STATEMENT OF ENVIRONMENTAL EFFECTS

Submitted to: Strathfield Municipal Council

Client: Strathfield Golf Club

September 2015
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1. INTRODUCTION

This report constitutes a Statement of Environmental Effects (SEE) and accompanies a development application to Strathfield Municipal Council seeking consent for the construction of a new golf clubhouse and associated facilities on land at Weeroona Road, Strathfield. The proposed Clubhouse is to be located on land at Lot 570 DP 1108458 which is currently utilised for the existing Golf Course. The proposal also incorporates demolition, tree removal, landscaping, car parking and associated works.

The proposed new Clubhouse is required following the recent sale of the Club’s existing site to the south east across Centenary Drive. In conjunction with the construction of a new Clubhouse on the proposed site, it is proposed that the existing golf course will be redesigned (subject to a separate application).

The purpose of this report is to:

- describe the components of the proposal;
- discuss the potential environmental effects of the proposal;
- draw conclusions as to the significance of any impacts; and
- make a recommendation to Strathfield Municipal Council as to whether the development application should be approved.

The development proposal has been assessed based on the characteristics of the site and locality, Strathfield Local Environmental Plan 2012, Strathfield Development Control Plan 2005, other relevant local planning controls, and the requirements of section 79C of the Environmental Planning and Assessment Act, 1979 (EP&A Act).

The value of the proposed works is approximately $18.9 million. Council is therefore the consent authority for the proposed works as the application has a value less than $20M.

This Statement of Environmental Effects has been prepared by MG Planning Pty Limited on behalf of the applicant, Strathfield Golf Course Pty Ltd. It should be read in conjunction with the following relevant accompanying material:

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2. PROJECT BACKGROUND

Strathfield Golf Club was formed in 1931 and incorporated in 1934. Since that time it has undergone a number of changes including the acquisition of land to accommodate the current 18 hole course, the erection of the existing Clubhouse on land off Centenary Drive, course upgrades and infrastructure development.

In 2012 Strathfield Municipal Council rezoned part of the Strathfield Golf Course site B4 Mixed Use (existing clubhouse site) and R3 Medium Density Residential (practice fairway). The subject land has subsequently been sold by the Club for residential development with the funds generated from the sale to be directed towards the construction of a new Clubhouse at the western end of the site off Weeroona Road (subject of the current application). The funds generated will also be used to redesign and upgrade the existing 18 hole golf course with these works to be the subject of a separate development application. With the development of a new clubhouse and upgraded and redesigned golf course, it is the Club’s intention that the Club will become one of Sydney’s premier golfing venues.

The sale of the existing clubhouse and practice fairway land is due to settle on 17 April 2017 and 23 December 2015 respectively. Accordingly the subject application seeks approval to construct a new Clubhouse and associated facilities at the western edge of the course with access of Weeroona Road. It is intended that the new clubhouse be constructed in time to allow the club facilities to be moved into the new venue prior to the April 2017 settlement date.
3. SITE DESCRIPTION

3.1 Site Location and Description

The proposed golf clubhouse site is located off Weeroona Road, Strathfield and is adjacent to the Rookwood Cemetery to the north. An electricity substation is located to the north east and major transmission easement runs immediately adjacent to the site’s northern boundary. Further to the north is an SES Emergency Centre and the Australia Post Strathfield Bulk Distribution Centre.

The proposed Clubhouse site currently accommodates a fairway and is adjoined immediately to the east and south by the existing Strathfield Golf Course fairways and greens. Centenary Drive is located further to the east and industrial development further to the south. The Cooks River meanders through the golf course to the south of the proposed development site. To the west the site is adjoined by an existing vegetated corridor which acts as a buffer between the golf course and the Rookwood Cemetery. Across the golf course further to the south is the Chullora rail yards and sidings.

The site is well connected to the regional road network being accessed off Centenary Drive on Barker Street to Weeroona Road. It is located approximately 20 km to the west of the Sydney CBD and 6km from the Strathfield Town Centre to the east.

The existing golf course allotment is legally known as Lot 570 DP 1108458. The proposed new clubhouse is to be constructed at the north western edge of the allotment adjacent to Weeroona Road and is therefore known as part Lot 570 DP 1108458. In addition to the new clubhouse site, it is also proposed to undertake development in the form of roadworks on Lot 1 DP 1184042 which comprises the Weeroona Road road reserve although this work is not included in the subject development application and is therefore shown on the attached plans as “indicative only”. Works on the road will be the subject of a future application under the Roads Act 1993. Weeroona Road is currently a formed (paved) roadway only to the boundary with the substation to the north with the road adjacent to the development site being unsealed.

In respect of Weeroona Road (Lot 1 DP 1184042) Council and the Club entered into a deed of agreement in April 1998 giving the Club rights / obligations to construct and maintain the road to provide access to the Greenkeepers / maintenance shed. A copy of the deed is provided at Appendix 1. It is proposed that the Deed be amended to confer the same rights and obligations to the Club in respect of the remainder of Weeroona Road to the west of the maintenance shed access. This will allow roadworks as outlined above.

The proposed development site currently accommodates the existing greenkeepers shed, fairway, vacant land and landscaping. A survey plan of the site is provided at Appendix 2.
The Strathfield Golf Club site has an area of 34.1ha (341,000m²). The proposed development site has a footprint area of approximately 9,710 m² as shown on the demolition plan at Appendix 3.

*Figure 1: Site Location (Source: Nearmap, September 2015)*

*Figure 2: Aerial photograph (Source: Nearmap, September 2015)*

[Note: Proposed Clubhouse location shown with black star, existing clubhouse location shown with red star]

Photos of the site and surrounds are provided below.
Strathfield Golf Club, Weeroona Road, Strathfield |  Statement of Environmental Effects |  September 2015

**SITE DESCRIPTION**

Photo 7: Weeroona Road looking west

Photo 8: Transmission line easement to north

Photo 9: Weeroona Road site entry

Photo 10: Weeroona Road looking north from site entry

Photo 11: Intersection of Barker Road and Weeroona Road looking south

Photo 12: Entry to Rookwood to the north
3.2 Site Ownership

Lot 570 DP 1108458 is owned by Strathfield Golf Club Pty Ltd. Owner’s consent to lodgement of this development application is provided on the DA Form.
3. PROJECT DESCRIPTION

3.1 Project Overview

The subject development application seeks consent for the construction of a new golf clubhouse and associated facilities on land which is currently utilised for the existing golf course. The proposal also incorporates tree removal, landscaping, car parking and associated works.

