





INNER WEST

DEVELOPMENT ASSESSMENT REPORT

Application No.	DA/2021/0619
Address	77 Brighton Street PETERSHAM NSW 2049
Proposal	Alterations and additions to existing bowling club
Date of Lodgement	19 July 2021
Applicant	Petersham Bowling Club
Owner	Petersham Bowling Club
Number of Submissions	13
Value of works	\$223,014.00
Reason for determination at Planning Panel	Number of submissions
Main Issues	Acoustic amenity; Visual privacy; and Heritage conservation
Recommendation	Approved with Conditions
Attachment A	Recommended conditions of consent
Attachment B	Plans of proposed development
Attachment C	Plan of Management
Attachment D	Response to Council including Heritage Impact Statement
Attachment E	Roof Statement



LOCALITY MAP

Subject Site		Objectors		↑ N
Notified Area		Supporters		

1. Executive Summary

This report is an assessment of the application submitted to Council for alterations and additions to an existing bowling club at 77 Brighton Street, Petersham.

The original application was notified to surrounding properties and 13 submissions were received in response.

The main issues that have arisen from the application include:

- Acoustic Amenity
- Visual Privacy
- Heritage Conservation

Despite the items noted above, the proposal generally complies with the aims, objectives, and design parameters contained in the relevant State Environmental Planning Policies, *Marrickville Local Environmental Plan 2011*, and Marrickville Development Control Plan 2011.

The potential impacts to the surrounding environment have been considered as part of the assessment process. Any potential impacts from the development are considered to be manageable via the plan of management and recommended conditions.

The application is suitable for consent subject to the imposition of appropriate terms and conditions.

2. Proposal

The proposal (as revised) seeks development consent for alterations and additions to existing bowling club.

The proposal in detail is as follows

- Provision of a 35sqm verandah with a gable roof to the eastern elevation;
- Provision of new windows and doors to the eastern elevation connecting the verandah to the building;
- Provision of an accessible path from The Avenue and associated ramp to the verandah and building;
- Provision of a new roof including new pitch and materials; and
- Upgrading of lower set of stairs to Brighton street.

3. Site Description

The subject site is located on the north eastern corner of Brighton Street and The Avenue, Petersham and is legally described as Lot 10 DP 1081081. The site consists of an irregular shaped allotment, with a total area of approximately 3433 sqm. The site has a frontage to Brighton Street and The Avenue, of approximately 46sqm and 70m respectively. The site is commonly known as The Petersham Bowling Club.

The site supports an existing two storey commercial building that is currently used as the Bowling Club and two bowling greens. The site currently has pedestrian access from both street frontages, and vehicular access from Brighton Street.

The adjoining properties are predominately one and two storeys residential dwellings.

The site is identified as a contributory building within the Petersham North Heritage Conservation Area (HCA) (2) under *MLEP 2011*.

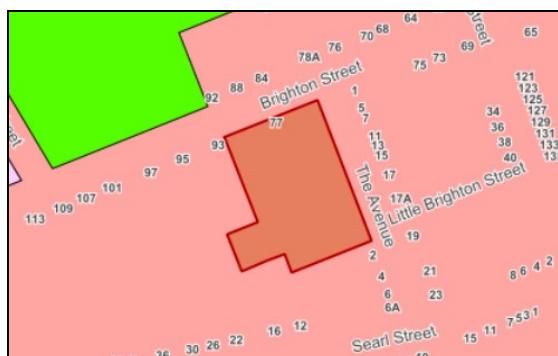


Figure 1: Zoning Map of the subject site (RE2 - Private Recreation Avenue) highlighted red).

Figure 2: Photo of the subject site (as viewed from The Avenue).

4. Background

4(a) Site history

The following application outlines the relevant development history of the subject site and any relevant applications on surrounding properties.

Subject Site

Application	Proposal	Decision & Date
DA200300800	Rezoning application to broaden the range of permissible uses applying to the land to enable the erection of a town house development on part of the land and development application to subdivide the land into two allotments and erect a two storey residential complex over basement carpark containing 17 dwellings with off street carparking for 20 vehicles and to strata subdivide the premises into 17 lots.	Refused 08/07/2004
DA200300801	To demolish the existing club house, bowling greens and surrounds and erect a new club house with bowling green on top, with off street parking for 15 vehicles.	Refused 08/07/2004

4(b) Application history

The following table outlines the relevant history of the subject application.

Date	Discussion
19/07/2021	Application Lodged.
05/08/2021-19-08-2021	Application notified.

05/10/2021	Request for information (RFI) letter issued to the applicant requiring the following amendments or additional information: <ul style="list-style-type: none"> - Design revisions to address heritage considerations with regard to the loss of original roof form and fabric, and new addition design details including the verandah roof form and balustrade. - Provision of a plan of management to address acoustic and amenity impacts. - Provision of a response to the public submissions received.
14/10/2021	Meeting held between Councils DA Assessment Team and Applicant to discuss above findings and response.
27/10/2021	Revised plans and additional information submitted in response to Council's RFI request.
Note: This information forms the basis of the assessment outlined below.	

5. Assessment

The following is a summary of the assessment of the application in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

5(a) Environmental Planning Instruments

The application has been assessed against the relevant Environmental Planning Instruments listed below:

- *State Environmental Planning Policy No. 55—Remediation of Land*
- *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 and*
- *Marrickville Local Environmental Plan 2011*

The following provides further discussion of the relevant issues:

5(a)(i) *State Environmental Planning Policy No 55—Remediation of Land*

State Environmental Planning Policy No. 55 - Remediation of Land (SEPP 55) provides planning guidelines for remediation of contaminated land. Marrickville Development Control Plan 2011 (MDCP 2011) provides controls and guidelines for remediation works. *SEPP 55* requires the consent authority to be satisfied that "the site is, or can be made, suitable for the proposed use" prior to the granting of consent.

The site has not been used in the past for activities which could have potentially contaminated the site. It is considered that the site will not require remediation in accordance with *SEPP 55*.

5(a)(ii) *State Environmental Planning Policy No. 64 - Advertising and Signage (SEPP 64)*

SEPP 64 specifies aims, objectives, and assessment criteria for signage and outlines that a consent authority must not grant development consent to an application to display signage unless it is satisfied that the signage is consistent with the objectives of the policy and the signage satisfies the assessment criteria specified in Schedule 1.

Schedule 1 of *SEPP 64* specifies assessment criteria for signage relating to character of the area, special areas, views and vistas, streetscape, setting or landscaping, site and building, illumination, and safety.

The application seeks consent for the erection of the following signage:

- 1 x fascia sign measuring approximately 1400mm (width) by 500mm (height) on the east elevation fronting The Avenue.”

The proposed signage is considered satisfactory having regard to the assessment criteria contained in Schedule 1 of SEPP 64 as follows:

- The signage is compatible with the existing and desired future character of the area given the commercial use of the site.
- The proposed signage will not detract from the visual quality of the surrounding residential heritage conservation area, given its extent, scale and setback from the road.
- The proposed signage is of a modest scale and located flush to the proposed verandah fascia and therefore will not obscure or compromise views or dominate the skyline.
- The signage is of an appropriate scale, proportion and form for the streetscape and contributes positively to visual interest.
- The signage is appropriately designed and located on elements of the building that historically would have accommodated signage of some form.
- The proposed signage is non-illuminated and is unlikely to impact the safety of pedestrians, vehicles, or aircraft, or result in adverse amenity impacts to residential uses.

Given the above the proposed signage is considered satisfactory having regard to the assessment criteria contained in Schedule 1 of *SEPP 64*.

5(a)(iii) State Environmental Planning Policy (Vegetation in Non-Rural Areas) (Vegetation SEPP)

Vegetation SEPP concerns the protection of vegetation identified under the SEPP and gives effect to the local tree preservation provisions of Part 2.20 of MDCP 2011.

The proposed development is in proximity to a number of trees on adjacent lands, however the trees are not adversely impacted by the proposal. It is considered that in regard to the *Vegetation SEPP* and Part 2.20 of MDCP 2011 subject to the imposition of conditions, which have been included in the recommendation of this report the proposal is acceptable.

5(a)(iv) Marrickville Local Environment Plan 2011 (MLEP 2011)

The application was assessed against the following relevant clauses of the *Marrickville Local Environment Plan 2011* in the table below.

Clause	Proposed	Compliance
Clause 1.2 Aims of Plan	<p>The proposal is consistent with the relevant aims of the plan as follows:</p> <ul style="list-style-type: none"> • The proposal protects and promotes the use and development of land for arts and cultural activity, including music and other performance arts, • The proposal supports the efficient use of land and an appropriate mix of uses; • The proposal assists to increase employment densities in an appropriate location near public 	Yes, subject to conditions

	<p>transport and subject to conditions, will protect the residential amenity of the surrounds;</p> <ul style="list-style-type: none"> • The proposal will assist in promoting sustainable transport including walking and cycling; • As detailed further within this report, the proposal appropriately conserves the significance of the building and HCA; and • As demonstrated within this report, the design of the proposal is considered to be of a high standard that has a satisfactory impact on the private and public domain. 	
<p>Clause 2.3 Zone objectives and Land Use Table</p> <p><i>RE2 Private Recreation</i></p>	<p>The proposal satisfies this clause as follows:</p> <ul style="list-style-type: none"> • The application seeks to undertake alterations to an existing recreation facility (outdoor) which is permissible with consent under the site's RE2 Private Recreation zone; and • The proposal is consistent with the relevant objectives of the zone as follows: <ul style="list-style-type: none"> ○ The proposal enables land to be used for private open space or recreational purposes; ○ The proposal provides a range of recreational settings and activities and compatible land uses; ○ The proposal protects and enhances the natural environment for recreational purposes; and ○ The proposal assists in providing a range of community facilities, services and compatible land uses. 	Yes
<p>Clause 2.7 Demolition requires development consent</p>	<p>The proposal satisfies the clause as follows:</p> <ul style="list-style-type: none"> • Demolition works are proposed, which are permissible with consent; and • Standard conditions are recommended to manage impacts which may arise during demolition. 	Yes, subject to conditions
<p>Clause 5.10 Heritage conservation</p>	<p>This matter is discussed further under 5(a)(iii)(i) below this table.</p>	Yes, subject to conditions
<p>Clause 6.5 Development in areas subject to aircraft noise</p>	<p>The site is located within the ANEF 20-25 contour. Notwithstanding, given the use as a recreation facility (outdoor) the development is not likely to be affected by aircraft noise.</p>	Yes
<p>Clause 6.4 Terrestrial biodiversity</p>	<p>The site is located within the biodiversity area as per <i>MLEP 2011</i>. Conditions have been included to ensure that the development protects and provides natural habitat for local wildlife.</p>	Yes, subject to condition.

(i) Heritage Conservation (Clause 5.10)

The subject site is located within the Petersham North Estate HCA (C3) under *MLEP 2011*. The site is located on a prominent corner; located at the intersection of Brighton Street and the Avenue. The site is considered to make a positive contribution aesthetically and culturally to the streetscape and locality.

