING SAFETY GLASS.

SANITARY ITEMS

TOILET SUITE - REECE POSH DOWNHOLE TOILET SUITE CLOSE COUPLED WITH QUICK-RELEASE SOFT CLOSE SEAT WHITE/CHROME (SP TRAP TO SUITE)
BASIN - REECE POSH SOLUS SEMI INSET BASIN 1 TAPHOLE
BASIN MIXER - REECE POSH SOLUS MIB BASIN MIXER CHROME
HANDRYER - DYSON AIRBLADE D8
HANDRYER - DYSON AIRBLADE V
HANDRYER - DYSON WASH + DRY



Warning!
General Dimensions for Base Building
Dimensions Not Verified
by Network Site Measures.



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REVISION DATE
01 21.08.20 DA SUBMISSION

REVISION DATE

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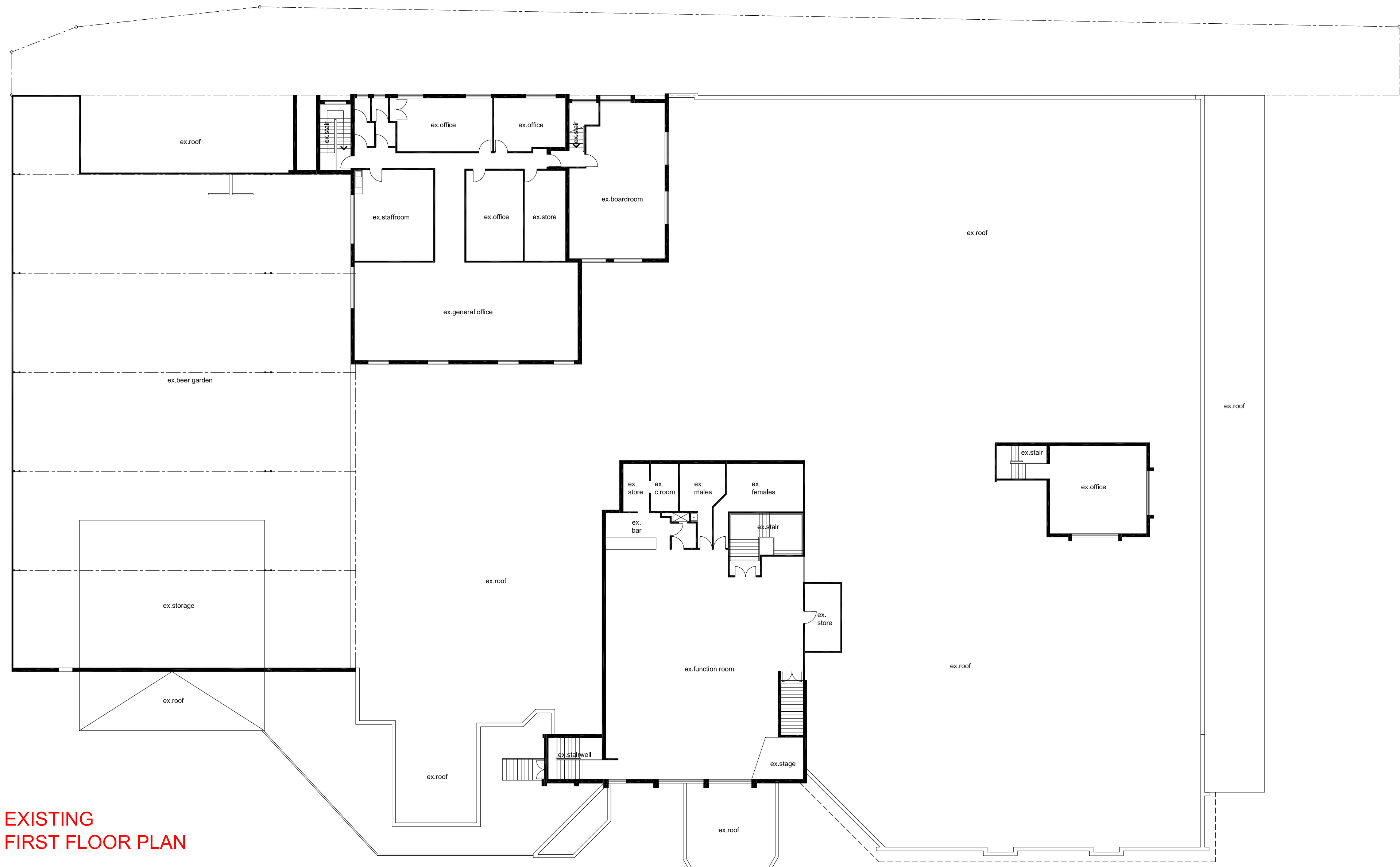
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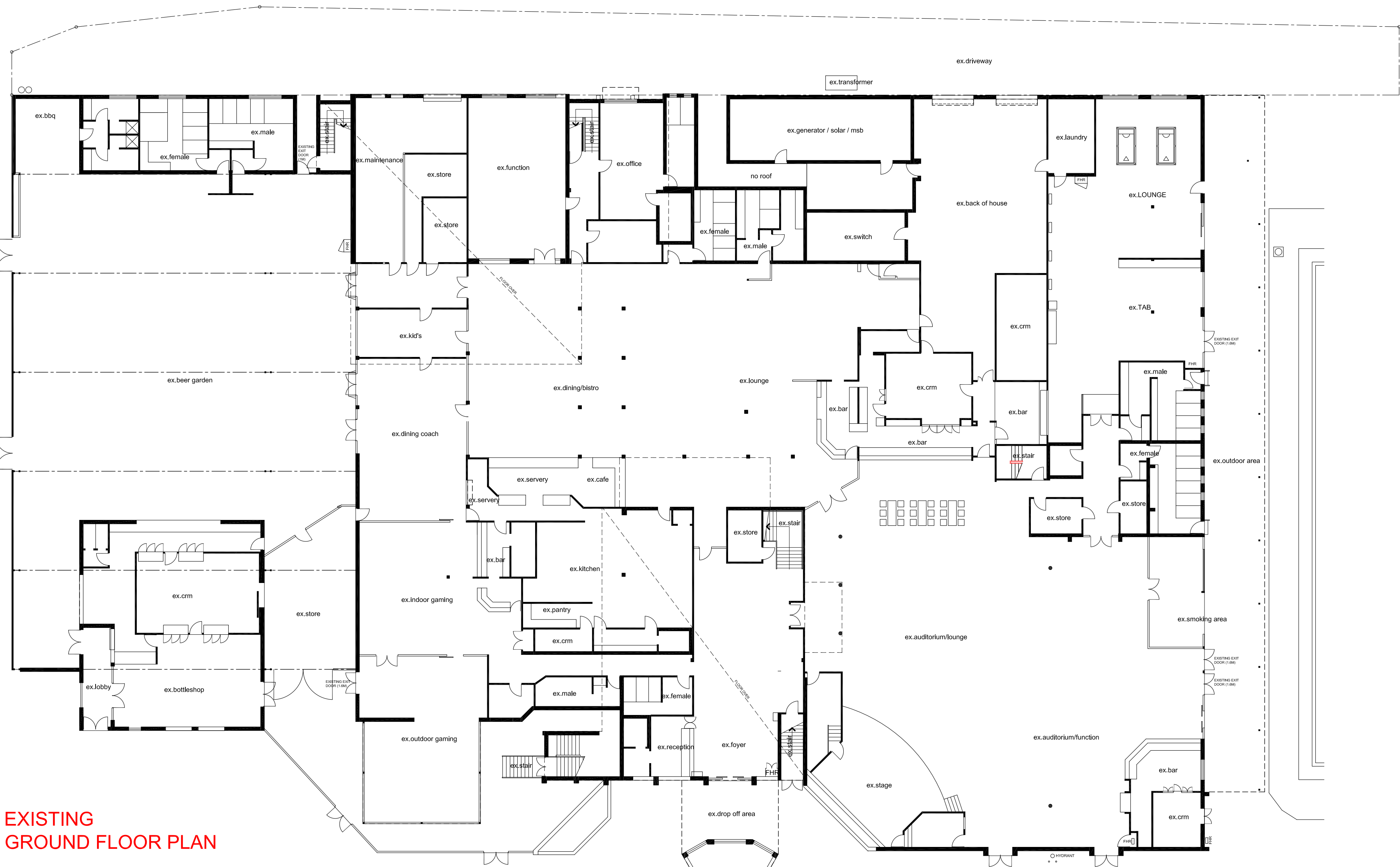
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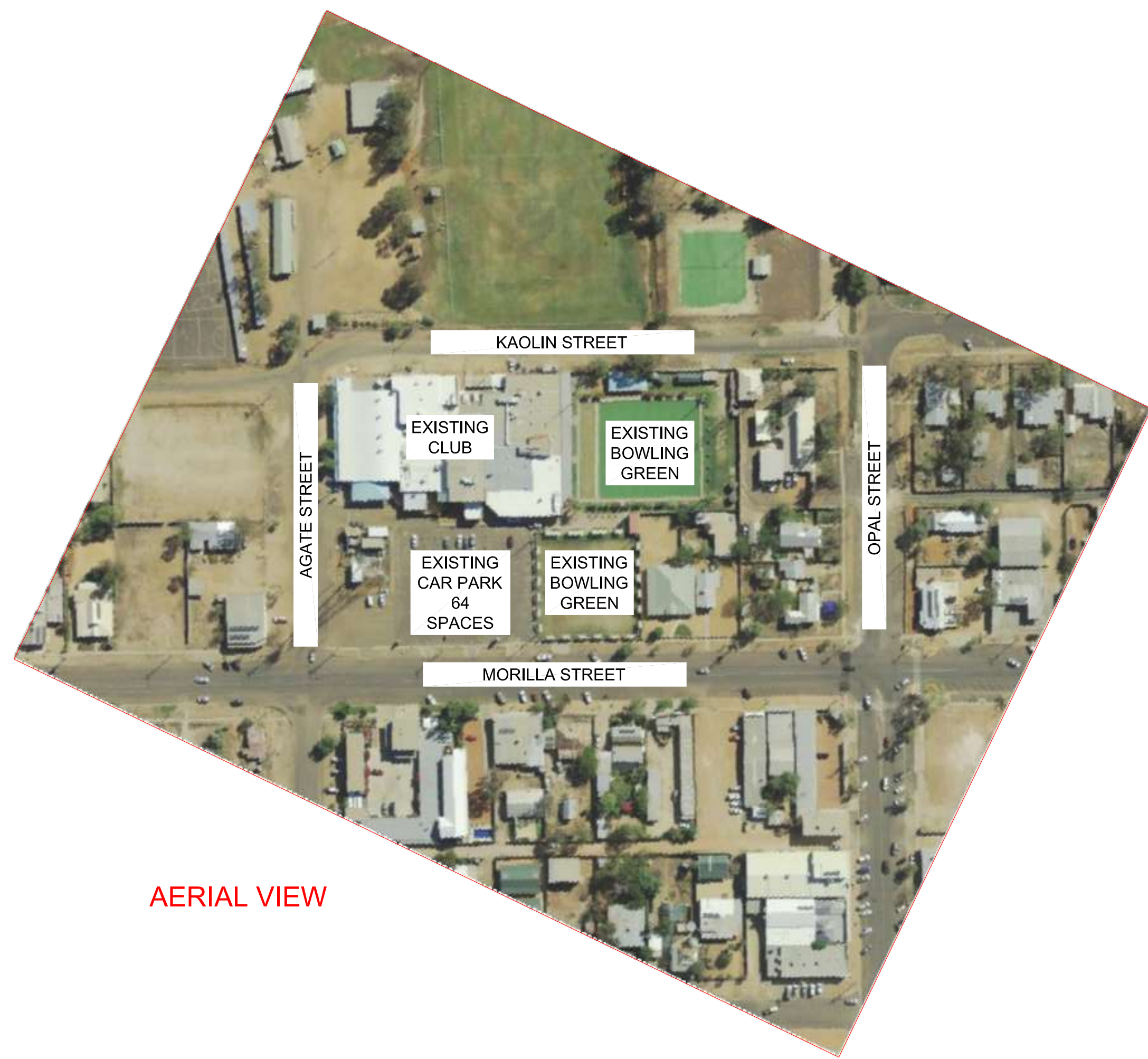
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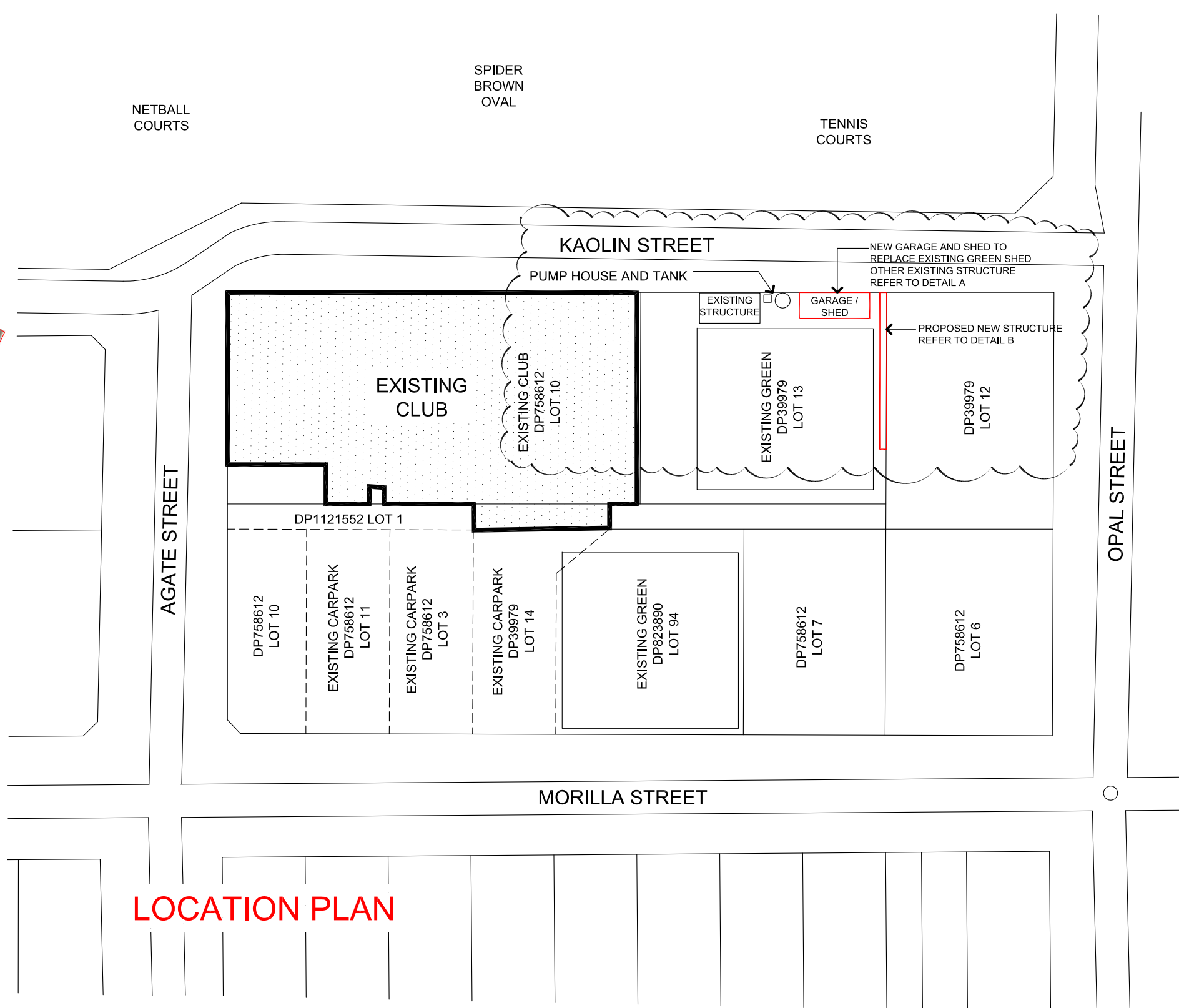
EXISTING
FIRST FLOOR PLAN



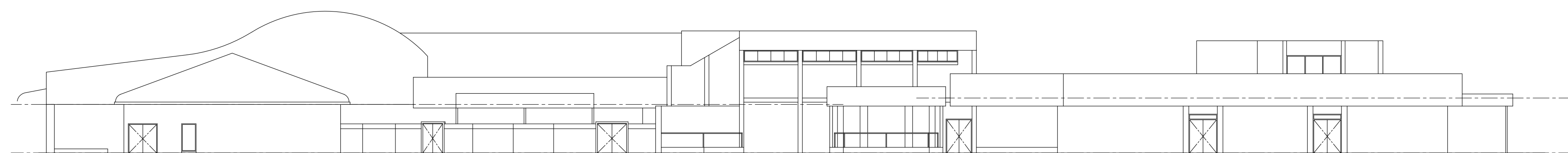
EXISTING
GROUND FLOOR PLAN



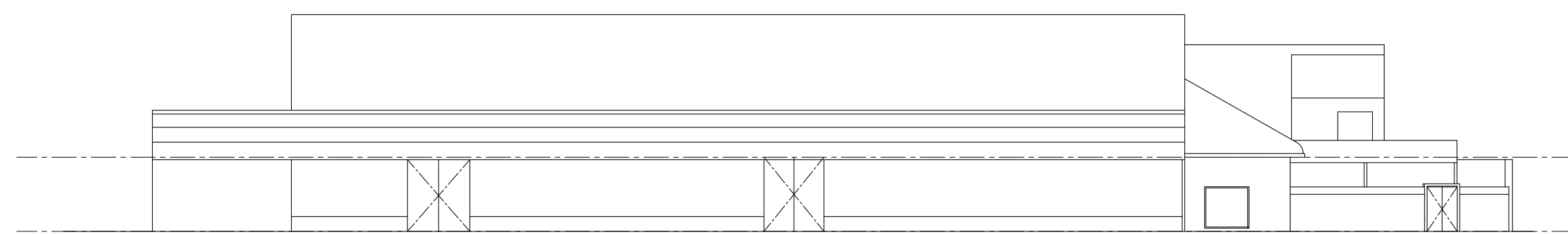
AERIAL VIEW



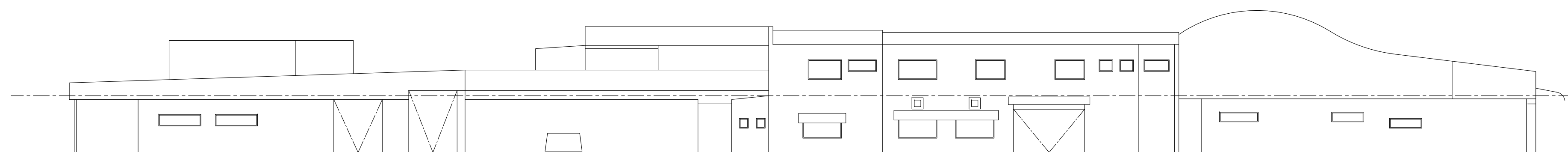
LOCATION PLAN



EXISTING SOUTH EAST ELEVATION
(MORILLA STREET)



