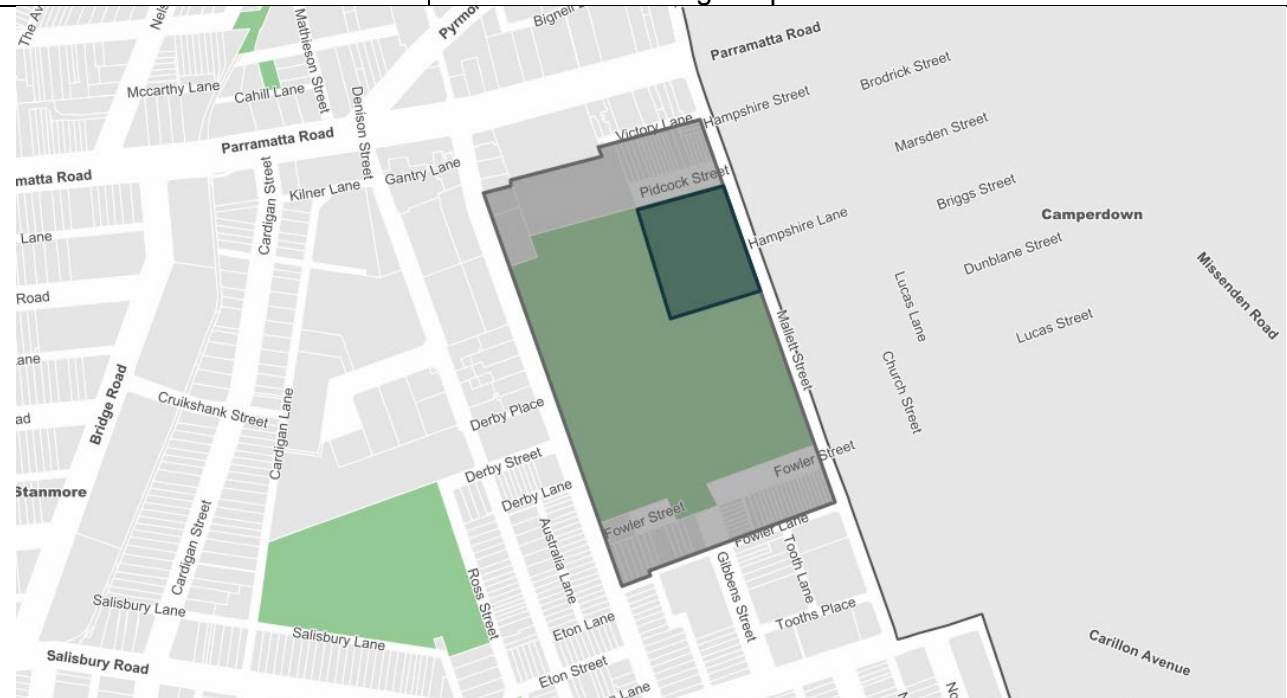





 DEVELOPMENT ASSESSMENT REPORT	
Application No.	DA/2020/0056
Address	31A Mallett Street CAMPERDOWN
Proposal	To install photovoltaic panels on the roof of the existing building
Date of Lodgement	7 February 2020
Applicant	Nathaniel Taylor
Owner	Council, in its capacity as the manager of Camperdown Park (R1002873 & D.500444) Reserve Trust has provided land owner's consent
Number of Submissions	None
Value of works	\$36,000.00
Reason for determination at Planning Panel	The site is a Crown Reserve as defined under s.12.26 of the <i>Crown Land Management Act 2016</i> and is under the management of Council
Main Issues	Heritage Conservation
Recommendation	Approved with Conditions
Attachment A	Recommended conditions of consent
Attachment B	Plans of proposed development
Attachment C	Statement of Heritage Impact
	
Subject Site	
Notified Area	
Objectors	
Supporters	
 N	

1. Executive Summary

This report is an assessment of the application submitted to Council to install photovoltaic panels on the roof of the existing building at 31A Mallett Street Camperdown. The application was notified to surrounding properties and no submissions were received.

The proposal generally complies with the aims, objectives and design parameters contained in the relevant State Environmental Planning Policies (SEPPs), Marrickville Local Environmental Plan 2011 (MLEP 2011) and Marrickville Development Control Plan 2011 (MDCP 2011).

The application is referred to the Panel as the land on which the development is to be carried out is a Crown Reserve as defined under S.12.26 of the *Crown Land Management Act 2016*, which is under the management of Council.

2. Proposal

The application seeks to install photovoltaic panels on the roof of the existing building.

The proposal includes in the installation of 90 panels to the eastern and southern roofs of the existing building. 56 of the panels will be flush mounted to the pitched roofs at the eastern side of the building and the remaining 34 panels will be located on the southern flat roof of the building and tilted north resulting in an 800mm clearance from the roof at the southern end of the panel.

