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STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS AND ADDITIONS TO
REGISTERED CLUB

CLUB MAITLAND CITY
16 ARTHUR ST, RUTHERFORD

JUNE 2023

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This report is provided to accompany a Development Application to be lodged on the subject land and is to be used for that purpose solely and for the client exclusively. No liability is extended for any other use or to any other party. Whilst the report is derived in part from our knowledge and expertise, it is based on the conditions prevailing at the time of the Report and upon the information provided by the client.

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1.0 INTRODUCTION

Cityscape has been engaged to prepare a Statement of Environmental Effects (SEE) to accompany a Development Application (DA) to be submitted on the subject site.

The SEE has been prepared pursuant to Section 4.12 of the *Environmental Planning & Assessment (EP&A) Act 1979*, and Section 24 of the *Environmental Planning & Assessment Regulation, 2021*.

The purpose of this SEE is to:

- Describe the proposed development and its context
- Assess the development proposal against applicable planning instruments, standards and controls
- Assess the potential environmental impacts and mitigation measures

It has been compiled, through on ground investigations, research, analysis and discussions with Council staff the DA is to be read in conjunction with the accompanying architectural plans and reports including those identified at Table 1:

TABLE 1: PLANS AND REPORTS THAR FORM PART OF DA

Report/Plan	Author
Architectural Plans	DACCA Architecture
Survey	Scope Surveying
Geotech	Douglas Partners
Waste Classification Assessment	Douglas Partners
BCA	Jensen Hughes
Access Report	Jensen Hughes

Traffic and Parking Assessment Report	TTPP
Noise Impact Assessment	Acoustic Logic
Stormwater Concept Design	Van Der Meer
BCA	Jensen Hughes
External Lighting Report	Marline – Building Services Engineers
Landscape Plan	Matthew Higginson – Landscape Architecture

2.0 THE SUBJECT SITE

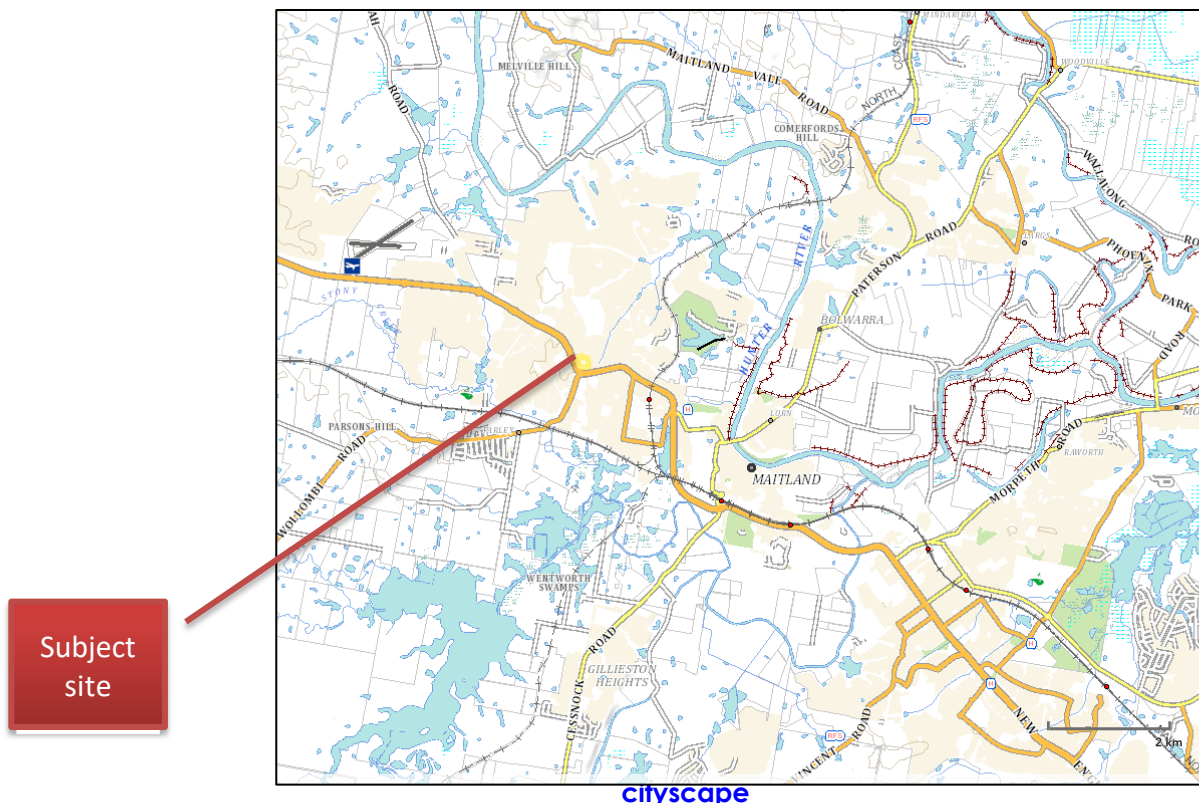
2.1 LOCATION + DESCRIPTION

The subject site is a large (approx. 2.48 ha) and irregular shaped parcel of land located approximately 3km north-west of the Maitland town centre. It is sited on the southern side of Arthur St, Rutherford approximately 30m from its intersection with the New England Highway. The site also has a street frontage to Melbee St and Woodberry St at its southern and eastern boundaries respectively. The location of the site is shown at Figure 1.

The site is known as Club Maitland City but is comprised of three lots with the following real property description:

LOT: 8416	DP: 884390
LOT: 83	DP: 734577
LOT: 842	DP: 774734

FIGURE 1: LOCATION OF SITE



2.2 NATURAL ENVIRONMENT

The site is located within an urban area of the Maitland LGA and as such has undergone significant previous development over many decades which has transformed much of the site natural environmental features.

The site does not accommodate any features of topographical significance and is located over 145m east from a lower order tributary of the Hunter River, within the upper catchment of that drainage system.