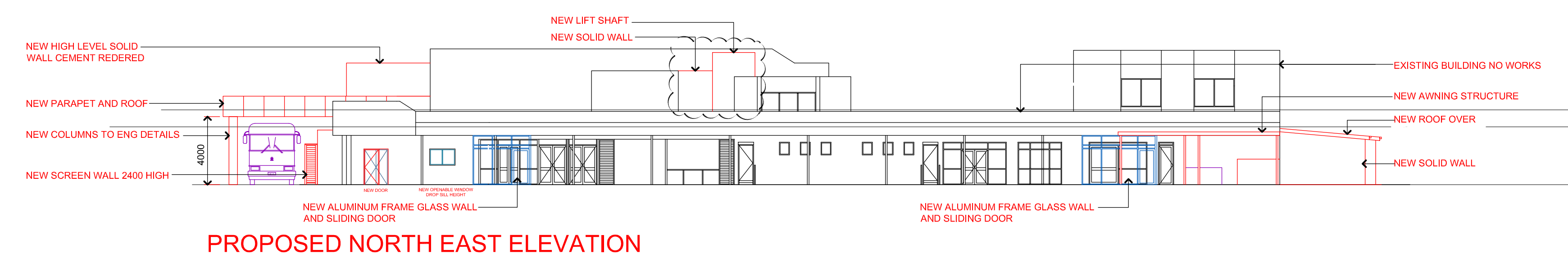
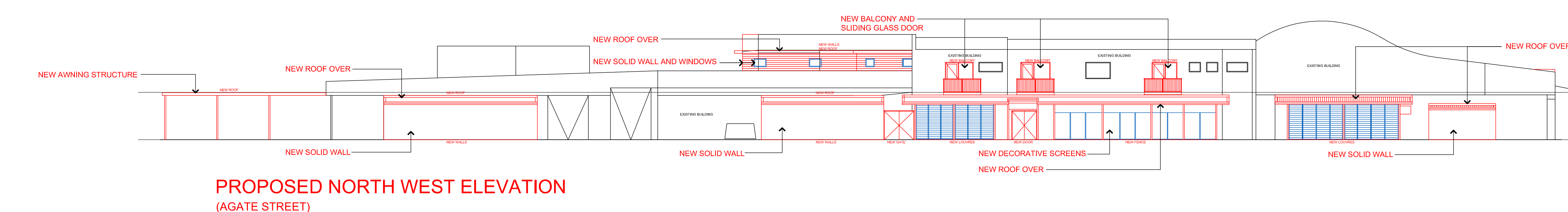
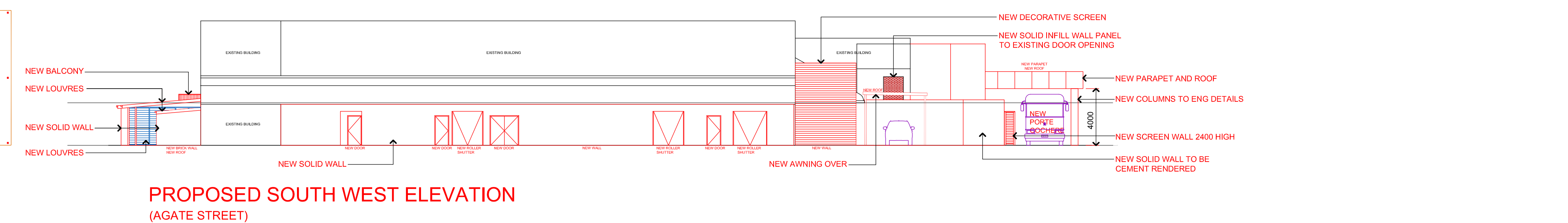
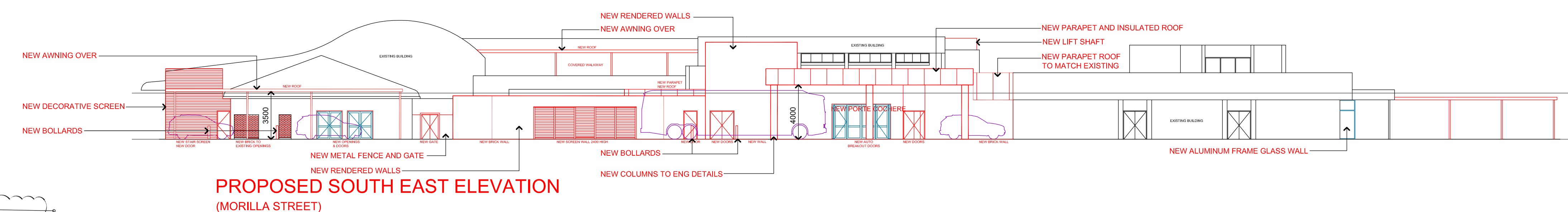
EXISTING SOUTH WEST ELEVATION
(AGATE STREET)



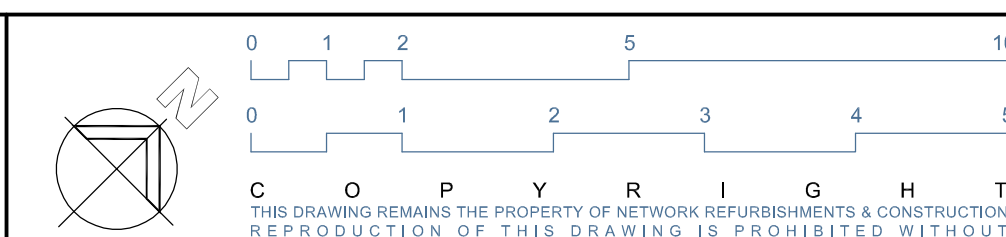
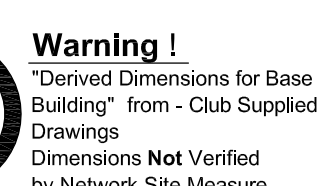
EXISTING NORTH WEST ELEVATION
(AGATE STREET)



EXISTING NORTH EAST ELEVATION



FOR CC. SUBMISSIONS ONLY



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REVISION	DATE	AMENDMENT
01	14.11.19	FIRST ISSUE FOR DISCUSSION
02	21.11.19	BBO & EXTERNAL WC ADDED
03	26.11.19	ADJUSTED TO MATCH SCOPE
04	02.12.19	BOTTLESHOP STORE ADDED
05	23.12.19	NEW STAIR FROM 1ST FLOOR, ALTERED TOILETS, LIFT MOVED
06	15.01.20	NEW DOORS ADDED & WIDTHS INDICATED
07	28.05.20	DESIGN DEVELOPMENT OF BREWERY AREA
08	01.06.20	DESIGN DEVELOPMENT OF DISPENSING & FUNCTION SITE AREA

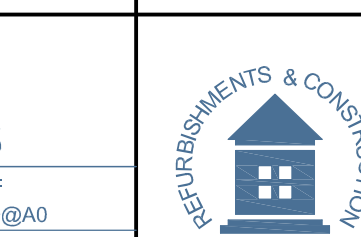
REVISION	DATE	ACCOMMODATION
11	26.06.20	BBO AREA ADJUSTED, OUTDOOR TOILET REDUCED TO ONE, BAR STORE INCREASE & NEW DOOR, GAMING LAYOUT ALTERED
12	05.07.20	NEW STAIRS TO ROOF DECK/STAIRS FACING GREENS ADDED
13	29.07.20	MODIFIED GAMING LAYOUT AND AIR LOCK, AND FUNCTION ROOM DECK ADDED
14	10.08.20	DA ISSUE
15	19.08.20	DECK REMOVED ISSUED FOR INFORMATION
16	21.08.20	ISSUED FOR DA SUBMISSION
17	24.08.20	ISSUED FOR DA MINOR CHANGES ADDED

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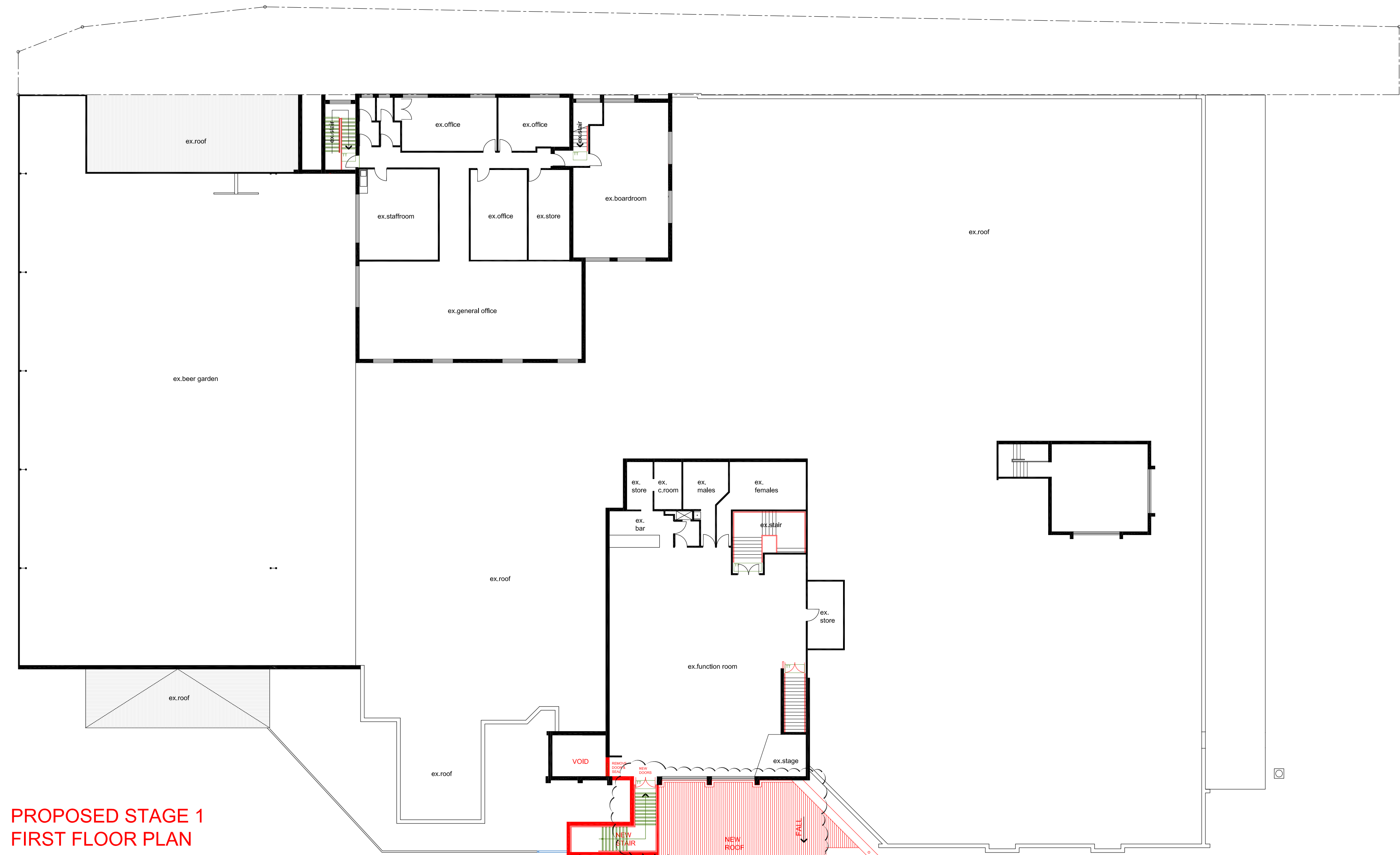
PROJECT: **ALTERATIONS AND ADDITIONS
LIGHTNING RIDGE DISTRICT
BOWLING CLUB**

	CLIENT:
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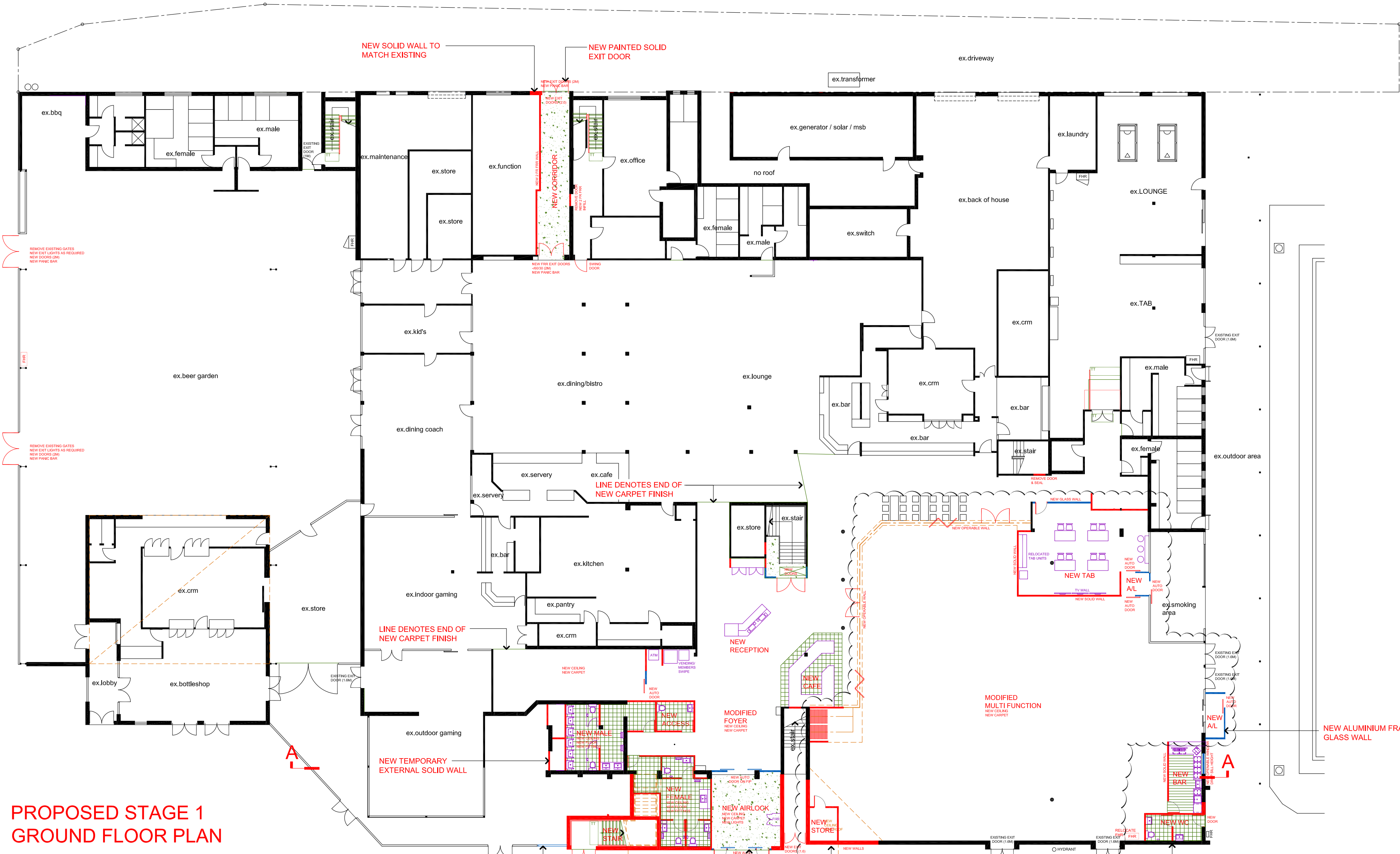
DRAWING:			
CONCEPT MASTERPLAN PLANS AND ELEVATIONS			
DATE: NOV 2019	DRAWN: JR	APPROVED: -	SCALE 1:200



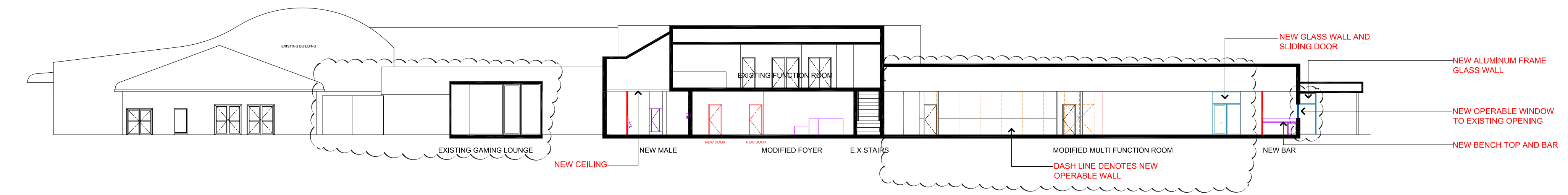
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A DIVISION OF CHAIN & ASSOCIATES PTY LTD.
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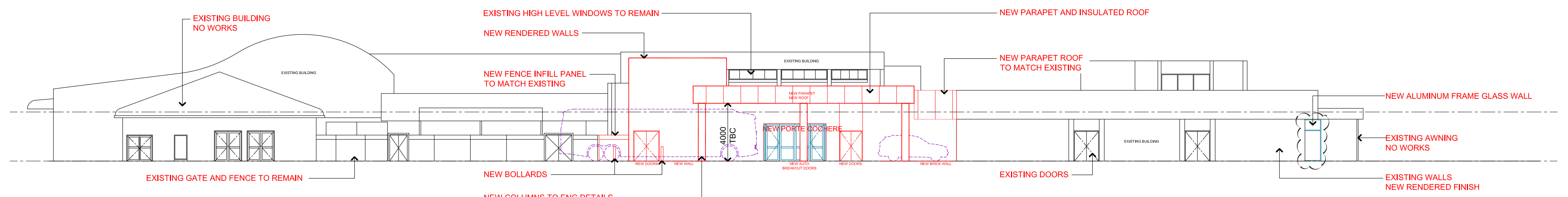
PROPOSED STAGE 1
FIRST FLOOR PLAN