The below image shows the location of the proposed panels on the building:

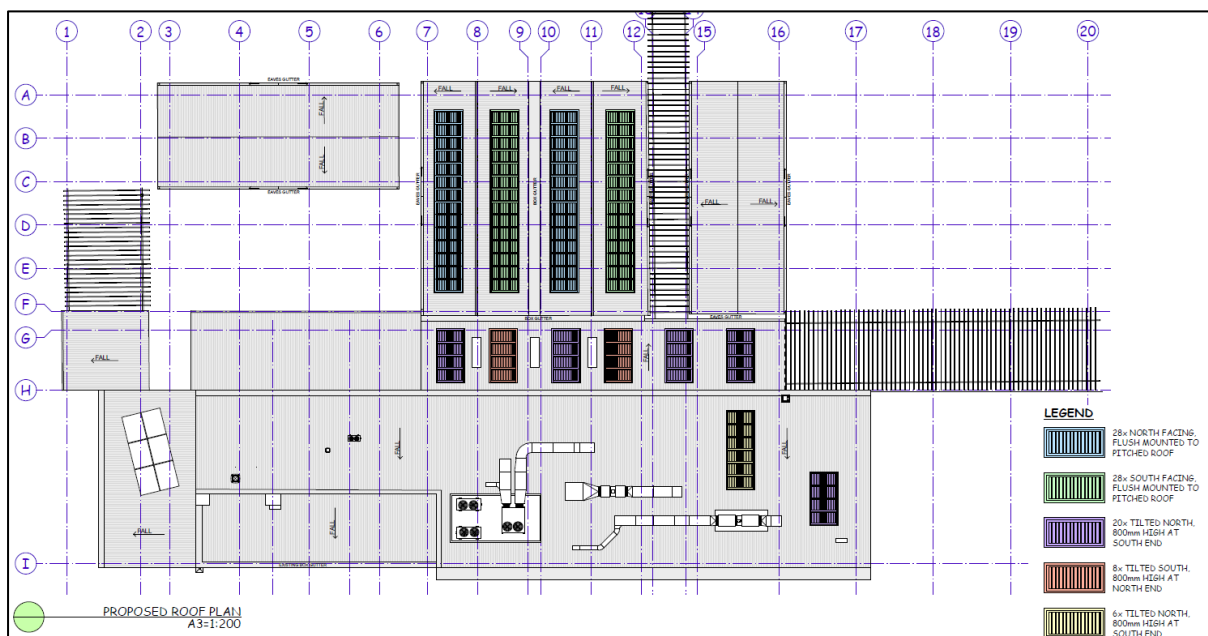


Image 1: Roof Plan

3. Site Description

The site is located in the north-eastern corner of Camperdown Park which is a large public reserve that also includes a cricket/football oval, tennis centre, gym facilities and parkland. While the subject site adjoins the parkland to the south and west, the site has street frontage to Pidcock Street to the north and Mallett Street to the east (being the primary street frontage).

The site is generally rectangular and approximately 4,231sqm in area. The boundary to Mallett Street is 78.17 metres in length and forms the primary frontage and pedestrian entrance to the site. The second of two street boundaries is 44.76 metres long fronting Pidcock Street. The other boundaries are defined by the extent of building associated with the use. The boundary to the west is irregular and runs around the existing buildings.

The site contains a single building with associated decking and open space which accommodates a licensed food and beverage operation with indoor and outdoor seating, children’s play area, mixed use community space including an “urban farm”, community rooms, recreation pavilion and café caravan.

Mallett Street is comprised of a mix of different building uses ranging from residential to commercial whilst Pidcock Street predominantly contains 2 storey dwelling houses.

The site is zoned RE1 – Public Recreation under the Marrickville Local Environmental Plan 2011 (MLEP 2011).