More specifically the DA seeks approval for following:

- Ground floor comprising reception, sports lounge, dining areas, outdoor dining areas, function rooms, gaming area, board room, amenities, kitchen area, admin and back of house areas
- Basement Level 1 – car park, green keepers shed, foyer area, gym, pro-shop, amenities, loading dock, kitchen pre-areas, buggy and cart store, amenities
- Basement Level 2 – car park
- At grade car park to the west of the Clubhouse with access off Weeroona Road
- Separate gazebo facility,
- Demolition of the existing groundkeepers shed, and
- Landscaping works

The proposed hours of operation for the Club are 6.00am – 12.00am 7 days per week with all bars, functions to close by 11.30pm to allow patrons time to exit the venue by close at 12.00am.

Architectural drawings which illustrate the proposed development (prepared by Altis Architecture) are provided at Appendix 3.

3.2 Design Statement

The proposed development has been designed by Altis Architecture who has provided the following design philosophy statement:

*The design proposal for the new Clubhouse is based on logical, functional planning of the various Club spaces within an organic, sculptural form. Views over the golf course from within the building have been maximised and consideration of the building as seen from the golf course and approach road have been given the highest importance.*

*The Ground floor accommodates all the social activities of the Club within three ‘pavilions’, each having panoramic views over the golf course. The curved forms of these pavilions are connected by interstitial public areas which have framed vistas over particular parts of the course. The combination of ‘positive’ spaces within the pavilions and ‘negative’ spaces between them creates a dynamic architectural form and backdrop for an exciting interior design.*
A ‘mini-pavilion’ outside the functions area creates a gazebo for wedding photos and the like. It could also be the setting for a small musical ensemble at an outdoor function.

The Lower Ground Floor houses the sporting aspects of the Club, together with centralised catering facilities, loading dock and car parking. This level also includes the Greenkeeper’s Shed and associated staff facilities.

The Basement provides car parking in an efficient, rational shape.

Landscapeed treatment on top of the southern portion of the Basement is proposed to conceal its’ large footprint and harmoniously blend the new Clubhouse into the surrounding golf course. Design changes to the golf course will be the subject of a separate Development Application.

The sculptural form of the proposed plan is further reinforced in the elevational treatment by means of a combination of parapet walls that gently rise in height and asymmetrical pitched metal deck roofs. The palette of proposed external finishes is limited to a few materials: primarily being rendered and painted walls with a screen of vertical battens that extend above the parapet line and soften the roofline. ‘Earthy’ and ‘timber’ colour selections have been chosen in sympathy with the building’s parklike location. Glazing to the facades overlooking the golf course is provided in wide panels to maximise appreciation of the views. Sandstone-clad plinth walls at the main street entrance reinforce the connection of the building within its natural setting.

The entire building design is one that we are proud to be associated with.

“Just like the golf course, with its’ sculptured landscape, greens, tees and bunkers, the building is sculptured in the same way”.

The design is further illustrated in the architectural plans and full architectural design statement prepared by Altis Architecture at Appendix 3.

### 3.3 Project Statistics

Key numerical information relating to the proposed development is included at Table 1 below.
<table>
<thead>
<tr>
<th>Component</th>
<th>Proposal</th>
<th>Required</th>
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<tbody>
<tr>
<td>Site area</td>
<td>341,000m²</td>
<td>n/a</td>
</tr>
<tr>
<td>GFA</td>
<td>5,127 m²</td>
<td>n/a</td>
</tr>
<tr>
<td>FSR</td>
<td>0.015:1</td>
<td>n/a</td>
</tr>
<tr>
<td>Maximum height</td>
<td>RL 36.0</td>
<td>n/a</td>
</tr>
<tr>
<td>Storeys</td>
<td>2 storeys plus basement</td>
<td></td>
</tr>
<tr>
<td>Metres</td>
<td>Approx. 13.0m above finished ground level</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(13.5m above natural ground level)</td>
<td></td>
</tr>
<tr>
<td>Car parking spaces</td>
<td>315 (8 accessible)</td>
<td>2</td>
</tr>
<tr>
<td>Guests</td>
<td>16</td>
<td></td>
</tr>
<tr>
<td>Staff</td>
<td>331</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Motorcycle parking</td>
<td>6</td>
<td>n/a</td>
</tr>
<tr>
<td>Bicycle Parking</td>
<td>12</td>
<td>n/a</td>
</tr>
<tr>
<td>Loading</td>
<td>2 truck bays for up to 12.5m HRV</td>
<td></td>
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</tbody>
</table>

3.4 Uses and management

The proposal provides for a range of uses within the clubhouse as detailed in Table 2 below:

<table>
<thead>
<tr>
<th>Use</th>
<th>GFA (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Club / function / bar / dining / café</td>
<td>1,660</td>
</tr>
<tr>
<td>Lobby / reception</td>
<td>480</td>
</tr>
<tr>
<td>Kitchen / BoH areas</td>
<td>704</td>
</tr>
<tr>
<td>Business Centre</td>
<td>143</td>
</tr>
<tr>
<td>Admin</td>
<td>144</td>
</tr>
<tr>
<td>Amenities</td>
<td>568</td>
</tr>
<tr>
<td>Pro-shop / teaching / gym</td>
<td>623</td>
</tr>
<tr>
<td>Greenkeeper’s shed / office etc.</td>
<td>805</td>
</tr>
<tr>
<td>Total</td>
<td>5,127</td>
</tr>
</tbody>
</table>

It is proposed that the club will operate in accordance with the operational management plan at Appendix 4.

3.5 Landscaping and Open Space

Extensive landscaping is proposed with the building to be nestled within a dominant landscape setting. The proposed landscape approach is outlined in the landscape report and plans prepared by Site Image Landscape Architects at Appendix 5. The design has been centred on a key landscape design principles as follows:

- To provide a suitable high quality landscape setting for the building from street address and interface, to landscape terraces and embankment treatments to interface and integrate successfully with the golf course.
• To provide linking outdoor spaces and pathways that visually and physically connect the building to the surrounding landscape and streetscape;
• To provide for the needs of the broad spectrum of users, including those with limited mobility, sensory and other impairments;
• To consider the streetscape, open space and built form in respond to the locality and site, and define movement corridors for cars and pedestrians.
• Identification and analysis of existing and proposed services, vehicular access requirements, easements, and interface responsibilities;
• To achieve a feeling of security and safety across the site and adjacent external areas through consideration of CPTED principles from planning through to detailed design.
• To consider the opportunities, and incorporate the design principles and initiatives for Water Sensitive Urban Design (WSUD), and water quality management within the development;
• To embody principles of Environmentally Sustainable Development in the proposals, which includes a broad spectrum of considerations including ecology and biodiversity;
• reducing embodied and on-going energy consumption; water sensitive design; to creating spaces that are beneficial to the health and well-being of users of the site;
• To respect and suitably express the ecology and existing vegetation of the site, including habitats and wildlife corridors, with consideration of the broader landscape and golf setting and the ability to offset impacts in this extensive landscape setting;
• To implement design principles for low water use plant material and associated guidelines in accordance with BASIX requirements to reduce reliance on irrigation and utilize roof water collection if suitable for irrigation;
• To achieve water detention and retention, and to provide for overland water flow in peak flow events. To achieve the core functional requirements of the various proposed users of the development and surrounding areas;
• To provide suitable integration and acceptable impact on adjacent areas including providing suitable landscape setback and screening, and integration with adjoining lands;
• To provide practical amenity and safety for all outdoor spaces through suitable design and detailing of a hierarchy of lighting, signage, access routes, amenities, parking and the like that together contribute to the good functioning and safe environment
• To integrate with not only the existing landscape, but also future landscape adjustments to the golf course areas, that are independent of these proposals and are to be the subject of a separate application to Council.

The design aims to create a premium streetscape and landscape setting, presentation and arrival experience for the public, visitors, members and guests, and associated management and course maintenance staff. It provides clear sightlines and legibility for different users of the entry area, including member and visitor access to the underground carpark, maintenance and supplies deliveries to the service access and underground grounds maintenance facilities.

Treatment of the road verge is to provide a durable, sustainable edge to the road, and suitable traffic signage. Screen planting is proposed to services elements to integrate these with the landscape and architecture.
The broad terrace and open lawn extending from the function rooms area is a key functional outdoor space for the clubhouse, providing a highly flexible space for a range of different activities, events and functions. A gazebo structure faces back towards the clubhouse building defining the outer edge of the function lawn, providing increased amenity with range of facilities to allow for entertainment and servicing of outdoor functions. The long curves of mass-planted gardens provide low level planting that defines the edge of the function lawns, and provides feature landscape to the embankment that slopes down to the adjoining golf course areas. The massed groundcovers and low shrubs have been selected to provide stabilisation of slopes, but also for ornamental and low maintenance qualities to this important ‘landscape pediment’ to the building.

The dining and sports lounge terraces are a continuation of the terraces and lawn from the function rooms, and provide a series of outlook spaces that will provide elevated views across the golf course. The level change in this area is addressed through landscaped embankments and landscape walls that seamlessly integrate with the architecture, linking into the walls that continue to the pro shop area to the lower terrace. The paved terrace to the lower level pro shop forecourt is to be a durable unit paver consistent with upper level paving. The Golf cart pathway pavement is to have a durable rubberised surface treatment, visually integrating with the adjoining golf course landscape finishes and lawns.

3.6 Traffic, access and servicing

As noted above vehicular access to the new Clubhouse facility will be via Weeroona Road which is proposed to be reconstructed in conjunction with the construction of the proposed clubhouse. The proposed roadworks are illustrated on the civil plans at Appendix 6 for information only and do not form part of the subject application. Rather an application under the Roads Act 1993 will be made separately in respect of works within the roadway. The illustrative plans however indicate that adequate access to the facility can readily be provided.

Separate access is proposed to the club house for car parking and service vehicles with the car parking to be accessed from a dedicated ramp to the west of the porte-cochere / drop off area. A secondary entry to the west is provided to the at grade car parking area with the service / greenkeepers shed entry ramp at the western edge of the development site. Loading is proposed on the lower ground level within two dedicated loading bays.

Car parking is proposed for 320 cars (including 8 accessible spaces) within the two basement levels and 11 cars at grade adjacent to the building entry, that is total of 331 car parking paces. The car park and loading area has been designed in accordance relevant standards.

3.7 Materials and Finishes

The proposed materials and finishes will comprise sandstone, cement, render and painted finish, clear glazing and a proprietary aluminium batten screen as illustrated on the Architectural Plans at Appendix 3.
3.8 Site preparation works

Tree removal and excavation works are required to establish a building platform for the proposed new clubhouse. The site plan included within the architectural plans provided at Appendix 3 indicates demolition of the existing caretakers shed and in addition proposed tree removal is shown on the landscape plans at Appendix 5.

Excavation within the site will be required to establish basement levels and ramped basement access. The lowest basement level (Basement Level 2) will have a floor level of RL20.45 AHD, which will require cut in the order of approximately 0 – 5.5 metres below existing ground level within the subject site. Excavated material will be reused on site in the proposed redesign of the golf course. Stockpiling areas are shown on the site analysis plan at Appendix 3.

All existing trees within the subject site will be removed as illustrated in the Demolition Plans provided Appendix 5. Replacement planting will be provided as part of the site landscaping works described in further detail at Section 4.4.3 below.

3.9 BCA Compliance

The proposed building has been designed to ensure that compliance with the relevant provisions of the Building Code of Australia is readily achievable as outlined in the BCA Compliance report at Appendix 7. The report notes that where a non-compliance is identified compliance is achievable through a fire engineered alternate solution.

3.10 Civil works

The proposed works include civil and infrastructure works as illustrated on the civil works plan prepared by Taylor Thomson Whitting and provided at Appendix 6. As noted above excavation to form the basement will be to a depth of approximately 0 - 5.5m. The excavation will result in an excess of cut of in the order of 32,00m³. This fill will be reused within the Golf Course site and will be stockpiled pending redesign of the course. The proposed stockpiling including location and management are shown on the site analysis plan at Appendix 3. Further stockpiling of the fill will be addressed in the Construction Environmental Management Plan to be prepared prior to the commencement of works on site. Stormwater works are as illustrated on the plans at Appendix 18 prepared by Harris Page and Associates.

3.11 Waste Management

A waste management plan has been prepared for the proposal including demolition, construction and operational waste (refer Appendix 8). In summary it is proposed that:

- all excavated fill will be reused on site
- waste will be minimised, sorted and recycled where appropriate, and
- waste collection will be via a commercial contract as per existing.
4. ENVIRONMENTAL ASSESSMENT

This section provides an assessment of the planning issues associated with the proposed development in accordance with relevant legislation and section 79C(1) of the EP&A Act.