Similarly, most of the sites natural vegetation has been cleared as part of previous development, however it does still accommodate some tree plantings at the street frontage and within the car park area.

The site is not identified as being either flood prone or bushfire prone on the relevant Council maps.

2.3 BUILT ENVIRONMENT

The site is located with a urban environment, in close proximity to a major regional highway and is therefore located adjacent to a diverse mix of land uses including large business type developments, tourist facilities and smaller residential dwellings.

This location also ensure that the site is serviced by a full suite of urban infrastructure and services including energy and communication as well reticulated water and sewer services.

Images of the site and its adjacent development are provided at the aerial photo at Figure 3-4, whilst photos of the site are provided at Figure 6-10.

FIGURE 2: CADASTRAL + TOPOGRAPHY

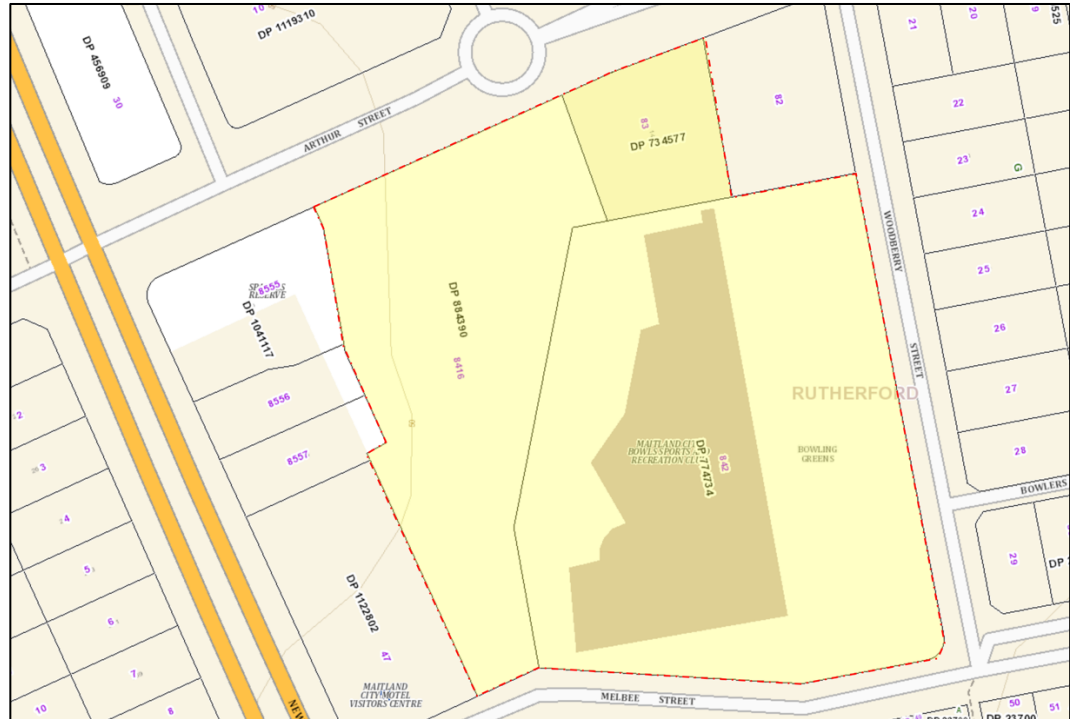


FIGURE 3: AERIAL VIEW OF SITE

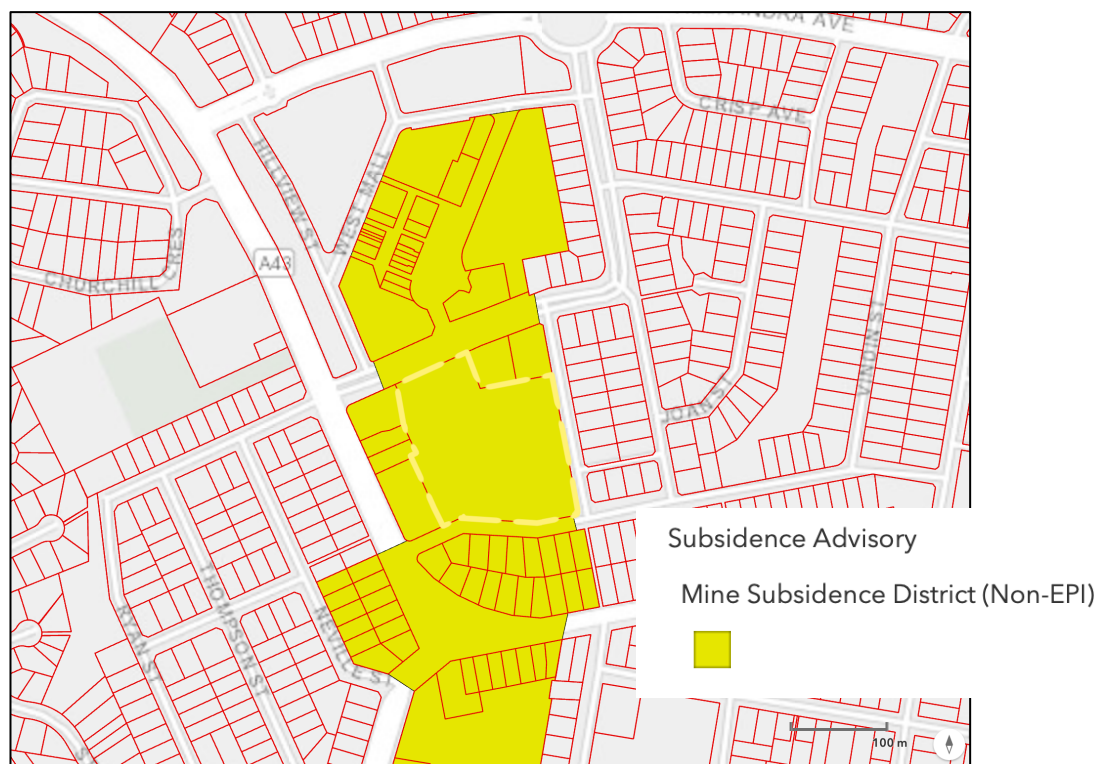


Both the site and its broader area have been exposed to underground mining and as such the site is identified as having potential for mine subsidence on the relevant Council map. An extract of the relevant mine subsidence district map is provided at Figure 5.