Image 2: Extract of Zoning Map



Image 3: The Site as viewed from Mallett Street

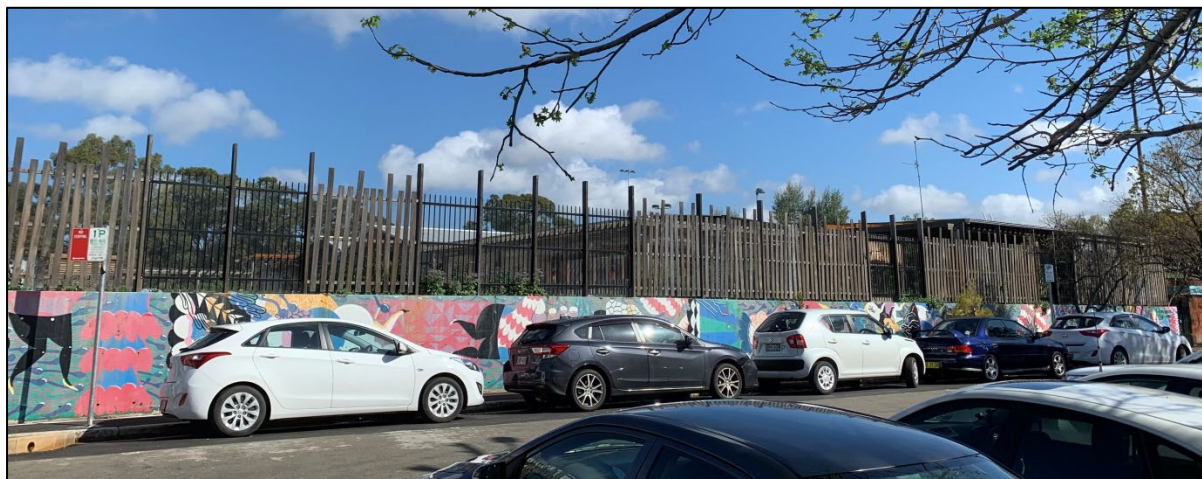


Image 4: The Site as viewed from Pidcock Street

4. Background

4(a) Site history

The following application outlines the relevant development history of the subject site.

Application	Proposal	Decision & Date
DA201500378	To carry out alterations and additions to the existing premises as a licensed food and beverage operation with indoor and outdoor seating, children’s play area, mixed use community space including an urban farm, community rooms, recreation pavilion and café caravan	Approval – 9 December 2015 (this determination was subsequently modified by the below applications)
DA201500378.01	To delete condition 46 which requires the farm bed and adjacent fence to not encroach the northern Pidcock Street	Approval – 2 May 2016
DA201500378.02	To amend condition 14(i) to allow the community room to operate between the hours of 6.00am and 10.00pm Monday to Sunday including Public Holidays	Approval – 24 June 2016
DA201500378.03	To allow for the permanent extension of trading hours for the restaurant between 6.00am to 12.00 midnight Mondays to Saturdays and 6.00am to 10.00pm on Sundays and Public Holidays and the hours of operations for the caravan café being between the hours of 6.00am to 10.00pm daily including Public Holidays	Approval subject to a 2 year trial period for extended hours – 17 July 2017
DA201500378.04	To modify Modified Determination No. 201500378, dated 17 July 2017 to continue extended trading hours for the restaurant between 6.00am to 12.00 midnight Mondays to Saturdays and 6.00am to 10.00pm on Sundays and Public Holidays and the hours of operations for the caravan café being between the hours of 6.00am to 10.00pm daily including Public Holidays	Approval subject to a 2 year trail period and reduced hours Mondays to Thursdays – 29 October 2019

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:

- *Marrickville Local Environmental Plan 2011*

The following provides further discussion of the relevant issues:

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

The application was assessed against the following relevant clauses of the *Marrickville Local Environmental Plan 2011*:

- Clause 1.2 - Aims of the Plan
- Clause 2.3 - Zone objectives and Land Use Table
- Clause 5.10 - Heritage Conservation

(i) Clause 2.3 - Land Use Table and Zone Objectives

The site is zoned RE1 – Public Recreation under the *MLEP 2011*. The development is permitted with consent within the land use table. The development is consistent with the objectives of the RE1 – Public Recreation zone.

(ii) Clause 5.10 – Heritage Conservation

The subject property is listed as a heritage item under MLEP 2011, namely Camperdown Park (Item I1) and is located within a Heritage Conservation Area under MLEP 2011 (Heritage Conservation Area C10 – Camperdown Park).

The application was referred to Council's Heritage Specialist who provided the following comments:

"The proposal is for the installation of 90 photovoltaic panels on the roofs of the former Camperdown Bowling Club, constructed c. 1957 and the new pavilion constructed as part of the Camperdown Commons redevelopment c. 2016.

The existing buildings are not identified as contributory significant elements within the site.

The majority of the panels are to be located on the pitched roofs of the contemporary double gabled pavilion fronting Mallett Street, and are proposed to sit flush with the roof. The remaining panels, although on tilted framing to compensate for the flat roof, are located on the roof behind, which currently contains mechanical equipment, and which is less visible from sensitive locations within the public domain."

The application involves the installation of solar panels only which are set back from the street and generally have a negligible impact on the heritage item and conservation area. As such, the development is considered acceptable in relation to heritage conservation.

The Statement of Environmental Effects and Statement of Heritage Impact submitted with the application satisfactorily addresses the relevant heritage conservation provisions

contained in Clause 5.10 of MLEP 2011 and Part 8 of MDCP 2011. Overall, the development is not considered to have any significant impacts on the heritage item or the heritage conservation area.

5(b) Draft Environmental Planning Instruments

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

- *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 Environmental Planning and Assessment Act 1979*.