4.1 Commonwealth Legislation

The Commonwealth Environment Protection and Biodiversity Conservation Act 1999 applies to the subject site. This Act requires approval from the Federal Minister for the Environment to carry out a 'controlled action' where it is likely to have a significant impact on a 'matter of national environmental significance'. Matters of National Environmental Significance include among other matters world heritage properties, national heritage properties, listed threatened species, ecological communities and migratory species.

The proposed development has the potential to impact on two threatened species listed under the EPBC Act: Litoria aurea (Green and Golden Bell Frog) and Pteropus poliocephalus (Grey-headed Flying-fox) that have the potential to occur on the subject land. Accordingly an impact assessment has been prepared by EcoLogical Australia Pty Ltd (refer Appendix 9). In respect of these two species the assessment concludes that:

... it is unlikely that the proposal would have a significant impact on any matter of NES for the following reasons:

- Area to be impacted is very small
- No known maternity camps will be impacted
- Large amounts of similar habitat is available within the golf course lands
- The habitat is likely to be used in a transitory nature as no key breeding habitat is likely to be present within the study area

The assessment therefore concludes that, the preparation of a referral under the EPBC Act is not recommended. Further details in respect of flora and fauna are provided at section 4.4.4 below.

4.2 NSW Legislation

4.2.1 Threatened Species Conservation Act 1995

The Threatened Species Conservation Act 1995 applies to the proposed development as the proposal has the potential to impact on threatened species. In this regard a flora and fauna assessment has been prepared by EcoLogical Australia and is provided at Appendix 9. The report notes that the proposal has the potential to impact on the following species:

Amphibians
- Litoria aurea (Green and Golden Bell Frog)

Bats
- Falsistrellus tasmaniensis (Eastern False Pipistrelle)
- Miniopterus schreibersii oceanensis (Eastern Bentwing-bat)
- Mormopterus norfolkensis (Eastern Freetail-bat)
- Myotis macropus (Southern Myotis)
- Pteropus poliocephalus (Grey-headed Flying-fox)

Assessments of significance (7 Part tests) were undertaken in respect of these species to determine whether a species impact statement was required under Part 5A of the EP&A Act. The assessments (included as appendices to the report) conclude that is unlikely that the proposal would significantly impact threatened fauna for the following reasons:

- Area to be impacted is very small
- No critical habitat will be impacted for these species
- Large amounts of similar habitat is available within the golf course lands
- The habitat is likely to be used in a transitory nature as no key breeding habitat is likely to be present within the study area

Accordingly it has been concluded that there is not likely to be a significant effect on any threatened species as a result of the proposed development and therefore a Species Impact Statement (SIS) is not required. Further discussion in relation to flora and fauna impacts is provided at section 4.4.4 below and in the full report at Appendix 9.

4.2.1 Environmental Planning and Assessment Act 1979

The following objects of the EP&A Act are relevant to the proposal:

(a) to encourage:
   (i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment;
   (ii) the promotion and co-ordination of the orderly and economic use and development of land;
   (iv) the provision of land for public purposes;
   (v) the provision and co-ordination of community services and facilities; and
   (vii) ecologically sustainable development.

The proposed new clubhouse is consistent with the relevant objects of the EP&A Act as the development:

- will provide for the proper management of natural areas, provide land that is highly accessible and suitable for the proposed recreation use and which will in turn promote the social and economic welfare of the community
- will result in the promotion and co-ordination of the orderly and economic use and development of the land
- will provide recreational land to cater to the needs of the future community, and
• will provide for an ecologically sustainable development that makes best use of existing resources and facilities in a highly accessible location and which will incorporate ESD principles in the design, construction and ongoing operation of the development.

4.2.2 Integrated development

The subject development application is not “integrated development” as provided for under Section 91 of the EP&A Act, as no approvals are required under any other Acts. Specifically in respect of the requirements of the Water Management Act 2000 it is noted that a controlled activity approval is not required as the proposed works are greater than 40m from the Cooks River.

4.3 Environmental Planning Instruments

4.3.1 State Environmental Planning Policies

State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) provides a State wide planning approach to the remediation of contaminated land by considering whether the land is contaminated and, if it is contaminated, whether it can be made suitable for the proposed purpose.

The subject land is not considered to be contaminated as provided for under SEPP 55 as the field observations and soil sampling undertaken as part of the Geotechnical Report (refer Appendix 10) indicate that:

• No visible signs contamination was observed during sampling although bricks were noted in BH6 which can be an indicator of potential asbestos;
• The concentrations of BTEX, TRH, PAH, PCB, OCP, and phenols were within the threshold criteria for General Solid Waste;
• The concentrations of heavy metals were within the General Solid Waste guidelines (with TCLP); and
• No asbestos was detected in the soil samples.

Rather the assessment classifies areas of fill within the site as General Solid Waste (non-putrescible) and natural soils can be described as Virgin Excavated Natural Material (VENM). It goes on to recommend “additional ex situ confirmation of this classification be conducted upon excavation of the material”.

In addition to the findings of the Geotechnical report, it is noted that the subject land has been owned by Strathfield Golf Club since 1934 (some 81 years) and that upon transfer of the land into the Club’s ownership it was vacant unimproved bushland with no indications of any past use. The Club has confirmed that since coming into its ownership no contaminating activities have occurred on the site. Further details of land ownership and use are provided in the Operational Management Plan at Appendix 4.

It is therefore considered highly unlikely that the subject land is contaminated and therefore that the preparation of a contamination assessment is unnecessary in the circumstances.
Notwithstanding this conclusion it is proposed that an ‘unexpected finds protocol’ be included in the Construction Environmental Management Plan to be prepared prior to the commencement of works on site.

It is therefore considered that the requirements of SEPP 55 are satisfied and that the subject land is suitable for the proposed clubhouse use.

**Strathfield Local Environmental Plan 2012**

The subject land is zoned RE2 Private Recreation under Strathfield Local Environmental Plan 2012 (SLEP 2012). Recreational facilities (outdoor) and registered clubs are permissible in the RE2 zone with consent and are defined as follows:

*Recreation facility (outdoor)* means a building or place means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).

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

In the Pre-DA meeting Council raised the issue of characterisation of the proposed development and in particular noted that function centres are prohibited in the RE2 zone. It is noted that a function centre is separately defined in the LEP as follows:

*Function Centre* means a building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres, but does not include an entertainment facility.

It is considered that the proposed function use within the Golf Clubhouse is ancillary to the main use of the premises as a Golf Clubhouse. The function component is not a separate building or use and is not proposed to be separately operated. The design of the building illustrates that the function use is integrated and forms part of the overall development rather than a separate use. More specifically this is illustrated by:

- The shared ‘back of house’ area and kitchen on the lower ground level which services both the clubhouse dining room and function areas
- Shared entrance, foyer and sign in area and access from the basement car parking level, and
- Shared loading dock and waste room.