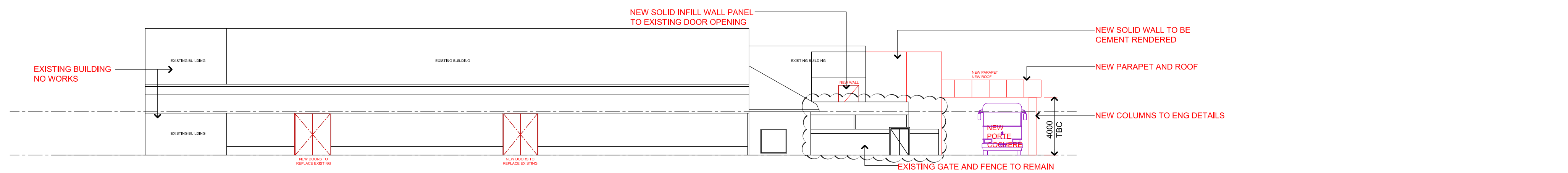
PROPOSED STAGE 1
GROUND FLOOR PLAN



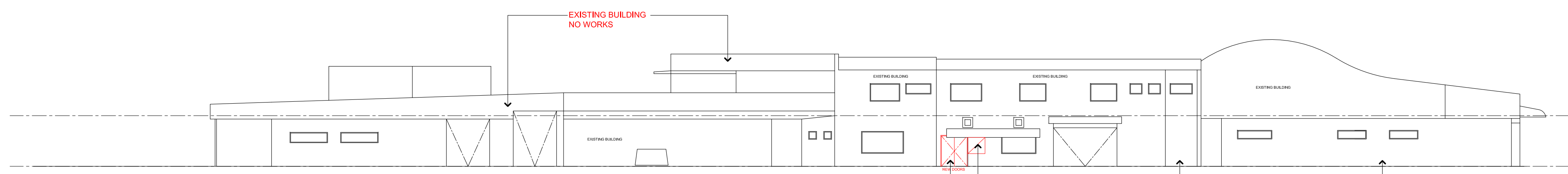
PROPOSED SECTION A



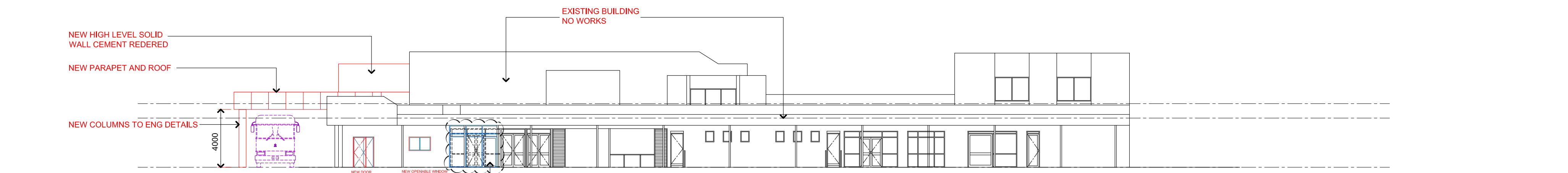
PROPOSED SOUTH EAST ELEVATION
(MORILLA STREET)



PROPOSED SOUTH WEST ELEVATION
(AGATE STREET)



PROPOSED NORTH WEST ELEVATION
(KAOLIN STREET)



PROPOSED NORTH EAST ELEVATION
(BOWLING GREENS)

NEW SOLID WALLS
NEW GLAZED WALLS

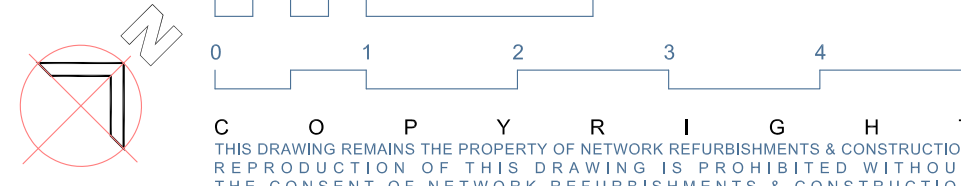
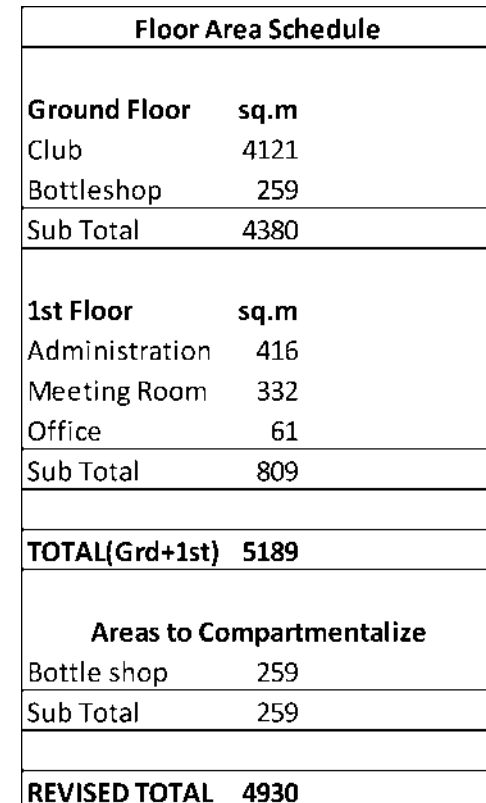
NOTE:

- FIRE

- ## NOTE:
- ALL WORKS TO BE COMPLETED BY THE FOLLOWING AUTHORITIES: NEW YORK STATE PRACTICE, 16-216-A-2014, 2015-1-206A, 2016-1-206A, AS WELL AS NYLS-2015-01 AND THE CURRENT NCC.
 - THE FIRE SERVICES CONTRACTOR TO SET OUT A DIMENSION ALL PENETRATIONS & GAIN APPROVAL FROM STRUCTURAL ENGINEERS BEFORE ANY COMMENCEMENTS. PROVIDE SEPARATE PENETRATION FOR EACH SERVICE SO AS TO INSURE ADEQUATE FIRE STOPPING. ALL FIRE PENETRATIONS SHALL BE FITTED WITH APPROVED FIRE STOP COLLARS DESIGNED TO CONFORM TO AS 153.
 - THE FIRE SERVICES CONTRACTOR TO PROVIDE FOR THE COMPLETE DETAIL OF SERVICE, CALLING OUT THE LOCATION OF ALL SERVICES, CERTIFYING AND APPROVALS, COMMENSATING, TESTING & HANDOVER.
 - FIRE SERVICES CONTRACTOR TO HAVE ALLOWANCES FOR ALL FIRE TRIP CABLES FROM THE TERMINAL SERVICES TO THE FIRE INDICATOR PANEL (FIP)
 - ALL THE WORKING TO BE NIMS
 - FIRE TIPS TO BE PROVIDED TO ALL MECHANICAL AND SECURITY SYSTEMS REQUIRE TO OPERATE IN FIRE MODE

NOTE:

- ALL WORKS TO BE IN ACCORDANCE WITH AUTHORITIES REQUIREMENTS, NEW CODE OF PRACTICE, AS 21169-1, 2012, AS 2419-1-2005, AS 3444-2001, AS 3670-1-2015, AS 16184-2015 AND THE CURRENT NCC.
- THE FIRE SERVICES CONTRACTOR IS TO SET OUT A DEMONSTRATION ALL PENETRATIONS & GAIN APPROVAL FROM STRUCTURAL ENGINEER BEFORE WORK COMMENCES. PROVIDE SEPARATE PENETRATION FOR EACH SERVICE SO AS TO ENSURE ADEQUATE FIRE STOPPING. ALL FIRE PENETRATIONS SHALL BE FITTED WITH APPROVED FIRE STOP COLLARS DEVICES TO CONFORM TO AS 1530.
- THE FIRE SERVICES CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE DETAILED DESIGN, CALCULATIONS, SUPPLY AND INSTALLATION OF ALL SERVICES, CERTIFICATES AND APPROVALS, COMMISSIONING, TESTING & HANDOVER.
- FIRE SERVICES CONTRACTOR TO MAKE ALLOWANCES FOR ALL FIRE TRIP CABLES FROM MECHANICAL SERVICES TO THE FIRE INDICATOR PANEL (FIP).
- ALL FIRE PIPING TO BE NIP MMS.
- FIRE TRIPS TO BE PROVIDED TO ALL MECHANICAL & SECURITY SYSTEMS REQUIRED TO OPERATE IN FIRE MODE.



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VERSION	DATE	AGREEMENT
01	19.12.19	FIRST ISSUE FOR DISCUSSION
02	15.01.20	PART PLANS ADDED
03	10.02.20	MULTI FUNCTION ROOM NOTE ADDED
04	29.07.20	GENERAL AMENDMENTS
05	10.08.20	DA SUBMISSION

REVISION	DATE	AGREEMENT

VERSION	DATE	ADDITION/REVISION

PROJECT: **ALTERATIONS AND ADDITIONS**
LIGHTNING RIDGE DISTRICT
BOWLING CLUB
1 AGATE ST LIGHTNING RIDGE NSW 2834



DRAWING:	
STAGE ONE A EARLY WORKS	
DATE: NOV 2019	DRAWN: JR
PROJECT NO:	PHASE: DA

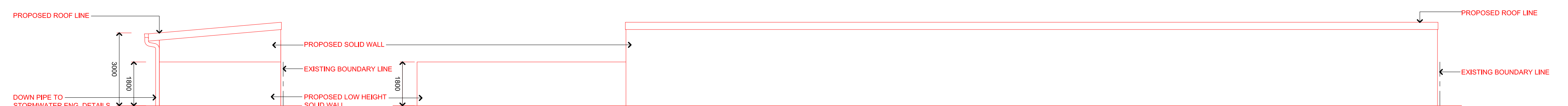
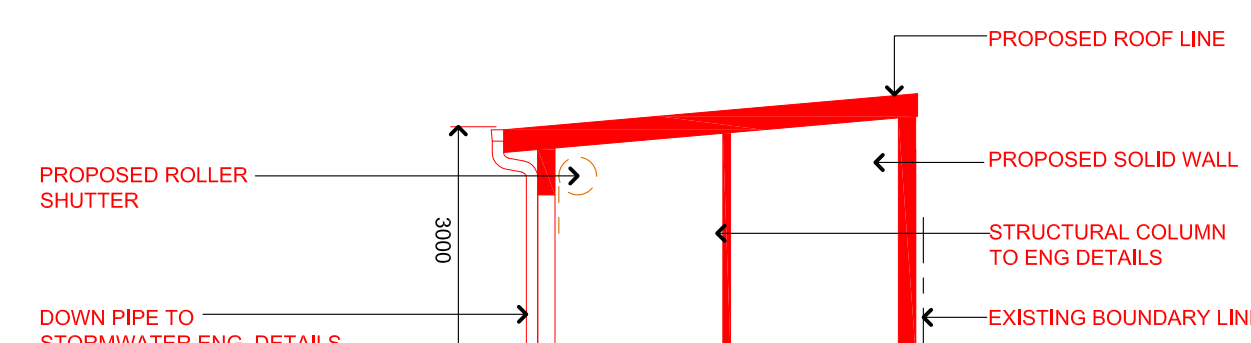
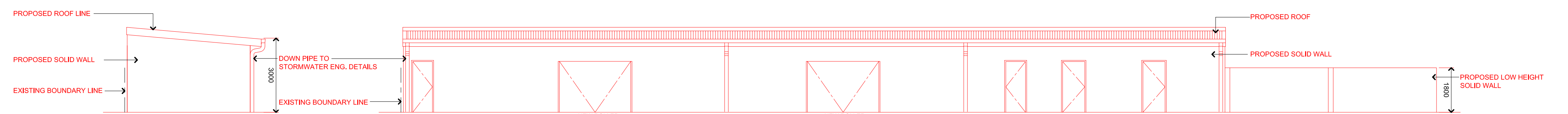
APPROVED:	SCALE:
DRAWING No:	REVISION:
A-04	05



FOR D.A. SUBMISSIONS ONLY

CHAMBERS & CONSTRUCTION

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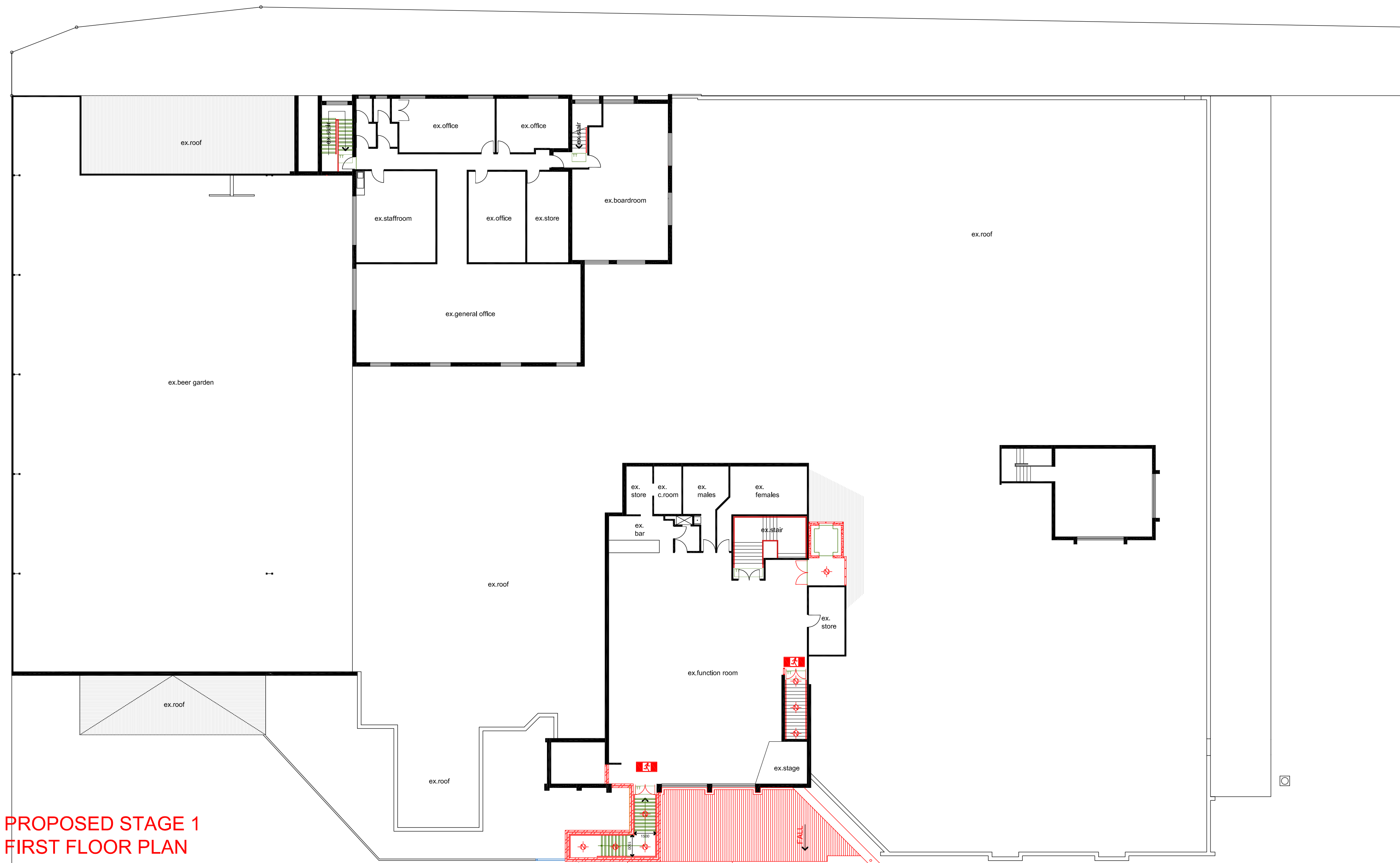




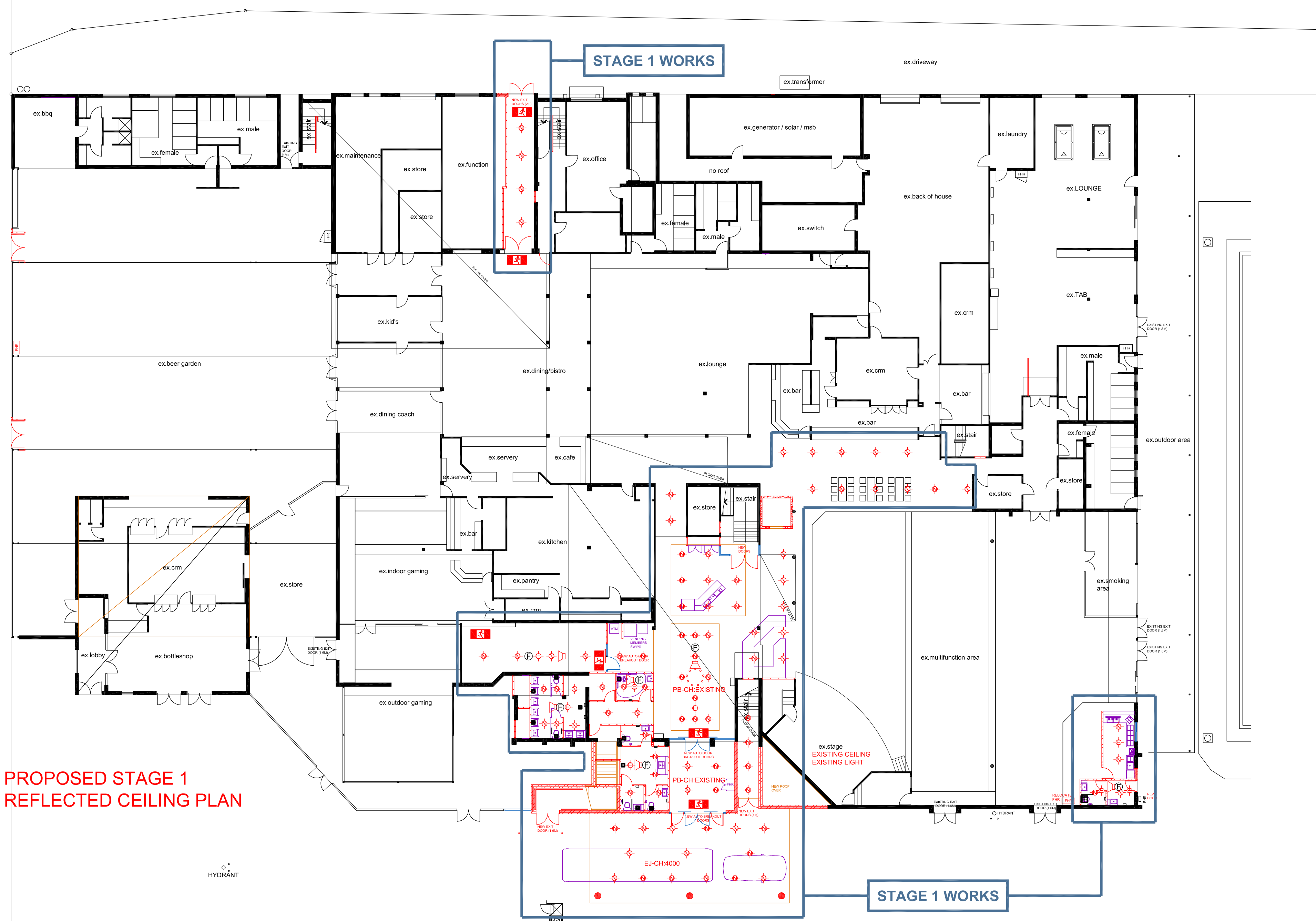
AREA SCHEDULE

EXISTING GROUND FLOOR	4289.7 m ²
EXISTING FIRST FLOOR	953 m ²
EXISTING CARPARK SPACES	64

NEW AREAS	
AREA 1 - GAMING	17.9 m ²
AREA 2 - GAMING	74.8 m ²
AREA 3 - TOILETS/AIRLOCK	52.7 m ²
AREA 4 - STORE	11.1 m ²
AREA 5 - TOILETS	15.5 m ²
AREA 6 - OUTDOOR AREA	38.5 m ²
AREA 7 - OUTDOOR/KIDS	115.9 m ²
AREA 8 - MAINTENANCE	45.9 m ²
AREA 9 - STORE/ARCHIVE	56.7 m ²
AREA 10 - STORE	45.9 m ²
AREA 11 - GARAGE	107.1 m ²
AREA 12 - SHED/TOILETS	167 m ²



