



Statement of Environmental Effects

PROPOSED ALTERATIONS & ADDITIONS

EAST MAITLAND BOWLING CLUB
No.23 Banks Street
East Maitland NSW 2323

20 May 2024

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Figure 1: Aerial photo showing site and locality (source: Spatial Viewer)

1 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared to support a Development Application (DA) for the alterations and additions proposed for East Maitland Bowling Club (referred to in report as "the Club") at 23 Banks Street, East Maitland NSW. The DA seeks consent for a new covered outdoor area and the installation of covers over the bowling greens.

Located just off the New England Highway on Banks Street, East Maitland Bowling Club is an easy 10-minute drive from Maitland, 25-minute drive from Newcastle, or 40-minute drive from the Hunter Valley vineyards. The East Maitland Bowling Club has been supporting the local residential and business communities since 1913. The Club also supports local sporting teams through sponsorship and provides employment in various roles. The proposed improvements will benefit those members and provide an attractive and functional place to visit and work.

This SEE details the necessary information for the proposal to be assessed by the consent authority, including a description of the site, its surrounds, and in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979* (The Act), an assessment of the proposal against the relevant matters for consideration and planning controls. It has been prepared in accordance with Section 24 of the *Environmental Planning & Assessment Regulation 2000* (EP&A Reg) for the purposes of demonstrating that the relevant environmental impacts of the development have been considered and outlining steps undertaken to protect the environment or steps taken to reduce potential adverse impacts.

1.1 Property Details

Lot/DP	Lot 21 DP 1019387, Lot 397 DP 755237, Lot 1 DP 257106 (shown in Figure 2 below)
Address	23 Banks Street East Maitland
LGA	Maitland City Council
Zone	RE2 Private Recreation
Site Constraints	East Maitland Heritage Conservation Area Acid Sulfate Soils Class 5 Flood prone land transition & low hazard FPL 10.22m AHD



Figure 2: Extract from NSW Planning Spatial Viewer showing the property lots.

1.2 Background

A pre-lodgement meeting was held with Maitland City Council on the 15th of February 2024 to discuss the proposed alterations and additions to the existing bowling club which were detailed as follows:

- New outdoor, under cover, seating area, including:
 - Large kids play area centrally located so that kids can be supervised from multiple areas.
 - Significant landscaped areas to break down the scale and provide more private zones for seating.

- Roof is designed as a series of articulated roof forms to break down the scale of the built form and provide access to natural light and cross flow ventilation.
 - Uncovered grassed areas to provide alternative seating options for patrons.
 - Storage and service facility structure located along Grant Street to assist with acoustic control and prevailing winds.
- New articulated membrane roof structure over existing 1.5 bowling greens, to match existing cover over the main bowling green (completed in 2013).

The following list of documentation were recommended for inclusion in a DA:

Table 1: List of Documentation Required for DA Submission

Document/Plan	Provided
Development Plans including:	
<ul style="list-style-type: none"> ● Survey Plan to investigate the existing site boundaries and any infrastructure restrictions, 	Yes
<ul style="list-style-type: none"> ● Detailed site analysis that identifies constraints, prevailing characteristics of the locality and an understanding of the site and context, 	Yes
<ul style="list-style-type: none"> ● Proposed site plan, floor plans, elevations, sections, 	Yes
<ul style="list-style-type: none"> ● Landscaping Plan with detail regarding plantings height at maturity, pot size and include details of retaining walls and fencing, 	Yes
<ul style="list-style-type: none"> ● Vehicle manoeuvring and access plan (recommended for inclusion within traffic assessment / parking survey). 	N/A Not required as there is no work proposed to any carparks or access ways.
<ul style="list-style-type: none"> ● Erosion and Sedimentation Control Plan, 	Yes
<ul style="list-style-type: none"> ● Bulk Earthworks Plan, 	N/A Not required as the demolition does not extend to foundations and require bulk earthworks.
<ul style="list-style-type: none"> ● Stormwater Management Plan, 	Yes
<ul style="list-style-type: none"> ● Demolition plan, construction and operational waste management plan, 	Yes
<ul style="list-style-type: none"> ● Construction management / staging plan (consideration of whether the club will remain open during works, and how area subject to construction will be managed). 	Yes.
Schedule of colours, materials and finishes,	Yes
Acoustic report,	Yes
Traffic Impact / Parking Survey	Yes
Statement of Environmental Effects – Including (but not limited to) Heritage, Flooding and Parking / Traffic.	Yes
Notification plan with site plan, elevations, and floor plan.	Yes

The pre-lodgement meeting minutes are attached as **Appendix A** for information purposes.

1.3 Supporting Documentation

This SEE should be read in conjunction with the documentation submitted to support the DA as follows:

- Survey Plan by Barker Ryan Stewart
- Noise Impact Assessment by Reverb Acoustics
- Parking Assessment by Seca Solution
- Waste Management Plan by EJE Architects
- Civil Engineering Plans by Northrop
- Hunter Water Stamped Plan
- Landscape Plans by Terras Landscape Architects
- BCA Compliance Summary by EJE Architects
- Architectural Plans by EJE Architects

2. SITE AND LOCALITY

2.1 Description of the Site

The site is located at 23 Banks Street East Maitland and comprises the registered club, three bowling greens with one covered and a two-level carpark accessed from Banks Street. The site is bordered by Banks Street to the southeast and Grant Street to the northwest. King Edward Park is to the southwest and King Edward Oval to the northeast. The property consists of three lots (Lot 21 DP 1019387, Lot 397 DP 755237, Lot 1 DP 257106) which combined equate to an area of approximately 1.2 hectares.

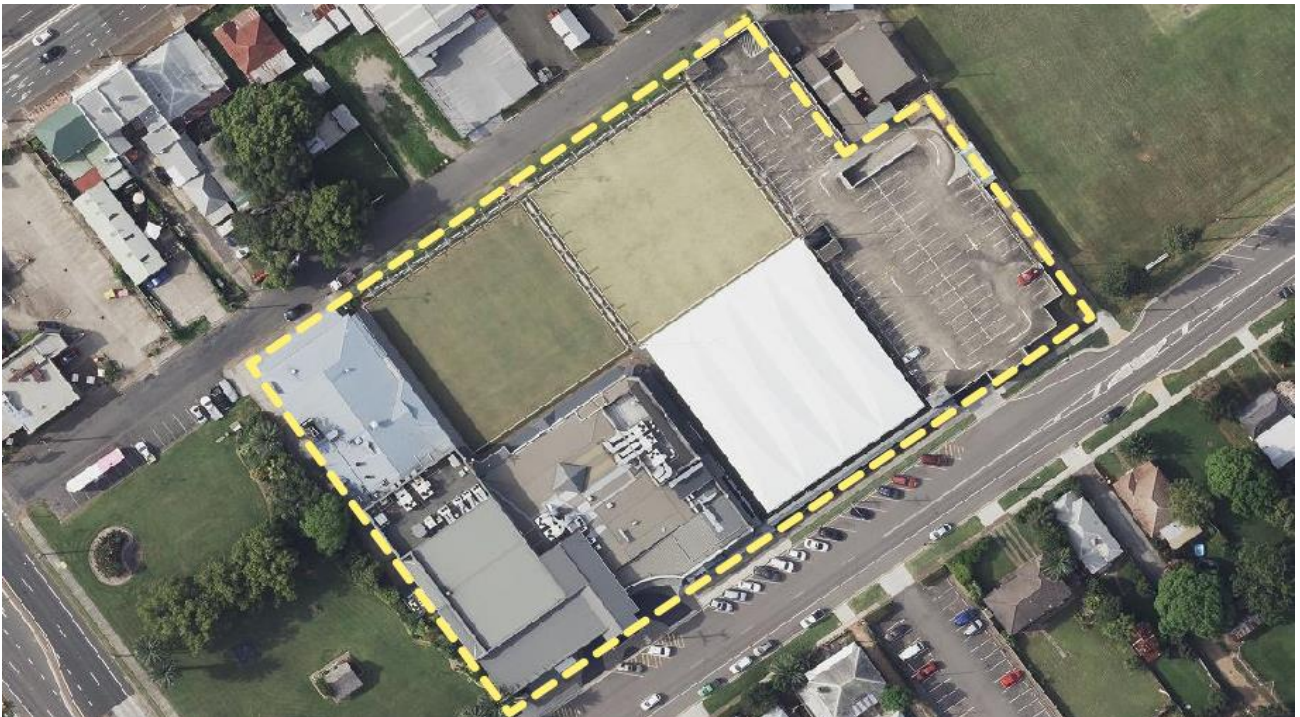


Figure 3: Aerial photo of site (Source: Spatial Viewer)

The building is partially two storeys with rendered walls in subtle neutral tones with a combination of tiled and metal roof features. The main part of the building has retained heritage design elements with parapet features and façade treatments that represent the heritage of the East Maitland area. There are three bowling greens which are centred between a carpark and the Club premises.