The Draft IWLEP 2020 contains provisions for the inclusion of amended clauses, including Clause 1.2 – Aims of Plan and Clause 2.3 – Zone objectives and Land use Table, which requires consideration of amended aims of the plan and new objectives in the RE1 zone. As the subject site is zoned RE1 and was within the former Marrickville LGA under MLEP 2011, these provisions must be considered.

The development is for solar panels only and remains consistent with the amended aims of the draft plan and minor changes to the zone objectives for the RE1 zone under Draft IWLEP 2020.

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

5(c) Development Control Plans

The application has been assessed and the following provides a summary of the relevant provisions of Marrickville Development Control Plan 2011.

Part of MDCP 2011	Compliance
Part 2.1 – Urban Design	Yes
Part 2.3 – Site and Context Analysis	Yes
Part 2.7 – Solar Access and Overshadowing	Yes – see discussion
Part 2.16 – Energy Efficiency	Yes – see discussion
Part 8 – Heritage	Yes – see discussion under Clause 5.10 of MLEP 2011.

The following provides discussion of the relevant issues:

(i) Part 2.7 – Solar Access and Overshadowing

Part 2.7.4 of MDCP 2011 contains objectives and controls relating to solar access and location of solar panels. The development is acceptable having regard to these requirements as:

- The solar panels are positioned on areas of the building where there is minimal impact to the streetscape and heritage item;
- Due to the open space and low building heights surrounding the site the solar panels have been positioned to benefit from solar access and in locations where overshadowing is unlikely to occur;

- The features of the site have been taken into account when positioning the panels and most panels are orientated north to maximise solar access and efficiency in operation; and
- The solar panels would receive a minimum of 4 hours between 9.00am and 3.00pm on June 21.

(ii) Part 2.16 – Energy Efficiency

Part 2.16 of MDCP 2011 contains objectives and design principles for energy efficiency development that is not subject to BASIX. The proposal is acceptable having regard to the relevant objectives and design principles as:

- The solar panels will improve the energy efficiency of the building and therefore the energy efficiency of building within the Inner West; and
- The solar panels are an appropriate solar energy technology for the operation of the building.

5(d) **The Likely Impacts**

The assessment of the Development Application demonstrates that, subject to the recommended conditions, the proposal will have minimal impact in the locality.

5(e) **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(f) **Any submissions**

The application was notified in accordance with Marrickville Development Control Plan 2011 for a period of 14 days to surrounding properties. No submissions were received in response to the notification.

5(g) **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 sections/officers and issues raised in those referrals have been discussed in section 5 above.

- Heritage Specialist

7. Section 7.11 Contributions/7.12 Levy

Section 7.11 contributions/7.12 levies are not payable for the proposal.

8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in *Marrickville Local Environmental Plan 2011* and Marrickville Development Control Plan 2011.

The development for the installation of solar panels on the roof of the existing building will not result in any significant impacts on the amenity of the adjoining premises/properties or 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/2020/0056 to install photovoltaic panels on the roof of the existing building at 31A Mallett Street Camperdown subject to the conditions listed in Attachment A.

Attachment A – Recommended conditions of consent

CONDITIONS OF CONSENT

FEES

1. 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.

2. 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:	\$2,152.50
Inspection Fee:	\$230.65

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 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

3. 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
SK01 Rev A	Roof Plan	06.02.2020	CDA Building Design Solutions P/L
SK02 Rev A	Elevations	06.02.2020	CDA Building Design Solutions P/L

SK03 Rev A	Elevations	06.02.2020	CDA Building Design Solutions P/L
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As amended by the conditions of consent.

4. 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.

5. Works Outside the Property Boundary

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

6. Solar Panels - Mirrors or Lenses

The solar panels must not involve mirrors or lenses to reflect or concentrate sunlight at any time.

PRIOR TO ANY DEMOLITION

7. 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

8. 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.

9. Installation Details

Prior to the issue of a Construction Certificate, the Certifying Authority is to be provided with details demonstrating the system is to be installed in accordance with the manufacturer's specifications or by a person who is accredited by the Clean Energy Council for the installation of photovoltaic electricity generating systems.

PRIOR TO OCCUPATION CERTIFICATE

10. Solar Panels

Prior to the issue of an Occupation Certificate, the Principal Certifier must verify that the solar panels have the same pitch and angle as the roof plane if flush mounted or are angled in accordance with the approved plans.

ADVISORY NOTES

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.

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.

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.

