

# STATEMENT OF ENVIRONMENTAL EFFECTS

## TRAINING FIELD – NEW/ADDITIONAL LIGHTING

### ST. MARY'S RUGBY LEAGUE CLUB



January 2018

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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 two (2) new lighting towers to be added to the Club's training field, adjacent the main football field.
- 1.2 The Club is installing the light towers to provide sufficient light coverage to the existing training field.
- 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, grandstand and properties remains 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-01 - Training Field New Lighting: Site Plan

## 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-01 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 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 installing the light towers to provide sufficient light coverage to the existing training field.

## 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-01.

### 4.2 **Streetscape and Design**

The lighting towers are situated on the eastern side of the training field, and as such, will only have minimal visual impact from Forresters Road or Boronia Road. The lighting towers are set back approximately 200 metres from the southern boundary and 300m from the western boundary.

### 4.3 **Services**

No mechanical services are required.

Electrical services for lighting and general power will be provided.

### 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 lighting towers will allow additional night use of the training field by the sporting teams at the Club.

### 4.6 **Flora and Fauna**

No impact on flora and fauna is expected as part of these works given their proximity to the current training field.

### 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 lighting towers will be constructed to match the existing towers.

#### 4.10 **BCA Compliance**

The lighting towers do not provide any BCA non-compliance from their installation.

#### 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 additions to the existing premises.