

Item 3
181A Ryde Road, Gladesville - LDA2021/0242

Alterations & additions to existing registered club to reconfigure existing car park, bowling greens, outdoor dining areas, interiors & landscaping with new awnings, additional outdoor dining, inclusive playground, accessible ramps & signage

Report prepared by: Senior Town Planner

Report approved by: Senior Coordinator - Assessment

Manager - Development Assessment

Director - City Planning and Environment

**City of Ryde
Local Planning Panel Report**

DA Number	LDA2021/0242
Site Address & Ward	181A Ryde Road, Gladesville Lots 91-93 DP 24052, Lot 1 DP 220007 and Lot 21 DP 236389 East Ward
Zoning	Part RE2 Private Recreation and part R2 Low Density Residential
Proposal	Alterations & additions to existing registered club to reconfigure existing car park, bowling greens, outdoor dining areas, interiors & landscaping with new awnings, additional outdoor dining, inclusive playground, accessible ramps & signage.
Property Owner	Gladesville Bowling & Sports Club Ltd
Applicant	Gladesville Bowling & Sports Club
Report Author	Shannon Butler – Senior Town Planner
Lodgement Date	22 July 2021

Notification - No. of Submissions	Ten (10) submissions objecting to the development and one (1) submission in support. During the second notification period, four (4) submissions received objecting to the development.
Cost of Works	\$3,421,000
Reason for Referral to LPP	Contentious development – (b) in any other case – is the subject of 10 or more unique submissions by way of objection. <i>Schedule 1, Part 2 of Local Planning Panels Direction</i>
Recommendation	Approval
Attachments	Attachment 1: Draft Conditions of Consent Attachment 2: SEPP No. 64 – Advertising and Signage – Compliance Table Attachment 3: Ryde DCP 2014 – Part 9.1 – Signage – Compliance Table Attachment 4: Club Plan of Management Attachment 5: Architectural plans

1. Executive Summary

This report considers a development application under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) on land at 181A Ryde Road, Gladesville, which is legally described as Lots 91-93 DP 24052, Lot 1 DP 220007 and Lot 21 DP 236389.

The subject development application (LDA2020/0242) was lodged on 22 July 2021 and seeks consent for alterations and additions to the existing registered club to reconfigure the existing car park, bowling greens, outdoor dining areas, interiors and landscaping with new awnings, additional outdoor dining, inclusive playground, accessible ramps and signage. The registered club is commonly known as the 'Gladesville Sporties Club'.

In accordance with the *Environmental Planning and Assessment Act 1979*, Section 9.1 – Directions by the Minister, this application is reported to the Ryde Local Planning Panel for determination as it constitutes a contentious development. The DA has received in excess of ten (10) submissions objecting to the development.

The Development Application was notified between 23 July 2021 until 13 August 2021. Ten (10) submissions were received objecting to the development and one (1) submission was received in support. Concerns raised in the submissions relating to

noise impacts of additional outdoor dining areas, size and brightness of proposed signage, noise impacts of existing and proposed play areas, lighting impacts, parking impacts, traffic impact and impacts from second-hand smoke. The application was re-notified between 25 November 2021 and 16 December 2021. In response, four (4) submissions were received objecting to the development. Issues raised included noise impacts from the playground, noise impact from the alfresco gaming area, landscaping and parking impacts.

On 14 September 2021 a request for additional information letter was sent to the applicant. The letter requested that the proposed sign on the corner of Ryde Road and Swan Street be reduced in size, requesting clarification on the proposed illumination of signage, requesting clarification that all existing signage on the site was proposed to be removed, requesting clarification on the proposed hours of operation of the club, requesting details in relation to the maximum patron numbers for the club, requesting amendment of the on-site detention calculations and requesting responses to issues raised in the submissions.

On 7 October 2021, an email was sent to the applicant via the NSW Planning Portal requesting the submission of an amended landscaping plan. On 16 October 2021, a further email was sent to the applicant via the NSW Planning Portal requesting a Plan of Management for the club for referral to the NSW Police. On 19 October 2021, an additional email was sent to the applicant via to the NSW Planning Portal requesting the submission of a further amended landscaping plan which incorporates the planting of small native trees in the 1.5m wide planting bed between the proposed car park and Ryde Road. The applicant submitted additional information on 12 October 2021 and 25 November 2021 addressing Council's concerns.

The subject site is zoned part RE2 Private Recreation and part R2 Low Density Residential under the provisions of Ryde Local Environmental Plan 2014. Development for the purpose of a Registered Club and Business Identification Signage is permissible with consent within the RE2 Private Recreation zoned portion of the site. Whilst Business Identification Signage is permissible within the R2 Low Density Residential zoned portion of the site, a Registered Club is ordinarily prohibited within the R2 Low Density Residential zone. The proposal seeks to rely on the existing use rights provisions of the Environmental Planning and Assessment Act 1979.

The application has been assessed against the provisions of Ryde Local Environmental Plan 2014 and achieves compliance. The application has also been assessed against the requirements of the Ryde Development Control Plan 2014 and achieves compliance with Parts 7.2, 8.2 and 9.2. Non-compliances have been identified in relation to compliance with Part 9.1 - Signage (in relation to signage permitted in residential zones, the number of flush wall signs permitted and the number of pylon signs permitted) and with Part 9.3 – Parking Controls (in relation to the number of car parking spaces required). These non-compliances are addressed in the body of the report and are considered satisfactory on merit.

Having regard to the matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act*, it is recommended Development Application No. LDA2021/0242 be granted consent.

2. The Site & Locality

The subject site comprises five allotments, is legally described as Lots 91 to 93 DP 24052, Lot 1 DP 220007 and Lot 21 DP 236389 and is commonly known as 181A Ryde Road, Gladesville.

The site is located on the northern side of Ryde Road, is of an irregular shape and comprises a total site area of 7,299m². The site has a primary frontage to Ryde Road (120 metres in length) with secondary frontages to Swan Street to the west and Halcyon Street to the east.

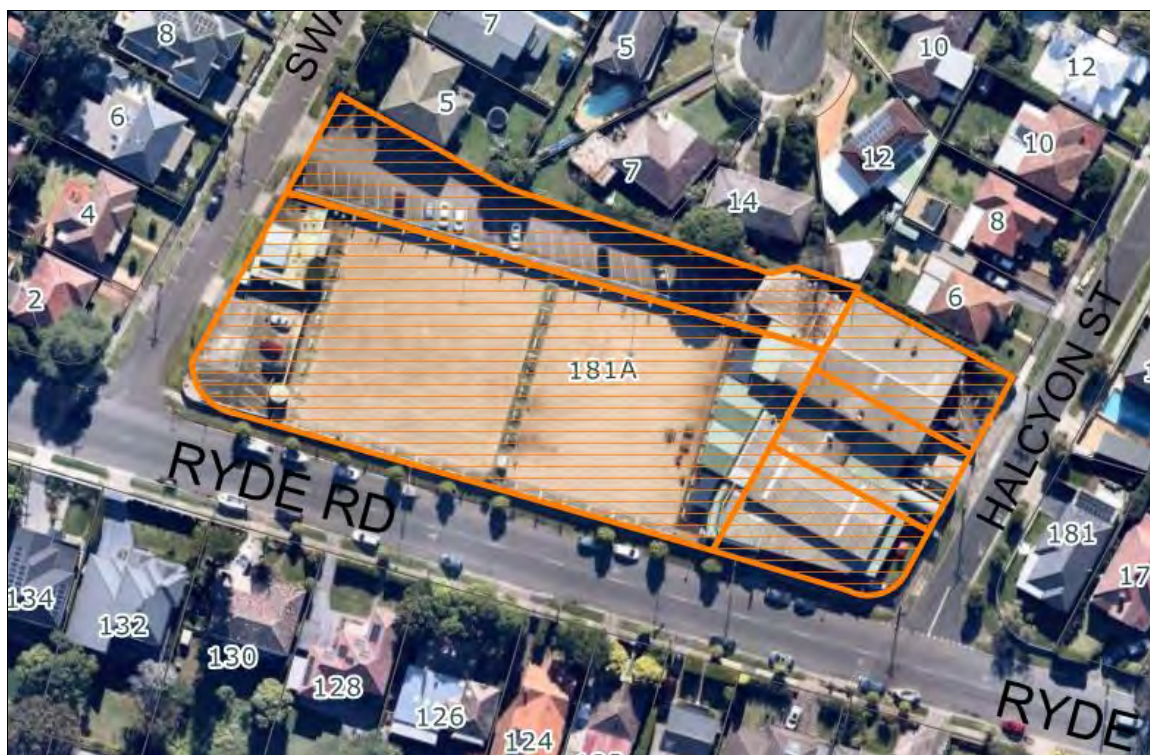


Figure 1 – Aerial photograph of subject site

The site has been operating as the 'Gladesville Sporties' registered club since 1959 and includes two bowling greens, two car parking areas and brick and clad buildings varying from single storey to two storeys. Vehicular access to the site is from Swan Street, with two points for vehicle ingress and egress and two vehicle parking areas. There is a minor access point off Halcyon Street adjoining a delivery dock.



Figure 2 – View of site from Ryde Road



Figure 3 – View of site from north-western corner

The site is immediately bounded by single dwellings (comprising a mix of single and two storey dwellings) to the north, single dwellings to the west (on the opposite side of Swan Street), single dwellings to the south (on the opposite side of Ryde Road) and single dwellings to the east (on the opposite side of Halcyon Street).



Figure 4 – Streetscape view of properties on opposite side of Ryde Road

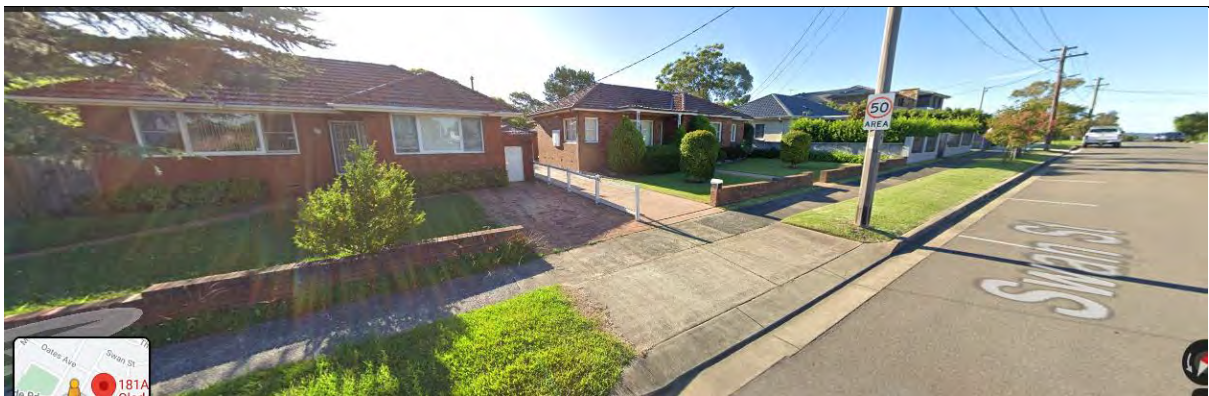


Figure 5 – Streetscape view of properties on opposite side of Swan Street

The surrounding locality is described as having a mixed residential character comprising single and two storey dwellings with some examples of multi-dwelling housing developments.

The subject site is not located within a Heritage Conservation Area, nor does it contain a heritage item. The subject site is not affected by flooding or bush fire, nor does it contain any areas which are of biodiversity significance. The site is located opposite to a local heritage item (dwelling) listed in Schedule 5 of the Ryde Local Environmental Plan 2014 at 126 Ryde Road.

3. The Proposal

The proposal is for alterations and additions to the existing registered club to reconfigure the existing car park, bowling greens, outdoor dining areas, interiors and landscaping with new awnings, additional outdoor dining, inclusive playground, accessible ramps and signage. The proposal comprises the following works:

External Works

- Expansion of the existing 12 space car park to a 32 space car park in place of the existing Albert Pilkington Green and Greenkeepers shed.
- Retention of the existing 37 space car park along the northern boundary.
- Construction of a two-rink bowling lawn.
- Reduction of the Bill Cohen Green to three lanes.
- Construction of an outdoor dining area.
- Construction of a new greenkeepers shed.
- Construction of an area for an inclusive children's playground.
- Landscaping works.
- Erection of new business identification signage to replace the existing signage on the site.

Internal works

- Demolition of part of the existing building.
- New gaming area, including an indoor gaming room, alfresco gaming room and female bathroom.
- New terrace and deck area, adjoining lounge and dining room.
- New function room and adjoining function terrace.
- Alterations to the existing foyer.
- New board room, administration area and CEO office.
- New storeroom.
- Alterations to the existing staff room.

Operational Details

- The proposal seeks to maintain the existing approved hours of operation which are as follows:
 - Monday to Friday: 10:00am to midnight
 - Saturday: 10:00am to midnight
 - Sundays and public holidays: 10:00am to midnight

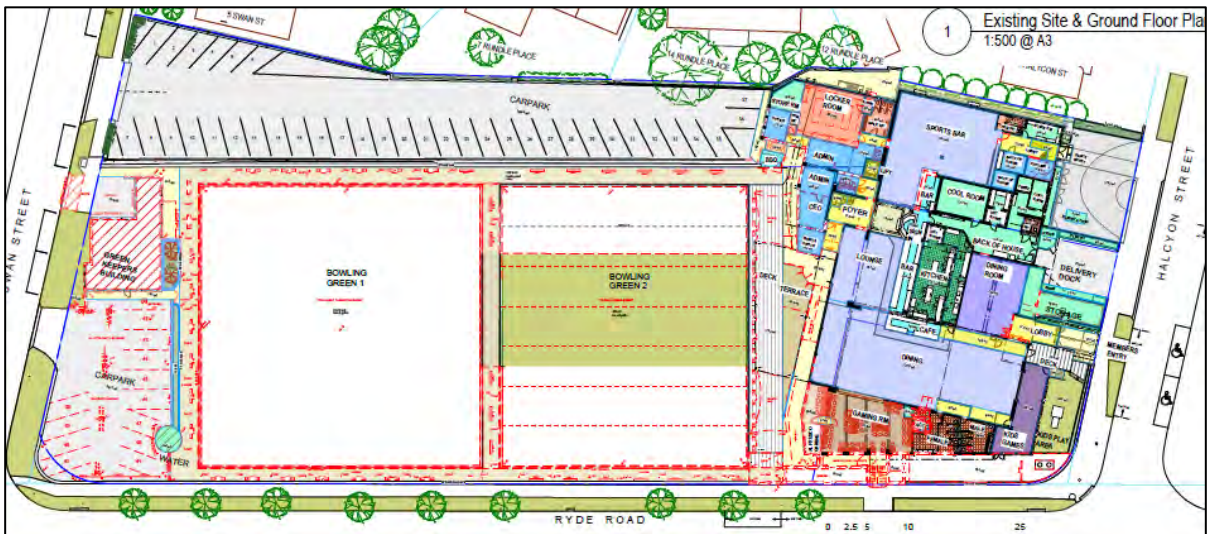


Figure 6 – Existing Site Plan



Figure 7 – Proposed Site Plan

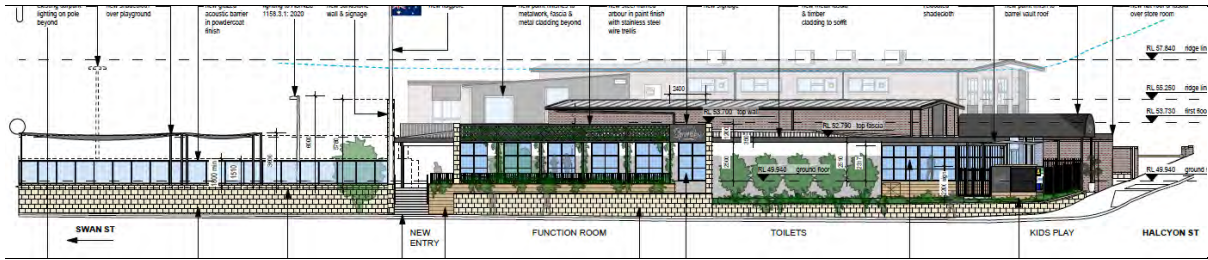


Figure 8 – Proposed South Elevation (Ryde Road)

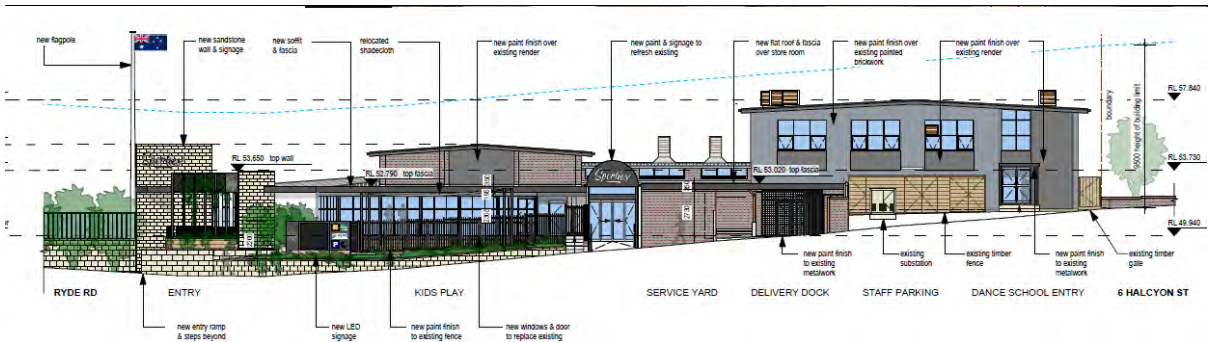


Figure 9 – Proposed East Elevation (Halcyon Street)

Amended Plans/Additional Information

In response to Council’s requests for additional information, the application was amended during the assessment phase to reduce the size of the proposed pylon sign on the corner of Ryde Road and Swan Street by 25%. It was confirmed that all LED screens associated with the signage will be turned off at 10pm nightly and that all signage will be dimmable. Further, it was confirmed that all existing signage on the site will be removed as part of the works.

Additional information was provided in relation to hours of operation, patron numbers, stormwater management and a Plan of Management for the club was submitted, as requested by the NSW Police.

4. History

4.1 Site History

1959	Operation of the club on the subject site commenced.
	A number of development consents have been granted over the years for alterations and additions to the club. Each application has identified that the site is owned by Gladesville Bowling and Sports Club and the use of the site has been as a bowling and sports club. The long history of applications for the club indicates a continuation of use since the conception of the club in 1959.

14 October 1988	<p>Development consent No. BA/997/88 was granted for the construction of a gaming room for the club. Condition No. 8 of the consent stated:</p> <p><i>The hours of operation of the club being restricted to between the hours of 10:00am and 12 midnight daily.</i></p> <p>Whilst a number of consents have been granted subsequent to that consent, the overall hours of the club have not been conditioned and therefore, the condition above has not been superseded.</p>
9 August 2016	<p>Development consent No. LDA2015/0642 was granted for alterations, additions and refurbishment work to the club to create a terrace and for the use of part of the club as a dance studio. That consent was granted pursuant to Ryde Local Environmental Plan 2014 and the zoning of the site was part RE2 Private Recreation and part R2 Low Density Residential, consistent with the current zonings of the site.</p>

4.2 Application History

22 July 2021	Subject Development Application lodged with Council.
22 July 2021 to 13 August 2021	Subject application notified in accordance with Ryde Community Participation Plan. As a result, a total of ten (10) submissions were received objecting to the development were received and one submission in support was received.
14 September 2021	A request for additional information letter was sent to the applicant. The letter requested that the proposed sign on the corner of Ryde Road and Swan Street be reduced in size, requesting clarification on the proposed illumination of signage, requesting clarification that all existing signage on the site was proposed to be removed, requesting clarification on the proposed hours of operation of the club, requesting details in relation to the maximum patron numbers for the club, requesting amendment of the on-site detention calculations and requesting responses to issues raised in the submissions.
7 October 2021	Email sent to the applicant via the NSW Planning Portal requesting an amended landscaping plan.
11 October 2021	An amended landscaping plan was submitted by the applicant in response to Council's request.
12 October 2021	Response received to Council's request for additional information. The response involved a reduction in the size of the sign located at the corner of Ryde Road and Swan Street, details in relation to sign illumination, details in relation to hours of operation, details in relation to maximum

	patron numbers, amended stormwater plans and responses to issues raised in submissions.
16 October 2021	An email was sent to the applicant via the NSW Planning Portal requesting the submission of a Plan of Management for the club as requested by the NSW Police.
19 October 2021	A further email was sent to the applicant via the NSW Planning Portal requesting further amendment to the submitted landscaping plan.
25 November 2021	A Plan of Management for the club and response letter addressing landscaping were submitted by the applicant.
25 November 2021 to 16 December 2021	Following the submission of the amended plans and additional information, the application was re-notified in accordance with the Ryde Community Participation Plan. As a result, a further four (4) submissions were received.

5. Planning Assessment

Environmental Planning and Assessment Act 1979

5.1 Objects of EP&A Act

Section 1.3 of the EP & A Act contains the following relevant objects:

1.3 Objects of Act (cf previous s 5)

(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,

(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,

(c) to promote the orderly and economic use and development of land,

(g) to promote good design and amenity of the built environment,

(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,

(j) to provide increased opportunity for community participation in environmental planning and assessment.

The proposal achieves the objectives. The proposed development provides for an appropriate built form which is responsive to the site constraints and has been designed in response to the site's topography. The proposal is consistent with relevant Objects of the Act.