The key and relevant objectives of Clause 5.10 are to conserve the environmental and cultural heritage of the former Marrickville Local Government Area, including the heritage significance of items and HCAs and their associated fabric, settings and views.

The application as revised was accompanied by documentation containing a Heritage Impact Statement (HIS) prepared by Palfreeman Sweeney Architects. The HIS provided historical evidence of the original building form and concluded that the proposal will have an acceptable impact on heritage significance of the conservation area.

Whilst Council accepts that the building has undergone substantial alterations over time, the new works should avoid unsympathetic changes to the building that would adversely impact the HCA.

The application proposes a basalt Colourbond roof which is not considered appropriate for this period or typology of building. A grey palette may be suitable for buildings where slate was the original roof material, however the historical photos contained in the HIS indicate tiles were used for this building. On balance, it is considered reasonable to adopt a metal roof material, specifically Custom orb Traditional profile sheeting, however the colour is a key element of the character of the building, and as such any metal roof should be Colorbond Red. A condition to this effect is recommended as a condition of consent.

In addition, the plans as revised are annotated *'the existing solar panels are to be retained'*, however to accommodate the retention of the solar panels as discreetly as possible, a condition is recommended to relocate the solar panels to the rear western roof plane.

The application proposes the balustrade to entry stairs being solid brick which is in contrast to the open balustrade of the verandah and ramp, resulting in an imbalance when viewed from the eastern elevation. To better complement the building character and integrate the new works, a condition is recommended to reduce the height of the brickwork to the stairs and continue the balustrade on the verandah down. The balustrade material was clarified by the applicant in the response to Council as being a *'A light 'yachting wire' type balustrade.. with timber handrail'*, however the details are not provided on the schedule of materials and finishes and as such a condition to this effect is recommended to ensure these details are achieved.

Overall, subject to conditions, it is considered the proposal will have a satisfactory impact in terms of heritage conservation and satisfies the relevant provisions of Part 5.10 of the *MLEP 2011* and Part 8 of the *MDCP 2011*.

5(b) Draft Environmental Planning Instruments

Draft Inner West Local Environmental Plan 2020 (Draft IWLEP 2020)

The Draft IWLEP 2020 was placed on public exhibition commencing on 16 March 2020 and accordingly is a matter for consideration in the assessment of the application under Section 4.15(1)(a)(ii) of the *EP&A 1979*.

The development is considered acceptable having regard to the relevant provisions of the Draft IWLEP 2020.

5(d) Development Control Plans

The application was assessed against the following relevant provisions under the *MDCP 2011* in the table below.

MDCP 2011 Part of MDCP 2011	Compliance
Part 2.1 – Urban Design	Yes
Part 2.3 – Site and Context Analysis	Yes
Part 2.5 – Equity of Access and Mobility	Yes
Part 2.6 – Acoustic and Visual Privacy	Yes – see discussion

Part 2.7 – Solar Access and Overshadowing	Yes
Part 2.8 – Social Impact	Yes
Part 2.9 – Community Safety	Yes
Part 2.12 – Signs and Advertising	Yes – see discussion under SEPP 64 above
Part 2.13 – Biodiversity	Yes
Part 2.20 – Tree Management	Yes
Part 2.21 – Site Facilities and Waste Management	Yes
Part 2.25 – Stormwater Management	Yes
Part 5 – Commercial and Mixed Use Development	Yes – see discussion
Part 8 – Heritage	Yes – see discussion under Clause 5.10 above
Part 9 – Strategic Context	Yes

The following provides discussion of the relevant issues:

(i) Part 2.6 – Acoustic and Visual Privacy

Part 2.6 of MDCP 2011 contains objectives and controls relating to acoustic and visual privacy.

The site is located within a residential area and is in proximity to several residential dwellings. Control (C) C7 under this Part requires consideration to be given to the potential noise and amenity impacts of commercial development on residential development.

The proposal as revised is considered acceptable as follows:

- The verandah is sufficiently setback from the street and adjoining residential dwellings;
- The entrance doors will have an automatic self closer installed and has been well located towards the northern corner of the club;
- The new glazing will provide improved acoustic insulation to the premises as the new glazing will be of higher noise insulation properties and provide a complete seal compared with the existing glazing;
- Windows and doors will be closed after 9pm or at any times there is amplified noise (not including background music) inside the premises;
- The use of the new entrance doors, verandah and accessibility ramp will be limited to patrons with a disability after 9pm or during periods of amplified noise. All other patrons will be directed to use the existing entrance/exit from Brighton Street;
- After 9pm, a smoking area will be designated on the top of driveway/around the barbeque area (not on the verandah);
- The provision of signage requesting patrons to consider neighbours by keeping their noise to a minimum;
- The provision of a 1.8m privacy screen on the southern end of the verandah and screen plantings towards the southern boundary will assist in mitigating any visual or acoustic privacy impacts to the rear of the properties along Searl Street.

In light of the above, subject to conditions, it is considered the proposal satisfies the objectives of Part 2.6 of the MDCP 2011.

(ii) Part 5 – Commercial and Mixed Use Development

Part 5.3.1.1 Plan of Management:

A Plan of Management (POM) was submitted with the revised application, which is generally acceptable having regard to the requirements of Part 5.3.1.1 of MDCP 2011, and is considered suitable to manage the proposed use and minimise impacts on the surrounding area.

A condition has been included in the recommendation requiring adherence with the POM at all times.

Part 5.3.1.4 Hours of operation

Part 5.3.1.4 of MDCP 2011 contains objectives and controls relating to the hours of operation for commercial development.

The premises' existing hours of operation are as follows:

Day	Hours
Monday – Thursday	10am – 10pm
Friday – Sunday	10am – 12 midnight

The application does not propose to change the existing hours of operation; however, the proposal seeks the use of the new verandah area until 9pm Monday to Sunday.

As discussed previously, it is considered that the proposed development can be appropriately managed by the POM and a condition is recommended to permit the use of the verandah Monday to Sunday until 9pm.

5(e) The Likely Impacts

The assessment of the application demonstrates that, subject to the adoption of the recommended conditions, the proposal will have an acceptable impact on the locality.

5(f) The suitability of the site for the development

Provided that any adverse effects on adjoining properties are minimised, this site is considered suitable to accommodate the proposed development, and this has been demonstrated in the assessment of the application.

5(g) Any submissions

The application as originally submitted was notified in accordance with Council's policy. In response, 13 submissions were received raising the following matters, which have been addressed within this report:

- (i) Acoustic amenity;
- (ii) Visual privacy;
- (iii) Hours of operation;
- (iv) Heritage conservation;

Concern	Comment
Lack of notification from Council	These comments are noted, however the proposal was notified in accordance with Councils Community Engagement Framework.
Lack of consultation from	These comments are noted and the submissions received by

the Petersham Bowling Club	Council during the notification period were provided to the applicant. As advised by the applicant, two meetings have since been held with local residents to discuss their concerns further.
Development resulting in higher density and associated impacts	The proposal under this application does not seek to alter the current use. Any development consent granted does not authorise units or apartments on this land.
Disingenuous justification	These comments are noted. Notwithstanding, as detailed in Section 5 (a-d) of this report the proposal is considered to satisfy the relevant provisions.
Light pollution	Conditions are recommended to ensure the proposed lighting will comply with relevant Australian Standards, so as to not cause nuisance on the surrounds. Notwithstanding, the revised plans have amended the signage to be non-illuminated.

Note: As per Council's Community Engagement Framework, the revised plans and additional information did not require notification, as the revised proposal resulted in similar or reduced impacts.

5(h) The Public Interest

The public interest is best served by the consistent application of the requirements of the relevant Environmental Planning Instruments, and by Council ensuring that any adverse effects on the surrounding area and the environment are appropriately managed.

The proposal is not contrary to the public interest.

6 Referrals

6(a) Internal

The application was referred to the following internal officers/sections whose comments have been taken into consideration in the assessment of the proposed development:

- Heritage Officer
- Building certification Officer
- Environmental Health Officer
- Urban Ecology Officer
- Urban Forest Officer

7. Section 7.11 Contributions/7.12 Levy

Section 7.12 levies are payable for the proposal.

The carrying out of the development would result in an increased demand for public amenities and public services within the area. A contribution of \$2,230.00 would be required for the development under Marrickville Section 94/94A Contributions Plan 2014. A condition requiring that contribution to be paid is included in the recommendation.

8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in the relevant State Environmental Planning Policies (SEPPs), *MLEP 2011* and *MDCP 2011*, respectively.

The development will not result in any significant impacts on the amenity of the adjoining properties and the streetscape and is considered to be in the public interest.

The application is considered suitable for approval subject to the imposition of appropriate conditions.

9. Recommendation

- A. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the *Environmental Planning and Assessment Act 1979*, grant consent to Development Application No. DA/2021/0619 for alterations and additions to an existing bowling club at 77 Brighton Street Petersham subject to the conditions listed in Attachment A below.

Attachment A – Recommended conditions of consent

CONDITIONS OF CONSENT

DOCUMENTS RELATED TO THE CONSENT

1. Documents related to the consent

The development must be carried out in accordance with plans and documents listed below:

Plan, Revision and Issue No.	Plan Name	Date Issued	Prepared by
DA01 Rev D	Site Plan	25/10/2021	Palfreeman Sweeney Architects
DA02 Rev D	Basement and ground floor plan	25/10/2021	Palfreeman Sweeney Architects
DA03 Rev D	Club level plan	25/10/2021	Palfreeman Sweeney Architects
DA04 Rev D	East and north elevations	25/10/2021	Palfreeman Sweeney Architects
DA05 Rev D	South and west elevations	25/10/2021	Palfreeman Sweeney Architects
DA06 Rev D	South and west elevations	25/10/2021	Palfreeman Sweeney Architects
DA07 Rev C	Schedule of colours and finishes	25/10/2021	Palfreeman Sweeney Architects
-	Plan of Management	24/10/2021	Board and Manager of Petersham Bowling Club

As amended by the conditions of consent.

DESIGN CHANGE

2. Design Change

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans demonstrating the following:

- a. Item 1 (roofing) on the schedule of material and finishes, is to be amended to Custom orb Traditional profile sheeting, in the colour Colorbond Red.
- b. The existing solar panels are to be relocated to the rear western roof plane
- c. The brickwork to the stairs (as viewed from the eastern elevation) is to match the height of the verandahs brickwork and slope to the existing point on the ground. The same balustrade on the verandah is to continue down the stairs.
- d. The schedule of material and finishes is to be amended to include details of the balustrades being a light yachting wire with timber handrails.

FEES

3. Section 7.12 (formerly section 94A) Development Contribution Payments

Prior to the issue of a Construction Certificate, written evidence must be provided to the Certifying Authority that a monetary contribution to the Inner West Council has been paid, towards the provision of infrastructure, required to address increased demand for local services generated by additional development within the Local Government Area (LGA). This condition is imposed in accordance with Section 7.12 of the *Environmental Planning and Assessment Act 1979* and in accordance with *Marrickville Section 94/94A Contributions Plan 2014*.