FIGURE 4: URBAN CONTEXT OF SITE



FIGURE 5: MINE SUBSIDENCE DISTRICT MAP



2.4 EXISTING USE OF SITE

The site is currently occupied and used as bowling club. This use of the site includes a large club facility, located centrally, and flanked by three (3) bowling greens to the east and a large at-grade car park to the west.

The location of these buildings and structures is evident in the aerial photo provided at Figure 34 and images of the club building are provided at Figures 6-8.

Vehicle access to the site and its car park is provided via Arthur St whilst access for deliveries to the loading areas is provided via Melbee St.

2.5 HERITAGE

A search of Council and NSW databases has confirmed that the site is not identified as being a heritage nor is it located in close proximity to an item of cultural heritage. Written confirmation of the absence of Aboriginal heritage is provided at Annexure A.

FIGURE 6: EXISTING CLUB BUILDING AND ENTRY AT ARTHUR ST



FIGURE 7: EXISTING CLUB ENTRY



FIGURE 8: SERVICE VEHICLE ACCESS FROM MELBEE ST



FIGURE 9: EXISTING BOWLING GREENS



FIGURE 10: ADJACENT WOODBERRY LANE



View north



View south

3.0 DEVELOPMENT PROPOSAL

3.1 GENERAL

The development seeks council consent to alteration and additions to the existing bowling club, new bowling greens and a shade structure that spans over those new greens.

3.2 DEMOLITION

Demolition and removal of bowling greens 2-3 and small south east section of the club building.

Additional and minor demolition works are proposed facilitate access to the loading dock.

3.3 NEW BUILT WORKS

The proposal seeks to upgrade the two southern bowling greens with a shade, and extend the building for amenities, an office and a lounge. The clubs Gross Floor Area (GFA) will increase from 3,569m² to 3,755m², an increase of 186m², which will primarily be the new bar that services the upgraded greens.

LOWER GROUND FLOOR AREA

- New female and male locker rooms
- New entry area, foyer and stair well and lift
- New ramp to loading dock area

GROUND FLOOR AREA

- New foyer landing area and lift
- New office
- New function rooms
- New balcony for viewing of bowling greens
- New corridor and storage rooms

BOWLING GREEN AND ASSOCIATED FACILITIES

- Two new synthetic bowling greens to replace the demolished turf greens together with seating and benches for bowlers.
- Weather proof canopy to bowling greens with a maximum height of 8.917m that covers.
- New lighting to bowling greens

EXTERNAL FINISHES AND MATERIALS

The alterations and additions to the bowling club building will be finished in a range of material including wall cladding and glazing to match the existing club building together with the addition of rendered finishes and perforated brick to the eastern elevation. Images of the proposed new works are provided at the photomontage provided at Figure 9-10.

The canopy to the bowling greens will be constructed of metal support columns and canvas type fabric covering.

FIGURE 9: PROPOSED VIEW OF CLUB EXTENSION



FIGURE 10: PROPOSED VIEW OF NEW SHADE STRUCTURE



FIGURE 11: PROPOSED VIEW FROM WOODBERRY ST



3.4 VEHICLE ACCESS + PARKING

The loading dock arrangement is required to be altered in order to accommodate the building extension. A ramp will be provided for vans (equivalent to a B99 vehicle) to reverse down and unload into the loading dock. Medium Rigid Vehicles are required for waste services at the site which will have a space adjacent to the ramp.

3.5 STORMWATER

The development proposal is accompanied by a stormwater management plan that provides a pipe and pit system that will harvest all stormwaters before conveying them to the existing street-based drainage network in Melbee St.

The stormwater drainages concept proposes on-site detention (OSD) to manage the flows from the site in peak storm events.

It also proposes Water Sensitive Urban Design (WSUD) measures that will provide a treatment train approach to managing gross pollutants,

suspended solids and nutrients. This will result in positive impacts on the quality of stormwater leaving the site.

3.6 TREE REMOVAL + LANDSCAPING

The development proposes the removal of 5 x existing bottle brush trees at the Melbee Street frontage and the planting of 17 x new street trees at the Melbee St and Woodberry St street frontages.

3.7 CLUB OPERATIONAL DETAILS

No changes to existing or approved operating hours of the registered club building are proposed as part of the development.

These operating hours are: 9AM to 3PM – 7 days a week

However, it can be expected that the will new greens will experience more intensive use.

3.8 WASTE MANAGEMENT

The demolition and construction phases of the development will generate waste which is proposed to be sustainably managed, inclusive of reuse and recycling opportunities in accordance with accompanying waste management plan.

The operation phase of the development will generate distinct waste streams and volumes as referenced in the accompanying waste management plan.

4.0 STATUTORY SITUATION

4.1 ZONING + LAND USE PERMISSIBILITY

The subject site is zoned **RE2 Private Recreation** pursuant to the *Maitland Local Environmental Plan 2011* (MLEP). An extract of that zone map is provided at Figure 12.