5.2 State Environmental Planning Instruments

5.2.1 State Environmental Planning Policy No. 64 – Advertising and Signage

The provisions of State Environmental Planning Policy No.64 – Advertising and Signage came into force in March 2001. State Environmental Planning Policy Industry and Employment 2021 came into effect on 1 March 2022. All of the provisions of SEPP 64 have been transferred into the new SEPP.

In accordance with Clause 3.4 of the SEPP, the SEPP is applicable to the proposed development as the proposed signs are permitted with development consent and are visible from a public place.

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

- Pylon sign measuring 4.5m x 1.65m on the corner of Ryde Road and Swan Street.
- 2 x directional signs on the Swan Street frontage being 950mm x 600mm.
- 2 x directional signs on the Swan Street frontage being 1800mm x 600mm.
- 1 x information (pylon style) sign located on the corner of Ryde Road and Halcyon Street having three panels with an overall width of 4.27m x 2.2m.
- 2 x flush wall signs on Ryde Road frontage being 2.4m x 1.2m.
- 1 x flush wall sign on Ryde Road frontage being 2.4m x 1.2m.
- 1 x flush wall sign on Halcyon Road frontage being 2.99m x 1.5m.
- 2 x gaming entry signs (not highly visible from public domain) being 2.66m x 600mm.

Under Clause 18 of the SEPP, a consent authority must not grant consent to the display of an advertisement greater than 20m² and within 250m of, and visible from, a classified road without the concurrence of TfNSW. None of the proposed signs will be visible from a classified road, hence referral to TfNSW is not required in this instance.

The proposed signage is considered to satisfy the aims and objectives under Clause 3 of the SEPP as follows:

(a) to ensure that signage (including advertising):

- (i) is compatible with the desired amenity and visual character of an area, and*
- (ii) provides effective communication in suitable locations, and*
- (iii) is of high quality design and finish, and*

(b) to regulate signage (but not content) under Part 4 of the Act, and

(c) to provide time-limited consents for the display of certain advertisements.

- (d) to regulate the display of advertisements in transport corridors, and
 (e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.

The proposed signage has been assessed against the provisions under Schedule 1 – Assessment Criteria of the SEPP and is satisfactory (**see attachment No. 2**).

The pylon signs include the club's logo on top of the sign and then a total of three LED panels that will display information in respect of the club. The applicant has proposed that these screens cease illumination by 10pm each night. (The location of the sign and the configuration of the sign are shown in Figures 11 and 13 retrospectively). As the sign is located in close proximity to residential properties, ceasing the illumination at 10pm is considered appropriate. Condition 62 is proposing that all luminance levels of signs are to comply with the recommended values of AS4282 Control of the Obtrusive Effects of Outdoor Lighting.

5.2.2 Relevant State Environmental Planning Instruments

Instrument	Proposal	Compliance
State Environmental Planning Policy - Resilience and Hazards 2021		
The object of Chapter 4 is to provide for a Statewide planning approach to the remediation of contaminated land. The aims are to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.	The site has a history of use as a registered club and no concerns are raised in relation to contamination. The proposal is deemed to be satisfactory under the provisions of the SEPP.	Yes
State Environmental Planning Policy – Biodiversity and Conservation 2021		
Chapter 2 Vegetation in non-rural areas		
The objective of the SEPP is to protect the biodiversity values of trees and other vegetation and to preserve the amenity of the area through the preservation of trees and other vegetation.	The proposal does not include the removal of any trees or significant vegetation. The application has been supported by a landscape plan which outlines suitable plantings to soften the appearance of the proposed car parking area from the public domain. The proposal is considered to be satisfactory by Council's Consultant Landscape Architect/Arborist subject to the recommended conditions of consent.	Yes
Chapter 10 Sydney Harbour Catchment		
This Plan applies to the whole of the Ryde Local Government Area. The aims of the Plan are to	The site is located within the designated hydrological catchment of Sydney Harbour and therefore is subject to the	Yes

<p>establish a balance between promoting a prosperous working harbour, maintaining a healthy and sustainable waterway environment and promoting recreational access to the foreshore and waterways by establishing planning principles and controls for the catchment as a whole.</p>	<p>provisions of the planning instrument. However, the site is not located on the foreshore or adjacent to the waterway and therefore, with the exception of the objective of improved water quality, the objectives of the planning instrument are not applicable to the proposed development. The objective of improved water quality is satisfied through compliance with the provisions of Part 8.2 of Ryde DCP 2014. The proposed development raises no other issues and otherwise satisfies the aims and objectives of the planning instrument.</p>	
---	---	--

5.3 Ryde Local Environmental Plan 2014 (RLEP 2014)

The subject site is zoned part RE2 Private Recreation and part R2 Low Density Residential under the provisions of Ryde Local Environmental Plan 2014 (RLEP) as depicted in the figure below:

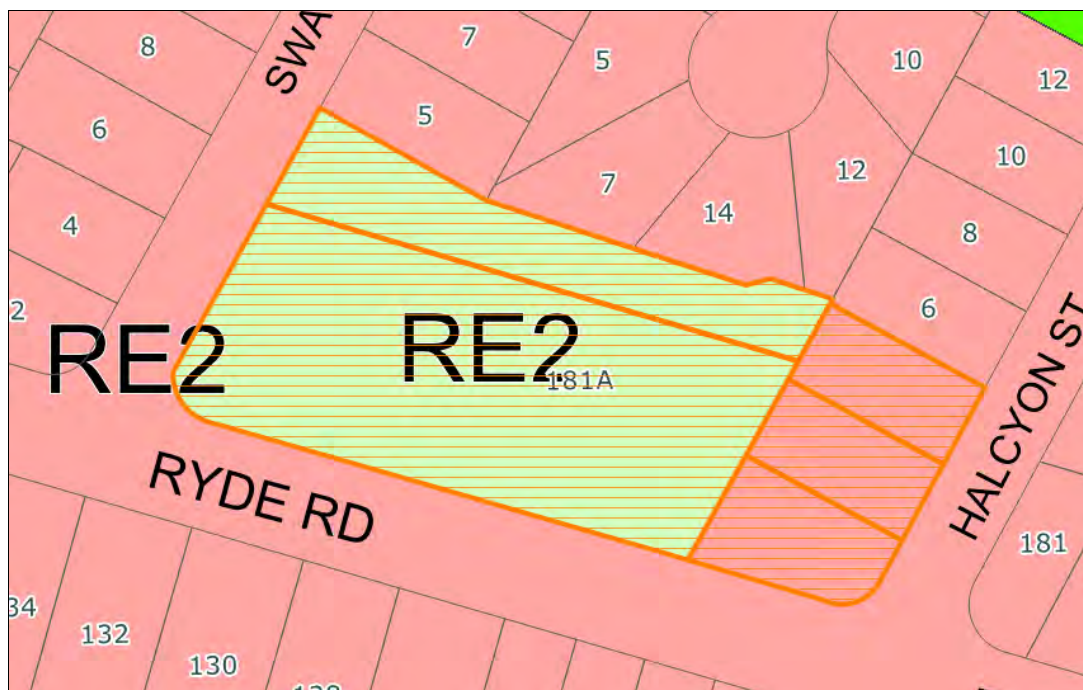


Figure 10 – Extract of RLEP 2014 zoning map (green denotes RE2 Private Recreation and pink denotes R2 Low Density Residential)

The development and proposed works are most accurately defined as follows under RLEP 2014:

Registered club means a club that holds a club licence under the Liquor Act 2007.

Business identification sign means a sign—

- (a) *that indicates—*
- (i) *the name of the person or business, and*
 - (ii) *the nature of the business carried on by the person at the premises or place at which the sign is displayed, and*
- (b) *that may include the address of the premises or place and a logo or other symbol that identifies the business, but that does not contain any advertising relating to a person who does not carry on business at the premises or place.*

The existing 'Gladesville Sporties' club holds a club licence under the Liquor Act 2007. The proposal involves works to the existing Registered Club and the erection of Business Identification Signage. Development for the purpose of a Registered Club and Business Identification Signage are permissible with consent within the RE2 Private Recreation zoned portion of the site. The proposed car parking is regarded as being an ancillary element of the Registered Club.

It is noted that a portion of the existing club is located over the area of the site that is zoned R2 Low Density Residential. Whilst Business Identification signs are permissible within the R2 Low Density Residential zone, Registered Clubs are ordinarily prohibited within the zone. The applicant seeks to rely on the existing use rights provisions of the Environmental Planning and Assessment Act 1979, as discussed below.

Existing Use Rights

Development for the purpose of a Registered Club is prohibited development in the R2 Low Density Residential zone. The applicant seeks to rely on the existing use rights provisions of Division 4.11 of the Environmental Planning and Assessment Act 1979. Section 4.65 of the Act defines an existing use as follows:

In this Division, existing use means—

- (a) *the use of a building, work or land for a lawful purpose immediately before the coming into force of an environmental planning instrument which would, but for this Division, have the effect of prohibiting that use, and*
- (b) *the use of a building, work or land—*
- (i) *for which development consent was granted before the commencement of a provision of an environmental planning instrument having the effect of prohibiting the use, and*
 - (ii) *that has been carried out, within one year after the date on which that provision commenced, in accordance with the terms of the consent and to such an extent as to ensure (apart from that provision) that the development consent would not lapse.*

The use of the site as a registered club commenced in 1959 and was approved under the County of Cumberland Planning Scheme, as a result the land use was lawfully commenced under this Scheme. Since 1959, Council has granted a number of

development consents for various works to the existing club which recognises the continued use of the site for the purpose of a registered club.

It is noted that development consent No. LDA2015/0642 was granted on 9 August 2016 for alterations, additions and refurbishment work to the club to create a terrace and for the use of part of the club as a dance studio. That consent was granted pursuant to Ryde Local Environmental Plan 2014 and the zoning of the site was part RE2 Private Recreation and part R2 Low Density Residential, consistent with the current zonings of the site. Existing use rights were not explicitly addressed in the determination report for that application but the approval of the application is taken to recognise that existing use rights apply to the portion of the site zoned R2 Low Density Residential. The use of the site as a Registered Club has continued since the granting of the 2016 consent.

Therefore, the proposal is considered satisfactory in relation to the definition of existing use, set out in Clause 4.65 of the Environmental Planning and Assessment Act 1979.

Section 4.67 of the Act states the following in relation to the Regulations respecting existing use:

- (1) The regulations may make provision for or with respect to existing use and, in particular, for or with respect to—*
- (a) the carrying out of alterations or extensions to or the rebuilding of a building or work being used for an existing use, and*
 - (b) the change of an existing use to another use, and*
 - (c) the enlargement or expansion or intensification of an existing use.*

The application seeks consent for the carrying out of alterations and extensions to the existing registered club.

Clause 43 of the Environmental Planning and Assessment Regulation 2000 states the following in relation to alteration or extension of buildings and works:

- (1) Development consent is required for any alteration or extension of a building or work used for an existing use.*
- (2) The alteration or extension—*
- (a) must be for the existing use of the building or work and for no other use, and*
 - (b) must be erected or carried out only on the land on which the building or work was erected or carried out immediately before the relevant date.*

The application seeks consent for alterations and extensions to the Registered Club, being the existing use. The proposal does not involve any uses other than that of the Registered Club and the works are proposed to be undertaken on the land on which the building or work was erected before the relevant date. As a result, the proposal is considered satisfactory under the relevant provisions of the Act and Regulations relating to existing use rights and is able to benefit from those rights for the extent of the subject application.

Zone Objectives

The following objectives are applicable to the RE2 Private Recreation zone:

- *To enable land to be used for private open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*
- *To ensure that the use and development of the land minimises any adverse effect on the amenity of the locality.*

The proposal allows for the ongoing use of the portion of the site zoned RE2 Private Recreation for recreational purposes. A large portion of this area of the site will be used for the purpose of bowling greens and a children's playground. It is considered that the proposal does not result in any significant additional adverse effect on the amenity of the locality. Therefore, the proposal is considered satisfactory with regard to the objectives of the RE2 Private Recreation zone.

The following objectives are applicable to the R2 Low Density Residential zone:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To provide for a variety of housing types.*

The portion of the club located on the area of the site zoned R2 Low Density Residential benefits from existing use rights. It is a land use which provides a facility to meet the day to day needs of residents and maintains the low density character of the locality. Therefore, the proposal is considered satisfactory with regard to the objectives of the R2 Low Density Residential zone.

The following is an assessment of the proposed development against the applicable provisions of Ryde Local Environmental Plan 2014 (Ryde LEP 2014).

Clause	Proposal	Compliance
4.3(2) Height of Buildings		
A maximum building height of 9.5m is applicable for the R2 Low Density Residential zoned portion of the site. There is no building height limit applicable for the RE2 Private Recreation zoned portion.	The proposed building height is not proposed to exceed 9.5m at any point on the site.	Yes

4.4(2) Floor Space Ratio		
<p>A maximum FSR of 0.5:1 is applicable for the R2 Low Density Residential zoned portion of the site. There is no maximum FSR applicable to the RE2 Private Recreation zoned portion of the site.</p>	<p>The proposed gross floor area across the site is 2046.1m² which equates to an overall floor space ratio of 0.28:1 across the site.</p> <p>There is an increase in floorspace of 58.9m² over the portion of the site zoned RE2 Private Recreation, however, there is no increase over the portion zoned R2 Low Density Residential.</p>	<p>Yes</p>
5.10 Heritage Conservation		
<p>(1) The objectives of this clause are as follows—</p> <p>(a) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</p> <p>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, setting and views,</p> <p>(c) To conserve archaeological sites,</p> <p>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance</p>	<p>The subject site does not contain an item of heritage; however, it is located within the vicinity of the following items of heritage significance listed within Schedule 5 of RLEP 2014:</p> <ul style="list-style-type: none"> • Item 111, 126 Ryde Road <p>The proposal has been considered by Council's Heritage Consultant given the proximity to the heritage item. However, given the site's separation from the item and nature of the proposed works, the proposal is not considered to result in any adverse heritage impacts.</p>	<p>Yes</p>
6.2 Earthworks		
<p>(1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.</p>	<p>The proposal seeks to largely maintain the existing levels across the site and there are no significant earthworks proposed. The application has been assessed by Council's Senior Development Engineer and no objection has been raised.</p>	<p>Yes</p>
6.4 Stormwater Management		
<p>(1) The objective of this clause is to minimise the impacts of urban stormwater on land to which this clause applies and on adjoining properties, native bushland and receiving waters.</p>	<p>The proposal seeks to expand additional hardstand areas over two existing bowling greens to the west of the main building on the site. The site is well elevated above Ryde Rd and therefore does not present any inherent concern regarding potential risks or adverse impacts to adjoining properties. The proposed system seeks to discharge to the existing inground drainage infrastructure in Ryde Rd via an extension of this service to the point of discharge from the proposed system.</p>	<p>Yes</p>

	The proposal has been considered satisfactory by Council's Senior Development Engineer.	
--	---	--

5.4 Draft Environmental Planning Instruments

There are no relevant draft Environmental Planning Instruments for consideration.

5.5 Development Control Plans

Ryde Development Control Plan 2014 (RDCP 2014)

The proposal is subject to the provisions of the following parts of RDCP 2014:

- Part 7.2: Waste Minimisation and Management;
- Part 8.2: Stormwater & Floodplain Management;
- Part 9.1: Signage
- Part 9.2: Access for People with Disabilities
- Part 9.3: Parking Controls

With regard to Parts 7.2, 8.2 and 9.2 of the RDCP 2014, noting the advice from various technical departments within Council and the consideration of issues previously in this report, the proposal is considered satisfactory in relation to the controls contained in these Parts.

Part 9.1 – Signage

The application has been assessed against the requirements of Ryde Development Control Plan 2014 – Part 9.1 – Signage (attachment No. 3). **Figure 11** below depicts the proposed signage locations across the site:

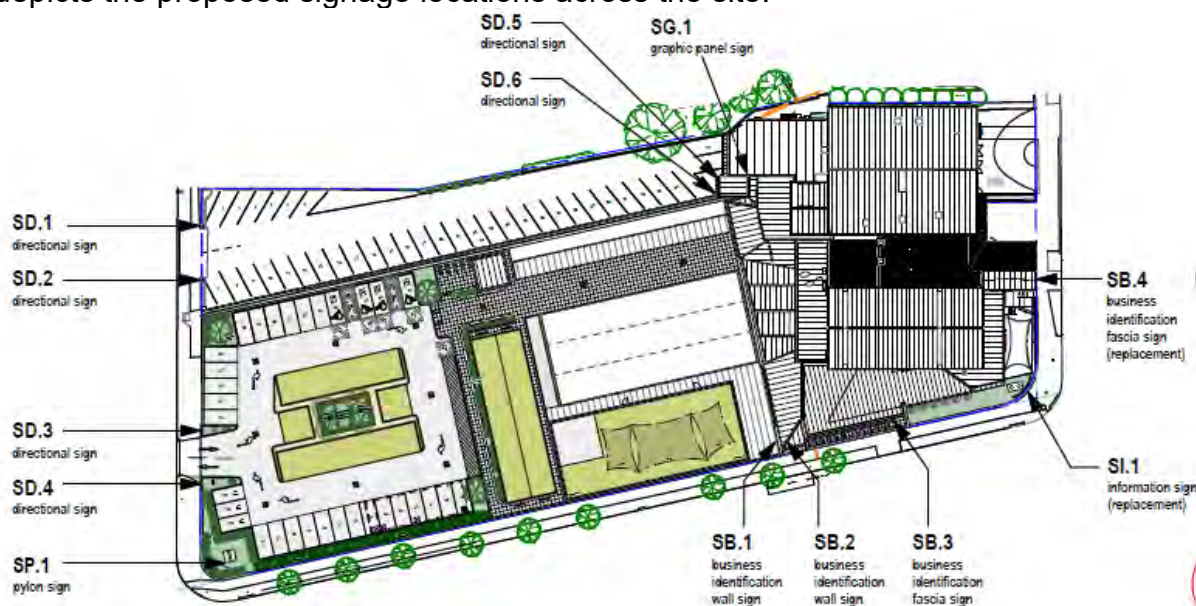


Figure 11 – Proposed signage location plan

Non-compliances have been identified in relation to the following controls:

- a) Controls relating to signage in residential zones

The DCP outlines the following controls relating to signage located in residential zones:

- a) *A maximum of one sign will be permitted per site.*
- b) *Sign options in residential zones are:*
 - i) *Business signs*
 - ii) *Real estate signs*
 - iii) *Home occupation signs*
 - iv) *Temporary signs*
- c) *Illumination of signs is prohibited.*

There are three signs proposed on the portion of the site zoned R2 Low Density Residential which comprise two fascia business identification signs and one pylon sign. All signs are proposed to be illuminated.

As outlined previously in this report, the subject site benefits from existing use rights and is a considerably large site which is atypical for a residential zone. The proposed signage is considered to strike a balance between suitable business identification and visual impact in a residential zone. Suitable conditions of consent are recommended in relation to hours of illumination and intensity of illumination recognising the location of the site in a residential locality. These conditions will limit the impact of the signs.

- b) Controls relating to flush wall signs

The DCP outlines the following controls relating to flush wall signs:

- a) *Only one sign per building elevation.*
- b) *Where it is illuminated shall not be less than 2.6 metres above the ground.*
- c) *shall not exceed a maximum area of five (5) square metres.*
- d) *shall not extend laterally beyond the wall of the building to which it is attached.*
- e) *shall not project above the top of the wall to which it is attached.*
- f) *shall not be located on a building wall if there is an existing building or business identification sign.*
- g) *shall not extend over a window or other opening or architectural feature.*
- h) *shall not project horizontally more than 300mm from the wall.*
- i) *consideration must be given to design and aesthetics, so as to harmonise with the nature of the streetscape and townscape.*
- j) *flush wall sign advertising on end walls adjoining residential properties are prohibited. However, Council may permit advertising on end walls adjoining a public place.*

There is a total of four flush wall signs proposed to be mounted on the club building comprising of three on the Ryde Road frontage and one on the Halcyon Street frontage. The proposal does not comply with the flush wall sign controls given that there are three flush wall signs proposed on the Ryde Road frontage (**see Figure 12**). The flush wall signs comply with the other controls relating to this signage type.