The carpark is two levels with entry from Banks Street and exit via Grant Street. The car park contains a total of 152 car spaces with 80 upper-level car spaces and 72 under cover car spaces plus motorcycle parking. Maintenance equipment and vehicles are located on the lower level and there is direct access available for green keepers and maintenance staff to access the bowling greens. There are an additional 51 car spaces, 3 courtesy bus parking spaces and 4 EV charging stations located across the road in the Club's open-air carpark. The main entry to the Club building is via Banks Street and there is on-street angled parking along the club side of the street which includes disabled car parking. Also provided is an on-street bus bay between the main entry and the New England Highway.



Figure 4: Photo of main entry (source: author May 2024)



Figure 5: Main club entry (source: google street view May 2021)



Figure 6: Grant Street boundary looking north from corner of green (source: author May 2024)



Figure 7: Location of future outdoor area – looking towards Grant St (source: author May 2024)

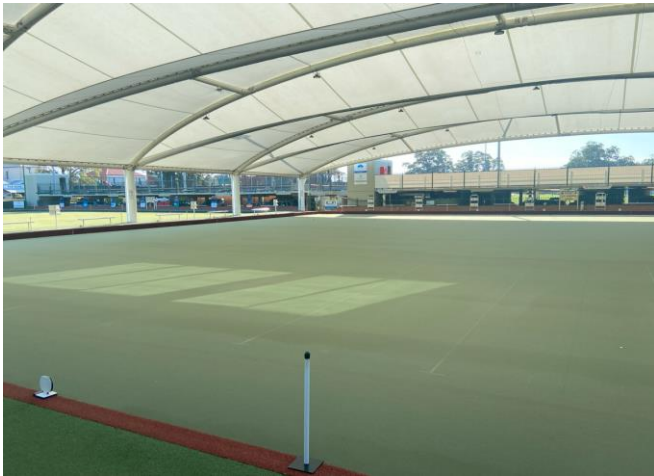


Figure 8: Bowling green No.1 with existing shade cover (source: author May 2024)



Figure 9: Banks Street boundary next to Bowling Green No.1 (source: author May 2024)



Figure 10: Carpark across the road (source: author 15 May 2024)



Figure 11: Club multi deck car park (source: Google Street view Sept 2020)

2.2 Description of Locality and Adjoining Land

The Club is within a local entertainment precinct that offers several attractions including live entertainment, dining, hotel, and sporting facilities and is predominately a residential/business area. The East Maitland commercial area is one block to the northwest and dissected by Melbourne Street. The Newcastle Street (New England Highway) is about 50m to the southwest.

Adjoining the Club to the southwest is King Edward Park and to the northeast is King Edward Park Oval. Across the road in Banks Street are residential properties and the East Maitland Community Centre. Opposite in Banks Street is the Club's outdoor car park.

Land uses on the opposite side of Grant Street include residences, and the rear entry to a hairdresser, auto repairer, the Bank Hotel, and other commercial uses which are located on Melbourne Street.



Figure 13: Street view looking towards New England Highway (source: author May 2024)



Figure 14: King Edward Park adjoining Club (source: author May 2024)



Figure 15: Street view looking northeast (source: author May 2024)



Figure 16: Looking northwest along Grant Street (source: author May 2024)



Figure 17: Looking at King George Oval adjacent to club carpark to the north (source: author May 2024)



Figure 18: Looking towards New England Hwy showing angled parking and bus bay (source: google street view May 2021)



Figure 19: Existing buildings on opposite side of Banks Street (source: author May 2024)



Figure 20: Existing buildings on opposite side of Banks Street (source: author May 2024)



Figure 21: Existing residential buildings on opposite side Banks Street (source: google street view May 2021)



Figure 22: Residential development across the road (source: author May 2024)

3 THE PROPOSAL

The proposed development is for alteration and additions to the East Maitland Bowling Club which includes a new outdoor area over part of the existing bowling green No.3 adjacent to Grant Street and shade sails over existing bowling green No.2 and the remaining portion of bowling green No.3. The proposed improvements are detailed below.

- Existing bowling green No.3 to be removed including fixed seating and shade devices,
- New outdoor, under cover, seating area, including:
 - Large kids play area centrally located.
 - Significant landscaped areas to break down the scale and provide more private zones for seating.
 - Roof is designed as a series of articulated roof forms to break down the scale of the built form and provide access to natural light and cross flow ventilation.
 - Uncovered grassed areas to provide alternative seating options for patrons.
 - Storage and service facility structure located along Grant Street to assist with acoustic control and prevailing winds.

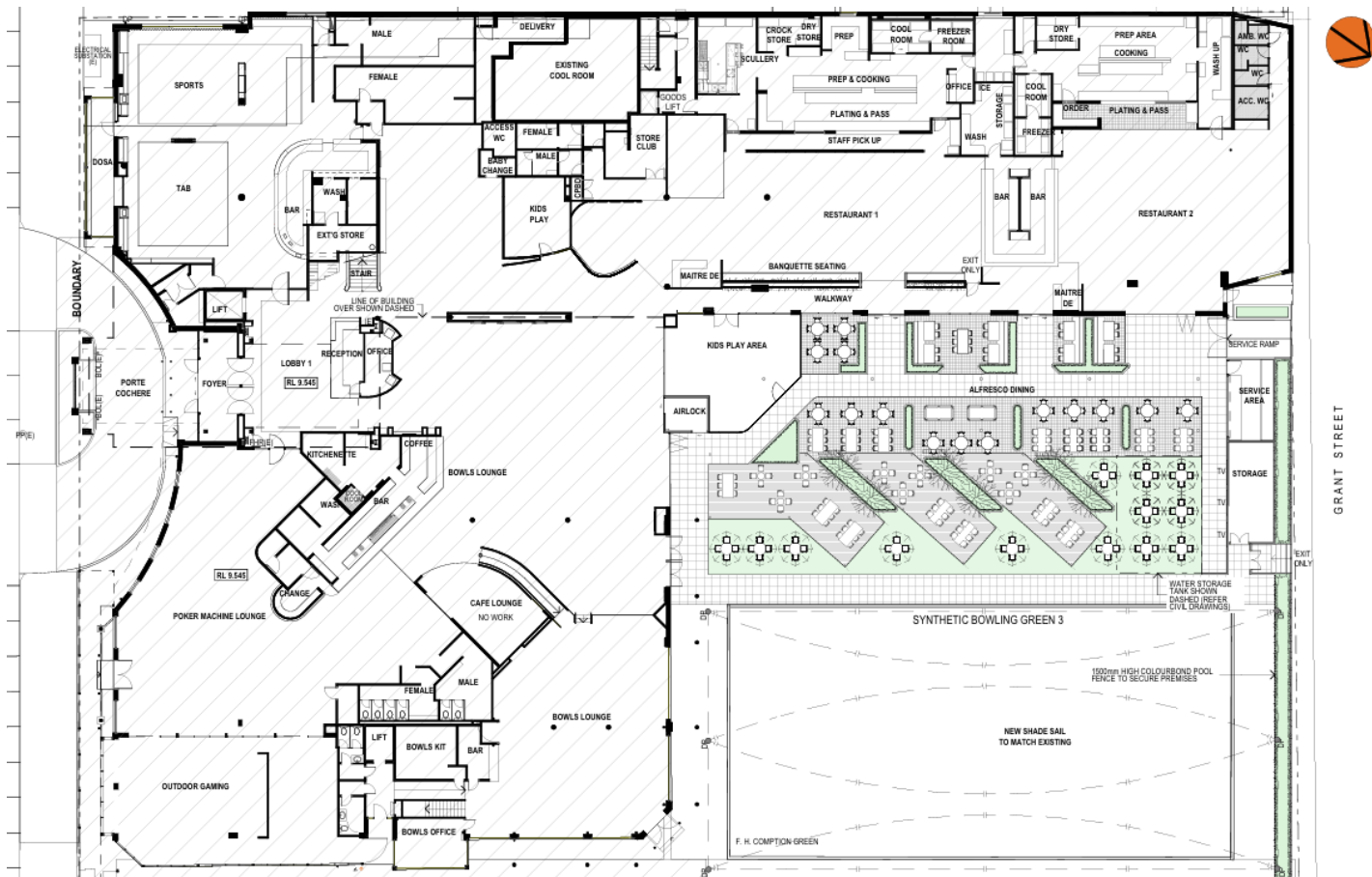
- New articulated membrane roof structure over existing 1.5 bowling greens, to match existing cover over the main bowling green (completed in 2013).