Registered clubs are identified as a permissible land use in the relevant land use table to the *RE2 Zone* under MLEP. The Dictionary to the MLEP provides the following definition:

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

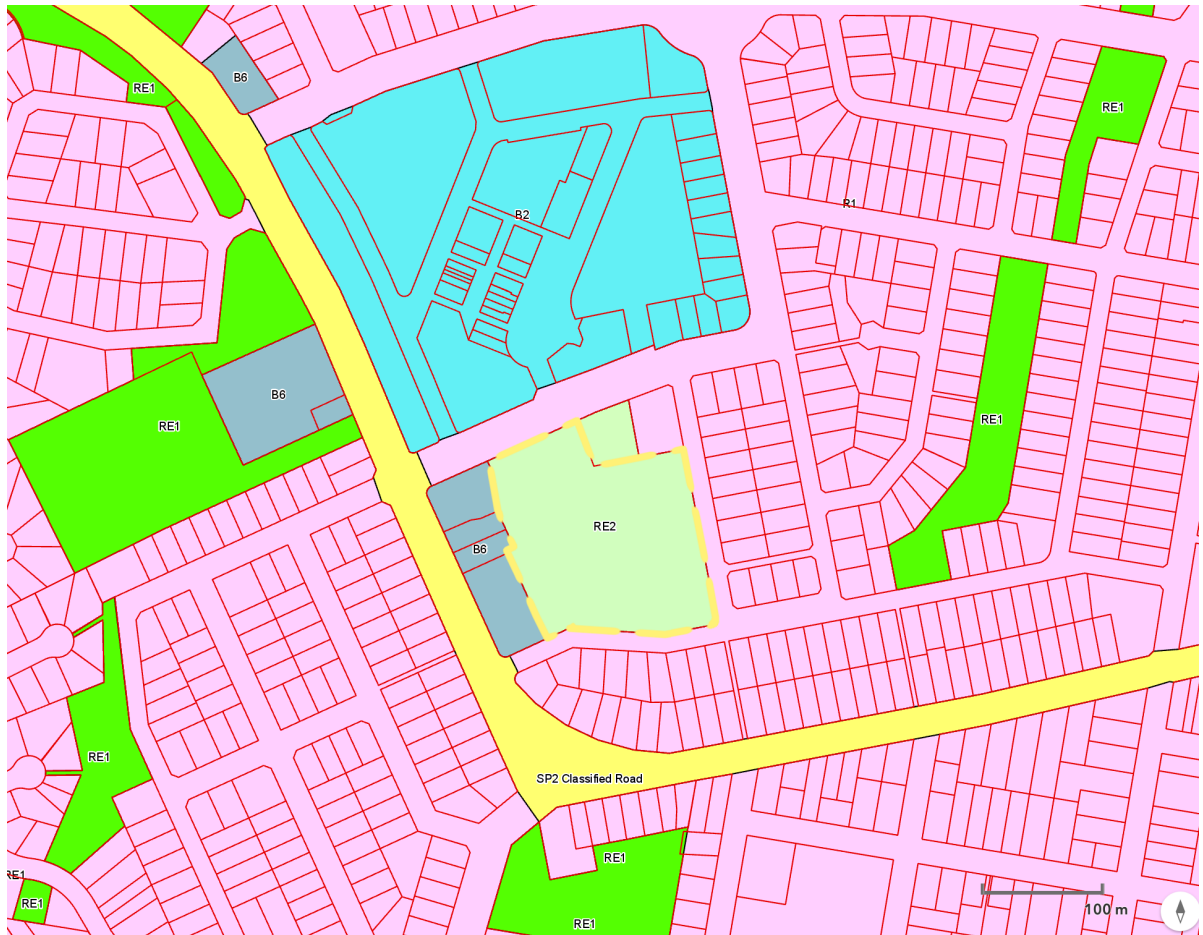
The proposed development identified at Section 3 of this report is entirely consistent with the above mentioned land uses. Accordingly, Council is able to approve the subject development application.

4.2 COAL MINE SUBSIDENCE COMPENSATION ACT 2017

The land is identified as being located within a mine subsidence district on the relevant map. An extract of that map is provided at Figure 5.

The development proposes to alter or erect improvements he subdivision of land for residential purposes. The development therefore requires an approval pursuant to S22 of the *Coal Mine Subsidence Act 2017* and is therefore Integrated Development under S4.46 of the *Environmental Planning and Assessment Act (EP&A) Act 1979*.

FIG 11: EXTRACT OF MAITLAND LEP 2011 ZONING MAP



5.0 PLANNING ASSESSMENT

5.1 THE PROVISIONS OF ANY ENVIRONMENTAL PLANNING INSTRUMENT

5.1.1 SEPP (RESILIENCE AND HAZARDS) 2021

Chapter 4 of the *SEPP (Resilience and Hazards) 2021* (SEPP R&H 2021) states that the object of this Policy is to provide for a State wide planning approach to the remediation of contaminated land. In particular, this Policy aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

The site and broader area have a long history of use as registered club and bowling greens which raises the potential for contamination through the long term use of fertilisers and pesticides associated with management of the bowling greens.

Bore hole and laboratory testing of soil samples was undertaken by *Douglas Partners* together with a Geotech report given that between 0.8m and up to 2.0m fill is potentially required to excavated and removed as part the construction of the greens.

The results of the laboratory testing concludes that:

- All soil samples tested were within “General Solid Waste” criteria based on total and leachable contaminant concentrations and could therefore be considered for direct disposal to an appropriately licensed landfill, if required;

- soil contaminant concentrations were generally within the ENM criteria with the exception of the following:
 - Elevated total PAH and Benzo(a)pyrene concentrations in coal chitter fill materials (Bore 105 / 0.32-0.45) which exceeded the absolute maximum concentration criteria;
 - Elevated Cadmium, TRH C15 – C36 in coal chitter fill material (Base 105 / 0.32 – 0.45) which exceed the maximum average concentration criteria;
 - Elevated mercury in sample 104/0.1 m above the absolute maximum concentration criteria.

The options for the disposal of the soil samples with elevated levels include potential re-use on site or alternatively, the materials could be disposed as 'General Solid Waste' to an appropriately licensed landfill.

Subject to undertaking these measures the development would cause no inconsistency with the aims and provisions of the relevant chapter of the planning instrument.

5.1.2 MAITLAND LEP 2011

The relevant provisions of Maitland LEP 2011 are provided below together with an assessment of the development against those provisions.