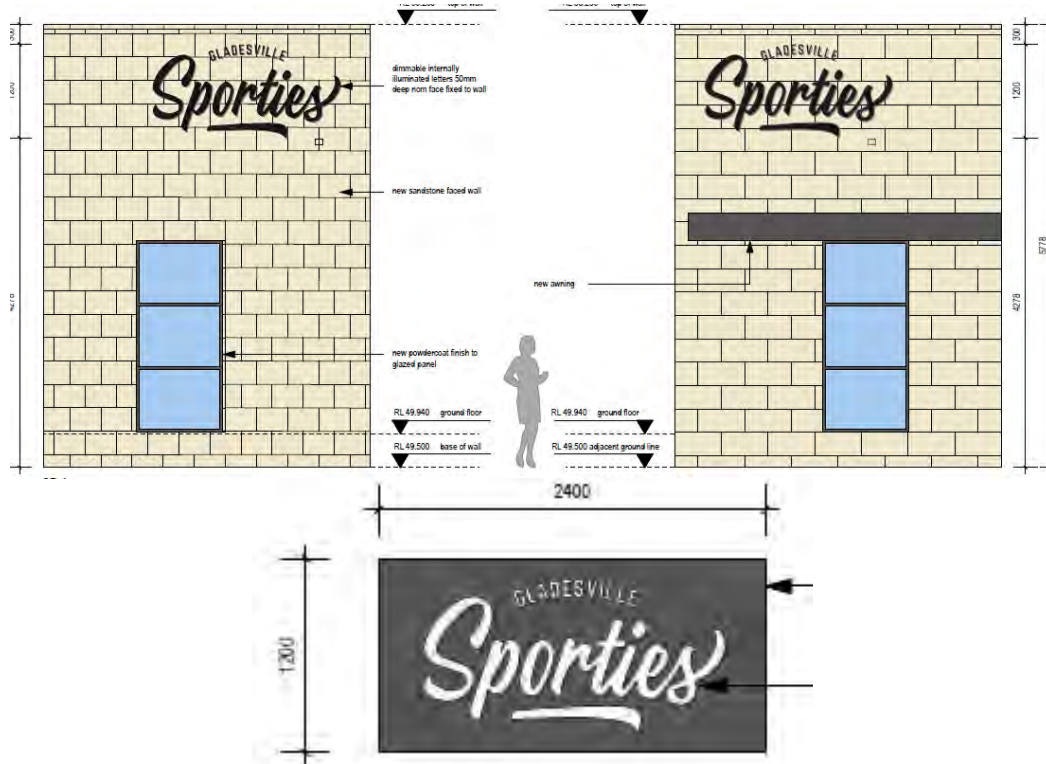


Figure 12 – Proposed flush wall signage on Ryde Road frontage

The three flush wall signs on the Ryde Road frontage are considered satisfactory for the following reasons:

- The subject site has an area of 7,299m² and has a frontage of 120 metres to Ryde Road. Therefore, it is a considerably large site and three flush wall signs are considered to be warranted in order for suitable business identification and wayfinding.
- The proposed flush wall signs are of a contemporary nature and comprise dimmiabie internally illuminated wording reading “Gladesville Sporties”. The signs are considered to be of a minimalist design that does not result in visual clutter.
- The proposed signage scheme across the site will result in consistency in terms of appearance and results in the removal of all existing signage on the site. Much of existing signage comprises material banner type signage which has a poor visual appearance.

- Conditions of consent are recommended in relation to hours of illumination and intensity of illumination recognising the location of the site in a residential locality. These conditions will limit the impact of the signs.

Accordingly, the proposed flush wall signage is considered satisfactory on merit.

c) Controls relating to pylon signs

The DCP outlines the following controls relating to pylon signs:

- Maximum height 6m.*
- Maximum area of structure 12m.*
- One per site.*
- A pylon sign and a business directory board sign are not to be located at the same entrance way or access way. Such signs must be physically separated from each other.*
- Must be provided within a landscaped setting.*
- illumination of sign will be considered by Council on a merit basis i.e. location of sign, proximity to main road, hours of operation. Up lighting is the preferred form of illumination.*
- Signs should generally be placed on buildings. Therefore, Pylon signs will not be permitted where signs are capable of being placed on a building and buildings are within 5 metres of the road frontage.*

The proposal does not comply given that it includes two pylon signs (one on the corner of Ryde Road and Halcyon Street and one on the corner of Ryde Road and Swan Street) – **see Figure 13**. The signs achieve compliance in terms of dimensions, area and location.

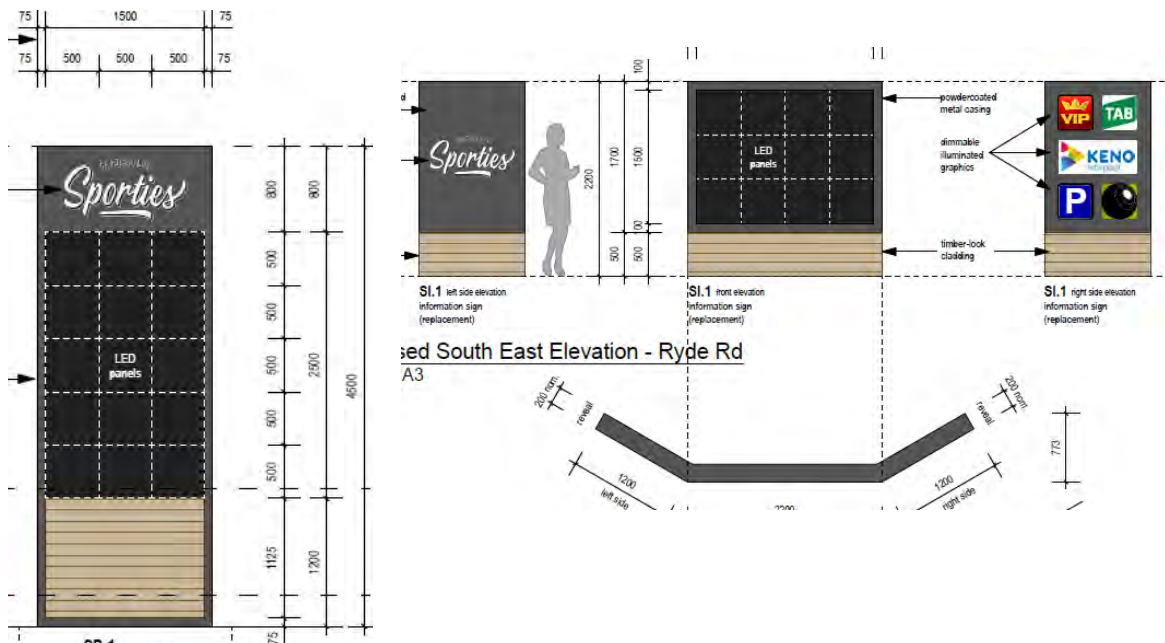


Figure 13 – Left: Proposed sign on corner of Ryde Road and Swan Street

Right: Proposed sign on corner of Ryde Road and Halcyon Street

The two proposed pylon signs are considered satisfactory for the following reasons:

- The subject site has an area of 7,299m² and has a frontage of 120 metres to Ryde Road. Therefore, it is a considerably large site and two pylon signs are considered to be warranted in order for suitable business identification and wayfinding.
- Conditions of consent are recommended in relation to hours of illumination and intensity of illumination recognising the location of the site in a residential locality. These conditions will limit the impact of the pylon signs.
- The proposed signage scheme across the site will result in consistency in terms of appearance and results in the removal of all existing signage on the site. Much of existing signage comprises material banner type signage which has a poor visual appearance.

Accordingly, the proposed pylon signage is considered satisfactory on merit.

Part 9.3 – Parking Controls

Ryde Development Control Plan 2014 – Part 9.3 Parking Controls outlines that car parking for a registered club is to be provided at the following rates:

- 1 space per 5m² GFA and;
- 1 space per 10m² GFA for auditorium and games rooms.

The club has an existing GFA of 2073.1m², with games rooms amounting to 147.3m², which would result in a requirement for 385.16 (rounded up to 386) car parking spaces for the general GFA and 14.73 (rounded up to 15) car parking spaces for the games room component. This results in a total requirement for 401 car parking spaces. As the existing club was established in 1959, the car parking requirements have greatly increased over time and the club currently has only 49 existing off-street car parking spaces.

The proposed works will result in a net decrease in the GFA on the site to 2046.1m² (a reduction of 27m²), with the general GFA resulting in a requirement for 369.4 (rounded up to 370) car parking spaces. The games room floor space is proposed to be increased by 51.8m² (total of 199.1m²) component requiring 19.91 (rounded up to 20) car parking spaces. A total of 390 car parking spaces would be required under the current DCP parking rates. The proposal includes works in the south western corner of the site which will result in an increased extent of car parking from 49 spaces to 69 spaces, being an increase of 20 car parking spaces.

Given that the proposal results in a decreased extent of GFA across the site and a net increase of 20 car parking spaces, it is considered to be an improved outcome over the existing club and is considered satisfactory in this instance given the existing use

scenario of the club. The development does not present further scope to expand the parking capacity without significant works, such as basement parking (which would not be consistent with a low density residential character).

Council's Senior Development Engineer has undertaken a review of the traffic and parking study submitted as part of the application which considers the parking demand generated by the club and has advised as follows:

A review of the assessment of car parking demand outlined in the submitted traffic and parking study has found as follows:

- *It was considered appropriate to convert outdoor dining and gaming room areas to represent equivalent bar area.*
- *The gaming area is considered to have half the parking demand of "Bar area" based on the DCP rate (ie 100m² of gaming area would be equivalent to 50m² of bar area).*
- *Outdoor Dining area would have alternative peak periods to the internal bar area and therefore it would not be appropriate to consider a cumulative parking demand. To simplify the situation, it is conservatively assumed that outdoor dining presents 50% parking demand as bar area (eg. at night, the outdoor area would be at 50% capacity when the internal bar is at peak capacity. This would be vice-versa during the daytime period)*
- *Considering the existing equivalent "Bar area" and applying the parking survey data of the existing operations, the site operates with a parking demand rate of 1 parking space per 14.61m² Bar area was established.*
- *Applying this rate to the equivalent "Bar area" of the proposed works yielded an additional parking demand of 22.56 spaces.*

This is summarised in the table below;

USE	Existing	Additional
Bar & Dining	556.2	66.1
Outdoor Dining*	216.9	475.0
Gaming Rooms*	102.2	51.8
Equivalent Bar Area	715.75	329.5
Existing Parking Capacity	49	Spaces
Deduced Rate	14.61	m2 Bar Area / parking space
Additional spaces required based on rate	22.56	Additional Parking Spaces

** Areas have been converted to equivalent bar area.*

The development provides an expansion of parking which is two spaces short of the above however this shortfall is accepted.

The site has very significant street frontage along Swan Street, Ryde Road and Halcyon Street. Accordingly, if there is any parking overflow to on-street parking areas this will have only minor, short term impacts to surrounding residents. As a result, the existing and proposed extent of car parking is considered satisfactory to cater for the demand of the club.

5.5 Planning Agreements OR Draft Planning Agreements

There are no planning agreements or draft planning agreements for this development.

5.6 City of Ryde Section 7.11 and 7.12 Development Contributions Plan 2020

As the proposal does not result in any net increase to the gross floor area across the site, there are no contributions applicable under Council's Section 7.11 or 7.12 Contributions Plans 2020.

5.7 Any matters prescribed by the regulations

Environmental Planning and Assessment Regulation 2021

The Regulation underpins the day-to-day operation of the NSW planning system. The Regulation guides the processes, plans, public consultation, impact assessment and decisions made by local councils, the Department of Planning and others. Standard conditions are recommended relating to compliance with BCA and AS.

6. The likely impacts of the development

The assessment demonstrates that the proposal will not have any significant adverse impacts upon any adjoining properties or the environment in general due to the nature of the development and its location. All relevant issues regarding environmental impacts of the development are discussed elsewhere in this report (see DCP 2014). The development is considered satisfactory in terms of environmental impacts. Specific discussion of impacts not elsewhere discussed is provided below:

Noise

The proposal seeks to increase the scale of the outdoor dining areas and includes a new external children's playground. Both of these features have the potential to increase the acoustic impact on surrounding residential properties. The application is supported by a noise impact assessment undertaken by Acoustic Logic which has assessed the following noise criteria in respect to the use:

- Measurement of ambient background Noise levels.
- Noise emission goals for Noise Policy for Industry (NPfI)
- Project intrusiveness noise levels
- Project amenity noise levels

Both unattended and attended noise monitoring was completed to determine the existing ambient background noise levels.

The unattended measures taken to determine the background noise levels were taken at residential receivers on the north side of the development, at 12-14 Rundle Close, Gladesville (see **Figure 14**). The proposed site is a mixed zoning with the site containing residential receivers on all adjoining property boundaries.

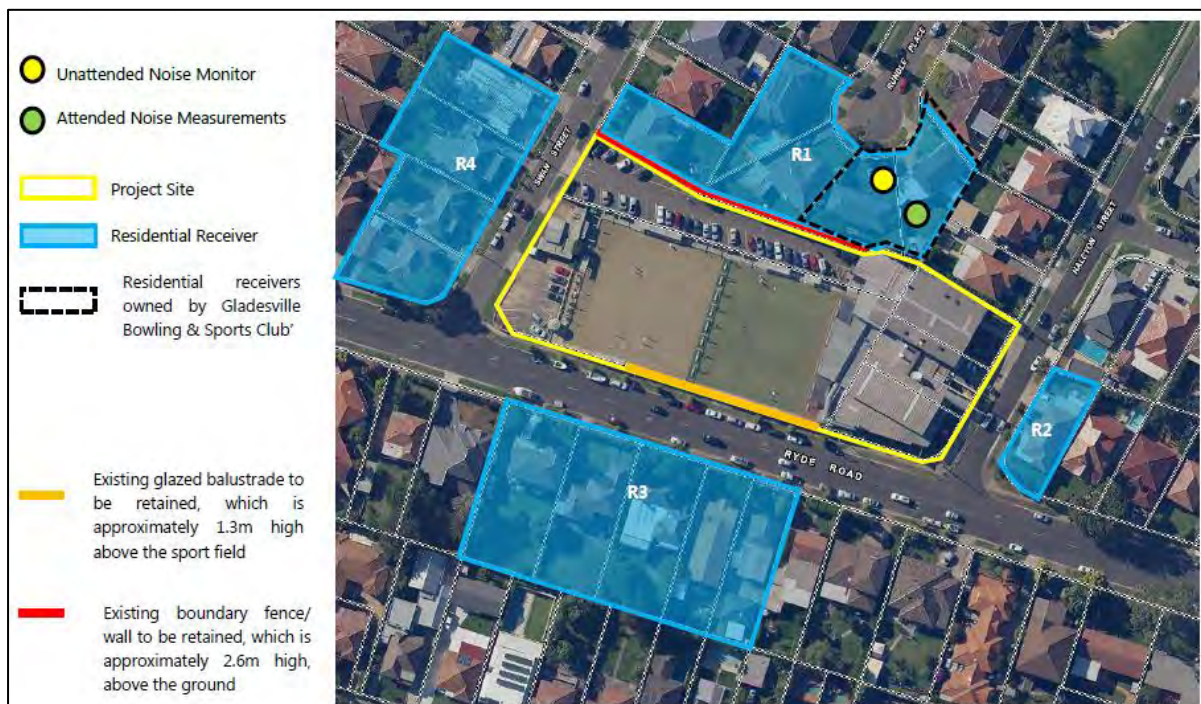


Figure 14 – Figure from acoustic report depicting residential receivers (in blue) and noise monitoring locations (in yellow and green dots)

Main noise considerations for the proposed alteration include additional seating capacity for the proposed new deck and outdoor dining area with a maximum capacity of patrons, including amplified music.

The Independent Liquor and Gaming Authority (ILGA) typically imposes the following noise emission criteria:

- That the L10 noise level emitted from the premises shall not exceed 5dB above the background L90 sound level in any Octave Band Centre Frequency (31.5kHz to 8kHz inclusive) between the hours of 7.00am to 12.00 midnight when assessed at the boundary of the nearest affected residential premises.
- L10 noise level emitted from the premises shall not exceed the background L90 sound level in any Octave Band Centre Frequency (31.5kHz to 8kHz inclusive) after midnight when assessed at the boundary of the nearest affected residential premises.

- After midnight, noise emissions from the Place of Public Entertainment are to be inaudible within any habitable rooms in nearby residential properties.

The predicted noise levels at surrounding receivers from patrons / amplified music were assessed against the criteria for the EPA Noise Policy for Industry (NPI), Liquor and Gaming NSW Acoustic Requirements and City of Ryde DCP 2014 and were found to comply with the noise emission criteria, these do not exceed the background (RBL) by more than 5dBA.

The mechanical plant selection and location has not been finalised. An acoustic report will be required at the Construction Certificate stage, to ensure fan selection and anticipated trigger sound power levels are not exceeded in meeting the noise criteria for industry. A condition of consent is recommended in this regard.

Sections 7.1 and 7.2 of the report outline a list of recommendations to ensure that noise emissions fully comply with the criteria set out in the report, including glazing thicknesses and the use of acoustic seals. These recommendations are to be implemented in their entirety as a condition in meeting the noise criteria detailed in section 5 of the report.

To address public submissions received about concerns surrounding the potential for noise issues, and to ensure that the existing amenity of the area is maintained significant structural improvements and operational restrictions have been developed as recommended conditions of consent.

This includes the installation of a noise limiter to ensure that the maximum noise level from any amplified music played from the premises cannot exceed the recommended 80dB(A) L_{10} during daytime and evening periods and so that background music cannot exceed the recommended 65dB(A) L_{10} during the night time period to 12am (**Condition No. 56**).

It should be noted that L_{10} is a noise descriptor for the noise level exceeded for 10% of the time, and typically the L_{10} is about 3dB(A) above the LA_{eq} , meaning that 90% of the time the maximum noise level will remain below 77db(A). 80bd(A) is generally considered to be indicative of a city street at kerbside, however due to distance attenuation and noise mitigation measures, predicted noise levels will comply with L_{10} criteria during all periods of the day and remain indicative of normal suburban area.

Multiple restrictions have been placed on the maximum number of patrons allowed at any one time to the outdoor dining area, new deck, new terrace, function room, and function terrace during daytime, evening and night time periods, which will ensure that compliance with the noise criteria is achieved.

Additional noise attenuation measures include the installation of solid gap free barriers, which is an upgrade to the existing situation and also heightened management practices and controls including signage, maintaining a complaints register, and by effectively managing patron departure, to ensure that patrons exiting the facility do so in a manner that maintains to amenity of the neighbourhood.

The application has been assessed by Council's Environmental Health Officer and is considered satisfactory in relation to acoustic impact subject to recommended conditions of consent.

7. Suitability of the site for the development

The site is zoned part RE2 Private Recreation and part R2 Low Density Residential. The proposal is for alterations and additions to a registered club that has operated on the site since 1959 which relies upon existing use rights. The assessment has demonstrated the proposal is consistent with the statutory requirements and policy controls. The proposal will result in a more contemporary streetscape appearance for the club and results in an increased extent of off-street car parking and improved landscaping. The proposal is regarded as an appropriate development and this has been demonstrated in this report. The proposal is considered to be suitable for the site.

8. The Public Interest

The public interest is best served by the consistent application of the requirements of relevant Environmental Planning Instruments and by Council ensuring that any adverse effects on the surrounding area and the environment is minimised. The proposal has been assessed against the relevant planning instruments and is considered to be acceptable. The proposal does not result in any significant adverse impacts upon adjoining properties or the streetscape. On this basis, the proposal is not considered to raise any issues that would be contrary to the public interest.

9. Submissions

In accordance with the Ryde Community Participation Plan the proposal was notified to owners of surrounding properties between 22 July 2021 until 13 August 2021. During the notification period, ten (10) unique submissions were received objecting to the proposal and one (1) submission was received in support.

Following the receipt of amended plans and additional information, the application was re-notified between 25 November 2021 and 16 December 2021. In response, four (4) submissions were received objecting to the proposed development.

All concerns raised during the initial notification period are addressed as follows:

It would be greatly appreciated if the two accessible car parking spaces could be removed entirely to improve 2-way traffic flow in Halcyon St. The current parking space close to the entrance of Halcyon St impedes the entry into Halcyon St (from Ryde Rd) when there are any vehicles exiting at the same time.

This is especially true when parents are picking up children from the dance studio that the Club rents out.



Figure 15 – Location of the accessible car parking spaces on Halcyon Street being referred to (in yellow highlight)

Comment: The Ryde Traffic Committee considered the removal of these accessible parking spaces at its meeting in March 2021. It was resolved that the 13 metre section of mobility/disabled parking on the eastern side of Halcyon Street be removed and replaced by ‘no stopping’ signage. Further, it was resolved that these accessible parking spaces be relocated to the Ryde Road frontage of the site, commencing 30m west of the intersection of Halcyon Street. It is expected that these works will be completed in the coming months.

According to the architectural plans, there will be a proposed new LED sign placed on the corner of Ryde Rd and Halcyon St. While it is indicated the logos will be illuminated and dimmable, there is no mention that the LED panels of sign will be dimmable.

Comment: **Condition 60** is recommended requiring that the LED panels on the proposed signage be dimmable. Further, a condition of consent is recommended limiting the hours of illumination of the LED screens to 10pm nightly. The luminance levels of all signage is not to exceed the recommended values of AS4282 Control of the Obtrusive Effects of Outdoor Lighting.

It is noted that the play area on the corner of Ryde Rd and Halcyon St will be retained. While the retention of the play area is not a concern, it has been observed that the play area can generate a great deal of noise during the

evenings. If possible, it would be appreciated if acoustic glazing can be considered for this play area as well.

Comment: It is anticipated that the proposed playground will host 80% to 90% of outdoor play on the site and will decrease the usage of the existing playground on the corner of Ryde Road and Halcyon Street. **Condition 58** is recommended requiring that both the existing and proposed playgrounds be closed at 9:30pm every night, recognising the location of the site within a residential locality.