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

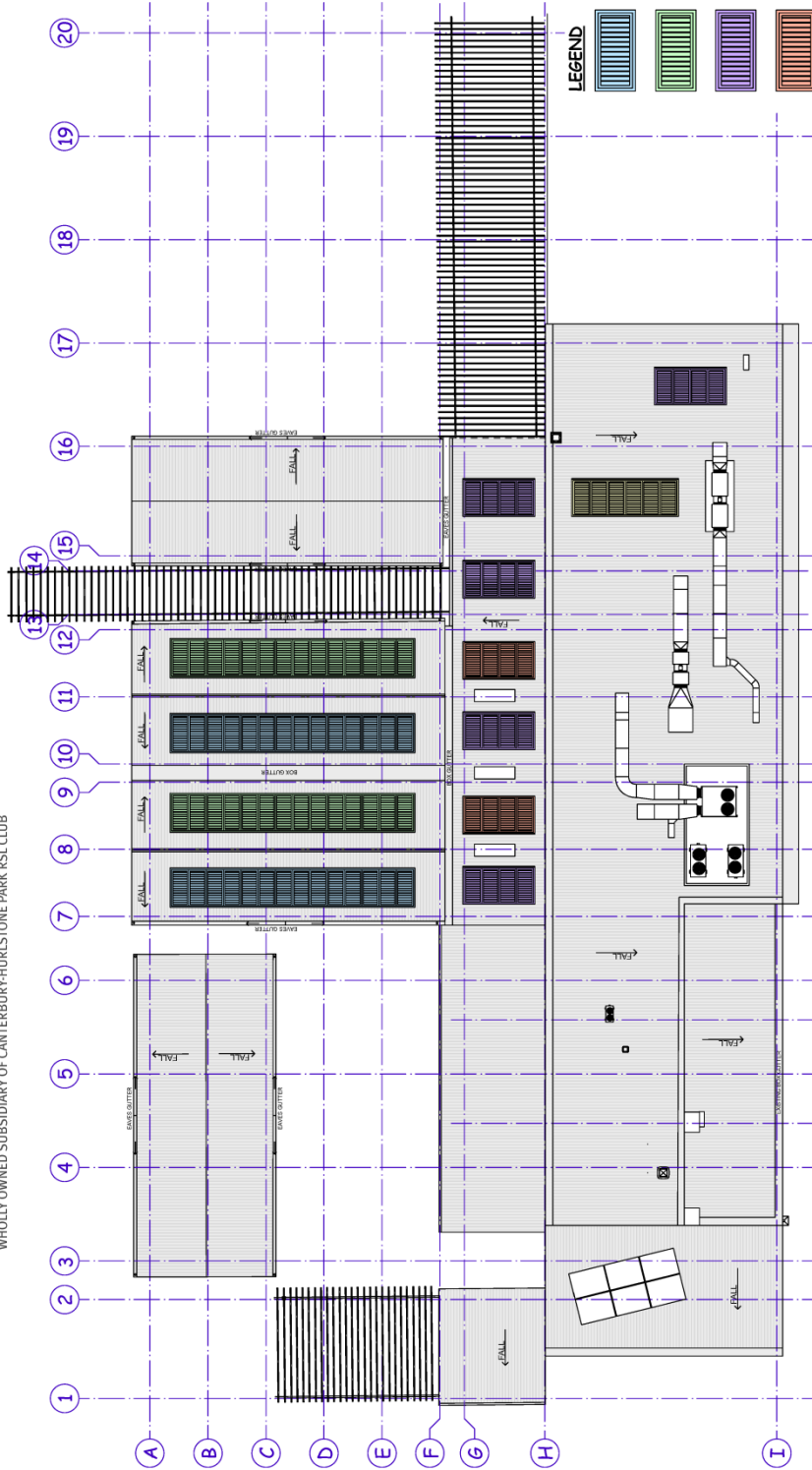
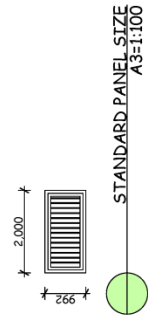
BASIX Information	1300 650 908 weekdays 2:00pm - 5:00pm www.basix.nsw.gov.au
Department of Fair Trading	13 32 20 www.fairtrading.nsw.gov.au Enquiries relating to Owner Builder Permits and Home Warranty Insurance.
Dial Prior to You Dig	1100 www.dialprior.toyoudig.com.au
Landcom	9841 8660 To purchase copies of Volume One of "Soils and Construction"
Long Service Payments Corporation	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.djysafe.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 Environmental Solutions	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.

Attachment B – Plans of proposed development

Camperdown Project

WHOLLY OWNED SUBSIDIARY OF CANTERBURY-HURLSTONE PARK RSL CLUB

NOTE
ROOF PLAN HAS BEEN PREPARED LISTING INFORMATION FROM ATLAS ARCHITECTURE.