PART 2: PERMITTED OR PROHIBITED DEVELOPMENT

2.3 Zone objectives and land use table

Zone RE2 Private Recreation

Objectives of zone

- *To enable land to be used for private open space or recreational purposes.*

-
- *To provide a range of recreational settings and activities and compatible land uses.*
 - *To protect and enhance the natural environment for recreational purposes.*

COMMENT:

The development proposes alterations and additions to an existing registered club which already integrates well with existing and adjacent land uses and provides an important recreational asset for the community.

The site analysis undertaken at Section 2 of this report demonstrates that the site does not accommodate any important natural or ecological features.

No significant change to lands use, or operational elements of the site will occur as a result the development and no adverse amenity impacts will be caused by the proposed development.

Therefore, the development causes no inconsistency with the zone objectives.

PART 4: PRINCIPAL DEVELOPMENT STANDARDS

4.3 Height of buildings

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

The relevant MLEP map does not propose any maximum height of buildings for the subject site. An extract of that MLEP map is provided at Figure 12.

In any event the development does not propose any change or increase in the maximum height of the existing building.

FIG 12: EXTRACT OF MAITLAND LEP 2011 – HEIGHT OF BUILDINGS MAP

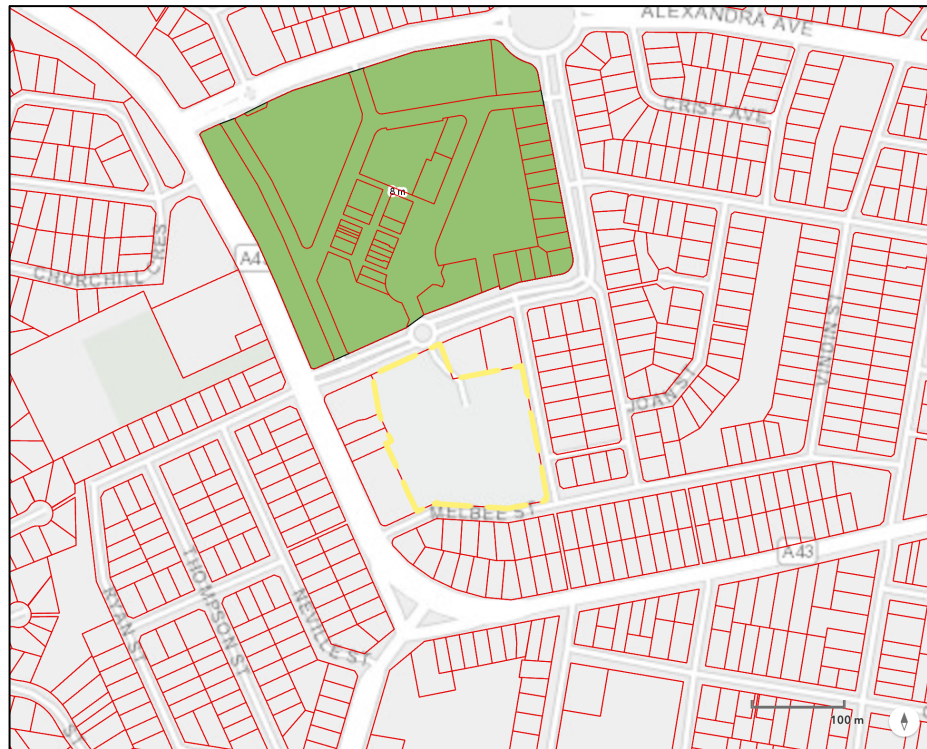
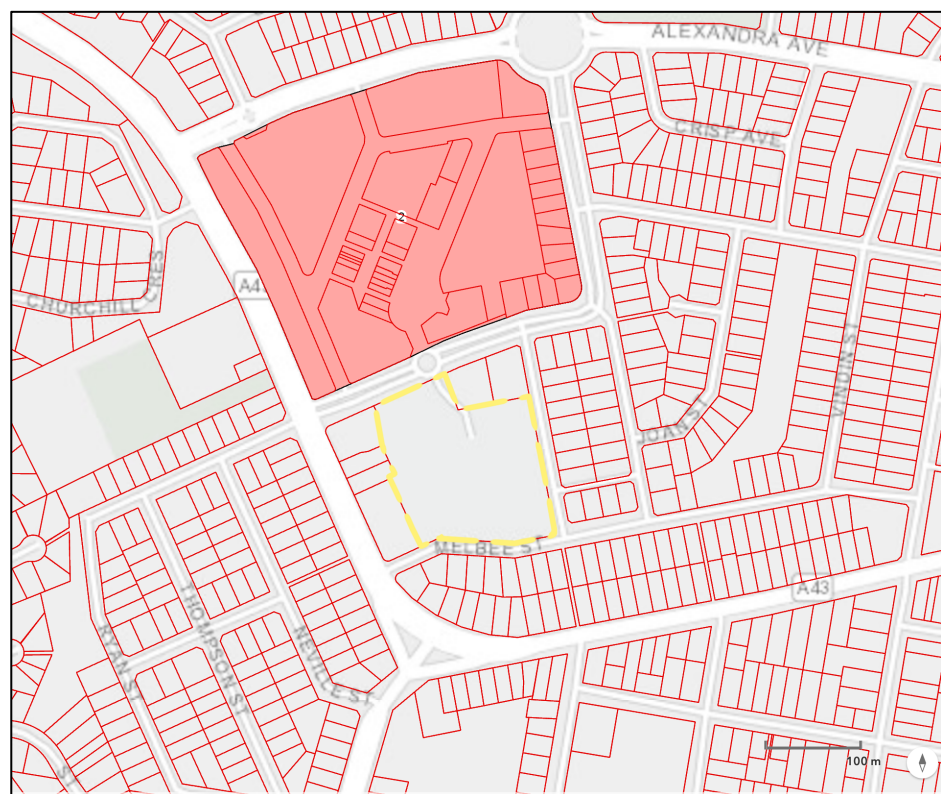


FIG 13: EXTRACT OF MAITLAND LEP 2011 – FSR MAP



4.4 Floor space ratio

(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.