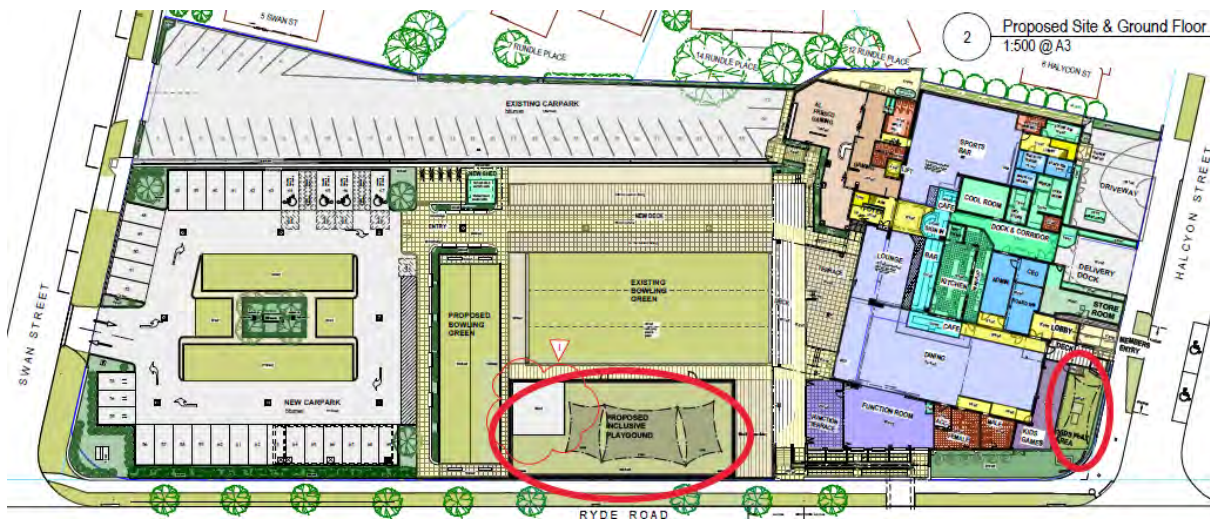


Figure 16 – Location of playground areas shown by red ovals

While improvements are made across the property, It would be appreciated if a review could be done with regards to the current lighting on the Halcyon St side. There are currently several floodlights that remain illuminated during the night after all activity at the club and dance studio on the property has stopped.

Comment: The applicant has advised that the lighting on the Halcyon Street frontage was relocated in September 2021 (following the date of the submission) and a timing device has been installed on the lighting. There are no further changes proposed to the lighting on the Halcyon Street frontage.

There is significant disturbance and noise from patrons as they leave the club. On weekend nights there is late night noise from kids and young people playing ball games on the bowling greens. This noise is heightened as the road traffic drops off in the later evening hours.

Comment: The Plan of Management outlines the erection of signage within the club asking patrons to respect the neighbours when leaving the club at night. It also outlines that staff and security will be instructed to take reasonable actions to ensure patrons leave and enter the club quietly. **Condition 58** is recommended requiring that the operation of the two external playgrounds and outside sports/games are to cease at 9:30pm nightly and that no outside games/sports are to occur after this time in order

to maintain the residential amenity of the locality. The condition also outlines that staff and security area to undertake regular checks of the outdoor areas to ensure compliance.

Parking is a major concern living across from the club. It is at its worst on Friday and Saturday nights and Sundays. Residents are often left to park on a side street because they can't find anything out front of their properties until after midnight. Patrons with their large vehicles will often carelessly park right up to driveways or even into driveways making it dangerous to enter and exit properties. Patrons will also frequently do u-turns on Ryde Road. Ryde Road is obviously a more convenient parking option than the club's car park.

Comment: The proposal includes the provision of 20 additional car parking spaces within a re-configured parking area in the south-western corner of the site. In addition, there are 37 existing car parking spaces within the northern car parking area. It is noted that the re-configured car parking area in the south-western corner of the site is suitably visible to patrons who are looking for parking, given its elevated nature. It is anticipated that that the proposed additional car parking spaces will reduce the pressure on the street parking.

The issue of vehicles parking across a driveway of an adjoining property is a matter that can be reported to the Club, (noting that the owner of the vehicle may not actually be in the club). As required in the POM, the Club would record the vehicle registration and make an announcement throughout the Club for the owner to move the vehicle. This is however ultimately a Police matter.

The club was always a bowling club for members to bowl and enjoy a beer during and after a game, not a nightclub or live music venue (which it seems to have become).

Comment: The setting of the site within a residential locality is acknowledged. The club is proposed to remain as a bowling and sports club. The Plan of Management outlines that entertainment generally comprises 1 or 2 persons only and inside entertainment is concluded at 10:00pm and outside entertainment is concluded at 8:00pm. It is noted that the function room is limited to a capacity of 88 people and the acoustic report outlines a maximum noise level of 80dB(A) within the function room area.

Residents regularly find schooner glasses/ beer bottles broken and dumped on the nature strip and kerb from patrons sneaking drinks out at the end of the night. In addition, they also dump their rubbish like food wrappers/ pizza boxes etc out of their cars while arriving or leaving.

Comment: This is an existing impact of the club that will not be significantly exacerbated by the proposal. The provision of additional on site parking should reduce the reliance on the street parking which would limit the impacts with litter and drinking glasses. The applicant has amended the Plan of Management to outline that litter collections within the club site and surrounding the club will be undertaken daily.

The issue is not just the volume of the current background chatter from patrons in the existing outdoor dining area, it's the yelling/ shouting and regular excessively loud music (whether live or jukebox) that residents have to deal with every night. This excessive noise is all year round). In addition, the noise when patrons are leaving the premises and standing outside yelling, singing, chatting with friends and carrying on for extended periods while waiting for their taxis/ uber etc to arrive or departing in their personal vehicles.

Comment: The club will operate with security staff on Friday and Saturday nights who will be instructed to take reasonable action to ensure patrons enter and leave the club quietly and outside noise is kept to a minimum. The plan of management also includes the club maintaining an incident register to record any complaints from surrounding residents. All written complaints will be addressed by the CEO who will investigate and take relevant action. If the complainant is not satisfied with the response from the CEO, the matter can be referred to the Directors for review. All serious complaints will be tabled at the following board meeting so as the Directors are aware of the complaint.

The current outdoor seating arrangements should be reviewed due to current excessive noise levels and the club should be requested to install soundproof barriers around the perimeter of the premises as well as security staff be placed outside the premises to manage the noise levels and behaviour of patrons leaving the premises.

Comment: The submitted acoustic report outlines a number of proposed acoustic barriers surrounding the outdoor seating areas. **Figure 17** depicts the proposed barriers.

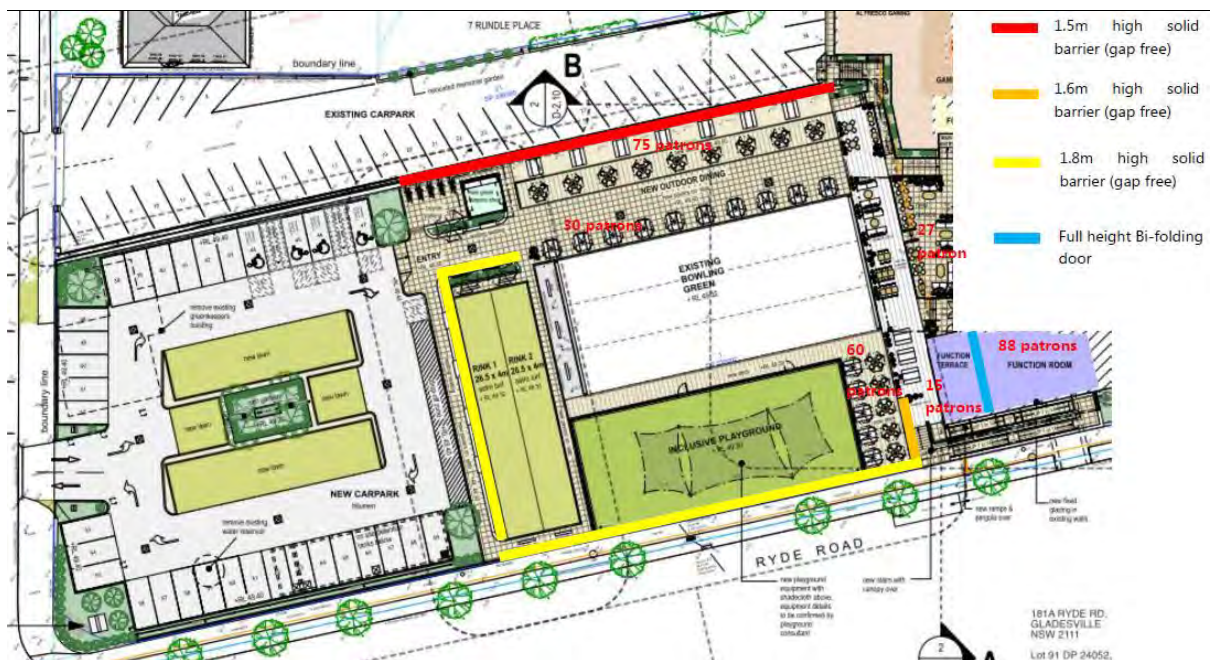


Figure 17 – Plan from acoustic report detailing proposed acoustic barriers

The Plan of Management outlines that security staff will operate on Friday and Saturday nights or if a large event is organised. **Condition 70** is recommended requiring that the security staff operate on every Friday and Saturday night to minimise impacts on surrounding properties.

Concern is raised in relation to the noise from the additional outdoor areas and functions that will likely occur, such as bands and music. It is considered that the very small number of surrounding residents identified as a 'residential receiver' should be expanded to reflect the impact of the noise. It is appreciated that there is proposed landscaping to mitigate noise travelling, however given the line of sight from the new outdoor areas to the houses along Ryde Road towards Westminster Road, it is suggested that this needs to be expanded to limit the impact on neighbours.

Comment: The acoustic report identifies the most affected properties surrounding the club as 'residential receivers'. It is acknowledged that noise emitted from the club may travel beyond those properties identified as the residential receivers. Council's Environmental Health Officer has reviewed the acoustic report and did not raise any concerns in relation to the properties identified as residential receivers. With regard to bands and music, the Plan of Management outlines that entertainment is normally 1 or 2 persons only and inside entertainment is concluded at 10:00pm and outside entertainment is concluded at 8:00pm.

The proposed two-way entry into the new carpark is on a narrow residential street, directly opposite two residential driveways and less than 25 metres from Ryde Rd, a major thoroughfare. The inflow and outflow of vehicles, especially at busy times and for functions, will create safety concerns for residents at this end of Swan St, as well as for traffic on Swan St.

Comment: The proposal seeks to maintain the two existing driveways on the Swan Street frontage. The application has been assessed by Council's Senior Development Engineer and no concerns have been raised in relation to traffic safety. The plans indicate the proposed driveway is some 14m from the tangent point of the curved kerb into Ryde Road and 24.5m from the existing driveway servicing the northern carpark of the bowling club. In respect to the adequacy of this location, Section 3.2.3 (Access driveway location) of AS 2890.1 (Offstreet Parking) addresses such matters, seeking to minimise potential conflicts between frontage road traffic and car park traffic.

The proposed and existing driveways would be classified as a category 2 (Table 3.1 - User class 2 & 25 – 100 parking spaces) and therefore need only be more than 6m from the tangent point of the curved section of kerb rounding the intersection. Considering the driveways exceed this requirement (14m from the tangent point on Ryde Road and 24.5m to the existing driveway) the configuration does not warrant any concern.

Currently the small carpark opposite the objector's house operates without problem to local residents. However, the number of existing spaces in the south-west park (12) nearly triples under the proposal (to 32) and all entry to access to the new area will be funnelled through a two-way driveway opposite Nos. 2 & 4 Swan St. The additional car spaces will result in fifty percent increase to the existing combined parking areas and will mean that all cars arriving and departing the Club will access Swan St in one of the two openings opposite the driveways of No. 2, No.4, No. 6, and No. 8 Swan St. This will place an unwelcome burden on residents and the resulting increased congestion will alter the local-traffic nature of lower Swan St.

Comment: Given the existing topography and sandstone retaining wall between the proposed expanded south-western car parking area, it is not possible to provide an access driveway to Ryde Road. The submitted landscaping plan depicts suitable landscaping surrounding the car parking area to soften its appearance and minimise headlight glare impacts on properties located on the opposite side of Swan Street. It is acknowledged that there will be some headlight glare impacts on properties located opposite the two car park driveways, however, this is partially an existing situation which will not be largely exacerbated by the proposal. It is noted that Swan Street is a local street that does not carry significant volumes of traffic, therefore, there will not be a long wait time for vehicles exiting the two car parking areas.

An important objective of the RE2 Private Recreation zone under the Ryde Local Environment Plan (2014) is 'to ensure that the use and development of the land minimises any adverse effect on the amenity of the locality'. The development of the expanded south-west car park raises questions as to whether this objective can be met for the residents of Swan St.

Comment: The proposal seeks to provide an additional 20 car parking spaces across the site whilst there is a net decrease proposed in the gross floor area of the club. It is anticipated that the proposal will reduce the reliance on street parking by containing additional parking within the subject site. The proposal seeks to rely on existing driveways from Swan Street and the additional 20 car parking spaces in the south-western car parking area is not considered to be likely to result in a significant deterioration of the residential amenity for residents of Swan Street given improved landscaping surrounding the car parking area.

Concern is raised in relation to second-hand smoke from smoking areas reaching the objector's property.

Comment: The applicant has advised that smoking will only be permitted within the alfresco gaming area and function terrace. These are predominately indoor areas where the emission of smoke can be controlled. A smoke free report has been prepared by the applicant to confirm compliance with the *Smoke-free Environment Act 2000* and *Smoke-free Environment Regulation 2016*. The areas are proposed to be designed to minimise the impact of second-hand smoke.

Second Notification Period

The concerns raised during the second notification period are addressed as follows:

Currently the external play area at the corner of Ryde Road and Halcyon Street is not open or visible to parents dining. The resident has seen bullying and poor behaviour from children using the area.

Comment: There are new windows proposed to be installed between the playground and kids games room which will allow for a direct line of sight between the dining room to both play areas. Further, there is a significantly larger external play area proposed adjacent to the outdoor dining area which is anticipated to reduce the extent of usage of the existing play area on the corner of Ryde Road and Halcyon Street.

Planting a hedge along the Ryde Road frontage would help block the view and improve the streetscape presentation.

Comment: The landscaping plan outlines the planting of 65 *Westringia fruticosa* plants in the landscaping strip between the proposed south-western car parking area and the Ryde Road front boundary. These plantings are proposed to be trimmed to a height of 1.5 metres at maturity and are considered satisfactory to soften the appearance of the car parking area from the public domain. Larger plantings along the Ryde Road frontage would be considered to be problematic as the root systems would have the potential to place pressure on the existing sandstone wall along the Ryde Road frontage which is being retained. It is noted that there are nine well established street trees located on the Ryde Road nature strip which will be retained.

The plan of management states that “background music is played inside the club and set at a level that cannot be heard outside”. The objector advises that this is very much false, as they can hear music from the club in their living room most nights.

Comment: All noise emissions, including background music, have been assessed in the acoustic report and found to be compliant, provided the recommendations in the report are adopted. The report uses the following documents:

- City of Ryde Development Control Plan 2014
- Independent Liquor and Gaming Authority (ILGA) - Liquor & Gaming NSW Acoustic Requirements
- NSW EPA Noise Policy for Industry (NPFII) 2017

In particular, the following criteria were used by the acoustic consultant in regard to background noise using the above documents:

1. That the L10 noise level emitted from the premises shall not exceed 5dB above the background L90 sound level in any Octave Band Centre Frequency (31.5kHz to 8kHz inclusive) between the hours of 7.00am to 12.00 midnight when assessed at the boundary of the nearest affected residential premises.
2. L10 noise level emitted from the premises shall not exceed the background L90 sound level in any Octave Band Centre Frequency (31.5kHz to 8kHz

inclusive) after midnight when assessed at the boundary of the nearest affected residential premises.

3. After midnight, noise emissions from the Place of Public Entertainment are to be inaudible within any habitable rooms in nearby residential properties.

Conditions 12 and 48 are recommended requiring compliance with the recommendations and findings of the acoustic report.

It is unclear whether poker machines will be operating in the alfresco gaming area and whether it will be soundproofed. Also, will smoking be permitted in this area?

Comment: Poker machines are proposed to operate within the proposed alfresco gaming area. The proposed acoustic treatments to this area include:

- No openings to north, or north west elevations of the club building
- Wall to wall carpet inside to absorb sound
- 30% of machines are in internal room inside the Main Gaming Room
- Self-closing doors between internal gaming and alfresco gaming areas to prevent noise escaping from inside
- Gaming machines are not to dispense coins.

Smoking will be permitted in this area. A smoke free report has been prepared by the applicant to confirm compliance with the *Smoke-free Environment Act 2000* and *Smoke-free Environment Regulation 2016*. The gaming area is proposed to be designed to minimise the impact of second-hand smoke.

Confirmation is requested on whether sound proofing or an acoustic barrier is being installed along the fence line between the car parking and Rundle Place properties and between the outdoor seating area and northern most car parking area. The club directly backs onto residences and this would not only help amend the deteriorating fence at present but also help reduce noise travelling into properties.

Comment: The proposal includes an acoustic glazed barrier to be located between the outdoor seating area and northern car park. It comprises a 1.5m high fence on top of 3m high retaining wall (4.5m high total) as outlined in the acoustic report. There are no changes proposed to the northern car parking area and the existing boundary fence on the northern boundary. Given that the resident is an adjoining land owner, they could seek to liaise with the club under the Dividing Fences Act 1991 to improve the existing boundary fence between the club and their property.

The proposed additional 36 outdoor tables will enable hundreds and hundreds of people gather to drink and dine outdoors. The outdoor scale of the development is extremely large and totally out of character for a suburban location. The noise will be extremely loud and will significantly impact the enjoyment of the objector's property and many other residents in the neighbourhood. This issue is not able to be mitigated by erecting a 1.8m glazed

fence. The proposal effectively seeks to turn an indoor venue into an outdoor venue with greatly increased outside capacity at the expense of residents.

Comment: The acoustic report outlines the maximum capacities of the various outdoor dining areas that are proposed, see **Figure 18**.

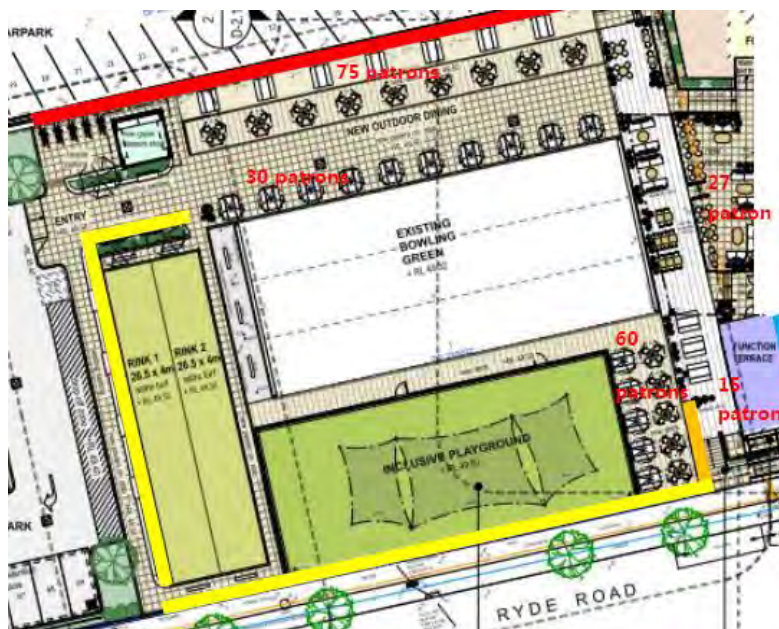


Figure 18 – Figure from acoustic report outlining maximum capacities of outdoor dining areas (in red text)

A number of conditions of consent are recommended in order to control the use of the outdoor areas of the club and maintain residential amenity. In addition, the applicant is required to comply with the recommendations of the submitted acoustic report and Plan of Management during construction and operation following the works.

The proposed colossal size of the children’s play area will bring increased noise to the residents on Ryde Road. The objector would like Council to propose that the play area be closed after 8:00pm of an evening.

Comment: The potential noise impact from the proposed children’s play area is acknowledged. The acoustic report outlines the installation of a 1.8 metre high solid acoustic barrier between the play area and the Ryde Road front boundary. A condition of consent is recommended requiring that the play areas be closed from 9:30pm daily, recognising the location of the site within a residential locality (**Condition No. 58**).

The proposed alterations and the additional outdoor seating and entertainment area will bring more patrons to the club. More seating, more tables, more play areas will bring more patrons to the club. This increase in patrons will bring more cars. More cars mean more traffic. More cars mean more parking issues.

Comment: There is no increase proposed to the maximum number of patrons permitted at the club. The proposal includes a net increase of 20 car parking spaces within the site which is anticipated to reduce the pressure on street parking.

Parking overnight is a current issue due to the cars of patrons that stay parked overnight. Car owners leave their cars because they are unable to drive themselves home. The parked cars stay overnight as owners leave them because they are unable to drive home. The objector does not believe that the additional parking being proposed in the development will accommodate the increase in patrons coming to the club.

Comment: The proposal involves a net increase of 20 on-site car parking spaces whilst there is no increase proposed to the maximum number of patrons permitted within the club. It is anticipated that this will result in a decrease in the number of vehicles being left on surrounding roads overnight. Based on the DCP car parking requirement for clubs, there is currently a shortfall of onsite car parking. This is a result of the club being established in 1959 when the car parking requirements were significantly different to today's requirements. The proposed development results in an overall decrease in the GFA across the site and an increase in 20 car parking spaces. This will improve the car parking for the club and should reduce the demand for street parking.

Council should propose a change in parking to 4P (residents excluded) on both the residential side of Ryde Road opposite the club and outside the club running the full length of 181a. This would remove the long-term parking of boats, trailers and abandoned cars and eliminate the overnight parking of patron's cars. As a result this will free up space for everyone with more space for parking.

Comment:

A number of changes to parking restrictions were approved by the Ryde Local Traffic Committee in March 2021. One of the changes was to implement a 19 metre section of 4P parking on the northern side of Ryde Road commencing 15m west of the intersection of Halcyon Street. This change has been implemented. Further changes to the parking restrictions surrounding the club would be subject to further consideration by the Traffic Committee.