It is therefore clear that although the function component of the development is located in the western most wing / pavilion of the building, it is inextricably linked to the remainder of the club and could not (and indeed will not) functionally operate as a separate use.
As noted by Council the then Department of Planning and Infrastructure has issued a planning circular (PS13-001) dated 21 February 2013 entitled “How to characterise development”. The Circular provides advice on ‘ancillary’ uses and specifically provides that:

An ancillary use is a use that is subordinate or subservient to the dominant purpose. The concept is important when a development involves multiple components on the same land.

To put it simply:

- if a component serves the dominant purpose, it is ancillary to that dominant purpose;
- if a component serves its own purpose, it is not a component of the dominant purpose but an independent use on the same land. It is a dominant use in its own right. In such circumstances, the development could be described as a mixed use development.

To determine whether a use is ancillary or independent the Circular suggests a number of tests as outlined in Table 3 below:

**Table 3: Considerations for characterisation of development**

<table>
<thead>
<tr>
<th>Consideration</th>
<th>Comment</th>
<th>Characterisation - Ancillary or Independent?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the component going to serve the dominant purpose of the development or is it independent?</td>
<td>The proposed function use will serve the dominant golf club use. All guests attending the Club will enter through the main foyer and will be subject to Club entry membership or visitor requirements. Further the function areas will be serviced from the Club kitchen.</td>
<td>Ancillary</td>
</tr>
<tr>
<td>What is the amount of land to be used for a certain component, relative to the amount of land proposed to be used for other purposes? If the amount of land is relatively small, it is more likely to be ancillary.</td>
<td>The function wing of the new clubhouse building accommodates approximately 1/3 of the ground floor footprint of the new building footprint however this area is a miniscule percentage of the overall Golf Club use which incorporates not only the clubhouse but also the golf course itself (which is located on the same allotment)</td>
<td>Ancillary</td>
</tr>
<tr>
<td>Evidence of a purpose that is inconsistent with the dominant purpose is likely to undermine a claim that a component is ancillary.</td>
<td>The proposed function component is not inconsistent with the dominant golf clubhouse / golf course use</td>
<td>Ancillary</td>
</tr>
<tr>
<td>If the component is temporary, it is more likely to be ancillary; if it is regular (that is, will constitute an ongoing use for a long period of time), it is likely to be an independent use.</td>
<td>The proposed function component is not temporary however it is subservient to the dominant use and is consistent with the Club’s existing operations.</td>
<td>Ancillary</td>
</tr>
<tr>
<td>If the component goes beyond what is reasonably required in the circumstances for the development to implement the dominant</td>
<td>The proposed function component is consistent with the Club’s existing operations and generally with the operation of golf and other types of</td>
<td>Ancillary</td>
</tr>
<tr>
<td>Consideration</td>
<td>Comment</td>
<td>Characterisation – Ancillary or Independent?</td>
</tr>
<tr>
<td>------------------------------------------------------------------------------</td>
<td>-------------------------------------------------------------------------</td>
<td>---------------------------------------------</td>
</tr>
<tr>
<td>purpose, it is likely to be an independent use (regardless of whether it has ancillary qualities).</td>
<td>clubs.</td>
<td></td>
</tr>
<tr>
<td>Related components of a development are likely to have an ancillary relationship, although this is not necessarily determinative of such a relationship.</td>
<td>The proposed function component is entirely consistent with the Club’s existing operations and more broadly with the operation of golf and other types of clubs throughout NSW.</td>
<td>Ancillary</td>
</tr>
<tr>
<td>Physical proximity of the component to the rest of the development is likely to be evidence of an ancillary relationship, although again not necessarily determinative.</td>
<td>The function use is co-located with the remainder of the golf clubhouse and as outlined above is inextricably linked in terms of form and function.</td>
<td>Ancillary</td>
</tr>
</tbody>
</table>

As demonstrated above, the proposed function use is clearly ancillary to the dominant use of the proposed new building as a golf clubhouse. Functions are a common element of a registered club use and indeed the existing Strathfield Golf Club currently incorporates a number of function rooms. Accordingly it is considered that the proposed clubhouse incorporating the ancillary function use is permissible in the zone.

In addition to the above, to be certain of permissibility, Strathfield Golf Club has obtained legal advice from Hardings Lawyers. The legal advice is provided at Appendix 11 and confirms that “there is no impediment to Council approving the development by reasons of the incorporation of the function / entertainment area as proposed in the plans”.

To be permissible development must also be consistent with the objectives of the zone. The objectives of the RE2 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 development is consistent with these objectives.
No maximum height (clause 4.3) or FSR (clause 4.4) applies to the subject land. Further the land does not contain any heritage items nor is it within a heritage conservation area (clause 5.10). The site is however located within close proximity of Rookwood Cemetery which is a heritage item listed on the State Heritage Register and under Auburn Local Environmental Plan 2010 (item A00718). The impact of the proposed development on the heritage significance of the Cemetery is addressed in section 4.2.6 below.

The subject application seeks consent for the removal of trees on site as detailed on the landscape plan at Appendix 5. Clause 5.9 Preservation of Trees or Vegetation requires development consent for the removal of trees and vegetation as defined. As outlined at section 3.5 above, replacement planting is proposed as illustrated on the landscape plans at Appendix 5.

Clause 6.1 Acid Sulfate Soils provides that consent is required for certain works including works on Class 5 land within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land. The proposed works are not within 500m of Class 1, 2, 3 or 4 land therefore this provision does not apply.

Clause 6.2 Earthworks requires development consent for earthworks and requires that the consent authority consider the following matters before granting consent for earthworks:

(a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,
(b) the effect of the development on the likely future use or redevelopment of the land,
(c) the quality of the fill or the soil to be excavated, or both,
(d) the effect of the development on the existing and likely amenity of adjoining properties,
(e) the source of any fill material and the destination of any excavated material,
(f) the likelihood of disturbing relics,
(g) the proximity to, and potential for adverse impacts on, any waterway, drinking water
    catchment or environmentally sensitive area,
(h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the
    development.

Earthworks are proposed as part of the proposed development as illustrated on civil works
plans at Appendix 6. The proposed earthworks will be undertaken in accordance with
Council’s requirements and all fill will be reused on site.