- LEGEND**
- 28x NORTH FACING, FLUSH MOUNTED TO PITCHED ROOF
 - 28x SOUTH FACING, FLUSH MOUNTED TO PITCHED ROOF
 - 20x TILT TED NORTH, 800mm HIGH AT SOUTH END
 - 8x TILT TED SOUTH, 800mm HIGH AT NORTH END
 - 6x TILT TED NORTH, 800mm HIGH AT SOUTH END

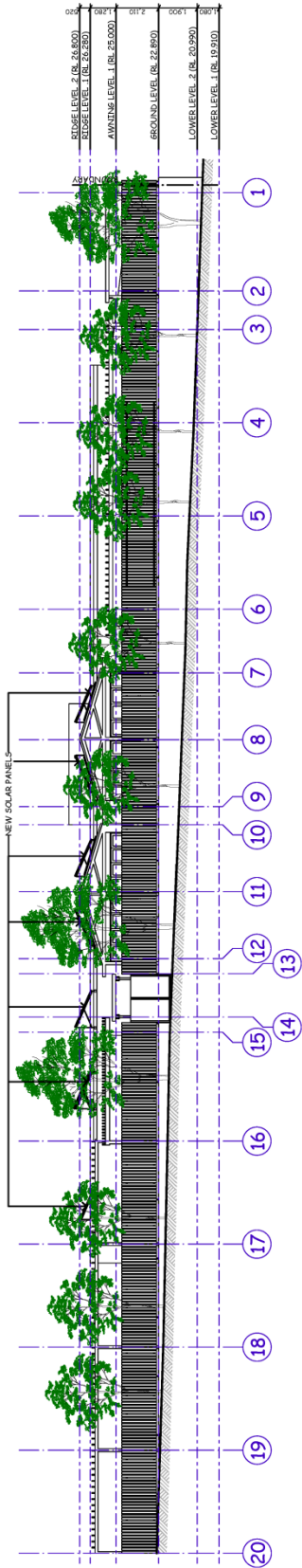
PROPOSED ROOF PLAN
A3-1:200

<p>GDA BUILDING DESIGN SOLUTIONS PTY LTD 10/115-117 STURTON ST, SYDNEY NSW 1585 Tel: 02 9550 1111 Fax: 02 9550 1112 Email: info@gdabuildingdesign.com.au</p>	<p>Project No. 1137/SK01 Date: 04/02/20 Drawn By: C.S. Scale: A3-1:200</p>
	<p>Client: CAMPERDOWN COMMONS Contact: INNER WEST COUNCIL</p>
<p>Project Name: PROPOSED ROOF PLAN Project Location: PROPOSED SOLAR PANELS INSTALLATION</p>	<p>Address: 31A WALLEY STREET CAMPERDOWN NSW 2050</p>
<p>© The material in this plan is the property of GDA BUILDING DESIGN SOLUTIONS PTY LTD. It is to be used for the specific project and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of GDA BUILDING DESIGN SOLUTIONS PTY LTD.</p>	<p>Scale: 1:200 Date: 04/02/20</p>

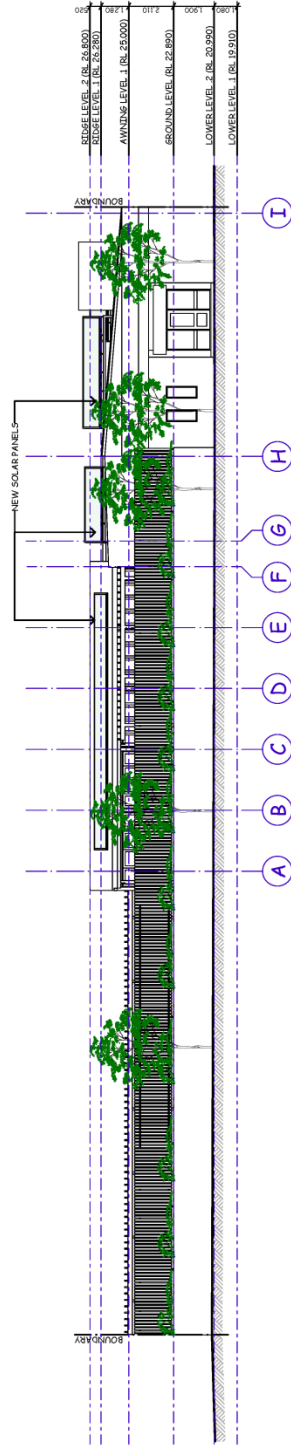
Camperdown Project

WHOLLY OWNED SUBSIDIARY OF CANTERBURY-HURLSTONE PARK RSL CLUB

NOTE
ELEVATIONS HAS BEEN PREPARED LISTING INFORMATION FROM ATLLIS ARCHITECTURE.