10. Referrals

NSW Police

The application was referred to the NSW Police for comment as the proposal involves works to a licensed premises. The following comments were provided by the Police:

The Ryde Police Area Command have received the development application in relation to the refurbishment of the Gladesville Sporties Club.

The Ryde Licensing and Crime Prevention Officers have reviewed the development application and do not have an objection to this development and are satisfied with the Plan of Management and the Crime Prevention Through Environmental Design (CPTED) principles included within the application.

Senior Development Engineer

The application was referred to Council's Senior Development Engineer who provided the following comments:

The initial review identified the following matter be addressed and this is considered in light of the revised application and documentation.

Stormwater Management – The nominated onsite detention catchment area must be clarified. Note that the proposed inclusive playground is likely to have soft-fall paving which can effectively present as hardstand area and therefore the OSD calculations may need to be adjusted.

The applicant's consultant has presented a catchment plan of the development and has presented the resulting OSD calculations. The information is still slightly vague in that it does not differentiate areas of impermeable and permeable however a review approximates to the same areas presented in the consultant's calculations and so this is accepted.

Vehicle Access and Parking

The initial review undertook a detailed analysis of parking demand. In short,

- *It was considered appropriate to convert outdoor dining and gaming room areas to represent equivalent bar area.*
- *Gaming area is considered to have half the parking demand of "Bar area" based on the DCP rate (ie 100m² of gaming area would be equivalent to 50m² of bar area).*
- *Outdoor Dining area would have alternative peak periods to the internal bar area and therefore it would not be appropriate to consider a cumulative parking demand. To simplify the situation, it is conservatively assumed that outdoor dining presents 50% parking demand as bar area (eg. at night, the outdoor area would be at 50% capacity when the internal bar is at peak capacity. This would be vice-versa during the daytime period)*
- *Considering the existing equivalent "Bar area" and applying the parking survey data of the existing operations, the site operates with a parking demand rate of 1 parking space per 14.61m² Bar area was established.*
- *Applying this rate to the equivalent "Bar area" of the proposed works yielded an additional parking demand of 22.56 spaces.*

This is summarised in the table below;

USE	Existing	Additional
Bar & Dining	556.2	66.1
Outdoor Dining*	216.9	475.0
Gaming Rooms*	102.2	51.8
Equivalent Bar Area	715.75	329.5

<i>Existing Parking Capacity</i>	49	Spaces
<i>Deduced Rate</i>	14.61	m2 Bar Area / parking space
<i>Additional spaces required based on rate</i>	22.56	Additional Parking Spaces

* Areas have been converted to equivalent bar area.

The development provides an expansion of parking which is two spaces short of the above however this shortfall is accepted.

Public Domain

Upon second review, it is noted that a portion of landscaped area on the southwestern side of the site (intersection of Swan Street and Ryde Road) presents a significant encroachment into the road verge (see Figure 19). This can be readily modified to be contained within the site and so is addressed by a recommended condition of consent (see Condition No. 25).



Figure 19 – The blue line represents the property boundary at the corner of the site near Swan Street and Ryde Road. The sandstone retaining wall encroaches into the public domain

Conclusion

Assessment of the engineering components of the proposed development has revealed all matters are addressed. No objection is raised subject to recommended conditions of consent (**Conditions 8, 9, 10, 11, 19, 20, 21, 22, 23, 24, 25, 26, 33, 34, 42, 43, 50, 51, 52, 53, 54 and 55**).

Environmental Health Officer

The application was referred to Council's Environmental Health Officer for comment. The following comments were received:

Food Premises

There are no alterations or additions proposed to any kitchens or bar areas within this proposal. There are no additional kitchens or beverage areas proposed, therefore there are no conditions imposed requiring compliance with the Food Act or Food Standards Code.

Acoustic

A noise impact assessment has been undertaken by Acoustic Logic, dated 31/3/2021, and has assessed the following noise criteria in respect to use:

- Measurement of ambient background Noise levels.*
- Noise emission goals for Noise Policy for Industry (NPfI)*
- Project intrusiveness noise levels*
- Project amenity noise levels*

Both unattended and attended noise monitoring was completed to determine the existing ambient background noise levels.

The unattended measures taken to determine the background noise levels were taken at residential receivers on the north side of the development, at 12-14 Rundle Close Gladesville. The proposed site is a mixed zoning with the site containing residential receivers on all adjoining property boundaries.

Main noise considerations for the proposed alteration will include additional seating capacity for proposed new deck and outdoor dining area with a maximum capacity of patrons, including amplified music.

The Independent Liquor and Gaming Authority (ILGA) impose the following criteria

- That the L10 noise level emitted from the premises shall not exceed 5dB above the background L90 sound level in any Octave Band Centre Frequency (31.5kHz to 8kHz inclusive) between the hours of 7.00am to 12.00 midnight when assessed at the boundary of the nearest affected residential premises.*
- L10 noise level emitted from the premises shall not exceed the background L90 sound level in any Octave Band Centre Frequency (31.5kHz to 8kHz inclusive) after midnight when assessed at the boundary of the nearest affected residential premises.*
- After midnight, noise emissions from the Place of Public Entertainment are to be inaudible within any habitable rooms in nearby residential properties.*

The predicted noise levels at surrounding receivers from patrons / amplified music were assessed against the criteria for the EPA Noise Policy for Industry (NPFi), Liquor and Gaming NSW Acoustic Requirements and City of Ryde DCP 2014 and were found to comply with the noise emission criteria, these do not exceed the background (RBL) by more than 5dBA.

The mechanical plant selection and location has not been finalised. An acoustic report will be required at the Construction Certificate stage, to ensure fan selection and

anticipated trigger sound power levels are not exceeded in meeting the noise criteria for industry.

Sections 7.1 and 7.2 provided a list of recommendations to ensure that noise emissions fully comply with the criteria set out in the acoustic report, including glazing thicknesses and the use of acoustic seals. These recommendations are to be implemented in their entirety as a condition in meeting the noise criteria detailed in section 5 of the report.

To address public submissions received about concerns surrounding the potential for noise issues, and to ensure that the existing amenity of the area is maintained significant structural improvements and operational restrictions have been developed as conditions of consent.

This includes the installation of a noise limiter to ensure that the maximum noise level from any amplified music played from the premises cannot exceed the recommended 80dB(A)L₁₀ during daytime and evening periods and so that background music cannot exceed the recommended 65dB(A)L₁₀ during the night time period to 12am.

It should be noted that L₁₀ is a noise descriptor for the noise level exceeded for 10% of the time, and typically the L₁₀ is about 3dB(A) above the LA_{eq}, meaning that 90% of the time the maximum noise level will remain below 77db(A). 80bd(A) is generally considered to be indicative of a city street at kerbside, however due to distance attenuation and noise mitigation measures, predicted noise levels will comply with L₁₀ criteria during all periods of the day and remain indicative of normal suburban area.

Multiple restrictions have been placed on the maximum number of patrons allowed at any one time to the outdoor dining area, new deck, new terrace, function room, and function terrace during daytime, evening and night time periods, which will ensure that compliance with the noise criteria is achieved.

Additional noise attenuation measures include the installation of solid gap free barriers, which is an upgrade to the existing situation and also heightened management practices and controls including signage, maintaining a complaints register, and by effectively managing patron departure, to ensure that patrons exiting the facility do so in a manner that maintains to amenity of the neighbourhood.

Waste Management Plan

The waste management plan addresses how waste will be managed during the construction and operational stages of the development, however, the waste management plan has not detailed that there is any asbestos containing material. Based on the age of the building to be demolished it is likely to contain asbestos containing materials within the structures. Conditions of consent are recommended in this regard.

Conclusion

*The proposal satisfies the requirements of Council's controls and can be supported, subject to recommended conditions of consent (**Conditions 12, 27, 31, 32, 44, 45, 46, 48, 56, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73 and 74**).*

Landscape Architect/Arborist

The application was referred to Council's Landscape Architect/Arborist and no objection was raised subject to a recommended condition of consent. It is noted that the site does not contain any trees and the proposal will not result in any impacts on trees on adjoining properties. **Condition No. 47**.

Heritage Consultant

The site is located opposite a local heritage item at 126 Ryde Road being item No. 111 within Schedule 5 of Ryde Local Environmental Plan 2014. The application was referred to Council's Heritage consultant who provided the following comments:

The subject site is in the vicinity of Heritage Item No. 111, being the house at 126 Ryde Road (on the opposite side of Ryde Road from the club), listed in the Ryde LEP 2014 Schedule 5: Environmental Heritage. Heritage planning controls relating to the site are contained in Section 5.10 of the Ryde LEP 2014.

The Summary Statement of Heritage Significance for the heritage item in the vicinity, 126 Ryde Road reads as follows:

Rutherglen Cottage is of historical significance as a circa 1886 stone cottage relocated from another site to the current site circa 1927 by a well-known (originally Gladesville-based) firm of local stonemasons and builders, J.W. Park & Sons. The cottage has historical association with stonemason & builder James Wallace Park of the prolific local building firm J.W. Park & Sons. The cottage is of aesthetic significance as a fine representative example of a Victorian Georgian style sandstone cottage of the late 19th century, moved to its present site in the 1920s.

The site at 126 Ryde Road has a tall sandstone front fence and tall timber gates facing Ryde Road. There are also large trees including a Jacaranda with a widespread canopy, in front of the single storey sandstone house with a slate roof on the site. The house has some visibility from Ryde Road but is not clearly viewable from Ryde Road, with mainly the slate roof form visible. The house is opposite the bowling greens of the sports club.

The proposal will have minimal impact on the heritage item opposite at 126 Ryde Road. The proposal will have an acceptable heritage impact in relation to the heritage item in the vicinity and approval of the proposal is acceptable in relation to the heritage provisions of Clause 5.10 of the Ryde LEP 2014.

11. Conclusion

After consideration of the development against section 4.15 of the Environmental Planning and Assessment Act 1979 and the relevant statutory and policy provisions, the proposal is suitable for the site and is not contrary to the public interest. Therefore, it is recommended that the application be approved for the following reasons:

- The proposal is consistent with the objectives for the RE2 Private Recreation and R2 Low Density Residential zonings.
- The proposal is considered satisfactory with regard to the existing use rights provisions of the Environmental Planning and Assessment Act 1979 for the extent of the club that is located on R2 Low Density Residential zoned land.
- The proposal does not result in any significant adverse impacts upon adjoining properties or the streetscape.
- The proposal is not contrary to the public interest.

12. Recommendation

A. That the Ryde Local Planning Panel, as the consent authority, grant consent to Development Application LDA2021/0242 for alterations and additions to the existing registered club to reconfigure the existing car park, bowling greens, outdoor dining areas, interiors & landscaping with new awnings, additional outdoor dining, inclusive playground, accessible ramps & signage subject to the draft conditions contained in Attachment 1.

B. That the objectors be notified of the Panel's decision.

ATTACHMENTS

- 1** Draft Conditions of Consent
- 2** SEPP No. 64 – Advertising and Signage – Compliance Table
- 3** Ryde DCP 2014 – Part 9.1 – Signage – Compliance Table
- 4** Club Plan of Management
- 5** Architectural Plans - subject to copyright provision

Report prepared by:

Shannon Butler
Senior Town Planner

Report approved by:

Kimberley Kavwenje
Senior Coordinator Assessment

Sandra Bailey
Manager Development Assessment

Liz Coad
Director – City Planning and Environment

ATTACHMENT 1 – DRAFT CONDITIONS OF CONSENT 181A RYDE ROAD, GLADESVILLE (LDA2021/0242)

GENERAL

The following conditions of consent included in this Part identify the requirements, terms and limitations imposed on this development.

- Approved Plans/Documents.** Except where otherwise provided in this consent, the development is to be carried out strictly in accordance with the following plans (stamped approved by Council) and support documents:

Plan no.	Drawn by	Dated
Architectural Plans		
Location Plan – DA-0.01	Swerve Design	31/03/2021
Proposed Site Plan – DA-0.02	Swerve Design	07/10/2021
Area Schedule – DA-0.80	Swerve Design	31/03/2021
Existing & Proposed Areas – Site & Ground Floor Plan – DA-0.81	Swerve Design	07/10/2021
Existing & Proposed Areas – First Floor Plan – DA-0.82	Swerve Design	31/03/2021
Existing & Proposed – Roof Plan – DA-0.83	Swerve Design	31/03/2021
Proposed Ground Floor Plan – DA-1.01	Swerve Design	13/05/2021
Proposed First Floor Plan – DA-1.02	Swerve Design	13/05/2021
Proposed Roof Plan – DA-1.03	Swerve Design	13/05/2021
Existing/Demolition & Proposed West Elevations – DA-2.01	Swerve Design	13/05/2021
Existing/Demolition & Proposed South Elevations – DA-2.02	Swerve Design	13/05/2021
Existing/Demolition & Proposed East Elevations – DA-2.03	Swerve Design	13/05/2021
Existing/Demolition & Proposed North Elevations	Swerve Design	13/05/2021
Proposed West Elevations (Swan Street) – DA-2.05	Swerve Design	07/10/2021
Existing/Demolition & Proposed South Elevations (Ryde Road) – DA-2.06	Swerve Design	07/10/2021
Existing/Demolition & Proposed Section A-A – DA-2.10	Swerve Design	13/05/2021
Existing/Demolition & Proposed Section B—B – DA-2.11	Swerve Design	13/05/2021
Proposed South Carpark Floor Plan – DA-10.01	Swerve Design	13/05/2021
Proposed Central Grounds Floor Plan – DA-10.02	Swerve Design	07/10/2021
Proposed New Greenkeepers Shed – DA-10.20	Swerve Design	13/05/2021
Proposed Signage – DA-10.90	Swerve Design	07/10/2021
Proposed Signage – DA-10.91	Swerve Design	13/05/2021
Proposed Signage – DA-10.92	Swerve Design	13/05/2021
Proposed Entry Terrace Floor Plan – DA-11.10	Swerve Design	31/03/2021

Conditions of Consent for LDA2021/0242 :-

Proposed Gaming Room Floor Plan – DA-13.10	Swerve Design	31/03/2021
Proposed Ryde Rd Entry & Function Room Floor Plan – DA-15.10	Swerve Design	13/05/2021
Existing & Proposed First Floor Corridor Floor Plan – DA-20.10	Swerve Design	13/05/2021
Existing/Demolition Site Plan – EX-0.1	Swerve Design	13/05/2021
Existing/Demo Ground Floor Plan – EX-1.0	Swerve Design	13/05/2021
Existing/Demo First Floor Plan – EX-1.1	Swerve Design	13/05/2021
Existing/Demo Roof Plan – EX-1.2	Swerve Design	13/05/2021
Landscaping Plans		
Landscape Plan 1/3	Michael Siu Landscape Architects	25/03/2021
Landscape Plan 2/3	Michael Siu Landscape Architects	25/03/2021
Landscape Plan 3/3	Michael Siu Landscape Architects	25/03/2021
Stormwater Plans		
Site Plan – SWDA 1.2	Partridge	20/05/2021
Part Site Plan (1 of 2) – SWDA 1.3	Partridge	07/10/2021
Part Site Plan (2 of 2) – SWDA 1.4	Partridge	23/03/2021
Details Sheet – SWDA 1.5	Partridge	07/10/2021
Erosion & Sediment Control Plan & Details – SWDA 1.6	Partridge	20/05/2021
OSD Catchment Plan – SWDA 1.7	Partridge	07/10/2021
Plan of Management		
Plan of Management	Gladesville Bowling and Sports Club Limited	March 2022

Document(s)	Dated
Acoustic Report prepared by Acoustic Logic, Report No. <i>D21/102164</i>	31/03/2021

Prior to the issue of a **Construction Certificate**, the following amendments shall be made (as marked in red on the approved plans):

- a) The plans are required to be updated to depict details of the children's playground equipment to be installed in the inclusive playground.

The Development must be carried out in accordance with the amended plans approved under this condition.

Reason: To ensure that the development is in accordance with the determination.

2. **Inconsistency between documents.** In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.

Reason: To ensure that the development is in accordance with the determination.

Conditions of Consent for LDA2021/0242 :-

3. **Building Code of Australia.** All building works approved by this consent must be carried out in accordance with the requirements of the Building Code of Australia.

Reason: Statutory requirement.

4. **Hours of work.** Building activities (including demolition) may only be carried out between 7.00am and 7.00pm Monday to Friday (other than public holidays) and between 8.00am and 4.00pm on Saturday. No building activities are to be carried out at any time on a Sunday or a public holiday.

Reason: To ensure reasonable standards of amenity for occupants of neighbouring properties

5. **Hoardings.**

(a) A hoarding or fence must be erected between the work site and any adjoining public place.

(b) Any hoarding, fence or awning erected pursuant this consent is to be removed when the work has been completed.

Reason: To ensure public safety.

6. **Development to be within site boundaries.** The development must be constructed wholly within the boundaries of the premises. No portion of the proposed structure shall encroach onto the adjoining properties. Gates must be installed so they do not open onto any footpath.

Reason: To ensure development occurs within the site boundaries.

7. **Public space.** The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances, without prior approval from Council.

Reason: To ensure public spaces are unobstructed during construction.

8. **Design and Construction Standards.** All engineering plans and work inside the property shall be carried out in accordance with the requirements of the relevant Australian Standard. All Public Domain works or modification to Council infrastructure which may be located inside the property boundary, must be undertaken in accordance with Council's DCP Part 8.5 (Public Civil Works) and Part 8.2 (Stormwater and Floodplain Management), except otherwise as amended by conditions of this consent.

(Reason: To ensure that all works are undertaken in accordance with any relevant standard and DCP requirements.)

9. **Service Alterations.** All services or utilities required to be altered in order to complete the development works are to be undertaken in accordance with the requirements of the relevant service provider (eg Telstra, Jemena, Ausgrid, etc), with all costs associated with this alteration to be borne by the applicant.

(Reason: To ensure public services are maintained.)

10. **Restoration.** Public areas must be maintained in a safe condition at all times. Restoration of disturbed road and footway areas for the purpose of connection to public

Conditions of Consent for LDA2021/0242 :-

utilities, including repairs of damaged infrastructure as a result of the construction works associated with this development site, shall be undertaken by the Applicant in accordance with Council's standards and specifications, and DCP Part 8.5 (Public Civil Works), to the satisfaction of Council.

(Reason: To ensure the amenity and state of the public domain is maintained.)

- 11. Road Opening Permit.** In accordance with the requirements of the Roads Act, the applicant must obtain consent (Road opening Permit) from Council prior to any excavation being undertaken in the road reserve (this includes verge and public footpath areas). No works shall be carried out in the road reserve without this permit being paid and a copy kept on the site.

(Reason: To ensure the amenity and state of the public domain is maintained.)

- 12. Compliance with Acoustic Report** - All control measures nominated in the Acoustic Report No. *D21/102164*, dated 31/3/21, prepared by Acoustic Logic must be implemented.

Reason: To demonstrate compliance with submitted reports.

PRIOR TO CONSTRUCTION CERTIFICATE

A Construction Certificate must be obtained from a Principal Certifying Authority to carry out the relevant building works approved under this consent. All conditions in this Section of the consent must be complied with before a Construction Certificate can be issued.

Council Officers can provide these services and further information can be obtained from Council's Customer Service Centre on 9952 8222.

Unless an alternative approval authority is specified (eg Council or government agency), the Principal Certifying Authority is responsible for determining compliance with the conditions in this Section of the consent.

Details of compliance with the conditions, including plans, supporting documents or other written evidence must be submitted to the Principal Certifying Authority.

- 14. Compliance with Australian Standards.** The development is required to be carried out in accordance with all relevant Australian Standards. Details demonstrating compliance with the relevant Australian Standard are to be submitted to the Certifying Authority prior to the issue of the **Construction Certificate**.

Reason: To ensure compliance with the Australian Standards.

- 15. Structural Certification.** The applicant must engage a qualified practising structural engineer to provide structural certification in accordance with relevant BCA requirements prior to the release of the **Construction Certificate**.

Reason: To ensure the structure integrity and compliance with relevant standards.

- 16. Long Service Levy.** Documentary evidence of payment of the Long Service Levy under Section 34 of the Building and Construction Industry Long Service Payments

Conditions of Consent for LDA2021/0242 :-

Act 1986 is to be submitted to the Certifying Authority prior to the issuing of the **Construction Certificate**.

Reason: Statutory requirement.

17. **Sydney Water – Building Plan Approval.** The plans approved as part of the Construction Certificate must also be approved by Sydney Water prior to excavation or construction works commencing. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Please go to www.sydneywater.com.au/tapin to apply.

Reason: Statutory requirement.

18. **Reflectivity of materials.** Roofing and other external materials must be of low glare and reflectivity. Details of finished external surface materials, including colours and texture must be provided to the Certifying Authority prior to the release of the **Construction Certificate**.

Reason: To ensure the use of appropriate roofing material to minimise reflectivity and impacts upon amenity.

Reason: To ensure existing trees are protected.

19. **Vehicle Access & Parking.** All internal driveways, vehicle turning areas, garages and vehicle parking space/ loading bay dimensions must be designed and constructed to comply with the relevant section of AS 2890 (Offstreet Parking standards).

Reason: To ensure compliance with Australian Standards.

20. **Stormwater Management.** Stormwater runoff from the development shall be collected and piped by gravity flow to {insert point of discharge}, generally in accordance with the plans by SWP_REF subject to any variations marked in red on the approved plans or noted following;

- a) Additional access grates will be required above the onsite detention storage so as to comply with DCP and WorkCover safety requirements. It is warranted that any person inside the storage be no further than 3m. from an access grate.
- b) Connection to the public drainage infrastructure will require the approval of Council's City Works (Stormwater) Department. Any conditions associated with this approval must be noted on the plans.