The new alfresco area is partially covered to allow natural lighting while protecting visitors from inclement weather. Tables and chairs not under roof covering have umbrellas and all can be relocated when necessary. The kids play area will be suitably fenced with a secure child proof cooking gate and is centrally located so good vision can be achieved.

The materials and colour scheme match with the existing building and surroundings and are sympathetic to the existing environment and local heritage themes.

The extract below shows the new outdoor area in relation to the existing floor layout and the reduction of the bowling green.

Refer to the architectural plans by EJE Architecture submitted with the DA.



EMBC NEW OUTDOOR AREA : GROUND FLOOR PLAN PAGE 1

14798 - A104 - Rev 01 - 02 May 2024
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1:250 @ A3



Figure 23: Extract from Ground Floor Plan
 (source: EJE Architects)



Figure 24: 3D Views of New Outdoor Area

There is no change proposed to the typical current opening hours which are:

- Sunday to Thursday 10am to 10pm
- Friday & Saturday 10am to Midnight

The Club's license does extend beyond these typical hours and is implemented on special days. It is intended for the new outdoor area to be open the same hours as the club trading hours.

The outdoor area will include TV's and have music through the speaker system. Entertainment will be provided on occasions and proposed where noise can be buffered near the storage area adjacent to Grant Street. An acoustic assessment was undertaken which recommends amplified entertainment to cease by 10pm.

The Noise Impact Assessment considers likely sources of noise that may impact upon nearby residential receivers from operation of the new outdoor area. The assessment recommends appropriate acoustic measures to be implemented to ensure compliance with the requirements of Office of Liquor and Gaming NSW (L&G NSW), the NSW Environment Protection Authority (EPA) and Maitland City Council (MCC).

Refer to the Noise Impact Assessment for the new outdoor area submitted with the DA.

The proposed development adds an additional 790m² licensed floor area but no additional area to the existing club building. There is no additional parking providing as the existing available parking associated with the Club and the precinct is considered adequate to accommodate the new outdoor alfresco area.

A car parking assessment was undertaken to determine the suitability of the proposed outdoor area and use of the existing car parking available. The car parking assessment found that the additional outdoor area can be justified regarding car parking.

Refer to the Parking Assessment by Seca Solution submitted with the DA.

The proposed works do not require any vegetation removal. The proposed outdoor area will be attractively landscaped with mass planting in the existing and new garden beds. Plant material included in alfresco dining and outdoor seating will assist to create a specific atmosphere and contributes to the overall ambience of the space. Plants can act as a natural buffer creating privacy around the section of seating and assist to reduce noise to create an intimate experience where diners can converse comfortably. The Grant Street frontage will be replanted to include a mix of attractive and mature plants to screen the new outdoor area and soften the appearance of the new cover over the bowling green from the street. The overall result is a much more attractive view from Grant Street.

Refer to the Landscape Plans by Terras Landscape Architects submitted with the DA.



Figure 25: Photo montage of existing view from Grant Street



Figure 26: Photo montage of future view from Grant Street

The design of the new outdoor area design has considered disabled access, and all access ways are of suitable width and grade. The new area will comply with all fire safety procedures and certification of the fire system will be provided prior to completion of the project. A BCA Compliance Summary is provided with the DA.

It is proposed to undertake the works in three stages as follows:

- Stage 1 – covered outdoor area.
- Stage 2 – shade sail over bowling green No.2
- Stage 3 – shade sail over remaining bowling green No.3.

A detailed construction management plan will be prepared and provided to the Principal Certifying Authority prior to construction.



Figure 27: Proposed stages (source: EJE Architects)

4. STATUTORY CONSIDERATIONS

Proposed development is assessed in accordance with various legislative requirements. The Acts and regulations are the highest level followed by State and Regional policies (SEPPs, REPs etc) and Local Environmental Plans (LEPs). The Development Control Plans (DCPs) provide development guidelines and support the aims and objectives of the LEP.

4.1 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) is the governing legislation for development assessment. To determine the merit of a proposed development Section 4.15 of the Act outlines matters for consideration that are to be addressed which includes consideration of the relevant environmental planning instruments, development control plans, any planning agreements as well as the likely impacts of the development, suitability of the site, submissions, and the public interest.

There are different development types under the EP&A Act such as those under Part 4 and Part 5 of the EP&A Act. Developments can also be integrated where the approval of another authority is required or designated development when the proposed land use has potential environmental impacts. Section 7.11 and 7.12 details the relevant developer contributions applicable for various developments.

This application proposes development under Part 4 and is not considered integrated or designated. The proposal will attract contributions under Section 7.12 based on the value of the proposed works.

Table 2: Section 4.15 (1) Matters for Consideration

Section 4.15 (1) matter	Consideration
(a) The provisions of the following: i. any environmental planning instrument, and	Relevant environmental planning instruments (EPIs), specifically state environmental planning policies (SEPPs), and the Maitland Local Environmental Plan 2011 (MLEP) have been considered in detail in Section 4.3.
ii. any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority (unless the Director General has notified the consent authority that the making of the draft instrument has been deferred indefinitely or has not been approved), and	Nil.
iii. any development control plan, and	Maitland Development Control Plan 2011 <ul style="list-style-type: none"> • Chapters: <ul style="list-style-type: none"> ○ A4 – Community Participation, ○ B3 – Hunter River Floodplain, ○ B6 – Site Waste Minimisation and Management, ○ Heritage Conservation ○ C11 Vehicular Access & Car Parking ○ C12 – Crime Prevention through Environmental Design. ○ Heritage Conservation Areas Relevant chapters are discussed in Section 4.4.
iiia. any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and	No planning agreement, or draft planning agreement applies to the proposal.
iv. the regulations (to the extent that they prescribe matters for the purposes of this paragraph),	The regulations have been considered in relation to the proposed development.
(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,	Potential impacts arising from the development have been considered in detail in Section 4.5.
(c) the suitability of the site for the development,	The site has been pre-determined as being suitable for alterations and additions to the existing club.
(d) any submissions made in accordance with this Act or the regulations,	To be considered by the consent authority following exhibition of the DA.
(e) the public interest.	The proposal is consistent with the overall development intention of the site and represents orderly and economic development of building. The works will improve the function of the Club and to this extent, it is in the public interest.

4.2 Environmental Planning and Assessment Regulation 2021

The *Environmental Planning and Assessment Regulation 2021* (the Regs) plays a role in shaping the design, construction, and safety of buildings in New South Wales. These provisions work alongside the *Building Professionals Act 2005* and the *Home Building Act 1989* to ensure that buildings are designed to required design and safety standards. When undertaking alterations and additions to a building, Section 64 of the Regs should be consulted and consideration of whether upgrades may be required to fire safety or the path of travel to ensure safe egress if there is a fire.

The Regs require upgrades if the extent of works plus any works within the previous three years together represent more than half of the building volume. There were no alterations in the last three years and the proposed outdoor area does not equate to more than half of the building volume. It therefore appears that the building may not require any fire safety upgrades.

4.3 Provisions of Environmental Planning Instruments (EPIs)

The following EPIs are applicable to the site and have been considered in the preparation of this development application.

- SEPP (Transport and Infrastructure) 2021.
- SEPP (Resilience and Hazards) 2021.
- Maitland Local Environmental Plan 2011 (MLEP)

4.3.1 State Environmental Planning Policy (Transport and Infrastructure) 2021

Chapter 2 Division 17 Roads and Traffic is required to be considered due to the proximity of the site to a classified road. The SEPP considers traffic generating development and where a site is within 90m of a classified road Schedule 3 Traffic-generating development to be referred to TfNSW is to be considered.