MALLETT STREET ELEVATION
A3=1:200



PIDCOCK STREET ELEVATION
A3=1:200

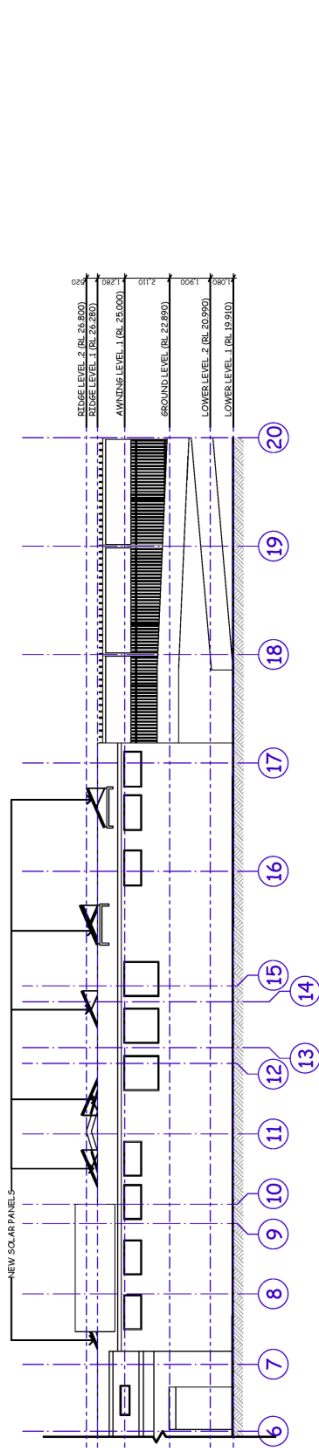
<p>CDA BUILDING DESIGN REGISTERED PROFESSIONAL ENGINEER AND ARCHITECT</p>	<p>Client: CAMPERDOWN COMMONS</p>
	<p>Project Description: PROPOSED SOLAR PANELS INSTALLATION</p>
<p>Address: 31A WALLETT STREET CAMPERDOWN, NSW 2050</p>	<p>Client: INNER WEST COUNCIL</p>
<p>Project Number: 11137/SK02 A</p>	<p>Scale: A3=1:200</p>
<p>Prepared by: C.D.A.</p>	<p>Date: 08/02/20</p>
<p>Checked by: C.D.A.</p>	<p>Date: 08/02/20</p>
<p>Drawn by: C.D.A.</p>	<p>Date: 08/02/20</p>
<p>Approved by: C.D.A.</p>	<p>Date: 08/02/20</p>

Camperdown Project

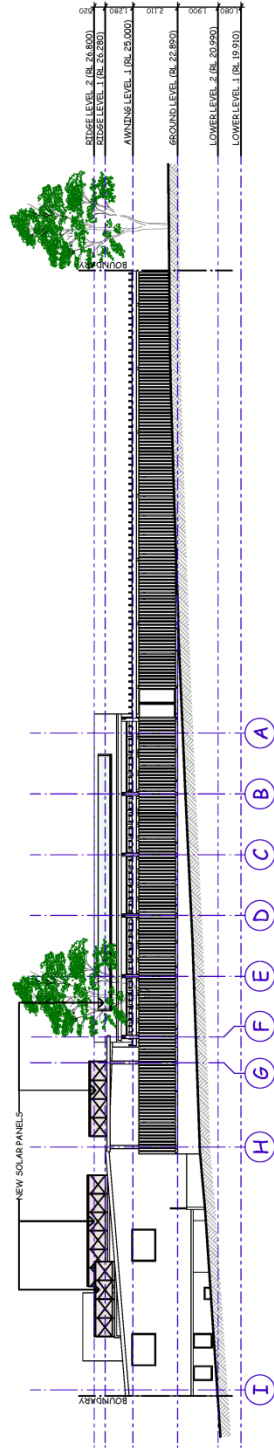
WHOLLY OWNED SUBSIDIARY OF CANTERBURY-HURLSTONE PARK RSL CLUB

NOTE

ELEVATIONS HAS BEEN PREPARED USING INFORMATION FROM ATLAS ARCHITECTURE.



WESTERN ELEVATION
A3=1:200



SOUTHERN ELEVATION
A3=1:200

		Project No. 1137/SK03 A Date: 06/03/2020 Issue No. 01/24 Scale: A3=1:200	
PROJECT NAME: CAMPERDOWN COMMONS		CLIENT: INNER WEST COUNCIL	
PROJECT ADDRESS: 31A MALLET STREET, CAMPERDOWN, NSW 2050		PROJECT TYPE: PROPOSED SOLAR PANELS INSTALLATION	
PROJECT NUMBER: ELEVATIONS (SHEET TWO)		DRAWN BY: [Name]	
CHECKED BY: [Name]		APPROVED BY: [Name]	
ISSUED FOR: [Name]		DATE: [Date]	

Attachment C – Statement of Heritage Impact

Statement of heritage impact for:

Camperdown Park Estate Heritage Conservation Area.