Note: Copies of these contribution plans can be inspected at any of the Inner West Council Service Centres or viewed online at <https://www.innerwest.nsw.gov.au/develop/planning-controls/section-94-contributions>

Payment amount*: \$2,230.00

*Indexing of the Section 7.12 contribution payment:

The contribution amount to be paid to the Council is to be adjusted at the time of the actual payment in accordance with the provisions of the relevant contributions plan. In this regard, you are recommended to make contact with Inner West Council *prior to arranging your*

payment method to confirm the correct current payment amount (at the expected time of payment).

Payment methods:

The required contribution must be paid either **by BPAY (to a maximum of \$500,000); unendorsed bank cheque (from an Australian Bank only); EFTPOS (Debit only); credit card (Note: A 1% credit card transaction fee applies to all credit card transactions; cash (to a maximum of \$10,000))**. It should be noted that personal cheques or bank guarantees cannot be accepted for the payment of these contributions. **Prior to payment contact Council's Planning Team to review charges to current indexed quarter, please allow a minimum of 2 business days for the invoice to be issued before payment can be accepted.**

4. Long Service Levy

Prior to the issue of a Construction Certificate, written evidence must be provided to the Certifying Authority that the long service levy in accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986* has been paid at the prescribed rate of 0.35% of the total cost of the work to either the Long Service Payments Corporation or Council for any work costing \$25,000 or more.

5. Security Deposit - Standard

Prior to the commencement of demolition works or issue of a Construction Certificate, the Certifying Authority must be provided with written evidence that a security deposit and inspection fee has been paid to Council to cover the cost of making good any damage caused to any Council property or the physical environment as a consequence of carrying out the works and as surety for the proper completion of any road, footpath and drainage works required by this consent.

Security Deposit:	\$2,254.00
Inspection Fee:	\$241.50

Payment will be accepted in the form of cash, bank cheque, EFTPOS/credit card (to a maximum of \$10,000) or bank guarantee. Bank Guarantees must not have an expiry date.

The inspection fee is required for the Council to determine the condition of the adjacent road reserve and footpath prior to and on completion of the works being carried out.

Should any of Council's property and/or the physical environment sustain damage during the course of the demolition or construction works, or if the works put Council's assets or the

environment at risk, or if any road, footpath or drainage works required by this consent are not completed satisfactorily, Council may carry out any works necessary to repair the damage, remove the risk or complete the works. Council may utilise part or all of the security deposit to restore any damages, and Council may recover, in any court of competent jurisdiction, any costs to Council for such restorations.

A request for release of the security may be made to the Council after all construction work has been completed and a final Occupation Certificate issued.

The amount nominated is only current for the financial year in which the initial consent was issued and is revised each financial year. The amount payable must be consistent with Council's Fees and Charges in force at the date of payment.

GENERAL CONDITIONS

6. Tree Protection

No trees on public property (footpaths, roads, reserves etc.) are to be removed or damaged during works unless specifically approved in this consent or marked on the approved plans for removal.

Prescribed trees protected by Council's Management Controls on the subject property and/or any vegetation on surrounding properties must not be damaged or removed during works unless specific approval has been provided under this consent.

Any public tree within five (5) metres of the development must be protected in accordance with Council's *Development Fact Sheet—Trees on Development Sites*.

No activities, storage or disposal of materials taking place beneath the canopy of any tree (including trees on neighbouring sites) protected under Council's Tree Management Controls at any time.

7. Waste Management Plan

Prior to the commencement of any works (including any demolition works), the Certifying Authority is required to be provided with a Recycling and Waste Management Plan (RWMP) in accordance with the relevant Development Control Plan.

8. Erosion and Sediment Control

Prior to the issue of a commencement of any works (including any demolition works), the Certifying Authority must be provided with an erosion and sediment control plan and

specification. Sediment control devices must be installed and maintained in proper working order to prevent sediment discharge from the construction site.

9. Works Outside the Property Boundary

This development consent does not authorise works outside the property boundaries on adjoining lands.

PRIOR TO ANY DEMOLITION

10. Dilapidation Report

Prior to any works commencing (including demolition), the Certifying Authority and owners of identified properties, must be provided with a colour copy of a dilapidation report prepared by a suitably qualified person. The report is required to include colour photographs of all the adjoining properties to the Certifying Authority's satisfaction. In the event that the consent of the adjoining property owner cannot be obtained to undertake the report, copies of the letter/s that have been sent via registered mail and any responses received must be forwarded to the Certifying Authority before work commences.

11. Advising Neighbours Prior to Excavation

At least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

12. Construction Fencing

Prior to the commencement of any works (including demolition), the site must be enclosed with suitable fencing to prohibit unauthorised access. The fencing must be erected as a barrier between the public place and any neighbouring property.

PRIOR TO CONSTRUCTION CERTIFICATE

13. Diversity of local native plant species

Prior to the issue of a Construction Certificate, the Certifying Authority is to be advised of the use of local native plants in any landscaping works including screening plants. Where

feasible, planting should include diverse species and a dense grassy understorey with shrubs and trees.

14. Structural Certificate for retained elements of the building

Prior to the issue of a Construction Certificate, the Certifying Authority is required to be provided with a Structural Certificate prepared by a practising structural engineer, certifying the structural adequacy of the property and its ability to withstand the proposed additional, or altered structural loads during all stages of construction. The certificate must also include all details of the methodology to be employed in construction phases to achieve the above requirements without result in demolition of elements marked on the approved plans for retention.

15. Sydney Water – Tap In

Prior to the issue of a Construction Certificate, the Certifying Authority is required to ensure approval has been granted through Sydney Water's online 'Tap In' program to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met.

Note: Please refer to the web site <http://www.sydneywater.com.au/tapin/index.htm> for details on the process or telephone 13 20 92

16. Light Spill

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with details demonstrating that any lighting of the premises complies with Australian Standard AS4282:1992: Control of Obtrusive Effects of Outdoor Lighting.

17. Access Report

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with an Access Management Plan prepared by an Accredited Access Consultant. The Access Management Plan must address:

- a. Confirmation whether the Disability (Access to Premises – Buildings) Standards 2010 is applicable to the development, in particular whether the Standards apply to the affected part;
- b. Proposed requirements for access to the building or part of building for people with a disability in accordance with Part D3 of Building Code of Australia;
- c. Assessment and identification of non-compliances with the Disability Standards 2010 and/or the BCA where applicable and provide recommendations to achieve compliance with the relevant performance requirements;

- d. Accessible car parking spaces should be provided, where applicable, in accordance with Part D3.5 of BCA Vol; and
- e. Any exemptions, alternative solutions or deemed-to-satisfy provisions affecting access.

DURING DEMOLITION AND CONSTRUCTION

18. Tree Protection

To protect the following trees, trunk protection must be installed prior to any works commencing in accordance with the approved *Tree Protection Plan* and/or with Council's *Development Fact Sheet—Trees on Development Sites*:

Tree No.	Botanical/Common Name/Location
-	<i>Lagunaria patersonia</i> (Norfolk Island Hibiscus) / Street tree adjacent The Avenue entrance

19. Canopy and Root Pruning

Canopy pruning of the following trees if necessary to accommodate the approved building works (roof works) must be undertaken by a qualified Project Arborist (minimum qualification AQF 3).

Tree No.	Botanical/Common Name
-	All trees on adjacent sites that overhang roofline

The person acting on this consent has approval under Council's Tree Management Controls to achieve a clearance of the structure to allow for the approved works. Pruning is limited to those branches that will come into direct contact the built structure and where branch diameter (at its point of attachment) does not exceed 60 mm.

20. Site induction - Bandicoot on Site

Prior to commencement of any excavation, demolition or construction work, all workers on the work site must be made aware of the potential presence of Long-nosed Bandicoots as part of the site induction (including what they look like).

21. Site Inspections - Bandicoot on Site

During excavation, demolition or construction work, all holes (e.g. created for footings etc.), machinery and construction material stockpiles must be inspected daily by contractors prior to commencing work to ensure no Long-nosed Bandicoots are sheltering in these areas.

22. Discovery of a Bandicoot on Site

During excavation, demolition or construction work the following steps should be taken by the contractor if a Bandicoot is found on site:

- a. All work on site must stop. There must be no attempt to harm or remove the Bandicoot. Removal of the bandicoot from the site can only be undertaken by a trained wildlife carer.
- b. Immediately contact WIRES (1300 094 737) or Sydney Wildlife (9413 4300) to arrange for a trained wildlife carer to safely remove the Bandicoot from the site.
- c. Council's Coordinator Urban Ecology Volunteers and Projects (9392 5175) must also be contacted to report that a Bandicoot has been found on site.
- d. No work must proceed until the Bandicoot has been safely removed from the work site by a trained wildlife carer.

23. Construction Hours – Class 2-9

Unless otherwise approved by Council, excavation, demolition, construction or subdivision work must only be permitted during the following hours:

- a. 7:00am to 6.00pm, Mondays to Fridays, inclusive (with demolition works finishing at 5pm);
- b. 8:00am to 1:00pm on Saturdays with no demolition works occurring during this time; and
- c. at no time on Sundays or public holidays.

Works may be undertaken outside these hours where they do not create any nuisance to neighbouring properties in terms of dust, noise, vibration etc. and do not entail the use of power tools, hammers etc. This may include but is not limited to painting.

In the case that a standing plant or special out of hours permit is obtained from Council for works in association with this development, the works which are the subject of the permit may be carried out outside these hours.

This condition does not apply in the event of a direction from police or other relevant authority for safety reasons, to prevent risk to life or environmental harm.

Activities generating noise levels greater than 75dB(A) such as rock breaking, rock hammering, sheet piling and pile driving must be limited to:

- a. 8:00am to 12:00pm, Monday to Saturday; and
- b. 2:00pm to 5:00pm Monday to Friday.

The person acting on this consent must not undertake such activities for more than three continuous hours and must provide a minimum of one 2 hour respite period between any two periods of such works.

“Continuous” means any period during which there is less than an uninterrupted 60 minute respite period between temporarily halting and recommencing any of that intrusively noisy work.

24. Stormwater Drainage System

Stormwater runoff from all roof and paved areas within the property must be collected in a system of gutters, pits and pipelines discharged by gravity to the kerb and gutter of a public road.

Any existing component of the stormwater system that is to be retained, including any absorption trench or rubble pit drainage system, must be checked and certified by a Licensed Plumber or qualified practising Civil Engineer to be in good condition and operating satisfactorily.

If any component of the existing system is not in good condition and /or not operating satisfactorily and/or impacted by the works and/or legal rights for drainage do not exist, the drainage system must be upgraded to discharge legally by gravity to the kerb and gutter of a public road. Minor roof or paved areas that cannot reasonably be drained by gravity to a public road may be disposed on site subject to ensure no concentration of flows or nuisance to other properties.