The detailed plans, documentation and certification of the drainage system must be submitted with the application for a Construction Certificate and prepared by a suitably qualified Civil Engineer and comply with the following;

- The certification must state that the submitted design (including any associated components such as WSUD measures, pump/ sump, absorption, onsite dispersal, charged system) are in accordance with the requirements of AS 3500.3 (2003) and any further detail or variations to the design are in accordance with the requirements of Council's DCP 2014 Part 8.2 (*Stormwater and Floodplain Management*) and associated annexures.
- The submitted design is consistent with the approved architectural and landscape plan and any revisions to these plans required by conditions of this consent.

Conditions of Consent for LDA2021/0242 :-

(Reason: To ensure that the developments stormwater management system is aligned with the controls and objectives of the City of Ryde DCP 2014 Part 8.2)

- 21. Stormwater Management - Onsite Stormwater Detention.** In accordance with Council's community stormwater management policy, an onsite stormwater detention (OSD) system must be implemented in the stormwater management system of the development.

As a minimum, the OSD system must;

- a) provide site storage requirement (SSR) and permissible site discharge (PSD) design parameters complying with Council's DCP 2014 Part 8.2 (Stormwater and Floodplain Management).
- b) incorporate a sump and filter grate (trash rack) at the point of discharge from the OSD system to prevent gross pollutants blocking the system or entering the public drainage service,
- c) ensure the OSD storage has sufficient access for the purpose of ongoing maintenance of the system, and
- d) ensure the drainage system discharging to the OSD system is of sufficient capacity to accommodate the 100 year ARI 5 minute storm event.

Detailed engineering plans and certification demonstrating compliance with this condition & Council's DCP 2014 Part 8.2 (*Stormwater and Floodplain Management*) are to be submitted with the application for a Construction Certificate.

(Reason: To ensure that the design of the OSD is compliant with the requirements of the City of Ryde DCP 2014 Part 8.2)

- 22. Stormwater Management – Connection to Public Drainage System.** Engineering plans detailing the connection of the developments stormwater management system to the public drainage service must be forwarded to Council and an inspection fee (as per Council's schedule of fees and charges current at the time of payment) must be paid to Council prior to the issue of the Construction Certificate.

Council must be notified when the connection has been made to the pit / pipe and an inspection must be made by a Council officer prior to restoration/ backfill at the point of connection for approval.

Where the point of connection is in neighbouring property, the applicant must provide written notification to the affected property owner no less than a week prior to the works and all structures/ surface areas affected by the drainage connection works must be reinstated at the completion of this activity, at no cost to the affected property owner.

(Reason: To ensure that the connection is in accordance with the City of Ryde 2014 DCP Part 8.2 and to Council's satisfaction.)

- 23. Road and Public Domain Works.** The following Public Domain works are required;

- a) Construction of a new concrete vehicular crossing of at least 6.3m. wide fronting the approved vehicle entry on Swan Street.
- b) Construction of new concrete footpath spanning the site on the Swan Street frontage. The footpath width and grade must be in accordance with the DCP Part 8.5 (*Public Civil Works*) Section 2.3. If there is an existing footpath in the vicinity of

Conditions of Consent for LDA2021/0242 :-

the site which is variable to these specifications, the applicants is to confer with Council's Civil Works section for directions as to the appropriate footpath specifications.

- c) Reinstatement of grass verge in the region of the encroachment on the corner of Swan Street and Ryde Road.
- d) Reinstatement of damaged sections of footpath, kerb and gutter.
- e) Removal of any existing footpath and gutter crossover which is not fronting an approved access point and the reinstatement of grass verge, concrete kerb, gutter and footpath in this region.

In accordance with Section 138 of the Roads Act, detailed engineering plans prepared by a qualified and experienced civil engineer, complying with the specifications outlined in Council's DCP 2014 Part 8.5 (*Public Civil Works*) must be submitted and approved by Council prior to the issue of the Construction Certificate.

Engineering plans assessment and inspections fee associated with this work are payable in accordance with Council's Management Plan prior to approval being issued by Council.

(Reason: To ensure the serviceability of infrastructure adjacent the development property is consistent with the life of the development and provides safe and efficient access to the site.)

24. Flood and Overland Flow Protection. The property has been identified as being susceptible to flooding and overland flow during large storm events. In accordance with the floodplain management controls stated within Council's DCP Part 8.2 (Stormwater and Floodplain Management), the following measures must be implemented in the development.

- a) All fencing shall be constructed in a manner that does not affect the flow of flood waters so as to detrimentally change flood behaviour or increase flood levels on adjacent properties. To this end, any fencing angled to the anticipated overland flowpath must incorporate either louvres, open type pool fencing, frangible screen, battens or floodgate system, at the base of the fence, extending from the finished surface level up to the estimated 100yr ARI flood level.
- b) The habitable floor levels of all dwellings encompassed under this approval must not be constructed less than the approved Flood Impact Statement by {Insert Ref} / nominated floor levels approved under this development consent.
- c) All structures subject to flooding and overland flows must be constructed of flood compatible building components,
- d) All external steps leading to natural ground are to have open risers to permit the free flow of flood waters.
- e) All electrical service outlets and junctions must be elevated at least 500mm above the immediate 100yr ARI flood level.
- f) External structures subject to flooding and overland flows must be structurally designed to withstand the forces imposed by these flows, including forces imposed by floating debris and buoyancy. To achieve this, the structure must be designed and certified by a suitably qualified structural engineer to comply with this condition.
- g) Any portion of the development which is to be suspended above the estimated flooding and overland flow must be designed and constructed to allow for the free passage of flood waters. To ensure that a clear flowpath is maintained for the life of the dwelling, the ground surface in the region of the undercroft must be stripped

Conditions of Consent for LDA2021/0242 :-

of vegetation, levelled and coated with blue metal (or similar aggregate) to prevent the growth of vegetation under the structure. All structural elements must attain a minimum clearance of 300mm between the estimated 100yr ARI flood level and the underside of the structure. To ensure the area is maintained and kept clear, a placard is to be installed on the underside of the structure advising the undercroft is to be kept clear at all times to allow for the conveyance of overland flow during extreme storm events.

Certification of the structural design and details complying with this condition must be submitted to the Accredited Certifier for approval prior to the issue of a Construction Certificate.

(Reason: To ensure that the development implements measures to minimise the risk of flood inundation and flood impacts, as per the requirements of the City of Ryde DCP 2014 Part 8.2.)

- 25. Removal of Encroachment.** The existing retaining wall bounding the southwestern corner of the lot (on the intersection of Swan Street and Ryde Road) encroaches into the public domain must be removed. All plans submitted for the Construction Certificate are to ensure any works in this location must be within the bounds of the site.

The replacement retaining wall is to be reconstructed using the same material as is being demolished. The public domain that will be visible as a result of the relocation of the verge is to be grassed.

(Reason: To ensure the amenity of the public domain is maintained.)

- 26. Erosion and Sediment Control Plan.** An Erosion and Sediment Control Plan (ESCP) must be prepared by a suitably qualified consultant, detailing soil erosion control measures to be implemented during construction. The ESCP is to be submitted with the application for a Construction Certificate. The ESCP must be in accordance with the manual "Managing Urban Stormwater: Soils and Construction" by NSW Department – Office of Environment and Heritage and must contain the following information;

- a) Existing and final contours
- b) The location of all earthworks, including roads, areas of cut and fill
- c) Location of all impervious areas
- d) Location and design criteria of erosion and sediment control structures,
- e) Location and description of existing vegetation
- f) Site access point/s and means of limiting material leaving the site
- g) Location of proposed vegetated buffer strips
- h) Location of critical areas (drainage lines, water bodies and unstable slopes)
- i) Location of stockpiles
- j) Means of diversion of uncontaminated upper catchment around disturbed areas
- k) Procedures for maintenance of erosion and sediment controls
- l) Details for any staging of works
- m) Details and procedures for dust control.

The ESCP must be submitted with the application for a Construction Certificate.

(Reason: To protect downstream properties, Council's drainage system and natural watercourses from sediment build-up transferred by stormwater runoff from the site.)

Conditions of Consent for LDA2021/0242 :-

27. **Construction Noise Management Plan (demo & construction)** - A construction noise management plan must be prepared by a suitably qualified and experienced noise expert in accordance with the noise management levels in EPA's *Interim Construction Noise Guideline* and accompany the application for a Construction Certificate. The Certifying Authority must be satisfied the Construction Noise Management Plan will minimise noise impacts on the community during the construction of the development.

The Construction Noise Management Plan must include:

- a. hours of construction
- b. Identification of nearby residences and other sensitive land uses.
- c. Assessment of expected noise impacts.
- d. describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers
- e. include strategies that have been developed with the community for managing high noise generating works.
- f. Community Consultation and the methods that will be implemented for the whole project to liaise with affected community members to advise on and respond to noise related complaints and disputes.
- g. include a complaints management system that would be implemented for the duration of the construction
- h. include a program to monitor and report on the impacts and environmental performance of the development

Reason: To prevent loss of amenity to the area and maintain appropriate amenity to nearby occupants.

PRIOR TO COMMENCEMENT OF CONSTRUCTION

Prior to the commencement of any demolition, excavation, or building work the following conditions in this Part of the Consent must be satisfied, and all relevant requirements complied with at all times during the operation of this consent.

28. Site Sign

- a. A sign must be erected in a prominent position on site, prior to the commencement of construction:
 - (i) showing the name, address and telephone number of the Principal Certifying Authority for the work,
 - (ii) showing the name of the principal contractor (if any) or the person responsible for the works and a telephone number on which that person may be contacted outside working hours, and
 - (iii) stating that unauthorised entry to the work site is prohibited.
- b. Any such sign must be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

Reason: Statutory requirement.

29. **Safety fencing.** The site must be fenced prior to the commencement of construction, and throughout demolition and/or excavation and must comply with Safework NSW requirements and be a minimum of 1.8m in height.

Conditions of Consent for LDA2021/0242 :-

Reason: To ensure to site is safely secured.

30. **Development to be within site boundaries.** The development must be constructed wholly within the boundaries of the premises. No portion of the proposed structure shall encroach onto the adjoining properties. Any doors/ gates on the boundary must be installed so they do not open onto any footpath.

Reason: To ensure that all works occur within site boundaries.

31. **Asbestos (hazardous management strategy)** - The preparation of an appropriate hazard management strategy by an appropriately licensed asbestos consultant pertaining to the removal of contaminated soil, encapsulation or enclosure of any asbestos material is required. This strategy shall ensure that any such proposed demolition works involving asbestos are carried out in accordance with the requirements of the 'Code of Practice: How to Safely Remove Asbestos' published by WorkCover NSW. The strategy shall be submitted to the Principal Certifying Authority, prior to the commencement of any works. The report shall confirm that the asbestos material has been removed or is appropriately encapsulated and that the site is rendered suitable for the development.

Reason: To ensure risks associated with the demolition have been identified and addressed prior to demolition work commencing.

32. **Asbestos (signage)** - On demolition sites where buildings are known to contain friable or non-friable asbestos material, standard warning signs containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring not less than 400mm x 300mm are to be erected in a prominent position on site visible from the street kerb. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos material has been removed from the site. Advice on the availability of these signs can be obtained by contacting the NSW WorkCover Authority hotline or their website www.workcover.nsw.gov.au.

Reason: To comply with the requirements of the NSW WorkCover Authority.

33. **Development to be within site boundaries.** The development must be constructed wholly within the boundaries of the premises. No portion of the proposed structure shall encroach onto the adjoining properties. Any doors/ gates on the boundary must be installed so they do not open onto any footpath.

(Reason: To maintain public safety and amenity in public domain areas adjoining the development site.)

34. **Property above/below Footpath Level.** Where the ground level adjacent the property alignment is above/below the established verge and footpath level, adequate measures are to be taken, either by means of constructing approved retaining structures or batters entirely on the subject property, to support the subject land/footpath and prevent harm to the public / occupants of the site due to the abrupt level differences.

(Reason: To preserve public safety and the support of property due to abrupt level differences between the site and public domain land.)

Conditions of Consent for LDA2021/0242 :-

DURING CONSTRUCTION

Unless otherwise specified, the following conditions in this Part of the consent must be complied with at all times during the construction period. Where applicable, the requirements under previous Parts of the consent must be implemented and maintained at all times during the construction period.

35. **Critical stage inspections.** The person having the benefit of this consent is required to notify the Principal Certifying Authority during construction to ensure that the critical stage inspections are undertaken, as required under clause 162A(4) of the *Environmental Planning and Assessment Regulation 2000*.

Reason: Statutory requirement.

36. **Noise from construction work.** All feasible and reasonable measures must be implemented to minimise the emission of noise from construction work.

Reason: To protect the amenity of surrounding residents during construction.

37. **Sediment/dust control.** No sediment, dust, soil or similar material shall leave the site during construction work.

Reason: To protect the environment and the amenity of surrounding properties.

38. **Use of fill/excavated material.** Excavated material must not be reused on the property except as follows:
- Fill is allowed under this consent;
 - The material constitutes Virgin Excavated Natural Material as defined in the *Protection of the Environment Operations Act 1997*;
 - the material is reused only to the extent that fill is allowed by the consent.

Reason: To protect the environment.

39. **Construction materials.** All materials associated with construction must be retained within the site.

Reason: To ensure safety and amenity of the area.

40. **Site Facilities**

The following facilities must be provided on the site:

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

Reason: Statutory requirement.

41. **Site maintenance**

The applicant must ensure that:

- approved sediment and erosion control measures are installed and maintained during the construction period;
- building materials and equipment are stored wholly within the work site unless an approval to store them elsewhere is held;
- the site is clear of waste and debris at the completion of the works.

Conditions of Consent for LDA2021/0242 :-

Reason: To ensure the site is appropriately maintained.

42. **Stormwater Management - Construction.** The stormwater drainage system on the site must be constructed in accordance with the Construction Certificate version of the Stormwater Management Plan by SWP_REF submitted in compliance to the condition labelled "Stormwater Management." and the requirements of Council in relation to the connection to the public drainage system.

(Reason: To ensure the stormwater system is constructed as approved)

43. **Erosion and Sediment Control Plan - Implementation.** The applicant shall install erosion and sediment control measures in accordance with the Construction Certificate approved Soil Erosion and Sediment Control (ESCP) plan at the commencement of works on the site. Erosion control management procedures in accordance with the manual "Managing Urban Stormwater: Soils and Construction" by the NSW Department – Office of Environment and Heritage, must be practiced at all times throughout the construction.

(Reason: To prevent soil erosion and the discharge of sediment over the land.)

44. **Asbestos (records of disposal & licensed waste facility)** - Where demolition of asbestos containing materials is undertaken, the contractor must submit to the Principal Certifying Authority, copies of all receipts issued by the EPA licensed waste facility for friable or non-friable asbestos waste as evidence of proof of proper disposal within 7 days of the issue of the receipts.

Reason: To ensure appropriate disposal of asbestos materials.

45. **Asbestos (handled & disposed of by licensed facility)** - All friable and non-friable asbestos-containing waste material on-site shall be handled and disposed off-site at an EPA licensed waste facility by an EPA licensed contractor in accordance with the requirements of the Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guidelines – Part 1 Classifying Waste (EPA 2014) and any other regulatory instrument as amended.

Reason: To ensure appropriate disposal of asbestos materials.

46. **Waste data maintained** - A Waste Data file is to be maintained, recording building/demolition contractor's details and waste disposal receipts/dockets for any demolition or construction wastes from the site. These records must be retained and made available to Council on request.

Reason: To confirm waste minimisation objectives are met.

PRIOR TO OCCUPATION CERTIFICATE

An Occupation Certificate must be obtained from a Principal Certifying Authority prior to commencement of occupation of any part of the development, or prior to the commencement of a change of use of a building.

Conditions of Consent for LDA2021/0242 :-

Prior to issue, the Principal Certifying Authority must ensure that all works are completed in compliance with the approved construction certificate plans and all conditions of this Development Consent.

Unless an alternative approval authority is specified (eg Council or government agency), the Principal Certifying Authority is responsible for determining compliance with conditions in this Part of the consent. Details to demonstrate compliance with all conditions, including plans, documentation, or other written evidence must be submitted to the Principal Certifying Authority.

47. **Landscaping.** All landscaping works approved by condition 1 are to be completed prior to the issue of the any **Occupation Certificate**.

(Reason: To ensure the development is in accordance with the development consent).

48. **Noise Limits** - Noise generated at the premises must not exceed the noise limits specified in the acoustic report No. *D21/102164*, dated 31/3/21, prepared by Acoustic Logic submitted with the development application.

(Reason: To demonstrate compliance with the submitted report)

49. **Sydney Water – Section 73 Compliance Certificate.** A compliance certificate must be obtained from Sydney Water, under Section 73 of the Sydney Water Act 1994. Sydney Water will determine the availability of water and sewer services, which may require extension, adjustment or connection to Sydney Water mains. A Section 73 Compliance Certificate must be completed before the issue of any Occupation Certificate. Sydney Water will assess the development and if required will issue a Notice of Requirements letter detailing all requirements that must be met. Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator.

Go to www.sydneywater.com.au/section73 or call 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.

(Reason: Statutory requirement).

50. **Stormwater Management - Work-as-Executed Plan.** A Work-as-Executed plan (WAE) of the as constructed Stormwater Management System must be submitted with the application for an Occupation Certificate. The WAE must be prepared and certified (signed and dated) by a Registered Surveyor and is to clearly show the constructed stormwater drainage system (including any onsite detention, pump/ sump, charged/ siphonic and onsite disposal/ absorption system) and finished surface levels which convey stormwater runoff.

(Reason: To clarify the configuration of the completed stormwater management system.)

51. **Disused Gutter Crossing.** All disused gutter and footpath crossings shall be removed and the kerb and footpath reinstated to the satisfaction of Council.

(Reason: To maximise onstreet parking capacity and avoid confusion relating to the enforcement of parking restrictions.)

Conditions of Consent for LDA2021/0242 :-

- 52. Stormwater Management – Positive Covenant(s).** A Positive Covenant must be created on the property title(s) pursuant to the relevant section of the Conveyancing Act (1919), providing for the ongoing maintenance of the onsite detention components incorporated in the approved Stormwater Management system. The terms of the instrument are to be in accordance with the Council's standard for the relevant systems and are to be to the satisfaction of Council. To assure Council the construction of the stormwater management system has been completed, stormwater Works-As-Executed plans and certification of the system are to be submitted to Council with a completed "Application Form for Endorsement of Title Encumbrances" (available from Council's website). The positive covenant must be registered on the title prior to the release of any Occupation Certificate for development works for which the system(s) serve.

(Reason: This is to ensure that the drainage system will be maintained and operate as approved throughout the life of the development, by the owner of the site(s).)

- 53. Engineering Compliance Certificates.** To ensure that all engineering facets of the development have been designed and constructed to the appropriate standards, Compliance Certificates must be obtained for the following items and are to be submitted to the Accredited Certifier prior to the release of any Occupation Certificate. All certification must be issued by a qualified and practising civil engineer having experience in the area respective of the certification unless stated otherwise.
- a) Confirming that all components of the parking areas contained inside the site comply with the relevant components of AS 2890 and Council's DCP 2014 Part 9.3 (Parking Controls).
 - b) Confirming that the Stormwater Management system (including any constructed ancillary components such as onsite detention) servicing the development complies with Council's DCP 2014 Part 8.2 (Stormwater and Floodplain Management) and associated annexures, and has been constructed to function in accordance with all conditions of this consent relating to the discharge of stormwater from the site.
 - c) Confirming that the connection of the site drainage system to the trunk drainage system complies with Section 4.7 of AS 3500.3 - 2003 (National Plumbing and Drainage Code), the relevant sections of the Council's DCP 2014 Part 8.2 (Stormwater and Floodplain Management) and associated annexures and any requirements of Council pending on site conditions.
 - d) Confirming that erosion and sediment control measures were implemented during the course of construction and were in accordance with the manual "*Managing Urban Stormwater: Soils and Construction*" by the NSW Department – Office of Environment and Heritage and Council's DCP 2014 Part 8.1 (Construction Activities).
 - e) Compliance certificate from Council confirming that all external works in the public road reserve have been completed to Council's satisfaction.

(Reason: To ensure that all engineering components are completed to the satisfaction of an appropriately qualified person, prior to occupation or use of the development.)

- 54. On-Site Stormwater Detention System - Marker Plate.** To ensure the constructed On-site detention will not be modified, a marker plate is to be fixed to each on-site detention system constructed on the site. The plate construction, wordings and installation shall be in accordance with Council's DCP 2014 Part 8.2 (Stormwater and Floodplain Management) and associated annexures. The plate may be purchased from

Conditions of Consent for LDA2021/0242 :-

Council's Customer Service Centre at 1 Pope Street – Ryde (Top Ryde City Shopping Centre).

(Reason: To ensure that owners of the site are aware of the location of the onsite detention system and the need to maintain the system over the life of the development.)

- 55. Parking Area Linemarking and Signage.** Traffic measures such as directional signage, traffic control linemarking and signs must be installed in the developments parking area. The location and specifications of these measures must be in accordance with AS 2890.1, must be based on Traffic Engineering principals and must be located under the guidance of a suitably qualified Traffic Engineer experienced in traffic safety. Certification that these measures have been implemented must be provided to the Accredited Certifier prior to the issue of an Occupation Certificate for any part of the development requiring use of the parking area.

(Reason: To ensure the safe and efficient circulation of traffic and access to parking areas from the public road.)