PROPOSED STAGE 1
FIRST FLOOR PLAN



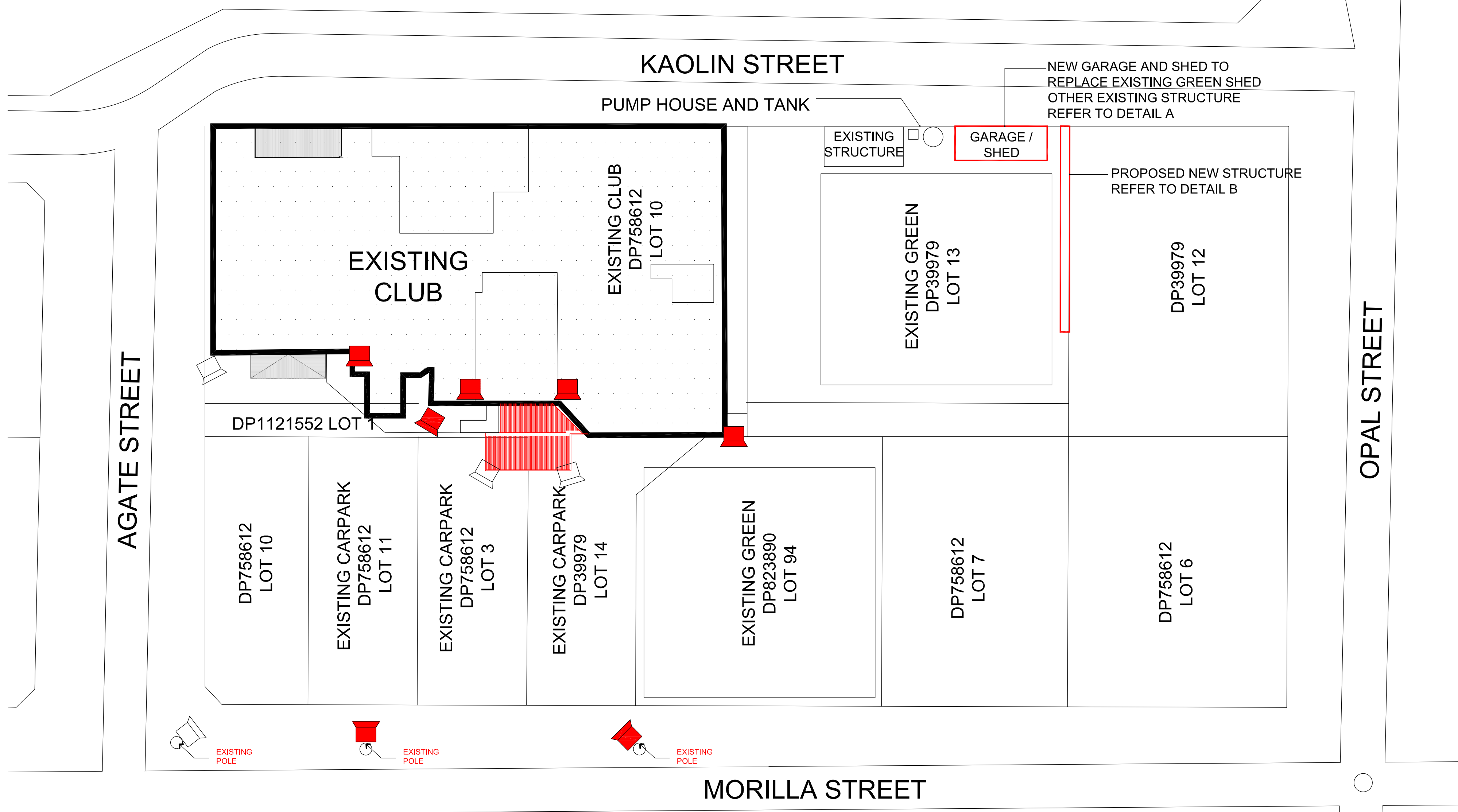
PROPOSED STAGE 1
REFLECTED CEILING PLAN

LEGEND - CEILING

- NEW CEILING LIGHT (OR REUSED PORTION)
- NEW PENDANT LIGHT AS SELECTED
- RELOCATED SPEAKER
- REMOVE CEILING HEATER (STORE FOR REUSE)
- NEW FLOURESCENT LIGHT FITTING (COMPLIANT AS REQUIRED E.G. KITCHEN AREAS)
- NEW HEAT LAMP AS SELECTED
- EXISTING FIRE DETECTOR
- NEW FIRE/SMOKE DETECTOR
- NEW TOILET EXHAUST REGISTER
- NEW EXISTING COMPLIANT EXT. SIGN DIRECTIONAL AS REQUIRED
- NEW WALL LIGHT AS SELECTED
- EXISTING A/C REGISTER (PANT TO MATCH CEILING)
- NEW A/C REGISTER (PANT TO MATCH CEILING)
- NEW SPEAKER
- NEW EMERGENCY LIGHT
- NEW PLASTERBOARD CEILING & HEIGHT (PANT FINISH)
- NEW EXPRESSED JOINT F.C. CEILING & HEIGHT (PANT FINISH)
- EXISTING CEILING LIGHT
- FEATURE LIGHT AS SELECTED

NOTE:

- CONTRACTOR TO CONFIRM LAYOUT
- CONTRACTOR TO PROVIDE ADDITIONAL SERVICES AS REQUIRED FOR COMPLIANCE
- CONTRACTOR TO CONFIRM COMPLIANCE TO RELEVANT AUSTRALIAN STANDARDS
- LIGHTS TO BE ON DIMMERS
- WALL/CEILING JUNCTION TO BE SQUARE SET



EXTERNAL LIGHTING SITE PLAN
LAYOUT

EXISTING FLOOD LIGHTS
NEW FLOOD LIGHTS

NEW SOLID WALLS
NEW GLAZED WALLS

FOR INFORMATION ONLY

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Warning!
Derived Dimensions for Base Building from - Club Supplied Drawings
Dimensions Not Verified by Network Site Measures.

GRAPHIC

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REVISION	DATE	DESCRIPTION
01	12.10.20	RCP AND EXTERNAL LIGHTING SITE PLAN LAYOUT ADDED

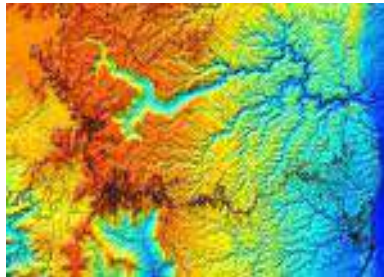
REVISION	DATE	DESCRIPTION

REVISION	DATE	DESCRIPTION

**ALTERATIONS AND ADDITIONS
LIGHTNING RIDGE DISTRICT
BOWLING CLUB**

1 AGATE ST LIGHTNING RIDGE NSW 2834

DATE	ISSUED	APPROVED	SCALE
NOV 2019	JR		1:200@A0
PROJECT NO.	DA	A-08	01



cityscapeplanning+projects

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS AND ADDITIONS TO LIGHTNING RIDGE BOWLING CLUB

1 AGATE ST LIGHTNING RIDGE

AUGUST 2020

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URBAN PLANNING CONSULTANT



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This report is provided to accompany a Development Application to be lodged on the subject land and is to be used for that purpose solely and for the client exclusively. No liability is extended for any other use or to any other party. Whilst the report is derived in part from our knowledge and expertise, it is based on the conditions prevailing at the time of the Report and upon the information provided by the client.

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1.0 INTRODUCTION

Cityscape Planning + Projects has been engaged by *Network Constructions Pty Ltd* to prepare a Statement of Environmental Effects (SEE) to accompany a Development Application (DA) to be submitted on the subject site. Detailed plans and a completed DA form have been provided separately.

The SEE describes the proposed development and subject site and undertakes an assessment of the proposal against the *Environmental Planning & Assessment Act 1979*, as well as the aims, objectives and development provisions of Walgett LEP 2013 and its associated DCP.

It has been compiled, through on ground investigations, research, analysis and discussion with officers of Walgett Shire Council.

2.0 THE SUBJECT SITE

2.1 LOCATION + DESCRIPTION

The subject site is a large irregular shaped parcel of land located on the north eastern corner of Agate St and Morilla St and has a third street frontage to Kaolin St at its rear.

The site is known as 1 Agate St, Walgett but his comprised off several lots with the following real property description:

Lot:	1	Sec:	10	DP:	758612
Lot:	11	Sec:	10	DP:	758612
Lot:	3	Sec:	10	DP:	758612
Lot:	13			DP:	39979
Lot:	14			DP:	39979
Lot:	94			DP:	823890

Figure 1 demonstrates the location of the site and Figure 2 show the siteds cadastral arrangements.

2.2 SITE DIMENSIONS

The site has a total area of approximately 1400m². It has a street frontage of approximately 165m to Kaolin St and a depth of approximately 110m from Morilla St. Figure 2 provides an image that demonstrates the site configuration.

FIGURE 1: LOCATION OF SITE



FIGURE 2: SITE BOUNDARIES



2.3 NATURAL ENVIRONMENT

The site is located on the northern edge of the township in an established urban environment.

The site and the broader area have been highly modified as part of its development and long-term use as a club facility. Accordingly, it does not accommodate any items of natural or topographical significance.

Images of the site that confirm its modified status are provided at the aerial photo at Figure 3 and images at Figure 4-6.

2.4 BUILT ENVIRONMENT

The site sits within an established urban environment and as such presents as a township type character that enjoys access to a range of urban services and infrastructure inclusive of roads, car parks and water, sewer and utility services.

2.5 FLOODING, BUSHFIRE + HAZARD

The site is not identified as being bushfire prone or flood prone on the relevant Council maps. It is not exposed to any other conceivable hazard or risk.

2.6 HERITAGE

Neither the site or adjacent lands are identified as possessing any heritage items, however the site is located in proximity to adjacent heritage items.

FIGURE 3: AERIAL PHOTO OF SITE



FIGURE 4: VIEW OF CLUB FROM MORILLA STREET CAR PARK AREA



FIGURE 5: VIEW OF BOWLING GREEN FROM MORILLA ST



FIGURE 6: VIEW FROM KAOLIN ST



2.7 EXISTING DEVELOPMENT

The site currently accommodates a large club facility located at the northern section of the site with two (2) bowling greens located at the eastern edge of the site and a large at-grade car park is located in the southern sections of the site. The location and images of these built forms and land uses are evident at Figure 3-6.

2.8 ADJACENT DEVELOPMENT

The site is located at the northern edge of the township and adjoins a mix of land uses including residential and tourist type use together with recreational land uses to the north of the site. An image of the site and its adjacent development is provided at Figure 7.

FIGURE 7: ADJACENT LAND USES



3.0 DEVELOPMENT PROPOSAL

3.1 BUILT WORKS

The development proposal seeks council consent to the following alterations and additions to the existing club building and broader site. Generally, the works involve 749m² of new Gross Floor Area (GFA) that will provide the following:

- New club entry and foyer
- Reconfigured beer-garden including micro-brewery, new kitchen and outdoor dining and seating area
- Kids play area
- New café
- Modified bottle-shop and cool room area
- Modified indoor gaming area (no increase in machines)
- Modified outdoor gaming area (no increase in machines)
- Hotel accommodation at the upper floor
- New administration area
- New outdoor BBQ area adjacent to bowling green
- New garage and sheds for bowling green and site maintenance

A new GFA plan is provided as part of the plan set that accompanies the DA.

A detailed list of proposed works across each floor is provided below:

GROUND FLOOR

- New porte cochere at the pedestrian entry including new roof and supporting columns

-
- New airlock at the building entry
 - Modified foyer and new entry area
 - New toilets and amenities at the entry area
 - New café
 - New stair to upper floor
 - Modified bottle shop and cool room area
 - Modified cool room
 - Reconfigured beer-garden including micro-brewery, new kitchen and outdoor dining and seating area
 - Kids play area
 - New water feature
 - New café
 - Modified indoor gaming area
 - Modified outdoor gaming area
 - New TAB
 - Modified function room including new bar and toilet
 - New entry and auto door to eastern elevation to provide access to bowling green
 - New corridor and exit to Kaolin St
 - New outdoor terrace area and kid play area at Kaolin St
 - New indoor kid's area
 - Refurbished bar at north west corner of club
 - Refurbished and new accessible toilets at north east corner of club
 - New Audio Visual room at north eastern section of club
 - Modified sports function room
 - New outdoor BBQ area and awning

FIRST FLOOR

- New office boardroom, administration and storage area
- Replace existing office area with 8 x hotel rooms

- Covered link between hotel and first floor function room
- New lift and stairs

FRONT (MORILLA ST) ELEVATION

- New rendered walls and parapet to entry and port cochere area
- new decorative screen to new stair and modified bottle-shop
- New awning and roof over modified bottle shop and port cochere
- New 2.4m high louvered screen wall to outdoor gaming area
- New brick wall to close existing openings

AGATE ST ELEVATION

- Solid masonry wall to new kitchen and cool room area
- New decorative screen to new stair area
- New doors and roller shutters to openings
- New brick wall to close existing opening on upper floor

KAOLIN ST ELEVATION

- New louvered screens wall to outdoor seating areas
- New fence to outdoor play area
- New full length windows and balconies to upper floor guest rooms
- New solid wall areas to store room and maintenance room

BOWLING GREEN (EASTERN) ELEVATION

- New glass wall and sliding door to new entry areas
- New solid wall areas to store room
- New lift shaft and solid wall at upper floor area
- New solid wall – cement rendered to upper floor stair

OUTBUILDINGS

- New garage and sheds for bowling green and site maintenance at north-east corner of site

3.2 STAGING AND TIMING

The proposed development will occur over several stages with the initial stage including those works identified as part of the ‘Stage 1A Earlyworks’ Plan. This involves relatively limited works involving upgrades and alterations to the built form to make the site compliant with the Building Code of Australia (BCA).

The additional works proposed to be undertaken for the initial stage are identified in the Stage 1B works and are also separately identified as part of the Stage 1. These works include:

- New porte cochere at the pedestrian entry including new roof and supporting columns
- New airlock at the building entry
- Modified foyer and new entry area
- New toilets and amenities at the entry area
- New stair to upper floor
- New TAB
- Modified function room including new bar and toilet
- New entry and auto door to eastern elevation to provide access to bowling green
- New corridor and exit to Kaolin St

All other works, including the garage and shed associated with the bowling greens will be delivered in subsequent stages as part of separate Construction Certificates.

No increase in gaming machines or changes to operating hours is proposed as part of the development proposal.

4.0 STATUTORY SITUATION

The subject site is zoned **B2 Local Centre** pursuant to Walgett Local Environmental Plan (LEP) 2013. An extract of the relevant zoning plan is provided at Figure 8.

The proposed development represents alterations and additions to a registered club. The land use table to the B2 Local Centre Zone identifies *Registered clubs* as a permissible development in that zone.

The only new land use element of the development proposal includes the hotel accommodation at the upper floor area. Whilst this could typically be identified as ancillary element of a Registered club, the land use table to the B2 Local Centre zone also identifies *Tourist and visitor accommodation* as permissible land use in the zone.

All elements of the development are therefore permissible in the zone and therefore Council can therefore approve the proposed development.

FIG 8: LEP ZONING MAP



5.0 PLANNING ASSESSMENT

5.1 THE PROVISIONS OF ANY ENVIRONMENTAL PLANNING INSTRUMENT

5.1.1 SEPP No 55 – REMEDIATION OF LAND

The object of this Policy is to provide for a State wide planning approach to the remediation of contaminated land. In particular, this Policy aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment:

- (a) by specifying when consent is required, and when it is not required, for a remediation work, and
- (b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and
- (c) by requiring that a remediation work meet certain standards and notification requirements

The area subject to the proposed development accommodates a club building, which presents no potential for site contamination.

In any event, the development does not necessitate significant ground disturbance or any change in land use and therefore there is no increased risk or potential hazard arising from the development.

5.1.2 WALGETT LEP 2013

The relevant provisions of Walgett LEP 2013 are provided below together with an assessment of the development against those provisions.

PART 2: PERMITTED OR PROHIBITED DEVELOPMENT

2.3 Zone objectives and land use table

Zone B2 Local Centre

1 Objectives of zone

- *To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.*
- *To encourage employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To conserve and enhance the unique sense of place of business centre precincts.*
- *To ensure that adequate provision is made for infrastructure that supports the viability of business centre precincts.*

COMMENT:

The development seeks to undertake alteration and additions to an existing club facility that currently provides employment, recreational and retail type services to the local community and supports the ongoing viability of the local business precinct.

The new guest accommodation will also assist support the role of the local business precinct.

The alterations and additions provide no significant change to the scale of the built form and will result in an enhanced visual quality to the streetscape presentation of the site.

Accordingly, the development is considered to cause no inconsistency with the zone objectives.

PART 4: PRINCIPAL DEVELOPMENT STANDARDS

4.3 Height of buildings

(1) The objectives of this clause are as follows:

- (a) to ensure the height of buildings is compatible with that of adjoining development and the overall streetscape,**
- (b) to minimise the impact of overshadowing, visual impact, and loss of privacy on adjoining properties and open space areas.**

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

An extract of the LEP map is provided at Figure 9 and demonstrates that the LEP provides a maximum building height of 12m.