ON-GOING

25. Noise General

The proposed use of the premises and the operation of all plant and equipment must not give rise to an ‘offensive noise’ as defined in the *Protection of the Environment Operations Act*

1997 and Regulations, NSW EPA Noise Policy for Industry and NSW EPA Noise Guide for Local Government.

26. Commercial Waste/Recycling Collection

The collection of waste and recycling must only occur between 7:00am and 8:00pm weekdays and 9:00am and 5:00pm weekends and public holidays, to avoid noise disruption on the surrounding area,

Garbage and recycling must not be placed on the street for collection more than one (1) hour before the scheduled collection time. Garbage bins and containers are to be removed from the street within one (1) hour after collection.

27. Hours of Operation

- a. The hours of operation of the premises must not exceed the following:

Day	Hours
Monday – Thursday	10am – 10pm
Friday – Sunday	10am – 12 midnight

- b. Within the hours of operation, the use of the verandah must not exceed the following:

Day	Hours
Monday - Sunday	10am - 9pm

- c. Service is to cease 30 minutes before ceasing of trading hours.

28. Licensed Premises – Plan of Management - Operation

The operation of the premises complying at all times with the approved Plan of Management. The Plan of Management is not to be further amended without the prior written approval of the Council. If there is any inconsistency between the Plan of Management and the conditions of this consent, the conditions of consent shall prevail to the extent of that inconsistency.

ADVISORY NOTES

Consent of Adjoining property owners

This consent does not authorise the applicant, or the contractor engaged to do the tree works to enter a neighbouring property. Where access to adjacent land is required to carry out approved tree works, Council advises that the owner's consent must be sought. Notification is the responsibility of the person acting on the consent. Should the tree owner/s refuse access to their land, the person acting on the consent must meet the requirements of the *Access To Neighbouring Lands Act 2000* to seek access.

Arborists standards

All tree work must be undertaken by a practicing Arborist. The work must be undertaken in accordance with AS4373—*Pruning of amenity trees* and the Safe Work Australia Code of Practice—*Guide to Managing Risks of Tree Trimming and Removal Work*. Any works in the vicinity of the Low Voltage Overhead Network (including service lines—pole to house connections) must be undertaken by an approved Network Service Provider contractor for the management of vegetation conflicting with such services. Contact the relevant Network Service Provider for further advice in this regard.

Tree Protection Works

All tree protection for the site must be undertaken in accordance with Council's *Development Fact Sheet—Trees on Development Sites* and AS4970—*Protection of trees on development sites*.

Tree Pruning or Removal (including root pruning/mapping)

Removal or pruning of any other tree (that would require consent of Council) on the site is not approved and must be retained and protected in accordance with Council's *Development Fact Sheet—Arborist Reports*.

Bandicoot Protection Area

When conducting development within the Long-nosed Bandicoot Protection Area, applicants should be aware of:

- a. Their obligations under the *Biodiversity Conservation Act 2016*. The impacts of any development proposal on threatened species, population and ecological communities and their habitats are to be addressed by documentation accompanying the development application. That documentation must provide an indication as to whether the proposed development is likely to significantly affect those threatened species, populations and ecological communities and be assessed in accordance with the *Biodiversity Conservation Act 2016* (BC Act). Specifically, the documentation must identify whether the proposal:

- b. Is being carried out in an Area of Outstanding Biodiversity Value;
- c. Exceeds the Biodiversity Offset Scheme threshold; or
- d. Is likely to significantly affect threatened species, ecological communities or their habitat according to the Test of Significance (s7.3 BC Act).
- e. A fact sheet on Long-nosed Bandicoots is available in MDCP 2011. To the untrained eye, a Long-nosed Bandicoot may be mistaken for a rodent.
- f. Bandicoots have been recorded using decks and subfloor areas where the structure is built on bricks or timber piers
- g. Bright lighting discourages the endangered inner west Long-nosed Bandicoot population. Therefore outdoor lighting is strongly discouraged in the private domain (e.g. residential backyard).
- h. To ensure the safety and protection of the endangered Long-nosed Bandicoot population (*Biodiversity Conservation Act 2016*) during excavation, demolition or construction work. The use of noisy machinery discourages bandicoot occupation, and may also discourage their use of adjoining areas
- i. Provide habitat, foraging and food opportunities for the endangered inner west Long-nosed Bandicoot population and allow bandicoot access between properties as per the MDCP.

Prescribed Conditions

This consent is subject to the prescribed conditions of consent within clause 98-98E of the *Environmental Planning and Assessment Regulations 2000*.

Notification of commencement of works

At least 7 days before any demolition work commences:

- a. the Council must be notified of the following particulars:
 - i. the name, address, telephone contact details and licence number of the person responsible for carrying out the work; and
 - ii. the date the work is due to commence and the expected completion date; and
- b. a written notice must be placed in the letter box of each directly adjoining property identified advising of the date the work is due to commence.

Storage of Materials on public property

The placing of any materials on Council's footpath or roadway is prohibited, without the prior consent of Council.

Toilet Facilities

The following facilities must be provided on the site:

- a. Toilet facilities in accordance with WorkCover NSW requirements, at a ratio of one toilet per every 20 employees; and
- b. A garbage receptacle for food scraps and papers, with a tight fitting lid.

Facilities must be located so that they will not cause a nuisance.

Infrastructure

The developer must liaise with the Sydney Water Corporation, Ausgrid, AGL and Telstra concerning the provision of water and sewerage, electricity, natural gas and telephones respectively to the property. Any adjustment or augmentation of any public utility services including Gas, Water, Sewer, Electricity, Street lighting and Telecommunications required as a result of the development must be undertaken before occupation of the site.

Other Approvals may be needed

Approvals under other acts and regulations may be required to carry out the development. It is the responsibility of property owners to ensure that they comply with all relevant legislation. Council takes no responsibility for informing applicants of any separate approvals required.

Failure to comply with conditions

Failure to comply with the relevant provisions of the *Environmental Planning and Assessment Act 1979* and/or the conditions of this consent may result in the serving of penalty notices or legal action.

Other works

Works or activities other than those approved by this Development Consent will require the submission of a new Development Application or an application to modify the consent under Section 4.55 of the *Environmental Planning and Assessment Act 1979*.

Obtaining Relevant Certification

This development consent does not remove the need to obtain any other statutory consent or approval necessary under any other Act, such as (if necessary):

- a. Application for any activity under that Act, including any erection of a hoarding;
- b. Application for a Construction Certificate under the *Environmental Planning and Assessment Act 1979*;
- c. Application for an Occupation Certificate under the *Environmental Planning and Assessment Act 1979*;

- d. Application for a Subdivision Certificate under the *Environmental Planning and Assessment Act 1979* if land (including stratum) subdivision of the development site is proposed;
- e. Application for Strata Title Subdivision if strata title subdivision of the development is proposed;
- f. Development Application for demolition if demolition is not approved by this consent; or
- g. Development Application for subdivision if consent for subdivision is not granted by this consent.

Disability Discrimination Access to Premises Code

The *Disability Discrimination Act 1992* (Commonwealth) and the *Anti-Discrimination Act 1977* (NSW) impose obligations on persons relating to disability discrimination. Council's determination of the application does not relieve persons who have obligations under those Acts of the necessity to comply with those Acts.

National Construction Code (Building Code of Australia)

A complete assessment of the application under the provisions of the National Construction Code (Building Code of Australia) has not been carried out. All building works approved by this consent must be carried out in accordance with the requirements of the National Construction Code.

Notification of commencement of works

Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the PCA (not being the council) has given the Council written notice of the following information:

- a. In the case of work for which a principal contractor is required to be appointed:
 - i. The name and licence number of the principal contractor; and
 - ii. The name of the insurer by which the work is insured under Part 6 of that Act.
- b. In the case of work to be done by an owner-builder:
 - i. The name of the owner-builder; and
 - ii. If the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

Dividing Fences Act

The person acting on this consent must comply with the requirements of the *Dividing Fences Act 1991* in respect to the alterations and additions to the boundary fences.

Permits from Council under Other Acts

Where it is proposed to occupy or carry out works on public roads or Council controlled lands, the person acting on this consent must obtain all applicable Permits from Council in accordance with Section 68 (Approvals) of the *Local Government Act 1993* and/or Section 138 of the *Roads Act 1993*. Permits are required for the following activities:

- a. Work zone (designated parking for construction vehicles). Note that a minimum of 2 months should be allowed for the processing of a Work Zone application;
- b. A concrete pump across the roadway/footpath;
- c. Mobile crane or any standing plant;
- d. Skip bins;
- e. Scaffolding/Hoardings (fencing on public land);
- f. Public domain works including vehicle crossing, kerb & guttering, footpath, stormwater, etc.;
- g. Awning or street verandah over footpath;
- h. Partial or full road closure; and
- i. Installation or replacement of private stormwater drain, utility service or water supply.

Contact Council's Road Access team to ensure the correct Permit applications are made for the various activities. A lease fee is payable for all occupations.

Noise

Noise arising from the works must be controlled in accordance with the requirements of the *Protection of the Environment Operations Act 1997* and guidelines contained in the New South Wales Environment Protection Authority Environmental Noise Control Manual.

Amenity Impacts General

The use of the premises must not give rise to an environmental health nuisance to the adjoining or nearby premises and environment. There are to be no emissions or discharges from the premises, which will give rise to a public nuisance or result in an offence under the *Protection of the Environment Operations Act 1997* and Regulations. The use of the premises and the operation of plant and equipment must not give rise to the transmission of a vibration nuisance or damage other premises.

Lead-based Paint

Buildings built or painted prior to the 1970's may have surfaces coated with lead-based paints. Recent evidence indicates that lead is harmful to people at levels previously thought safe. Children particularly have been found to be susceptible to lead poisoning and cases of acute child lead poisonings in Sydney have been attributed to home renovation activities involving the removal of lead based paints. Precautions should therefore be taken if painted surfaces

are to be removed or sanded as part of the proposed building alterations, particularly where children or pregnant women may be exposed, and work areas should be thoroughly cleaned prior to occupation of the room or building.

Dial before you dig

Contact "Dial Prior to You Dig" prior to commencing any building activity on the site.

Useful Contacts

BASIX Information 1300 650 908 weekdays 2:00pm - 5:00pm
www.basix.nsw.gov.au

Department of Fair Trading 13 32 20
www.fairtrading.nsw.gov.au

Enquiries relating to Owner Builder Permits and Home Warranty Insurance.

Dial Prior to You Dig 1100
www.dialprior toyoudig.com.au

Landcom 9841 8660

To purchase copies of Volume One of "Soils and Construction"

Long Service Corporation Payments 131441
www.lspc.nsw.gov.au

NSW Food Authority 1300 552 406
www.foodnotify.nsw.gov.au

NSW Government www.nsw.gov.au/fibro
www.diysafe.nsw.gov.au

Information on asbestos and safe work practices.