The relevant MLEP map does not propose any maximum floor space ratio (FSR) for the subject site. An extract of that MLEP map is provided at Figure 13.

In any event the development proposes a very small increase in FSR of the site (186m² or 5%) which will have a negligible upon its bulk and scale.

PART 5 MISCELLANEOUS PROVISIONS

Not relevant to the site or its development.

PART 6 URBAN RELEASE AREAS

Not relevant to the site or its development.

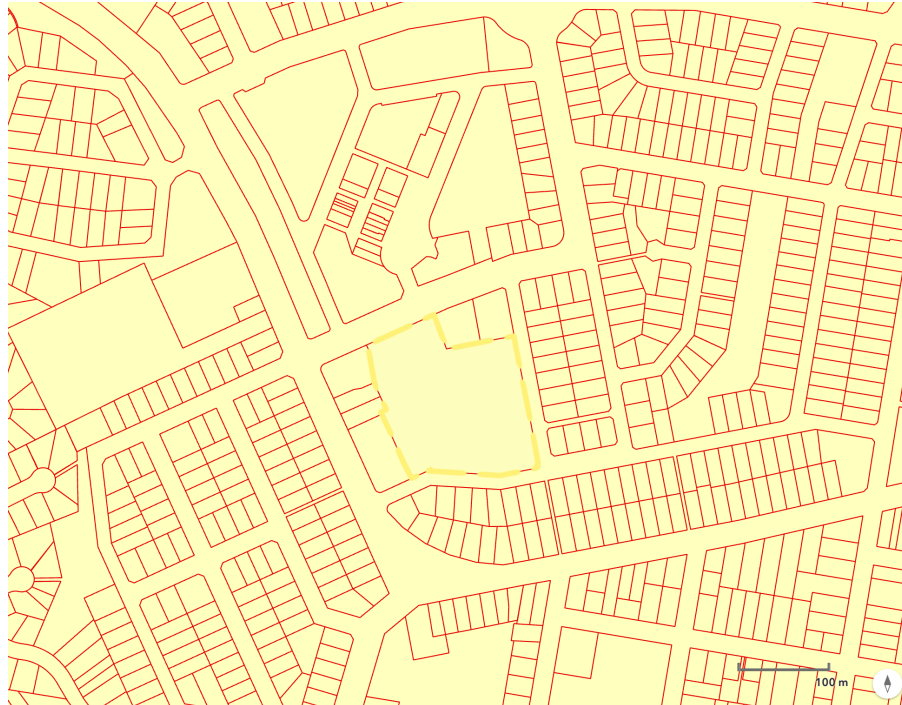
PART 7 ADDITIONAL LOCAL PROVISIONS

7.1 Acid sulfate soils

(1) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.

The relevant LEP map identifies the site as accommodating Class 5 Acid sulfate soils which is the lowest hazard categorisation. An extract of that map is provided at Figure 14.

FIG 14: EXTRACT OF MAITLAND LEP 2011 – ACID SULFATE SOILS MAP



The proposed development seeks to excavate section of ground at the location of the two synthetic greens. However, given the sites low hazard categorisation, these works are not expected to disturb, expose or drain acid sulfate soils or cause any potential for environmental damage.

The development therefore has limited potential to cause any inconsistency with this clause objective.

7.2 Earthworks

(1) The objectives of this clause are as follows—

(a) to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,

(b) to allow earthworks of a minor nature without requiring separate development consent.

The proposed development seeks to excavate section of ground at the location of the two synthetic greens.

These works are not of a scale or type that can be expected to cause any potential for detrimental impacts on environmental functions and processes or any inconsistency with this clause objective.

5.2 THE PROVISIONS OF ANY DRAFT PLANNING INSTRUMENT

There are no known draft planning instruments relevant to the site or its proposed development.

5.3 THE PROVISION OF ANY DEVELOPMENT CONTROL PLAN

This section of the report identifies the relevant sections of the DCP together with an assessment of the development against those parts of the DCP.

MAITLAND DCP 2011

B.6 SITE WASTE MANAGEMENT

The development does not result in significant operational changes to the club so will not result in significant changes to existing waste volumes

generated or other operational measures such as waste streaming, minimisation and recycling

However, the development application is accompanied by a Waste Management Plan that outlines a range of sustainable waste management measures.

C.1 ACCESSIBLE LIVING

The development is also accompanied by an Access Assessment Report prepared by *Jensen Hughes*, which assesses compliance with the following:

demonstrates how the development will comply with the requirements of the following:

- Disability Discrimination Act 1992
- Disability Access to Premises Standards 2010
- Building Code of Australia 202s

The report concludes that the development either complies with or is capable of compliance with those documents.

C.11 VEHICULAR ACCESS & CAR PARKING

TRAFFIC IMPACT

Given that the proposed additions of the club are minor in nature (net increase of 186m² in GFA) and expected to be ancillary to existing club operations, any additional traffic generation from patrons is expected to be minimal.

LOADING DOCK AND ON-SITE MANOEUVRING

The loading dock is proposed to have capacity for a B99 vehicle (van) and a Medium Rigid Vehicle (MRV) concurrently.

Vans will access the loading dock by reversing down the ramp which has a grade of 1:7, which meets the minimum requirements for ramp grades for a B99 vehicle.

MRV's will access the bins in a space adjacent to the ramp, vehicles can enter and leave in a forward direction with no more than a 3-point turn required on site.

A swept path analysis is provided in the accompanying Traffic and Parking Assessment and demonstrates all key internal movements can be suitably accommodated.

CAR PARKING ASSESSMENT

The DCP stipulates that clubs outside the Maitland CBD should provide car parking at a rate of 1 space per 10m² of public or licensed floor area. In addition, the DCP requires 30 parking spaces for the first bowling green, and 15 spaces for each additional green.