The existing club provides a maximum building height of 8m. All new works will be lower than that existing maximum height.

The development therefore readily complies with the relevant development standard.

FIG 9: LEP HEIGHT OF BUILDING MAP



FIG 10: LEP HERITAGE MAP



FIG 11: OLD POLICE STATION



FIG 12: COOPERS COTTAGE



PART 5: MISCELLANEOUS PROVISIONS

5.10 Heritage Conservation

(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or
- (b) on land that is within a heritage conservation area, or
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

The site is not listed as being a heritage item or located within a heritage conservation area. However, the site is located adjacent to two heritage items listed at Schedule 5 of the LEP. The heritage items are identified at schedule 5 as follows:

- *Coppers Cottage – 20 Morilla St (I45)*
- *Old Police Station – 28 Morilla St (I46)*

An extract of the relevant LEP heritage map is provided at Figure 10 and images of the relevant heritage items are provided at Figures 11-12. The State Heritage Inventory listing (SHI) is provided at Annexure A of this report, however an extract of the statement of significance for those items is provided as follows:

Cooper's Cottage

A rare intact primitive miner's cottage, with rough cypress pine frame, corrugated iron roof and walls, and earth floor. One of the three oldest in the district, it demonstrates the self-sufficiency, ingenuity and priorities of the early opal miners, their living conditions, and the antecedents of the continuing tradition of idiosyncratic dwellings on the opal fields.

Old Police Station

A good example of a fine weatherboard country police station, possibly the oldest surviving public building in Lightning Ridge.

The subject development proposal does not seek to undertake any physical works to these adjacent heritage items and the proposed physical works are set well back (approximately 100m) from that nearest heritage item. Accordingly, the development will have very limited visual legibility from that adjacent heritage items

It is therefore considered that the development presents no potential to compromise the heritage conservation or heritage values of the nearby heritage items.

Accordingly, the development does not cause any inconsistency with the objectives of this clause.

PART 6: ADDITIONAL LOCAL PROVISIONS

6.6 Essential services

Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—

- (a) the supply of water,**
- (b) the supply of electricity,**
- (c) the disposal and management of sewage,**
- (d) stormwater drainage or on-site conservation,**
- (e) suitable vehicular access.**

The site is within an established urban area and as such enjoys access to a full suite of utilities including energy, and communication services, together with reticulated water and sewer services.

The site has access to two street frontages which provides both suitable vehicle access to the site and ensure that the site can access the existing drainage networks provided in that road reserve.

The scale of the development proposal is not expected to exceed the carrying capacity of any of that infrastructure

5.2 THE PROVISIONS OF ANY DRAFT PLANNING INSTRUMENT

There are no known draft Planning Instruments relevant to this development proposal.

5.3 THE PROVISION OF ANY DEVELOPMENT CONTROL PLAN

The following sections of Walgett Shire DCP 2016 are relevant to the subject development proposal.

CHAPTER 4: DEVELOPMENT TYPES

4.10 Heritage

The site does not accommodate any heritage items but adjoins heritage items. Issues pertaining to the potential impacts upon adjacent heritage items are addressed at preceding sections of this report.

CHAPTER 5: GENERAL DEVELOPMENT SPECIFICATIONS

5.2.1 Parking

The DCP does not provides any specific parking requirement for registered clubs, however does nominate the following parking rate for a Hotel:

“1 space per hotel unit plus 1 space per 9m² licensed public floor area.”

The proposed development provides a total of 749m² new GFA, however, much of that space is actually amenities and store area or outdoor areas and therefore not GFA consistent with LEP or DCP definitions. Further, only a relatively small proportion is actually licensed GFA that would generate new parking demand per the DCP.

The calculation of this area is demonstrated at Table 1 below and reveal that the development would generate a demand for 19 new parking spaces if the 'Hotel' rate were applied.

TABLE 1: DCP PARKING CALCULATIONS

Area	Use	total m2	GFA- licensed area m2
Area 1	Gaming	17.9	17.9
Area 2	Gaming	74.8	74.8
Area 3	Toilets and air lock	52.7	
Area 4	Store	11.1	
Area 5	Toilets	15.5	
Area 6	Outdoor area	38.5	
Area 7	Outdoor kids area	115.9	
Area 8	Maintenance	45.9	
Area 9	Store archive	56.7	
Area 10	Store	45.9	
Area 11	Garage	107.1	
Ara 12	Shed	167	
TOTAL		749	92.7
parking rate		1 per	9
parking required			10.30
plus hotel rooms			8
TOTAL PARKING			18.30

However, the subject site currently provides 64 parking spaces on site that adequately accommodates the peak parking demands on site, throughout weekly and seasonal periods.

Further, the guest accommodation land use will result in a parking use pattern that occurs as part of the coincidental use of the other club facilities. Accordingly, that land use element would not generate discrete or stand-alone parking demand consistent with the DCP rate.

Finally, the site has a street frontage to three local roads that provide ample additional parking opportunities. These additional spaces could be used to meet any additional parking demand during the infrequent and occasional peak periods where the existing 64 spaces ever reached full capacity.

Accordingly, it is considered that the subject site currently provides for suitable parking supply for both the existing and proposed development.

5.2.2 Landscaping

The development does not propose any significant change to the building footprint or reduction of building setbacks to the primary frontages of Morilla St and Agate St.

Accordingly, there is no necessity to provide new landscaping to reduce the visual impact of development or mitigate any adverse overlooking impacts.

5.2.3 Outdoor Lighting

The development is well removed from any land uses that may be sensitive to outdoor lighting, this is particularly the case for the Morilla St interface which is over 100m from the club.

The greatest potential for light-spill occurs at the northern or Kaolin St elevation. However, the development adjoins recreational uses at this location which ensures no potential for adverse impacts will occur.

Further the enclosure of the building at the Agate St elevation will actually reduce the potential for adverse light-spill impacts at that location.

In any event, the Cub is willing to have compliance with *Australian Standard AS4282 Control of Obtrusive Effects of Outdoor Lighting* imposed as a condition of consent.

5.2.4 Outdoor Advertising and signage

The development does not propose any new signage or advertising. These matters will be addressed as part of a subsequent DA.

CHAPTER 6: ENVIRONMENTAL CONTROLS

6.2 Soil and Erosion Control

The development proposal incorporates limited new building footprint and the limited new areas occur on already disturbed lands. Accordingly, the development provides limited potential to cause episodes of soil an erosion control.

The implementation of standard erosion and sedimentation control measures as part of the construction process will ensure no adverse outcomes are caused during that phase of development.

6.3 Vegetation

The development does not propose the removal of any vegetation or mature trees.

6.4 Waste Management

The development proposes new waste store areas and rooms and will therefore allow for improved storage, removal and management of wastes. It is expected that Waste removal activities, including access via waste vehicles, will occur via Kaolin St frontage.

6.5 Noise

The development is well removed from any land uses that may be sensitive to noise, this is particularly the case for the Morilla St interface which is over 100m from the club.

The greatest potential for noise occurs at the northern or Kaolin St elevation. However, the development adjoins recreational uses at this location which ensures no potential for adverse impacts will occur.

Further the enclosure of the building at the Agate St elevation will actually ensure that noise is contained within the building and therefore reduces the potential for noise transfer at that location.

6.6 Geology

The development proposal incorporates limited new building footprint and the limited new areas occur on already disturbed lands. Accordingly, the development provides limited potential to cause episodes of soil an erosion control.

The implementation of standard erosion and sedimentation control measures as part of the construction process will ensure no adverse outcomes are caused during that phase of development.

6.7 Stormwater

The site is well removed from any natural drainage lines and therefore has limited potential to be adversely impacted by local flooding.

Further, the development proposes limited increased building footprint and therefore will not generate significant volumes of new stormwater.

Accordingly, new stormwater should be able to managed with the existing drainage network provided in the adjacent road reserve.

6.8 Common effluent drainage systems

6.8.3 Lightning Ridge

The development does not provide significant new GFA or patronage levels but rather provides increased amenity for existing members and guests. Therefore, the development is not expected to generate significant new demand on the local effluent drainage system.

5.4 LIKELY IMPACTS OF THE DEVELOPMENT

5.4.1 IMPACT ON NATURAL ENVIRONMENT

The site is located within an established urban environment area and does not possess any items of identified environmental significance.

The proposed use, if appropriately managed, will not generate any water, or airborne waste pollutants.

The development is also compatible with the sites limited environmental features and characteristics.

Accordingly, the development can be considered to cause no adverse impact upon the natural environment.

5.4.2 IMPACT ON BUILT ENVIRONMENT

The proposed development provides a modestly scaled alteration and addition to an existing club facility that will not increase the height of the overall development and will actually result in a more uniform and enhanced visual presentation of the site to the streetscape at its frontages to Morilla St, Agate St and Kaolin St.

The proposed works will also result in an improved compliance with the BCA which will ensure an improved safety outcome for the site and its occupants.

Limited new GFA is proposed and an analysis has demonstrated that sufficient car parking is provided on site to cater for peak demands of the development.

The additional vehicle trips generated by the development can be accommodated at the adjacent intersection and road network without noticeably affecting intersection performance, delays or queues.

No other operational changes are proposed to either the number or pattern of usage by patrons.

Potential adverse amenity impacts from noise and light spill are mitigated by the distance of the built development to sensitive adjacent uses and the enclosure of the building at the Agate St elevation.

Any adverse impacts from the construction process can be mitigated through the imposition of standard construction phase conditions relating to starting and finishing times.

It is therefore considered that the proposed use will therefore have no adverse impact upon the local built environment.

5.4.3 ECONOMIC IMPACT

The development provides opportunity for new tourist accommodation which could attract additional visitation and tourist expenditure in the local area.

The development is also of scale that would attract new employment opportunities through both the construction and operational phases.

Accordingly, the development could be expected to cause a positive economic impact upon the local and regional economy.

5.4.4 SOCIAL IMPACT

The proposed development will ensure the ongoing viability of an important community asset. This is considered to represent a positive social impact.

5.5 THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT

The subject site is located within an existing urban area that is well serviced by infrastructure necessary to support the use.

The site already accommodates a club building, bowling greens and parking areas.

The development presents demands that are well within the servicing capacities of that infrastructure.

It is therefore considered that the subject site is ideally suited to the proposed development.

5.6 THE PUBLIC INTEREST

The development provides several positive outcomes that clearly indicate that it serves the Public interest. These outcomes include:

- Ongoing viability of important community and recreational facility
- Ongoing employment and economic opportunities for local area

-
- No adverse environmental or amenity impact.
 - Efficient utilisation of existing urban infrastructure
 - Compatibility with adjacent uses

6.0 CONCLUSION

The development seeks approval to alterations and additions to the existing club facility.

The subject is appropriately zoned and assessment of the development against the statutory planning framework reveals that the development causes no inconsistency with the objectives and requirements of the relevant SEPP's, LEP and DCP.

The development, will cause no adverse environmental impact, provides a positive social impact and makes an efficient and economic use of existing land and infrastructure.

There is considered to be no reason why Council should not approve the development application.

ANNEXURE A: HERITAGE LISTINGS

Item details

Name of item:

Cooper's Cottage

Type of item:

Built

Group/Collection:

Residential buildings (private)

Category:

Hut/Shack

Primary address:

20 Morilla Street, Lightning Ridge, NSW 2834

Local govt. area:

Walgett

Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	10	16	DP	758612

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
20 Morilla Street	Lightning Ridge	Walgett			Primary Address

Statement of significance:

A rare intact primitive miner's cottage, with rough cypress pine frame, corrugated iron roof and walls, and earth floor. One of the three oldest in the district, it demonstrates the self-sufficiency, ingenuity and priorities of the early opal miners, their living conditions, and the antecedents of the continuing tradition of idiosyncratic dwellings on the opal fields.

Date significance updated: 26 May 07

Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the Department of Premier and Cabinet [copyright](#) and [disclaimer](#).

Description

Designer/Maker:

Ben Buren

Builder/Maker:

Ben Buren

Construction years:

1916-1916

Physical description:

Primitive hut with gable roof and full width front veranda. Rough cypress pine frame, walls and roof of corrugated iron , and earth floor.

Physical condition and/or

Archaeological potential:

Fragile

Date condition updated:26 May 07

Current use:

Commercial

Former use:

Miner's hut

History

Historical notes:

Opal was discovered at Lightning Ridge in the 1880s. Jack Murray and Charles Nettleton began prospecting and mining in 1901-02 . By 1905 a rush for opals was under way, focussed on Sims Hill, and a small settlement had sprung up near the tank at Wallangulla Station. There were two streets with 23 timber buildings and a similar number of tents by 1906. Sanitation was a problem, and in 1908 surveyor A.W. Mullen laid out the New Town, bounded by Kopi, Gem, Harlequin and Onyx Streets. There was some resistance to moving, but between 1910 and 1912 most of the settlement had done so. Most commercial and service buildings were erected in Morilla Street..

Over the years the level of opal mining fluctuated, such that the town was in decline until the introduction of electricity, piped water and paved roads from 1960. From that time the population, including migrants from all over the world, continued to grow. Fire destroyed several substantial timber buildings. Many of the early miners' huts were of quite rudimentary construction, and only a handful have survived in the town or on the opal fields.

The subject hut was moved to Grawin, centre of a new rush, in about 1926, and returned in the 1930s. Its last resident, Bert Cooper, moved in 1952 and Bert remained until 1993.

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
3. Economy-Developing local, regional and national economies	Mining-Activities associated with the identification, extraction, processing and distribution of mineral ores, precious stones and other such inorganic substances.	Settling upon / managing the land - extracting wealth from the earth-
3. Economy-Developing local, regional and national economies	Mining-Activities associated with the identification, extraction, processing and distribution of mineral ores, precious stones and other such inorganic substances.	Housing the people - sheltering the settler / miner-

Assessment of significance

SHR Criteria a)

[Historical significance]

X

SHR Criteria c)

[Aesthetic significance]

X

SHR Criteria d)

[Social significance]

X

SHR Criteria f)

[Rarity]

X

SHR Criteria g)


[Representativeness]

X

Integrity/Intactness:

High

Assessment criteria:

Items are assessed against the  [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Walgett Local Environmental Plan 2013	145	05 Jul 13		
Heritage study					

References, internet links & images

Type	Author	Year	Title	Internet Links
Written	Moritz, Barbara	1988	Lightning Ridge: Turning Back Time	

Note: internet links may be to web pages, documents or images.



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Data source

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Item details

Name of item:

Old police station

Other name/s:

Lightning Ridge Police Station (former)

Type of item:

Built

Group/Collection:

Law Enforcement

Category:

Police station

Primary address:

28 Morilla Street, Lightning Ridge, NSW 2834

Local govt. area:

Walgett

Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	5	15	DP	758612

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
28 Morilla Street	Lightning Ridge	Walgett			Primary Address

Statement of significance:

A good example of a fine weatherboard country police station, possibly the oldest surviving public building in Lightning Ridge.

Date significance updated: 06 May 07

Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the Department of Premier and Cabinet [copyright](#) and [disclaimer](#).

Description

Builder/Maker:

Tom Urwin

Construction years:

1916-1916

Physical description:

Wide single storey weatherboard building with galvanised iron gambrel roof, gable over central entrance, symmetrical except for front veranda returning on one side.

Physical condition and/or**Archaeological potential:**

Roof rusty, paint weathered

Date condition updated:06 May 07**Modifications and dates:**

Insect screening to veranda

Current use:

Residence

Former use:

Police station

History

Historical notes:

Opal was discovered at Lightning Ridge in the 1880s. Prospecting and mining was begun in 1901-02 by Jack Murray and Charles Nettleton. By 1905 a rush for opals was under way, focussed on Sims Hill, and a small settlement had sprung up near the tank at Wallangulla Station. There were two streets with 23 timber buildings and a similar number of tents by 1906. Sanitation was a problem, and in 1908 surveyor A.W. Mullen laid out the New Town, bounded by Kopi, Gem, Harlequin and Onyx Streets. There was some resistance to moving, but between 1910 and 1912 most of the settlement had done so. Most of the commercial and service buildings were erected in Morilla Street. The area was policed from Angledool until the police station was built in 1916. It remained in use until 1944, when it became the home of the builder's widow, then her daughter and now her grandson. Over the years the level of opal mining fluctuated, such that the town was in decline until the introduction of electricity, piped water and paved roads from 1960. From that time the population, including migrants from all over the world, continued to grow. Many of the early miners' huts were of quite rudimentary construction, and only a handful have survived. Fire destroyed other more substantial timber buildings including several at the corner of Morilla and Opal Streets. The Imperial hotel was lost and rebuilt in 1927 and burnt down again in 2006, and the Dawson's Store (the Post Office 1932-75) was burnt down in 2003. The original police station is a rare survivor.