NSW Office of Environment and Heritage 131 555
www.environment.nsw.gov.au

Sydney Water 13 20 92
www.sydneywater.com.au

Waste Service - SITA 1300 651 116
www.wasteservice.nsw.gov.au

Water Efficiency Labelling and Standards (WELS) www.waterrating.gov.au

WorkCover Authority of NSW 13 10 50
www.workcover.nsw.gov.au

Enquiries relating to work safety and asbestos removal and disposal.

Asbestos Removal

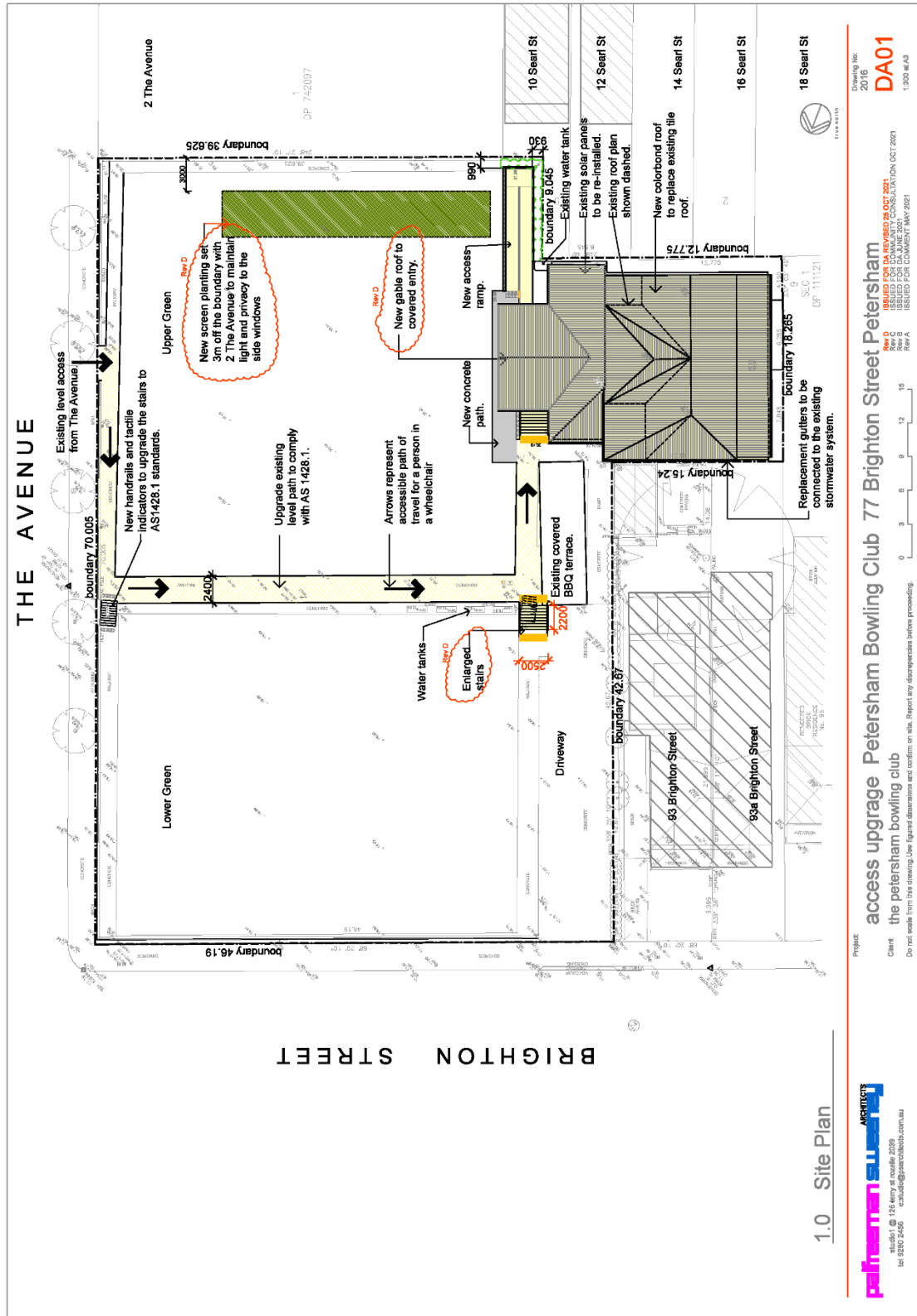
A demolition or asbestos removal contractor licensed under the Work Health and Safety Regulations 2011 must undertake removal of more than 10m² of bonded asbestos (or otherwise specified by WorkCover or relevant legislation).

Removal of friable asbestos material must only be undertaken by a contractor that holds a current Class A Friable Asbestos Removal Licence.

Demolition sites that involve the removal of asbestos must display a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site to the satisfaction of Council's officers. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos has been removed from the site to an approved waste facility.

All asbestos waste must be stored, transported and disposed of in compliance with the Protection of the Environment Operations (Waste) Regulation 2014. All receipts detailing method and location of disposal must be submitted to Council as evidence of correct disposal.