Using these metrics, the existing development would require 417 parking spaces, and the proposed development would require 436 spaces. This equates to a net additional car parking requirement of 19 spaces for the proposed additions.

It should however be noted that the site currently provides a total of 251 car parking spaces, which is less than the DCP requirement for the existing site

of 417 spaces (i.e. shortfall of 166 spaces compared to the DCP). Whilst it is unclear what the applicable parking rates were at the time of the original DA for the site, it is noted that the existing car park currently operates well below capacity with spare capacity based on existing parking surveys.

The DCP also notes the following regarding Registered Club parking rates:

“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.”

Taking the above into consideration and the results of the existing parking surveys, it is noted that the existing car park has an abundance of car parking and operates below capacity.

The existing peak car parking demand currently operates a rate of 4.8 spaces per 100m² (i.e. 173 spaces for 3,569m²).

Based on the proposed additions to the site of 186m², an additional 9 spaces would be required based on the existing peak parking demand of the site. This means that a total of 182 spaces would be adequate to service the proposed development, that is 173 plus 9 spaces. This assumes that the proposed additions would generate additional parking demand when in reality, this is not expected to be the case as the proposed additions are expected to be largely ancillary to the existing club.

Notwithstanding this, the existing site currently provides 251 car parking spaces. As demonstrated above, this is expected to be more than sufficient to accommodate existing and proposed parking demand of the site.

C.12 CRIME PREVENTION TROUGH ENVIRONMENTAL DESIGN

The proposed development provides a modest scope to the existing club building together with new outdoor canopy. These works are likely to have limited impacts on site safety and potential for crime risks.

However, the development includes the following measures that will assist minimise opportunities for crime:

- Allow for increased activity in the outdoor spaces by providing for all weather use in day and evening periods
- Orientate the club building bars and balconies to provide overlooking and passive surveillance of the key outdoor recreation area i.e. bowling greens
- Provision of suitable lighting to users of the outdoor recreation space and entry areas etc

In addition, the club will continue to undertake the following measures that will assist mitigate the potential for crime risks on site.

- Limited pedestrian and vehicle entries to the site to manage and control site access
- On-site security presence during operating hours
- Continued use of security services and patrols outside of trading hours
- Maintenance of perimeter fencing to assist secure site and territorial reinforcement

Accordingly, it is considered that the development achieves the CPTED objectives of the DCP.

5.4 LIKELY IMPACTS OF THE DEVELOPMENT

5.4.1 NATURAL ENVIRONMENT

The subject site is located within an established urban environment that does not accommodate any features of topographical or ecological significance.

The proposed development seeks only to develop alteration and additions to the existing built form and no significant trees are proposed to be removed.

All necessary services and infrastructure are currently available to the broader area, that will suitably manage all waste waters.

The development also accommodates OSD and WSUD measures which will suitably detain and improve the quality of stormwaters water leaving the site.

The proposed alterations and additions to the club are not expected to generate any unmanaged emission to the local airshed.

Accordingly, the development will have no adverse impact upon the natural environment.

5.4.2 BUILT ENVIRONMENT

VISUAL IMPACT

The existing club building already provides a large built form structure with a height of 14.5m, whereas the proposed shade structure has a

maximum height of 8.96m and then tapers down to a height of just 3.12m near the residential interface with Woodberry St. This decrease in height associated with the curve form results in a scale that is consistent with a single storey residential built form.

Further, the open form of the shade structure at that interface, presents as an outdoor pavilion with no street frontage wall.

Finally, the development proposal includes substantial new street plantings, and lower level shrub plantings and groundcovers at the Woodberry St frontage which screens the building and assists visually break up the volume of the shade structure when read from that location.

These factors contribute to significantly mitigate any potential adverse visual impacts to dwellings at that Woodberry St frontage.

Whilst the Melbee St frontage of the canopy structure is enclosed, and has a greater height, this extends over a relatively short street frontage of approx. 18m which reduces the potential for adverse visual impacts.

Importantly, this residential interface also is proposed to be planted with new street trees to screen the volume of the shade structure.

Further, the retaining walls to both street frontages are proposed to be provided in a uniform stone masonry finish which is significant visual improvement from the existing mismatch of rendered masonry finishes.

Accordingly, the development is considered to provide an acceptable visual impact for a large club type development located on the fringe of a commercial centre.

SOLAR AMENITY IMPACTS

The accompanying shadow diagrams reveal that the proposed development causes no overshadowing of any adjacent dwelling or their private open spaces even in mid-winter periods.

NOISE IMPACTS

A Noise Impact assessment was and accompanies the DA. This report concludes that the noise emission analysis indicates that the site is capable of complying with the commonly adopted NSW Office of Liquor, Gaming and Racing (OLGR) requirements used in the assessment of liquor licensed developments.

The noise impact assessment also makes a series of recommendations pertaining to general management controls, use of amplified sound systems and live music and mechanical plant treatment. Provided that those recommendations are adopted, noise emissions to all nearby residential receivers are predicted to satisfy the external noise emission requirements of NSW Office of Liquor, Gaming and Racing (OLGR).

POTENTIAL LIGHT SPILL IMPACTS

The proposed development consists of several external activity areas including the new undercover bowling greens, new entry foyer, and landscaped boundaries; all of which will occasionally be used at night.

An external lighting report accompanied the DA and recommends how all external areas, but specifically the bowling greens, should be illuminated to avoid light spill to adjoining residential sensitive receivers.

The lighting design concept proposes suspended LED high-bay luminaires over the greens and a mixture of low-output LED luminaires throughout the surrounding paths.

All other external lighting will be provided as low-level pedestrian lighting and/or solely used to highlight specific elements of the new structures.

Bollard lighting will generally be of a low-level to minimise the impact on surrounding properties and to avoid unnecessary glare.

While not expected to be required as part of the design, if pole-mounted luminaires are required to achieve compliance in selected areas, these would be positioned away from site boundaries and arranged to ensure compliance with AS 4282 with respect to obtrusive light.