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
7. Governing- Governing	Law and order-Activities associated with maintaining, promoting and implementing criminal and civil law and legal processes	Evolving community - extending government and bureaucracy-

Assessment of significance

SHR Criteria a)

[Historical significance]

X

SHR Criteria c)

[Aesthetic significance]

X

SHR Criteria g)

[Representativeness]

X

Assessment criteria:

Items are assessed against the  [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Walgett Local Environmental Plan 2013	146	05 Jul 13		
Heritage study					

References, internet links & images

Type	Author	Year	Title	Internet Links
Written	Kass, Terry		Thematic History of Walgett Shire	
Written	Mortiz, Babara	1988	Lightning Ridge: Turning Back Time	

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Development Assessment Report

DA Number:	DA2020/16	Council:	Walgett
Location:	25-29 Morilla Street, Lightning Ridge		
Development Description:	Alterations & Additions to the Lightning Ridge bowling Club		
Title Details:	Lots 1, 3 & 11 Section 10 DP 758612, Lots 13 & 14 DP 39979, Lot 1 DP 1121552 and Lot 94 DP 823890		

Proposal Overview

Generally, the works involve 749m² of new Gross Floor Area (GFA) that will provide the following:

- ✓ New club entry and foyer
- ✓ Reconfigured beer-garden including micro-brewery, new kitchen and outdoor dining and seating area
- ✓ Kids play area
- ✓ New cafe
- ✓ Modified bottle-shop and cool room area
- ✓ Modified indoor gaming area (no increase in machines)
- ✓ Modified outdoor gaming area (no increase in machines)
- ✓ Hotel accommodation at the upper floor
- ✓ New administration area
- ✓ New outdoor BBQ area adjacent to bowling green
- ✓ New garage and sheds for bowling green and site maintenance

Ground Floor

- ✓ New porte cochere at the pedestrian entry including new roof and supporting columns
- ✓ New airlock at the building entry
- ✓ Modified foyer and new entry area
- ✓ New toilets and amenities at the entry area
- ✓ New cafe
- ✓ New stair to upper floor
- ✓ Modified bottle shop and cool room area
- ✓ Modified cool room
- ✓ Reconfigured beer-garden including micro-brewery, new kitchen and outdoor dining and seating area
- ✓ Kids play area
- ✓ New water feature
- ✓ Modified indoor gaming area
- ✓ Modified outdoor gaming area
- ✓ New TAB
- ✓ Modified function room including new bar and toilet
- ✓ New entry and auto door to eastern elevation to provide access to bowling green
- ✓ New corridor and exit to Kaolin St
- ✓ New outdoor terrace area and kid play area at Kaolin St
- ✓ New indoor kid's area
- ✓ Refurbished bar at north west corner of club
- ✓ Refurbished and new accessible toilets at north east corner of club
- ✓ New Audio Visual room at north eastern section of club
- ✓ Modified sports function room
- ✓ New outdoor BBQ area and awning

First Floor

- ✓ New office boardroom, administration and storage area
- ✓ Replace existing office area with 8 x hotel rooms
- ✓ Covered link between hotel and first floor function room
- ✓ New lift and stairs

Front (Morilla St) Elevation

- ✓ New rendered walls and parapet to entry and port cochere area
- ✓ new decorative screen to new stair and modified bottle-shop
- ✓ New awning and roof over modified bottle shop and port cochere
- ✓ New 2.4m high louvered screen wall to outdoor gaming area
- ✓ New brick wall to close existing openings

Agate St Elevation

- ✓ Solid masonry wall to new kitchen and cool room area
- ✓ New decorative screen to new stair area
- ✓ New doors and roller shutters to openings
- ✓ New brick wall to close existing opening on upper floor

Kaolin St Elevation

- ✓ New louvered screens wall to outdoor seating areas
- ✓ New fence to outdoor play area
- ✓ New full length windows and balconies to upper floor guest rooms
- ✓ New solid wall areas to store room and maintenance room

Bowling Green (Eastern) Elevation

- ✓ New glass wall and sliding door to new entry areas
- ✓ New solid wall areas to store room
- ✓ New lift shaft and solid wall at upper floor area
- ✓ New solid wall - cement rendered to upper floor stair

No increase in gaming machines or changes to operating hours is proposed as part of the development proposal

Property Details/History		
	Checked	Comments
File History	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	It is assumed this has been checked by Council administration staff at lodgement.
Title Plan	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Check Ownership	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Application Type		

Is this application an Integrated Development Application? Yes ☐ No ☒

Is this application a Designated Development Application? Yes ☐ No ☒

Is this application for State Significant Development? Yes ☐ No ☒

Is this application submitted by/on behalf of a Public Authority? Yes ☐ No ☒

Is this application a staged Development? Yes ☒ No ☐

Staging Detail:

The proposed development will occur over several stages with the initial stage including those works identified as part of the 'Stage 1A Earlyworks' Plan. This involves relatively limited works involving upgrades and alterations to the built form to make the site compliant with the Building Code of Australia (BCA).

Works, considered to be additions, to be undertaken for the initial stage are identified in the Stage 1B works are also separately identified part of the Stage 1. These works include:

- ✓ New porte cochere at the pedestrian entry including new roof and supporting columns
- ✓ New airlock at the building entry
- ✓ Modified foyer and new entry area
- ✓ New toilets and amenities at the entry area
- ✓ New stair to upper floor
- ✓ New TAB
- ✓ Modified function room including new bar and toilet
- ✓ New entry and auto door to eastern elevation to provide access to bowling green
- ✓ New corridor and exit to Kaolin Street

All other works, including the garage, shed and those associated with the bowling greens will be delivered in subsequent stages as separate Construction Certificates.

Is this application a section 96 amendment? Yes ☐ No ☒

Concurrence/Referral

Section 4.13 – EP & A Act

Does this application require concurrence referral? Yes ☒ No ☐

Does this application require courtesy comment? Yes ☒ No ☐

Department	Date Requested	Date Received	Comments/Issues Raised
NSW Police		7.10.2020	Raised concerns about Kids Indoor Play Area, lighting & Security
Applicant Response	20.10.2020		Amended plans to include lighting & new window bays to provide passive surveillance from the Coach room to the Indoor Kids play Room. Provisions of Crime Prevention Through Environmental Design Assessment
NSW Police	20.10.2020		Requested additional information regarding the accommodation security.
Applicant Response			No response as at the date of this report.

Is there any other issue that requires notation? Yes ☒ No ☐

Comment: Requires delegation from Council to GM to allow inclusion of relevant consent conditions as per the NSW Police final comment.

Does this application require referral for decision by Council? Yes ☐ No ☒

Local Environmental Plan

Section 4.15(1)(a)(i) and Section 4.15(a)(ii) – EP & A Act

This land is zoned: B2 Local Centre

Permissibility: This development is considered to be permissible with development consent.

List the relevant clause/clauses applicable under the LEP

Clause	Compliance	Comment
Land Use Table	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Permissible with consent.
4.3 Height of Buildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Maximum height is 10 metres – the maximum height of the building is 8 me
5.10 Heritage Conservation	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	See comment below in Heritage Section
6.6 Essential Services	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	All services are established and do not require external modification for the proposed works.

Is there a draft LEP or draft LEP amendment which may affect this proposal? Yes ☐ No ☒

Do 'existing use' provisions (Sections 4.65-4.70 of the EP&A Act) apply to this development? Yes ☐ No ☒

Development Control Plan

Section 4.15(1)(a)(iii) & Section 4.15(3A) – EP & A Act

Is there a DCP which applies to this land/proposal? Yes ☒ No ☐

List the relevant clause/clauses under the applicable DCP			
Chapter	Clause	Compliance	Comment
5	5.2.1 Parking	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Carparking calculations that 92.7 onsite spaces required. There are currently 64 spaces. With the onstreet parking availability, there is sufficient parking to meet demand. Therefore the argument as presented is acceptable.
	5.2.2 Landscaping	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	New landscaping is not required as the building footprint is not increasing.
	5.2.3 Outdoor Lighting	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Compliant with <i>Australian Standard AS4282 Control of Obtrusive Effects of Outdoor</i> .
	5.2.4 Advertising	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	No new signage – condition will be added that any future outdoor signage is subject to DA approval
6	6.2 S & E Control	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Not Required as the building footprint is not changing.
	6.3 Vegetation	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	There is no removal of any existing vegetation.
	6.4 Waste Management	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	The development proposes new waste store areas and rooms and will therefore allow for improved storage, removal and management of wastes. There will be no change in the external management of waste.
	6.5 Noise	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	The development is well removed from any land uses that may be sensitive to noise, this is particularly the case for the Morilla St interface which is over 100m from the club. The greatest potential for noise occurs at the northern or Kaolin St elevation. However, the development adjoins recreational uses at this location which ensures no potential for adverse impacts will occur. Further the enclosure of the building at the Agate St elevation will actually ensure that noise is contained within the building and therefore reduces the potential for noise transfer at that location.
	6.7 Stormwater	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	New stormwater will be managed with the existing drainage network.
	6.8.3 Common effluent system	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	The development does not provide significant new GFA or patronage levels but rather provides increased amenity for existing members and guests. Therefore, the development is not expected to generate significant new demand on the local effluent drainage system.

Is there a draft DCP which may affect this proposal?

Yes ☐ No ☒

Regional Environmental Plan

There is no REP applicable to this area.

State Environmental Planning Policy

Is this proposal affected by a SEPP?

Yes ☒ No ☐

List all relevant SEPPs		
SEPP	Compliance	Comment
SEPP 19 — Bushland in Urban Areas	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP aims to protect and preserve bushland within the urban areas because of its value to the community as part of the natural heritage, its aesthetic value, and its value as a recreational, educational and scientific resource.</i>
SEPP 21 – Caravan Parks	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted.</i>
SEPP 33 — Hazardous and Offensive Development	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP provides considerations for consent for hazardous & offensive development.</i>
SEPP 36 – Manufactured Homes Estates	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP helps establish well-designed and properly serviced manufactured home estates in suitable locations.</i>
SEPP 44 — Koala Habitat Protection	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP applies to land across NSW that is greater than one (1) hectare and is not a National Park or Forestry Reserve. The SEPP encourages the conservation and management of natural vegetation areas that provide habitat for koalas to ensure permanent free-living populations will be maintained over their present range.</i>
SEPP 47 – Moore Park Showground	Not Applicable <input checked="" type="checkbox"/>	<i>Applies to the land shown edged heavy black on the map marked “Moore Park Showground Amendment No 1.”</i>
SEPP 50 Canal Development	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP bans new canal estates from the date of gazettal, to ensure coastal and aquatic environments are not affected by these developments.</i>
SEPP 55 — Remediation of Land	Not Applicable <input type="checkbox"/> Applicable <input checked="" type="checkbox"/>	<i>This SEPP applies to land across NSW and states that land must not be developed if it is unsuitable for a proposed use because of contamination.</i>
Complies	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Comment Only <input type="checkbox"/>	<p>This SEPP requires consideration of whether there have been any activities carried out on land in the past that may have resulted in contamination. If contamination may be present, the proponent is required to undertake suitable investigation and, if necessary, remediation works.</p> <p>The property does not require an assessment for identification of contaminated sites, as the land-use would not significantly alter. The site has no history of use that would have involved chemical application or use.</p>
SEPP 64 — Advertising and Signage	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high-quality design and finish.</i>
SEPP 65 — Design Quality of Residential Flat Development	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP relates to residential flat development across the state through the application of a series of design principles. Provides for the establishment of Design Review Panels to provide independent expert advice to councils on the merit of residential flat development.</i>
SEPP 70 – Affordable Housing (Revised Schemes)	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP identifies that there is a need for affordable housing across the whole of the State and describes the kinds of households for which affordable housing may be provided and makes a requirement with respect to the imposition of conditions relating to the provision of affordable housing.</i>

Aboriginal Land 2019	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP provides for development delivery plans for areas of land owned by Local Aboriginal Land Councils to be considered when development applications are considered, and declares specified development carried out on land owned by Local Aboriginal Land Councils to be regionally significant development.</i>
Affordable Rental Housing 2009	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP provides for an increase in the supply and diversity of affordable rental and social housing in NSW.</i>
Building Sustainability Index: BASIX 2004	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP provides for the implementation of BASIX throughout the State.</i>
Coastal Management 2018	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP promotes an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area.</i>
Concurrences 2018	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP allows the Planning Secretary to act as a concurrence authority.</i>
Educational Establishments and Child Care Facilities 2017	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP facilitates the effective delivery of educational establishments and early education and care facilities across the state.</i>
Exempt and Complying Development Codes 2008	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate.</i>
Gosford City Centre 2018	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP applies to the Gosford City Centre.</i>
Housing for Seniors or People with a Disability 2004	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP aims to encourage provision of housing for seniors, including residential care facilities. The SEPP provides development standards.</i>
Infrastructure 2007	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP provides a consistent approach for infrastructure and the provision of services across NSW, and to support greater efficiency in the location of infrastructure and service facilities.</i>
Kosciuszko National Park – Alpine Resorts 2007	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP applies to part of Kosciuszko national park, and to Kosciuszko Road and the Alpine Way. The part of Kosciuszko Park to which the policy applies is the land described as the ski resort area in Part 8A of Schedule 6 to the Act.</i>
Kurnell Peninsula 1989	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP applies to land within the Shire of Sutherland, known as Kurnell Peninsula, and adjacent waterways.</i>
Mining, Petroleum Production & Extractive Industries 2007	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP aims to provide proper management of mineral, petroleum and extractive material resources and ESD.</i>
Miscellaneous Consent Provisions 2007	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP provides for the erection of temporary structures and the use of places of public entertainment while protecting public safety and local amenity.</i>
Penrith Lakes Scheme 1989	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP applies to the land shown edged heavy black on the structure plan relating to Penrith Lakes.</i>

Primary Production and Rural Development 2019	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP facilitates the orderly economic use and development of lands for primary production; reduce land use conflict and sterilisation of rural land.</i>
State and Regional Development 2011	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP identifies development that is State significant development or State significant infrastructure and critical State significant infrastructure and to confer functions on joint regional planning panels to determine development applications.</i>
State Significant Precincts 2005	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP facilitates the development, redevelopment or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State so as to facilitate the orderly use, development or conservation of those State significant precincts for the benefit of the State, and facilitates service delivery outcomes for a range of public services and to provide for the development of major sites for a public purpose or redevelopment of major sites no longer appropriate or suitable for public purposes.</i>
Sydney Drinking Water Catchment 2011	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP provides for healthy water catchments that will deliver high quality water while permitting compatible development.</i>
Sydney Region Growth Centres 2006	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP co-ordinates the release of land for residential, employment and other urban development in the Orth West Growth Centre, the South West Growth Centre and the Wilton Growth Area.</i>
Three Ports 2013	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP provides a consistent planning regime for the development and delivery of infrastructure on land in Port Botany, Port Kembla and the Port of Newcastle</i>
Urban Renewal 2010	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP establishes the process for assessing and identifying sites as urban renewal precincts, and facilitates the orderly and economic development and redevelopment of sites in and around urban renewal precincts,</i>
Vegetation in Non-Rural Areas 2017	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP protects the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserves the amenity of non-rural areas of the State through the preservation of trees and other vegetation.</i>
Western Sydney Employment Area 2009	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP protects and enhances the land known as the Western Sydney Employment Area for employment purposes.</i>
Western Sydney Parklands 2009	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP puts in place planning controls that will enable the Western Sydney Parklands Trust to develop the Western Parklands into a multi-use urban parkland for the region of western Sydney.</i>

List all relevant Draft SEPPs

SEPP	Compliance	Comment
SEPP 55 — Remediation of Land	Not Applicable <input type="checkbox"/> Applicable <input checked="" type="checkbox"/>	<i>The proposed SEPP will provide a state-wide planning framework for the remediation of land; require consent authorities to consider the potential for land to be contaminated when determining development applications; clearly list the remediation works that require development consent; and introduce certification and operational requirements for remediation works that can be undertaken without development consent.</i>

Complies	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Comment Only <input type="checkbox"/>	See Comment above.
SEPP - Environment	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<p><i>This consolidated SEPP proposes to simplify the planning rules for a number of water catchments, waterways, urban bushland, and Willandra Lakes World Heritage Property. Changes proposed include consolidating the following seven existing SEPPs:</i></p> <ul style="list-style-type: none"> • <i>State Environmental Planning Policy No. 19 – Bushland in Urban Areas</i> • <i>State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011</i> • <i>State Environmental Planning Policy No. 50 – Canal Estate Development</i> • <i>Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment</i> • <i>Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (No.2-1997)</i> • <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</i> • <i>Willandra Lakes Regional Environmental Plan No. 1 – World Heritage Property.</i>
SEPP – Housing Diversity	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<p><i>This SEPP aims to facilitate the delivery of diverse and affordable housing to meet the needs of the State's growing population and support the development of a build-to-rent sector. It introduces new definitions for build-to-rent housing, student housing and co-living;</i></p> <ul style="list-style-type: none"> • <i>amends some state-level planning provisions, particularly for boarding house and seniors housing development;</i> • <i>amends some state-level planning provisions to support social housing developments undertaken by the NSW Land and Housing Corporation (LAHC) on government-owned land; and</i> • <i>consolidates three housing-related SEPPs</i> <ul style="list-style-type: none"> ◦ <i>State Environmental Planning Policy (Affordable Rental Housing) 2009</i> ◦ <i>State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004</i> ◦ <i>State Environmental Planning Policy No 70 – Affordable Housing (Revised Schemes).</i>
SEPP (State & Regional Development)	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<p><i>The proposed changes will:</i></p> <p><i>Remove the \$30 million capital investment value criteria for upgrades of water treatment facilities associated with an existing facility.</i></p> <ul style="list-style-type: none"> • <i>Fast-track the approval process so drought related water treatment facility upgrades can be delivered quicker.</i> • <i>Allow Sydney Water to respond to future drought conditions.</i> <p><i>The proposed changes will allow facilities unlikely to have a significant environmental impact on the environment to be assessed by water supply public authorities, instead of a longer State Significant Infrastructure assessment process.</i></p> <p><i>Any new water treatment facilities will still be assessed as State Significant infrastructure. The proposed changes won't apply to desalination plants, new water treatment facilities or water storage facilities.</i></p>

SEPP (Infrastructure)	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<p><i>This amendment aims to clarify and streamline the planning assessment for the extension and maintenance of the Wild Dog Fence.</i></p> <p><i>The proposed amendment includes:</i></p> <ul style="list-style-type: none"> • Extension: amend Clause 132 to allow an extension of the fence to be considered as State Significant Infrastructure (subject to a detailed assessment) replacing the need to seek multiple government approvals for different parts of the fence. • Maintenance: include provisions under Clause 132 that permit routine maintenance of the fence to be carried out as exempt development.
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Planning Agreement

Section 4.15(1)(a)(iia) – EP & A Act

Is there a Planning Agreement in force under section 93F of the EP&A Act? Yes ☐ No ☒

Has a Planning Agreement been offered under this development? Yes ☐ No ☒

Planning Strategies/Local Policy

Is there a Planning Strategy or Local Policy that requires notation? Yes ☐ No ☒

Has the applicant submitted any supporting planning assessments? Yes ☒ No ☐

Comment: Statement of Environmental Effects & Crime Prevention Through Environmental Design Assessment

Subdivision

Is this application for subdivision? Yes ☐ No ☒

Comment: Consolidation of all lots as the building, carpark & green are constructed over the lot boundaries.

Environmental Impacts

Section 4.15(1)(b) – EP & A Act

Does this proposal have any potential impact on:

	Impact	Comment
Social	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Positive – ensures the ongoing viability of a major social meeting place for the community.
Economical	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Positive – Provides opportunity for employment during construction and further employment after construction as it provides additional tourist accommodation and local expenditure.
Siting & Configuration	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Setbacks	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Privacy	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Overshadowing	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Solar Access	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Visual	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Positive – will provide a new updated look for the club.
Significant Views	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Amenity	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Positive – will provide a new updated look for the club, which will promote community well being and possible other updated development within the area.

Water	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Air	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Noise	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	See Comment above.
Land Degradation	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Loss	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Flora	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Fauna	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Has a Threatened Species Impact Assessment been prepared? Yes ☐ No ☒

Does the proposed development require approval under the EPBC Act Yes ☐ No ☒

Heritage	Impact	Comment
European	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Aboriginal	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	An Aboriginal Heritage Information Management System (AHIMS) search was not carried out for the as the building footprint is not increasing.