To determine whether the proposed alterations are traffic generating development, the land use best fits under the definition of commercial premises. The size or capacity of commercial premises would need to exceed 2,500m² to be referred to TfNSW as traffic generating development.

The site is about 65m from Newcastle Road which is a classified road (New England Highway). The proposal does not increase the total site area. It is reducing the bowling green by half and extends the outdoor area to have an additional 790m² of licensed floor area. The alterations and additions are therefore not considered to be traffic generating development requiring referral to TfNSW.

4.3.2 State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 Remediation of Land of this SEPP is required to be considered when proposing development. This chapter aims to promote the remediation of contaminated land for the purpose of reducing risk of harm to human health or any other aspect of the environment. The SEPP requires that Council consider whether the land is suitable for the purpose it is intended before it determines a development application.

Under Section 4.6 Council is required to consider whether the land may be contaminated due to past uses and what remediation measures will be implemented to make the land suitable for a proposed development.

Council can be satisfied in this instance that the site is not contaminated. The proposed works are within the development footprint of the existing premises which have been used as a club since 1913. Therefore, given the length of time of the land being used for one purpose the Chapter is not required to be considered further.

4.3.3 Maitland Local Environmental Plan 2011

Under the provisions of the MLEP the site is zoned RE2 Private Recreation. The use of a "Registered club" is permissible with consent in the RE2 zone. The objectives of this zone are:

- *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.*

The proposed alterations are consistent with the objectives of the zone. The proposed alterations and additions to the premises will improve and enhance the amenities, function, and accessibility of the Club to all patrons and visitors.



Figure 28: Extract from MLEP Zone Map (source: Spatial Viewer)

The following MLEP clauses are applicable to the site and the proposed development.

Table 3: Applicable MLEP Clauses

Part	Clause	Comment
Part 4	4.3 Height of Buildings The height of buildings is not to exceed the maximum height shown on the Height of Buildings Map	The maximum height of buildings for the site is 13 metres. The height of the building will not change.
	4.4 Floor Space Ratio (FSR)	N/A.
Part 5	5.10 Heritage conservation Objectives of the clause include conserving the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings, and views, conserve archaeological sites and conserve Aboriginal objects and places of heritage significance.	The site does not contain a heritage item but is within the East Maitland Heritage Conservation Area and near to sites listed as having heritage significance. Although in a heritage conservation area and in proximity to heritage items a heritage management document is not considered necessary due to the proposed works being consistent with the existing development on the site. Further discussion is found under MDCP Chapter E3 Heritage Conservation Areas. An AHIMS search was undertaken to confirm that there are no Aboriginal items of heritage significance within the site and is attached as Appendix B.

	<p>5.21 Flood Planning Development consent must not be granted to land within the flood planning area unless the consent authority is satisfied that the development is compatible with the flood characteristics.</p>	<p>The site is shown on Council's flood mapping. The proposed additions on the ground floor are mostly an outdoor dining and seating area with a service area and storage room proposed. The proposal includes covers over the remaining half of bowling green No.3 and a full cover over bowling green No.2 to match covered green No.1.</p> <p>The objectives of the clause include (among others) minimising risk to life and property associated with the use of the land and avoiding adverse or cumulative impacts on flood behaviour and the environment.</p> <p>The FPL is identified as RL 10.22 for habitable buildings. The land use is not a habitable building however protection of property and assets is a consideration. The outdoor area is proposed with a ground level of RL9.545. Although under the FPL, the proposed outdoor floor level is suitable as it is an open outdoor area where the furniture can be removed if required. The structures are unlikely to cause any adverse impacts to flood behaviour and if a possible flood event was to occur, warning time would enable people to evacuate the premises.</p> <p>It is considered that Council can reasonably form the opinion that the proposed improvements to the outdoor area of the site can be supported.</p>
Part 7	<p>7.1 Acid sulphate soils The site is shown with Class 5.</p>	<p>The site is shown as having potential acid sulphate soils Class 5. The works proposed will not be of a depth to have a potential effect on the water table.</p>
	<p>7.2 Earthworks</p>	<p>Earthworks will be minor and consist of the demolition of half bowling green No.3. The required earthworks are unlikely to have an effect on any environmental functions or impact surrounding lands. An erosion and sediment control plan has been included with the DA. Refer to Civil Engineering Plans submitted with DA.</p>
	<p>7.21 Essential Services</p>	<p>Essential services are available to the site. The DA drawings have been stamped by the Hunter Water Corporation. Refer to plans submitted with the DA.</p>

4.3.4 Provision of any Proposed Instruments

At the time of preparing this report, there were no known draft instruments that would apply to the site and the development proposal.

4.4 Provision of any Development Control Plans

The Maitland Development Control Plan 2011 (MDCP) applies to the Maitland LGA. The following sections of MDCP are relevant to the proposed development:

- **Part A: Administration**
A4 – Notification,
- **Part B: Environmental Guidelines**
B3 – Hunter River Floodplain,
B6 – Waste Not – Site Waste Minimisation and Management,
- **Part C: Design Guidelines**
C4 – Heritage Conservation
C11 Vehicular Access & Car Parking
C12 – Crime Prevention through Environmental Design.
- **Part E: Special Precincts**
E3 – Heritage Conservation Areas

4.4.1 A4 – Notification

This section details the notification procedures for development applications. Sub section 7 states that development involving additions and alterations to the external configuration of a building requires notification. Council will advise of the notification period.

4.4.2 B3 – Hunter River Floodplain

This section considers development below the flood planning level (FPL) and how it is best addressed. The proposal is for improvements to the outdoor area which has been used as a bowling green. The existing building has a floor level above the FPL however there are no structural additions proposed to the building and no new buildings. The alterations and additions are to the outdoor area including a storage room and service area and new shade sails to cover the remaining bowling greens. The outdoor furniture can be removed if the site is affected by a flood, the warning time would enable the club patrons and staff to evacuate. Therefore, given the nature of the proposal a flood assessment was not considered necessary.

4.4.3 B6 – Waste Not – Site Waste Minimisation and Management

A Waste Minimisation and Management Plan has been included with the application detailing waste management.

4.4.4 C4 – Heritage Conservation

This chapter applies to all heritage items and heritage conservation areas, to which clause 5.10 in the MLEP applies. The subject site is not identified as being or containing an item of heritage significance. The site is however in proximity to several heritage listed items and within a Heritage Conservation Area (HCA).

When considering development in proximity to heritage items the objective is to ensure that new buildings provide a setting for the adjoining heritage items so historical context and heritage significance is maintained.

The general requirements for development in vicinity of heritage items is listed in the table below and how the proposal addresses each item.

Table 4: General Requirements to be Considered for Development in Vicinity of Heritage Items

	Requirement	Comment
a.	Development in the vicinity of listed heritage items should respect and complement the built form character of those items in terms of scale, setback, siting, external materials, finishes and colour.	The proposed improvements are located within the site and buffered from external view. The new roof and shade sails will protrude above the fence line however as the structures are not a dominant form the extensive landscaping proposed will assist to reduce visual impact and blend with the current improvements on the site. Colour, materials and form has been considered in the design to ensure the proposed works will be consistent with the surrounding locality.
b.	New development should have regard to the established siting patterns of the locality.	The proposed development sits within the existing site and largely buffered by the existing buildings and the covered bowling green No.1. The site is within a recreational precinct with parks on either side. The proposed landscaping assists to blend with the existing green spaces softening the view from Grant Street and from within when looking out.
c.	New development should generally be set back from the building line of the adjoining or adjacent heritage item.	This requirement does not apply as the site does not adjoin any heritage items.
d.	The sensitive selection of materials, colours and finishes is important in terms of achieving compatibility with the heritage items.	The materials and colours have been carefully selected to be sympathetic with the colours found within the HCA.
e.	Height and scale of new buildings should not obscure or dominate an adjoining or adjacent heritage item.	There are no adjoining heritage items, however the heights have been considered to not be a dominant structure.
f.	Development in the vicinity of a heritage item may be contemporary in design.	The proposed outdoor improvements are contemporary in design with materials and colours sympathetic to the heritage items of the local area and the HCA.