This statement forms part of the statement of environmental effect for:

The proposal to install Photovoltaic Panels on the roof space of the Camperdown Commons site (formally the Camperdown Bowling Club), within the Camperdown Park Estate Heritage Conservation Area.

Prepared by:

Camperdown Projects Pty Ltd.

6th December 2019.

Address and property description:

The subject site is located at 31A Mallet Street, Camperdown, on the southern side of Mallet Street and bounded by Pidcock Street. It is described by NSW Land and Property Information (LPI) as Lot 1, DP 1167802.



Figure 1
Google Earth image showing location of subject site bordered in red.



Figure 2
View looking back at Camperdown Commons
from Mallett Street.



Figure 3
View looking back at Camperdown Commons
from Pidcock Street.

Site Description and Context:

Camperdown Commons, formally the Camperdown Bowling Club, is located within Camperdown Park, which forms the core of the Camperdown Park Estate Heritage Conservation Area. The area is considered as an important community and recreation space and includes features such as the bandstand, war memorial, remnants of stone plinth associated with the original iron palisade fence along with nineteenth century tree plantings including Moreton Bay figs.

The park is flanked on three sides by nineteenth and early twentieth century houses. Pidcock and Fowles Streets feature two storey terrace houses with a small set of shops in Fowles Street. Australia Street displays a broader range with a combination of one-storey Victorian and early twentieth century two storey Federation dwellings. Closer to Parramatta Road, the building stock changes to apartment buildings constructed in the second half of the twentieth century, and interwar light industrial buildings.

The eastern side of Mallett Street falls within the City of Sydney Council LGA and demonstrates a change in building style, with a number of modern apartment buildings of four or five storeys in height along with a few remaining terrace houses.

Camperdown Commons was previously the Camperdown Bowling club located on the corner of Mallet and Pidcock Streets. The original bowling club was constructed 1957-1959 and replaced an existing recreational tennis court. It is a part one storey, part two storey post war exposed brick building separating the bowling greens along Mallett Street and the tennis courts behind it. The uppermost storey presents at the Mallett Street ground level.

Camperdown Park as a whole makes an important social and historical contribution to the Camperdown and Newtown area. It is a key green open space that provides an opportunity for recreational and community activities.

The Camperdown Bowling Club, whilst falling within the boundaries of Camperdown Park is a postwar element that does not contribute to the significance or setting of Camperdown Park.

In 2016 the disused bowling club and greens were redeveloped to create Camperdown Commons; a facility that incorporated a restaurant, container cafe, urban farm and community (recreation / meeting) spaces. The redevelopment involved extending the existing Clubhouse structure with a pavilion and decking as well as completely refurbishing the inside of the Clubhouse to provide new

kitchen, bar and amenities. The two bowling greens were converted to the urban farm beds, recreation lawn, kids play area and attached to the community room a deck, courtyard, recreation pavilion and demonstration garden.

The development greatly enhanced the amenity of the site in keeping with recreation and community purpose of the Camperdown Park area. The structures were deliberately designed not to visibly increase the scale or bulk of the existing building from the view of the adjoining streets.

Proposal:

The proposal is for Camperdown Commons Pty Ltd in partnership with Inner West Community Energy to install 90 photovoltaic panels as part of a 36kW solar power system on the roof space of Camperdown Commons and resell the energy to the onsite restaurant operator.

Inner West Community Energy is a two-year old not-for-profit community organisation that promotes the use of solar energy in the Inner West. This project will support IWCE's mission by creating a showcase project that demonstrates the benefits of solar in local commercial buildings and delivering the group with an ongoing revenue stream to support its work in the Inner West.

This project will allow improved carbon performance of the site by sourcing approximately 17.5% of its power requirements from solar energy while allowing the restaurant operator to fix the price of this power for the period of the agreement.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

As stated earlier, while Camperdown Commons is situated within the Camperdown Park Estate Heritage Conservation Area, the building itself does not contribute to the heritage status of the park.

Nevertheless, the design and panel layout of the solar system has been designed to minimise any visual impact.

- 56 panels will be direct fixed to the pitched roof of the restaurant pavilion.
- 16 panels will be mounted on tilt framing on a section of flat roof behind the pitched roof of the pavilion. The frames will be set in line with the pitched roof and at the same pitch as the roof.
- The remaining 18 panels will be tilted facing north with the southern edge only 800mm above the roof surface and set back in the roof space to minimise their visibility from the Mallett Street.

Conclusion:

The proposed solar power system involving the installation of 90 photovoltaic panels to the Camperdown Commons roof space will have no detrimental effect or impact to the heritage elements of the Camperdown Park Heritage Conservation Area.

It will reduce the reliance of the site on electricity from the grid and improve its carbon performance, enhancing further its community and sustainability credentials while providing long-term economic benefit to the operators by fixing a proportion of their power prices.