Further Clause 6.3 Flood Planning applies to land below the flood planning level (1:100 ARI
plus 0.5m freeboard). It requires that the consent authority must not grant consent to
development within the flood planning level unless it is satisfied that the development:

(a) is compatible with the flood hazard of the land, and
(b) is not likely to significantly adversely affect flood behaviour resulting in detrimental
    increases in the potential flood affectation of other development or properties, and
(c) incorporates appropriate measures to manage risk to life from flood, and
(d) is not likely to significantly adversely affect the environment or cause avoidable
    erosion, siltation, destruction of riparian vegetation or a reduction in the stability of
    river banks or watercourses, and
(e) is not likely to result in unsustainable social and economic costs to the community as a
    consequence of flooding.

The proposed development is located partly within land affected by the 1:100 ARI and
accordingly a flood study has been prepared (refer Appendix 12). This matter is addressed in
detail in section 4.4.10 below. In summary the proposed development will not result in any
adverse impact in terms of flood and is consistent with the requirements of clause 6.3.

Clause 6.4 Essential Services provides that prior to granting development consent the consent
authority must be satisfied that essential services (water, electricity, sewage, waste,
stormwater and access) are available to the site or adequate arrangements have been made
to make them available. The subject site has access to all essential services.

Clause 6.6 Signage also applies to the proposed development. This provision requires that
prior to granting consent the consent authority must be satisfied that the proposed signage:

(a) is compatible with the desired amenity and visual character of the area, and
(b) provides effective communication in suitable locations, and
(c) is of a high quality design and finish.

No advertising signage is proposed as part of the proposed development however one
business identification sign is proposed on the building as illustrated on the Architectural Plans
at Appendix 3 fronting Weeroona Road. The proposed sign is consistent with the visual
character of the building and is of a high quality design and finish. Accordingly it is considered
appropriate as part of the proposal and will not give rise to any adverse impacts or require undue ongoing maintenance.

There are no other relevant provisions contained in SLEP 2012.

4.3.2 Development Control Plans

Strathfield Consolidated Development Control Plan 2005

Compliance with the relevant controls in the Strathfield Consolidated DCP 2005 is summarized at Appendix 13. The assessment demonstrates that the proposal is consistent with the relevant objectives and provisions of the DCP.

There are no other relevant planning instruments that apply to the site.

4.4 Section 79C(1)(b) Environmental Assessment

4.4.1 Built Form and Urban Design

The proposed new golf clubhouse has been design in accordance with relevant planning controls and having regard to the opportunities and constraints of the site. The proposed built form reflects an organic, sculptural form. Views over the golf course from within the building have been maximised and consideration of the building as seen from the golf course and approach road have been given the highest importance. Further details of the design philosophy are outlined in the Architectural Design Statement at Appendix 3.

The proposed development is of an appropriate form for the proposed use and will result a high quality architectural design. In addition the urban design treatment is considered appropriate to both the location and the function of the facility. It provide a high quality environment for the range of uses associated with the clubhouse and maximises solar passive design and views out over the golf course. It also minimises disruption to the golf course itself and existing landscaped areas through the inclusion of basement rather than at-grade car parking. Accordingly it is considered that the proposal is acceptable and will not give rise to any adverse impacts in terms of built form or urban design.

4.4.2 Height, Bulk and Scale

The height, bulk and scale of the proposed new golf club is appropriate to its proposed function and location and will sit comfortably within the landscape setting. The proposal meets all relevant requirements in this respect and is consistent with the existing character of the area and dominant golf course use. The proposed height, bulk and scale are appropriate to the location, site and its surrounds and will provide for a high quality development.

4.4.3 Landscape and Open Space

The proposed golf club will sit within a high quality landscape setting as outlined in the Landscape Concept Report and Landscape Plans at Appendix 5. The landscape design builds on the site’s existing natural and cultural features and will enhance the natural environmental performance by coordinating soil and water management, solar access, micro-climate, tree
canopy and habitat values. The landscape treatment will contribute to the site’s positive image and the contextual fit of the development enhancing the streetscape and neighbourhood character. It will also optimise the interconnection between the internal areas of the club and the surrounding golf course and natural landscape setting. Whilst the proposal will result in the loss of some existing trees on site, the golf course site contains extensive landscaped areas and appropriate replacement planting is proposed. Accordingly it is considered appropriate to the site and its context.

4.4.4 Flora and Fauna

To assess the ecological impact of the proposed development as flora and fauna assessment has been prepared by EcoLogical Australia (refer Appendix 9). The report includes an assessment under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 and the NSW Threatened Species Conservation Act (refer sections 4.1 and 4.2.1 above respectively. In summary the report concludes:

Vegetation identified within the proposed impact area has been identified as planted vegetation and exotic grassland. Due to the disturbed nature of the site no remnant vegetation was present.

The proposed works will involve the removal of 0.17 ha of planted Corymbia maculata / Eucalyptus botryoides mature trees, removal of 0.19 ha of planted Melaleuca decora, Ficus sp. and Lophostemon confertus, removal of 0.83 ha of exotic grassland (golf course) and removal of 0.45 ha of urban native and exotic cover.

The proposed clearance represents a small amount in comparison to the large areas of similar habitat that is available within the golf course lands.

Although no threatened flora or fauna were recorded during the current survey, the site contains potential habitat for four threatened fauna species that have the potential to use the site.

Following the application of the Assessment of Significance, it was concluded that the proposal is unlikely to have a significant effect on threatened species or their habitats. A Species Impact Statement is not required for the proposal.

Following consideration of the administrative guidelines for determining significance under the EPBC Act, it was concluded that the proposal is unlikely to have a significant impact on matters of National Environmental Significance, and a referral to the Commonwealth Environment Minister is not necessary.

It includes recommendations and mitigation measures to be implemented to prevent / minimise impacts to the ecological values at the site during construction (refer section 6.1 of Appendix 9). It is proposed that these measures would be incorporated in the proposed Construction Environmental Management Plan to be prepared prior to the commencement of works on site.
Having regard to the flora and fauna assessment and the implementation of recommended mitigation measures, it is considered that the proposal will not result in any unacceptable impacts on flora and / or fauna.

### 4.4.5 Tree Removal

An Arborist’s report has been provided by Landscape Matrix (refer Appendix 14) to assess the significance of existing trees on site that will be impacted by the proposed development. The report notes that:

> Whilst all 43 trees assessed for the report will require removal to accommodate the proposed clubhouse it is noted the impact of these removals is significantly diminished by the significant tree plantings/population across the course which would number in the thousands of trees.