A heritage impact assessment is not considered necessary due to the nature of this proposal being primarily outdoor seating improvements and shade sails over bowling greens which sits within the club building and the two-storey carpark. Consideration of section E3 Heritage Conservation Areas is provided later in this report.

4.4.5 C11 – Vehicular Access & Car Parking

This chapter applies to all development in the Maitland LGA. The objectives of the chapter are:

- To ensure adequate provision of off-street parking to maintain the existing levels of service and safety on the road network;
- To detail requirements for the provision of parking and loading/unloading facilities in association with development in the City of Maitland;
- To provide a consistent and equitable basis for the assessment of parking provisions;
- To facilitate design of parking areas, loading bays and access driveways which function efficiently;
- To ensure that parking areas are visually attractive and constructed, designed and situated so as to encourage their safe use; and

- *To acknowledge the traditional lack of parking spaces within areas of historical or architectural significance (Central Maitland, Morpeth) and balance this with the need to facilitate development in order to maintain vitality and vibrancy in such centres.*

The chapter details the likely the demand of off-street parking required for land uses with the minimum number of parking spaces preferred to be provided and the access arrangements and manoeuvring on site.

Where extensions/additions to existing development are proposed the additional parking requirements are to be calculated based on the increased floor space. Although the proposed alterations and additions are not increasing the building floor area, it is increasing the licensed site area which the parking rates for registered clubs is based. Parking rates also apply to the bowling greens.

The following car parking requirements apply to the land uses:

Registered clubs:

- Outside the Maitland CBD. 1 space per 10m² of public or licensed floor area.

Parking must be provided to satisfy the peak cumulative parking requirements of the development as a whole. Council may consider relaxing this requirement depending on the characteristics of the proposed development. For this purpose, a comparison survey of similar developments, in similar locations should be provided with the development application.

Bowling greens:

- 30 spaces for the first green and 15 spaces for each additional green.

The proposed development reduces the third bowling green in half to provide a new outdoor area with additional seating and child's play area and a storage and service area. The modification to the site will add 790m² licensed floor area but no additional floor area to the club. The aim of the improvements is not to attract more members but to improve the club's facilities and enhance patron experience therefore no additional parking is being proposed.

A parking assessment was prepared by Seca Solutions to examine the extent of parking available for use by the club and to determine the suitability of the existing available car parking to accommodate the proposed improvements to the outdoor space.

The peak usage weekend parking was surveyed on Saturday 6th April (3pm – 9pm) and Sunday 7th April (4pm – 8pm) to determine the parking demands of the existing on-site club parking as well as the on street and public parking within the locality. On the Saturday there were two events at the Club with a bowls tournament and a wedding with 90 guests. This weekend was considered a good time to survey given the peak visitation generated by the events.

The assessment considered the usage of the various parts of the Club and notes how patrons move from different parts throughout the Club, e.g. bowlers move from bowling green to bar, lounge, or dining area). The additional licensed area was considered with the required rate of 1 space per 10m² applied. Applying this would see a demand for 34 parking spaces based on the following:

- 500 m² covered open area (assumed 50% usage based on people choosing to site here instead of inside on a fine day and not during bad weather)
- 170m² – open area subject to the impact of weather (assume 50% usage)
- 70m² – children's play area - considered ancillary.

There would be no change to staff numbers and the Club also provides courtesy bus transport.

The survey found that there was significant parking available to accommodate additional car spaces where required. For all details refer to the Parking Assessment by Seca Solutions submitted with the DA.

4.4.6 C12 – Crime Prevention through Environmental Design

The principles of Crime Prevention through Environmental Design (CPTED) have been considered with the design of the new outdoor area. CPTED employs four key strategies which are:

1. Territorial re-enforcement
2. Surveillance
3. Access Control; and
4. Space/Activity Management.

Objectives include:

- *The security of buildings and public spaces is achieved through the application of Crime Prevention through Environmental Design principles.*
- *Territorial reinforcement is achieved through good quality, well maintained buildings and spaces and the delineation of public and private areas.*
- *Good natural surveillance is achieved by the position of buildings and the orientation of uses toward public areas.*
- *Landscaping and lighting contribute to the safety of an area.*
- *Mechanical surveillance (e.g. CCTV) is only used where passive surveillance cannot be achieved or in isolated, high-risk areas.*
- *Wayfinding, desire lines and formal/informal routes are reinforced by physical and symbolic barriers that channel and group pedestrians into areas.*
- *Activity in public spaces is promoted by providing and maintaining high quality public areas and promoting a diversity of uses that encourage activity throughout the day and night.*
- *Perception of crime is minimised by maintenance of public areas and the rapid response to vandalism and graffiti.*

CPTED is a crime prevention strategy that focusses on the planning, design, and structure of development. It aims to reduce opportunities for crime by using design and place management principles that reduce the likelihood of essential crime ingredients from intersecting in time and space.

CPTED is based on the idea that crime can be the result of the opportunities presented by the physical environment. This means that by considering the physical environment and changing where necessary the chances of crime occurring can be reduced. Generally, offenders prefer to commit crimes that require the least effort, provide the highest rewards, and pose the lowest risks.

The principles area addressed in relation to the proposal as follows:

Surveillance

Development should be designed to provide or enhance effective surveillance and can be done by both natural and technical methods. Good surveillance means that people can see what others are doing which can deter offenders from committing crime in areas with high level of surveillance. Natural methods can include:

- clear sightlines between public and private places.
- effective lighting to public and private places.
- landscaping that makes places attractive but does not provide offenders with a place to hide or entrap victims.

Mechanical approaches use physical things such as CCTV, counter barriers, roller doors and alarms which are things that people generally associate with crime prevention. Some items are simple and low cost while others are expensive and include maintenance costs and ongoing fees.

The outdoor area has been designed to enable clear sightlines from various locations towards the bowling greens and the kids play area. The Grant Street boundary will have new plantings in the existing planter boxes to screen the view from the street. Although there are gates to Grant Street, patron access is not available which results in less chance of conflict or crime to occur with offenders lurking. All access is through the main entry to the Club from Banks Street where people must sign in to the club premises. The erection of the shade sails will allow good vision to continue as the material allows natural daylight to filter through.

Lighting

External lighting plays an important role in creating a safe environment. The Club provides external lighting to the outdoor area and bowling greens when in use. The future outdoor seating area will have lighting and TVs. Offenders are usually likely to commit crime without being seen. Security lighting can assist to stop offenders being able to operate unobserved. CCTV and security staff monitor the premises after hours in addition to lighting.

Security

Physical barriers and protections deter offenders and reduce their chances of success. Offenders are more likely to avoid areas where a physical barrier is in place. The outdoor area and bowling greens are secured with locked gates after hours. The fencing which includes garden beds and locked gates are a deterrent to offenders along with sensor lighting and CCTV.

Access Control

Development should be designed to incorporate physical and symbolic barriers to attract, channel or restrict the movement of people throughout an area. This can be done through physical or symbolic means such as a fence or pathway, or signage.

The Club proposes these physical access controls through signage, landscaping, and fencing. Signage provides advice to guide people through a space. The environment should provide cues about who belongs in a place, where they are supposed to be, what they should be doing and how long they should stay. The use of physical measures such as fences and landscaping will provide effective measure of access control throughout the new outdoor space along with Club opening hours that inform people of how long they are to stay.

Territorial reinforcement

The purpose of this principle is to create a clear distinction between public and private property and define the hierarchy of space. Legitimate occupants have a sense of ownership and will notice, and even challenge, people who do not belong. On the other hand, intruders have a harder time blending in. To implement territorial reinforcement signage should be clearly visible at the entrance and fencing should be maintained and secure.

The entrance to the Club is clearly marked as is the car park entry. The perimeter fencing is secure, well maintained and attractive. The Grant Street fencing will be embellished with improved landscaping making the view attractive and enforcing the physical barrier and access control.

Space/Activity Management

Activity and space management involves the supervision, control, and care of space. All space, even well planned and well-designed areas, need to be effectively used and maintained to maximise safety. Places that are infrequently used are commonly abused. Promoting a positive image and routinely maintaining the built environment ensures that the physical environment continues to function effectively and sends positive signals to all users, staff, and patrons alike.

The Club is maintained, frequently used, and a sense of pride and ownership is instilled in staff and patrons alike. The existing Club and the improvements promote a positive image that creates a cared for premises that reduces the appeal of graffiti and vandalism.