Attachment B – Plans of proposed development

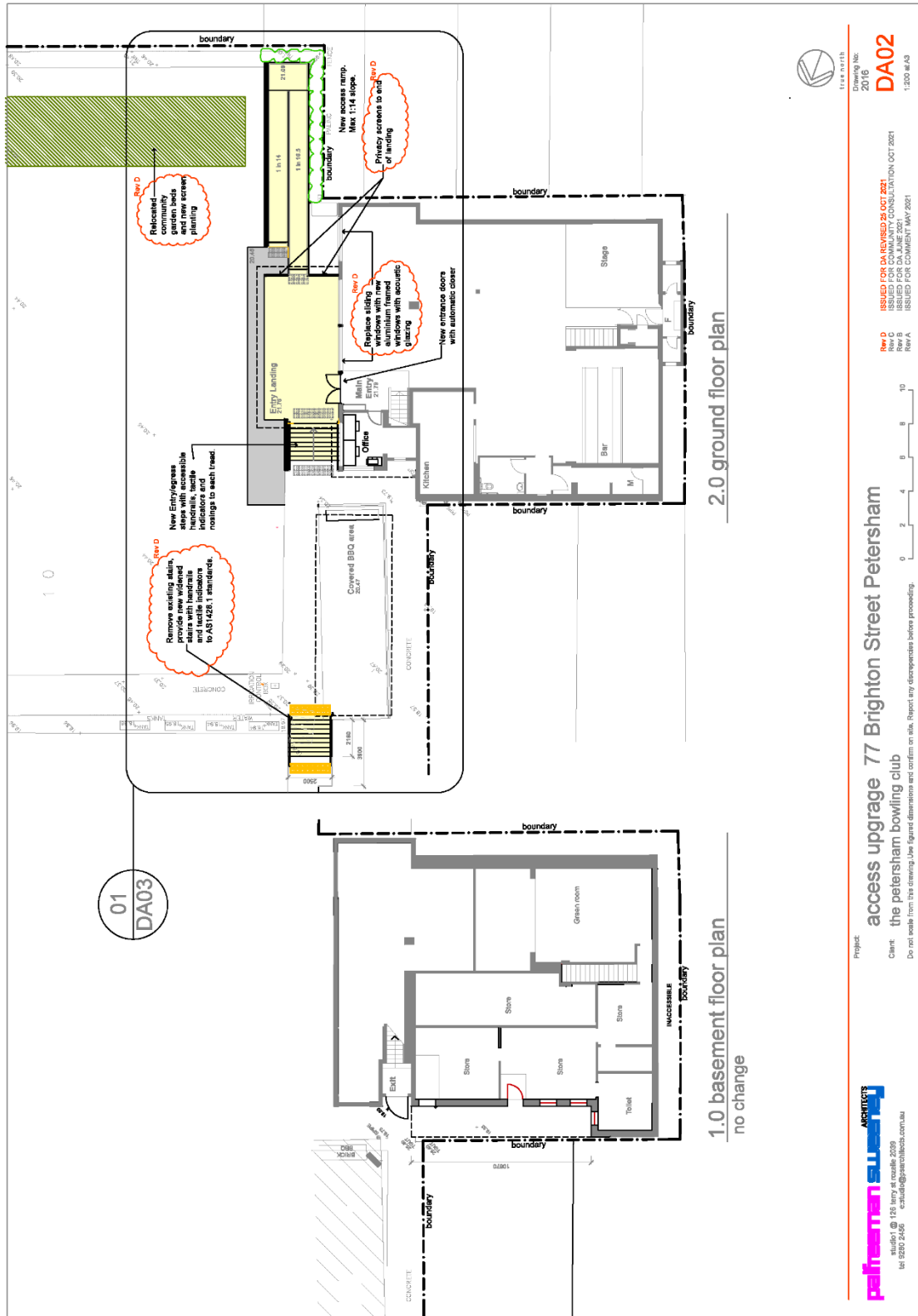


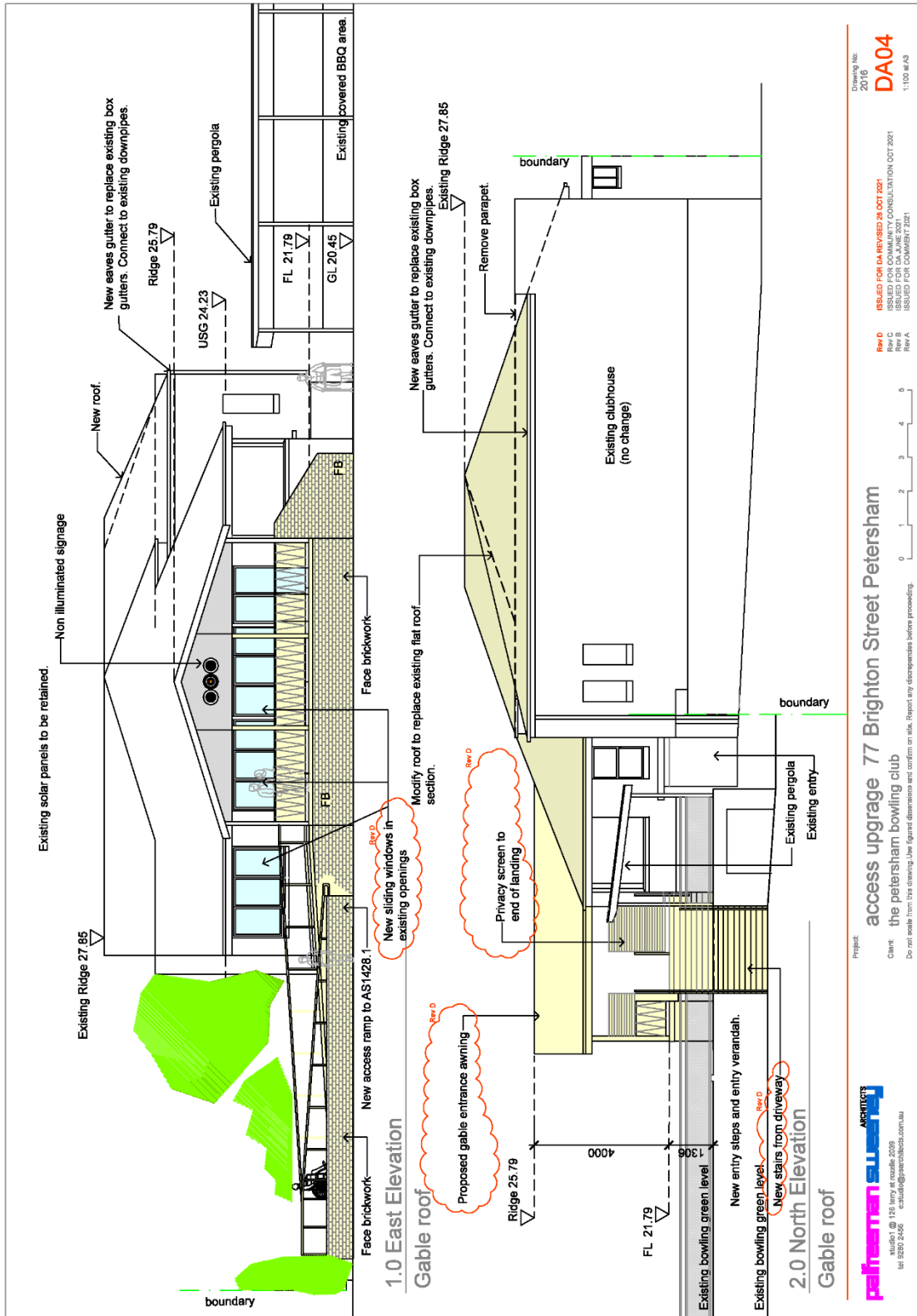
1.0 Site Plan

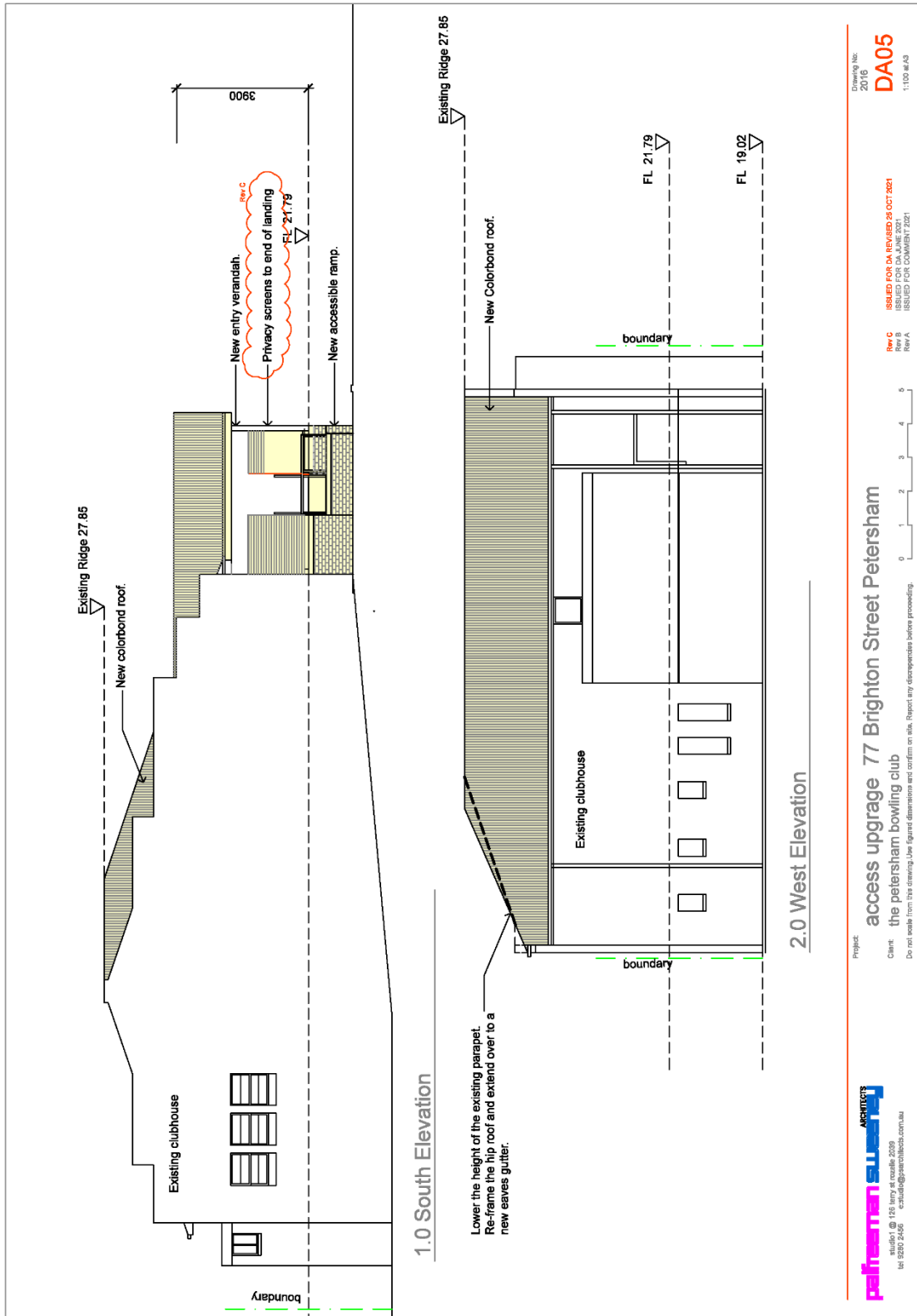
petersham architects
studio 1 @ 188 ferry rd macleay 2009
tel 9220 2466 email@petersham.com.au

Project: **access upgrage Petersham Bowling Club 77 Brighton Street Petersham**
Client: **the petersham bowling club**
Do not scale from this drawing. Use figure dimensions and confirm in situ. Report any discrepancies before proceeding.

Drawing No: 2016
DA01
ISSUED FOR CONSULTATION OCT 2021
ISSUED FOR CONSULTATION OCT 2021
ISSUED FOR COMMENT MAY 2021
1:300 m:A3







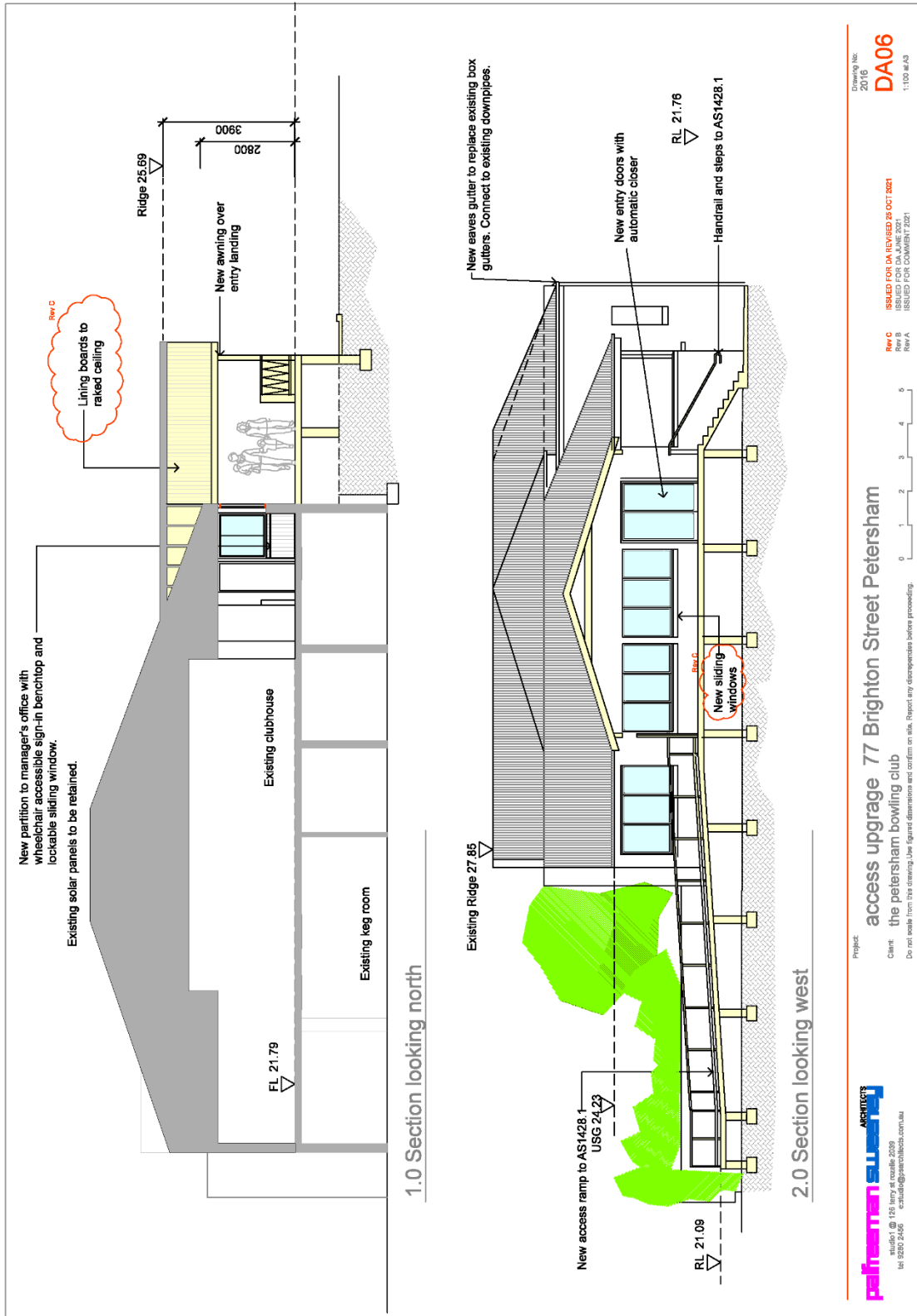
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2016
DA05
1:100 at A3

