

STATEMENT OF ENVIRONMENTAL EFFECTS

NEW FOOTBALL CLUB GYM SHED

ST. MARY'S RUGBY LEAGUE CLUB



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1.0 INTRODUCTION

- 1.1 This Statement of Environmental Effects has been prepared by Curtin Architects on behalf of the St. Mary's Rugby League Club ('the Club') to accompany a Development Application submission to Penrith City Council related to the proposed gym Shed adjacent to the Club's grandstand and main football field.
- 1.2 The Club is building the shed to provide a space for the football club players to undertake gym work without being impacted by weather conditions.
- 1.3 A more detailed account of the proposed refurbishment work is provided in Section 3 of this report, followed by a description of the development impact in Section 4. By way of summarising the key environmental effects of the development we note the following design elements.
- * Public areas of the existing Club and grandstand remain unchanged.
 - * Access to and from the carpark areas to the Club entry remains unchanged.
 - * The existing carpark will remain unmodified in terms of parking supply, and will continue to provide ample parking capacity for the Club on completion of the works.
- 1.4 This Statement has been prepared based on the description of works and the architectural site plan prepared by Curtin Architects:

DA-100.1 - New Gym Shed: Site Plan

Other plans included from Taberco Engineering and Wide Span Sheds are provided by the Club.

2.0 SITE DESCRIPTION

2.1 Site Location and Context

The Club is situated on the corner of Forrester and Boronia Roads, St. Mary's, within the Penrith City Council local government area.

The property is Lot 11, DP 1192443.

The Locality Plan on drawing DA-100.1 shows the development in context of the site area, existing Club premises, and adjacent neighbouring residential lots.

2.1 Existing Club Premises

The site comprises the following distinct parts:

The main Club trading premises with patron amenities including Foyer, Bistro, Restaurant, Lounge areas, Function Rooms, TAB lounge, Gaming Areas, Bars, Kitchens and Servery areas, administration and services facilities, with an adjoining children's play centre to the north;

A football field and grandstand to the north, with a training field currently being relocated to the east of the main football field;

A large on-grade carpark covers the site from the south east corner, around the south side, to the west of the main Club premises.

3.0 THE PROPOSED DEVELOPMENT

3.1 General Description

The Club is building the shed to provide a space for the football club players to undertake gym work without being impacted by weather conditions.

A new metal clad, steel-framed shed is to be located to the north of the grandstand, adjacent the existing water tank, with a concrete floor.

The shed is a Class 10a building under the BCA classifications.

4.0 DEVELOPMENT IMPACT

This section of the Statement of Environmental Effects address the development factors that impact on statutory standards and controls as well as those affecting the neighbouring environment.

4.1 Access and Traffic

The car park circulation and numbers will remain unchanged by the works. None of the works will impact the current driveway access to the Club car parking or Go Bananas, as shown on drg. DA-100.1.

4.2 Streetscape and Design

The elevational treatments applied are in keeping with the scale of the proposals. The gym shed is an assembled structure of a nominated Colorbond finish. The areas are not a direct street frontage, being set back approximately 150 metres from the western street boundary.

The shed is situated behind the existing warehouse building, and as such is not visible from Forresters Road.

4.3 Services

No mechanical services are required.

Electrical services for lighting and general power will be provided.

Rainwater discharge from the roofing will be directed into the current site stormwater system.

4.4 Privacy, Views, Overshadowing

None of the works will impact on the privacy or views from neighbouring residences. No shadows from the works fall outside Club land.

4.5 Social and Economic Effects

The gym shed will allow the players to congregate in a single, weatherproof, secure area.

4.6 Flora and Fauna

No impact on flora and fauna is expected as part of these works given their proximity to the current grandstand. The existing dam is north of the new shed, and is not impacted by the location of the shed.

4.7 Planning Policies and Controls

In accordance with Section 79C (1) A (i) of the EP & A Act, 1979 Council, in determining a development application, must take into consideration provisions of any Environmental Planning Instruments. The Penrith City Local Environmental Plan 2010 is the relevant local environmental planning instrument which applies to the subject site. The proposed development is suitable for the site, permissible with consent, and satisfies the relevant objectives and development standards which apply.

4.8 Acoustic Impact

The location of the works on the site will provide no increased acoustic impact to neighbouring residences.

4.9 External Finishes

The shed will be constructed with Colorbond metal wall and roof sheet.

4.10 BCA Compliance

It is anticipated that when occupied, the roller shutters will be open, providing egress to open space for any occupants within. Two egress doors will be provided so that the roller doors are able to be closed during inclement weather and maintain compliance.

4.11 ESD Considerations

As part of the Club's commitment to sustainable design and reduction in energy consumption it is continuing to modernise its infrastructure and energy usage according to life-cycle demands and opportunities.

5.0 CONCLUSION

St. Mary's Rugby League Club has a strong affiliation with the general community through the involvement, support and sponsorship of local sporting, social and community clubs.

The proposed development will continue to improve the Club facilities available to its membership without causing adverse impact on the surrounding neighbourhood. The proposal is consistent with the relevant requirements of local and state planning regulations.

Accordingly, the proposed works are considered to be acceptable alterations and to the existing premises.