> It is recommended the impact be further reduced by replacement plantings in the immediate area around the new clubhouse that include a range of tree plantings of similar mature canopy dimensions to those being removed.

The report also recommends tree protection measures as outlined at section 4 to assist in minimising potential impacts to other trees at the Course that are in the vicinity of the proposed works and are intended for retention on the site. It is proposed that these measures would be incorporated into the proposed Construction Environmental Management Plan to be prepared prior to the commencement of works on site.

In light of above and having regard to the significant existing vegetation across the Golf Course site, it is considered that removal of the existing trees on site is acceptable subject to the proposed replacement planting and the tree preservation measures. In this context it is considered that the removal of the subject trees is not significant and is warranted given the proposed future use of the site.

### 4.4.6 Heritage

The proposed golf clubhouse site is located approximately 75m from the nearest boundary with Rookwood Cemetery which is listed as a heritage item on the State Heritage Register and under Auburn Local Environmental Plan 2010 (item A00718). Notwithstanding the proximity to the cemetery it is considered that the proposed clubhouse will not have any impact on the heritage significance of the cemetery. The club is not within the view shed of the cemetery and is separated by a significant stand of vegetation. Given the limited potential for the proposed development to result in any heritage impacts it is considered that the preparation of a heritage impact statement is not warranted in this particular circumstance.

### 4.4.7 Traffic and Transport

A Traffic and Parking Report has been prepared by Taylor Thomson Whitting and is provided at Appendix 15. Below is a summary of the key findings and strategies in these reports.

> The proposed development provides parking for 332 vehicles (including 8 accessible spaces) under the proposed new building. The existing ambulance space on site is
proposed to be maintained. The parking provision is anticipated to meet parking demand based on currently utilisation rates of the existing Strathfield Golf Club facility.

It is recommended that Council consider a variation to its current parking DCP rate for “club” facility for the Strathfield Golf Club development and employ the rate generated from parking utilisation surveys of the current parking Strathfield Golf Club parking and club GFA with comparison drawn on this to develop the proposed parking generation for proposed club facilities.

It has been estimated that the proposed development has the potential to increase up to 240 peak hour vehicular trips. Modelling of the nearby intersection of Weeroona Road/Centenary Drive indicates that the intersection would function at the similar level to the existing level of service post development.

The development provides for 2 service bays in the delivery loading area within the basement for service or waste vehicles and can accommodate vehicles up to 12.5m in length. The loading dock facility can accommodate 1 x 12.5m vehicle plus 1 x 9.72m vehicle or smaller at any one time, which is anticipated to accommodate the scheduled deliveries to the facility. Vehicles can enter and exit the site in a forward direction.

A secondary area has been provided within the site for the delivery of sand for maintaining the golf course facilities. This area provides turning facility within the site for a vehicle up to 19.0m in length.

Future bicycle provisions could be considered in conjunction with the future bike path within close proximity to the site. End of trip facilities such as showers and lockers for visitors and staff have been incorporated within the proposal. Motorcycle parking could also be considered as part of proposal to encourage alternative sustainable transport options.

Pedestrian access is maintained to the site with the introduction of formalised pedestrian walkways to key areas.

In traffic and transport engineering terms, the proposed development is acceptable and supportable and will have no adverse impact on the road system and parking conditions for the general operational activities of the site and surrounding area.

Having regard to the traffic and parking assessment, it is considered that the proposed development will not result in any adverse traffic or transport impacts and that the proposed parking provision is adequate to cater for the proposed use.

4.4.8 Accessibility
An Access Report has been prepared by Morris Goding (refer Appendix 16) which outlines the main issues affecting accessibility with reference to the Building Code of Australia (BCA), Disability (Access to Premises - Buildings) Amendment Standards 2010 (No. 1), Disability
Discrimination Act 1992 (Cth) (DDA), and relevant Australian Standards as applicable to this project.

The report concludes as follows:

In general, the development has accessible paths of travel that are continuous throughout. In line with the report’s recommendations, the proposed development has demonstrated an appropriate degree of accessibility. The Development Application drawings indicate that compliance with statutory requirements, pertaining to site access, common area access and sanitary facilities can be readily achieved.

The recommendations in this report are to be developed in the ongoing design development and should be confirmed prior to construction certificate stage. As the project proceeds, further review of documentation is strongly recommended to ensure that appropriate access is provided to and throughout the development.

The main recommendations that have arisen from the access review include:
(i) Provide an accessible toilet adjacent the male and female toilets near the Pro room on lower ground floor in accordance with the DDA Premises Standards.
(ii) Relocate the loading dock/greenkeepers shed accessible toilet to an accessible location in closer proximity to the male and female staff toilets on lower ground floor in accordance with the DDA Premises Standards.
(iii) Ensure accessible toilets have sufficient internal dimensions to allow for appropriate circulation around the toilet pans and washbasins compliant with AS1428.1. This will generally require minimum 2300mm x 2250mm or 1900mm x 2650mm internal dimensions.

It is proposed that compliance with the above recommendations will be demonstrated prior to the issue of a construction certificate. Subject to this recommendation it is concluded that the proposal is acceptable in terms of accessibility and demonstrates as concluded “an appropriate degree of accessibility” having regard to relevant statutory requirements.

4.4.9 Contamination and geotechnical assessment
As addressed in section 4.2.1 above, it is considered that the subject site is not contaminated and that accordingly a contamination assessment is not required in this instance.

In terms of geotechnical considerations a geotechnical assessment has been prepared by Douglas Partners and is provided at Appendix 10. The report notes that the site is underlain by Bringelly Shale of the Wianamatta Group which typically comprises shale, claystone, laminite and fine to medium grained lithic sandstone. The report outlines the subsurface conditions encountered in the boreholes and notes that free groundwater was only observed in one borehole at a depth of 5.0 m (RL 18.7 m). The assessment also addresses excavation, excavation support, groundwater and foundations outlining appropriate measures to be taken during construction having regard to site conditions.
4.4.10 Flooding, Stormwater and Drainage

As noted above as the proposed development site is partly affected by the 1:100 ARI a flood impact assessment has been prepared by Taylor Tomson Whitting (refer Appendix 12). The report concludes that:

*Based on our investigation, it is our opinion that the proposed clubhouse building will cause up to 3mm increase in flood levels during the 1 in 100-year ARI storm event adjacent to and immediately upstream of the development between chainages 475 and 675 which we consider insignificant increase. The proposed clubhouse building does not have adverse effect to the flow regime of Cooks River.*

Our recommendations are as follows:
1. That the flood information presented in this report is reviewed when detailed designs are prepared.
2. The proposed development’s floor level to comply with the flood planning level of 23.0mRL (100-year ARI flood level of 22.5mRL plus 500mm freeboard) including openings such as vehicular entry, stairs, events, lift shafts, windows etc.