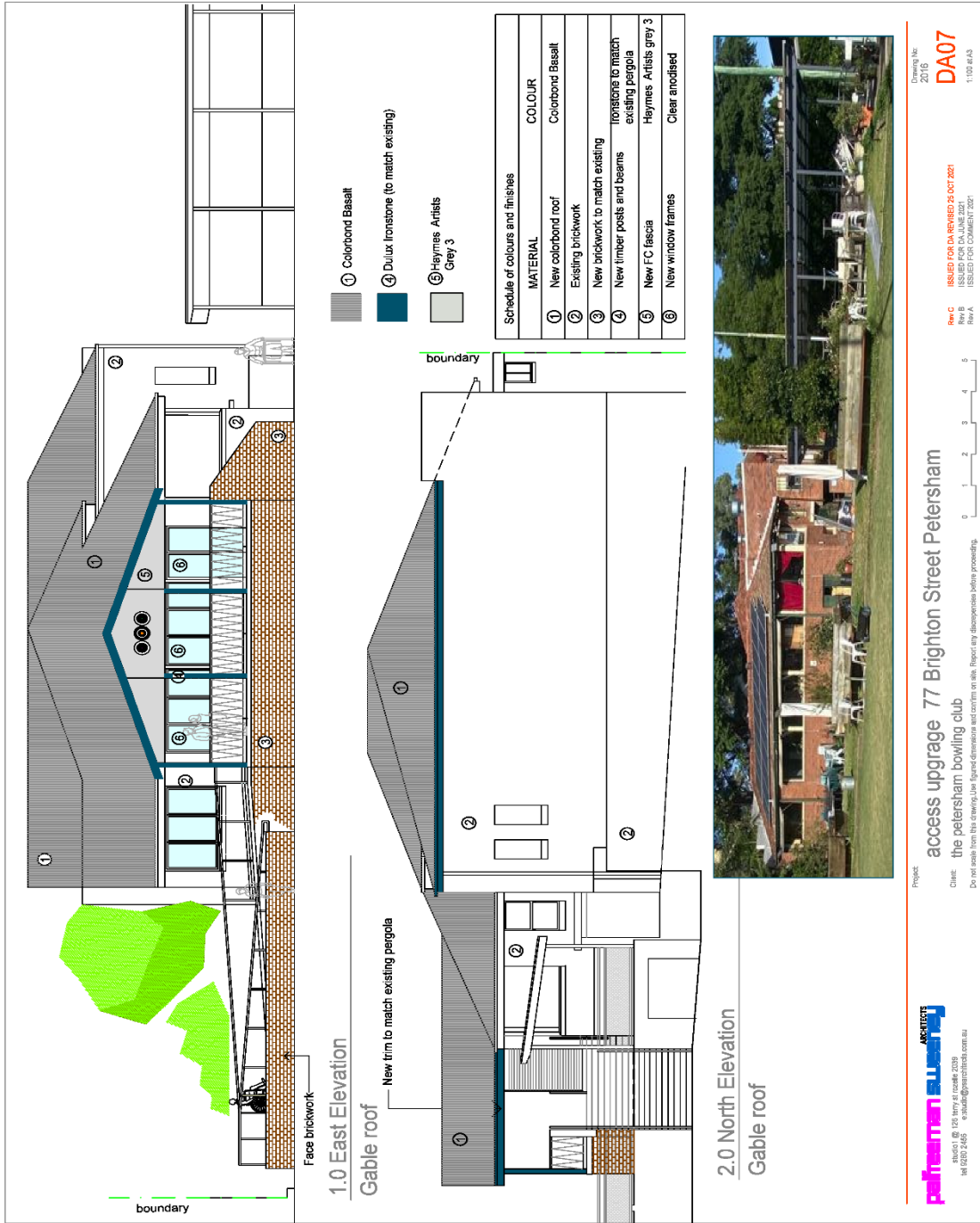
Rev C ISSUED FOR IA REVISED 26 OCT 2021
Rev A ISSUED FOR COMMENT 2.021

Project: **access upgrage 77 Brighton Street Petersham**
Client: **the petersham bowling club**

Do not scale from this drawing. Use figured dimensions and confirm on site. Report any discrepancies before proceeding.

palmerman sussex architects
studio @ 126 lerry st rosale 2009
tel 0202 2456 | info@palmermansussex.com.au





Attachment C- Plan of Management

Plan of Management for Petersham Bowling Club 2021

(As required by Inner West Council for the DA 2021/0619 lodged by the club)

i. Title; Plan of Management for Petersham Bowling Club 2021

ii. Objectives; This Plan of Management (POM) has been prepared by the Directors and Manager of the Petersham Bowling Club. The plan of management relates to the operations of Petersham Bowling Club at 77 Brighton St Petersham. The POM has been prepared in support of a Development Application submitted by the club to Inner West Council. The Development application seeks to make alterations to the clubhouse to build a new roof and to provide accessibility access. Council has requested that the POM address adverse amenity impacts for neighbours and the mitigation of any noise impacts. Thus, the main purpose of the POM is to ameliorate noise and other impacts on neighbours arising as a result of proposed alterations to the clubhouse and the club's operations generally.

iii. Operational details, including all machinery/equipment to be used;

The club operates as an outdoor lawn bowls venue, a restaurant and bar, and a live music and function venue. Machinery used outdoors includes a lawnmower two to three times per week, and an outside DJ for three hours each Sunday. Jumping castles are used from time to time, averaging once per month for four hours at a time. Machinery and equipment used inside are microphones, speakers and other musical equipment, as well as the usual items for operation of a bar serving beer on tap.

iv. Hours of operation;

The club is open to the public as follows:

Tuesday 5pm to 10pm
Wednesday 5pm to 10pm
Thursday 5pm to 10pm
Friday 2pm to 12 midnight
Saturday 12 noon to 12 midnight
Sunday 12 noon to 10pm

On weekdays during the day the club is not open to the public but the manager and kitchen staff and occasional contractors work at the club between 10am and 5pm Tuesday to Friday.

During November and December the club may open on a weekday to host Christmas parties. At other times during the year the club may open during the day on a weekday to host corporate or community events. These occur on average no more than once per month.

v. Staffing details; The club employs the following staff:

- A fulltime manager, working during the week and part of weekends.
- Two weekend bar managers working Friday through to Sunday, and some weekdays

- A functions manager working three days per week
- Casual bar staff of up to 10 in total, with between two and eight staff on duty at any one time.

The kitchen operations are contracted out to Screen Cuisine Pty Ltd who employ their own staff, which can be two to five people on duty at any one time.

vi. Details of any music and/or entertainment to be provided on site;

Live bands play inside the club on Sunday evenings, most Saturday nights from 7 or 8pm, three Fridays in each month from 7 or 8pm, and on three or four Thursdays in each month from 7pm. On Sundays a DJ plays outside for three hours, from 2pm to 5pm in winter and from 3pm to 6pm in Summer.

vii. Guidelines for staff for using the site facilities and equipment;

All staff have RSA certificates.

All staff undergo induction training regarding management of patrons, noise control measures, complaints procedures and occupational health and safety measures, as well as all other matters regarding bar service. Staff will be monitored and managed to ensure this plan of management is implemented.

viii. Deliveries and loading/unloading;

All deliveries to the club will continue to be via the driveway which leads from Brighton St to the existing main entrance to the club and loading and unloading will continue to be via the driveway. Most deliveries will enter the club via the existing club entrance or the door beside the main entrance. Both of these doors open onto the driveway and face towards Brighton St. The only deliveries or loading and unloading which will occur via the new entrance will be deliveries of large items which cannot fit through the existing entrance, and loading only of heavy items for musicians, prior to 9pm. Where possible these deliveries will be from the driveway on Brighton St and then onto the accessibility ramp, rather than via the gates on The Avenue. Delivery of jumping castles and other large items for outdoor use on the top green will continue to occur via the gates on the Avenue.

Deliveries of bar supplies may occur via the driveway and new entrance and accessibility ramp during daytime office hours on weekdays between 9am and 5pm.

Deliveries to the club and removal of rubbish are not to occur prior to 7am.

ix. Managing customers or patrons, including access to and from the premises;

After 9pm patrons of the club, other than those with a disability, will be directed to leave the club's premises via the existing entrance and the driveway to Brighton St. Patrons will be directed to leave quietly and not to disturb the club's neighbours. Signs are in place at the existing entrance and at the top of the driveway directing patrons to respect our neighbours and to leave the premises quietly.

Use of the new entrance:

After 9pm, patrons, other than those with a disability, will be prevented from entering or exiting the club via the new entrance.

In the event a band is playing inside the club or amplified music or other noise is being made inside the club, the new entrance will be closed off to prevent patrons, other than those with a disability, from either entering or exiting the club via the new entrance. This will apply at any time that there is amplified noise inside the club, not just after 9pm. "Amplified music" does not include muzak style background music played inside the club

In addition, the accessibility landing outside the new entrance will be closed off at 9pm and patrons will be prohibited from accessing this area after that time. Any patrons wanting to go outside the club temporarily to smoke will be directed to do so on the top of the driveway or around the barbecue next to the driveway.

Closing windows:

In the event a band is playing inside the club or amplified music or other noise is being made inside the club, all windows will be closed. This will occur at any time that there is amplified noise inside the club, not just after 9pm. "Amplified music" does not include muzak style background music played inside the club

All windows will be closed after 9pm, regardless of whether there is amplified noise inside the club.

The DA provides for new windows to be installed overlooking the top green. These windows will have much higher noise insulation properties than the existing windows. They will also provide a complete seal, unlike the existing windows which have a gap between the sliding glass panels. Staff are instructed to monitor noise levels both inside and outside when live music is being played at night to ensure disturbance to neighbours is minimal and to monitor compliance with the club's licence conditions and other noise regulations.

x. Security details including lighting plan for proposals with extended trading hours

There is no proposal for extended trading hours and there is no proposal to extend the capacity of the club.

There is a light on a high pole on the driveway to ensure safe entry and exit of patrons. There are also fairy lights in the barbecue area next to the driveway. Paths around the upper green are lit at night by solar lights which are a metre above ground level. Floodlights are currently attached to the clubhouse pointing onto the upper green and towards the Avenue. These lights are turned off at 9pm each night so as not to disturb neighbours. These lights will be removed if the accessibility access is built and will be replaced with lights which face towards the clubhouse so as to create less disturbance for residents of The Avenue. These lights will also be turned off at 9pm.

CCTV has been installed with cameras upstairs and downstairs.

Security guards are employed from time to time when necessary to manage the rare large events which continue into the night.

xi. Complaint recording and handling process;

All complaints regarding the club's processes including all noise complaints are recorded in the complaints and incidents log book. Serious noise complaints from neighbours are reported to the President and Board as soon as possible and contact made with the person lodging the complaint. Staff are interviewed regarding any serious complaint and appropriate action taken including disciplinary action, further staff training, or termination of employment if appropriate. The Manager informs the board of the details of all complaints at each monthly board meeting to enable complaints to be monitored and action taken as required. The complainant is advised of action taken regarding the complaint.

The club has a designated noise complaint mobile phone. The phone number for this phone is displayed on the front door of the club. The number was provided to neighbours in approximately 2014 when a noise committee was set up consisting of three representatives of concerned neighbours and three directors of the club. Staff are directed to have the phone operational and available to them at all times and to take immediate action to address any issues when they arise. Neighbours are welcome to email the manger at any time with concerns regarding noise and other impacts of the club's operations.

xii. Clean-up procedures, and proposed training for staff in procedures, for situations where pollutants may escape from site for uses likely to handle significant quantities of potential pollutants;

The club does not engage in any activities which produce physical pollutants and pose a risk of escape of pollutants from the site.

xiii. The review process to continuously improve the POM;

The board will review the plan of management on an annual basis to consider improvements to its effectiveness. Changes to procedures may be introduced on a less formal basis at other times when a complaint may indicate such changes are necessary.

xiv. Any other matters specified by Council.