- 56. Installation of noise limiter –** The proprietors of the venue shall install a noise limiter for the amplified sound system. The installed sound system must always be under the control of the noise limiter. At all times any amplified music must be played through the installed sound system, with no temporary sound systems permitted. The noise limiter must be calibrated following installation to the following noise levels: Between 10:00am and 6:00pm the reverberant LA10 must not exceed **80dB(A)** and between 10:00pm and 12:00am the reverberant LA10 must not exceed **65dB(A)**. The noise limiter must be contained within a locked and secured area and only accessible by the owner/manager and must not be adjusted at any time.

Reason: To ensure that noise control measures outlined in the acoustic report are complied with

OPERATIONAL CONDITIONS

The conditions in this Part of the consent relate to the on-going operation of the development and shall be complied with at all times.

- 57. Hours of operation.** The hours of operation are to be restricted to:
- 10:00am to midnight (Monday-Friday).
 - 10:00am to midnight (Saturday)
 - 10:00am to midnight (Sundays and public holidays)

(Reason: To restrict the hours of operation to ensure that there is acceptable amenity to the surrounding locality).

- 58. Use of Playgrounds –** The two children's playgrounds within the club shall be closed from 9:30pm nightly and no outside games/sports are to occur after this time. Staff and security are to undertake regular checks of the outdoor areas to ensure compliance.

(Reason: To protect the residential amenity of the locality).

Conditions of Consent for LDA2021/0242 :-

59. **Plan of Management** – The club shall operate in accordance with the Plan of Management for the Gladesville Bowling and Sports Club Limited, dated March 2022. Where the content of a condition of consent differs from the advice outlined in the Plan of Management, the condition of consent shall prevail.

(Reason: To protect the residential amenity of the locality).

60. **Signage – illumination.** Illuminated signs shall be fitted with a timing device to switch off the illumination as follows:

- All LED screens on signage are to be switched off between 10:00pm and 7:00am.
- All wording on pylon signs is to be switched off between midnight and 7:00am.
- All flush wall signs are to be switched off between 10:00pm and 7:00am.
- Directional signs on the Swan Street frontage are to be switched off between 10:00pm and 7:00am.

(Reason: To minimise the impact on neighbouring properties and the night sky).

61. **Third Party Advertising.** No approval is granted in this consent for general or third party advertising which is prohibited.

(Reason: To prevent third party advertising).

62. **Illumination of signage.**

- (a) The lighting of the proposal shall be directed so as not to cause nuisance to the owners or occupiers of adjacent residential premises or to motorists on adjoining or nearby roads. All proposed lights shall comply with the Australian Standard AS4282-2019: Control of the Obtrusive Effects of Outdoor Lighting.
- (b) The internal components of all signage must be of a type whereby the intensity of illumination can be adjusted if necessary (i.e. fitted with a dimming dial, switch or the like).
- (c) If Council receives any complaints about the lighting, the applicant is to engage a specialist lighting consultant to determine the luminance levels. A Copy of this report is to be provided to Council. If the report determines that the luminance levels exceeds the requirements of AS4282-2019, the luminance levels are to be automatically reduced to ensure compliance.

(Reason: To ensure that the signage is capable of being adjusted if necessary).

63. **Impact of Signage on Traffic** - The signs approved on the site is not to contain any of the following:

- Flashing lights;
- Animated display, moving parts or simulated movement;
- Complex displays that hold a drivers attention beyond 'glance appreciation';
- Displays resembling traffic signs or signals; and
- A method and level of illumination that distracts or dazzles.

(Reason: To minimise the safety impact of signage on drivers).

64. **Use is not to cause offensive noise or vibration** - The use of the premises not giving rise to:

Conditions of Consent for LDA2021/0242 :-

- a. transmission of unacceptable vibration to any place of different occupancy,
- b. a sound pressure level measured at any point on the boundary of any affected residential premises that exceeds the background noise level by more than 5 dB(A). The source noise level shall be assessed as an LAeq,15 min and adjusted in accordance with Environment Protection Authority (EPA) guidelines for tonality, frequency weighting, impulsive characteristics, fluctuations, and temporal content as described in the NSW Environmental Planning & Assessment Act 1979: Noise Policy for Industry 2017 and the Protection of the Environment Operations Act 1997.

(Reason: To prevent loss of amenity to the area).

65. **Council may require acoustical consultant's report** - If required by Council, acoustic compliance testing is to be completed. The acoustic assessment is to be carried out by an appropriately qualified person, being a member of either the Australian Acoustical Society (AAS) or Association of Australasian Acoustic Consultants (AAAC), and an acoustic compliance report submitted to Council within 14 days of testing.

- a) The acoustic testing shall be undertaken on a Saturday night during peak operation time.
- b) This report should include details verifying that the noise control measures recommended in the Acoustic Report referred to in condition No.12 are attenuating noise to an acceptable noise level in accordance with the relevant criterion.
- c) Noise monitoring shall be undertaken at the nearest sensitive receiver as identified in the Acoustic Report and any other location to determine compliance with the relevant criterion as identified in the Acoustic report referred to in condition No. 12.

Should the noise levels exceed the relevant criterion during compliance testing, additional noise mitigation or management measures may be required to be implemented. Details are to be submitted to Council for approval of any mitigation or management measures. The proponent is then to implement these measures within 14 days of Council confirming its acceptance of the additional measures.

(Reason: To demonstrate compliance with relevant legislation).

66. **Noise and vibration from plant or equipment** - Unless otherwise provided in this Consent, the operation of any plant or equipment installed on the premises must not cause:

- i. The emission of noise that exceeds the background noise level by more than 5dBA when measured at, or computed for, the most affected point, on or within the boundary of the most affected receiver. Modifying factor corrections must be applied for tonal, impulsive, low frequency or intermittent noise in accordance with the *New South Wales Industrial Noise Policy* (EPA, 2000).
- ii. An internal noise level in any adjoining occupancy that exceeds the recommended design sound levels specified in Australian/New Zealand Standard AS/NZS 2107:2000 *Acoustics – Recommended design sound levels and reverberation times for building interiors*.
- iii. The transmission of vibration to any place of different occupancy.

(Reason: To prevent loss of amenity to the area).

Conditions of Consent for LDA2021/0242 :-

67. **No 'offensive noise'** - Noise and vibration from the use and operation of any plant and equipment and/or building services associated with the premises shall not give rise to "offensive noise" as defined by the Protection of the Environment Operations Act 1997.

(Reason: To reduce noise levels).

68. **Noise from mechanical equipment** - The proposed use of the premises and the operation of all plant and equipment shall not give rise to an 'offensive noise' as defined in the Protection of the Environment Operations Act 1997.

(Reason: To protect the amenity of the area).

69. **Patron noise control** - The proprietors of the venue shall be responsible at all times for the orderly dispersal of patrons from the venue.

(Reason: To protect the amenity of the surrounding neighbourhood).

70. **Noise from Customers** - Security personnel licensed under the Security Industry Act 1997 shall be engaged by the licensee to patrol the club and surrounding area on Friday and Saturday nights and during major events to ensure that patrons do not cause nuisance, or annoyance to the quiet and good order of the neighbourhood.

(Reason: To protect the amenity of the area).

71. **Neighbourhood Amenity near Licensed Premises** - Signs must be placed in clearly visible positions within the hotel requesting patrons upon leaving the premises to do so quickly and quietly, having regard to maintaining the amenity of the area.

The management/licensee must ensure that the behaviour of patrons entering and leaving the premises does not detrimentally affect the amenity of the neighbourhood. In this regard, the management/licensee must be responsible for the control of noise and litter generated by patrons of the premises and must ensure that patrons leave the vicinity of the premises in an orderly manner to the satisfaction of Council. If so directed by Council, the management/licensee is to employ private security staff to ensure that this condition is complied with.

(Reason: To prevent loss of amenity to the area).

72. **Noise to street** - There are to be no external speakers at the premises.

(Reason: To prevent loss of amenity to the area).

73. **Noise Limits (noise must not be audible)** - Notwithstanding compliance with any other noise conditions of this consent, noise from the premises or related activities must not be audible in any habitable room in any residential premises between the hours of 10pm and 7.00am

(Reason: To maintain appropriate amenity to nearby occupants).

Conditions of Consent for LDA2021/0242 :-

74. **Maintain a complaints register** – The proprietors of the venue maintain a compliant register on site for noise complaints to be registered including details of the course of action to be taken. This register should be stored on site and accessible at all times.

Reason – To ensure that any concerns received about the operation of the premises are handle and addressed promptly and to maintain the amenity of the surrounding area.

Assessment of Signage – SEPP No. 64 – Advertising and Signage

SCHEDULE 1 – ASSESSMENT CRITERIA	
1 Character of the area	
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The subject site is located in a residential locality but benefits partially from existing use rights. The proposed signage is regarded as being compatible with the size of the site and existing club.
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	There is no particular theme for advertising in the locality.
2 Special areas	
Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The site is not located within an environmentally sensitive area, heritage area, conservation area or the like.
3 Views and vistas	
Does the proposal obscure or compromise important views?	No important views are affected by the proposal.
Does the proposal dominate the skyline and reduce the quality of vistas?	The signage will not dominate the skyline or reduce the quality of vistas.
Does the proposal respect the viewing rights of other advertisers?	Yes. The signage does not compromise the viewing rights of other advertisers noting that there is unlikely to be other advertisers in the subject locality.
4 Streetscape, setting or landscape	
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The scale, proportion and form of the signage is appropriate for the streetscape and scale of the subject site.
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposal will contribute to the visual interest of the streetscape.

Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The proposed signage will result in the removal of all existing signage on the site and will result in a more unified signage scheme.
Does the proposal screen unsightliness?	There is no unsightliness to be screened.
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The proposed signage will not protrude above any buildings, structures or tree canopies.
Does the proposal require ongoing vegetation management?	The location of the proposed signage will not require any ongoing vegetation maintenance.
5 Site and building	
The proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	The proposed signage is in proportion to the building and scale of the site.
Does the proposal respect important features of the site or building, or both?	There are no important features of the site. The proposed signage is suitable for the building.
Does the proposal show innovation and imagination in its relationship to the site or building, or both	The proposal demonstrates an appropriate level of imagination and innovation.
6 Associated devices and logos with advertisements and advertising structures	
Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	There are no safety devices, platforms or lighting devices proposed as part of the signage.
7 Illumination	
Would illumination result in unacceptable glare?	Conditions of consent are recommended to address glare and hours of illumination.
Would illumination affect safety for pedestrians vehicles or aircraft?	Illumination would not affect the safety of pedestrians, vehicles and aircraft.

Would illumination detract from the amenity of any residence or other form of accommodation?	Conditions of consent are recommended to address glare and hours of illumination.
Can the intensity of illumination be adjusted, if necessary?	A condition of consent is recommended to address the intensity of illumination.
Is the illumination subject to a curfew?	A condition of consent is recommended imposing a curfew for illumination.
8 Safety	
Would the proposal reduce the safety for any public road?	The signage will not affect road safety.
Would the proposal reduce the safety for pedestrians or bicyclists?	The signage will not affect pedestrian or cyclist safety.
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The proposed signage will not obscure any sightlines from public areas.

Assessment of Part 9.1 Signage – Ryde DCP 2014

DCP 2014	Proposal	Compliance
Part 9.1 – Signage		
2.1 Signage content		
<ul style="list-style-type: none"> - A sign must be either: <ul style="list-style-type: none"> i) A business identification sign or a building identification sign as defined in RLEP 2014; ii) A directional sign that is a sign which directs persons to development on the land to which it is displayed. 	<p><i>business identification sign</i> means a sign:</p> <ul style="list-style-type: none"> (a) that indicates: <ul style="list-style-type: none"> (i) the name of the person or business, and (ii) the nature of the business carried on by the person at the premises or place at which the sign is displayed, and (b) that may include the address of the premises or place and a logo or other symbol that identifies the business, but that does not contain any advertising relating to a person who does not carry on business at the premises or place. <p>The proposal includes a number of business identification and directional signs.</p> <p>A condition of consent is recommended, stating that consent is not granted for general or third-party advertising.</p>	<p>Yes</p>
2.2 Language		
<ul style="list-style-type: none"> - All advertising signs are to be displayed in the English language but may include a translation into another language using letters or characters that are no larger than the English language letters or characters. - Any translated message must be accurate and complete. 	<p>The proposed signage is displayed in the English language.</p>	<p>Yes</p>
2.3 Number of Signs		

<ul style="list-style-type: none"> - Visual clutter through the proliferation of signage and advertising structures are not permitted. 	<p>The proposed includes the removal of all existing signage on the site which is outdated and replaces it with a unified signage scheme.</p>	<p>Yes</p>
<p>2.4 Design, Safety and Maintenance</p>		
<ul style="list-style-type: none"> - All signs must be sympathetic to, and compatible with the architectural style and finishes of the building to which they are attached. 	<p>The signage is compatible with the proposed external appearance of the building.</p>	<p>Yes</p>
<ul style="list-style-type: none"> - Signs are to be unobtrusive in design, colour, height and scale 	<p>The signage is considered to be unobtrusive in relation to design, colour, height and scale.</p>	<p>Yes</p>
<ul style="list-style-type: none"> - Signs must be attractive and professionally written as well as being simple, clear and efficient. 	<p>The signage is attractive and professionally presented.</p>	<p>Yes</p>
<ul style="list-style-type: none"> - Signs should be located at a height which avoids impact from footpath maintenance vehicles and discourages vandalism. 	<p>The signage will not obstruct footpath maintenance or encourage vandalism.</p>	<p>Yes</p>
<ul style="list-style-type: none"> - Signs facing roads with high traffic volumes, traffic lights or major intersections may be referred to other relevant authorities. 	<p>The site is located on Ryde Road which is a local road which does not carry high traffic volumes.</p>	<p>Yes</p>
<ul style="list-style-type: none"> - Signs that are prone to deterioration in appearance and condition and may order removal of objectionable or unsightly advertisements. 	<p>The proposed signage is not likely to deteriorate.</p>	<p>Yes</p>
<p>2.5 Illuminated Signs</p>		
<ul style="list-style-type: none"> - The lighting intensity and hours of illumination must not unreasonably impact on any residential properties adjoining the sign or that is within its locality. 	<p>The signage will be visible from residential properties and conditions of consent are recommended in relation to hours of illumination and intensity.</p>	<p>Yes</p>
<ul style="list-style-type: none"> - The lighting intensity of a sign must be capable of modification or control after installation. 	<p>A condition of consent is recommended to ensure that the intensity of lighting is capable of being modified after installation.</p>	<p>Yes</p>

<ul style="list-style-type: none"> - Illuminated signs must minimise the spill effects or escape of light beyond the subject sign and must not compromise safety for pedestrians, vehicles or aircraft. - Illumination of a sign (with the exception of floodlit signs) must not be external to the sign i.e. surrounding a sign. Illumination must be part of the advertisement. - Electric wiring to illuminated signs is to be concealed. - Depending on its location and its relationship to residential properties, Council may require that illumination be controlled by automatic time clocks extinguishing illumination between 11 pm and 6 am, or as is considered reasonable in the circumstances. 	<p>A condition of consent is recommended to ensure that the intensity of lighting is capable of being modified after installation.</p> <p>The illumination is internal to the signage.</p> <p>A condition of consent is recommended to ensure that wiring is concealed.</p> <p>A condition of consent is recommended imposing a curfew recognising the site's location in a residential locality.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
<p>3.1 Residential Zones</p>		
<p>a) A maximum of one sign is permitted per site</p>	<p>The subject site is split zoned, being zoned part R2 Low Density Residential and part RE2 Private Recreation. There are three signs proposed on the portion of the site zoned R2 Low Density Residential. Given the size of the site and the fact that the site benefits from existing use rights, the proposed number of signs is considered satisfactory.</p>	<p>No, however, site benefits from existing use rights</p>
<p>b) Sign options</p> <ul style="list-style-type: none"> i) Business signs ii) Real estate signs iii) Home occupation signs iv) Temporary signs 	<p>The proposal includes two fascia business identification signs and one pylon sign in the portion of the site zoned R2 Low Density Residential. Whilst these signs are generally not permitted in residential zones, the site benefits from existing use rights and the proposed signs are considered satisfactory on merit.</p>	<p>No, however, site benefits from existing use rights</p>

<p>c) Illumination of signs is prohibited.</p>	<p>The signs located on the portion of the site zoned R2 Low Density Residential. It is noted that the site benefits from existing use rights. Conditions of consent are recommended in relation to the hours of illumination and intensity.</p>	<p>No, however, site benefits from existing use rights</p>
--	--	--

4.0 Definition and Requirements for Different Types of Signage

<p>Directional sign – A sign not exceeding 0.3m² that directs vehicle or pedestrian traffic within the property the sign relates to.</p>	<p>The proposal includes two directional signs with display areas of 0.72m². This area is considered satisfactory given the size of the site.</p>	<p>No, however, considered satisfactory on the basis that the site benefits from existing use rights and given the size of the site.</p>
<p>Flush wall sign – A sign attached or painted on the wall of a building and projecting horizontally no more than 300mm from the wall</p> <p>Controls</p> <ul style="list-style-type: none"> a. Only one sign per building elevation. b. Where it is illuminated shall not be less than 2.6 metres above the ground. c. shall not exceed a maximum area of five (5) square metres. d. shall not extend laterally beyond the wall of the building to which it is attached. e. shall not project above the top of the wall to which it is attached. f. shall not be located on a building wall if there is an 	<p>The proposal includes four flush wall signs comprising three signs on the Ryde Road frontage and one sign on the Halcyon Street frontage.</p> <p>Three of the signs are proposed to be illuminated and all are more than 2.6m above the ground.</p> <p>All flush wall signs have an area of 2.88m².</p> <p>None of the signs extend laterally beyond the walls.</p> <p>None of the signs project above the walls to which they are attached.</p> <p>All existing signage is proposed to be removed.</p>	<p>No, given that three flush wall signs are proposed on the Ryde Road frontage.</p>

<p>existing building or business identification sign.</p> <p>g. shall not extend over a window or other opening or architectural feature.</p> <p>h. shall not project horizontally more than 300 mm from the wall.</p> <p>i. consideration must be given to design and aesthetics, so as to harmonise with the nature of the streetscape and townscape.</p> <p>j. flush wall sign advertising on end walls adjoining residential properties are prohibited. However, Council may permit advertising on end walls adjoining a public place.</p>	<p>None of the signs extend over a window or other opening.</p> <p>None of the signs project more than 300mm from the wall.</p> <p>The signage harmonises with the streetscape.</p> <p>There is no flush wall signage proposed immediately adjoining residential properties. It is all located on street frontages.</p>	
<p>Pylon sign – A sign located at ground level independent of any building and structure.</p> <p>Controls:</p> <p>a. Maximum height 6 m.</p> <p>b. Maximum area of structure 12m.</p> <p>c. One per site.</p> <p>d. A pylon sign and a business directory board sign are not to be located at the same entrance way or access way. Such signs must be physically separated from each other.</p> <p>e. Must be provided within a landscaped setting.</p> <p>f. illumination of sign will be considered by Council on a merit basis i.e. location of sign, proximity to main road, hours of operation. Up lighting is the preferred form of illumination.</p> <p>g. Signs should generally be placed on buildings. Therefore, pylon signs will not be permitted where signs are capable of being placed on a building and buildings are within 5 metres of the road frontage.</p>	<p>There are two pylon signs proposed.</p> <p>Sign No. SP1 has a height of 4.5 metres. Sign No. SI1 has a height of 2.7m.</p> <p>SP1 area is 7.425m² SI1 area is 10.12m²</p> <p>Both signs are proposed in a landscaped setting.</p> <p>Both signs are proposed to be illuminated, however, conditions of consent are recommended in relation to hours of illumination and intensity.</p> <p>SI1 is capable of being placed on the building but is considered satisfactory being separate from the building given its low height and that it is located in a landscaped setting.</p>	<p>No, given that two pylon signs are proposed. Given the scale of the site and that the site benefits from existing use rights, the number of signs is considered satisfactory.</p>



Gladesville Bowling and Sports Club Limited

Plan of Management March 2022

181A Ryde Road, Gladesville NSW 2111

ABN 82 000 208 686

Phone 02 9817 4601

Email ceo@gladesvillesporties.com.au

Contents

- 1. Purpose of the plan**
- 2. Use of plan**
- 3. Operating hours**
- 4. Patrons Access**
- 5. Patron Capacity**
- 6. Noise control**
- 7. Amenity of the neighbourhood**
- 8. Security**
- 9. Staff and Management performance standards**
- 10. Staff Numbers**
- 11. Crime Scene Preservation procedures**
- 12. Responsible Service of Alcohol**
- 13. Responsible Conduct of Gaming**
- 14. Deliveries and Rubbish Collection**
- 15. Cleaning and Chemical Storage**
- 16. Maintenance**
- 17. House Policy**
- 18. Fire Safety and Emergency Services**
- 19. Public Transport Facilities**
- 20. Signage**
- 21. Parking**
- 22. Incident register**
- 23. Covid Plan**
- 24. Complaints**
- 25. Personnel Summary**
- 26. Review of Management Plan**

Appendix

- A - Position Description Supervisor**
- B – Position Description Bar / Bistro Attendant**
- C – Position Description CEO**
- D – NSW Police Crime Scene Preservation Guidelines**
- E – Existing and future car park plans**
- F – Existing and future club plans**

CPTED Principals

Addressed in the report below under points 3,4,8,10,11,16 & 22

1. Purpose of the plan

The purpose of the plan is to establish performance criteria, policies and procedures for the operations of Gladesville Bowling and Sports Club Ltd (The Club) having regard to relevant matters under state and local government regulations.