Accordingly it is considered that the proposal will not result in any adverse impact on flood behaviour, will not result in any risk to life from flood and will not result in any unacceptable environment, economic or social impacts.

In addition stormwater and drainage is addressed in the civil report at Appendix 6. In this regard it is noted that OSD is not proposed as part of the design given that:

*The Strathfield Golf Course Club has a water extraction license from the Office of Water enabling them to extract water from Cooks River to irrigate the golf course, landscaping areas, and general use in and around the existing golf club. On average, the club uses water of some 73,000 – 338,000 litres from Cooks River each night or every second night. This in our opinion removes water runoff in the Cooks River which would otherwise fill the floodplain. Refer Appendix B for Stratified Golf Course Club’s advice on water extraction usage.*

*Our DRAINS analysis shows providing OSD will result in an increase peak runoff by approximately 100litres/second near the intersection of Centenary Drive and Cooks River during the 100-year Average Recurrence Interval(ARI) event. Our analysis shows providing OSD system for the site will delay the peak flow and coincide with the much larger upstream catchment to the west of the intersection which has a critical peak flow during the 1.5hr storm. Refer Appendix C for DRAINS modelling results.*

In summary the stormwater and drainage infrastructure has been designed to meet guidelines issued by Strathfield Council. The design incorporates the following key properties:

- Works in the flood planning area are supported by flood modelling (refer Appendix 12)
- Water quality treatment measures to meet Council’s stormwater pollutant load requirements.
- Management of overland flow and piped drainage systems
- Soil and erosion control measures during construction.
Accordingly it is considered that the development is appropriate in terms of flood, stormwater and drainage impacts.

4.4.11 Construction Management

It is intended that a detailed Construction Environmental Management Plan will be prepared prior to the issue of a Construction Certificate and once a contractor has been engaged. The Construction Environmental Management Plan will address a range of construction issues to minimise impacts including:

- the proposed methods for access to and egress from the site for construction vehicles
- the proposed phase of construction works on the site and the expected duration of each construction phase
- the proposed order in which works on the site will be undertaken, and a method statements on how various stages of construction will be undertaken
- the proposed method of pedestrian management surrounding the site (if required) for the various stages of the development
- the proposed method for traffic management during construction
- the proposed areas within the site to be used for the storage of excavation materials, construction materials and waste containers during the construction period
- the proposed method/device to remove loose material from all vehicles and/or machinery before entering the road reserve
- erosion and sediment control, and
- dust suppression measures and stockpile protection.

It will also include specific recommendations included in specialist reports as outlined above.

All work will be undertaken during standard construction hours.

4.5 Section 79C(1)(c) Site Suitability

The subject site is ideally suited for the proposed new golf clubhouse and associated works. The site is zoned for private recreation uses and is located at the western end of the existing Strathfield Golf Course with easy access off the existing regional road system. The site is within close proximity of Centenary Drive and is located in an area surrounded by existing industrial / warehousing uses which are not sensitive to increased traffic or noise impacts. The site is also located within close proximity of the Rookwood Cemetery and will be able to be used to accommodate cemetery related functions when not otherwise used by the Club itself. In this way the new facility will be able to meet a latent demand to accommodate wakes and other like functions that are not currently able to be held within the Cemetery grounds.

The proposed building, landscape surrounds and access network has been designed to maximise the amount of open space, give priority to the pedestrian environment and pedestrian connections and ensure a high quality built form. The proposed development will
also provide a high level of amenity to Club members and visitors and will contribute to the provision of recreational facilities within the region.

As outlined above, the proposed development will not result in any significant environmental impacts and any potential impacts can be adequately mitigated through appropriate management. It is therefore considered that the site is suitable for the proposed development.

4.6 Section 79C(1)(e) Public Interest

The proposed new golf clubhouse is clearly in the public interest as the proposed development will:

- Provide a high quality new clubhouse for the established Strathfield Golf Club in accordance with planning for the area
- Contribute to the enhancement and improvement of the Club recreational offering for members and visitors
- Provide a high quality development in a location that is highly accessible and has good access to facilities and services
- Provide a facility that will be able to accommodate functions associated with the adjacent cemetery use to satisfy a latent demand that is not currently able to be satisfied by the cemetery facilities
- Provide a development that is integrated into the golf course, the landscaped setting and the surrounding environment, and
- Provide excellence amenity to club members and visitors improving the range of facilities and services offered in a building of design excellence that has been designed in accordance with the principles of environmentally sustainable development.
5. CONCLUSION

This report constitutes a Statement of Environmental Effects (SEE) and accompanies a development application to Strathfield Municipal Council seeking consent for the construction of a new golf clubhouse and associated facilities on land at Weeroona Road, Strathfield. The proposed Clubhouse is to be located on land at Lot 570 DP 1108458 which is currently utilised for the existing Golf Course. The proposal also incorporates demolition, tree removal, landscaping, car parking and associated works.

The aim of this report has been:

- to describe the proposed development
- to illustrate that the proposed development complies with the intent of relevant statutory and policy documents, and
- to provide an assessment of the likely environmental effects of the proposed development.

The proposal is consistent with the zoning of the site and all relevant provisions contained within the Strathfield LEP 2008 and the Strathfield Consolidated DCP 2005. The assessment concludes that there are no significant environmental constraints on the site that preclude the proposed development and that the development will not give rise to any adverse impacts. The proposed development will provide a high quality new golf clubhouse in a highly accessible location and will significantly contribute to the provision of recreational opportunities in the area. It will also meet latent demand for the provision of functions associated with the adjoining Rookwood Cemetery which cannot be accommodated within the cemetery site.

Having regard to the above assessment it is concluded that the proposed development is appropriate on the site and within the locality, and should therefore be approved.
APPENDIX 1

Deed of Agreement
APPENDIX 2
Survey Plan
APPENDIX 3
Architectural Plans and Design Statement
APPENDIX 4
Operational Management Plan
APPENDIX 5
Landscape Plans and Design Report
APPENDIX 6

Civil Plans and Report
APPENDIX 7
BCA Compliance Report
APPENDIX 8

Waste Management Plan
APPENDIX 9
Flora and Fauna Report
APPENDIX 15
Traffic and Parking Report
APPENDIX 18
Stormwater Plans and Report