4.4.7 E3 – Heritage Conservation Areas

The development is located within the East Maitland Heritage Conservation Area and is in vicinity to several heritage items. Consideration of the development's place in the streetscape is necessary to ensure the proposal does not impact upon the curtilage of any surrounding items, or the HCA more broadly.

The character of East Maitland is determined by the contribution of streetscape elements, (such as the parks at the terminations of its major vistas and the street widths and street plantings of William and Banks Streets) and the landform, as much as it is by its array of 19th and early 20th Century buildings.

In addition to identified heritage items there are many other buildings and streetscape elements which contribute to the character of East Maitland. The character of William Street is defined by its central avenue of trees, as well as the domestic scale of its early buildings, while Banks Street defined the eastern edge of early commercial development.

The Heritage Conservation Area's aesthetic significance is derived from its collection of residential, government, institutional and commercial buildings of all its periods of historic growth and their visual inter-relationship, in particular the strong axial composition based on the prominent hillside location of the Court House and Stockade Hill.

The following are listed in the DCP as conservation policies:

What to keep:

- Retain significance of the area as a relatively rare example of a town based on government/administrative functions;
- Retain formal street plantings and footpaths in and around William and Banks streets;
- Retain the landscape setting of the major administrative buildings such as the Courthouse and formal nature of original street layout;
- Retain street widths of original townships and terminations of major vistas at parks;
- Retain scale of original residential development within the limits of original township;
- Retain original subdivision pattern, lot sizes and building setbacks. Original layout of sandstone kerb and guttering.

What to encourage:

- Generally low density, residential development retaining existing subdivision layout;
- High quality of new and infill commercial design through better guidelines and more stringent controls.

What to avoid:

- Large scale medium density development on large lots or at the rear of existing dwellings on larger lots;
- Re-subdivision of large residential lots.
- Inadequately controlled expansion of "Support Business" and "Special Business" uses in the Heritage Conservation Area.

The proposed alterations and additions to the bowling club are consistent with the relevant points of consideration. The proposed outdoor area and shade sails are of a high-quality design that does not impact the surrounding HCA. The expansion of the licensed area to include the new outdoor seating is within a controlled environment that improves the premises. The proposed improvement works are located between the club building and the multi deck carpark having minimal effect on the HCA. Although there will be some views of the new shade sails from Grant Street and across King Edward Oval on Lawes Street, the shade sails are not out place and fit with the context of the precinct.



Figure 29: MLEP Heritage Map extract (source: Spatial Viewer)

The proposed external improvements to the bowling club are suitable within the HCA and will not have an adverse effect on the nearby heritage listed items.

4.5 Likely Impacts of the Development

4.5.1 Environmental Impacts on the Natural & Built Environments

The proposed improvements fit with the site and context of the local area. The proposed alterations and additions have been designed to be sympathetic to the nearby heritage items and East Maitland HCA. The site is surrounded by recreational space and the proposed improvements support the recreational use of the bowling club. As outlined previously and demonstrated in the plans and reports submitted with this application it is not expected that there will be any adverse impacts on the natural or built environments because of the proposed development.

The following items include those not previously addressed in this report which apply to the proposal.

Solar Access

The shade sails are proposed to protect bowlers from the elements and enable play on most days. The roof structures proposed over the outdoor seating will be operable allowing sun to filter through or remain closed during summer heat. The proposed works will not have any impact on sunlight access on adjoining and nearby sites. Shadow diagrams have been included in the architectural plan set which show the extent of overshadowing.

Noise Impacts

The proposed landscaping not only improves the appearance of the new area but creates atmosphere and can assist with sound absorption reducing the effects of noise on any nearby residents. Noise will also be controlled by hours of operation. A Noise Impact Assessment was undertaken with recommendations to ensure noise is managed effectively.

Site Design

The proposed outdoor area is on the southern side of bowling green 3 and includes roof cover. The addition of shade sails over the remaining bowling greens is also included. The site is suitable to accommodate these additions which fit within the parameters of the existing site improvements and the design can achieve the necessary BCA requirements. The outdoor area will be largely unnoticed from outside the site. The shade sails over bowling green 2 and remainder of bowling green 3 will be visible depending on where the viewer is positioned. A site visit showed the existing sail as being unobtrusive in the streetscape. The shade sails are an acceptable addition within the recreational precinct.

Visual Impact

The proposed alterations and additions are located within the Club's outdoor area and will be mostly unseen from public view. The proposed sails are located behind the grandstand in King Edward Oval and obstructed from several viewpoints with a lesser visual impact from Banks and Lawes Streets. The bowling club sits within a recreational precinct and the shade sails are not out of place in this regard.

Views from Grant Street are already visually busy with trees, vertical light poles and power poles plus the fence and planters along the boundary. The proposed shade sails will improve the existing view and balance the appearance of the greens when viewed internally and from Grant Street. It is reasonable to expect that the greens would be covered to protect the bowlers from inclement weather and protect the surface of the greens. The additional sails are not considered to create an adverse visual impact and will be an attractive addition to the streetscape.

The photos taken on 15 May 2024 and extracts from Google Street View dated May 2022 show various views of the East Maitland Bowling Club. The photos detail the nature of the current view and show the current extent of view from the shade sail over bowling green No.1. The distant views show the shade sail blending with the landscape.



Figure 30: Street view from corner of Banks Street (source: author)



Figure 31: View from SW corner of bowling green No.3 Street (source: author)



Figure 32: View from cnr Lawes Street and Banks Street (source: google street view May 2021)



Figure 33: View from cnr Grant Street and Lawes Street (source: google street view May 2021)



Figure 34: View from midway down Grant Street (source: google street view May 2021)



Figure 35: Looking from Grant Street across Bowling Green No.3 (source: author)

Social and Economic Impacts

The proposal will improve the amenity of the premises and provide a better facility for patrons. Clubs are not for profit organisations that support local communities. The Club is an important part of the community structure and provides a meeting place for community interaction and belonging. Patrons have a sense of place, and the various improvements will contribute to promoting social cohesion and enjoyment for patrons and the community.

The proposed development represents a moderate investment to the premises and the local area. It is likely that local trades and businesses will be utilised during the construction phase supporting local economy. The improvements are also proposed to ensure the Club's viability to the future.

4.5 Suitability of the Site for the Development

East Maitland Bowling Club has serviced the local community for over 100 years, providing outdoor recreation and a place for social connection. The proposed alterations to the existing bowling green will improve the facility's amenities and provide a more family friendly atmosphere. The proposed alterations and additions are suitable for the site.

The site is suitable for the alterations and additions to the building for the following reasons:

- The alterations and additions to the club premises are suitable for the site.
- The proposed development is consistent with the objective of the zones and is a permissible form of development with Council consent.
- All required services are available to the site.
- The site is subject to 1:100yr flooding however the nature of the proposed alterations and additions will have a minimal affect due to being mostly open structures. The proposed use is suitable in the location and the protection of property and human life can be managed adequately on the site.
- There are no known Aboriginal or European heritage items within or adjoining the site.
- The proposed development generally complies with Council's standards and requirements.
- The proposed works improves the outdoor environment by providing suitable seating for bowlers and other club patrons.
- The proposed outdoor area is compliant with disabled access requirements and other BCA requirements.

4.6 Any Submissions Made in Accordance with this Act or the Regulations

Public participation is addressed under Schedule 1 of the Act for advertised development and other notifiable development. The consent authority must ensure a development application is advertised/notified in accordance with this clause and any relevant development planning instrument and/or development control plan. Should any submissions be received during the notification period, Council is required to take into consideration any concerns raised in the submission.

4.7 The Public Interest

The public's interest would not be compromised by the proposed development, and it is understood the application will be notified/advertised in accordance with Schedule 1 of the EP&A Act, any relevant environmental planning instrument and development control plan to ensure the public are notified accordingly and given their right to be heard.

The public's interest is best served when a proposed development complies with relevant legislation and policies. The proposal is consistent with the development controls and suitable for the site. The proposed alterations and additions will improve the Club's facilities and create a much-improved amenity in this space for patrons' enjoyment.

5 CONCLUSIONS

This SEE has been prepared to support a DA for alterations and additions to the East Maitland Bowling Club at 23 Banks Street East Maitland. The DA seeks consent for the reduction of bowling green No.3 to create an outdoor seating and dining area, kids play area, storage and service area and the erection of shade sails over bowling green No.2 and the remainder of bowling green No.3.