The club is not aware of any other matters required by council.

Board and Manager of Petersham Bowling Club

24 October 2021

Attachment D – Heritage Impact Statement



77 Brighton Street Petersham
The Petersham Bowling Club
Request for additional information
27th October 2021

RE DA /2021/0619

The following has been prepared to accompany revised drawings for the above DA submission, in response to email correspondence from Inner West Council dated 5/10/2021 and 19/10/2021.

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Camperdown NSW 2050

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studio@psarchitects.com.au
www.palfreemansweeney.com.au

HISTORICAL NOTES

Research on the origins of the club building, using photos that are hanging up in the club and information provided by the current Board of The Petersham Bowling Club.

The club started in the late 1800's with a small timber building.

This was demolished and replaced with the current building in 1937. The photos below show the art deco type round verandah facing the greens and a gabled parapet to the main roof facing Brighton St.



Original façade facing The Avenue of building built in 1937

The Petersham Bowling Club RFI October 2021



Shows façade facing Brighton Street, note gable end parapet



View of the club from the corner of The Avenue and Brighton Street, the main stairs face the top green opposite The Avenue.

The round verandah was removed and replaced with a linear verandah that was enclosed in 1972. The gable parapet facing Brighton Street was removed around that time as well. The parapet along the Brighton Street elevation was reduced with a portion of flat roof and a hip roof behind and largely obscured by trees. As such, the gable end parapet and gable roof have both been altered and the current roof is not original.



PROPOSED MODIFICATIONS TO THE CLUB ROOF:

The modification proposed to the existing roof is to remove the brick parapet on the northern elevation and extend the roof that is behind this parapet down to an eaves gutter.

This will allow the box gutters and flat roofs to be removed, which have caused a great deal of trouble for the club over recent years. The club has received quotes to repair and replace the roof recently, however no company will provide any guarantee regarding the box gutters and future failures. This is the main reason to change the roof form slightly, to remove the issue of having box gutters behind.

The club has also had a lot of issues with broken tiles, as is evident there are many large trees around the roof, none of them on the club's site, and the club does not have control over them. Many are gums, which have dropped large limbs resulting in broken tiles on numerous occasions over recent years. The roof tiles are old and brittle and are easily broken. Advice received from contractors approached by the club for solutions is that replacement of terracotta or concrete roof tiles will be similarly susceptible to damage. A metal roof would alleviate this issue and also allow for much easier maintenance. Attached to this document is a submission prepared by the club detailing the extensive damage that has occurred due to the failure of the existing tile roof, including constant leaks, water ingress and damage to ceilings and linings.

A Basalt coloured Colorbond roof is proposed which matches closely to the colour of a slate roof, which is still found on surrounding houses. It is not a dark grey, and will not be a recessive element, not a dominant feature in the area. The mid grey tones also reduce potential reflectivity from the metal roof that could occur with a lighter colour. Grey coloured roof sheeting is also visible on homes in the immediate vicinity, see example below.

The suggestion by Council that a red Colorbond roof might be an appropriate alternative is not supported for the following reasons: 1. Red is a dominant, not recessive element that will alter the setting of the clubhouse

within the heritage area. Below are photos (taken in the locality) of alterations where a red roof is placed amid traditional terracotta roofs.



A red roof on an addition to a dwelling in the locality. The roof is highly visible and is not compatible with the existing buildings.

2. The setting of the club is very much on the rear of its site and will remain in a heavily vegetated setting. The building (and its roof) are not representative of the styles and character of the heritage conservation area if assessed against the criteria established by the Marrickville LEP and DCP. As such, a mid-grey metal roof will ensure the streetscape character of the representative terrace houses and bungalows that surround the locality are respected.



A grey metal roof opposite the Petersham Bowling Club.

OTHER MODIFICATIONS

As part of the process of having this application determined, the Club has met twice with members of the local community to discuss issues arising from the application. These were mainly concerned with the possible impacts of light and noise from the new entrance.

The form of the proposed entry awning has been revised to a gable form, which will connect into the existing roof form and is a more traditional response to the brief.

The proposed bifold doors facing the top green have been deleted and it is proposed to upgrade the existing sliding windows with new aluminium frames to provide a better acoustic seal. The entry doors have a self-closer.

The solid brick balustrade was presented as an option, however all agreed that the loss of amenity from the clubhouse was not worth any perceived acoustic benefits, especially as the bifold doors have been deleted. Having a solid balustrade means that the view from inside the club to the top green would be blocked, and rather than looking onto the green space, eyes would be drawn to the houses across the green on the other side of The Avenue.

A light 'yachting wire' type balustrade is proposed with timber handrail so that the balustrade is not a dominant architectural element. A vertical installation is preferred to discourage children climbing on the balustrade.

The existing stairs leading from the lower green to the upper near the driveway are proposed to be widened, to allow for a better entrance path from Brighton Street. The stairs will be upgraded to fully comply with the requirements of AS1428.1

Detailed discussions with the owners of 10 Searl Street resulted in the inclusion of 1.8m high privacy screens on the south side of the entry landing as well as the screen planting on the side and end of the ramp. New screen planting is also proposed on the south side of the top green to provide some privacy for the residents of 2 The Avenue. These are all shown on the current drawings submitted with this document.

The Club Board prepared a Plan of Management, which was also presented to the neighbours, and it was resolved that closing the new main entrance doors after 9pm, and anytime that amplified live music was playing in the club would mitigate noise concerns. The doors would be available for people with a disability who require use of the ramp during these times.

ATTACHMENTS

The following documents are attached with this submission:

- Drawings DA01 – DA07
- Plan of management
- Statement re roof

Attachment E – Roof Statement

Statement by Kathleen Reynolds for Inner West Council

This statement is prepared to outline the ongoing issues with the current roof of Petersham Bowling Club clubhouse over the past 15 years and explain the need for a new roof.

I have been a director of the club since 2006. There were issues with roof leaks from day one. Areas of the ceiling had discolouration and damp, and a variety of 4 to 6 buckets and tubs have to be set up to deal with leaks in various areas whenever it rains. This has been continuous for 15 years.

The shape of the roof is a major part of the problem. The 1937 building had two areas of flat roof, approximately 3 metres by 3 metres. These were at the eastern end of the roof, and each had a parapet on 2 sides side, and 2 planes of sloping roof on the other 2 sides. In 1972, additions were made on the eastern side of the building, which meant the parapet on the eastern side was replaced by a new roof on the extended clubhouse. The flat roof areas remained enclosed such that there is no open side to these 2 areas of flat roof to allow surplus water to escape during heavy rain. The areas of ceiling below the edges of these 2 flat roof sections are mostly where leaks have constantly occurred.

Apart from the above there are issues with other parts of the roof due to trees in neighbouring backyards on the southern and western sides of the clubhouse, mainly a jacaranda and a number of gum trees, which grow across and against the roof, and drop branches and leaves.

In 2007 the roof on the western end of the building was leaking down into the men's and women's toilets below. This roof was corrugated iron and we replaced it with a new corrugated iron roof which resolved that issue.

In 2012 the ceiling in the kitchen collapsed falling to the floor. This ceiling is below the flat area of roof. This occurred during heavy rain and luckily, late at night when there were only 2 people in the building.

On Anzac Day 2015 a major hailstorm occurred. I was at the club that day, and saw a waterfall coming from the ceiling in the kitchen through the light fitting. All kitchen employees moved out of the kitchen and shortly afterwards half of the ceiling fell in and collapsed onto the floor. Shortly after this, the ceiling near the lounge area split open in an L shape about 1 metre by 1 metre, with the corner of the split hanging down. A waterfall came down through this split. This area of ceiling is below the other flat area of roof. We evacuated the many patrons who were present at the time.

After this event we paid a handyman to come to the club every fortnight and clear out the gutters. In spite of this leaks continued to occur around the areas of flat roof and this has continued up to today. The ceiling is discoloured, bits of cornice fall off it from time to time, and we always fear collapse of the ceiling in any heavy storm. We have repainted the ceiling numerous times, have engaged

plasterers to repair it numerous times, and the leaks return and cause the same damage again, in the same position, and in new positions.

In about 2019 there was a leak in the lounge area which consisted of a waterfall running down the wall above the lounges, 1 metre wide, running into and across heritage photographs hung on the wall causing them serious damage.

We have had leaks in the toilets, bar area, kitchen, above the dancefloor, above the pinball machine, above the lounge area, and above the stage. At times the water pours down through lightfittings. This has occurred both under the flat roof areas and on the other side of the clubhouse.

In 2020 a leak appeared above the bar, causing great concern for the safety of staff and patrons. Broken tiles above the area were identified and replaced and siliconed. They had been damaged by fallen branches from a gum tree on a neighbouring property on the western side of the club. Leaks have since re occurred in this area.

In early 2021 a new leak appeared in the stage area of the club, towards the western side. This was caused by a tree in a neighbour's backyard which had pushed against a brick parapet on the southern side of the club, pushing the brick wall over and scattering bricks across the tiles, breaking them, and also leaving a hole in the roof where the bricks had been. We used the last of our reserve tiles, which are no longer manufactured and very difficult to source, to address this.

In early 2021 the club paid an arborist to trim the jacaranda which covers most of the roof, but he could only remove 10% of the branches due to legal restrictions.

In early 2021 the club obtained a quote from Green Frog Roofing to try to deal with the problems with the flat roof areas. Their solution was to replace part of the tiled roof with colorbond roofing, extend the flashing under the tiles, build a walkway around the flat roof areas to make clearing the gutters easier, and installing a ladder to make it easier to climb onto the roof. The cost was in excess of \$70,000 and he could not guarantee this would solve the problem with the leaks. Green Frog were of the view that the job of clearing the gutters posed a risk of serious injury. We sought advice from Andrew Cripps, our builder who has done renovations of the kitchen and bar of the club. He was of the view the work may solve the problem for 5 years but would not be a permanent fix. He advised that the roof shape is the problem and it needs to be changed and rebuilt to properly solve the problem.

At present there are regular leaks onto the dancefloor, in the lounge area, and onto the stage area, above the sound mixing desk and at the bar and in the kitchen whenever it rains. Photos are attached of the ceiling showing discolouration, broken, peeling and split plaster, bulging plaster, water marks coming down the side of the rangehood in the kitchen and attempts to patch areas of ceiling which are in danger of collapsing by affixing new plasterboard.

The areas of ceiling shown in the photos are above the bar area, the stage, the kitchen and the mixing desk and dancefloor. There are leaks every time it rains.

Apart from the shape of the roof, a tiled roof would continue to be a problem due to trees in neighbouring properties. Broken tiles and the flat roof mean that water can penetrate the club and come down from the ceiling or through light fittings, and onto electrical equipment being used in the stage area, kitchen or the bar area. This poses a serious risk to staff and patrons.

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20/10/2021