This plan is to accompany the Development Application (PAN 121852 at 181a Ryde Road, Gladesville 2111) that the Club submitted to Ryde Council in August 2021. The plan will assess any existing crime risks at the Club and look at the current crime prevention systems and what is planned in the new works proposed in the DA to improve crime prevention measures.

2. Use of Plan

This plan will be used by staff in the daily operations of the Club. It will also form the basis for future improvements in crime prevention that will be included in future development plans.

3. Operating hours

The Club operates during the following hours

Monday	10.00am to midnight
Tuesday	10.00am to midnight
Wednesday	10.00am to midnight
Thursday	10.00am to midnight
Friday	10.00am to midnight
Saturday	10.00am to midnight
Sunday	10.00am to midnight

While the Club is licensed to open every day over the past 4 years the Club has been closed Christmas Day, Boxing Day and Good Friday.

4. Patron Access

The Clubhouse currently has 2 entrances,

- Main entrance from the deck overlooking the bowling green where patrons report directly to the Club reception area
- Halcyon Street entrance is for members only and restricted using members swipe cards (this entrance is closed if Covid restrictions are issues by the NSW Health Department)
- Planed new gaming room entrance is for members only and restricted using members swipe cards

There are plans in the DA submitted to Council, to add an additional "member only entrance" restricted using members swipe cards at the bottom of the steps leading from the top car park.

Member only swipe card entrances are only to be accessed by financial members of the Club. The Swipe card system records the details of the member entering the club and all entrances are also covered by CCTV to record people using these entrances. If a non-member is detected using these entrances, staff will approach the patron and request that they sign into the Club using the normal procedure.

All patrons at the Club are required to check in on arrival. Members must show their members card on arrival and be financial members of the Club. Visitors and guests must have photo identification and sign into the Club under the regulations set out in the Registered Clubs Act.

Any person entering the Club who appear to be under the age of 25 is also required to show acceptable photo identification (drivers Licence, proof of age card or passport) to verify that they are over the age of 18.

As there are currently NSW Health regulations in force in NSW all patrons must also comply with current health regulations and be double vaccinated and check in using the Services NSW QR code

As part of the proposed 2022 upgrades and independent access consulted has been engaged and has review all upgraded access to the Club to ensure it complies with Building code of Australia 2019 and the Disability (access to premises – building) Standards 2010.

5. Patron Capacity

The Club is designed for a maximum of 920 patrons with 620 inside and 300 outside.

Patron capacity will vary in line with NSW Health regulations

6. Noise Control

The management and staff are fully aware that the Club is in a residential area and on a main road. Noise will be always monitored, and the appropriate action taken to ensure that local residents are not impacted by trading activity at the Club.

Current measure in place to ensure residents are not impacted by noise from the Club

- Signage asking patrons to respect the neighbours when leaving the Club late at night
- Staff and security instructed to take the reasonable actions to ensure patrons leave and entre the Club quietly and outside noise is kept to a minimum after 10pm at night
- Playground on the corner of Ryde Road and Halcyon Street closed at 9.00pm
- Smoking are place away from neighbours backing onto the car park and is more that 25 meters from residents homes
- All deliveries booked for after 8am in the morning
- Entertainment is normally 1 or 2 persons only and inside entertainment is concluded at 10pm and outside entertainment is concluded by 8pm
- Juke box volume is set by management to ensure it is at a level that will not disturb neighbours. The volume control is locked and can only be accessed and changed by management.
- Taxis can be called by the Club and patrons advised when they arrive to limit the time they are waiting on the street
- Security is employed on busy nights to ensure noise levels do not disturb neighbours
- The two bowling rinks included in the DA plans will operate during daylight hours only. Staff will monitor this area for noise and patrons will not be allowed to mingle in that area after daylight hours.
- All incidents are recorded in an incident register

- Background music is played inside the Club and set at a level that cannot be heard outside
- All rubbish removed before 10pm, rubbish collected after this will be removed from the club the following morning
- Gaming machine coin dispensers have been removed
- External air conditioning units serviced every two months to ensure noise is minimal
- External refrigeration compressors mounted away from residents and checked regularly to ensure noise is minimal

The following acoustic controls are recommended as part of the current DA before council to ensure that the noise emissions fully comply with the criteria of the DA acoustic report. These will all be implemented with the approval of the DA and the associated construction

CONSTRUCTION RECOMMENDATIONS

1. It is recommended to install 10.38mm laminated glazing – aluminium frame with the minimum Rw35 for any proposed fixed glazing. Any proposed external window and door is required to be fitted with Q-Ion type acoustic seals. (Mohair Seals are unacceptable)
2. The proposed glazing doors (Function terrace) are assumed to be 6.38mm laminated glazing – Aluminium frame with the minimum Rw34.
3. The proposed glazed balustrades to be constructed along southern boundary of the inclusive playground and western boundary of Rink 1 shall be minimum 1.8m high fence (gap free) or equivalent as highlighted in yellow in Figure 2.
4. The proposed glazed balustrades to be constructed along southern boundary of the existing carpark shall be minimum 1.5m high fence (gap free) or equivalent as highlighted in red in Figure 2.
5. The proposed barrier (gap free) to be constructed along eastern boundary of the New Deck shall be minimum 1.6m high fence (glazed balustrades, masonry) or equivalent as highlighted in orange in Figure 2.
6. Noise absorptive lining to be installed to the underside of awning structure above the Function Terrace. Lining must have a noise reduction co-efficient of minimum 0.65 and be suitable for outdoor use (50mm Echosoftware or equivalent).

GENERAL RECOMMENDATION

- Amplified music of maximum noise level of 80dB(A)₁₀ is allowed within the area of new terrace/new deck/ Function terrace / function room / new outdoor dining during daytime and evening.
- Background music of maximum noise level of 65dB(A)₁₀ is allowed within the area of new terrace/new deck/ Function terrace / function room / new outdoor dining during night-time.
- Prominent notice shall be placed within project site to remind patrons to minimise the noise levels at any time.
- It is recommended that the management keep a complaint register on site and that noise complaints are registered and what course of remedial action has been taken. This register should be stored on site and be accessible at all times.

- All garbage shall be retained within the premises and removed after 7am on the following day.
- Management controls should be utilised to manage patron departure particularly at closing times to ensure that patrons leaving development in a prompt and orderly manner.
- Disposal of bottles/waste should be done prior to 10pm.
- Signs are to be displayed at the entrance of the club reminding patrons to minimise noise when departing the premise, especially after 10pm.
- Speakers are to be vibration isolated from the building structure by NRD mounts or equal.
- Recommended General Assumptions in Section 7.1 of this report are implemented.
- Gaming machines do not dispense coins

7. Amenity of the neighbourhood

At all times the management shall consider the amenity of the neighbours and shall take reasonable measures to ensure that the club does not adversely affect the surrounding area.

Smokers will only be allowed to smoke in designated smoking areas

Management will take reasonable steps to ensure patrons and staff entering and leaving the Club do not disturb neighbours

The Club will operate not to materially affect the neighbours in an adverse manner. This includes

- | | |
|--------------|------------------------|
| - Noise | - Smell |
| - Vibrations | - Fumes |
| - Rubbish | - Waste water |
| - Oil | - Waste products |
| - Vapor | - Steam |
| - Soot | - Ash |
| - Dust | - Other waste products |

8. Security

The Club has the following security issues in place

- **Security guards**
 - Guards are employed on Friday and Saturday nights or if a large event is organised
 - Guards are licensed with license visible
 - Guards report to the Supervisor on duty for duties and responsibilities
 - Guards record any incidents in the incident register
 - Incident register available for local authorities to inspect
 - Guards complete a time sheet to record start and finish times
 - Guards monitor noise levels outside and take reasonable steps to ensure neighbours are not disturbed
 - Guards monitor the level of intoxication of patrons entering and, in the Club, taking the appropriate action to remove intoxicated patrons

- Guards ensure patrons are over the age of 18 and check they have appropriate photo ID
- Guards co-operate with police if required
- Guards remain at the club until all patrons have vacated

- **CCTV**

(1) The senior management of the Club will maintain a closed-circuit television (CCTV) system on the premises in accordance with the following requirements:

(a) the system will record continuously at all times (24 hours a day, 7 days a week)

(b) recordings will be in digital format and at a minimum of ten (10) frames per second,

(c) any recorded image must specify the time and date of the recorded image,

(d) the system's cameras will cover the following areas:

- (i) all entry and exit points on the premises,
- (ii) the footpath immediately adjacent to the premises, and
- (iii) all publicly accessible areas (other than toilets) within the premises.

(2) The senior management of the Club will also:

(a) keep all recordings made by the CCTV system for at least 30 days,

(b) ensure that the CCTV system is accessible at all times the system is required to operate pursuant to sub-clause 1(a), by at least one person able to access and fully operate the system, including downloading and producing recordings of CCTV footage, and

(c) provide any recordings made by the system to a police officer or Liquor and Gaming NSW inspector within 24 hours of any request by the police officer or Liquor and Gaming NSW inspector to provide such recordings.

Additional information relating to CCTV

- The Club currently has 47 digital colour cameras with all outside cameras also having infrared night capabilities
- All cameras are recording 24 hours a day, 7 days a week
- Recorded vision is retained for 30 days
- All incidents are downloaded and retained permanently
- System is serviced annually and repaired on a need to basis
- CCTV is available for police to view and if required a copy of the vision can be supplied. All Supervisors will be trained to review CCTV to show police at any time and if CCTV needs to be copied it can be done within 24 hours.
- All areas of the Club are covered by CCTV including
 - All Entrances
 - Car park

- Bowling greens
 - Deck
 - Bars
 - Bistro
 - Loading dock
 - Offices
 - Strong room
 - All stairs
 - Back of house
 - Gaming room
 - In future development plans the CCTV system will be expanded to ensure the coverage in all areas is equal to or better than the current system. With the refurbished function room, outside area and gaming room it is anticipated that an additional 10 cameras will be installed
 - In the new gaming room there will be a focus on CCTV coverage. It is planned to have 100% coverage of the new gaming room.
- **Lighting**
- All areas outside the club have lighting that is operated by light cells and timers to ensure that they are operational during trading hours
 - All stairs and entrances have adequate light for safety and identification of patrons
 - Timers turn some exterior lights off after patrons and staff have left the club so as neighbours are not disturbed
 - In future developments level of light inside and outside will be maintained ensuring there are no black spots

9. Staff and Management performance standards

Staff and management monitor the behaviour of patrons at all times whilst at the Club and leaving to ensure their behaviour is not disturbing neighbours.

All Staff and management dealing with the service of alcohol and gaming services have completed RSA and RCG

CEO has completed the Licensee Training Course

All staff are issued with and have signed a job description that detail all their responsibilities and duties. These are detailed documents that have been based on the Sample Job Descriptions available from Clubs NSW.

Staff must adhere to these job descriptions and have signed them acknowledging that they are fully aware of their duties and responsibilities

Job Specifications included in the appendices of this plan

10. Staffing numbers

During opening hours there are always a minimum of 2 staff rostered on with one being a supervisor or Senior Staff member. As patronage increases so does the number of staff rostered on during that period. As a minimum 1 staff member is rostered on for every 25

patrons in the Club. In addition to this security guards are employed on Friday and Saturday nights and if required Covid Marshals are also added to the roster. As most staff live within 5km of the Club if there is a sudden surge in patron numbers additional staff can be contacted in a timely manner.

11. Crime Scene Preservation procedures

The following procedure is taken from the NSW Police guidelines

- Immediately contact '000' or local Police Station, request for Police to attend the scene and Ambulance if required.
- Render any required first aid
- Determine the Crime Scene and remove all persons from the area. Cordon off the area with things such as bar stools, tables, tape or consider closing off the area completely for areas such as toilets or hallways. (Remember there may be multiple Crime Scenes),
- Do not allow any persons to enter this area,
- **DO NOT CLEAN UP ANY CRIME SCENE** you may be destroying vital evidence.
- Assign a member of staff to guard all Crime Scenes until the arrival of Police,
- Remember some evidence may not be visible to the naked eye such as blood, semen, skin cells, saliva, hair or fingerprints,
- Do not move any items that may have been involved in an offence unless absolutely necessary. (For example, they could get wet. Use gloves to stop transference of your DNA or fingerprints),
- Notify Police if any items have been moved or removed from the Crime Scene. (Items may include bottles, glasses, pool cues, clothing, furniture, weapons or cigarette butts),
- Make notes in relation to the incident. Time, date, location, description of offender(s), vehicle(s) involved, weapons used, last known direction of offender(s), any movement of items involved in the incident,
- Obtain any CCTV footage and the Security Sign on sheets, CCTV to be permanently recorded within 7 days
- Obtain any details of witnesses and try to keep all witnesses separated so as to maintain the integrity of their evidence. (Try to persuade witnesses from leaving the premises before Police arrive),
- Hand this information to Police on arrival,
- Be prepared to make a statement to Police regarding the incident.
- Record as much detail as possible in the Clubs incident register as soon as possible so that the information is fresh and complete
- If serious contact the CEO as soon as possible

12. Responsible Service of Alcohol

The Club CEO and staff will

- Ensure that all staff involved in the supply of alcohol have completed a responsible service of Alcohol Course and have a valid in date competency card (digital or physical)
- CEO has completed Licensee Training Course
- Ensure that food is always available for purchase when the Club is open
- Ensure that non-alcohol beverages are always available
- Ensure free water is always available
- Club is a member of the local Liquor Accord
- Ensure that Jugs and Shots are not served after 10.00pm at night
- Refuse entry to any person who is intoxicated
- Refuse service to any person who is intoxicated
- Staff to patrol the Club looking for signs of intoxicated patrons
- All issues relating to intoxication are to be recorded in the Clubs incident register
- Direct intoxicated persons to leave the premises, staff will offer to call any patron that is asked to leave a taxi or other form of safe transport home
- Once a patron is identified as being intoxicated, they must leave the premises immediately. A security guard or supervisor will stay with the patron to ensure they leave the premises immediately and in a safe manner. Security and staff will also monitor the club to ensure the patron does not return. If the patron refuses to leave the premises the supervisor will call the police and ask for assistance.
- If a patron becomes aggressive toward staff or another patron, they will be asked to leave the premises immediately. They Supervisor on duty will take control of the situation with the assistance of security if required. If the patron refuses to leave and their level of aggression increases staff should not physically engage with the patron. Supervisor to immediately call the police and explain the situation requesting assistance as soon as possible.
- Not engage in liquor promotions that encourage excessive or irresponsible drinking
- Ensure patrons do not leave the venue with open containers, glasses or similar
- Club ensures that all signage required by legislation is clearly displayed in the bar and at the entrance to the Club and is in good condition
- The consumption of alcohol will not be allowed in the children's play area. Signage will be installed advising patrons that alcohol is not permitted in this part of the Club premises.

13. Responsible Conduct of Gambling

The CEO and the Staff shall comply with the measures specified in the Gaming Machines Act 2001, the Gaming Machine Regulations 2010.

All staff who interact with patrons regarding Gaming Machines, Keno and TAB must have completed Responsible Conduct of Gambling course and carry a valid competency card (Digital or Physical)

All staff who interact with patrons in the TAB must have up to date TAB training with Anti Money Laundering

The Club is a member of ClubSafe that offers counselling services and self-exclusion to problem gamblers.

ClubSafe also offers training for staff in Anti Money Laundering.

Club ensures that all signage required by legislation is clearly displayed in the gaming room and at the entrance to the Club and is in good condition

14. Deliveries and Rubbish Collection

The CEO shall, as far as reasonably possible ensure that deliveries are made between 8am and 4pm on Mondays to Saturdays. All deliveries will be made at the Halcyon Street loading dock to ensure delivery vehicles are not blocking the street. This will ensure as little as possible disruption and noise for residents.

The removal of waste and recyclables shall be made by local council or recognised contactor. As far as reasonably possible removals of waste materials will be between 8am and 4pm Monday to Friday and all waste (excluding green waste) and recyclable material will be collected from the Halcyon Street loading dock. Green waste will be collected from Swan Street by Ryde city Council.

Bottles, empty kegs and cans will be removed from the Club between 8am and 4 pm Monday to Friday.

15. Cleaning and Chemical Storage

All chemicals will be stored in a safe and secure manner in the Club. There is a register of the chemicals kept at the Club and also specification sheets containing instructions for their correct use, safe storage and what to do in case of an emergency.

Where possible the Club will use non caustic and biodegradable chemicals.

16. Maintenance

The Club will be kept in a clean, tidy and safe condition and regularly maintained both internally and externally to a satisfactory standard and to the satisfaction of council and other regulatory bodies.

Regular maintenance includes but is not limited to:

- Contract Cleaners clean the Club on a daily basis
- Staff continue to clean the Club on an ongoing basis while the Club is operating
- Elevator is maintained every 3 months and certified once a year
- Fire Safety panel is maintained monthly
- All other fire equipment checked and maintained every 6 months
- Fire Safety Certificate issued once a year
- Sydney water backflow tests completed every 12 months
- Grease trap empties every 3 months
- Air conditioning – all units serviced every 2 months
- Kitchen exhaust system maintained once every 6 months
- Kitchen filters maintained every week
- Club's electrical boards thermally tested every 12 months
- All gaming machines maintained on a weekly basis

- Any leaking taps are repaired as soon as possible
- Any part of the Club that requires maintenance is repaired as soon as possible
- General maintenance inspections are conducted on a weekly basis
- Gardens are maintained as needed
- Carpark cleaned on a weekly basis
- Graffiti is removed as soon as possible – target is 24 hours
- Loading dock cleaned on a weekly basis and all rubbish securely stored in bins with lids that are kept closed
- Outdoor lights are inspected monthly to ensure adequate lighting outside
- Litter collections to be undertaken on the site and surrounding the site on a daily basis to collect any litter around the Club

17. House Policy

The Clubs House Policy relating to matters including dress code, the responsible service of alcohol, harm minimisation and the admission of minors shall be displayed within the Club.

18. Fire Safety and Emergency Services

The CEO shall ensure that all essential services installed at the Club are inspected, maintained, and certified at the periods required by law and recommended by the manufacturer as far as reasonably possible. Any error or malfunction shall be rectified as soon as possible to ensure all systems remain in good working order.

Fire Safety equipment included

- Hose and reels
- Emergency lighting
- Fire extinguishers
- Fire alarm panel connected to NSW Fire
- Fire blankets
- All signage and evacuation plans

A list of all emergency and relevant phone numbers will be kept in the office and at reception. In the case of emergency call 000

All managers and permanent staff are aware of emergency evacuation procedures and have received fire safety and evacuation training

19. Public Transport Facilities

The Club is not positioned close to public transport. The Club does have 1300cabs call system so as staff can call a cab for patrons if required. If a patron needs a phone to arrange transport, they can use the Club phone.

20. Signage

All internal and external signage to be installed as per requirements of the Liquor and Gaming Machines Act. This signage to be inspected on a weekly basis to ensure that it is in good condition and in the correct position.

Signage requesting patrons leave the premises in a quiet and orderly manner to be installed at all exits to the Club.

21. Parking

The Club has 2 car parks both with access from Swan Street. The top car park has 36 spaces with the bottom carpark having an additional 12 spaces. Both areas have lighting and coverage by CCTV.

Plans currently before Council will retain the 36 spaces in the top car park and the bottom car park will be increased to 37 car spaces including 3 disabled spaces. This will ensure easier and safer access for disabled patrons and also enable all patrons to park on the premises rather than in the local streets.

See plans in appendices

22. Incident register

The Club will maintain an incident register that is located at the Club reception. Any incident that staff consider to be relevant will be recorded in the incident register. The incident register will be reviewed by the CEO on a weekly basis and the CEO will take any further action that is required including additional investigation and if necessary disciplinary action. Any serious incidents will be reported to Club Directors.

The incident register will be available for police to inspect if required.

23. Covid Plan

The CEO shall ensure that the Club Covid plan is up to date and that the plan is implemented in the Club. Plan is based on Services NSW template and all staff will have access to that plan. A copy of the Covid Plan will be kept at the Club reception and be made available to Police and Health authorities upon request

24. Complaints

All verbal complaints will be recorded in the incident register. All written complaints shall be addressed to the CEO who will investigate all complaints and take to relevant action. If the complainant is not satisfied with the response from the CEO the matter can be referred to the Directors for review. All serious complaints will be tabled at the following Board meeting so as Directors are aware of the Complaint.

25. Personnel Summary

The Club Directors (up to 9 in total) are responsible for the strategic direction of the Club. The current Directors have between 8 and 2 years' experience as Club Directors and direct the CEO to achieve the goals set out in the strategic plan.

The CEO has over 20 years' experience in senior positions in the Club industry. The CEO has a current RSA, RCG and Licensee training and is responsible for the day-to-day operations of the Club.

Senior Staff have at least 3 years' experience in the industry and are responsible for the activity in the Club in the absence of the CEO. All Senior staff have completed and have a current RSA and RCG

All staff involved in the purchase and supply of alcohol and security have completed RSA

All staff involved in gaming machines, TAB and Keno have completed RCG
All staff are responsible for ensuring that improper behaviour does not occur at the Club.
Patron who refuse to conduct themselves in an appropriate manner will be ejected from the venue and if the inappropriate behaviour continues that can be barred for an indefinite period.

The Club has a strong “family friendly” focus and food and beverage is a major part of the strategic plan to make the Club a family venue in Gladesville. The Club currently has a children’s play area and there are future plans to substantially increase this area in the Club. Having this “Family Focus” requires a zero tolerance to inappropriate behaviour to ensure that the Club is an enjoyable safe environment.

26. Review of Management Plan

This plan will be reviewed on an annual basis. Changes will be adopted when operational issues need to be reviewed or new legislation is introduced.