The proposed development satisfies the relevant planning requirements and is considered suitable for the site. Ongoing investment to improve the amenity of the bowling club will ensure economic viability of the club, securing local jobs into the future. Therefore, the proposal is in the public interest as it provides positive social and economic benefits supporting the local community.

The proposal has been considered in accordance with Section 4.15 of the EP&A Act and based on information provided in this report and supporting documentation, it is considered that the proposed alterations and additions are suitable for the site and worthy of support from Maitland City Council by the granting of development consent.

APPENDIX

APPENDIX A: PRE-LODGEEMENT MEETING MINUTES



Pre-Lodgement Meeting Minutes

MEETING DETAILS:	
Meeting Date:	Thursday, 15 February 2024
Commenced & Completed:	9.30am 10.00am
Proposed Development:	<p>The proposed development involves alterations and additions to an existing bowling club, as follows:</p> <ul style="list-style-type: none"> • New outdoor, under cover, seating area, including: <ul style="list-style-type: none"> ○ Large kids play area centrally located so that kids can be supervised from multiple areas ○ Significant landscaped areas to break down the scale and provide more private zones for seating. ○ Roof is designed as a series of articulated roof forms to break down the scale of the built form and provide access to natural light and cross flow ventilation. ○ Uncovered grassed areas to provide alternative seating options for patrons. ○ Storage and service facility structure located along Grant Street to assist with acoustic control and prevailing winds. • New articulated membrane roof structure over existng 1.5 bowling greens, to match existng cover over the main bowling green (completed in 2013).
Attendee(s):	<i>Name, Position, Contact No.</i>
Council Officers:	Emilia Marshall, Senior Development Planner, 4934 9791 Scott Porter, Senior Subdivision & Development Engineer Amelie Wensrich, Cadet Town Planner Maree Watt, Business Support Officer
Applicant/ Proponent(s):	Michael Rodgers – EJE Architecture Chalyse Fowler – EJE Architecture David Miller – EJE Architecture Steve Duggan – CEO EMBC Bill Hopkins - President EMBC Warren Johnstone - Vice President EMBC Julie Garratley - Town Planner Beveridge Williams
Attachments and Plans:	Landscape Concept, Reference: 14798.5, sheet 1 to 9, by Terras Landscape Architects, Dated: 05/12/2023.



PROPERTY DETAILS:	
Property Address:	23 Banks Street, East Maitland
Lot and DP:	Lot: 397 DP 755237 Lot: 21 DP1019387
Zoning:	The subject site is zoned RE2 – Private Recreation pursuant to the Maitland Local Environmental Plan (MLEP) 2011. The proposed development is defined as Alterations and Additions to a Registered Club which is permissible with consent in the RE2 zone.
Site Constraints:	East Maitland Heritage Conservation Area Acid sulfate soils, class 5 Flood prone land, transition & low hazard, FPL 10.22m AHD.

Aerial Map:



STATUTORY CONSIDERATIONS:

Legislation/ Policy/ Guidelines Applicable – (including, but not limited to):

- *Environmental Planning & Assessment Act 1979;*
- *Environmental Planning & Assessment Regulation 2000;*
- *SEPP (Transport and Infrastructure) 2021;*
- *SEPP (Resilience and Hazards) 2021;*
- *SEPP (Industry and Employment) 2021;*
- *Maitland Local Environmental Plan 2011 (MLEP);*
- *Maitland Development Control Plan 2011: A4 – Community Participation, B3 – Hunter River Floodplain, B6 – Waste Not – Site Waste Minimisation and Management, C11 Vehicular Access & Traffic and C12 – Crime Prevention through Environmental Design.*



	<p>However please note that all relevant areas of the DCP should be visited and any other possible legislation, policies and/or guidelines that may be applicable included in any application submitted to Council;</p> <ul style="list-style-type: none"> • Section 7.11 – Maitland Wide Development Contributions Plan. • Department of Planning's Housing and Productivity Contribution Scheme
Additional MLEP Clauses:	<ul style="list-style-type: none"> • Clause 2.3 – Zone Objectives and Land Use Table • Clause 2.7 - Demolition • Clause 5.21 – Flood Planning • Clause 7.1 – Acid Sulfate Soils • Clause 7.2 – Earthworks
Development Classification:	<ol style="list-style-type: none"> 1. The proposed development does not appear to be classed as integrated development. 2. The proposed development does not appear to be classed as designated development. 3. The proposed development will be required to be notified and advertised for a minimum period of 14 days, per Council's Community Consultation Plan and Chapter A.4 of the MDCP 2011.
Capital Investment Value/ Cost of Works	<p>Any DA lodged with Council must clearly state the estimated cost of works (COW) of the proposed development. Please refer to the Department of Planning, Industry and Environment's Planning Circular PS 10-008 which describes what items must be included and excluded when calculating the COW/Capital Investment Value (CIV) for development. Depending upon the COW/CIV, the DA may be determined by the Hunter Central Coast Regional Planning Panel (HCCRPP) or reported to a full Council meeting should it exceed the delegations of Council officers.</p>

Planning Advice

1. Parking

Per Chapter C11, Appendix 1, of the MDCP 2011 (excerpt provided below), 1 space per 10m² of public or licenced floor area shall be provided. As the proposed outdoor area will form part of the licenced area, the development must address onsite parking provisions under this chapter.

Registered Clubs/ Pubs (including sexual entertainment establishments)		note.
	<p>Outside the Maitland CBD. 1 space per 10m² of public or licenced floor area (bar, lounge, dining room, games room) shall be provided.</p> <p>Within the Maitland CBD - See Appendix C - Map 2. 1 space per 15m² of public or licenced floor area (bar, lounge, dining room, games room) shall be provided.</p>	<p>Parking must be provided to satisfy the peak cumulative parking requirements of the development as a whole. Council may consider relaxing this requirement depending on the characteristics of the proposed development. For this purpose a comparison survey of similar developments, in similar locations should be provided with the development application</p>



It is suggested that a parking survey, in lieu of a full traffic impact assessment, may assist with justifying the number of required carparks for the development. Per the DCP provisions above, the standard parking ratio can be reduced subject to justification. The parking survey should be supported with a parking plan, detailing the number of on and off-site parking spaces available to the bowling club. Consideration should be given to current demand and use of these areas by the club as existing, as well as anticipated patron numbers as a result of the proposed development.

It is noted that further characteristics and operational management of the proposal may further assist with relaxing the parking ratio specified. The applicant should consider operational hours / anticipated demand in conjunction with other areas of the club, alternative transport (ie. courtesy busses, taxis, public transport, pedestrian, etc).

2. Elevations and street views

Detail elevations, showing the development from key vantage points along Banks and Grant Street, are to be provided with the application. Concerns are raised with the proposed service area and storage shed along the Grant Street frontage. Details on the façade treatment, articulation, fenestration and / or landscape plantings within this area are to be included in the Development Application.

3. Crime Prevention Through Environmental Design

A detailed CPTED assessment, shall be prepared and included in the Statement of Environmental Effects. The following key strategies that of which should be referenced in the design:

- Territorial re-enforcement
- Surveillance
- Access control
- Space/activity management.

Preparation of a CPTED Report is technically required by the General Requirements under Chapter C.12 of the MDCP 2011. However, noting the club is existing, and the proposed works are

4. Statement of Environmental Effects

A detailed statement of environmental effects (SoEE) is required that fully addresses the likely environmental impacts of the development (including impacts on both the natural and built environments), the social and economic impacts in the locality, and how the environmental impacts of the development have been identified. The SoEE should demonstrate how identified impacts will be mitigated. A detailed discussion is required, but not limited to the applicable: Heritage requirements in the Development Control Plan 2011, 88b instrument, Flooding, Stormwater, Waste Management, etc. The SoEE must also address site suitability and demonstrate that in designing the proposal you have fully considered and responded to the applicable site constraints legislative provisions. Any departures from Council's policies and DCP should be justified with appropriate reasons for justification.

Engineering Advice

1. Stormwater

A stormwater management plan (including provision of on-site detention) shall be submitted in support of the application.