The report identifies other measures that will prevent obtrusive light spill which includes:

- Detailed design is to be certified as compliant with AS 4282 for a suitable district brightness level
- Low-level luminaires (4m or lower) are to be used in preference to higher mounting locations (4m+)
- Highly controlled optics are recommended to specifically illuminate specific areas in place of wide-angle 'flood' type luminaires that incorporate little control of the light distribution.
- Position luminaires away from boundaries or behind physical obstructions which will assist in controlling the spread of light
- Provide backlight shields and glare reduction hoods as a last resort where other methods are not effective or applicable.

It is expected that a careful and deliberate application of the above principles will result in an external lighting system that will control the obtrusive lighting produced and limit any impacts on the surrounding sensitive receivers.

As such it is considered that development proposal will ensure that no adverse impact is caused to the built environment.

5.4.3 SOCIAL IMPACT

The development will result in improvements to an important local community asset and its associated recreation facilities including improved accessibility to the building, and therefore is considered to represent a positive social impact.

5.4.4 ECONOMIC IMPACT

The development is not of a scale or type that is considered to cause any significant impact upon the local or regional economy.

5.5 SUITABILITY OF THE SITE

The subject site accommodates an existing and well established club facility and is located within an established urban environment that does not accommodate any features of topographical or ecological significance.

The proposed alterations and additions are not of a scale that can be expected to have any adverse impacts upon the built or natural environments.

As such the subject site is therefore very well suited to the proposed development.

5.6 THE PUBLIC INTEREST

The public interest is best served when the outcomes from development represents positive benefits as distinct from negative benefits.

The proposed development has no negative outcomes and will result in the following positive impacts:

- Improved recreational opportunities for the community
- Refurbishment of import community facility
- Improved accessibility to and throughout the built form

Hence the public interest is best served by approval of the development.

6.0 CONCLUSION

This SEE report has been prepared as part of a development application which seeks approval to the alterations and additions to an existing registered club.

The SEE has undertaken an environmental planning assessment of the proposal against all relevant environmental planning instruments including Maitland LEP 2011 and its associated DCP.

In summary this assessment demonstrates that the proposal is considered to:

- Represents an appropriate response to the context, setting, planning instruments, controls and guidelines and other considerations outlined in Section 4.15(1) of the *Environmental Planning & Assessment Act, 1979*.
- Demonstrates design excellence
- Have no significantly adverse impacts upon the natural or built environment
- Provide improved accessibility outcomes for site
- Provide an improved recreational facility for the local community

The benefits provided by the development outweigh any potential impacts and it is therefore considered to be in the public interest. The proposal will deliver a suitable and appropriate development that is worthy of approval.

ANNEXURE A: AHIMS SEARCH



AHIMS Web Services (AWS)
Search Result

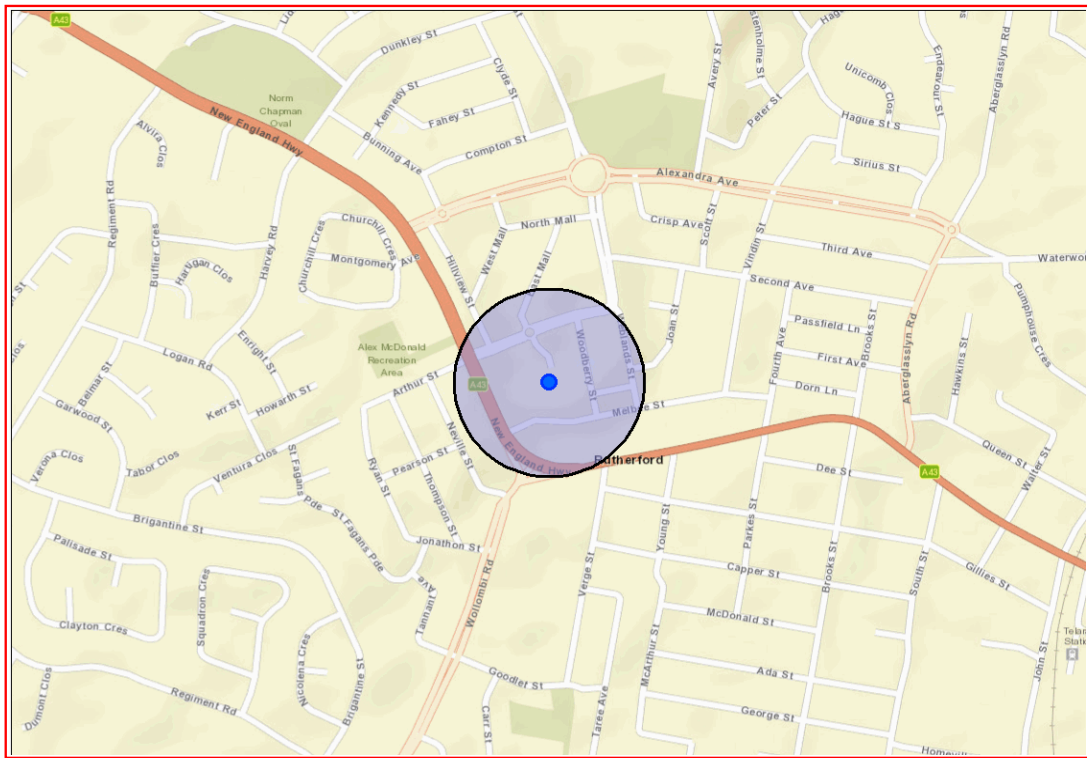
Your Ref/PO Number : maitland club 2
Client Service ID : 758907

Vince Hardy
16 Alexandra Cres
GLENBROOK New South Wales 2773
Attention: Vince Hardy
Email: vhardy@cityscape.net.au
Dear Sir or Madam:

Date: 02 March 2023

AHIMS Web Service search for the following area at Address : 16 ARTHUR STREET RUTHERFORD 2320 with a Buffer of 200 meters, conducted by Vince Hardy on 02 March 2023.

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. *