Is this land classified as containing an item of environmental heritage? Yes ☐ No ☒

Is there an impact on and adjoining or in close vicinity to an item of environmental heritage? Yes ☐ No ☒

Comment: *The site is located adjacent to two heritage items listed at Schedule 5 of the LEP. The heritage items are identified at schedule 5 as follows:*

- *Coppers Cottage - 20 Morilla St (145)*
- *Old Police Station - 28 Morilla St (146)*

The development proposal does not seek to undertake any physical works to these adjacent heritage items and the proposed physical works are set well back (approximately 100m) from that nearest heritage item. Accordingly, the development will have very limited visual legibility from that adjacent heritage items.

It is therefore considered that the development presents no potential to compromise the heritage conservation or heritage values of the nearby heritage items.

Is this proposal in a heritage conservation Zone? Yes ☐ No ☒

Is this proposal in an adjoining or in close vicinity to a conservation zone? Yes ☐ No ☒

Has a Heritage Impact Statement been prepared for this proposal? Yes ☐ No ☒

Has an Archaeological Survey been prepared for this proposal? Yes ☐ No ☒

Flooding

Section 4.15(1)(b) – EP & A Act

Is this property flood affected? Yes ☐ No ☒

Bush Fire Prone Land

Section 4.15(1)(b) – EP & A Act

Is this property bush fire prone as per the Bush Fire Prone Map? Yes ☐ No ☒

Contaminated Land

Section 4.15(1)(b) – EP & A Act

Has this land been identified as being contaminated land by Council? Yes ☐ No ☒

Does this land require remediation? Yes ☐ No ☒

Has a Contaminated Land Site Investigation been completed? Yes ☐ No ☒

Is it a possibility this land may be contaminated?

Yes ☐ No ☒

Is this land in the close vicinity or adjoining a known contaminated site?

Yes ☐ No ☒

Infrastructure

Section 4.15(1)(b) – EP & A Act

Is an engineering assessment required?

Yes ☒ No ☐

Has an engineering assessment been completed?

Yes ☒ No ☐

Who completed the Engineering Assessment?

Engineering Department ☒ Assessing Officer ☐ Other ☒ Raju Ranjit

Comment: Requires a Traffic Control Plan for each construction period only.

Does this proposal have any potential impact on:

	Impact	Comment
Sewer	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Water	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Drainage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Access	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Kerb & Gutter	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Upgrade Existing Road	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Road Network	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Existing Easements	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Electricity	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Telecommunications	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Pedestrian Access	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Loading & Unloading	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Parking	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Energy Conservation	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Does the development require any new easements?

Yes ☐ No ☒

Has an Erosion and Soil Control Plan been submitted?

Yes ☐ No ☒

Construction Assessment

Is a Construction Certificate Required?

Yes ☒ No ☐

Is the Construction Certificate required for a subdivision?

Yes ☐ No ☒

Was a construction certificate submitted with this application?

Yes ☐ No ☒

Has Council been appointed as the Principle certifying Authority?

Yes ☐ No ☒

Has a construction assessment been completed?

Yes ☐ No ☒

Is an annual Fire Safety Measures certification required?

Yes ☒ No ☐

Is a public defects liability agreement required?

Yes ☐ No ☒

Section 68 Assessment

- Is a section 68 assessment required? Yes ☒ No ☐
- Has a section 68 assessment been completed? Yes ☐ No ☒
- Was a section 68 application submitted with this application? Yes ☐ No ☒
- What type of waste system is required? Stormwater, water & sewer alterations

Developer Contributions

- Does this proposal require any Developer Contribution? Yes ☐ No ☒

Signage

- Does this proposal require signage? Yes ☐ No ☒

Notification

- Does this application require notification/advertising? Yes ☐ No ☒
- Is this application an advertised development application under the EP & A Act? Yes ☒ No ☐
- Was this application notified/advertised as per the provisions of?
☐ EP& A Act ☐ LEP ☒ CCP Yes ☒ No ☐
- Was this application notified/advertised for public interest purposes only? Yes ☒ No ☐
- Dates Notification Undertaken **Commenced** 9.9.2020 **Finished** 23.9.2020
- Were there any written submissions received? Yes ☐ No ☒

Section 88b Instrument

- Does Council require a Section 88b instrument to be prepared? Yes ☐ No ☒

Public Interest

- Does this proposal have any construction or safety issues? Yes ☒ No ☐

Comment: Traffic Control Plan required during the construction works.

- Is there any public health issues? Yes ☐ No ☒

- Are there any other public interest issues? Yes ☐ No ☒

Site Suitability

Section 4.15(1)(c) – EP & A Act

- Is this a suitable site for this development? Yes ☒ No ☐

Assessing Officer General Comment

Comment: There are no outstanding issues that cannot be dealt with by the use of appropriate conditioning.

Recommendation

This development application be approved subject to the following conditions and the inclusion of any further conditions relevant to the NSW Police final comments:

RELEVANT PRESCRIBED CONDITIONS **(under the Environmental Planning and Assessment Regulation 2000)**

1. All works are to comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the Environmental Planning & Assessment Regulations 2000.

GENERAL CONDITIONS

2. The development shall be implemented in accordance with:
 - (a) All documentation and correspondence submitted by the applicant, or their agents, in support of the Development Application,
 - (b) the details set out on the plans approved and stamped by authorised officers of Council, except as amended by the conditions of this development consent.

Note: Any proposal to modify the terms or conditions of this consent, whilst still maintaining substantially the same development to that approved, will require the submission of a formal application under Section 4.55 of the Environmental Planning and Assessment Act 1979 for Council's consideration. If amendments to the design result in the development not remaining substantially the same as that approved by this consent, a new development Application will have to be submitted to Council.
3. A copy of all stamped approved plans, specifications and documents must be kept on site at all times so as to be readily available for perusal by any officer of Council or the Principal Certifying Authority.
4. A separate development application is to be submitted for any future outdoor signage.
5. All external lightning is to be positioned and directed so as to prevent the intrusion of light to the adjoining premises.
6. The premises is to comply with all requirements of the NSW Food Authority, *Premises Fitout Code* and all relative food Australian Standards.
7. The following procedures and the risk management procedures for any demolition apply:
 - a) Demolition will comply with the relevant requirements of WorkCover NSW, the Occupational Health and Safety Act and Australian Standard A.S.2601-20011 the "Demolition of Structures".
 - b) Sewer and stormwater will be capped off to prevent any ingress of water and debris into the sewerage and stormwater system.
 - c) Water supply will be isolated at Council's water meter. Water meter(s) will be protected and left in place.
 - d) All waste materials will be recycled where possible.
 - e) All hazardous materials shall be removed from the site and disposed of at an approved waste disposal facility (Lightning Ridge Landfill) in accordance with the requirements of the relevant legislation, codes, standards and guidelines prior to demolition commencing. Details of compliance, namely the method of containment and control of emission of fibres to the air shall be submitted to Council prior to the removal of any hazardous material.

Asbestos material will be removed in accordance with all relevant legislation, including the Department of Health "Code of Practice" for the Safe Removal of Asbestos 2nd Edition (NOHSC: 2002 (2005)) and the Code of Practice for the Management and Control of Asbestos in Workplaces (NOHSC:2018 (2005)).
8. A report will need to be provided to Council prior to the issue of a Construction Certificate by a suitably accredited Access consultant, showing the National Construction Code compliance for each stage with the relevant Australian Standards, detailing the exact works to be undertaken.
9. A report will need to be provided to Council prior to the issue of a Construction Certificate by a suitably accredited Fire Engineer, showing the National Construction Code compliance and with the relevant Australian Standards, detailing the exact works to be undertaken, including a Proposed Fire Safety Schedule for the whole building.
10. A dedicated/updated Fire Safety Schedule is to be provided with each Construction Certificate for that Stage showing continued compliance with the National Construction Code.
11. A National Construction Code peer review by an independent Accredited Certifier is to be submitted with the Construction Certificate for each stage. This is to include an assessment on the works to be undertaken, compliance with the National Construction Code, and any proposed alternate or performance solutions.
12. A Traffic Control Plan is to be submitted to and approved by Council for the each construction phase.
13. All licencing through NSW Liquor & Gaming is to be modified as required for each stage.

CONDITIONS TO BE COMPLETED PRIOR TO CONSTRUCTION COMMENCING

14. A Construction Certificate must be obtained, in accordance with cl.146 of the Environmental Planning and Assessment Regulation 2000, before work commences.
15. Council is to be given written notice of the intention to commence works and the appointment of a Principal Certifying Authority (if the PCA is not Council) at least two days before the proposed date of commencement, in accordance with cl 103 and 104 of the Environmental Planning and Assessment Regulation 2000. Such notice is given using the form enclosed with this consent.
Should Council be appointed the Principal Certifying Authority, the applicant must give at least 2 days' notice to enable inspections to be undertaken.
16. Before construction commences on the site and throughout the construction phase of the development, erosion control measures are to be installed to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:
 - divert uncontaminated run-off around cleared or disturbed areas,
 - erect a silt fence to prevent debris escaping into drainage systems or waterways,
 - prevent tracking of sediment by vehicles onto roads,
 - stock pile topsoil, excavated material, construction and landscaping supplies and debris within the site.

Please Note: Failure to take effective action may render the developer liable to prosecution under the NSW Protection of the Environment Operations Act 1997.

17. A hoarding or fence must be erected between the work site and any public place if the work is likely to cause traffic (pedestrian or vehicular) in a public place to be obstructed or otherwise inconvenience. The erected hoarding is to be sufficient to prevent any substance from or in connection with the work falling into the public place. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place. The hoarding, fence or awning is to be removed once the work has been completed.
18. Approval to carry out water, sewer and stormwater work must be obtained, in accordance with section 138 of the Local Government Act 1993, before works commence.

CONDITIONS TO BE COMPLETED DURING CONSTRUCTION

19. The owner of the property is to ensure that any building is constructed:
 - (a) to meet the setback requirements of the approved plans,
 - (b) to be located within the confines of the lot, and;
 - (c) so that it does not interfere with any easements or covenants upon the land.
20. Any building work must be carried out between 7.00am and 5.00pm Monday to Friday and 8.00am to 1.00pm Saturdays, excluding Sundays and public holidays. No audible construction is to take place outside these hours, to maintain the amenity of the locality.
21. A garbage receptacle must be provided at the work site before works begin and must be maintained until works are completed. The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.
22. Waste materials (including excavation, demolition and construction waste materials) must be managed on the site (and must not be burned on site) and then disposed of at a waste management facility, to protect the amenity of the area and avoid the potential of air pollution.
23. Effective dust control measures are to be maintained during construction to maintain public safety/amenity. Construction activities are to be undertaken so as not to inconvenience the adjoining land owners and are to be restricted solely to the subject site.
24. Any run-off and erosion control measures required must be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.
25. No material or equipment associated with the development is to be placed on public land without the written consent of the Council, and any activity located in close proximity to public areas is to be fenced to prevent damage to persons or property.

26. Any earthworks (including any structural support or other related structure for the purposes of the development):
- a) must not cause a danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot, and
 - b) must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property, and
 - c) that is fill brought to the site—must contain only virgin excavated natural material (VENM) as defined in Part 3 of Schedule 1 to the *Protection of the Environment Operations Act 1997*, and
 - d) that is excavated soil to be removed from the site—must be disposed of in accordance with any requirements under the *Protection of the Environment Operations (Waste) Regulation 2005*.
- Any excavation must be carried out in accordance with *Excavation Work: Code of Practice* (ISBN 978-0-642-785442), published in July 2012 by Safe Work Australia.
27. If, during the course of any activities conducted under this consent, the Applicant becomes aware of any heritage or archaeological sites not previously identified, all work likely to affect the site shall cease immediately. The Applicant shall then consult with relevant authorities and decide on an appropriate course of action prior to recommencement of work. The relevant authorities may include NSW Environment, Climate Change & Water and the relevant local Aboriginal community. Any necessary permits or consents shall be obtained and complied with prior to recommencement of work.

CONDITIONS TO BE COMPLETED PRIOR TO OCCUPATION/USE COMMENCING

28. Occupancy of the building is not to take place until the Principal Certifying Authority (PCA) has carried out a final inspection and an Occupation Certificate issued with a Fire Safety Schedule. All required trade certifications are to be available to the PCA before the final inspection will be carried out.

Please Note: Failure to obtain an Occupation Certificate is an offence under the legislation. Penalty advice for buildings (penalties do not apply to uses detailed in sections 109M and 109N; i.e. Crown projects, Class 1a and 10 buildings or as detailed for places of public entertainment).

29. At the completion of the works, the work site must be left clear of waste and debris.
30. The development must demonstrate compliance with AS/NZS 11583.1 *Pedestrian Area (Category P) Lighting* and AS4282 *Control of Obtrusive Effects of Outdoor Lighting*.
31. An Emergency and evacuation plan is to be prepared and submitted to Council.
32. An inspection is to be carried out of the kitchen and bar area by the Council Health Inspector to ensure compliance with the NSW Food Authority Standards and any relevant Australian Standard.
33. Lots 1, 3 & 11 Section 10 DP 758612, Lots 13 & 14 DP 39979, Lot 1 DP 1121552 and Lot 94 DP 823890 are to be consolidated a single lot.

CONDITIONS TO BE COMPLETED PRIOR TO CONSOLIDATION COMMENCING

34. A Subdivision Certificate must be obtained, in accordance with cl.157 of the *Environmental Planning and Assessment Regulation 2000*, before work commences.
35. A surveyor's plan must be submitted to Council prior to the expiry date of this development consent so that the subdivision certificate on the plan can be signed by an authorised officer.

CONDITIONS RELATING TO ONGOING OPERATIONS

36. A further application is to be made for any change, enlargement or intensification of the premises or land use, including the display / erection of any new structure such as signage, partition walls or building fit-out (unless the proposed work is exempt from the need for consent under *State Environmental Planning Policy (Codes SEPP) 2008*).

COUNCIL ADVICE ONLY

37. Covenant/s: The applicant / owner has the responsibility of being aware of any covenant which may affect the proposal.

38. Dial Before You Dig: Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.
39. Telecommunications Act 1997 (Commonwealth); Telstra (and its authorized contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800 810 443.

Reasons For Conditions

1. To confirm and clarify the terms of Council's approval.
2. To comply with all relevant legislation.
3. So that the impacts of any increase in the scale or duration of operations may be assessed and appropriately controlled. Section 19 (1) (b) of the *Environmental Planning and Assessment Regulation 2000*, as amended.
4. To prevent and/or minimise the likelihood of environmental harm and public nuisance.
5. To ensure the rehabilitation of the site.
6. To minimise the potential for adverse impacts on the environment or public as a result of the development.
7. To ensure waste is disposed of in an appropriate manner.
8. To ensure that public infrastructure is maintained.
9. To minimise the potential for detrimental impacts to buildings or neighbouring properties.
10. So all staff and patrons are protected in the event of emergency.
11. To ensure that any Nations Construction Code issues are resolved prior to Construction Certificate assessment, including the peer review by an independent Accredited Certifier for alternate or performance solutions.

Conclusion

I confirm that I am familiar with the relevant heads of consideration under the Environmental Planning & Assessment Act and Local Government Act (if applicable) and have considered them in the assessment of this application.

I certify that I have no pecuniary or non-pecuniary interest in this application.

Additional Notes Attached

Yes ☐ No ☒



Signed:

Elizabeth Cumming, Consultant Planner

Date: 22/10/2020



Signed:

Bob Harris, Acting Director Environmental Services

Date: 22/10/2020



NSW Police Force

Development Application Review

DA Reference No:

Council: Walgett Shire Council,
Libby Cumming, Contract Town Planner
townplanner@walgett.nsw.gov.au

Developer/Applicant: Vince Hardy, Cityscape Planning + Projects

Property address: 1 Agate Street, Lightning Ridge

Proposed development/use of space: Alterations and additions to the existing bowling club

1. Introduction

In line with section 4.15 of the New South Wales Planning & Assessment Act 1979 and the New South Wales Planning Guidelines, the below report has been conducted on Development Application received from Vince Hardy of Cityscape Planning + Projects for alterations and additions to the existing Lightning Ridge Bowling Club.

2.1 Current environment

The proposed development site is situated on the north-eastern corner of Agate Street and Morilla Street Lightning Ridge and has a third street frontage to Kaolin Street at its rear. The site area is approximately 1400m² in size and holds the existing Lightning Ridge Bowling Club including restaurant, indoor and outdoor dining and seating areas, bottle shop and store, administration office, indoor and outdoor gaming areas, two (2) bowling greens and a carpark.

Morilla Street is one of the main streets of the urban area of Lightning Ridge. The surrounding area comprises of recreational park to the north of the site, and a mix of residential and businesses on the southern boundary along Morilla Street.

Central North Police District

Bourke Police Station, 46 Oxley Street Bourke NSW 2840

T 02 6870 0899 **F** 02 6870 0812 **W** www.police.nsw.gov.au

TTY 02 9211 3776 for the hearing and speech impaired ABN 43 408 613 180

TRIPLE ZERO (000)

Emergency only

POLICE ASSISTANCE LINE (131 444)

For non emergencies

CRIME STOPPERS (1800 333 000)

Report crime anonymously



NSW Police Force

2.2 Proposed development

The development proposal includes alterations and additions to the existing bowling club building and the exterior.

The works include:

- New club entry and foyer
- Reconfigured beer-garden including micro-brewery, new kitchen and outdoor dining and seating area
- Kids play area
- New café
- Modified bottle-shop and cool room area
- Modified indoor gaming area (no increase in machines)
- Hotel accommodation at the upper floor
- New administration area
- New outdoor BBQ area adjacent to bowling green
- New garage and sheds for bowling green and site maintenance

The hours of operation are proposed to remain the same.

3. Crime risks and identified issues

3.1.

Within the last 12 months, there have been 11 incidents of interest within the business. Those crime types of interest include 2 x stealing, 2 x assault, 1 x fraud and 1 x malicious damage.

3.2.

Indoor Kids area – it appears that the walls on the length of the room would be full solid walls meaning there would be limited visibility into the room.

Break and enter and stealing – concern about access control to first floor including guest accommodation, function room and administration area and guest access to the rest of the club outside business hours

Personal violence offences - concern about the access to first floor including guest accommodation, function room and administration area and their seclusion from other spaces including possible entrapment spots in the walkways

Staff safety and security - Nil apparent access for staff between bottle shop and store. Concern that if there is an emergency in the bottle shop, there is no easy access to assist

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4. Recommendations

Due to the nature of the development, identified crime risks and issues, we recommend the following:

Kids Indoor Play Area

The use of a glass wall from the attached Coach room to facilitate passive surveillance of the room.

Lighting

The documentation received does not include lighting plan.

The access/exit driveways need to be adequately lit to improve visibility and increase the likelihood that offenders will be detected and apprehended. Lighting also requires being adequate at the entry/exit areas of the centre to reduce the likelihood of assault related incidents or any other incident/s.

At the same time throughout the site transition lighting is required to reduce vision impairment, i.e. reducing a person walking from dark to light places.

Security lighting should not illuminate observers or vantage points. Light should be projected away from buildings towards pathways, gates and car parks – not towards windows and doors. However, observers are more likely to be passing motorists and pedestrians outside the building. In this instance, lights should be directed away from the building and toward the car park.

Leave an adequate amount of internal lighting on at night when the premise is not in use to enable patrolling police, security guards or passing people to monitor activities within the premise.

Police would recommend the use of security sensor lights and a security company to monitor the site at all times, in particular when staff are not present.

Security

A Closed Circuit Television Plan has not been provided to Police. It is recommended that that development applicant submit a Closed Circuit Television plan.

Surveillance equipment can enhance the physical security of your premise and assist in the identification of people involved in anti-social or criminal behavior. Cameras should be installed both within and around the business to maximise surveillance opportunities.

TV monitors should enable staff to monitor activities on the camera. Digital or video technology should be used to record images from the cameras. Recording equipment should be installed in a lockable, restricted area where person/s cannot tamper with the equipment.

Installed surveillance equipment should be maintained in working order and regularly tested. If the surveillance system is installed, use it. Any surveillance system should be manufactured and installed by a qualified and reputable company and regularly function tested.

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Ensure that the requirements of the Surveillance and Privacy Act are adhered to.

Recommendation that the development applicant submit a Crime Prevention Through Environmental Design report. Concerns regarding access control throughout the building and potential hiding places in the walkways on the first floor.

Disclaimer

The New South Wales Police Force has a vital interest in ensuring the safety of members of the community and their property. By using the recommendations contained in this assessment, any person who does so acknowledges that:

- It is not possible to make all areas evaluated by the NSWPF entirely safe for members of the community or the security of their property.
- It is based upon the information provided to the NSWPF at the time the assessment was made.
- This assessment is a confidential document and is for use of the consent authority unless otherwise agreed.
- The contents of this assessment are not to be copied or circulated otherwise than for the purposes of the consent authority, unless otherwise agreed.

The NSW Police Force hopes that by using the recommendations contained in this assessment, criminal activity will be reduced and the safety of members of the community and the security of their property will increase. However, it does not guarantee that all risks have been identified, or that the area assessed will be free from criminal activity if its recommendations are followed.

Should you have any questions in relation to the evaluation contact Senior Constable Kate MILLER, Crime Prevention Officer, Central North Police District, Phone 02 6870 0818.

Yours sincerely,

Trent SWINTON
Acting Superintendent
Commander, Central North Police District

Central North Police District

Bourke Police Station, 46 Oxley Street Bourke NSW 2840

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For Official Use Only

From: [Vince Hardy](#)
To: [Libby Cumming](#)
Cc: [Michael Urquhart](#); [Merv Prendergast](#); [Joe Rittano](#)
Subject: Re: DA2020/16 - Lightning Ridge Bowling Club Upgrades
Date: Tuesday, 20 October 2020 10:47:36 AM
Attachments: [lightning_ridge_BC_CPTED_201019.pdf](#)
[ATT00001.htm](#)
[LRBC-1 DA A02_17-MASTER PLAN.pdf](#)
[ATT00002.htm](#)
[LRBC-1 A08_01-RCP.pdf](#)
[ATT00003.htm](#)

Libby

Please see attached a copy of amended plans and CPTED report that address issues raised in the recent correspondence raised by NSW Police.

The amended plans include:

- a Lighting plan
- new window bays to provide passives surveillance form the Coach Room to the Indoor Kids Play Room.

Feel free to contact me if you wish to discuss any aspect.

Vince Hardy
urban planning consultant

cityscapeplanning+projects

m 0408 866913
t 02 4739 3374

PO Box 127
Glenbrook NSW 2773

www.cityscape.net.au

From: [Libby Cumming](#)
To: ["Vince Hardy"](#)
Cc: ["Joe Riitano"](#); [Bob Harris](#); [Merv Prendergast](#)
Bcc: [Merv](#); [Lyn Douglas](#)
Subject: FW: DA2020/16 - Lightning Ridge Bowling Club Upgrades [DLM=For-Official-Use-Only]
Date: Tuesday, 20 October 2020 3:56:00 PM

Hi Vince

Please see the request from NSW Police below. I too am struggling to see how this will work. Can you please provide some advice.

Kind regards,

Libby Cumming
Contract Town Planner
Walgett Shire Council

Ph: 02 6828 6129
Fax: 02 6828 1608
Email: townplanner@walgett.nsw.gov.au



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Please consider the environment before printing this email.

From: Kate Miller [mailto:mill4kat@police.nsw.gov.au]
Sent: Tuesday, 20 October 2020 3:47 PM
To: Libby Cumming <townplanner@walgett.nsw.gov.au>
Subject: RE: DA2020/16 - Lightning Ridge Bowling Club Upgrades [DLM=For-Official-Use-Only]

Good afternoon Libby,

As discussed, I request clarification in regards to the security inside the bowling club relating to the accommodation.

- How is the accommodation and guests going to be managed when the business hours of the business are to remain the same
- How is access to the accommodation being monitored and restricted during business hours
- How is access to the club being restricted to guests outside of business hours
- Also, it appears that the only access from the function room to the accommodation is through the lift, is this correct? If so, this would be a concern and would need to be addressed.

Hope these queries make sense.

Feel free to contact me if needed.

Regards,



Senior Constable Kate MILLER
Crime Prevention Officer

Central North Police District
P (02) 6870 0818 / 75818
F (02) 6870 0821 / 75821
E CENPDCPO@police.nsw.gov.au

From: Libby Cumming <townplanner@walgett.nsw.gov.au>
Sent: Tuesday, 20 October 2020 11:39 AM
To: Kate Miller <mill4kat@police.nsw.gov.au>
Cc: Bob Harris <bharris@walgett.nsw.gov.au>; Merv Prendergast <mprendergast@walgett.nsw.gov.au>
Subject: FW: DA2020/16 - Lightning Ridge Bowling Club Upgrades

Hi Kate

In response to your comments regarding the Lightning Ridge Bowling Club, the applicant has made the following changes. I would like your comment before completing my assessment.

Kind regards,

Libby Cumming
Contract Town Planner
Walgett Shire Council

Ph: 02 6828 6129
Fax: 02 6828 1608
Email: townplanner@walgett.nsw.gov.au



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From: Vince Hardy [<mailto:vhardy@cityscape.net.au>]
Sent: Tuesday, 20 October 2020 10:47 AM
To: Libby Cumming <townplanner@walgett.nsw.gov.au>
Cc: Michael Urquhart <murquhart@walgett.nsw.gov.au>; Merv Prendergast <mprendergast@walgett.nsw.gov.au>; Joe Rittano <joer@networkinteriors.com.au>
Subject: Re: DA2020/16 - Lightning Ridge Bowling Club Upgrades

Libby

Please see attached a copy of amended plans and CPTED report that address issues raised in the recent correspondence raised by NSW Police.

The amended plans include:

- a Lighting plan
- new window bays to provide passives surveillance form the Coach Room to the Indoor Kids Play Room.

Feel free to contact me if you wish to discuss any aspect.

Vince Hardy
urban planning consultant

cityscapeplanning+projects

m 0408 866913
t 02 4739 3374

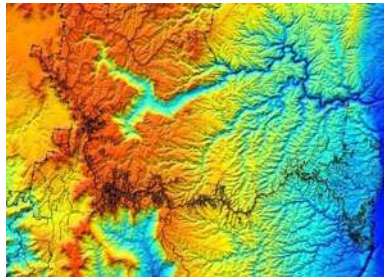
PO Box 127
Glenbrook NSW 2773

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cityscapeplanning+projects

CRIME PREVENTION THROUGH
ENVIRONMENTAL DESIGN ASSESSMENT

**PROPOSED ALTERATIONS AND ADDITIONS TO
LIGHTNING RIDGE BOWLING CLUB**

1 AGATE ST LIGHTNING RIDGE

OCTOBER 2020

cityscape planning + projects

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Glenbrook NSW 2773

This submission has been prepared by:



Vince Hardy BTP, RPIA
URBAN PLANNING CONSULTANT



Planning
Institute
Australia

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This report is provided to accompany a Development Application to be lodged on the subject land and is to be used for that purpose solely and for the client exclusively. No liability is extended for any other use or to any other party. Whilst the report is derived in part from our knowledge and expertise, it is based on the conditions prevailing at the time of the Report and upon the information provided by the client.

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1.0 INTRODUCTION

Cityscape Planning + Projects has been engaged by *Network Constructions Pty Ltd* to prepare a Crime Prevention Through Environmental Design (CPTED) Report to accompany a Development Application (DA) to submitted on the subject site.

The CPTED responds to matters raised by written advice from the NSW Police Force in relation to D2020/1018960 which proposed alterations and additions to the Lightning Ridge Bowling Club.

2.0 THE SUBJECT SITE

The subject site is known as 1 Agate St, Lightning Ridge and is an irregular shaped parcel of land located on the north eastern corner of Agate St and Morilla St, with a third street frontage to Kaolin St at its rear. Figure 1 demonstrates the location of the site and Figure 2 provides an aerial image of the site.

FIGURE 1: LOCATION OF SITE



FIGURE 2: AERIAL PHOTO OF SITE



3.0 DEVELOPMENT PROPOSAL

The development proposal seeks council consent to the following alterations and additions to the existing club building and broader site. Generally, the works involve 749m² of new Gross Floor Area (GFA) that will provide the following:

- New club entry and foyer
- Reconfigured beer-garden including micro-brewery, new kitchen and outdoor dining and seating area
- Kids play area
- New café
- Modified bottle-shop and cool room area
- Modified indoor gaming area (no increase in machines)
- Modified outdoor gaming area (no increase in machines)
- Hotel accommodation at the upper floor
- New administration area
- New outdoor BBQ area adjacent to bowling green
- New garage and sheds for bowling green and site maintenance

A new GFA plan is provided as part of the plan set that accompanies the DA. A detailed list of proposed works across each floor is provided below:

GROUND FLOOR

- New porte cochere at the pedestrian entry including new roof and supporting columns
- New airlock at the building entry
- Modified foyer and new entry area
- New toilets and amenities at the entry area
- New café

-
- New stair to upper floor
 - Modified bottle shop and cool room area
 - Modified cool room
 - Reconfigured beer-garden including micro-brewery, new kitchen and outdoor dining and seating area
 - Kids play area
 - New water feature
 - New café
 - Modified indoor gaming area
 - Modified outdoor gaming area
 - New TAB
 - Modified function room including new bar and toilet
 - New entry and auto door to eastern elevation to provide access to bowling green
 - New corridor and exit to Kaolin St
 - New outdoor terrace area and kid play area at Kaolin St
 - New indoor kid's area
 - Refurbished bar at north west corner of club
 - Refurbished and ne accessible toilets at north east corner of club
 - New Audio Visual room at north eastern section of club
 - Modified sports function room
 - New outdoor BBQ area and awning

FIRST FLOOR

- New office boardroom, administration and storage area
- Replace existing office area with 8 x hotel rooms
- Covered link between hotel and first floor function room
- New lift and stairs

FRONT (MORILLA ST) ELEVATION

- New rendered walls and parapet to entry and port cochere area
- new decorative screen to new stair and modified bottle-shop
- New awning and roof over modified bottle shop and port cochere
- New 2.4m high louvered screen wall to outdoor gaming area
- New brick wall to close existing openings

AGATE ST ELEVATION

- Solid masonry wall to new kitchen and cool room area
- New decorative screen to new stair area
- New doors and roller shutters to openings
- New brick wall to close existing opening on upper floor

KAOLIN ST ELEVATION

- New louvered screens wall to outdoor seating areas
- New fence to outdoor play area
- New full length windows and balconies to upper floor guest rooms
- New solid wall areas to store room and maintenance room

BOWLING GREEN (EASTERN) ELEVATION

- New glass wall and sliding door to new entry areas
- New solid wall areas to store room
- New lift shaft and solid wall at upper floor area
- New solid wall – cement rendered to upper floor stair

OUTBUILDINGS

- New garage and sheds for bowling green and site maintenance at north-east corner of site

4.0 CPTED PRINCIPLES

Crime Prevention through Environmental Design (CPTED) is a crime prevention strategy that focuses on the planning, design and structure of cities and neighbourhoods. It reduces opportunities for crime by using design and place management principles that reduce the likelihood of essential crime ingredients (*law, offender, victim or target, opportunity*) from intersecting in time and space.

CPTED employs four key strategies. These are:

- territorial re-enforcement
- surveillance
- access control
- space/activity management.

An assessment of the development proposal in the context of each of these strategies is provided in the following section of this report.

5.0 SAFER BY DESIGN EVALUATION

5.1 TERRITORIAL RE-INFORCEMENT

Community ownership of public space sends positive signals to the community. Places that feel owned and cared for are likely to be used, enjoyed and revisited. People who have guardianship or ownership of areas are more likely to provide effective supervision and to intervene in crime than passing strangers and criminals rarely commit crime in areas where the risk of detection and challenge are high. Effective guardians are often ordinary people who are spatially 'connected' to a place and feel an association with, or responsibility for it.

Territorial Re-enforcement uses actual and symbolic boundary markers, spatial legibility and environmental cues to 'connect' people with space, to encourage communal responsibility for public areas and facilities, and to communicate to people where they should/not be and what activities are appropriate.

DEVELOPMENT RESPONSE:

The subject site and its development are an important and publicly accessible community asset and recreational facility and therefore there is need to provide a reasonable level of ready access and permeability to the site.

However, the site currently does provide some existing territorial reinforcement measures such as secure perimeter fencing at the Morilla

St frontage to the bowling greens. Additional fencing is also provided at the rear lane access to Kaolin St.

This fencing provides a hard and readily identifiable demarcation of public and private domain areas and serves to limit access and potential for crime or damage to the bowling green areas.

The site also provides a well-defined demarcation of public and private areas at the Agate St frontage through the provision of a solid wall boundary at that street edge.

The subject site and its development is therefore considered to provide a suitable territorial reinforcement outcome for the site.

5.2 SURVEILLANCE

People feel safe in public areas when they can see and interact with others, particularly people connected with that space, such as shopkeepers or adjoining residents. Criminals are often deterred from committing crime in places that are well supervised.

***Natural surveillance* is achieved when normal space users can see and be seen by others. This highlights the importance of building layout, orientation and location; the strategic use of design; landscaping and lighting – it is a by-product of well-planned, well-designed and well-used space.**

***Technical/mechanical surveillance* is achieved through mechanical/electronic measures such as CCTV, help points and mirrored building panels. It is commonly used as a 'patch' to supervise isolated, high risk locations.**

Formal (or Organised) surveillance is achieved through the tactical positioning of guardians. An example would be the use of on-site supervisors, e.g. security guards at higher risk locations.

DEVELOPMENT RESPONSE:

The development deliberately seeks to provide for natural surveillance over the bowling green areas by providing a new bar and outdoor area at the interface of the bowling club and bowling greens. This interface is to be made more permeable through the provision of new opening and air-locks and as such will provide greater passive surveillance of that outdoor space, particularly during night time use.

Some concern was raised by *NSW Police Force* about the limited opportunity for passive surveillance of the proposed Kids Indoor Play Area. In response to that concern the DA has now been formally amended to provide 3 x new window bays in the wall that divides the Coach Room from that indoor play space. These windows will allow views to and therefore surveillance of that play space.

The site also currently has an extensive lighting and Close Circuit Television (CCTV) monitoring system that includes 72 cameras that are monitored by club staff. This lighting and camera network therefore provide a high quality technical surveillance system that provides reasonable levels of security.

However, an additional lighting plan has now been prepared and accompanies this report and the formal DA. This plan demonstrates that additional floodlighting will be provide at the Morilla St frontage and club building entry to provide improved surveillance of the car park and the key building entry space.

Formal and organised surveillance is provided by club employees that will have an on-site presence over 24 hours. This includes new employee opportunities associated with the hotel accommodation located on the upper floor.

The proposed development therefore provides an improved surveillance outcome.

5.3 ACCESS CONTROL

Access control treatments restrict, channel and encourage people and vehicles into, out of and around the development. Way-finding, desire-lines and formal/informal routes are important crime prevention considerations. Effective access control can be achieved by using physical and symbolic barriers that channel and group pedestrians into areas, therefore increasing the time and effort required for criminals to commit crime.

Natural access control includes the tactical use of landforms and waterways features, design measures including building configuration; formal and informal pathways, landscaping, fencing and gardens.

Technical/Mechanical access control includes the employment of security hardware. Crime, Design and Urban Planning: From theory to Practice Formal (or Organised) access control includes on-site guardians such as employed security officers.

Formal (or Organised) access control includes on-site guardians such as employed security officers.

DEVELOPMENT RESPONSE:

The development continues to provide formal access control through the restriction of access to the club building through a single entry point at the Morilla St frontage.

This entry area is enhanced through the provision of the following:

- port cochere
- modified foyer
- new reception area inclusive of security check-in etc

These built features in conjunction with natural and technical surveillance provided by staff, CCTV and improved lighting will allow the club to better manage secure access to and from the Club building.

The elevator and a new internal stair to the upper floor hotel area provide the only access to that part of the development. This elevator and stair are located behind that secured zone and therefore ensures that patrons of that area will be afforded a high level of security.

Key/car reader access to individual rooms provides a further level of security for these patrons.

The proposed development therefore provides an improved access regime for the club.

5.4 SPACE ACTIVITY MANAGEMENT

Space/Activity Management strategies are an important way to develop and maintain natural community control. Space management involves the formal supervision, control and care of

the development. All space, even well planned and well-designed areas need to be effectively used and maintained to maximise community safety. Places that are infrequently used are commonly abused. There is a high correlation between urban decay, fear of crime and avoidance behaviour.

DEVELOPMENT RESPONSE:

The Club building, including the hotel component, will be staffed at all time.

The presence of these employees on site, over a 24 hour period will provide formal supervision, control and management of the club and its patrons.

All staff will undergo continual security training to ensure that the site can provide a more secure experience for club patrons.

6.0 CONCLUSION

The development seeks approval to alterations and additions to the existing club facility. The site has previously experienced some incidents of crime as part of recent operations.

The proposed redevelopment and its design process have had due regard to the principles of Crime Prevention Through Environmental Design and as such the development is likely to result in a more secure environment for club patrons and the community.