2. Vehicle Access and Traffic Management

As indicated within the Planning Advice, it is suggested that a parking survey, in lieu of a full traffic impact assessment, may assist with justifying the number of required carparks for the development. The parking study should include all alternative transport modes used by patrons (ie. courtesy busses, taxis, public



transport, pedestrian, etc) to capture the total traffic generation of the development (not just those vehicles parking on site).

Should the parking study determine that additional off-street car parking needs to be provided for the development, plans which have been prepared in accordance with AS2890 shall be submitted.

Heritage Advice

1. Heritage Conservation Area

The development is located within the East Maitland Heritage Conservation Area and is located adjacent to a number of heritage items. Consideration of Chapter C4 and Chapter E.3.3 of the MDCP 2011 is to be included within the Statement of Environmental Effects. Consideration of the development's place in the streetscape is paramount, to ensure the proposal does not impact upon the curtilage of any surrounding items, or the HCA more broadly. Perspective plans from key vantage points would be advantageous in this regard.

Building Advice

1. Ensure the building meets accessibility and fire safety standards under both the BCA, Australian Standards and Guidelines and the requirements of Maitland DCP 2011 (where applicable).
2. The applicant is advised to confirm that accessible access and fire safety are not negatively impacted by the works. Issues that should be reviewed include:
 - a) Egress travel distances & paths from the existing building.
 - b) Coverage of the additional floor areas and impacts on existing fire fighting fixtures such as hose reels.
 - c) Provision of disabled access (ingress and egress) to the new area.
 - d) Capacity of existing amenities - Do existing amenities have capacity if occupant numbers increase as a result of the proposal?

Environmental Health Advice

1. Acoustics

Acoustic impacts of the development, including use of the children's play area and potential outdoor entertainment, must be fully addressed as part of any development application. Consideration should be given to the noise impacts from the use of this area, and proposed operation times for this area should be justified with the acoustic assessment and subsequent modelling undertaken by a suitably qualified person.

External Referrals

1. The application may be referred to the following external agencies for comment:
 - **Transport for NSW** – The development is on the cusp of traffic generating development under the provisions of Clause 2.122 of the SEPP (Transport and Infrastructure) 2021 – being just over 90m from a classified road (New England Highway). Dependant on the outcome of the traffic / parking assessment, referral to TfNSW may be required. Council will undertake consultation with TfNSW upon lodgement of the application, to determine if they require a formal referral. In any case, consideration of the SEPP (Transport and Infrastructure) 2021 should be included in the SOEE and traffic / parking study.



SUMMARY

Should include but not limited to;

Plans:

- Development Plans including:
 - Survey Plan to investigate the existing site boundaries and any infrastructure restrictions,
 - Detailed site analysis that identifies constraints, prevailing characteristics of the locality and an understanding of the site and context,
 - Proposed site plan, floor plans, elevations, sections,
 - Landscaping Plan with detail regarding plantings height at maturity, pot size and include details of retaining walls and fencing,
 - Vehicle manoeuvring and access plan (recommended for inclusion within traffic assessment / parking survey).
 - Erosion and Sedimentation Control Plan,
 - Bulk Earthworks Plan,
 - Stormwater Management Plan,
 - Demolition plan, construction and operational waste management plan,
 - Construction management / staging plan (consideration of whether the club will remain open during works, and how area subject to construction will be managed).
- Schedule of colours, materials and finishes,
- Acoustic report,
- Traffic Impact / Parking Survey
- Statement of Environmental Effects – Including (but not limited to) Heritage, Flooding and Parking / Traffic.
- Notification plan with site plan, elevations and floor plan.

General

- Owners Consent from all owners of the property is required. Please ensure two valid signatories are provided upon lodgement.
- Discussion with neighbouring properties regarding the proposed development should be undertaken.
- Section 7.11 – A quote can be obtained upon request for approximate Section 7.11 fees when the concept is closer to finalisation.
- **Note:** If any submissions are received during the notification/exhibition period, it will be determined at full Council.

Advice Note:

This advice is based on the proposed development as described by the applicant. Should the development or any relevant planning policy change in any way prior to the lodgement of a development application (DA) then this advice may no longer be fully accurate or complete.

Please note that this advice is preliminary in nature and that no detailed assessment of the site or proposed development has been undertaken. Following lodgement of the DA and a detailed assessment, additional issues may arise that are not detailed in this correspondence that may require the proposed development to be modified or additional information to be provided. Council may also determine that the proposed development cannot be supported on the site.



E Marshall

Chairperson

NOTE: ANY ADVICE PROVIDED BY THE DCU SHOULD NOT BE CONSTRUED AS GRANTING APPROVAL, IN PRINCIPLE OR OTHERWISE, TO ANY PROPOSED ACTIVITY OR DEVELOPMENT. THE DETERMINATION OF ANY PROPOSAL CAN ONLY BE MADE ONCE A DEVELOPMENT APPLICATION HAS BEEN LODGED WITH THE COUNCIL AND THIS APPLICATION COMPREHENSIVELY ASSESSED AGAINST ALL RELEVANT LEGISLATION AND COUNCIL POLICY.

APPENDIX B: AHIMS SEARCH DATED 18/05/2024.



**AHIMS Web Services (AWS)
Search Result**

Your Ref/PO Number : JC EMBC

Client Service ID : 893345

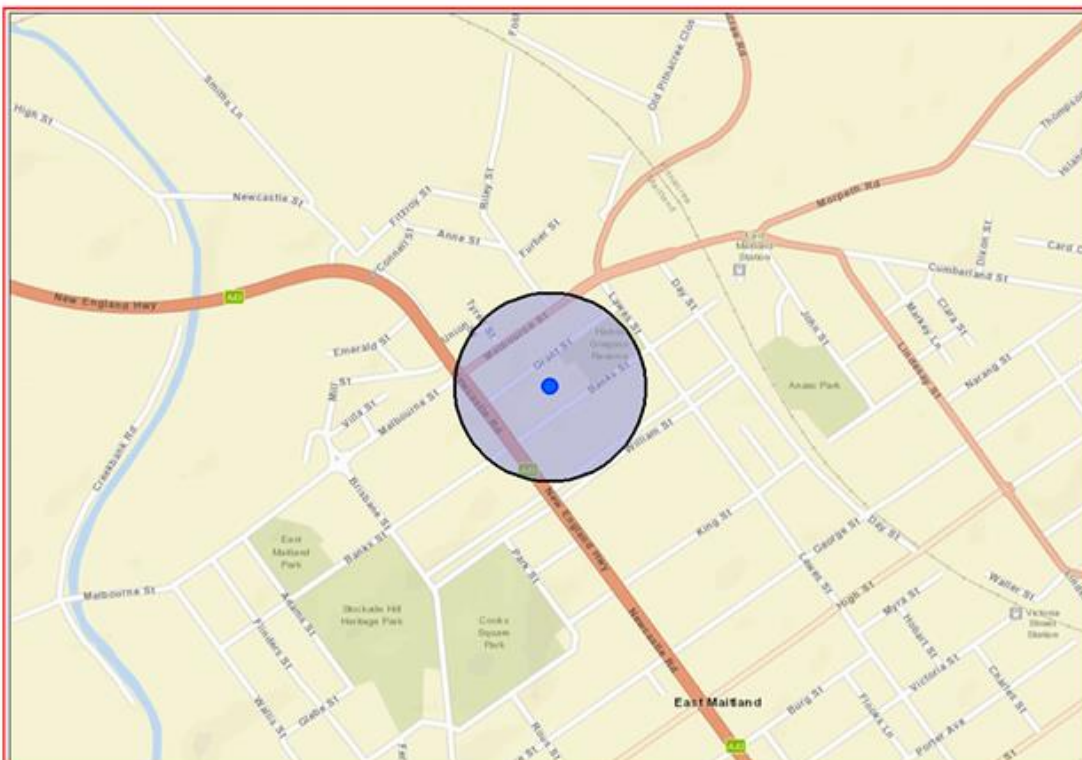
Julie Garratley
PO BOX 47
TOUKLEY New South Wales 2263
Attention: Julie Garratley
Email: candjgarratley@bigpond.com

Date: 18 May 2024

Dear Sir or Madam:

AHIMS Web Service search for the following area at Address : 23 BANKS STREET EAST MAITLAND 2323 with a Buffer of 200 meters, conducted by Julie Garratley on 18 May 2024.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *