



# Woollahra Local Planning Panel (Public Meeting)

Thursday 2 May 2024  
1.00pm

## Agenda

### Woollahra Local Planning Panel (Public Meetings):

Woollahra Council will be holding Woollahra Local Planning Panel (WLPP) meetings remotely using conferencing technology. The Chair of the panel, members of the Panel and staff will be participating in meetings in person and members of the public may attend via audio-visual link.

In response to the Directive issued by the Minister for Planning & Public Spaces on 30 June 2020, the Woollahra Local Planning Panel was required to change the way applications are considered from 1 August 2020.

In this regard, the applications listed on this Agenda will be considered at a public meeting by the Panel.

Members of the public are invited to listen to Public meetings using conferencing technology. Public participation by phone will be managed in accordance with meeting procedures.

Instructions on how to join the meeting will be forwarded to person who have pre-registered to listen or make a submission to the panel.

This information will be forwarded on the day of the meeting via email.

Late correspondence may be submitted for consideration by the Panel. All late correspondence must be received by **12 noon on the day before the meeting**. Late correspondence is to be emailed to [records@woollahra.nsw.gov.au](mailto:records@woollahra.nsw.gov.au)

The Woollahra Local Planning Panel (Public Agenda), including the assessment report on the development application, will be publically available on Council's website six (6) days prior to the meeting at: [www.woollahra.nsw.gov.au/council/meetings\\_and\\_committees/agendas\\_and\\_minutes](http://www.woollahra.nsw.gov.au/council/meetings_and_committees/agendas_and_minutes)

Minutes of the Woollahra Local Planning Panel (Electronic Meeting) will be posted to Council's website once finalised.

If you are experiencing any issues in joining the meeting please call Council's Governance department on (02) 9391 7001.

A audio recording of the meeting will be uploaded to Council's website following the meeting by 5.00pm on the next business day.

### Outline of Meeting Protocol & Procedure (COVID-19):

- The Chair will call the Meeting to order and ask the Panel/Staff to present apologies and/or late correspondence.
- The Chair will commence the Order of Business as shown in the Index to the Agenda.
- To listen to the meeting, please register by sending your name, phone number, email address and item you are interested in to [records@woollahra.nsw.gov.au](mailto:records@woollahra.nsw.gov.au) by **12 noon on the day before the meeting**.
- To register to speak at the meeting, you should register using the appropriate 'Register to address the Panel Application Form' as available on Council's website at: [www.woollahra.nsw.gov.au](http://www.woollahra.nsw.gov.au) by **12 noon on the day before the meeting**.
- Members of the Public who have pre-registered to listen or speak at a meeting will be sent an email with the audio-visual link prior to the meeting. Please **do not** share the audio-visual link with any third party/ies.
- Members of the Public who have pre-registered to speak will be allowed three (3) minutes in which to address the Panel, one (1) warning bell will be rung at the conclusion of two (2) minutes and two (2) warning bells rung at the conclusion of three (3) minutes. Please direct comments to the issues at hand.
- If there are persons representing both sides of a matter (e.g. applicant/objector), the person(s) against the recommendation speak first.
- At the conclusion of the allocated three (3) minutes, the speaker takes no further part in the debate unless specifically called to do so by the Chair.
- If there is more than one (1) person wishing to address the Panel from the same side of the debate, the Chair will request that where possible a spokesperson be nominated to represent the parties.
- After considering any submissions the Panel will debate the matter (if necessary) in closed session, and arrive at a resolution.
- Minutes of the Woollahra Local Planning Panel (Public Meeting) will be posted to Council's website once finalised.

### Disclaimer:

By speaking at the Woollahra Local Planning Panel (WLPP) Meeting members of the public consent to their voice and personal information (including name and address) being recorded and publicly available on Council's website. Accordingly, please ensure your address to Council is respectful and that you use appropriate language and refrain from making any defamatory statements or discriminatory comments.

Woollahra Council does not accept any liability for statements, comments or actions taken by individuals during a Council meeting.

Any part of the meeting that is held in closed session will not be recorded.

People connecting to this meeting by conferencing technology are reminded that under the *Local Government Act 1993*, the recording of meetings by a member of the public using any electronic recording device including a mobile phone or video camera is not permitted. Any person found recording without the permission of Council may be expelled from the meeting.

The recording of each meeting will be retained on Council's website for a minimum period of 6 months. After that period has passed, recordings of meetings may be disposed of in accordance with the *State Records Act 1998*.

For further information please visit [www.woollahra.nsw.gov.au](http://www.woollahra.nsw.gov.au)

### Woollahra Local Planning Panel Membership:

1 Chair, 2 Experts and 1 Community Representative

### Quorum:

3 Panel members

# Woollahra Municipal Council

## Notice of Meeting

23 April 2024

To: Woollahra Local Planning Panel Members  
*Chair*  
*Experts*  
*Community Representative*

Dear Panel Members,

### Woollahra Local Planning Panel (Public Meeting) – 2 May 2024

In accordance with the provisions of the Local Government Act 1993, I request your attendance at Council's **Woollahra Local Planning Panel (Public Meeting)** meeting to be held in the **Council Chambers, 536 New South Head Road, Double Bay, on Thursday 2 May 2024 at 1.00pm**

Members of the Public may:

- Register to address the meeting by **no later than 12 noon on the day before the meeting** using the following Register to Speak Form  
<https://www.woollahra.nsw.gov.au/files/assets/public/v/3/forms/registration-form-to-address-planning-panels.pdf>.
- Submit late correspondence for consideration by the Panel by emailing [records@woollahra.nsw.gov.au](mailto:records@woollahra.nsw.gov.au) by **no later than 12 noon on the day before the meeting**.
- Watch and listen to the meeting live via Council's website **from 1.00pm on the day of the meeting:**  
[https://www.woollahra.nsw.gov.au/council/meetings\\_and\\_committees/planning\\_panels/woollahra\\_local\\_planning\\_panel\\_wlpp/wlpp\\_agendas\\_audio\\_recordings\\_and\\_minutes](https://www.woollahra.nsw.gov.au/council/meetings_and_committees/planning_panels/woollahra_local_planning_panel_wlpp/wlpp_agendas_audio_recordings_and_minutes)

An audio recording of the meeting will be uploaded to Council's website following the meeting by 5.00pm on the next business day.

If you have any difficulties accessing the meeting please contact (02) 9391 7001.

Regards,

Craig Swift-McNair  
General Manager





**Woollahra Local Planning Panel  
(Public Meeting)  
Agenda**

<b>Item</b>	<b>Subject</b>	<b>Page</b>
1	Opening	
2	Acknowledgement of Country (Gadigal People and Birrabirragal People)	
3	Leave of Absence and Apologies	
4	Disclosures of Interest	

**Items to be Decided by the Panel**

D1	DA316/2023/1 - 80-82 New South Head Road, Vaucluse - 24/70193 .....7 <b>*See Recommendation Page 30</b>
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## LOCAL PLANNING PANEL DEVELOPMENT APPLICATION ASSESSMENT REPORT

<b>ITEM No.</b>	D1
<b>FILE No.</b>	DA316/2023/1
<b>ADDRESS</b>	The south-western section of Samuel Park, 80-82 New South Head Road Vaucluse containing the <i>Vaucluse Bowling Club and Community Facility</i>
<b>COUNCIL WARD</b>	Vaucluse
<b>ZONING</b>	RE1 Public Recreation
<b>PROPOSAL</b>	The use of the south-western section of Samuel Park as a recreation facility (outdoor) and a community facility
<b>TYPE OF CONSENT</b>	Local development
<b>DATE LODGED</b>	04/09/2023 original lodgement 15/12/2023 initial amended application 08/03/2024 second amended application 12/03/2023 third amended application 19/03/2024 fourth amended application
<b>APPLICANT</b>	Patch Planning
<b>OWNER</b>	Crown Lands (managed by Woollahra Council)
<b>AUTHOR</b>	Mr D Booth
<b>MANAGER</b>	Mr N Economou
<b>SUBMISSIONS</b>	29 objections in relation to the original application 2 objections in relation to the initial amended application
<b>RECOMMENDATION</b>	Conditional approval

### 1. REASON FOR REPORT TO LOCAL PLANNING PANEL (LPP)

The application is to be determined by the Local Planning Panel as it falls under the categories of *conflict of interest*, *development for which the landowner is Council (Council Crown Land Manager)* and *contentious development*, the subject of 10 or more unique submissions by way of objection.

### 2. REASONS FOR RECOMMENDATION

The amended application has been assessed within the framework of the matters for consideration under section 4.15 of the Environmental Planning and Assessment Act 1979 and is recommended for approval because:

- it is considered to be satisfactory with regard to all relevant planning policies including WLEP 2014, WDCP 2015 and Council's *Generic Plan of Management* subject to conditions;
- it will not have any significant environmental impacts upon the locality including parking/traffic impacts or acoustic impacts upon adjoining properties subject to conditions;
- it will not have any significant social impacts upon the locality;
- it will not have any significant economic impacts upon the locality;
- the site is considered to be suitable for the proposed development subject to conditions; and
- it is considered to be in the public interest subject to conditions.

### 3. RELEVANT HISTORY

On 13 April 1982, Council granted consent to DA 7/1982 to convert Bowling Green No. 3 to 2 tennis courts subject to the following conditions:

1. *The wire fence around the courts to be constructed of black mesh and not to exceed a height of 3.6m.*
2. *Landscaping to be provided on the northern boundary to screen the courts from the adjoining properties.*
3. *A landscape plan being submitted and approved by Council at a scale of not less than 1:100, such plan to contain details of the proposed and existing plantings (botanical and common names to be supplied) and the proposed treatment of paving.*
4. *No lighting to be erected.*
5. *The use not commencing until such time as the conditions of this development consent have been carried out.*
6. *The Council reserves the right to restrict the hours of operation of the tennis courts if it is of the opinion that the activity is being carried out in such a manner as to cause an adverse impact on the amenity of the neighbourhood.*

On 24 February 2014, Council granted consent to DA362/2013 for the installation of tennis court lighting to the 2 tennis courts subject to conditions including Condition I.1 which states:

#### **Outdoor lighting – Residential Tennis Courts**

*Outdoor sports lighting must generally comply with AS 4282-1997: Control of the obtrusive effects of outdoor lighting. The maximum luminous intensity from each luminaire must not exceed the level 1 control relevant under table 2.2 of AS 4282. The maximum illuminance and the threshold limits must be in accordance with table 2.1 of AS 4282.*

*The operation of the tennis court lighting is limited 5.00pm to 9.00pm, Monday to Saturday from April to September and must, by automatic timer, switch off at the 9.00pm curfew.*

*The intensity of light provided to the sporting area must comply with AS2560 and relevant parts to this Australian Standard.*

*This condition has been imposed to control the obtrusive effects of outdoor lighting, to limit the hours of use to protect the amenity of neighbours and to maintain safe conditions for sporting activities.*

The former eastern bowling green has been recently converted to public parkland which includes a paved eastern section consisting of external access stairs, a wheelchair accessible ramp and a podium/patio. The western bowling green remains as the sole bowling green.

The main building known as the *Vaucluse Bowling Club and Community Facility* has recently undergone upgrade works including the provision of adequate toilet facilities and fully accessible internal and external access. Such works were approved under a complying development certificate.

### 4. DESCRIPTION OF THE PROPOSAL

The proposal was amended on 15 December 2023 in the following terms:

- Advice that the subject site is now managed by Woollahra Council on behalf of Crown Lands.
- A reduction to the hours of operation from 7am-midnight, 7 days a week to 7am-9pm Sunday to Thursday & 7am-11pm Friday and Saturday (the outdoor area to close at 9.30pm).

- The provision of the following patronage capacities of the various components of the community facility:
  - *Hall – capacity of 100 people*
  - *Meeting room (No. 1) – capacity of 15 people*
  - *Child and Family Health Nursing Service (meeting rooms Nos. 2-4) – capacity of 25 people.*
- The originally proposed *amplified music restricted from 11pm* was amended to the following:

*The internal sound pressure level of the music played within the hall is not to exceed 75 dB(A) during any period.*

*All operable windows and doors to external areas are to be closed during the evening period operations (6:00pm – 7am).*

*During daytime hours any external music played will not exceed 77dB(A) when measured 1m from the speaker. Furthermore, external music is not permitted before 11am.*

*The outside area is a public park which may be hired from time to time by the Hall hirers. Music in the outside park area will be managed in accordance with Council's established Parks Policy.*

An operational management plan and acoustic report were also submitted.

On 8 March 2024, further additional documentation of the proposal was submitted in terms a site plan and a floor plan. The operational management plan was also amended to stipulate the proposed hours of operation of the existing/proposed recreation facility (outdoor): 7.30am-8.30pm, 7 days a week.

On 12 March 2024, the operational management plan was further amended in terms of removing reference to activity approval based hiring of the *public park* on the basis that such does not require development consent, the correction of the age of youth parties attendees from 15-25 years of age to 13-25 years of age, advice that *Vaucluse Bowling Club members will serve alcohol from time to time for their members* and advice that *Woollahra Council Venues - Conditions of Hire and Declaration* will apply to the hiring of the community facility.

On 19 March 2024, the operational management plan was further amended in terms of changing the proposed hours of operation of the existing/proposed recreation facility (outdoor) from 7.30am-8.30pm to 7.00am to 9.00pm 7 days a week and amending the title of the Council's role in managing the subject Crown Land to *Council Crown Land Manager*.

The development application, as amended, involves the following uses of the south-eastern half of Samuel Park to be managed by Woollahra Council as *Council Crown Land Manager*:

- the use of the existing bowling green and the north-western section of the single storey main building occupying the eastern corner of the site as part of a *recreation facility (outdoor)* currently leased by the Vaucluse Bowling Club;
- the use of the remainder of the above-mentioned main building and an adjacent external paved podium/patio area as a *community facility*; and
- the use of two existing tennis courts and a smaller, secondary building adjacent to the tennis courts as the remaining component of the *recreation facility (outdoor)* currently leased by the Vaucluse Tennis Centre.

The Operational Management Plan states that the proposed *community facility is available for hire for (but not limited to) the following types of uses*:

- **Community, art and recreation** - group activities such as (but not limited to) dance, yoga, meditation, martial arts, gymnastics, exercise classes, art and craft classes, workshops and music lessons etc.;
- **Community health providers** - for maternity and other health related services. This use will operate between 7am to 6pm Monday to Friday.
- **Not for profit** - groups such as 12-step programs, registered charity group meetings, book clubs, resident strata meetings and fund raising events;
- **Corporate activities** - Private business meetings, AGM's, workshops and training days; and
- **Private functions** - including (but not limited to) children's birthday parties (12 years and under), engagement parties, weddings, bar/bat mitzvahs, wakes/memorials, school reunions, fund raising events (e.g. trivia nights) and youth parties.

The existing recreation facility (outdoor) and community facility are potentially able to be granted development consent retrospectively under the provisions of S.4.69(1)(b) of the Environmental Planning and Assessment Act 1979.

The subject premises are not proposed to be licensed. However, liquor will be served on the premises. The hiring/leasing of the community facility will be the subject of *Woollahra Council Venues - Conditions of Hire and Declaration* (refer to **Attachment 4**) which includes the requirement for the obtainment of a *temporary function license* prior to the sale of alcohol on the premises and measures designed to mitigate antisocial behaviour including that involved with the consumption of alcohol.

The operational management plan states the following maximum patronage for the 3 indoor components of the proposed community facility:

- *Hall – capacity of 100 people*
- *Meeting room (No. 1) – capacity of 15 people*
- *Child and Family Health Nursing Service (meeting rooms Nos. 2-4) – capacity of 25 people.*

The operational management plan states the following hours of operation of the community facility:

*The trading hours of the Vaucluse Bowling Club and Community Facility (identified as Community Space on the plans) are consistent with the current operations of the site and are as below:*

- *Sunday to Thursday – 7am - 9pm.*
- *Friday and Saturday – 7am - 11pm with the exception of the outdoor hardstand patio area which is to close at 9:30pm.*

*Cleaning, maintenance, and low impact activities may also occur outside the hours outlined above.*

The *recreational areas* identified on the site plan constituting the recreation facility (outdoor) are proposed to operate from 7.00am to 9.00pm, 7 days a week which does not extend beyond the 9pm cessation of the use of tennis court lighting stipulated by development consent DA362/2013.

The site does not have any off-street parking. On-street car parking is relied upon including on New South Head Road that adjoins the site to the south-east and on Hopetoun Avenue to the north-west. The proposed recreation and community facilities can be accessed from Hopetoun Avenue via the north-western section of Samuel Park.

The operational management plan also provides the following details of the proposal:

### **Delivery Procedures**

*All deliveries will be received from the New South Head Road frontage of the site. Times of deliveries may vary dependent on Hirer needs; however, no deliveries shall occur after 10pm to ensure the amenity of neighbours is maintained.*

### **Waste Management**

*Waste will be stored and collected from the dedicated waste storage area located to the rear of the property which has access to New South Head Road. Pick up will be undertaken by Council in line with current practices.*

*Hirers will be responsible for ensuring that all waste is collected and stored in the waste storage area. Council's Venue Coordinator will instruct cleaners and hirers that the waste storage area is kept clean and tidy and does not result in adverse odour impacts which may affect surrounding neighbours.*

### **Service of Alcohol**

*Whilst the Vacluse Bowling Club & Community Facility is **not a licensed premises**; Woollahra Council takes the Responsible Service of Alcohol (RSA) very seriously and recognises the negative effects on the community and guests that alcohol service can have if not properly managed. Hirers will ensure that only RSA trained servers will serve alcohol at all events.*

### **Youth Parties**

*It is recognized that 'Youth parties' have a higher risk profile than other community uses and require additional security and mitigation measures. These are to include at minimum:*

- *'Youth' parties (13 – 25 years of age) are required to have 2 x dedicated security guards.*
- *All RSA requirements must be adhered to should alcohol be served at these events where parties are held for those of legal drinking age.*

### **Noise management**

*During daytime hours any external music played will not exceed 77dB(A) when measured 1m from the speaker. Furthermore, external music is not permitted before 11am.*

*Internal sound pressure level of the music played within the hall is not to exceed 75 dB(A) during any period (day, evening, or night).*

*All operable windows and doors to external areas are to be closed during the evening period operations (6:00pm – 7am).*

*There is to be appropriate signage installed requesting patrons be mindful of the neighbourhood in leaving the premises and area quietly.*

## **5. ISSUES**

<b>Issue</b>	<b>Conclusion</b>	<b>Section</b>
Objectors' concerns.	Addressed by amendments made to the development application, by recommended conditions of consent or otherwise are not concurred with or do not relate to the scope of the proposal.	9.1 & 9.2
Potential acoustic impacts	Addressed by recommended conditions of consent.	14.2

## 6. LOCALITY PLAN



Note: The map above does not account for multiple objections from the one property or for objectors' properties located beyond the extent of the map or objectors' who have withheld their address details. The map also shows 2 bowling greens and in this regard is outdated as the eastern bowling green has recently been converted to parkland and a paved access/patio area.

## 7. SITE AND LOCALITY

Samuel Park is located on the north-western side of New South Head Road. The existing/proposed recreational facility (outdoor) and community facility relate to the south-eastern section of Samuel Park ("the site") and identifies collectively as the *Vaucluse Bowling Club and Community Facility*.

A single storey main building occupies the south-eastern corner of the site which has recently undergone upgrade works. Prior to the commencement of the upgrade works, it housed the indoor component of an existing lawn bowling/croquet part of the recreational facility (outdoor) currently leased by the Vaucluse Bowling Club and a community facility operated by Council.

The remainder of the existing lawn bowling/croquet part of the recreational facility (outdoor) relates to 1 residual bowling green (identified on the site plan as *Bowling Green 1*) occupying the southern corner of the site (the other former bowling green has been recently converted into parkland identified on the site plan as *Public Park*).

A smaller building and 2 tennis courts to the west of the main building and to the north-west of the Bowling Green 1, currently leased by the Vaucluse Tennis Centre, constitute the remainder of the recreational facility (outdoor) use of the site.

The site does not provide off-street parking. The proposed facilities can be accessed from New South Head Road or from Hopetoun Avenue via pedestrian access through the north-western section of Samuel Park.

The site is surrounded by residential development.



## 8. REFERRALS

Referral	Summary of Comment	Attachment
Environmental Health Officer	Satisfactory, subject to conditions	5
Team Leader - Open Space and Recreation Planning	Satisfactory.	5
Traffic Engineer	Satisfactory, subject to conditions	7
Fire Safety Officer	Satisfactory, subject to conditions	8

## ENVIRONMENTAL ASSESSMENT UNDER SECTION 4.15

The relevant matters for consideration under Section 4.15(1) of the Environmental Planning and Assessment Act 1979 include the following:

1. The provisions of any environmental planning instrument.
2. The provisions of any proposed instrument that is/has been the subject of public consultation.
3. The provisions of any development control plan.
4. Any planning agreement that has been entered into.
5. Any draft planning agreement that a developer has offered to enter into.
6. The regulations.
7. The likely impacts of that development:
  - i) Environmental impacts on the natural and built environments
  - ii) Social and economic impacts.
8. The suitability of the site.
9. Any submissions.
10. The public interest.

## 9. ADVERTISING AND NOTIFICATION

### 9.1. Submissions

The original development application was advertised during the period 27 September to 12 October 2023. Submissions (objections) were received from:

1. Lisa Shabtay – 10A Serpentine Parade Vacluse.
2. Peter Wertheim on behalf of Viola Wertheim – 1 Serpentine Parade Vacluse.
3. Katia Mitchell – 1/72 New South Head Road Vacluse.
4. Bill Fatouros – 3 Serpentine Parade Vacluse.
5. Salie Greengarten - 12 Serpentine Parade Vacluse.
6. Pam & Salie Greengarten - 12 Serpentine Parade Vacluse.
7. Kim Phillips – address withheld.
8. Ben Mohat – 3/26-28 New South Head Road Vacluse.
9. Judith Dunn – 2/72 New South Head Road Vacluse.
10. Adam and Nicole O'Neil - 22 Serpentine Parade Vacluse.
11. Eresha De Zoysa & Harshane Kahagalle – 7 Serpentine Parade Vacluse.
12. Rod & Margot Cunich – 6/72 New South Head Road Vacluse.
13. Helen Raissis – 74 New South Head Road Vacluse.
14. Sonya Chee - 91 Hopetoun Avenue Vacluse.
15. Ping Li - 95 Hopetoun Avenue Vacluse.
16. Derek Simons – 2 Serpentine Parade Vacluse.
17. Bijal & Nishma Desai – 8 Serpentine Parade Vacluse.
18. Tim Barrass – 16 Serpentine Parade Vacluse.
19. Kate Denny – 4/72 New South Head Road Vacluse.
20. Helen McCarthy – 2/121 New South Head Road Vacluse.
21. Jennifer Danckert - 12 Village Lower Road Vacluse.

- 22. Roanna & Gary Hinksman – 14 Serpentine Parade Vacluse.
- 23. Yan Li – 84 New South Head Road Vacluse.
- 24. Gary Hinksman – 14 Serpentine Parade Vacluse.
- 25. Reka Bartus – 3/121 New South Head Road Vacluse.
- 26. Lea Stracey – 4/121 New South Head Road Vacluse.
- 27. Ian & Rhonda Denton – 4 Serpentine Parade Vacluse.
- 28. Merete Sorensen – 2/10A aka 10B Serpentine Parade Vacluse.
- 29. Xiaozhou Hou – 25 Hopetoun Avenue Vacluse.

The objections raised the following concerns in relation to the original development application:

- *Acoustic impacts/ absence of an acoustic report/ light pollution/ the proposed hours of operation 7am till midnight 7 days a week/ large numbers of patrons/ amplified music to 11pm will impact upon amenity, sleep, peacefulness and privacy of the locality which contains medium density developments and aged care facilities vulnerable to such impacts/ a one year trial period is requested in relation to the proposal, specifically functions involving amplified music. Will outdoor music be played?*

On 15 December 2023, an operational management plan and an acoustic report were submitted. The operational management plan specified the following amendments to the proposal:

- The reduction to the hours of operation from 7am-midnight, 7 days a week to 7am-9pm Sunday to Thursday & 7am-11pm Friday and Saturday (the outdoor area to close at 9.30pm);
- The provision of the following community facility patronage details:
  - *Hall – capacity of 100 people*
  - *Meeting room (No. 1) – capacity of 15 people*
  - *Child and Family Health Nursing Service (meeting rooms Nos. 2-4) – capacity of 25 people.*
- The originally proposed *amplified music restricted from 11pm* was amended to the following:

*The internal sound pressure level of the music played within the hall is not to exceed 75 dB(A) during any period.*

*All operable windows and doors to external areas are to be closed during the evening period operations (6:00pm – 7am).*

*During daytime hours any external music played will not exceed 77dB(A) when measured 1m from the speaker. Furthermore, external music is not permitted before 11am.*

Council's Environmental Health Officer reviewed the operational management plan and the acoustic report and advised that the amended proposal is considered to be satisfactory in terms of acoustic impacts upon the locality subject to conditions. Further, recommended **Conditions G.2 & H.3** are designed to resolve inconsistencies between the operational management plan and the acoustic report with the lesser potential for acoustic impacts being adopted.

This issue is discussed in greater depth under the relevant subsequent section of this report.

On 19 March 2024, the operational management plan was amended to stipulate the proposed hours of operation of the existing/ proposed recreation facility (outdoor): 7.00am-9.00pm, 7 days a week. These amended hours of operation are not inconsistent with the requirements of recommended **Conditions G.2 & H.3** and are considered to be satisfactory subject to recommended conditions requiring the adequate mitigation of acoustic impacts.

The amended proposal is considered to be satisfactory in terms of potential visual privacy impacts upon the locality.

Trial periods are only required in the instance of proposed licensed premises operating within extended hours of trading/operation. The subject premises are not proposed to be licensed.

Potential light pollution is addressed by the reduced hours of operation and by Council's standard condition relating to the control of outdoor lighting.

- *Inadequate traffic impact statement/ traffic & parking related impacts and associated air pollution.*

Council's Traffic Engineer considered the Traffic Impact Statement submitted with the original development application to be inadequate. Following the submission of additional information, Council's Traffic Engineer advised that the application was satisfactory in terms of traffic and parking impacts upon the locality subject to recommended **Conditions A.3, H.11 & H.16**.

Whilst the referral response from Council's Traffic Engineer references the *RMS Guide to Traffic Generating Developments 2002* and *RMS Guide to Traffic Generating Developments Updated traffic surveys TDT 2013/04a*, the proposal is not a form of *traffic generating development* as defined under Schedule 3 of SEPP (Transport and Infrastructure) 2021.

The proposal is considered to be satisfactory with regard to the objectives and matters for consideration under Clause 2.119 of SEPP (Transport and Infrastructure) 2021.

These issues are discussed in greater depth under the relevant subsequent section of this report.

It is considered that the proposal will not result in any significant additional vehicle based air pollution.

- *Past mismanagement of the premises*

This issue is considered to be beyond the scope of this DA assessment report.

- *The granting of a license to serve alcohol /the consumption of alcohol on the premises together with increased patronage, longer hours of operation and increased frequency of functions than existing will result in the exacerbation of existing antisocial behaviour, potential vandalism/criminal behaviour, potential safety related impacts and patrons parking in driveways. Will alcohol be served will be able to be brought onto site? Will alcohol be served outside? Will security be provided?*

The subject premises are not proposed to be licensed.

The operational management plan submitted with the development application commits to the responsible service of alcohol and the provision of security stating:

*Whilst the Vaocluse Bowling Club & Community Facility is **not a licensed premises**; Woollahra Council takes the Responsible Service of Alcohol (RSA) very seriously and recognises the negative effects on the community and guests that alcohol service can have if not properly managed. Hirers will ensure that only RSA trained servers will serve alcohol at all events.*

*Vaocluse Bowling Club members will serve alcohol from time to time for their members.*

*It is recognized that 'Youth parties' have a higher risk profile than other community uses, and require additional security and mitigation measure. These are to include at minimum:*

- 'Youth' parties (13 – 25 years of age) are required to have 2 x dedicated security guards.
- All RSA requirements must be adhered to should alcohol be served at these events where parties are held for those of legal drinking age.

The hiring/leasing of the proposed *community facility* and *recreational facility (outdoor)* will be the subject of *Woollahra Council Venues - Conditions of Hire* (refer to **Attachment 4**) which includes the following requirements to obtain a temporary function license prior to the sale of liquor on the premises and measures designed to mitigate antisocial/ unlawful behaviour including that involved with the consumption of liquor:

### **Use of the Venue**

- The hirer is to ensure that nothing occurs which is disorderly or unlawful in connection with the use of the venue.
- The hirer is responsible for the behaviour of those in attendance during the hire period.

### **Liquor license & Serving of Liquor**

Liquor can be consumed on the premises. The hirer must supply their own liquor and ensure that:

- No person under the age of 18 years shall be served with alcoholic substances or allowed to consume alcoholic substances.
- No liquor is to be consumed outside the premises.
- The hirer or hirers of the premises shall be responsible for the good conduct of those attending the function.
- The sale of liquor is not permitted on the premises unless the hirer is a non-profit organisation granted a temporary function license by the Licensing Court. A license can be granted for the sale of liquor at a dinner, ball, convention, seminar, sporting event, race meeting, exhibition, performance, trade fair, or other fair, fete or carnival, or any similar event or activity that is conducted for public amusement or entertainment, or to raise funds for any charitable or other purpose. Liquor can only be sold at a function of the association holding the license.
- Council must receive a copy of any such license if the sale of liquor is to occur on the premises prior to the event and they must abide by all conditions of such license.

### **Youth Events/ Parties**

- Youth events / parties apply to 13 - 25 year olds.
- A parent/ guardian must complete, sign the application form and take responsibility for the event if the hirer is under 18 years old. Proof of identity may be required.
- A minimum of two (2) professional security guards are required to ensure the safety of both guests and the security of the building and surrounding area. A Security Details form must be completed and returned to Council before a booking for a youth event can be confirmed.
- All youth parties must be registered with the NSW Police Force at [www.police.nsw.gov.au/online\\_services/party\\_safety/party\\_registration](http://www.police.nsw.gov.au/online_services/party_safety/party_registration) and organisers should read the 'party safe tips'.

### **Noise Management**

- The Event must not give rise to offensive noise under the *Protection of the Environment Operations Act 1997*.

### **Vehicle management**

- Do not block private or public driveways.

On the basis that the development application does not seek development consent for licensed premises nor describes that liquor will be sold on the premises, **Condition A.4** is recommended excluding the sale of liquor from the terms of the development consent. The sale of liquor is considered to be a separate approval process facilitated via the *Woollahra Council Venues - Conditions of Hire and Declaration* which requires evidence of a temporary function license be obtained from NSW Liquor and Gaming regulated under the provisions of the Liquor Act 2007 & the Liquor Regulation 2018 prior to the sale of liquor on the premises.

Any future criminal behaviour is considered to be beyond the scope of this report and a matter for NSW Police.

- *The proposed commercialisation of the premises is inappropriate. The premises should continue to operate for community use only.*

The commercialisation of the premises is not prohibited. The subject application is consistent with the definitions of *recreation facility (outdoor)* and *community facility* uses which are permissible within the subject zoning.

- *The letter of notification states that reduced scale drawings are attached and none were.*

Council's standard letter notification does contain standard wording stating that reduced scale drawings are attached. However none were included on the basis that building works are not proposed.

- *Absence of community consultation.*

Community consultation prior to the lodgement of a development application is not a statutory requirement. The advertising and notification of the proposal has been undertaken in accordance with Council's Woollahra Community Participation Plan prepared under division 2.6 of Environmental Planning and Assessment Act 1979 (the EP&A Act). The originally proposed hours of operation have been amended in response to the concerns raised by the local community.

- *Council conflict of interest/ how will the community be notified of the determining body?*

Due to the subject land being Council managed Crown Land, the application has been assessed and will be determined by the Local Planning Panel in accordance with statutory requirements. All interested parties will have been notified of the subject Local Planning Panel meeting.

- *Insufficient time to prepare a formal objection.*

The application was advertised/notified and re-advertised/re-notified in accordance with the requirements of the Woollahra Community Participation Plan.

- *Fire safety/ Building Code of Australia compliance concerns.*

Council's Fire Safety and Environmental Health Officers consider the proposal to be satisfactory with regard to fire safety and compliance with the provisions of the Building Code of Australia.

- *The development application does not specify that the land is Crown Land or the arrangements made between the Crown and Council for the ongoing care, management and operation of the property/the required Plan of Management of the site has not been made publicly available and as such it has not been possible to assess whether the proposal meets the objectives and policies of a properly prepared Plan of Management.*

The amended application specifies that the subject site is managed by Woollahra Council as *Council Crown Land Manager*.

Council's *Generic Plan of Management* encompasses Samuel Park and is accessible on Council's website.

Council's Team Leader Open Space and Recreation Planning has assessed the application against the provisions of Council's *Generic Plan of Management* and considers the amended proposal to be satisfactory. This issue is discussed in greater depth under the relevant subsequent section of this report,

- *No explanation has been provided as to why the existing use of the Vaucluse Bowling Club is required to be formalised.*

The statement of environmental effects submitted with the original development application states:

*The proposed application seeks to formalise the existing uses in line with current land use definitions and environmental planning instruments.*

The subject application seeks development consent for the existing/ proposed use of the south-western section of Samuel Park for a recreation facility (outdoor) and a community facility. No such holistic development consent currently exists, only development consent for the existing tennis courts.

The existing recreational facility (outdoor) and community facility are potentially able to be granted development consent retrospectively under the provisions of S.4.69(1)(b) of the Environmental Planning and Assessment Act 1979.

- *The statement of environmental effects claims that the proposal does not represent any intensification of existing use and such is erroneous.*

This issue has been satisfactorily addressed by amendments made to the application. The subject application has been assessed on the basis of what is being proposed, not the existing use of the premises.

- *No analysis of how many private functions per year has been provided.*

Subject to conditions of consent mitigating environmental impacts of the proposed uses upon the locality including acoustic impacts, the number of functions per year is not considered to be relevant.

- *No analysis of the numbers of people attending private functions has been provided.*

The site plan and floor plan document the proposed community spaces. Functions will be held in the hall and the adjacent podium/patio. The operational plan of management and the acoustic report detail, albeit inconsistently, maximum numbers of patrons associated with the proposed use of the hall. Recommended **Condition H.3** addresses the inconsistencies. The maximum number of patrons permitted within the hall and the adjacent external area is 75 with no patrons permitted outside after 9.00pm Sunday to Thursday and after 9.30pm Friday and Saturday.

- *No analysis of other community-based events have been provided/ will there be restrictions placed upon hours of use around certain types of uses to ensure equal sharing of the community space?*

The operational management plan states that the proposed *community facility is available for hire for (but not limited to) the following types of uses (other than functions):*

- **Community, art and recreation** - group activities such as (but not limited to) dance, yoga, meditation, martial arts, gymnastics, exercise classes, art and craft classes, workshops and music lessons etc.;

- **Community health providers** - for maternity and other health related services. This use will operate between 7am to 6pm Monday to Friday.
- **Not for profit** - groups such as 12-step programs, registered charity group meetings, book clubs, resident strata meetings and fund raising events;
- **Corporate activities** - Private business meetings, AGM's, workshops and training days.

The above will be accommodated within:

- Meeting room (No. 1) – capacity of 15 people.
- Child and Family Health Nursing Service (meeting rooms Nos. 2-4) – capacity of 25 people.

The hiring of the community facility will be managed by Council's Community and Culture section.

- *Inadequate information.*

The application as amended is considered to provide adequate information to facilitate an environmental assessment of the proposal.

- *Given that the Diamond Bay Bowling club provides a cafe, bar, functions and parties, has a need for additional community activities/private functions been established? Has Council received a substantial number of enquiries in relation to using the place for a wide range of community uses that justifies the proposal?*

The subject application has been made with input from Council's Manager Community and Culture section and therefore it is assumed that demand exists for the additional community activities/private functions proposed to be accommodated by the proposed community facility.

- *The proposal is not in the public interest.*

The proposed recreation and community facilities are permissible within the zoning and considered to be in the public interest subject to conditions of development consent aimed at adequately addressing acoustic impacts.

- *Waste management concerns/ will the existing arrangements be adequate for increased numbers of patrons?*

With regard to waste management, the operational management plan states:

### **Waste Management**

*Waste will be stored and collected from the dedicated waste storage area located to the rear of the property which has access to New South Head Road. Pick-up will be undertaken by Council in line with current practices.*

*Hirers will be responsible for ensuring that all waste is collected and stored in the waste storage area. Council's Venue Coordinator will instruct cleaners and hirers that the waste storage area is kept clean and tidy and does not result in adverse odour impacts which may affect surrounding neighbours.*

Council's Environmental Health Officer has raised no objection to the proposal on the basis of waste management.

Council's standard conditions in relation to waste management have been included in the recommendation.

- *Are there adequate toilet facilities including for persons requiring wheelchair access for the expected number of patrons? Will equitable access be provided to the community facility?*

The Vaucluse Bowling Club and Community Facility has recently been upgraded so as to be fully accessible.

- *Will the bowling greens and tennis courts remain?*

The former eastern bowling green has been recently converted to public parkland and an external paved area including access stairs, a wheelchair accessible ramp and a podium/patio occupying the eastern corner. One bowling green and the two tennis courts remain as part of the proposed recreation facility (outdoor).

- *The value of adjoining properties will be adversely impacted.*

This is not a relevant matter for consideration.

- *Impacts upon local wildlife.*

It is considered that the development application does not involve any significant potential to impact upon local wildlife.

## 9.2. Re-notification

The initial amended application was re-advertised and re-notified during the period 17 January to 1 February 2024. Submissions (objections) were received from:

1. **Merete Sorensen – 2/10A aka 10B Serpentine Parade Vaucluse.**
2. **Helen Raissis – 74 & 64 New South Head Road Vaucluse.**

- *The building upgrade works have resulted in amenity impacts upon 2/10A aka 10B Serpentine Parade including light spillage.*

The main building known as the *Vaucluse Bowling Club and Community Facility* has recently been undergoing upgrade works approved under a complying development certificate and do not relate to the subject development application. The objection was forwarded to Council's Manager Property and Projects who responded to the concerned neighbour on 14 March 2024 as follows:

*Apologies for the inconvenience caused by the lights and door closer near your residence. I visited the site earlier today, and the builder has committed to repairing the door closer today and adjusting the timer by tomorrow, ensuring the lights turn off at 9:30pm and operate thereafter by motion detection. Safety and security are paramount in public areas and we are committed to maintaining these standards.*

*Additionally, we will assess the possibility of increasing the height of the dividing fence in the coming days to accommodate an additional panel, ensuring its strength and stability.*

Council's standard condition in relation to the control of outdoor lighting has been included in the recommendation.

- *The groundkeeper starts work at 7am on Sundays. No work should be permitted on Sundays and not until after 8am on Saturdays.*



The proposed hours of operation of the outdoor recreational facilities are 7.00am-9.00pm, 7 days a week which is considered to be satisfactory. Whilst recommended **Condition H.2** permitting these proposed hours of use includes maintenance works, it also includes the following qualification: *this condition does not restrict the operation of noise pollution laws.*

- *The proposal is too vague in relation to the proposed amplified music.*

The originally proposed *amplified music restricted from 11pm* was amended on 15 December 2023 to the following:

*The internal sound pressure level of the music played within the hall is not to exceed 75 dB(A) during any period.*

*All operable windows and doors to external areas are to be closed during the evening period operations (6:00pm – 7am).*

*During daytime hours any external music played will not exceed 77dB(A) when measured 1m from the speaker. Furthermore, external music is not permitted before 11am.*

An acoustic report was also submitted and subsequently reviewed by Council's Environmental Health Officer who has advised that the proposal is considered to be satisfactory in terms of acoustic impacts upon the locality subject to conditions. This issue is discussed in greater depth under the relevant subsequent section of this report.

### **9.3. Statutory declarations**

The applicant has completed statutory declarations that the site notices were erected and maintained during the advertising /notification periods.

### **9.4. Decision not to re-notify the second and third amendments to the development application**

The amendments made to the proposal on 8, 12 & 19 March 2024 and described under section 4 *Description of the proposal* were not re-notified as it was considered that they did not represent any potential for additional amenity impacts upon adjoining properties.

## **10. SEPP (RESILIENCE AND HAZARDS) 2021**

### **10.1 Chapter 4 Remediation of land**

The provisions of Chapter 4 Remediation of Land requires consideration to be given as to whether the subject land is contaminated. In the absence of any information indicating the potential contamination of the site, further consideration of this issue is not considered warranted in this instance.

The existing/proposed use of the site is considered to be satisfactory with regard to the relevant provisions of Chapter 4 Remediation of land.

## **11. SEPP (BIODIVERSITY AND CONSERVATION) 2021**

### **11.1 Chapter 2 Vegetation in non-rural areas**

The provisions of *Chapter 2 Vegetation in non-rural areas* require the consideration of the proposal with regard to tree impacts. The existing/proposed uses of the site do not involve any physical works and are limited to sections of Samuel Park that are not vegetated other than the lawn associated with Bowling Green 1.

Council's Team Leader-Open Space and Recreation Planning has raised no tree impact concerns in relation to the subject application.

## **11.2 Chapter 6 Water Catchments and the Sydney Harbour Foreshores and Waterways Area DCP 2005**

The land is located within the Sydney Harbour Catchment, outside the Foreshores and Waterways Area of the Catchment. The proposal is considered to be satisfactory in terms of the *Division 2 Controls on development generally* with no potential to significantly impact upon the catchment.

The existing/proposed uses of the site are considered to be satisfactory with regard to the relevant provisions of SEPP (Biodiversity and Conservation) 2021.

## **12. SEPP (TRANSPORT AND INFRASTRUCTURE) 2021**

### **2.119 Development with frontage to classified road**

(1) *The objectives of this section are—*

- (a) *to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and*
- (b) *to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.*

(2) *The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that—*

- (a) *where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and*
- (b) *the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of—*
  - (i) *the design of the vehicular access to the land, or*
  - (ii) *the emission of smoke or dust from the development, or*
  - (iii) *the nature, volume or frequency of vehicles using the classified road to gain access to the land, and*
- (c) *the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.*

Whilst the subject site fronts a classified road (New South Head Road), it does not have vehicular access from it.

The existing/proposed uses of the site are considered to uphold the above-mentioned objectives and are considered to be satisfactory with regard to the above-mentioned matters for consideration with no significant impacts upon New South Head Road from the subject recreation and community facilities envisaged and no significant impacts upon the subject recreation and community facilities from New South Head Road vehicular based noise and pollution envisaged.

The existing/proposed uses of the site are considered to be satisfactory with regard to the objectives and matters for consideration under Clause 2.119 of SEPP (Transport and Infrastructure) 2021.

### 13. WOOLLAHRA LOCAL ENVIRONMENTAL PLAN 2014

#### 13.1. Part 1.2: Aims of Plan

The existing/proposed uses of the site are considered to be consistent with the aims in Part 1.2(2) of the Woollahra LEP 2014.

#### 13.2. Land Use Table

The existing/proposed uses of the site involve a recreation facility (outdoor) and a community facility. Woollahra LEP 2015 defines these uses, which are permissible within the subject RE1 Public Recreation zoning, as follows:

***community facility*** means a building or place—

- (a) owned or controlled by a public authority or non-profit community organisation, and
- (b) used for the physical, social, cultural or intellectual development or welfare of the community,  
but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

***recreation facility (outdoor)*** 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).

**Note:** The proposed use of the northern section of the single storey main building occupying the eastern corner of the site by the Vaucluse Bowling Club is considered to constitute part of a *recreation facility (outdoor)* use and not a form of *recreation facility (indoor)* on the basis of the following definition:

***recreation facility (indoor)*** means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.

The existing/proposed uses of the site are considered to be consistent with the above-mentioned definitions of *community facility* and *recreation facility (outdoor)*.

#### 13.3. Objectives of the zone

The objectives of the *RE1 Public Recreation* zone are:

- To enable land to be used for public 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 existing/proposed *community facility* and *recreation facility (outdoor)* uses of the site are considered to be consistent with the above-mentioned objectives.

### 13.4. Clause 5.10: Heritage Conservation

Clause 5.10(2) and 5.10(4) require Council to consider the effect of works proposed to a heritage item, building, work, relic or tree, within a heritage conservation area or new buildings or subdivision in a conservation area or where a heritage item is located.

The subject site and immediate locality are not heritage affected and the development application is considered to be satisfactory with regard to the provisions of Clause 5.10 of Woollahra LEP 2014.

### 13.5. Clause 5.21: Flood Planning

Clause 5.21 seeks to minimise the flood risk to life and property development, allow development on land that is compatible, consider projected changes as a result of climate change and avoid significant adverse impacts on flood behaviour and the environment in flood prone areas.

The subject site is not located within Council's Flood Planning Area and the development application is considered to be satisfactory with regard to the provisions of Clause 5.21 of Woollahra LEP 2014.

### 13.6. Clause 6.1: Acid Sulfate Soils

Clause 6.1 requires Council to consider any potential acid sulfate soil affectation so that it does not disturb, expose or drain acid sulfate soils and cause environmental damage.

The subject site is located within a Class 5 area as specified on the Acid Sulfate Soils Map. The development application does not involve any site disturbance and is considered to be satisfactory with regard to the provisions of Clause 6.1 of Woollahra LEP 2014.

### 13.7. Clause 6.2: Earthworks

Clause 6.2(1) requires Council to ensure that any earthworks and associated construction groundwater dewatering will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

The development application does not involve any site disturbance and is considered to be satisfactory with regard to the provisions of Clause 6.2 of the Woollahra LEP 2014.

## 14. WOOLLAHRA DEVELOPMENT CONTROL PLAN 2015

### 14.1. Chapter B1.11 Vaucluse East Residential Precinct

The existing/proposed *community facility* and *recreation facility (outdoor)* uses of the site as conditioned are considered to be satisfactory in terms of environmental impacts upon the locality including parking/traffic impacts upon the locality and acoustic impacts upon adjoining properties and accordingly are considered to be satisfactory with regard to the desired future character objectives of the Vaucluse East Precinct.

### 14.2. Chapter B3: General Development Controls

The existing/proposed uses of the site do not involve any physical works.

The relevant provisions of Chapter B3 of **Woollahra DCP 2015 are considered to be limited to acoustic impacts upon adjoining residential properties. In this regard**, the acoustic report submitted as part of the first amendments made to the application but which was based upon the proposed hours stipulated in the original development application. The acoustic report was not amended on the following basis provided by the applicant in response to a request that the acoustic report be updated to reflect the amended application:

*The acoustic report assessed the original development application and provided appropriate management and mitigation measures based on the original scheme. In response to matters raised by the community in public submissions and by Council, the intensity of the proposed operation has been reduced. Both the proposed hours of operation and number of patrons have been reduced to below what was assessed in the Acoustic Report. Given that the Acoustic Report assesses a more intensive use of the site than what is currently proposed, and therefore logically assesses a scenario of greater impact than currently; it is considered acceptable in its current form. Updating the Acoustic Report imposes unreasonable additional cost for no discernible value.*

Whilst the above rationale is in part concurred with, concern is raised that the acoustic report assumes a *maximum of 75 patrons within the internal hall area at any one time between 7.00am and 10.00pm and 150 patrons within the internal hall area at any one time after 10.00pm* whereas the operational management plan stipulates:

- *Hall – capacity of 100 people*
- *Meeting room (No. 1) – capacity of 15 people*
- *Child and Family Health Nursing Service (meeting rooms Nos. 2-4) – capacity of 25 people.*

**Condition H.3** has been recommended stipulating maximum external and internal numbers of patrons that accord with the assumed patron numbers specified within the acoustic report with the exception of the *150 patrons within the internal hall area at any one time after 10.00pm* with only 75 permitted in the hall between 10.00pm & 11.00pm Friday and Saturday so as to achieve consistency with the maximum number of patrons maximum permitted at earlier times.

Further, the operational plan of management is inconsistent with the acoustic report with regard to external music. In this regard the operational plan of management states under the heading *8. Noise Management*:

*Furthermore, external music is not permitted before 11am.*

However the acoustic report states:

***Day Period (7:00 am – 6:00 pm)***

- *External music within the bowling greens is not to exceed an external SPL when measured at 1m from the speaker of 77 dB(A) (corresponding to a SWL of 85 dB(A));*

Council's Environmental Health Officer has reviewed the acoustic report ("the Report") and has provided the following acoustic based assessment of the proposal:

***Patron & Music Noise Emissions***

*The criteria for patron and music noise emissions from the NSW Liquor and Gaming Acoustic Requirements is applied:*

*Predicted noise levels from the operation of the Vacluse Bowling Club in full operation (i.e., full capacity patron noise) has been predicted. To ensure compliance is achieved, the Report recommends the following acoustic controls:*

***Day Period (7:00 am – 6:00 pm)***

- *A maximum of 100 patrons using the external bowling greens to the south of the development;*
- *External music has within the bowling greens is not to exceed an external SPL when measured at 1 m from the speaker of 77 dB(A) (corresponding to a SWL of 85 dB(A));*

- *A maximum of 75 patrons within the internal hall area at any one time;*
- *The internal sound pressure level of the music played within the hall is not to exceed 75 dB(A);*
- *All operable windows and doors (excluding the main entry doors on the southern façade (Doors D2, D2, and D21 as per the architectural drawings by Stanton Dahl Architects)) to external areas are to be closed during the day period operations.*
- *All glazed façades / doors are to meet a minimum acoustic performance of no less than  $R_w$  (C;Ctr): 37 (0;-3). Additionally, the entry doors should be fitted with full perimeter acoustic door seals.*

**Evening Period (6:00 pm – 10:00 pm)**

- *A maximum of 75 patrons using the external bowling greens to the south of the development;*
- *No external music to be played during the evening period.*
- *A maximum of 75 patrons within the internal hall area at any one time;*
- *The internal sound pressure level of the music played within the hall is not to exceed 75 dB(A);*
- *All operable windows and doors to external areas are to be closed during the evening period operations.*
- *All glazed façades / doors are to meet a minimum acoustic performance of no less than  $R_w$  (C;Ctr): 37 (0;-3). Additionally, the entry doors should be fitted with full perimeter acoustic door seals.*

**Night-time Operations Period (10:00 pm – 12:00 am)**

- *No patrons are permitted to be outside during the nighttime operations period;*
- *No external music to be played during the nighttime operations period;*
- *A maximum of 150 patrons within the internal hall area at any one time;*
- *The internal sound pressure level of the music played within the hall is not to exceed 75 dB(A);*
- *All operable windows and doors to external areas are to be closed during the nighttime operations period;*
- *All glazed façades / doors are to meet a minimum acoustic performance of no less than  $R_w$  (C;Ctr): 37 (0;-3). Additionally, the entry doors should be fitted with full perimeter acoustic door seals.*
- *A contact number must be displayed for the purpose of receiving any complaints if they arrive.*

**Conclusion**

*Based on assumptions that the noise control measures and management controls listed in Sections 6.1.3 of the Report are implemented, the Vacluse Bowling Club, based on noise modelling, is predicted to comply with the relevant criteria for all noise sensitive receivers surrounding the project site.*

**Note:** *In terms of the perceived impact to the surrounding residential receivers, the predicted worst-case evening scenario peaks at an L10 overall of 45 dB(A). This is lower than the measured ambient LAeq noise levels for the evening period of 51 dB(A). The LAeq can be considered as the “average” noise level over a specified period. Hence, whilst the Vacluse Bowling Club will not be inaudible at the worst-case nearest residential receivers, the overall impact of the Bowling Club will not be dissimilar to the existing ambient LAeq noise environment. This perceived impact to the surrounding residential receivers is also consistent with the daytime period (worst-case L10 = 49, with an ambient LAeq of 60 dB(A)). The night-time operational period (10:00pm – 12:00am) is predicted to be inaudible at all surrounding residential receivers (predicted noise levels significantly below (<10 dB) the ambient background LA90 of 36 dB(A)).*

## OPERATIONAL MANAGEMENT PLAN

*It is considered that the Operational Management Plan is unsatisfactory as it does not incorporate the acoustic control measures, as recommended in Acoustic Report: prepared by Pulse White Noise Acoustics Pty Ltd – Report Reference: 230552 – Vaucluse Bowling Club – Acoustic Assessment – R3 – 06 December 2023. A Condition has been recommended requiring that the Operational Management Plan be amended accordingly.*

Council's Environmental Health Officer considers the development application to be satisfactory in terms of acoustic impacts upon the locality subject to recommended **Conditions A.3, G.2, H.4, H.5, H.6 & H.7.**

The existing/proposed recreation and community facility uses of the site as conditioned are considered to be satisfactory with regard to all relevant provisions contained within Chapter B3 of **Woollahra DCP 2015.**

### 14.3. Chapter E1: Parking and Access

**Council's Traffic Engineer has provided the following assessment of the proposal in terms of parking and traffic related impacts upon the locality.**

*The parking provision for the proposed development has been assessed in accordance with Council's DCP 2015 Chapter E1 Parking and Access:*

Table 1: Car Parking Provision

Component	Minimum Requirement	Source
<b>Existing</b>		
Recreation – Bowling Club	<i>To be determined on a site specific basis</i>	WDCP
	<i>30 spaces for the first green and 15 for each additional green; Average 26.4 spaces per 100m<sup>2</sup> for licenced clubs</i>	TfNSW Guide to Traffic Generating Developments
Recreation facility (indoor)	2 spaces per 100m <sup>2</sup>	WDCP
Community facility	2 spaces per 100m <sup>2</sup>	WDCP
<b>Additional</b>		
Health Services	2 spaces per 100m <sup>2</sup>	WDCP

*Whilst additional uses are proposed to include health services and allow more activities for the club, it is understood that the proposal would not increase the gross floor area for the club or the outdoor lawn bowls and tennis court. Parking demand for day-to-day operations is therefore calculated to remain at the same level as the existing, noting the nature of these uses is consistent with the current operations and the parking generation rate is similar for different uses, as shown in Table 1.*

*Reference is made to RMS Guide to Traffic Generating Developments 2002 and RMS Guide to Traffic Generating Developments Updated traffic surveys TDT 2013/04a to assess traffic generation of the proposal. Similar to the parking demand, it is envisaged that day-to-day traffic is unlikely to surge given there is no significant change to the scale and nature of the development.*

*Whilst the proposal may achieve higher community interest in venue hire, it is noted that the proposed capacity does not exceed the current limits. Private functions and events would continue to occur as per existing, as indicated in the traffic report and the operational management plan. Internal reference from Council's Community & Culture Department confirmed occurrence of these functions and events with booking information demonstrating numbers of the attendances below the capacity. Anecdotal evidences also show acceptable level of parking and traffic during these functions and events. It is therefore considered that the proposal would not create significant changes to the existing travel pattern and parking demand and is unlikely to create unacceptable adverse impact on the surrounding road network in terms of traffic safety and efficiency.*

The initial peer review of the application on 19 April 2024 identified the omission of the consideration of off-street bicycle parking. Council's Traffic Engineer has provided the following supplementary assessment of this issue having regard to the bicycle parking rates prescribed under E1.6.2 of Woollahra DCP 2015:

*The minimum requirement for on-site bicycle parking in our DCP is set below:*

*Recreation: 1 space per 15 staff for employees and 1 per 15 for customers;  
Community: 1 space per 10 staff for employees and 2 + 1 per 200m<sup>2</sup> of GFA.*

*The maximum capacity of the venue is 100 customers and the GFA for community use is 133.01m<sup>2</sup>, which generates a minimum bicycle parking rate of 7 spaces for recreation customers and 3 spaces for community customers. The operational management plan does not include information for staffing level however given the nature and scale of the development, it is anticipated that five spaces are required for staff use and gives a total of 15 bicycle parking spaces.*

Council's Traffic Engineer considers the development application to be satisfactory in terms of parking and traffic related impacts upon the locality subject to recommended **Conditions A.3, H.11 & H.16**.

#### **14.4. Chapter E5: Waste Management**

The provisions of this chapter aim to establish waste minimisation and sustainable waste management throughout the on-going use of the building.

Council's standard conditions have been applied in order to adequately address the provisions of Chapter E5 of the Woollahra DCP 2015.

### **15. GENERIC PLAN OF MANAGEMENT**

Council's *Generic Plan of Management* encompasses Samuel Park. Council's Team Leader - Open Space and Recreation Planning has provided the following comments with regard to the subject development application in light of the provisions of Council's *Generic Plan of Management*:

*The proposal is located within Samuel Park, which is NSW Crown Land. Woollahra Council is the appointed Council Crown Land Manager for Samuel Park, which is managed in accordance with the Generic Plan of Management for Crown Land Reserves 2023 (POM).*

*Samuel Park's reserve purpose is community purposes and public recreation, gazetted 11 November 2022. The proposal is considered to be consistent with this reserve purpose.*

*The land containing the tennis courts and tennis clubhouse is categorised as **Sportsground** in the POM.*



*The core objectives for land categorised as Sportsground are:*

- *To encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games.*
- *To ensure that such activities are managed having regard to any adverse impact on nearby residences.*

*The land containing the bowling green, public park and gardens and hardstand area external to the Bowling Club and Community Facility is categorised as **Park** in the POM.*

*The core objectives for land categorised as Park are:*

- *To encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities.*
- *To provide for passive recreational activities or pastimes and for the casual playing of games.*
- *To improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.*

*The land containing the bowling club rooms and internal areas within the Bowling Club and Community Facility is categorised as **General Community Use** in the POM.*

*The core objectives for land categorised as General Community Use are:*

- *To promote, encourage and provide for the use of the land.*
- *To provide facilities on the land, to meet the current and future needs of the local community and of the wider public in relation to:*
  - a) *public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and*
  - b) *purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).*

*The proposal is compatible with the core objectives in the POM for each of the three categories of land in Samuel Park.*

*The uses in the proposal are all permissible long term uses/ purposes as listed in Table 9.*

*The recreation facility (outdoor) is permissible development in the POM, as listed in Table 10. The uses in the proposal are all permitted under the Current and Future Permitted Use of Samuel Park, as described in Table 64 of the POM.*

*Nothing within the 2023 POM prohibits the proposed uses outlined in the Development Application.*

*The POM also expressly authorises the licensing and leasing of the bowling green, bowling club rooms, tennis courts and tennis clubhouse.*

*My assessment is that the proposal is satisfactory and reasonable in relation to permissibility under the Generic Plan of Management for Crown Land Reserves 2023, and in terms of impacts on public open space, Council infrastructure and the local community. The proposal is therefore supported.*

Accordingly, the proposal is considered to be satisfactory with regard to the provisions of Council's Generic Plan of Management.

## **16. APPLICABLE ACTS/REGULATIONS**

### **16.1 Clause 62 of the EPA Regulation 2021**

Council's Fire Safety Officer has provided a fire safety perusal of the application and recommended fire safety related **Conditions G.3 & H.8**.

## **17. THE LIKELY IMPACTS OF THE PROPOSAL**

All likely impacts have been addressed elsewhere in the report.

## **18. THE SUITABILITY OF THE SITE**

The site is considered suitable for the proposed development as conditioned.

## **19. THE PUBLIC INTEREST**

In determining whether or not the proposal is in the public interest, both the wider public interest and the sectionalised public interest (protecting the amenity of surrounding residential properties) must be taken into consideration. In the event that the wider public interest outweighs the sectionalised public interest, the proposal can be determined to be in the public interest.

With regard to the wider public interest, the subject community facilities and recreational facilities (outdoor) will benefit the mental, physical and spiritual well-being of the local community.

With regard to the sectionalised public interest, potential impacts upon the locality are not considered to be significant subject to recommended conditions addressing acoustic impacts.

As such, the proposal is considered to be in the public interest.

## **20. CONCLUSION**

This assessment has considered the application in terms of the relevant matters under Section 4.15(1) of the Environmental Planning and Assessment Act and other relevant considerations and the proposal is considered to be satisfactory in this regard, subject to conditions.

## **21. DISCLOSURE STATEMENTS**

There have been no disclosure statements regarding political donations or gifts made to any Councillor or to any council employee associated with this development application by the applicant or any person who made a submission.

## **22. RECOMMENDATION: PURSUANT TO SECTION 4.16 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

THAT the Woollahra Local Planning Panel, exercising the functions of Council, grant development consent to Development Application No. 316/2023/1 for the use of the south-western section of Samuel Park, 80-82 New South Head Road Vaucluse containing the *Vaucluse Bowling Club and Community Facility*, as a recreation facility (outdoor) and a community facility, subject to the following conditions:

## A. GENERAL CONDITIONS

A. 1.	<p><b>Conditions</b></p> <p>Consent is granted subject to the following conditions imposed under section 4.16 of the Environmental Planning and Assessment Act 1979 (“the Act”), and the provisions of the Environmental Planning and Assessment Regulation 2021 (“the Regulations”) and the provisions of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (“the Development Certification and Fire Safety Regulations”), such conditions being reasonable and relevant to the development as assessed under section 4.15 of the Act.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Failure to comply with this development consent and any condition of this consent is a criminal offence. Failure to comply with other environmental laws is also a criminal offence.</li> <li>• Where there is any breach Council may without any further warning: <ul style="list-style-type: none"> <li>a) Issue Penalty Infringement Notices (On-the-spot fines);</li> <li>b) Issue notices and orders;</li> <li>c) Prosecute any person breaching this consent; and/or</li> <li>d) Seek injunctions/orders before the courts to restrain and remedy any breach.</li> </ul> </li> <li>• Maximum penalties under NSW environmental laws include fines up to \$1.1 Million and/or custodial sentences for serious offences.</li> <li>• Should Council have to take any action to enforced compliance with this consent or other environmental laws Council’s policy is to seek from the Court appropriate orders requiring the payments of its costs beyond any penalty or remedy the Court may order.</li> <li>• This consent and this specific advice will be tendered to the Court when seeking costs orders from the Court where Council is successful in any necessary enforcement action.</li> <li>• The payment of environmental penalty infringement notices does not result in any criminal offence being recorded. If a penalty infringement notice is challenged in Court and the person is found guilty of the offence by the Court, subject to section 10 of the Crimes (Sentencing Procedure) Act 1999, a criminal conviction is recorded. The effect of a criminal conviction beyond any fine is serious.</li> </ul> <p><b>Condition Reason:</b> To ensure all parties are aware of the relevant legislation that applies to the development.</p>
A. 2.	<p><b>Definitions</b></p> <p>Unless specified otherwise, words have the same meaning as defined by the <i>Act</i>, the <i>Regulations</i>, the <i>Development Certification and Fire Safety Regulations</i> and the <i>Interpretation Act 1987</i> as in force at the date of consent.</p> <p><b>Applicant</b> means the applicant for this consent.</p> <p><b>Approved Plans</b> mean the plans endorsed by Council referenced by this consent as amended by conditions of this consent.</p> <p><b>Local native plants</b> means species of native plant endemic to Sydney’s eastern suburbs.</p> <p><b>Owner-builder</b> has the same meaning as in the <i>Home Building Act 1989</i>.</p> <p><b>PC</b> means the Principal Certifier under the <i>Act</i>.</p> <p><b>Principal Contractor</b> has the same meaning as in the <i>Act</i>, or where a Principal Contractor has not been appointed by the Owner of the land being developed Principal Contractor means the Owner of the land being developed.</p>

**Professional engineer** has the same meaning as in the BCA.

**Public place** has the same meaning as in the *Local Government Act 1993*.

**Road** has the same meaning as in the *Roads Act 1993*.

**SEE** means the final version of the Statement of Environmental Effects lodged by the Applicant.

**Site** means the land being developed subject to this consent.

**Site work** means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

**Woollahra LEP** means *Woollahra Local Environmental Plan 2014*

**Woollahra DCP** means *Woollahra Development Control Plan 2015*

**Work** for the purposes of this consent means:

- the use of land in connection with development,
- the subdivision of land,
- the erection of a building,
- the carrying out of any work,
- the use of any site crane, machine, article, material, or thing,
- the storage of waste, materials, site crane, machine, article, material, or thing,
- the demolition of a building,
- the piling, piercing, cutting, boring, drilling, rock breaking, rock sawing or excavation of land,
- the delivery to or removal from the *site* of any machine, article, material, or thing, or
- the occupation of the *site* by any person unless authorised by an occupation certificate.

**Condition Reason:** To ensure all parties are aware of the relevant definitions.

### A. 3. Approved Plans and Supporting Documents

Those with the benefit of this consent must carry out all work and maintain the use and works in accordance with both the architectural plans to which is affixed a Council stamp "Approved" and supporting documents listed below unless modified by any following condition.

Where the plans relate to alterations or additions only those works shown in colour or highlighted are approved.

Reference	Description	Author	Date
A100 Rev A	Site Plan	Stanton Dahl Architects	20/12/2022
A200 Rev G	Ground Floor Layout	Stanton Dahl Architects	08/08/2023
230552 – Vacluse Bowling Club – Acoustic Assessment – R3	Acoustic Report	Pulse White Noise Acoustics Pty Ltd	06/12/2023
23.125r01v02	Traffic Impact Statement	Traffix	16 Aug 2023

	Operational Management Plan	Operational Management Plan	Council's Manager Community and Culture and Manager Property and Projects	19 Mar 2024
	<p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>Warning to Principal Certifier – You must always insist on sighting the original Council stamped approved plans. You must not rely solely upon the plan reference numbers in this condition. Should the Applicant not be able to provide you with the original copy Council will provide you with access to its files so you may review our original copy of the approved plans.</li> <li>These plans and supporting documentation may be subject to conditions imposed under section 4.17(1)(g) of the Act modifying or amending the development.</li> </ul>			
	<p><b>Condition Reason:</b> To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.</p>			
<b>A. 4.</b>	<b>Development Consent is Not Granted in Relation to these Matters</b>			
	This approval does not give consent for the sale of liquor on the premises.			
	<p><b>Condition Reasons:</b> The development application did not seek development consent for licensed premises nor does it describe that liquor will be sold on the premises.</p>			

**B. BEFORE DEMOLITION WORK COMMENCES**

Nil.

**C. ON COMPLETION OF REMEDIATION WORK**

Nil.

**D. BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE**

Nil.

**E. BEFORE BUILDING WORK COMMENCES**

Nil.

**F. DURING BUILDING WORK**

Nil.

**G. BEFORE THE ISSUE OF AN OCCUPATION CERTIFICATE**

<b>G. 1.</b>	<b>Occupation Certificate (section 6.9 of the Act)</b>
	<p>A person must not commence occupation or use of the whole or any part of a new building (within the meaning of section 6.10 of the Act) unless an occupation certificate has been issued in relation to the building or part.</p> <p><b>Note:</b> New building includes an altered portion of, or an extension to, an existing building.</p>
	<p><b>Condition Reason:</b> To ensure the building is suitable to occupy.</p>

<p><b>G. 2.</b></p>	<p><b>Amendment of the Operational Management Plan</b></p> <p>Before the issue of any occupation certificate, the <i>Operational Management Plan: For the Management of Vaucluse Bowling Club and Community Facility – Final, Clarifications: 19 March 2023</i> shall be amended to incorporate the acoustic control measures, as recommended in <i>Acoustic Report: prepared by Pulse White Noise Acoustics Pty Ltd – Report Reference: 230552 – Vaucluse Bowling Club – Acoustic Assessment – R3 – 06 December 2023</i> as amended by the following noise management commitment contained in the operational plan of management:</p> <ul style="list-style-type: none"> <li>• <i>External music is not permitted before 11.00am.</i></li> </ul> <p><b>Condition Reason:</b> To ensure the mitigation of acoustic impacts upon the locality.</p>
<p><b>G. 3.</b></p>	<p><b>Fire Safety Certificates</b></p> <p>Before the issue of any occupation certificate to authorise a person:</p> <p>a) to commence occupation or use of a new building, or</p> <p>b) to commence a change of building use for an existing building, the Principal Certifier must be satisfied that a final fire safety certificate has been issued for the building.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• In this condition: <b>interim fire safety certificate</b> has the same meaning as it has in Part 11 of the Development Certification and Fire Safety Regulation. <b>final fire safety certificate</b> has the same meaning as it has in Part 11 of the Development Certification and Fire Safety Regulation. <b>new building</b> has the same meaning as it has in section 6.1 of the Act.</li> </ul> <p><b>Condition Reason:</b> To ensure that a final fire safety certificate is issued prior to occupation.</p>

## H. OCCUPATION AND ONGOING USE

<p><b>H. 1.</b></p>	<p><b>Hours of Use of the Community Facility</b></p> <p>During the occupation and ongoing use, the hours of use of the community facility are limited to the following:</p> <ul style="list-style-type: none"> <li>• Sunday to Thursday – 7am - 9pm.</li> <li>• Friday and Saturday – 7am -11pm with the exception of the outdoor hardstand patio area which is to close at 9:30pm.</li> </ul> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Deliveries to or dispatches from the site must not be made outside these hours.</li> <li>• This condition does not apply to activities such as cleaning which takes place wholly within the building and which are not audible within any adjoining residential dwelling. If internal activities are audible within any adjoining residential dwelling such that they cause a nuisance to the occupiers of such dwelling than such internal activities must not occur outside these hours of use.</li> <li>• This condition does not restrict the operation of noise pollution laws.</li> </ul> <p><b>Condition Reason:</b> This is to mitigate amenity impacts upon the neighbourhood</p>
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<p><b>H. 2.</b></p>	<p><b>Hours of Use of the Recreation Facility (Outdoor)</b></p> <p>During the occupation and ongoing use, the hours of use of the recreation facility (outdoor) are limited to the following:</p> <ul style="list-style-type: none"> <li>• 7.00am-9.00pm, 7 days a week.</li> </ul> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Maintenance works and deliveries to or dispatches from the site must not be made outside these hours.</li> <li>• This condition does not apply to activities such as cleaning which takes place wholly within the building and which are not audible within any adjoining residential dwelling. If internal activities are audible within any adjoining residential dwelling such that they cause a nuisance to the occupiers of such dwelling than such internal activities must not occur outside these hours of use.</li> <li>• This condition does not restrict the operation of noise pollution laws.</li> </ul> <p><b>Condition Reason:</b> This is to mitigate amenity impacts upon the neighbourhood</p>
<p><b>H. 3.</b></p>	<p><b>Maximum Patron Capacity</b></p> <p>During the occupation and ongoing use, the following maximum patron capacities, as informed by the acoustic report and the operational plan of management, must not be exceeded:</p> <p><b>7:00am – 6:00pm</b></p> <ul style="list-style-type: none"> <li>• A maximum of 100 patrons using the external bowling green at any one time.</li> <li>• A maximum of 75 patrons within the internal hall and the adjacent external paved podium/patio area at any one time.</li> </ul> <p><b>6:00pm – 9:00pm</b></p> <ul style="list-style-type: none"> <li>• A maximum of 75 patrons using the external bowling green at any one time.</li> <li>• A maximum of 75 patrons within the internal hall and the adjacent external paved podium/patio area at any one time.</li> </ul> <p><b>9:00pm – 9.30pm Friday and Saturday</b></p> <ul style="list-style-type: none"> <li>• A maximum of 75 patrons within the internal hall and the adjacent external paved podium/patio area at any one time.</li> </ul> <p><b>9:30pm – 10.00pm Friday and Saturday</b></p> <ul style="list-style-type: none"> <li>• No patrons are permitted to be outside.</li> <li>• A maximum of 75 patrons within the internal hall at any one time.</li> </ul> <p><b>10:00pm – 11pm Friday and Saturday</b></p> <ul style="list-style-type: none"> <li>• No patrons are permitted to be outside.</li> <li>• A maximum of 75 patrons within the internal hall area at any one time.</li> </ul> <p><b>Condition Reason:</b> To achieve consistency with the acoustic report/ operational plan of management and to minimise impacts on local amenity.</p>

H. 4.	<p><b>Acoustic Control Measures</b></p> <p>The acoustic and management control measures, as recommended in <i>Acoustic Report: prepared by Pulse White Noise Acoustics Pty Ltd – Report Reference: 230552 – Vaucluse Bowling Club – Acoustic Assessment – R3 – 06 December 2023</i>, shall be fully implemented as amended by the following noise management commitment contained in the operational plan of management during the ongoing use of the premises:</p> <ul style="list-style-type: none"> <li>• <i>External music is not permitted before 11.00am.</i></li> </ul> <p><b>Condition Reason:</b> To ensure consistency between the operational plan of management and the acoustic report and the mitigation of acoustic impacts upon the locality.</p>
H. 5.	<p><b>Noise Control</b></p> <p>During the occupation and ongoing use, the use of the premises must not give rise to the transmission of offensive noise to any place of different occupancy. Offensive noise is defined in the Protection of the Environment Operations Act 1997.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Council will generally enforce this condition in accordance with the Noise Guide for Local Government (<a href="http://www.epa.nsw.gov.au/your-environment/noise/regulating-noise/noise-guide-local-government">www.epa.nsw.gov.au/your-environment/noise/regulating-noise/noise-guide-local-government</a>) and the NSW Industrial Noise Policy (<a href="http://www.epa.nsw.gov.au/your-environment/noise/industrial-noise">www.epa.nsw.gov.au/your-environment/noise/industrial-noise</a>) published by the NSW Environment Protection Authority. Other State Government authorities also regulate the Protection of the Environment Operations Act 1997.</li> <li>• Useful links: <ul style="list-style-type: none"> <li>- Community Justice Centres—free mediation service provided by the NSW Government <a href="http://www.cjc.nsw.gov.au">www.cjc.nsw.gov.au</a>.</li> <li>- NSW Environment Protection Authority— see “noise” section <a href="http://www.environment.nsw.gov.au/noise">www.environment.nsw.gov.au/noise</a>.</li> <li>- NSW Government legislation- access to all NSW legislation, including the Protection of the Environment Operations Act 1997 and the Protection of the Environment Noise Control Regulation 2017 is available at <a href="http://www.legislation.nsw.gov.au">www.legislation.nsw.gov.au</a>.</li> <li>- Australian Acoustical Society—professional society of noise related professionals <a href="http://www.acoustics.asn.au">www.acoustics.asn.au</a>.</li> <li>- Association of Australian Acoustical Consultants—professional society of noise related professionals <a href="http://www.aaac.org.au">www.aaac.org.au</a>.</li> <li>- Liquor and Gaming NSW—<a href="http://www.liquorandgaming.nsw.gov.au">www.liquorandgaming.nsw.gov.au</a>.</li> </ul> </li> </ul> <p><b>Condition Reason:</b> To protect the amenity of the neighbourhood.</p>
H. 6.	<p><b>Noise from Vaucluse Bowling Club &amp; Community Facility</b></p> <p>During the occupation and ongoing use, the LA10 noise level emitted from the premises must not exceed the background noise level in any Octave Band Centre Frequency (31.5 Hz – 8k Hz inclusive) by more than 5dB(A) between 07:00 am and 12:00 midnight at the boundary of any affected residence.</p> <p>The LA10 noise level emitted from the premises must not exceed the background noise level in any Octave Band Centre Frequency (31.5 Hz – 8k Hz inclusive) between 12:00 midnight and 07:00am at the boundary of any affected residence.</p>



	<p>Notwithstanding compliance with the above, the noise from the premises must not be audible within any habitable room in any residential premises between the hours of 12:00 midnight and 07:00am.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• dB(A) is a value used for 'A-weighted' sound pressure levels 'A' frequency weighting is an adjustment made to approximate the response of the human ear.</li> <li>• For the purposes of this condition, the LA10 is the A-weighted sound pressure level that is exceeded for 10% of the time over which a given sound is measured.</li> <li>• The background noise level is the underlying level present in the ambient noise, excluding the subject noise source, when extraneous noise is removed. For assessment purposes the background noise level is the LA90 level measured by a sound level meter over the applicable period.</li> <li>• This condition reflects the minimum standard condition imposed by the former Casino Liquor and Gaming Control Authority. Liquor &amp; Gaming NSW or the Independent Liquor &amp; Gaming Authority may specify other standards in respect of the above condition under the Liquor Act 2007, and associated Regulations. Section 79 of the Liquor Act 2007 provides an informal mechanism for complaints to be made (by residents, Police, local consent authorities and others) where the amenity of local neighbourhoods is unduly disturbed by the conduct of licensed premises including registered clubs (or their patrons). The Secretary of the Department of Industry is responsible for resolving such complaints and may impose temporary or permanent conditions on any licence. For more information go to Liquor and Gaming NSW website <a href="http://www.liquorandgaming.nsw.gov.au">www.liquorandgaming.nsw.gov.au</a></li> <li>• Interior noise levels of licensed premises which exceed safe hearing levels are not supported or condoned by Council.</li> </ul> <p><b>Condition Reason:</b> To protect the amenity of the neighbourhood.</p>
H. 7.	<p><b>Noise from Mechanical Plant and Equipment (Air Conditioning Equipment)</b></p> <p>During the occupation and ongoing use, the noise level measured at any boundary of the site at any time while the mechanical plant and equipment is operating must not exceed the background noise level. Where noise sensitive receivers are located within the site, the noise level is measured from the nearest strata, stratum or community title land and must not exceed background noise level at any time.</p> <p>The background noise level is the underlying level present in the ambient noise, excluding the subject noise source, when extraneous noise is removed. For assessment purposes the background noise level is the LA90, 15 minute level measured by a sound level meter.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Words in this condition have the same meaning as in the Noise Policy for Industry (2017) <a href="http://www.epa.nsw.gov.au/your-environment/noise/industrial-noise/noise-policy-for-industry-(2017)">www.epa.nsw.gov.au/your-environment/noise/industrial-noise/noise-policy-for-industry-(2017)</a> and Noise Guide for Local Government (2013) <a href="http://www.epa.nsw.gov.au/your-environment/noise/regulating-noise/noise-guide-local-government">www.epa.nsw.gov.au/your-environment/noise/regulating-noise/noise-guide-local-government</a></li> </ul> <p><b>Condition Reason:</b> To protect the amenity of the neighbourhood.</p>
H. 8.	<p><b>Annual Fire Safety Statements (Class 1b to 9c buildings inclusive)</b></p> <p>During the occupation and ongoing use, each year, an annual fire safety statement must be provided to Council and the Commissioner of Fire and Rescue NSW. The annual fire safety statement must be prominently displayed in the building.</p>

	<p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• <b>essential fire safety measure</b> has the same meaning as in Schedule 2 of the Development Certification and Fire Safety Regulation.</li> <li>• <b>annual fire safety statement</b> has the same meaning as in clause 88 of the Development Certification and Fire Safety Regulation.</li> <li>• Visit Council's website for additional information in relation to fire safety <a href="http://www.woollahra.nsw.gov.au">www.woollahra.nsw.gov.au</a>.</li> </ul> <p><b>Condition Reason:</b> To ensure public safety.</p>
H. 9.	<p><b>Outdoor Lighting – Sports Lighting</b></p> <p>During the occupation and ongoing use, outdoor sports lighting must generally comply with AS/NZS 4282: Control of the obtrusive effects of outdoor lighting. The maximum luminous intensity from each luminaire must not exceed the level 1 control relevant under Table 2.2 of AS 4282.</p> <p>The maximum illuminance and the threshold limits must be in accordance with Table 2.1 of AS 4282.</p> <p>No sports lighting must operate after 8.30pm and must, by automatic timer, switch off no later than that time.</p> <p>The intensity of light provided to the sporting area must comply with AS2560 and relevant parts to this Australian Standard.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• The height of the poles as proposed may be too low to comply with both AS4282 and AS2560. Where this is disclosed, it will be necessary to seek an amendment to this consent if it is proposed to increase the height of the poles and lights to achieve compliance with both standards.</li> <li>• Council may consider, subject to an appropriate Section 4.55 Application, relaxation of this condition where it can be demonstrated, by expert report, that the level of lighting in the existing area already exceeds the above criteria, where physical shielding is present or physical shielding is reasonably possible.</li> </ul> <p><b>Condition Reason:</b> To control the obtrusive effects of outdoor lighting, to limit the hours of use to protect the amenity of neighbours and to maintain safe conditions for sporting activities.</p>
H. 10.	<p><b>Outdoor Lighting – Commercial</b></p> <p>During the occupation and ongoing use, outdoor lighting must comply with AS/NZS 4282: Control of the obtrusive effects of outdoor lighting. The maximum luminous intensity from each luminaire and threshold limits must not exceed the level 1 control relevant under tables in AS/NZS 4282.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Council may consider, subject to an appropriate Section 4.55 Application, relaxation of this condition where it can be demonstrated, by expert report, that the level of lighting in the existing area already exceeds the above criteria, where physical shielding is present or physical shielding is reasonably possible.</li> </ul> <p><b>Condition Reason:</b> To protect the amenity of neighbours and limit the obtrusive effects of outdoor lighting in public places.</p>

H. 11.	<p><b>Operation in Accordance with Operational Plan of Management (POM)</b></p> <p>During the occupation and ongoing use, the operation and management of the premises must be in accordance with the <i>Operational Management Plan: For the Management of Vacluse Bowling Club and Community Facility – Final, Clarifications: 19 March 2023</i> as amended to incorporate the acoustic control measures, as recommended in <i>Acoustic Report: prepared by Pulse White Noise Acoustics Pty Ltd – Report Reference: 230552 – Vacluse Bowling Club – Acoustic Assessment – R3 – 06 December 2023.</i> .</p> <p>The POM cannot be altered without the written consent of Council.</p> <p><b>Condition Reason:</b> To mitigate amenity impacts upon the neighbourhood.</p>
H. 12.	<p><b>Garbage Area and Containers</b></p> <p>During the occupation and ongoing use, the garbage area must be maintained at all times to ensure that a breeding ground is not created for pests and must be capable of being easily and effectively cleaned.</p> <p>All garbage containers must have tight fitting lids and be large enough or in sufficient numbers to contain all the waste produced by the business while awaiting the next removal from the premises.</p> <p><b>Condition Reason:</b> To mitigate amenity impacts upon the neighbourhood.</p>
H. 13.	<p><b>Glass Sorting and Collection</b></p> <p>During the occupation and ongoing use, glass must not be emptied or transferred from one receptacle to another anywhere in a public place. All glass must be emptied/transferred within the premises and removed in containers.</p> <p>No bottle or glass sorting, recycling or collection shall take place between 8.00pm and 8.00am Sunday to Friday and between 9.00pm Saturday and 10am Sundays and Public Holidays.</p> <p><b>Condition Reason:</b> To mitigate amenity impacts upon the neighbourhood.</p>
H. 14.	<p><b>Waste Collection – Commercial</b></p> <p>During the occupation and ongoing use, general waste collection is to be undertaken ONLY between the hours of:</p> <ul style="list-style-type: none"> <li>• 7.00am to 9.00pm Monday to Friday, and</li> <li>• 8.00am to 8.00pm Saturday, Sunday and Public Holidays</li> </ul> <p><b>Condition Reason:</b> To protect the amenity of neighbouring residents.</p>
H. 15.	<p><b>Waste Management – Commercial</b></p> <p>During the occupation and ongoing use, compliance must be maintained with the relevant provisions of Woollahra DCP 2015, Chapter E5–Waste Management.</p>

	<p>All waste must be presented for collection in a receptacle. Waste receptacles must be presented no earlier than the close of business on the day before collection. Waste and recycling bins/crates must be removed from the road or footpath within 1 hour of collection.</p> <p>Receptacles are not to be stored in any public place at any time. Waste and recycling receptacles must be stored at all times within the boundaries of the site.</p> <p>This condition does not apply to the extent that Activity Approval exists under the Local Government Act 1993 or the Roads Act 1993 and subject that all conditions of such approval(s) are complied with.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>No waste will be collected by Council that is not presented properly. The waste must be presented with lid closed to reduce littering.</li> </ul> <p><b>Condition Reason:</b> To ensure that the provisions of the approved SWMMP and Woollahra DCP are complied with during the ongoing operations of the development.</p>								
<b>H. 16.</b>	<p><b>Provision of Off-street Public and Visitor Parking</b></p> <p>During the occupation and ongoing use, in compliance with the bicycle parking rates prescribed under E1.6.2 of Woollahra DCP 2015 and the provisions of AS 2890.3: Parking Facilities - Bicycle Parking Facilities, unimpeded public access to off-street bicycle parking must be maintained as follows:</p> <table border="1"> <thead> <tr> <th>Use</th><th>Number of spaces</th></tr> </thead> <tbody> <tr> <td>Recreation facility</td><td>7</td></tr> <tr> <td>Community facility</td><td>3</td></tr> <tr> <td>Staff</td><td>5</td></tr> </tbody> </table> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>Where there is a potential for the trespass of private motor vehicles upon private parking servicing the owner of the site may seek to enter into a free parking area agreement with Council. Council may under such agreement enforce parking restrictions under section 650 of the Local Government Act 1993.</li> <li>Further information can be obtained from Council's Compliance Team by calling 9391 7000 or from the Office of Local Government at <a href="http://www.olg.nsw.gov.au">www.olg.nsw.gov.au</a> or call 4428 4100.</li> </ul> <p><b>Condition Reason:</b> To ensure adequate on-site bicycle parking is maintained.</p>	Use	Number of spaces	Recreation facility	7	Community facility	3	Staff	5
Use	Number of spaces								
Recreation facility	7								
Community facility	3								
Staff	5								

**I. BEFORE THE ISSUE OF A SUBDIVISION WORKS CERTIFICATE**

Nil.

**J. BEFORE SUBDIVISION WORK COMMENCES**

Nil.

**K. BEFORE THE ISSUE OF A SUBDIVISION CERTIFICATE (SUBDIVISION WORKS)**

Nil









**L. BEFORE THE ISSUE OF A SUBDIVISION CERTIFICATE (NO SUBDIVISION WORKS)**

Nil.

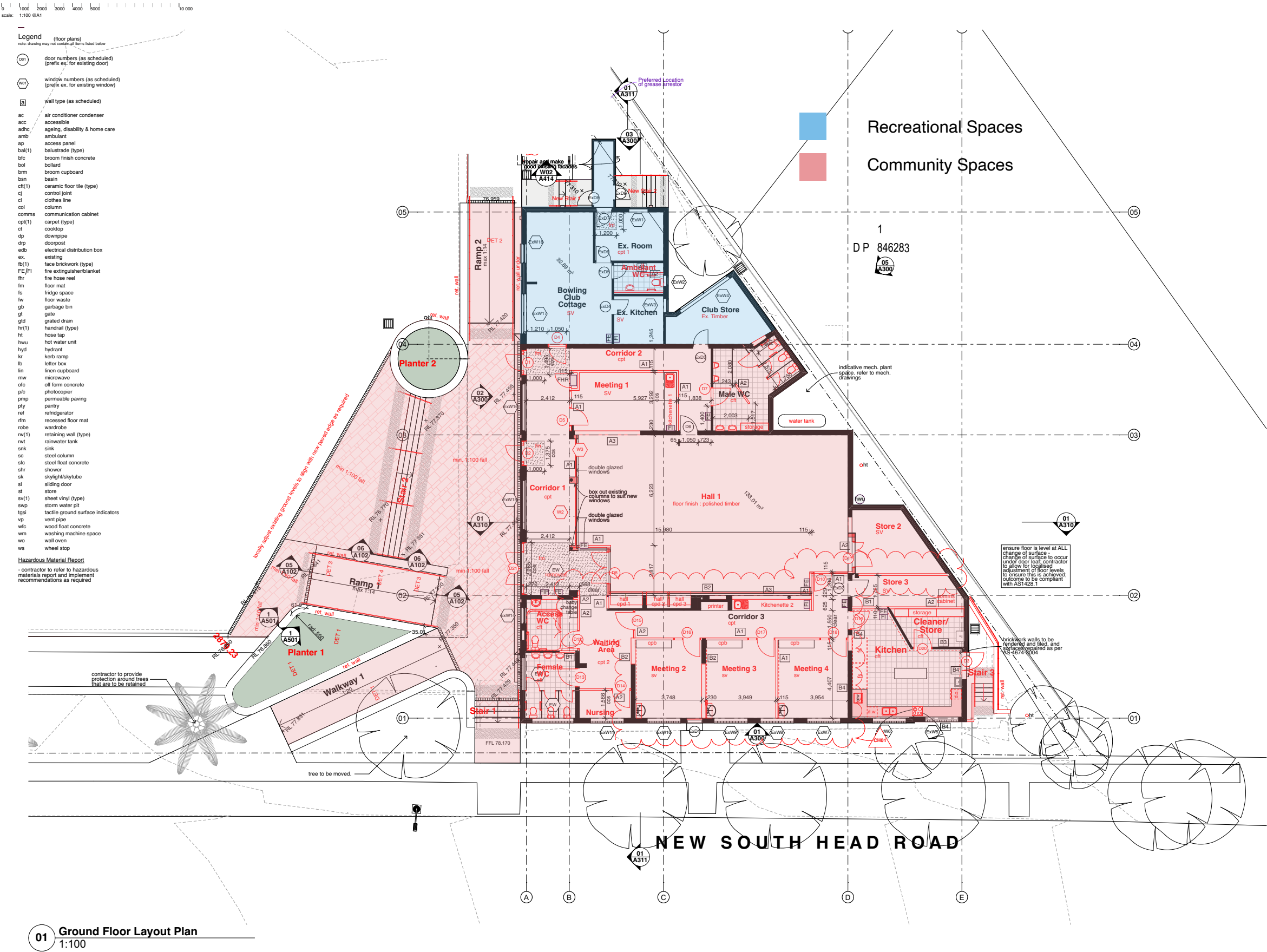
**M. BEFORE THE ISSUE OF A STRATA CERTIFICATE**

Nil.

**Attachments**

1. Site and ground floor plan [↓](#) 
2. Operational plan of management [↓](#) 
3. Acoustic report [↓](#) 
4. Woollahra Council Venues-Conditions of Hire and Declaration [↓](#) 
5. Environmental Health Officer's referral response [↓](#) 
6. Team Leader-Open Space and Recreation Planning's referral response [↓](#) 
7. Traffic Engineer's referral response [↓](#) 
8. Fire Safety Officer's referral response [↓](#) 





Stanton Dahl & Associates Pty Limited. ABN 32 002 261 396  
Nominated Architect: D.P. Stanton 3642, S.M. Evans 7686  
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Tel +61 2 8876 5300  
www.stantondahl.com.au

All dimensions to be verified on site and any discrepancies referred to architect for determination, figured dimensions to take precedence over scaled dimensions.

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Rev	Issue	Date
A	CC & Tender	20/12/22
B	Update for Certifier	12/01/23
C	Update for Certifier	20/01/23
D	Updated Plans for Health	24/5/2023
F	Updated Plan	15/06/23
G	Updated Plans for Health	8/8/23

**Stanton Dahl Architects**



**Woollahra Municipal Council**

Vaucluse Bowling Club and Community Centre  
New South Head Rd,  
Vaucluse, NSW

Drawn: IS, JS, SC, CC, SE  
Checked: SE  
Plot date: 9/8/2023

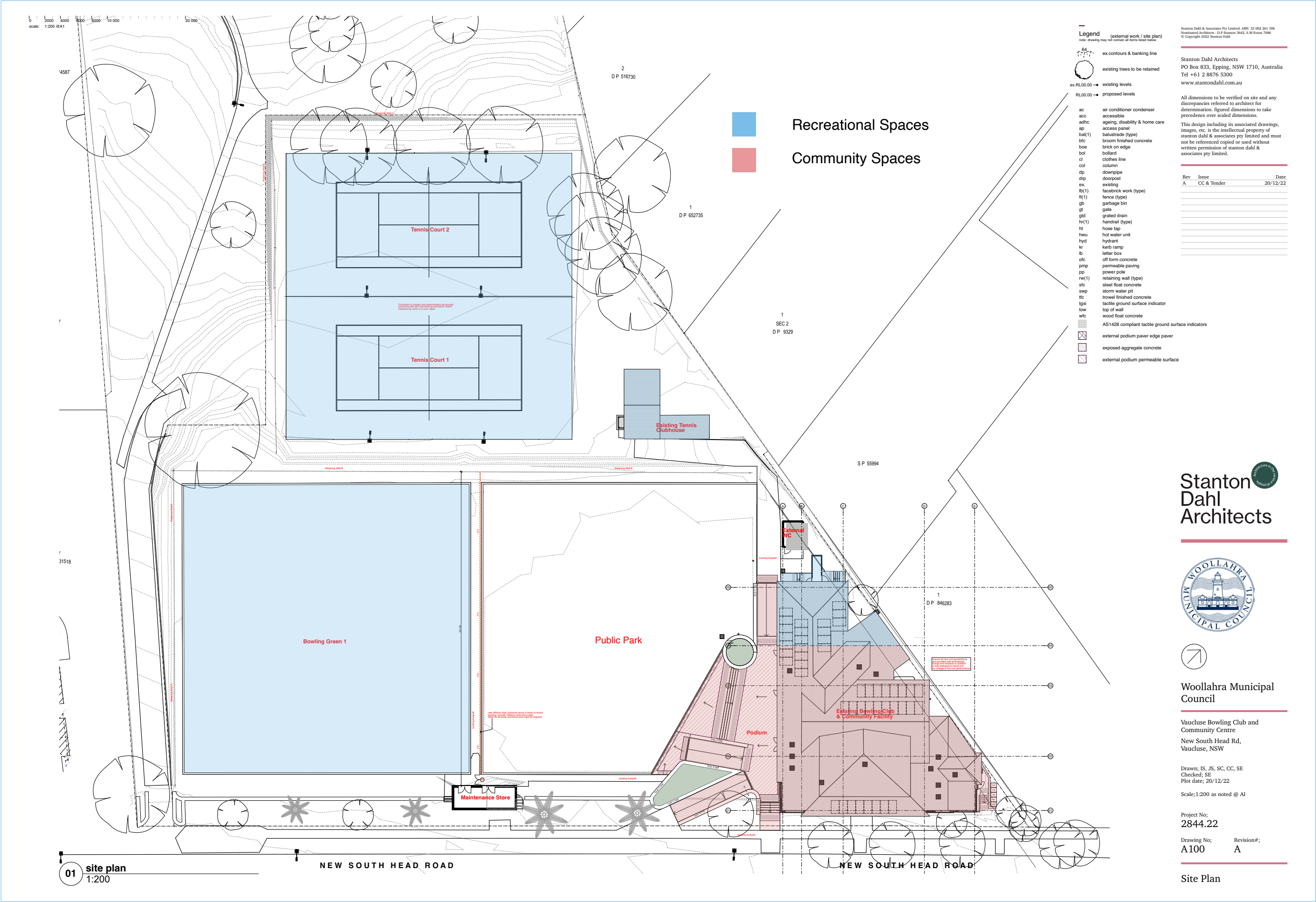
Scale: 1:100 as noted @ A1

Project No:  
2844.22

Drawing No: A200  
Revision#: G

Ground Floor Layout Plan







Vaucluse Bowling Club and Community Facility

## **Operational Management Plan**

For the management of Vaucluse Bowling Club and  
Community Facility

Location: 80-82 New South head Road, Vaucluse

FINAL

Clarifications : 19 March 2024

Vaucluse Bowling Club and Community Facility

## 1. Introduction

This Operational Management Plan has been prepared in relation to the Vaucluse Bowling Club & Community Facility (subject premises) located at 80-82 New South Head Road, Vaucluse. The purpose of the Operational Management Plan is to detail how operational aspects of the subject premises will be managed.

The Operational Management Plan has been prepared generally in accordance with the *Woollahra Development Control Plan 2015* and *Attachment 7 Social Impact Reports and Management Plans* of the *Woollahra DA Guide*.

## 2. Site and Locality Details

The subject premises is located on land known as 80-82 New South Head Road, Vaucluse NSW 2030 and legally referred to as Lot 1596 in Deposited Plan 752011. The site is approximately 6,702sqm in size and located within the Woollahra Local Government Area (LGA).

The site is currently occupied by the Vaucluse Bowling Club, Vaucluse Tennis Centre and hirers of the hall and meeting rooms from Woollahra Council. which includes a single storey club house, one (1) bowling green level with New South Head Road, one (1) community green ( public park)and two (2) tennis courts which are terraced approximately two (2) metres (m) lower to the north-east of the bowling green.

The site does not have off-street parking, however there is ample on-street car parking along New South Head Road that bounds the site to the south-east and on Hopetoun Avenue to the north-west.

There is pedestrian access from both roads and through Samuel Park which bounds the site to the north-west and connects it to Hopetoun Avenue.

## 3. Purpose of this document

The subject premises is known as Vaucluse Bowling Club & Community Facility, which is a community premises with a maximum capacity of :

- Hall – capacity of 100 people
- Meeting room – capacity of 15 people
- Child and Family Health Nursing Service – capacity of 25 people

The floor plan provided as **Attachment 1** provides details of layout of the facility.

## 4. Operational use

Vaucluse Bowling Club & Community Facility operates as an indoor and outdoor recreation facility for community uses managed by Woollahra Council as Council Crown Land Manager of the site. The areas identified as recreational spaces on the attached plans (i.e. tennis

#### Vaucluse Bowling Club and Community Facility

courts 1 & 2, tennis clubhouse, bowling green and bowling club rooms) may operate between the hours of 7.00am and 9.00pm seven days per week. The cessation of the use of the tennis courts by 9.00pm is consistent with existing development consent DA362/2013 – Installation of tennis court lighting. The tennis courts are leased to a private operator and courts may be booked through this operator. The bowling green and club house, leased to the Vaucluse Bowling Club, are managed by the Vaucluse Bowling Club members. The indoor spaces are available for hire or lease/licence through Council.

Vaucluse Bowling Club & Community Facility is available (but not limited to) for hire for the following types of uses:

- **Community, art and recreation** - group activities such as (but not limited to) dance, yoga, meditation, martial arts, gymnastics, exercise classes, art and craft classes, workshops and music lessons etc.;
- **Community health providers** - for maternity and other health related services. This use will operate between 7am to 6pm Monday to Friday.
- **Not for profit** - groups such as 12-step programs, registered charity group meetings, book clubs, resident strata meetings and fund raising events;
- **Corporate activities** - Private business meetings, AGM's, workshops and training days; and
- **Private functions** - including (but not limited to) children's birthday parties (12 years and under), engagement parties, weddings, bar/bat mitzvahs, wakes/memorials, school reunions, fund raising events (e.g. trivia nights) and youth parties.

Council's Venue Conditions of Hire and Declaration will apply in addition to this Operational Management Plan. The Conditions of Hire and Declaration are found on Council's website and are current until 30 June 2024.

## 5. Hours of Operation of the Community Space

The trading hours of the Vaucluse Bowling Club and Community Facility (identified as Community Space on the attached plans) are consistent with the current operations of the site and are as below:

- Sunday to Thursday – 7am - 9pm.
- Friday and Saturday – 7am -11pm with outdoor areas (identified as the hard stand patio area) to close at 9:30pm.

Cleaning, maintenance, and low impact activities may also occur outside the hours outlined above.

Vaucluse Bowling Club and Community Facility

## 6. Customer Handling

Bookings of the internal hall & rooms are to be made through Council's online booking portal. Or through direct enquiry to the Venue Coordinator via phone or email.

## 7. Compliant Handling and Review Process

Complaints management and procedures will be logged through the Council's customer request management system.

## 8. Noise management

During daytime hours any external music played will not exceed 77dB(A) when measured 1m from the speaker. Furthermore, external music is not permitted before 11am.

Internal sound pressure level of the music played within the hall is not to exceed 75 dB(A) during any period (day, evening, or night).

All operable windows and doors to external areas are to be closed during the evening period operations (6:00pm – 7am).

There is to be appropriate signage installed requesting patrons be mindful of the neighbourhood in leaving the premises and area quietly.

## 9. Delivery Procedures

The site does not have off-street parking, however there is ample on-street car parking along New South Head Road that bounds the site to the south-east and on Hopetoun Avenue to the north-west.

All deliveries will be received from the New South Head Road frontage of the site.

Times of deliveries may vary dependent on Hirer needs; however, no deliveries shall occur after 10pm to ensure the amenity of neighbours is maintained.

## 10. Waste Management

Waste will be stored and collected from the dedicated waste storage area located to the rear of the property which has access to New South Head Road. Pick up will be undertaken by Council in line with current practices.

Hirers will be responsible for ensuring that all waste is collected and stored in the waste storage area. The Venue Coordinator will instruct cleaners and hirers that the waste storage area is kept clean and tidy and does not result in adverse odour impacts which may affect surrounding neighbours.

Vaucluse Bowling Club and Community Facility

### 11. Service of Alcohol

Whilst Vaucluse Bowling Club & Community Facility is **not a licensed premises**; Woollahra Council takes the Responsible Service of Alcohol (RSA) very seriously and recognises the negative effects on the community, and guests that alcohol service can have if not properly managed:

Hirers will ensure that only RSA trained servers will serve alcohol at all events.

Vaucluse Bowling Club members will serve alcohol from time to time for their members.

### 12. Youth Parties

It is recognized that 'Youth parties' have a higher risk profile than other community uses, and require additional security and mitigation measure. These are to include at minimum:

- 'Youth' parties (13 – 25 years of age) are required to have 2 x dedicated security guards.
- All RSA requirements must be adhered to should alcohol be served at these events where parties are held for those of legal drinking age.

### 13. Smoke free environment

Woollahra Council has a smoke free policy within the premises and immediate public domain.

### 14. Zero drug tolerance

Under no circumstances does Woollahra Council tolerate the use of drugs by any of its Hirers or guests.

### 15. Occupational Health and Safety/Health Safety Policy

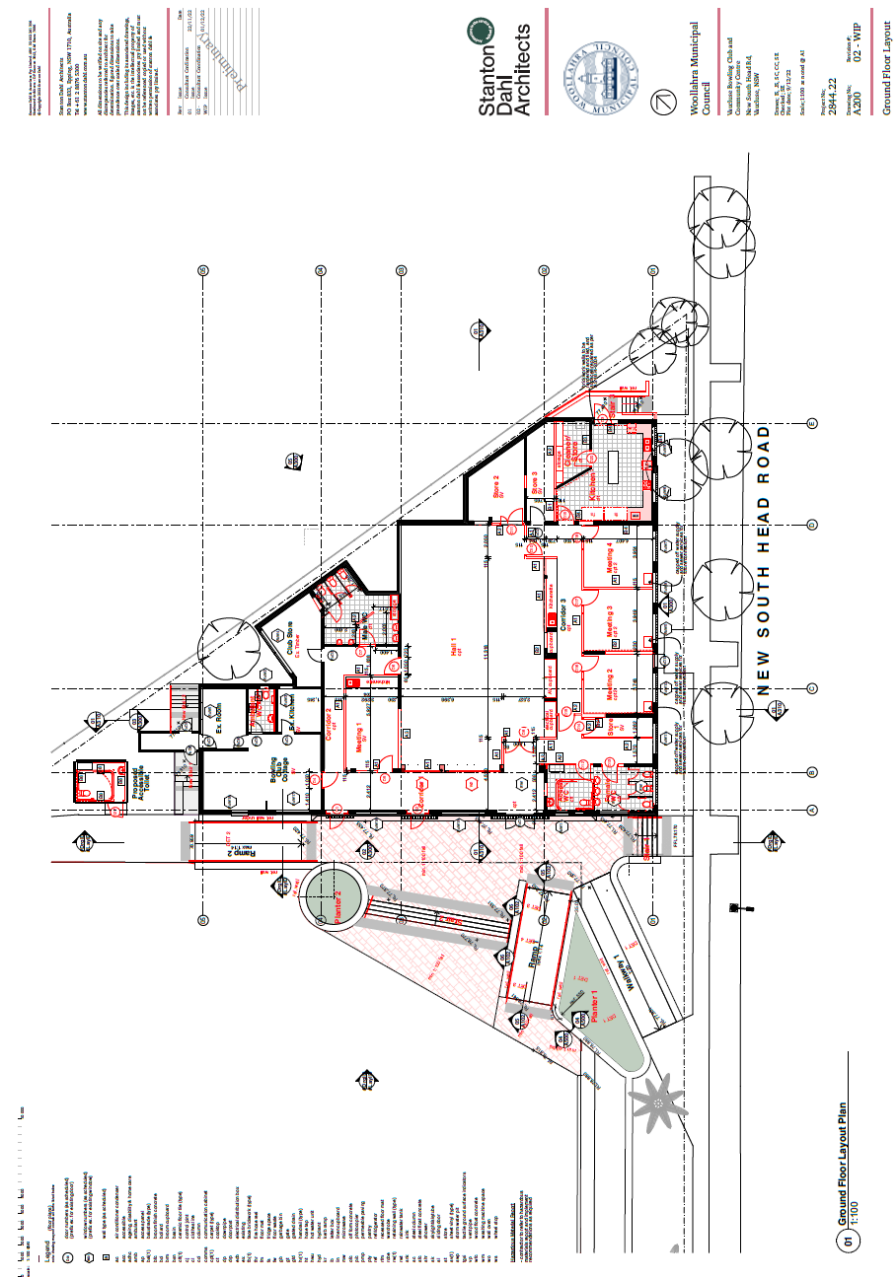
Woollahra Council is dedicated to the health & safety of our customers, and community and take our duty of care very seriously.

### 16. Lighting

Internal Lighting will cover all areas and will be at sufficient luminosity for the relevant use.

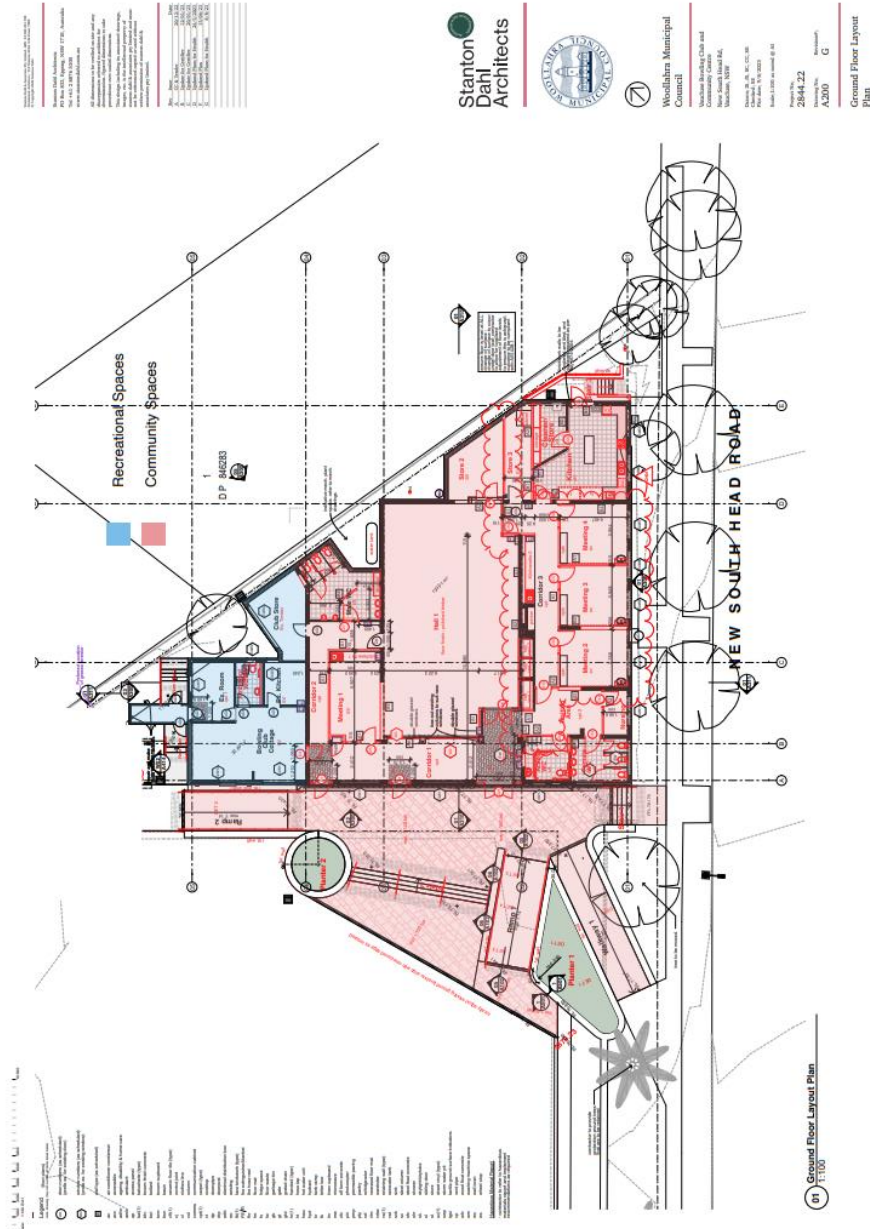
## Vaucluse Bowling Club and Community Facility

## ATTACHMENT 1 – FLOOR PLAN



Vaucluse Bowling Club and Community Facility

**ATTACHMENT 2 – RECREATIONAL AND COMMUNITY SPACES (PART 1)**



Vaucluse Bowling Club Operational Management Plan - 80-82 New South Head Road  
Vaucluse  
Trim Record No: 24/40760

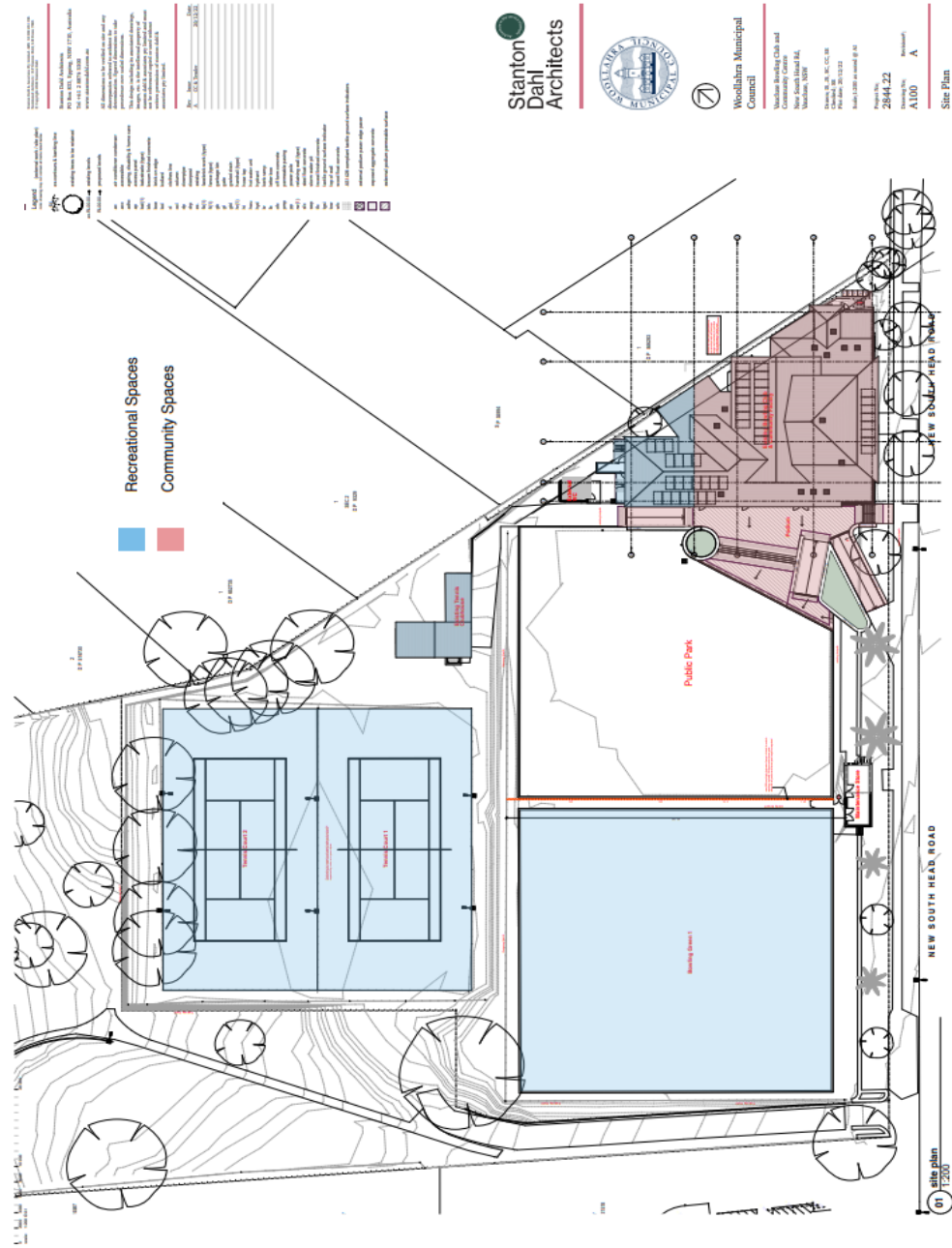
Page 7 of 8

Print Date: 19/03/2024



Vaucluse Bowling Club and Community Facility

**ATTACHMENT 3 – RECREATIONAL AND COMMUNITY SPACES (PART 2)**

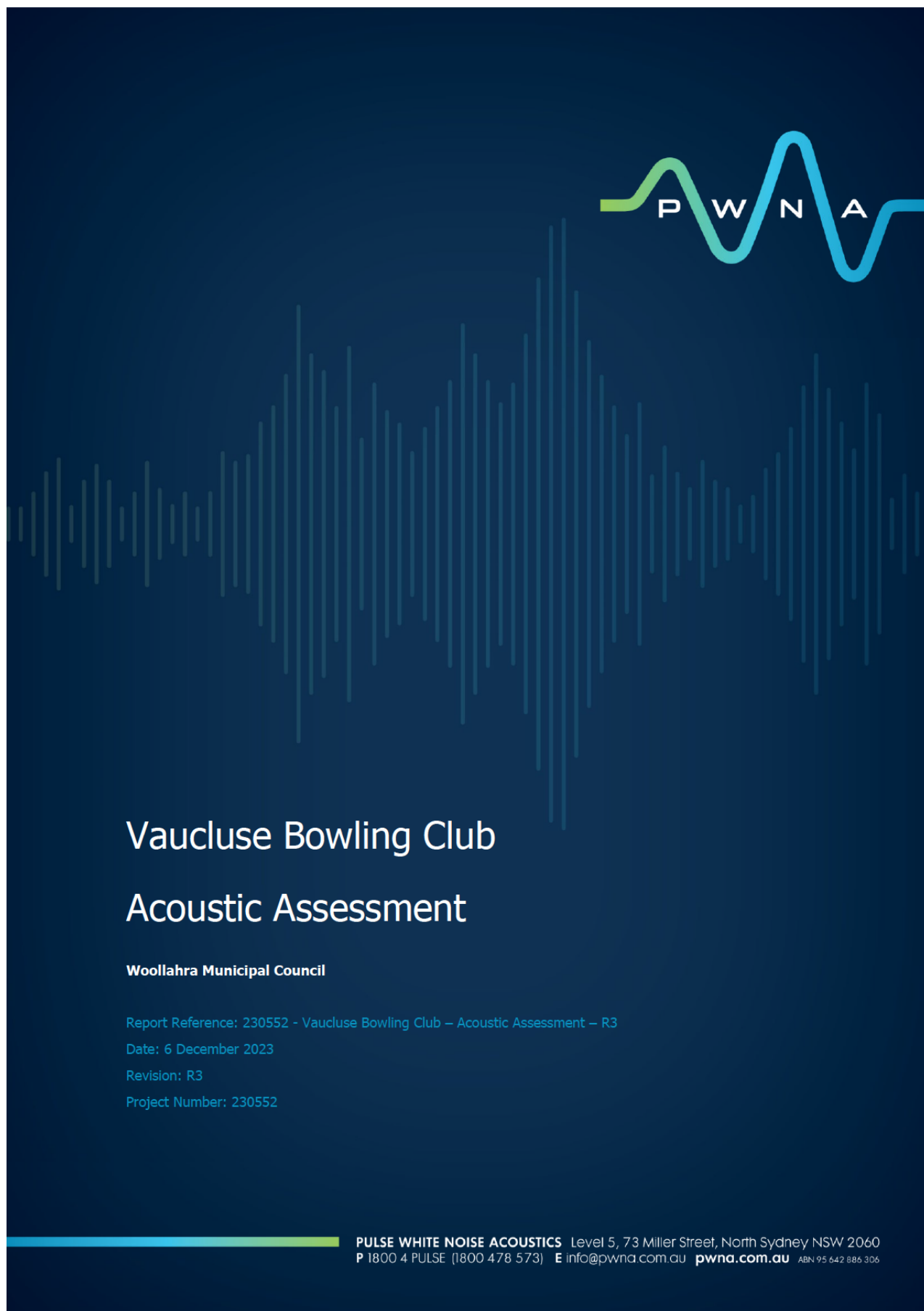


Vaucluse Bowling Club Operational Management Plan - 80-82 New South Head Road  
Vaucluse  
Trim Record No: 24/40760

Page 8 of 8

Print Date: 19/03/2024





Woollahra Municipal Council



#### DOCUMENT CONTROL

Project Name:	Vaucluse Bowling Club
Project Number:	230552
Report Reference:	230552 - Vaucluse Bowling Club – Acoustic Assessment – R3
Client:	Woollahra Municipal Council

Revision	Description	Reference	Date	Prepared	Checked	Authorised
0	Draft – For Review	230552 - Vaucluse Bowling Club - Licensed Venue Assessment - R0	8/11/23	Nikolaj Drydale-Cech	Alex Danon	Matthew Harrison
1	Draft – For Review	230552 - Vaucluse Bowling Club - Licensed Venue Assessment – R1	14/11/23	Nikolaj Drydale-Cech	Alex Danon	Matthew Harrison
2	Draft – For Review	230552 - Vaucluse Bowling Club – Acoustic Assessment – R2	29/11/23	Nikolaj Drydale-Cech	Alex Danon	Matthew Harrison
3	Draft – For Review	230552 - Vaucluse Bowling Club – Acoustic Assessment – R3	6/12/23	Nikolaj Drydale-Cech	Alex Danon	Matthew Harrison

#### PREPARED BY:

Pulse White Noise Acoustics Pty Ltd  
ABN: 95 642 886 306  
Address: Suite 601, Level 6, 32 Walker Street, North Sydney, 2060  
Phone: 1800 4 PULSE

This report has been prepared by Pulse White Noise Acoustics Pty Ltd with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with 245 Oxford Street Pty Ltd.

Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of 245 Oxford Street Pty Ltd  
No warranties or guarantees are expressed or should be inferred by any third parties.  
This report may not be relied upon by other parties without written consent from Pulse White Noise Acoustics.

This report remains the property of Pulse White Noise Acoustics Pty Ltd until paid for in full by the client, 245 Oxford Street Pty Ltd.

Pulse White Noise Acoustics disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

Woollahra Municipal Council



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Woollahra Municipal Council



## 1 INTRODUCTION

Pulse White Noise Acoustics (PWNA) have been engaged by Woollahra Municipal Council to undertake an acoustic assessment in relation to the Vacluse Bowling Club, located at 80 – 82 New South Head Road, Vacluse. The Bowling Club at the site has recently been renovated, and as a result, Council is seeking approval to formally permit use of the site as an indoor and outdoor recreation facility and community facility. In addition, Council also seeks to formalise hours of operation through the DA.

It is noted that, as advised by Council, the Vacluse Bowling Club has historically already been utilised for the purposes for which it is proposed. Notwithstanding, Council wish to formalise this via a formal DA process. Specifically, PWNA have been asked to provide an acoustic assessment in relation to a DA which proposes the following:

- Use of the premises for the purposes of an indoor and outdoor recreation facility and community facility;
- Permission to operate from 7am – midnight, 7 days per week (with amplified music to be restricted from 11am);

In undertaking the acoustic assessment, PWNA have considered the following legislation and policies:

- Woollahra Local Environmental Plan (2014);
- Woollahra Development Control Plan (2015);
- New South Wales (NSW) Environmental Protection Authority (EPA) document titled Noise Policy for Industry 2017 (NPI); and
- NSW Liquor and Gaming typically imposed noise conditions.

Based on the assessment undertaken, we conclude that the recent renovations undertaken at the Vacluse Bowling Club in conjunction with the proposed uses are acoustically suitable with respect to the relevant criteria.

A list of acoustic terminology used in this report is included in Appendix A of this report.

Woollahra Municipal Council



## 1.1 Proposed Development

PWNA have been asked to provide an acoustic assessment in relation to a DA which proposes the following:

- Use of the premises for the purposes of an indoor and outdoor recreation facility and community facility;
- Permission to operate from 7:00 am – 12:00 am (midnight), 7 days per week (with amplified music to be restricted from 11:00 pm)

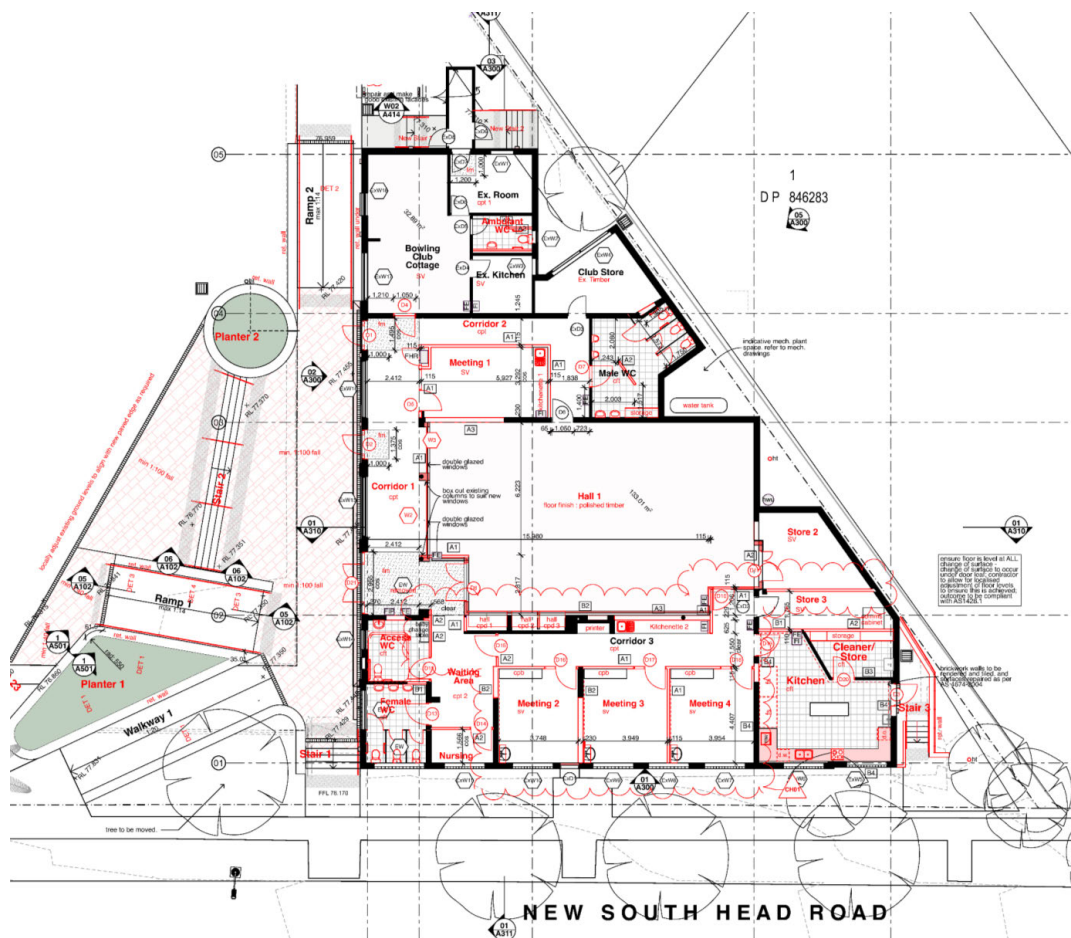
Architectural drawings for the renovated Vacluse Bowling Club, which have been used in our assessment are from *Stanton Dahl Architects* dated 9/08/2023.

The floor plan of the renovated Vacluse Bowling Club is included in Figure 1 below.

Woollahra Municipal Council



**Figure 1** Ground floor layout of the renovated Vacluse Bowling Club (Stanton Dahl Architects 9/08/2023).





## 2 SITE DESCRIPTION AND SURROUNDING RECEIVERS

The site is bounded by existing residential dwellings to the north, south, east, and west of the development site. The nearest sensitive noise receivers to the proposed restaurant are detailed below:

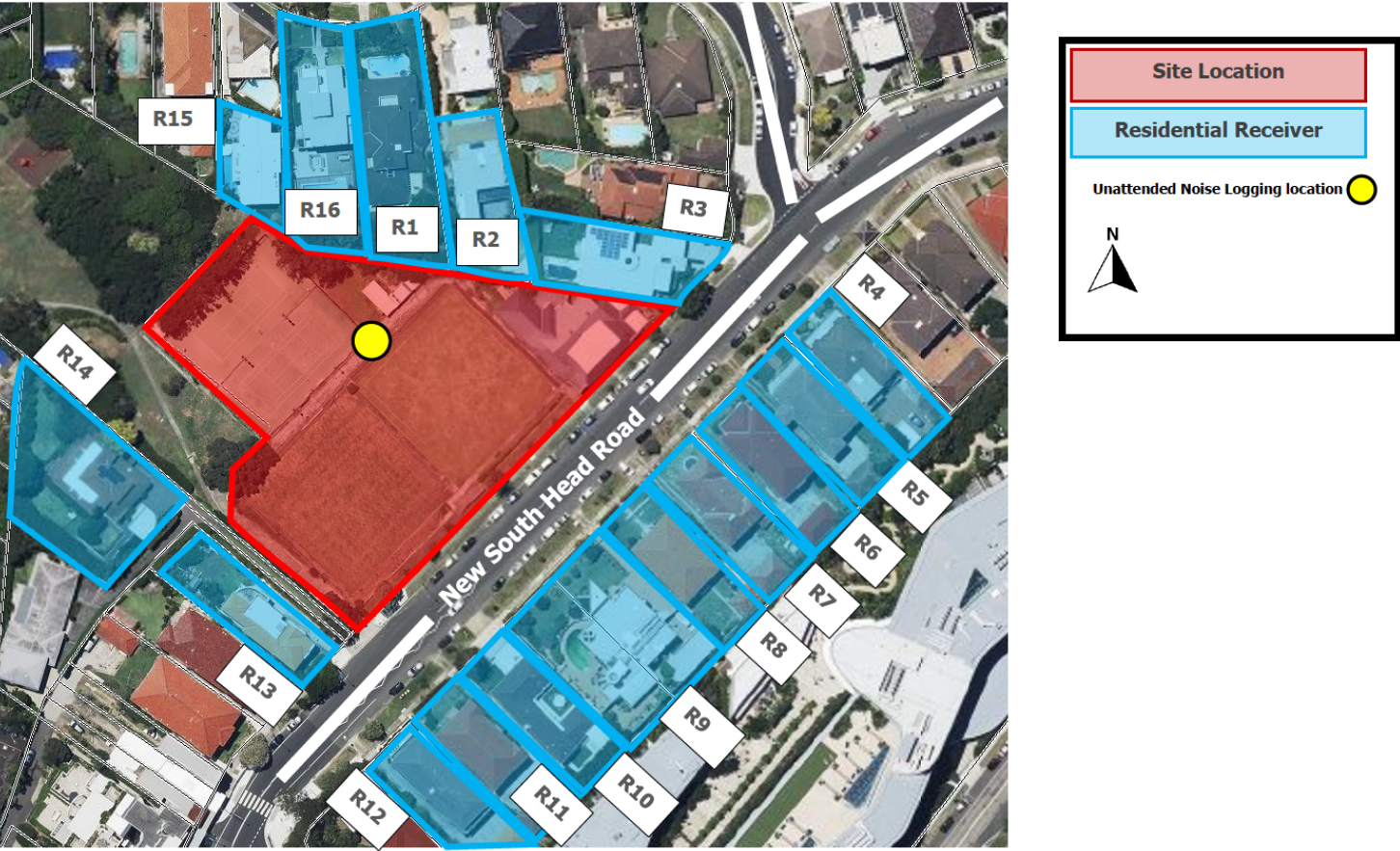
- Receiver 1** - Existing two-storey residential dwelling located along the northern boundary of the project site. Located at 12 Serpentine Parade, Vaucluse NSW 2030.
- Receiver 2** - Existing two-storey residential receiver located along the northern boundary of the project site. Located at 10A Serpentine Parade, Vaucluse NSW 2030.
- Receiver 3** - Existing two-storey residential receiver located along the northern boundary of the project site. Located at 84 New South Head Road, Vaucluse NSW 2030.
- Receiver 4** - Existing two-storey residential receiver located across New South Head Road, to the east of the project site. Located at 123 New South Head Road, Vaucluse NSW 2030.
- Receiver 5** - Existing two-storey residential receiver located across New South Head Road, to the east of the project site. Located at 121 New South Head Road, Vaucluse NSW 2030.
- Receiver 6** - Existing two-storey residential receiver located across New South Head Road, to the east of the project site. Located at 119 New South Head Road, Vaucluse NSW 2030.
- Receiver 7** - Existing two-storey residential receiver located across New South Head Road, to the east of the project site. Located at 117 New South Head Road, Vaucluse NSW 2030.
- Receiver 8** - Existing two-storey residential receiver located across New South Head Road, to the east of the project site. Located at 115 New South Head Road, Vaucluse NSW 2030.
- Receiver 9** - Existing two-storey residential receiver located across New South Head Road, to the east of the project site. Located at 113 New South Head Road, Vaucluse NSW 2030.
- Receiver 10** - Existing two-storey residential receiver located across New South Head Road, to the southeast of the project site. Located at 111 New South Head Road, Vaucluse NSW 2030.
- Receiver 11** - Existing two-storey residential receiver located across New South Head Road, to the southeast of the project site. Located at 109 New South Head Road, Vaucluse NSW 2030.
- Receiver 12** - Existing two-storey residential receiver located across New South Head Road, to the southeast of the project site. Located at 107 New South Head Road, Vaucluse NSW 2030.
- Receiver 13** - Existing two-storey residential receiver located to the south of the project site. Located at 74 New South Head Road, Vaucluse NSW 2030.
- Receiver 14** - Existing two-storey residential receiver located to the southwest of the project site. Located at 80 New South Head Road, Vaucluse NSW 2030.
- Receiver 15** - Existing two-storey residential receiver located to the northwest of the project site. Located at 16A Serpentine Parade, Vaucluse NSW 2030.
- Receiver 16** - Existing two-storey residential dwelling located along the northern boundary of the project site. Located at 14 Serpentine Parade, Vaucluse NSW 2030.



Woollahra Municipal Council



Figure 2 Site Map, Measurement Locations and Surrounding Receivers – Sourced from SixMaps.



Pulse White Noise Acoustics Pty Ltd

Woollahra Municipal Council



### 3 NOISE DESCRIPTORS AND TERMINOLOGY

Environmental noise constantly varies in level with time. It is therefore necessary to measure environmental noise in terms of quantifiable time periods and statistical descriptors. Typically, environmental noise is measured over 15-minute periods and relevant statistical descriptors of the fluctuating noise are determined to quantify the measured level.

Noise (or sound) consists of minute fluctuations in atmospheric pressure capable of detection by human hearing. Noise levels are expressed in terms of decibels, abbreviated as dB or dB(A), the A indicating that the noise levels have been frequency weighted to approximate the characteristics of normal human hearing. Because noise is measured using a logarithmic scale, 'normal' arithmetic does not apply, e.g. adding two sources of sound of an equal value results in an increase of 3dB (i.e. 60 dBA + 60 dBA = 63 dBA). A change of 1 dB or 2 dB in the level of a sound is difficult for most people to detect, whilst a 3 dB – 5 dB change corresponds to a small but noticeable change in loudness. A 10 dB change roughly corresponds to a doubling or halving in loudness.

The most relevant environmental noise descriptors are the LAeq, LA1, LA10 and LA90 noise levels. The LAeq noise level represents the "equivalent energy average noise level". This parameter is derived by integrating the noise level measured over the measurement period and is equivalent to a level that would have been experienced had the fluctuating noise level remained constant during the measured time period.

The LA1, LA10 and LA90 levels are the levels exceeded for 1%, 10% and 90% of the sample period. These levels are sometimes thought of as the typical maximum noise level, the average repeatable maximum and average repeatable minimum noise levels, respectively.

Specific acoustic terminology is used in this assessment report. An explanation of common acoustic terms is included as Appendix A.



## 4 EXISTING NOISE ENVIRONMENT

This section of the report details the acoustic survey which has been undertaken at the site for the purpose of obtaining existing background noise levels.

### 4.1 Unattended Noise Monitoring

An unattended noise survey was conducted between Friday 6<sup>th</sup> of October 2023 and Wednesday the 18<sup>th</sup> of October 2023 in between the bowling greens located within the centre of the development. The noise logger was positioned in a location representative of the nearby residential receivers of the site (located to the north, east, and south) as shown in Figure 2 above. This survey was conducted to measure the existing background noise level. All data in the graphs presented in Appendix B have not been corrected (i.e., raw data is presented).

Instrumentation for the survey comprised one SVAN 971 sound level meter (serial number: 61521). Calibration of the logger was checked prior to and following the measurements. Drift in calibration did not exceed  $\pm 0.5$  dB. All equipment carried appropriate and current NATA (or manufacturer) calibration certificates.

Charts presenting summaries of the measured daily noise data are attached in Appendix B. The charts present each 24-hour period and show the LA1, LA10, LAeq and LA90 noise levels for the corresponding 15-minute periods. This data has been filtered to remove periods affected by adverse weather conditions based on weather information.

#### 4.1.1 Results in accordance with the NSW EPA Noise Policy for Industry (NPI) 2017 (RBL's)

In order to assess the acoustical implications of the development at nearby noise sensitive receivers, the measured background noise data of the logger was processed in accordance with the NSW EPA's Noise Policy for Industry (NPI, 2017).

The Rating Background Noise Level (RBL) is the background noise level used for assessment purposes at the nearest potentially affected receiver. It is the 90th percentile of the daily background noise levels during each assessment period, being day, evening and night. RBL LA90 (15minute) and LAeq noise levels are presented in Table 1.

Data affected by adverse meteorological conditions and by spurious and uncharacteristic events have been excluded from the results, and also excluded from the data used to determine the noise emission criteria. Meteorological information has been obtained from the Observatory Hill (ID 066214) which is located within 10 km. Levels presented below are processed results with extraneous weather events removed.



**Table 1 Measured Ambient Noise Levels corresponding to the NPI's Assessment Time Periods**

Measurement Location	Daytime <sup>1</sup> 7:00 am to 6:00 pm		Evening <sup>1</sup> 6:00 pm to 10:00 pm		Night-time <sup>1</sup> 10:00 pm to 7:00 am	
	L <sub>A90</sub> <sup>2</sup> (dBA)	L <sub>Aeq</sub> <sup>3</sup> (dBA)	L <sub>A90</sub> <sup>2</sup> (dBA)	L <sub>Aeq</sub> <sup>3</sup> (dBA)	L <sub>A90</sub> <sup>2</sup> (dBA)	L <sub>Aeq</sub> <sup>3</sup> (dBA)
Vaucluse Bowling Club (In between bowling greens) – See Figure 2	43	60	39	51	31	47

*Note 1 For Monday to Saturday, Daytime 7:00 am – 6:00 pm; Evening 6:00 pm – 10:00 pm; Night-time 10:00 pm – 7:00 am. On Sundays and Public Holidays, Daytime 8:00 am – 6:00 pm; Evening 6:00 pm – 10:00 pm; Night-time 10:00 pm – 8:00 am.*

*Note 2 The L<sub>A90</sub> noise level is representative of the "average minimum background sound level" (in the absence of the source under consideration), or simply the background level.*

*Note 3 The L<sub>Aeq</sub> is the energy average sound level. It is defined as the steady sound level that contains the same amount of acoustical energy as a given time-varying sound.*

#### 4.1.2 Results in accordance with NSW Liquor and Gaming

Due to the nature of some of the existing operations occurring at the recently renovated Vaucluse Bowling Club (private functions, engagement weddings, wakes/memorials, school reunions etc.) with alcohol made available to guests and / or amplified music played, the renovated Vaucluse Bowling Club has been assessed against the NSW Liquor & Gaming acoustic criteria. An assessment utilising the NSW Liquor & Gaming criteria does not imply that the renovated club is a commercially licenced venue. Instead, the NSW Liquor & Gaming acoustic criteria provides stringent acoustic limitations designed to protect the acoustic amenity of the surrounding environment and its receivers who are situated nearby of a development that may feature patrons consuming alcohol and / or featuring amplified music. Therefore, it is the opinion of Pulse White Noise Acoustics that the NSW Liquor and Gaming criteria is the most applicable criteria for this development.

In addition to the overall broadband noise levels identified above, the unattended noise monitor was recording the associated single octave (1/1) noise spectra for each period. These are provided in Table 2 below.

The use of single octave spectra is for the establishment of the patron and music acoustic criteria.

**Table 2 Measured Single Octave (1/1) Spectra**

Time Period <sup>1</sup>	Parameter <sup>2</sup>	Octave Band Centre Frequency, Hz (dB)									Overall dB(A)
		31.5	63	125	250	500	1k	2k	4k	8k	
Day	Measured L <sub>A90</sub>	53	51	48	41	40	40	33	24	14	43
Evening		49	47	44	37	36	36	29	20	10	39
Night		41	39	36	29	28	28	21	12	2	31
Night (10pm – 12am)		46	44	41	34	33	33	26	17	7	36

*Note 1 For Monday to Saturday, Daytime 7:00 am – 6:00 pm; Evening 6:00 pm – 10:00 pm; Night-time 10:00 pm – 7:00 am. On Sundays and Public Holidays, Daytime 8:00 am – 6:00 pm; Evening 6:00 pm – 10:00 pm; Night-time 10:00 pm – 8:00 am.*

*Note 2 The L<sub>A90</sub> noise level is representative of the "average minimum background sound level" (in the absence of the source under consideration), or simply the background level.*



## 5 ACOUSTIC CRITERIA

### 5.1 Noise Emission Criteria

Noise emissions from the operation of the site impacting on the adjacent land users are outlined below. Noise emissions expected from the use of the site include mechanical services, patronage noise, and operational noise (waste collection etc).

#### 5.1.1 Woollahra Local Environmental Plan (LEP) 2014

Following a review from the current Woollahra Local Environmental Plan (LEP) 2014, we note that the document does not contain any quantitative noise emission criteria for developments of this kind. As such, in the absence of any applicable requirements, criteria listed in the NSW Noise Policy for Industry and Liquor and Gaming NSW will be adopted; see below.

#### 5.1.2 Woollahra Development Control Plan (DCP) 2015

Following a review from the current Woollahra development Control Plan (DCP) 2015, we note that the document does not contain any quantitative noise emission criteria for developments of this kind. As such, in the absence of any applicable requirements, criteria listed in the NSW Noise Policy for Industry and Liquor and Gaming NSW will be adopted; see below.

#### 5.1.3 NSW EPA Noise Policy for Industry (NPI) 2017

In NSW, the control of noise emissions is the responsibility of Local Government (Council) and the NSW Environment Protection Authority (NSW EPA).

The NSW EPA has recently released a document titled Noise Policy for Industry (NSW NPI 2017) which provides a framework and process for determining external noise criteria for the assessment of noise emission from industrial developments. The NSW NPI criteria for industrial noise sources have two components:

- Controlling the intrusive noise impacts for residents and other sensitive receivers in the short term; and
- Maintaining noise level amenity of particular land uses for residents and sensitive receivers in other land uses.

##### 5.1.3.1 Intrusive Noise Impacts (Residential Receivers)

The NSW NPI states that the noise from any single source should not intrude greatly above the prevailing background noise level. Industrial noises are generally considered acceptable if the equivalent continuous (energy-average) A-weighted level of noise from the source (LAeq), measured over a 15 minute period, does not exceed the background noise level measured in the absence of the source by more than 5 dB(A). This is often termed the Intrusiveness Criterion.

The 'Rating Background Level' (RBL) is the background noise level to be used for assessment purposes and is determined by the methods given in the NSW NPI. Using the rating background noise level approach results in the intrusiveness criterion being met for 90% of the time. Adjustments are to be applied to the level of noise produced by the source that is received at the assessment point where the noise source contains annoying characteristics such as tonality or impulsiveness.

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### 5.1.3.2 Protecting Noise Amenity (All Receivers)

To limit continuing increases in noise levels, the maximum ambient noise level within an area from industrial noise sources should not normally exceed the acceptable noise levels specified in Table 2.2 of the NSW NPI. That is, the ambient LAeq noise level should not exceed the level appropriate for the particular locality and land use. This is often termed the 'Background Creep' or Amenity Criterion.

The amenity assessment is based on noise criteria specified for a particular land use and corresponding sensitivity to noise. The cumulative effect of noise from industrial sources needs to be considered in assessing the impact. These criteria relate only to other continuous industrial-type noise and do not include road, rail or community noise. If the existing (measured) industrial-type noise level approaches the criterion value, then the NSW NPI sets maximum noise emission levels from new sources with the objective of ensuring that the cumulative levels do not significantly exceed the criterion.

#### 5.1.3.2.1 Area Classification

The NSW NPI characterises the "Suburban Residential" noise environment as an area that has the following characteristics:

- An acoustical environment that:
  - Suburban –
    - sound of many unidentifiable, mostly traffic and/or industrial related sound sources.
    - Has through-traffic with characteristically heavy and continuous traffic flows during peak periods.
    - Is near commercial districts or industrial districts.
    - Has any combination of the above.

Figure 3 is obtained from the NSW Planning ePlanning Spatial Viewer Zoning Maps and shows the land zoning map of the Vaucluse Bowling Club and the nearest sensitive receivers.

As shown below, the residential receivers surrounding the renovated Vaucluse Bowling Club are located in an area defined as R2 and R3 (Low Density Residential and Medium Density Residential respectively).

Additionally, the residential area surrounding the renovated Vaucluse Bowling Club falls under the "Suburban" area classification (residential areas are located within R2 and R3 zones which are classified as "suburban" in Table 2.3 of the NSW NPI).

Therefore, the most appropriate zoning for the site and its surrounding receivers is therefore *Suburban Residential*.

For residential receivers in a suburban area, the recommended amenity criteria are shown in Table 3 below.



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**Figure 3 NSW Planning ePlanning spatial viewer zoning maps.**



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**Table 3 NSW NPI – Recommended LAeq Noise Levels from Industrial Noise Sources**

Type of Receiver	Indicative Noise Amenity Area	Time of Day 1	Recommended Amenity Noise Level ( $L_{Aeq, period}$ ) <sup>2</sup>
Residence	Suburban	Day	55
		Evening	45
		Night	40
<i>Note 1 For Monday to Saturday, Daytime 7:00 am – 6:00 pm; Evening 6:00 pm – 10:00 pm; Night-time 10:00 pm – 7:00 am. On Sundays and Public Holidays, Daytime 8:00 am – 6:00 pm; Evening 6:00 pm – 10:00 pm; Night-time 10:00 pm – 8:00 am</i>			
<i>Note 2 The <math>L_{Aeq}</math> is the energy average sound level. It is defined as the steady sound level that contains the same amount of acoustical energy as a given time-varying sound.</i>			

When the existing noise level from industrial noise sources is close to the recommended "Amenity Noise Level" (ANL) given above, noise from the new source must be controlled to preserve the amenity of the area in line with the requirements of the NSW NPI.

Where existing road traffic noise is high enough to render stationary industrial noise sources effectively inaudible, the ANL can be modified so that the amenity criteria is not unduly stringent in an environment where road traffic noise is the dominant source of environmental noise. If all the conditions below are satisfied, the ANL becomes LAeq,traffic minus 15 dBA. The conditions are:

- The road traffic noise is the dominant noise source.
- The existing noise is 10 dB(A) or more above the acceptable ANL for the area.
- It is highly unlikely the road traffic noise levels would reduce in the near future.

#### 5.1.3.3 Maximum Noise Level Event

The EPA's *Noise Policy for Industry* (NPfI) includes suitable criteria for the assessment of potential sleep awakening events, which have been used as the basis of this report. The policy requires the following:

##### 2.5 Maximum noise level event assessment

*The potential for sleep disturbance from maximum noise level events from premises during the night-time period needs to be considered. Sleep disturbance is considered to be both awakenings and disturbance to sleep stages.*

*Where the subject development/premises night-time noise levels at a residential location exceed:*

- LAeq,15min 40 dB(A) or the prevailing RBL plus 5 dB, whichever is the greater, and/or
- LAFmax 52 dB(A) or the prevailing RBL plus 15 dB, whichever is the greater,

*A detailed maximum noise level event assessment should be undertaken.*

*The detailed assessment should cover the maximum noise level, the extent to which the maximum noise level exceeds the rating background noise level, and the number of times this happens during the night-time period. Some guidance on possible impact is contained in the review of research results in the NSW Road Noise Policy.*

Based on the measured noise levels outlined in section 4 the resulting maximum noise level event requirements are:



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- 31 dBA  $L_{A90}$  (10pm-7am) + 5 dBA = **36 dBA  $L_{Aeq}(15\text{-mins})$** , which is less than 40 dBA and therefore the 40 dBA will be adopted.
- 31 dBA  $L_{A90}$  (10pm-7am) + 15 dBA = **46 dBA  $L_{AFMax}$** , which is less than 52 dBA and therefore the 52 dBA will be adopted.

#### 5.1.4 Project Specific External Noise Emission Criteria (Plant Equipment)

The intrusive and amenity criteria for industrial noise emissions, derived from the measured data, are presented in Table 4. These criteria are nominated for the purpose of determining the operational noise limits for mechanical plant associated with the development which can potentially affect noise sensitive receivers.

For each assessment period, the lower (i.e., the more stringent) of the amenity or intrusive criteria are adopted. These are shown in bold text in Table 4.

**Table 4 External noise level criteria in accordance with the NSW NPI**

Location	Time of Day 1	Project Amenity Noise Level, $L_{Aeq, period}^2$ (dBA)	Measured $L_{A90, 15 \text{ min}}$ (RBL) <sup>3</sup> (dBA)	Measured $L_{Aeq, 15 \text{ min}}$ <sup>4</sup> (dBA)	Intrusive $L_{Aeq, 15 \text{ min}}$ Criterion for New Sources <sup>4</sup> (dBA)	Amenity $L_{Aeq, 15 \text{ min}}$ Criterion for New Sources <sup>5</sup> (dBA)
Residential Receivers – Urban	Day	50	43	60	<b>48</b>	53
	Evening	40	39	51	44	<b>44</b>
	Night	35	31	47	<b>36</b>	40
<p><i>Note 1 For Monday to Saturday, Daytime 7:00 am – 6:00 pm; Evening 6:00 pm – 10:00 pm; Night-time 10:00 pm – 1:00 am. On Sundays and Public Holidays, Daytime 8:00 am – 6:00 pm; Evening 6:00 pm – 10:00 pm; Night-time 10:00 pm – 1:00 am.</i></p> <p><i>Note 2 Project Amenity Noise Levels corresponding to "Suburban" areas, equivalent to the Recommended Amenity Noise Levels minus 5 dBA.</i></p> <p><i>Note 3 <math>L_{A90}</math> Background Noise or Rating Background Level.</i></p> <p><i>Note 4 The <math>L_{Aeq}</math> is the energy average sound level. It is defined as the steady sound level that contains the same amount of acoustical energy as a given time-varying sound.</i></p>						

#### 5.1.5 NSW Liquor & Gaming Acoustic Requirements

The criteria for patron and music noise emissions from the NSW Liquor and Gaming Acoustic Requirements are reproduced below.

Section 79 of the Liquor Act 2007 provides mechanisms for complaints to be made when the amenity of local areas is disturbed by the use of licensed premises and registered clubs (including disturbances caused by patrons). These complaints are addressed by the Director of Liquor and Gaming, and in this process they may impose temporary or permanent noise conditions on the licensed venue. Typical noise conditions that are imposed upon licensed premises are as follows:

*The  $L_{A10^*}$  noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5 Hz – 8k Hz inclusive) by more than 5 dB between 07:00 am and 12:00 midnight at the boundary of any affected residence.*

*The  $L_{A10^*}$  noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5 Hz – 8k Hz inclusive) between 12:00 midnight and 07:00 am at the boundary of any affected residence.*

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*Notwithstanding compliance with the above, the noise from the licensed premises shall not be audible within any habitable room in any residential premises between the hours of 12:00 midnight and 07:00 am.*

*\* For the purposes of this condition, the LA10 can be taken as the average maximum deflection of the noise emission from the licensed premises.*

*This is a minimum standard. In some instances the Director may specify a time earlier than midnight in respect of the above condition.*

*Interior noise levels which still exceed safe hearing levels are in no way supported or condoned by the Director.*

**Note:** NSW Liquor and Gaming criteria does not contain any requirements for commercial or industrial receivers. Noise impacts to these receivers will adopt the broadband criteria outlined in the NSW EPA NPI 2017, see above.

These criteria are applicable to noise emissions from the licensed venue component of the development, excluding noise from mechanical services. For external noise emissions, octave band spectral criteria for each assessment period have been summarised in Table 5 below.

**Table 5 Liquor & Gaming NSW – L10 Criteria (external) – Residential Criteria Only**

Time Period	Parameter <sup>1</sup>	Octave Band Centre Frequency, Hz (dB)									Overall dBA
		31.5	63	125	250	500	1k	2k	4k	8k	
7:00am to 6:00pm	Daytime Period (BG+5 dBA)										
	Measured L <sub>90</sub> <sup>1</sup>	53	51	48	41	40	40	33	24	14	43
	Criteria L <sub>10</sub> <sup>2</sup>	59 <sup>3</sup>	56	53	46	45	45	38	29	19	48
6:00pm to 10:00pm	Evening Period (BG+5 dBA)										
	Measured L <sub>90</sub> <sup>1</sup>	49	47	44	37	36	36	29	20	10	39
	Criteria L <sub>10</sub> <sup>2</sup>	59 <sup>3</sup>	52	49	42	41	41	34	25	15	44
10:00pm to 12:00am (Midnight)	Nighttime Operations Period (BG+5 dBA)										
	Measured L <sub>90</sub> <sup>1</sup>	46	44	41	34	33	33	26	17	7	36
	Criteria L <sub>10</sub> <sup>2</sup>	59 <sup>3</sup>	49	46	39	38	38	31	22	13 <sup>3</sup>	41
Note 1 The LA90 noise level is representative of the "average minimum background sound level" (in the absence of the source under consideration), or simply the background level.											
Note 2 The sound pressure level that is exceeded for 10% of the time for which the given sound is measured.											
Note 3: Criteria is adjusted to match the threshold of hearing as outlined in International Standard ISO 226:2003.											



## 6 ACOUSTIC ASSESSMENT

This section of the report details the assessment of potential noise from the operation of the Vaucluse Bowling Club and the expected resulting noise levels at the nearest sensitive receivers.

The assessment of noise emissions from the recently renovated club have been conducted against the criteria developed for the day (7am – 6pm), evening (6pm – 10pm) and night-time of operations (10pm – 12am) period as this encompasses the proposed operational hours from 7am – 12am (midnight) for 7 days a week.

The assessment of noise emissions from patron and music noise within the development has been made against the criteria within the NSW liquor and Gaming document.

Predictive noise modelling was carried out using ISO 9613 algorithm within iNoise 2024. The iNoise software package allows a 3D computational model of the site and surrounding area to be created. Inputs into the noise model include terrain, ground absorption, surrounding buildings, receiver locations and noise sources.

### 6.1 Vaucluse Bowling Club Acoustic Assessment

The assessment of licensed venue noise emissions from the development using this operating scenario has been made against the Liquor and Gaming NSW criteria identified previously.

The proposed additions and alterations to the club building include the retention of the existing hall space. The hall features a floor area of  $\sim 133 \text{ m}^2$ , with an approximate slab height of 4.3 m. Resulting in an approximate room volume of  $\sim 580 \text{ m}^3$ .

#### 6.1.1 Assumed Source Noise Levels and Assumptions

In this assessment, the following assumptions have been incorporated regarding the noise sources and source noise levels:

##### Day Period (7:00 am – 6:00 pm)

- **External patrons:** It has been assumed that a single person speaking with a normal voice level has a Sound Power Level (Lw) of 68.6 dB(A). This has been formulated in accordance with the published noise levels from Klark Teknik (*The Audio System Designer Technical Reference*, Chapman Partnership).
- It is assumed that there are a maximum of 100 patrons using the external bowling greens to the south of the development;
- It is assumed that one in three patrons are talking at any one time, which is a relatively conservative calculation;
- External music has been assumed to be played within the bowling greens. The external sound pressure level when measured at 1 m from the speaker is set to 77 dB(A) (corresponding to a sound power level of 85 dB(A));
- **Internal patrons:** It has been assumed that a single person speaking with a raised voice level has a Sound Power Level (Lw) of 76 dB(A). This has been formulated in accordance with the published noise levels from Klark Teknik (*The Audio System Designer Technical Reference*, Chapman Partnership).
- It is assumed that there are a maximum of 75 patrons within the internal area;
- It is assumed that one in two patrons are talking at any one time, which is a conservative calculation;

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- Internal music has been assumed to be played within the hall area. The internal sound pressure level when measured within the hall is set to 75 dB(A);
- All operable windows and doors (excluding the main entry doors on the southern façade (Doors D2, D2, and D21 as per the architectural drawings by Stanton Dahl Architects)) to external areas are to be closed during the day period operations.
- All glazed façades / doors are to meet a minimum acoustic performance of no less than  $R_w (C;Ctr): 37 (0;-3)$ . Additionally, the entry doors should be fitted with full perimeter acoustic door seals.

**Evening Period (6:00 pm – 10:00 pm)**

- External patrons: It has been assumed that a single person speaking with a normal voice level has a Sound Power Level (Lw) of 68.6 dB(A). This has been formulated in accordance with the published noise levels from Klark Teknik (*The Audio System Designer Technical Reference*, Chapman Partnership).
- It is assumed that there are a maximum of 75 patrons using the external bowling greens to the south of the development;
- It is assumed that one in three patrons are talking at any one time, which is a relatively conservative calculation;
- No External music has been assumed during this operational period.
- Internal patrons: It has been assumed that a single person speaking with a raised voice level has a Sound Power Level (Lw) of 76 dB(A). This has been formulated in accordance with the published noise levels from Klark Teknik (*The Audio System Designer Technical Reference*, Chapman Partnership).
- It is assumed that there are a maximum of 75 patrons within the internal area;
- It is assumed that one in two patrons are talking at any one time, which is a conservative calculation;
- Internal music has been assumed to be played within the hall area. The internal sound pressure level when measured within the hall is set to 75 dB(A);
- All operable windows and doors to external areas are to be closed during the evening period operations.
- All glazed façades / doors are to meet a minimum acoustic performance of no less than  $R_w (C;Ctr): 37 (0;-3)$ . Additionally, the entry doors should be fitted with full perimeter acoustic door seals.

**Nighttime Operations Period (10:00 pm – 12:00 am)**

- No external patrons have been assumed to be using the external bowling greens during this period of operations.
- No External music has been assumed during this operational period.
- Internal patrons: It has been assumed that a single person speaking with a raised voice level has a Sound Power Level (Lw) of 76 dB(A). This has been formulated in accordance with the published noise levels from Klark Teknik (*The Audio System Designer Technical Reference*, Chapman Partnership).
- It is assumed that there are a maximum of 150 patrons within the internal area;
- It is assumed that one in two patrons are talking at any one time, which is a conservative calculation;

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- Internal music has been assumed to be played within the hall area. The internal sound pressure level when measured within the hall is set to 75 dB(A);
- All operable windows and doors to external areas are to be closed during the evening period operations.
- All glazed façades / doors are to meet a minimum acoustic performance of no less than  $R_w (C;Ctr): 37 (0;-3)$ . Additionally, the entry doors should be fitted with full perimeter acoustic door seals.

### 6.1.2 Predicted Vacluse Bowling Club Noise Levels

Noise emission predictions for the patron / music noise emissions from the renovated Vacluse Bowling Club are provided below.

Outlined in Table 6 below is the predicted licensed venue operational noise to the residential receivers that overlook the site.

All residential receivers have been modelled at 1.5 m and 4.5 m above the ground level.

**Table 6 Predicted noise levels to residential receivers – Day Period (7:00 am – 6:00 pm)**

Parameter	Octave Band Centre Frequency, Hz (dB)									Overall dBA
	31.5	63	125	250	500	1k	2k	4k	8k	
R1 - Predicted $L_{10}$ Noise Levels Day Period: 7:00 am – 6:00pm (heights 1.5 m and 4.5 m)	<15	<15	38	45	44	42	38	31 <sup>1</sup>	21 <sup>1</sup>	47
	<15	<15	38	46	45	42	39 <sup>1</sup>	31 <sup>1</sup>	21 <sup>1</sup>	47
R2 - Predicted $L_{10}$ Noise Levels Day Period: 7:00 am – 6:00pm (heights 1.5 m and 4.5 m)	<15	<15	38	45	45	42	39 <sup>1</sup>	31 <sup>1</sup>	21 <sup>1</sup>	47
	<15	<15	38	46	46 <sup>1</sup>	42	38	31 <sup>1</sup>	21 <sup>1</sup>	47
R3 - Predicted $L_{10}$ Noise Levels Day Period: 7:00 am – 6:00pm (heights 1.5 m and 4.5 m)	<15	<15	31	33	31	27	23	16	6	32
	<15	<15	35	41	40	36	31	25	12	41
R4 - Predicted $L_{10}$ Noise Levels Day Period: 7:00 am – 6:00pm (heights 1.5 m and 4.5 m)	<15	<15	30	36	35	33	29	24	5	37
	<15	<15	29	36	36	33	28	23	5	37
R5 - Predicted $L_{10}$ Noise Levels Day Period: 7:00 am – 6:00pm (heights 1.5 m and 4.5 m)	<15	<15	32	37	36	34	30	25	9	38
	<15	<15	31	38	38	34	30	25	9	39
R6 - Predicted $L_{10}$ Noise Levels Day Period: 7:00 am – 6:00pm (heights 1.5 m and 4.5 m)	<15	<15	35	41	39	38	34	30 <sup>1</sup>	13	42
	<15	<15	34	42	41	38	34	30 <sup>1</sup>	14	43

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R7 - Predicted L <sub>10</sub> Noise Levels Day Period: 7:00 am – 6:00pm (heights 1.5 m and 4.5 m)	<15	<15	38	43	43	40	36	31 <sup>1</sup>	17	<b>45</b>
	<15	<15	37	44	44	40	36	31 <sup>1</sup>	17	<b>45</b>
R8 - Predicted L <sub>10</sub> Noise Levels Day Period: 7:00 am – 6:00pm (heights 1.5 m and 4.5 m)	<15	<15	41	46	46 <sup>1</sup>	45	40 <sup>1</sup>	30 <sup>1</sup>	21 <sup>1</sup>	<b>49<sup>1</sup></b>
	<15	<15	40	47 <sup>1</sup>	47 <sup>1</sup>	45	40 <sup>1</sup>	31 <sup>1</sup>	21 <sup>1</sup>	<b>49<sup>1</sup></b>
R9 - Predicted L <sub>10</sub> Noise Levels Day Period: 7:00 am – 6:00pm (heights 1.5 m and 4.5 m)	<15	<15	39	44	44	43	39 <sup>1</sup>	30 <sup>1</sup>	20 <sup>1</sup>	<b>47</b>
	<15	<15	38	45	45	43	39 <sup>1</sup>	30 <sup>1</sup>	20 <sup>1</sup>	<b>47</b>
R10 - Predicted L <sub>10</sub> Noise Levels Day Period: 7:00 am – 6:00pm (heights 1.5 m and 4.5 m)	<15	<15	38	43	44	42	39 <sup>1</sup>	31 <sup>1</sup>	20 <sup>1</sup>	<b>46</b>
	<15	<15	37	45	45	42	38	31 <sup>1</sup>	20 <sup>1</sup>	<b>47</b>
R11 - Predicted L <sub>10</sub> Noise Levels Day Period: 7:00 am – 6:00pm (heights 1.5 m and 4.5 m)	<15	<15	37	43	43	41	38	31 <sup>1</sup>	18	<b>46</b>
	<15	<15	36	44	44	41	38	31 <sup>1</sup>	18	<b>46</b>
R12 - Predicted L <sub>10</sub> Noise Levels Day Period: 7:00 am – 6:00pm (heights 1.5 m and 4.5 m)	<15	<15	37	42	42	41	37	31 <sup>1</sup>	18	<b>45</b>
	<15	<15	36	43	43	41	37	31 <sup>1</sup>	17	<b>45</b>
R13 - Predicted L <sub>10</sub> Noise Levels Day Period: 7:00 am – 6:00pm (heights 1.5 m and 4.5 m)	<15	<15	40	47 <sup>1</sup>	47 <sup>1</sup>	44	40 <sup>1</sup>	31 <sup>1</sup>	21 <sup>1</sup>	<b>49<sup>1</sup></b>
	<15	<15	39	48 <sup>1</sup>	47 <sup>1</sup>	44	40 <sup>1</sup>	31 <sup>1</sup>	21 <sup>1</sup>	<b>49<sup>1</sup></b>
R14 - Predicted L <sub>10</sub> Noise Levels Day Period: 7:00 am – 6:00pm (heights 1.5 m and 4.5 m)	<15	<15	33	40	41	38	34	28	15	<b>43</b>
	<15	<15	36	44	44	42	38	31 <sup>1</sup>	19	<b>46</b>
R15 - Predicted L <sub>10</sub> Noise Levels Day Period: 7:00 am – 6:00pm (heights 1.5 m and 4.5 m)	<15	<15	37	42	42	41	37	31 <sup>1</sup>	18	<b>45</b>
	<15	<15	37	44	44	42	38	31 <sup>1</sup>	18	<b>46</b>
R16 - Predicted L <sub>10</sub> Noise Levels Day Period: 7:00 am – 6:00pm (heights 1.5 m and 4.5 m)	<15	<15	37	43	42	41	37	31 <sup>1</sup>	17	<b>45</b>
	<15	<15	35	43	42	40	37	31 <sup>1</sup>	17	<b>45</b>
Day Period Criteria L <sub>10</sub>	59 <sup>2</sup>	56	53	46	45	45	38	29	19	<b>48</b>
Compliance	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	<b>Yes</b>

*Note 1 – Where the calculated noise levels are within +/- 2 dB of the specified level given above, the criteria will be considered achieved. The reason for this is because a 1-2 dB difference is difficult to perceive subjectively.*

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*Note 2 - Criteria is adjusted to match the threshold of hearing as outlined in International Standard ISO 226:2003.*

**Table 7 Predicted noise levels to residential receivers – Evening Period (6:00 pm – 10:00 pm)**

Parameter	Octave Band Centre Frequency, Hz (dB)									Overall dBA
	31.5	63	125	250	500	1k	2k	4k	8k	
R1 - Predicted L <sub>10</sub> Noise Levels Evening Period: 6:00 pm – 10:00 pm (heights 1.5 m and 4.5 m)	<15	<15	32	41	43 <sup>1</sup>	37	34	27 <sup>1</sup>	17 <sup>1</sup>	43
	<15	<15	32	42	42 <sup>1</sup>	38	34	27 <sup>1</sup>	17 <sup>1</sup>	44
R2 - Predicted L <sub>10</sub> Noise Levels Evening Period: 6:00 pm – 10:00 pm (heights 1.5 m and 4.5 m)	<15	<15	34	42	43 <sup>1</sup>	39	35 <sup>1</sup>	27 <sup>1</sup>	17 <sup>1</sup>	44
	<15	<15	33	43	43 <sup>1</sup>	39	35 <sup>1</sup>	27 <sup>1</sup>	17 <sup>1</sup>	45 <sup>1</sup>
R3 - Predicted L <sub>10</sub> Noise Levels Evening Period: 6:00 pm – 10:00 pm (heights 1.5 m and 4.5 m)	<15	<15	22	27	26	18	12	6	-2	25
	<15	<15	28	36	38	31	25	18	7	37
R4 - Predicted L <sub>10</sub> Noise Levels Evening Period: 6:00 pm – 10:00 pm (heights 1.5 m and 4.5 m)	<15	<15	23	30	32	27	22	15	3	32
	<15	<15	23	31	34	27	23	16	4	33
R5 - Predicted L <sub>10</sub> Noise Levels Evening Period: 6:00 pm – 10:00 pm (heights 1.5 m and 4.5 m)	<15	<15	25	32	34	28	24	18	7	34
	<15	<15	25	34	35	29	25	19	8	35
R6 - Predicted L <sub>10</sub> Noise Levels Evening Period: 6:00 pm – 10:00 pm (heights 1.5 m and 4.5 m)	<15	<15	28	36	38	32	28	23	14	38
	<15	<15	28	37	39	33	29	23	14	39
R7 - Predicted L <sub>10</sub> Noise Levels Evening Period: 6:00 pm – 10:00 pm (heights 1.5 m and 4.5 m)	<15	<15	30	38	40	35	31	26 <sup>1</sup>	17 <sup>1</sup>	41
	<15	<15	30	39	41	35	31	26 <sup>1</sup>	17 <sup>1</sup>	41
R8 - Predicted L <sub>10</sub> Noise Levels Evening Period: 6:00 pm – 10:00 pm (heights 1.5 m and 4.5 m)	<15	<15	31	39	41	35	32	27 <sup>1</sup>	17 <sup>1</sup>	41
	<15	<15	30	40	42 <sup>1</sup>	36	32	27 <sup>1</sup>	17 <sup>1</sup>	42
R9 - Predicted L <sub>10</sub> Noise Levels Evening Period: 6:00 pm – 10:00 pm (heights 1.5 m and 4.5 m)	<15	<15	30	37	39	35	31	26 <sup>1</sup>	17 <sup>1</sup>	40
	<15	<15	29	38	41	35	31	26 <sup>1</sup>	17 <sup>1</sup>	41



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R10 - Predicted L <sub>10</sub> Noise Levels Evening Period: 6:00 pm – 10:00 pm (heights 1.5 m and 4.5 m)	<15	<15	29	37	39	35	31	26 <sup>1</sup>	16 <sup>1</sup>	<b>40</b>
	<15	<15	28	38	40	35	31	26 <sup>1</sup>	16 <sup>1</sup>	<b>40</b>
R11 - Predicted L <sub>10</sub> Noise Levels Evening Period: 6:00 pm – 10:00 pm (heights 1.5 m and 4.5 m)	<15	<15	28	35	38	34	30	24	14	<b>39</b>
	<15	<15	27	37	39	34	30	24	14	<b>40</b>
R12 - Predicted L <sub>10</sub> Noise Levels Evening Period: 6:00 pm – 10:00 pm (heights 1.5 m and 4.5 m)	<15	<15	27	35	37	33	29	24	13	<b>38</b>
	<15	<15	26	36	38	33	29	23	13	<b>39</b>
R13 - Predicted L <sub>10</sub> Noise Levels Evening Period: 6:00 pm – 10:00 pm (heights 1.5 m and 4.5 m)	<15	<15	29	37	40	35	32	26 <sup>1</sup>	16 <sup>1</sup>	<b>41</b>
	<15	<15	29	39	41	35	31	26	16 <sup>1</sup>	<b>41</b>
R14 - Predicted L <sub>10</sub> Noise Levels Evening Period: 6:00 pm – 10:00 pm (heights 1.5 m and 4.5 m)	<15	<15	24	32	34	29	25	19	9	<b>35</b>
	<15	<15	27	37	39	33	29	24	13	<b>39</b>
R15 - Predicted L <sub>10</sub> Noise Levels Evening Period: 6:00 pm – 10:00 pm (heights 1.5 m and 4.5 m)	<15	<15	30	37	40	34	31	25	16 <sup>1</sup>	<b>40</b>
	<15	<15	29	39	41	35	31	25	17 <sup>1</sup>	<b>41</b>
R16 - Predicted L <sub>10</sub> Noise Levels Evening Period: 6:00 pm – 10:00 pm (heights 1.5 m and 4.5 m)	<15	<15	29	37	39	34	30	25	16 <sup>1</sup>	<b>40</b>
	<15	<15	28	38	40	34	31	25	16 <sup>1</sup>	<b>40</b>
Evening Period Criteria L <sub>10</sub>	59 <sup>2</sup>	52	49	42	41	41	34	25	15	<b>44</b>
Compliance	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

*Note 1 – Where the calculated noise levels are within +/- 2 dB of the specified level given above, the criteria will be considered achieved. The reason for this is because a 1-2 dB difference is difficult to perceive subjectively.*

*Note 2 - Criteria is adjusted to match the threshold of hearing as outlined in International Standard ISO 226:2003.*

**Table 8 Predicted noise levels to residential receivers – Night Period (10:00 pm – 12:00 am)**

Parameter	Octave Band Centre Frequency, Hz (dB)									Overall dBA
	31.5	63	125	250	500	1k	2k	4k	8k	
R1 - Predicted L <sub>10</sub> Noise Levels Nighttime operations Period: 10:00 pm – 12:00 am (heights 1.5 m and 4.5 m)	<15	<15	18	18	16	13	<20	<20	<10	<b>17</b>
	<15	<15	18	20	17	13	<20	<20	<10	<b>18</b>



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R2 - Predicted L <sub>10</sub> Noise Levels Nighttime operations Period: 10:00 pm – 12:00 am (heights 1.5 m and 4.5 m)	<15	<15	16	15	12	8	<20	<20	<10	<b>13</b>
	<15	<15	17	17	14	9	<20	<20	<10	<b>14</b>
R3 - Predicted L <sub>10</sub> Noise Levels Nighttime operations Period: 10:00 pm – 12:00 am (heights 1.5 m and 4.5 m)	<15	<15	15	13	7	1	<20	<20	<10	<b>9</b>
	<15	<15	19	20	15	9	<20	<20	<10	<b>16</b>
R4 - Predicted L <sub>10</sub> Noise Levels Nighttime operations Period: 10:00 pm – 12:00 am (heights 1.5 m and 4.5 m)	<15	<15	9	7	4	-2	<20	<20	<10	<b>4</b>
	<15	<15	8	8	5	-2	<20	<20	<10	<b>5</b>
R5 - Predicted L <sub>10</sub> Noise Levels Nighttime operations Period: 10:00 pm – 12:00 am (heights 1.5 m and 4.5 m)	<15	<15	9	6	2	-4	<20	<20	<10	<b>3</b>
	<15	<15	10	10	6	0	<20	<20	<10	<b>7</b>
R6 - Predicted L <sub>10</sub> Noise Levels Nighttime operations Period: 10:00 pm – 12:00 am (heights 1.5 m and 4.5 m)	<15	<15	13	11	7	1	<20	<20	<10	<b>8</b>
	<15	<15	14	14	11	4	<20	<20	<10	<b>11</b>
R7 - Predicted L <sub>10</sub> Noise Levels Nighttime operations Period: 10:00 pm – 12:00 am (heights 1.5 m and 4.5 m)	<15	<15	18	17	13	9	<20	<20	<10	<b>14</b>
	<15	<15	18	19	16	10	<20	<20	<10	<b>16</b>
R8 - Predicted L <sub>10</sub> Noise Levels Nighttime operations Period: 10:00 pm – 12:00 am (heights 1.5 m and 4.5 m)	<15	<15	21	22	20	18	<20	<20	<10	<b>21</b>
	<15	<15	21	23	21	18	<20	<20	<10	<b>22</b>
R9 - Predicted L <sub>10</sub> Noise Levels Nighttime operations Period: 10:00 pm – 12:00 am (heights 1.5 m and 4.5 m)	<15	<15	18	19	17	15	<20	<20	<10	<b>19</b>
	<15	<15	18	20	19	15	<20	<20	<10	<b>19</b>
R10 - Predicted L <sub>10</sub> Noise Levels Nighttime operations Period: 10:00 pm – 12:00 am (heights 1.5 m and 4.5 m)	<15	<15	17	17	16	13	<20	<20	<10	<b>17</b>
	<15	<15	16	18	17	13	<20	<20	<10	<b>18</b>
	<15	<15	16	16	14	12	<20	<20	<10	<b>16</b>

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R11 - Predicted L <sub>10</sub> Noise Levels Nighttime operations Period: 10:00 pm – 12:00 am (heights 1.5 m and 4.5 m)	<15	<15	15	17	16	12	<20	<20	<10	<b>16</b>
R12 - Predicted L <sub>10</sub> Noise Levels Nighttime operations Period: 10:00 pm – 12:00 am (heights 1.5 m and 4.5 m)	<15	<15	15	15	13	11	<20	<20	<10	<b>15</b>
	<15	<15	14	16	15	11	<20	<20	<10	<b>16</b>
R13 - Predicted L <sub>10</sub> Noise Levels Nighttime operations Period: 10:00 pm – 12:00 am (heights 1.5 m and 4.5 m)	<15	<15	16	16	15	12	<20	<20	<10	<b>16</b>
	<15	<15	15	17	16	12	<20	<20	<10	<b>17</b>
R14 - Predicted L <sub>10</sub> Noise Levels Nighttime operations Period: 10:00 pm – 12:00 am (heights 1.5 m and 4.5 m)	<15	<15	11	11	13	10	<20	<20	<10	<b>14</b>
	<15	<15	14	16	17	13	<20	<20	<10	<b>17</b>
R15 - Predicted L <sub>10</sub> Noise Levels Nighttime operations Period: 10:00 pm – 12:00 am (heights 1.5 m and 4.5 m)	<15	<15	17	17	16	14	<20	<20	<10	<b>17</b>
	<15	<15	17	19	18	14	<20	<20	<10	<b>19</b>
R16 - Predicted L <sub>10</sub> Noise Levels Nighttime operations Period: 10:00 pm – 12:00 am (heights 1.5 m and 4.5 m)	<15	<15	16	16	14	12	<20	<20	<10	<b>16</b>
	<15	<15	13	15	13	9	<20	<20	<10	<b>13</b>
Nighttime operations Period Criteria L <sub>10</sub>	59 <sup>2</sup>	49	46	39	38	38	31	22	13 <sup>2</sup>	<b>41</b>
Compliance	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	<b>Yes</b>
<p><i>Note 1 – Where the calculated noise levels are within +/- 2 dB of the specified level given above, the criteria will be considered achieved. The reason for this is because a 1-2 dB difference is difficult to perceive subjectively.</i></p> <p><i>Note 2 - Criteria is adjusted to match the threshold of hearing as outlined in International Standard ISO 226:2003.</i></p>										

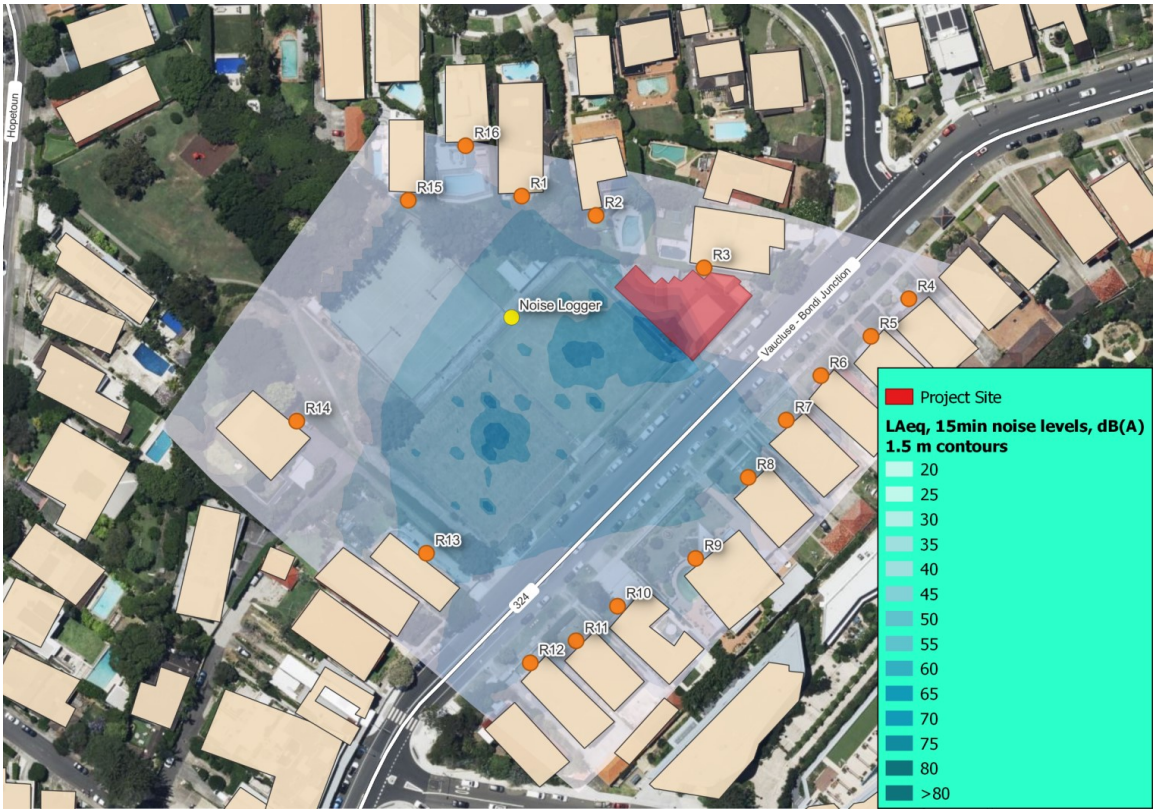
Refer to section 6.1.3 below the for the required management controls to ensure compliance.

The noise contours of the above scenarios are presented in Figure 4, Figure 5, and Figure 6 below.

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Figure 4 Predicted noise levels – Day Period (7:00 am – 6:00 pm)

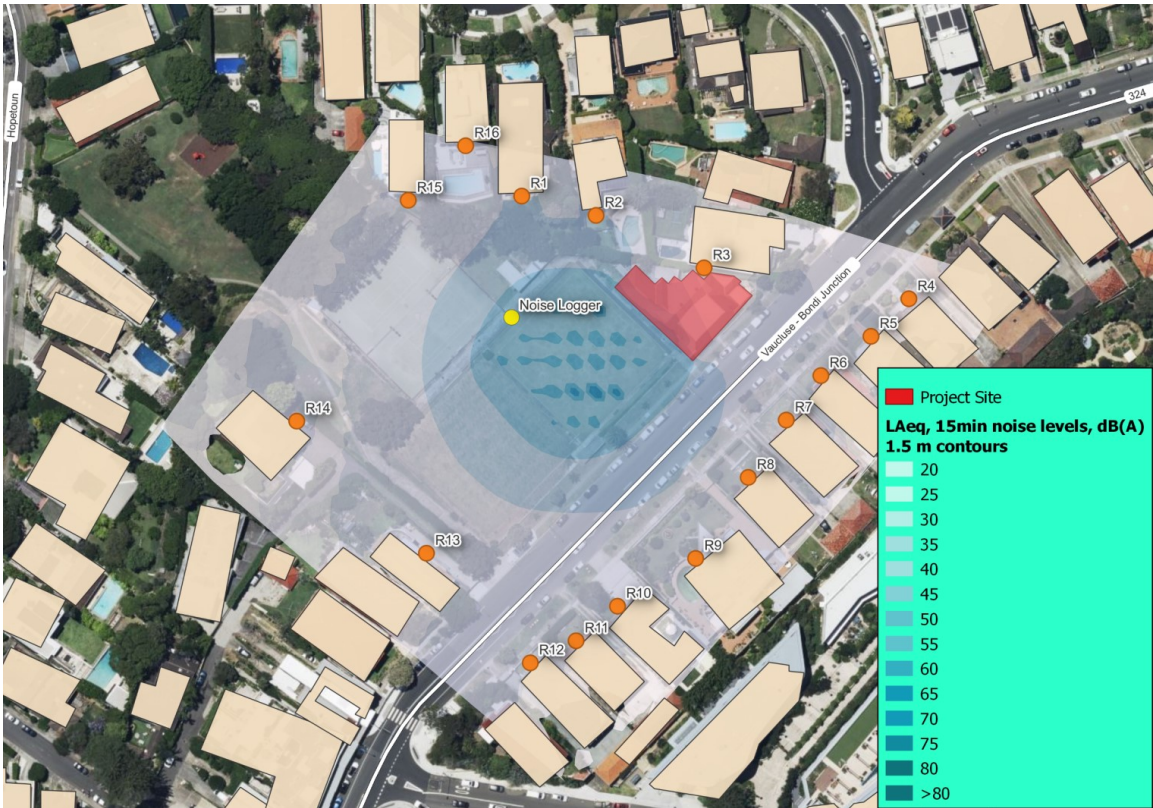


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Figure 5 Predicted noise levels – Evening Period (6:00 pm – 10:00 pm)



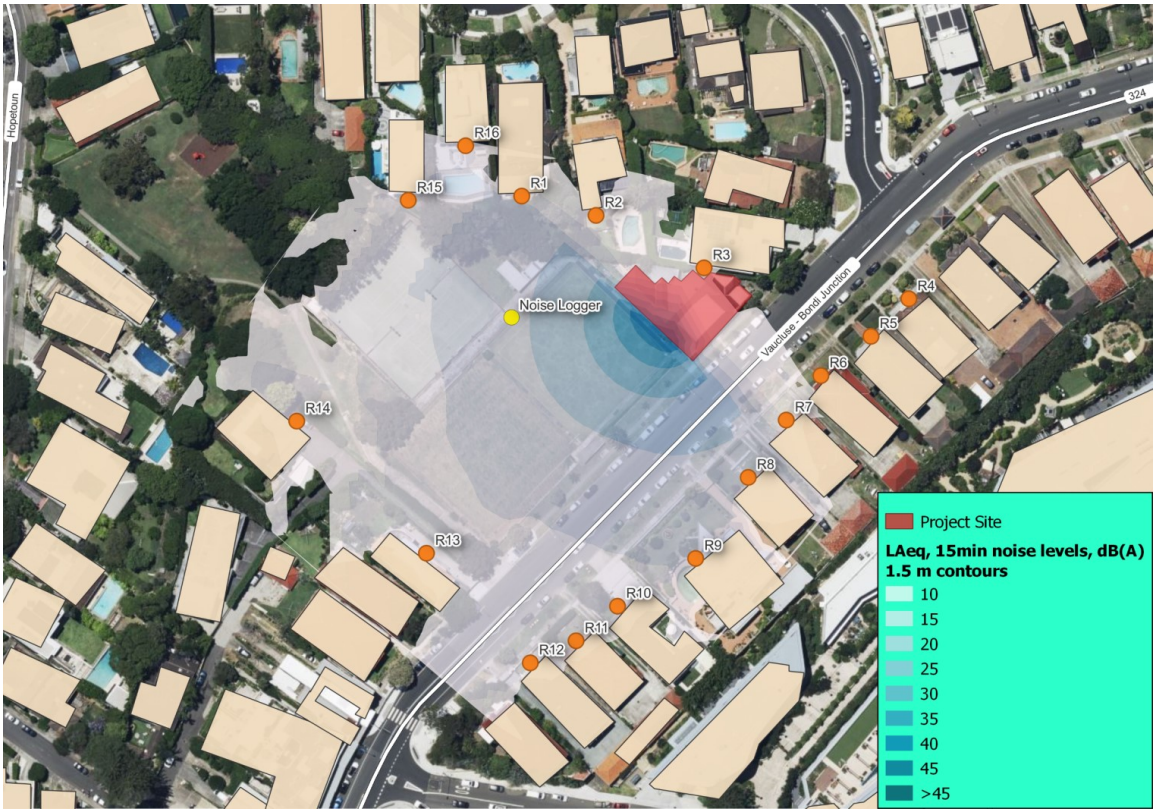
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Figure 6 Predicted noise levels – Night Period (10:00 pm – 12:00 am)



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### 6.1.3 Assessment Results and Noise Control Measures

Predicted noise levels from the operation of the Vaucluse Bowling Club in full operation (i.e., full capacity patron noise) has been predicted. To ensure compliance is achieved, the following recommendations must be implemented:

#### Day Period (7:00 am – 6:00 pm)

- A maximum of 100 patrons using the external bowling greens to the south of the development;
- External music has within the bowling greens is not to exceed an external SPL when measured at 1 m from the speaker of 77 dB(A) (corresponding to a SWL of 85 dB(A));
- A maximum of 75 patrons within the internal hall area at any one time;
- The internal sound pressure level of the music played within the hall is not to exceed 75 dB(A);
- All operable windows and doors (excluding the main entry doors on the southern façade (Doors D2, D2, and D21 as per the architectural drawings by Stanton Dahl Architects)) to external areas are to be closed during the day period operations.
- All glazed façades / doors are to meet a minimum acoustic performance of no less than  $R_w (C;Ctr): 37 (0;-3)$ . Additionally, the entry doors should be fitted with full perimeter acoustic door seals.

#### Evening Period (6:00 pm – 10:00 pm)

- A maximum of 75 patrons using the external bowling greens to the south of the development;
- No external music to be played during the evening period.
- A maximum of 75 patrons within the internal hall area at any one time;
- The internal sound pressure level of the music played within the hall is not to exceed 75 dB(A);
- All operable windows and doors to external areas are to be closed during the evening period operations.
- All glazed façades / doors are to meet a minimum acoustic performance of no less than  $R_w (C;Ctr): 37 (0;-3)$ . Additionally, the entry doors should be fitted with full perimeter acoustic door seals.

#### Nighttime Operations Period (10:00 pm – 12:00 am)

- No patrons are permitted to be outside during the nighttime operations period;
- No external music to be played during the nighttime operations period;
- A maximum of 150 patrons within the internal hall area at any one time;
- The internal sound pressure level of the music played within the hall is not to exceed 75 dB(A);
- All operable windows and doors to external areas are to be closed during the nighttime operations period;
- All glazed façades / doors are to meet a minimum acoustic performance of no less than  $R_w (C;Ctr): 37 (0;-3)$ . Additionally, the entry doors should be fitted with full perimeter acoustic door seals.

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- A contact number must be displayed for the purpose of receiving any complaints if they arrive;

#### 6.1.4 Mechanical Plant

As part of the renovations, additional air conditioning units are proposed to be installed. At this stage of the project, the location of major plant items and the exact selection to be installed are not known. As such, a detailed assessment of noise associated from engineering services cannot be undertaken.

To ensure that future selections of plant items meet external noise levels at neighbouring properties, a proof of concept approach has been considered.

In our experience, for this type of development the following mechanical systems may be installed, and their associated sound power levels are outlined below.

- Air Conditioning Condensers – 80 dB(A) (L<sub>w</sub>)

Experience with similar projects confirms that the acoustic treatment of mechanical services is both possible and practical to ensure noise emission criteria is achieved.

#### 6.1.5 Perceived impact of surrounding noise sensitive receivers

Under the assumption that the noise control measures and management controls listed in Sections 6.1.3 are implemented, the Vaucluse Bowling Club is predicted to comply with the relevant criteria for all noise sensitive receivers surrounding the project site.

In terms of the perceived impact to the surrounding residential receivers, the predicted worst-case evening scenario peaks at an L<sub>10</sub> overall of 45 dB(A). This is lower than the measured ambient L<sub>Aeq</sub> noise levels for the evening period of 51 dB(A). The L<sub>Aeq</sub> can be considered as the “average” noise level over a specified period. Hence, whilst the Vaucluse Bowling Club will not be inaudible at the worst-case nearest residential receivers, the overall impact of the Bowling Club will not be dissimilar to the existing ambient L<sub>Aeq</sub> noise environment. This perceived impact to the surrounding residential receivers is also consistent with the daytime period (worst-case L<sub>10</sub> = 49, with an ambient L<sub>Aeq</sub> of 60 dB(A)). The nighttime operational period (10:00pm – 12:00am) is predicted to be inaudible at all surrounding residential receivers (predicted noise levels significantly below (<10 dB) the ambient background L<sub>A90</sub> of 36 dB(A)).

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## 7 CONCLUSION

Pulse White Noise Acoustics (PWNA) have been engaged by Woollahra Municipal Council to undertake an acoustic assessment in relation to the Vacluse Bowling Club, located at 80 – 82 New South Head Road, Vacluse. The Bowling Club at the site has recently been renovated, and as a result, Council is seeking approval to formally permit use of the site as an indoor and outdoor recreation facility and community facility. In addition, Council also seeks to formalise hours of operation through the DA.

It is noted that, as advised by Council, the Vacluse Bowling Club has historically already been utilised for the purposes for which it is proposed. Notwithstanding, Council wish to formalise this via a formal DA process.

External noise emissions from the proposed development have been assessed and detailed in accordance with Liquor and Gaming NSW. To ensure compliance with the relevant criteria is achieved, recommended building and management controls have been provided in Sections 6.1.3 and 6.1.4.

For any additional information please do not hesitate to contact the person below.

Regards,

A black rectangular box redacting the signature of Nikolaj Drydale-Cech.

**Nikolaj Drydale-Cech**

Acoustic Engineer

PULSE WHITE NOISE ACOUSTICS PTY LTD



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## APPENDIX A. APPENDIX TERMINOLOGY

<i>Sound power level</i>	The total sound emitted by a source																						
<i>Sound pressure level</i>	The amount of sound at a specified point																						
<i>Decibel [dB]</i>	The measurement unit of sound																						
<i>A Weighted decibels [dB(A)]</i>	The A weighting is a frequency filter applied to measured noise levels to represent how humans hear sounds. The A-weighting filter emphasises frequencies in the speech range (between 1kHz and 4 kHz) which the human ear is most sensitive to, and places less emphasis on low frequencies at which the human ear is not so sensitive. When an overall sound level is A-weighted it is expressed in units of dB(A).																						
<i>Decibel scale</i>	<p>The decibel scale is logarithmic in order to produce a better representation of the response of the human ear. A 3 dB increase in the sound pressure level corresponds to a doubling in the sound energy. A 10 dB increase in the sound pressure level corresponds to a perceived doubling in volume. Examples of decibel levels of common sounds are as follows:</p> <table> <tr><td>0 dB(A)</td><td>Threshold of human hearing</td></tr> <tr><td>30 dB(A)</td><td>A quiet country park</td></tr> <tr><td>40 dB(A)</td><td>Whisper in a library</td></tr> <tr><td>50 dB(A)</td><td>Open office space</td></tr> <tr><td>70 dB(A)</td><td>Inside a car on a freeway</td></tr> <tr><td>80 dB(A)</td><td>Outboard motor</td></tr> <tr><td>90 dB(A)</td><td>Heavy truck pass-by</td></tr> <tr><td>100 dB(A)</td><td>Jackhammer/Subway train</td></tr> <tr><td>110 dB(A)</td><td>Rock Concert</td></tr> <tr><td>115 dB(A)</td><td>Limit of sound permitted in industry</td></tr> <tr><td>120 dB(A)</td><td>747 take off at 250 metres</td></tr> </table>	0 dB(A)	Threshold of human hearing	30 dB(A)	A quiet country park	40 dB(A)	Whisper in a library	50 dB(A)	Open office space	70 dB(A)	Inside a car on a freeway	80 dB(A)	Outboard motor	90 dB(A)	Heavy truck pass-by	100 dB(A)	Jackhammer/Subway train	110 dB(A)	Rock Concert	115 dB(A)	Limit of sound permitted in industry	120 dB(A)	747 take off at 250 metres
0 dB(A)	Threshold of human hearing																						
30 dB(A)	A quiet country park																						
40 dB(A)	Whisper in a library																						
50 dB(A)	Open office space																						
70 dB(A)	Inside a car on a freeway																						
80 dB(A)	Outboard motor																						
90 dB(A)	Heavy truck pass-by																						
100 dB(A)	Jackhammer/Subway train																						
110 dB(A)	Rock Concert																						
115 dB(A)	Limit of sound permitted in industry																						
120 dB(A)	747 take off at 250 metres																						
<i>Frequency [f]</i>	The repetition rate of the cycle measured in Hertz (Hz). The frequency corresponds to the pitch of the sound. A high frequency corresponds to a high pitched sound and a low frequency to a low pitched sound.																						
<i>Ambient sound</i>	The all-encompassing sound at a point composed of sound from all sources near and far.																						
<i>Equivalent continuous sound level [L<sub>eq</sub>]</i>	The constant sound level which, when occurring over the same period of time, would result in the receiver experiencing the same amount of sound energy.																						
<i>Reverberation</i>	The persistence of sound in a space after the source of that sound has been stopped (the reverberation time is the time taken for a reverberant sound field to decrease by 60 dB)																						
<i>Air-borne sound</i>	The sound emitted directly from a source into the surrounding air, such as speech, television or music																						
<i>Impact sound</i>	The sound emitted from force of one object hitting another such as footfalls and slamming cupboards.																						
<i>Air-borne sound isolation</i>	The reduction of airborne sound between two rooms.																						
<i>Sound Reduction Index [R] (Sound Transmission Loss)</i>	The ratio the sound incident on a partition to the sound transmitted by the partition.																						
<i>Weighted sound reduction index [R<sub>w</sub>]</i>	A single figure representation of the air-borne sound insulation of a partition based upon the R values for each frequency measured in a laboratory environment.																						
<i>Level difference [D]</i>	The difference in sound pressure level between two rooms.																						
<i>Normalised level difference [D<sub>n</sub>]</i>	The difference in sound pressure level between two rooms normalised for the absorption area of the receiving room.																						
<i>Standardised level difference [D<sub>nr</sub>]</i>	The difference in sound pressure level between two rooms normalised for the reverberation time of the receiving room.																						
<i>Weighted standardised level difference [D<sub>nr,w</sub>]</i>	A single figure representation of the air-borne sound insulation of a partition based upon the level difference. Generally used to present the performance of a partition when measured in situ on site.																						
<i>C<sub>r</sub></i>	A value added to an R <sub>w</sub> or D <sub>nr,w</sub> value to account for variations in the spectrum.																						

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<i>Impact sound isolation</i>	The resistance of a floor or wall to transmit impact sound.
<i>Impact sound pressure level [<math>L_i</math>]</i>	The sound pressure level in the receiving room produced by impacts subjected to the adjacent floor or wall by a tapping machine.
<i>Normalised impact sound pressure level [<math>L_n</math>]</i>	The impact sound pressure level normalised for the absorption area of the receiving room.
<i>Weighted normalised impact sound pressure level [<math>L_{n,w}</math>]</i>	A single figure representation of the impact sound insulation of a floor or wall based upon the impact sound pressure level measured in a laboratory.
<i>Weighted standardised impact sound pressure level [<math>L'_{nT,w}</math>]</i>	A single figure representation of the impact sound insulation of a floor or wall based upon the impact sound pressure level measured in situ on site.
$G$	A value added to an $L_{n,w}$ or $L'_{nT,w}$ value to account for variations in the spectrum.
<i>Energy Equivalent Sound Pressure Level [<math>L_{Aeq,T}</math>]</i>	'A' weighted, energy averaged sound pressure level over the measurement period T.
<i>Percentile Sound Pressure Level [<math>L_{A\alpha,T}</math>]</i>	'A' weighted, sound pressure that is exceeded for percentile $\alpha$ of the measurement period T.
<i>Speech Privacy</i>	A non-technical term but one of common usage. Speech privacy and speech intelligibility are opposites and a high level of speech privacy means a low level of speech intelligibility. It should be recognised that acceptable levels of speech privacy do not require that speech from an adjacent room is inaudible.
<i>Sound Pressure Level, <math>L_p</math> dB</i>	A measurement obtained directly using a microphone and sound level meter. Sound pressure level varies with distance from a source and with changes to the measuring environment. Sound pressure level equals 20 times the logarithm to the base 10 of the ratio of the rms sound pressure to the reference sound pressure of 20 micro Pascals.
<i>Sound Power Level, <math>L_w</math> dB</i>	Sound power level is a measure of the sound energy emitted by a source, does not change with distance, and cannot be directly measured. Sound power level of a machine may vary depending on the actual operating load and is calculated from sound pressure level measurements with appropriate corrections for distance and/or environmental conditions. Sound power levels is equal to 10 times the logarithm to the base 10 of the ratio of the sound power of the source to the reference sound power of 1 picoWatt
<i>Noise Reduction</i>	The difference in sound pressure level between any two areas. The term "noise reduction" does not specify any grade or performance quality unless accompanied by a specification of the units and conditions under which the units shall apply
<i>Audible Range</i>	The limits of frequency which are audible or heard as sound. The normal ear in young adults detects sound having frequencies in the region 20 Hz to 20 kHz, although it is possible for some people to detect frequencies outside these limits.
<i>Background Sound Low</i>	The average of the lowest levels of the sound levels measured in an affected area in the absence of noise from occupants and from unwanted, external ambient noise sources. Usually taken to mean the $L_{A90}$ value
<i>Character, acoustic</i>	The total of the qualities making up the individuality of the noise. The pitch or shape of a sound's frequency content (spectrum) dictate a sound's character.
<i>Loudness</i>	A rise of 10 dB in sound level corresponds approximately to a doubling of subjective loudness. That is, a sound of 85 dB is twice as loud as a sound of 75 dB which is twice as loud as a sound of 65 dB and so on
$L_{Max}$	The maximum sound pressure level measured over a given period.
$L_{Min}$	The minimum sound pressure level measured over a given period.
$L_1$	The sound pressure level that is exceeded for 1% of the time for which the given sound is measured.
$L_{10}$	The sound pressure level that is exceeded for 10% of the time for which the given sound is measured.
$L_{90}$	The level of noise exceeded for 90% of the time. The bottom 10% of the sample is the $L_{90}$ noise level expressed in units of dB(A).
$L_{eq}$	The "equivalent noise level" is the summation of noise events and integrated over a selected period of time.

Woollahra Municipal Council

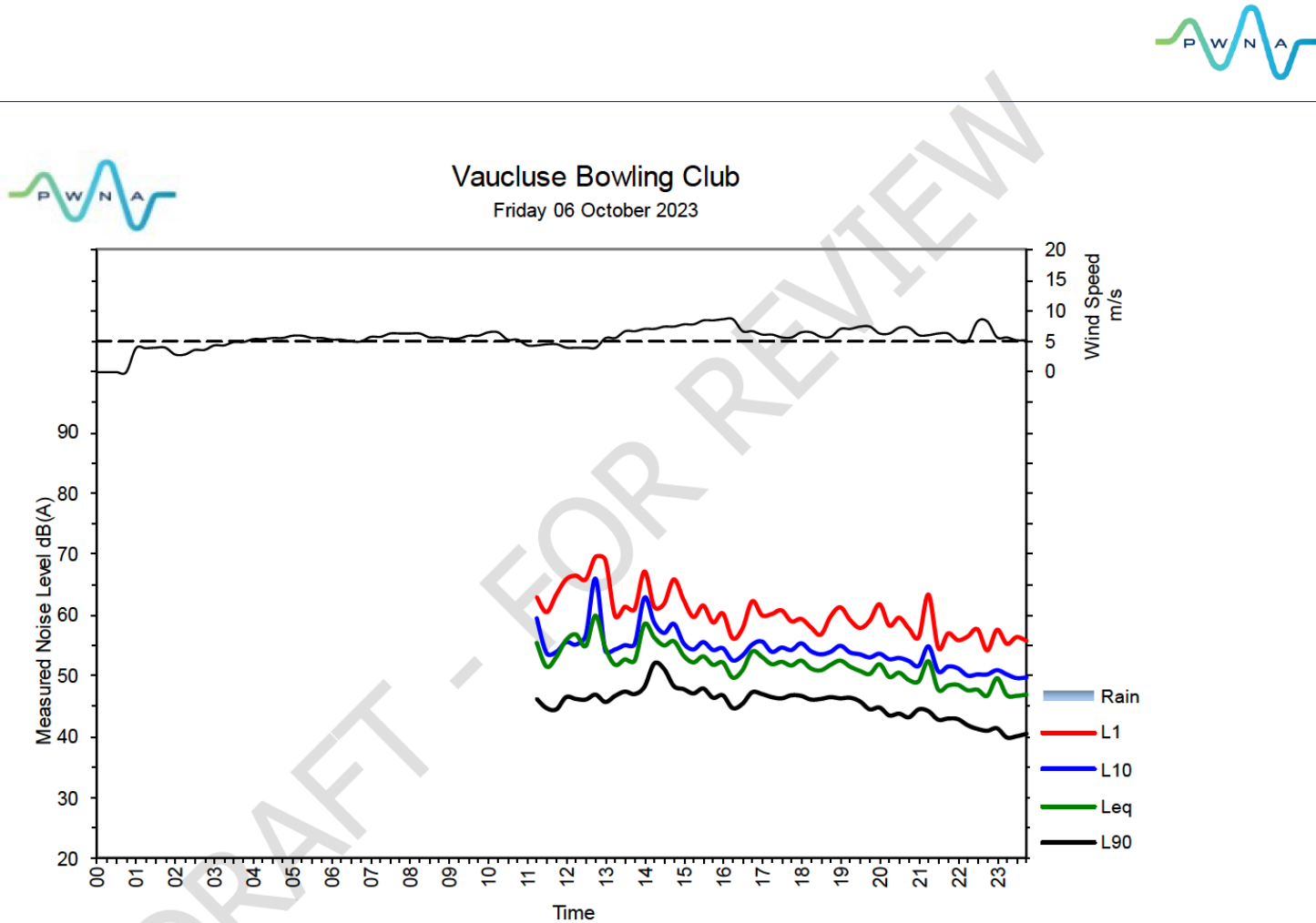


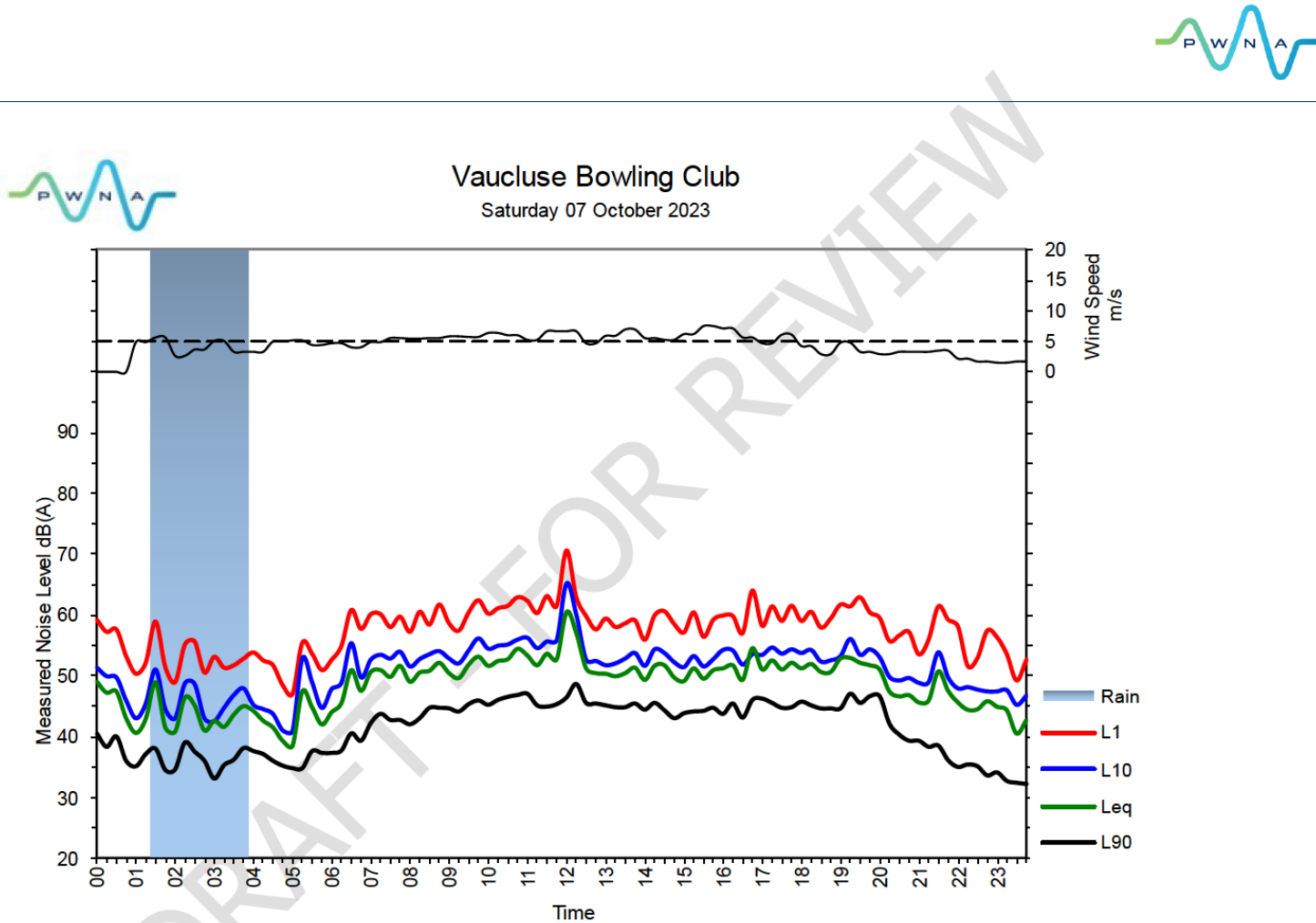
**APPENDIX B. UNATTENDED NOISE MONITORING RESULTS**

**Weather Station:** Observatory Hill

**Weather Station ID:** 066214

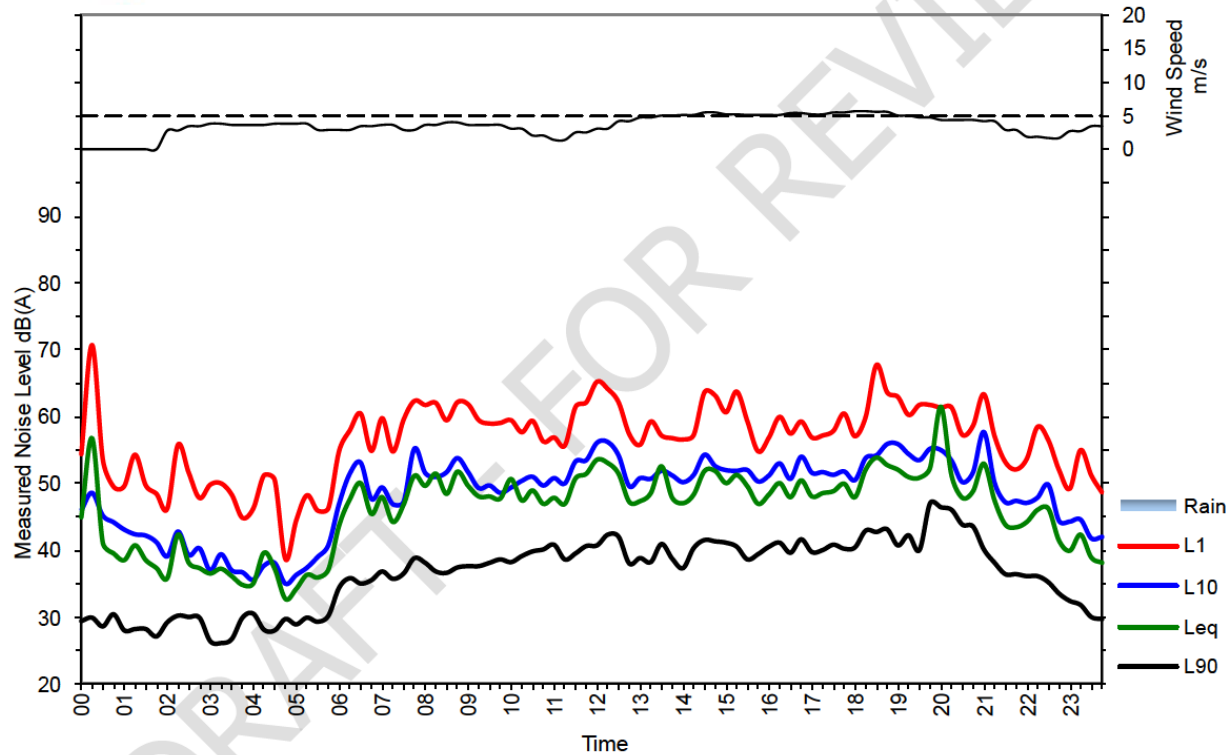
**Coordinates:** Lat: -33.86, Lon: 151.20, Height: 43.37 m

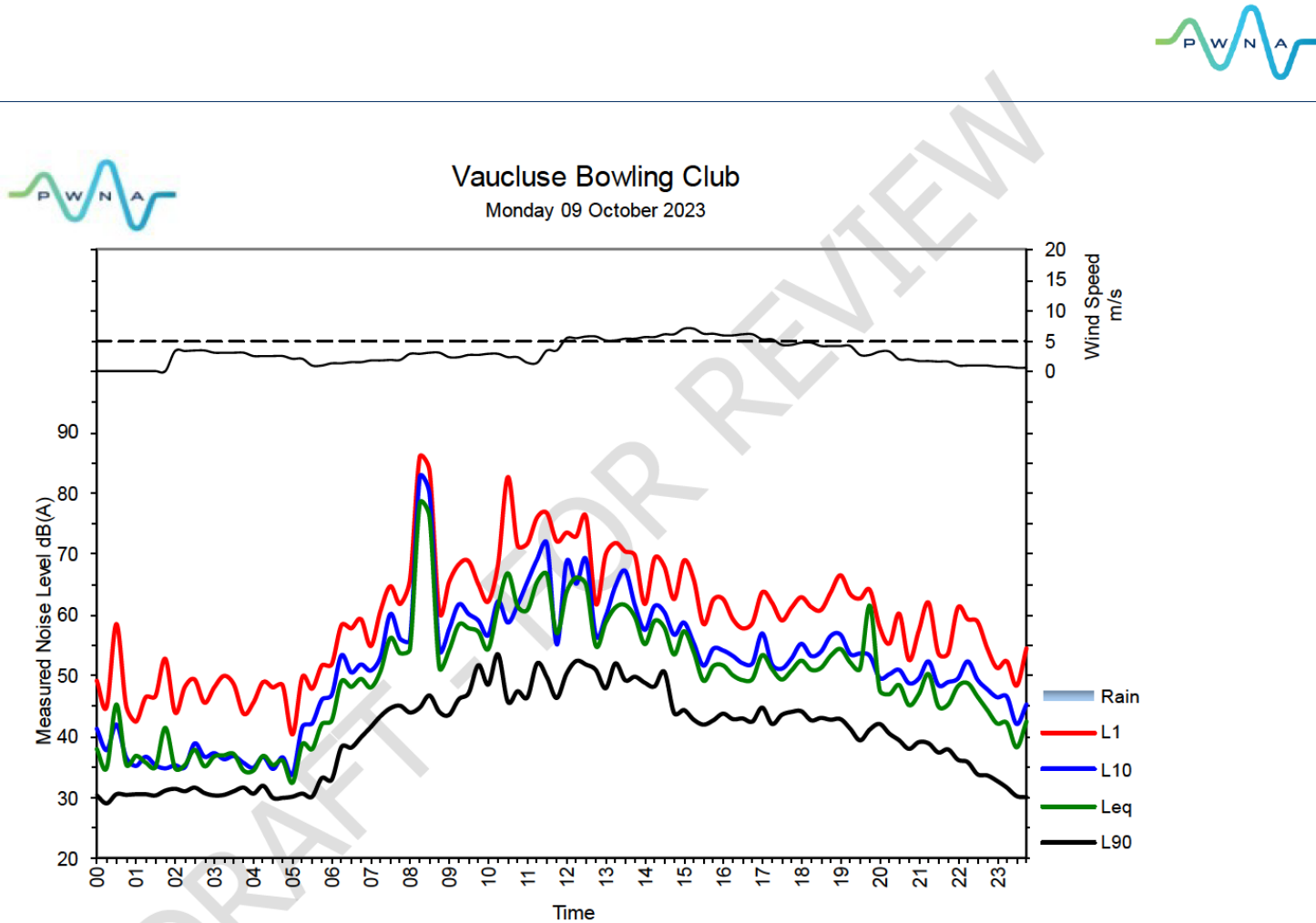


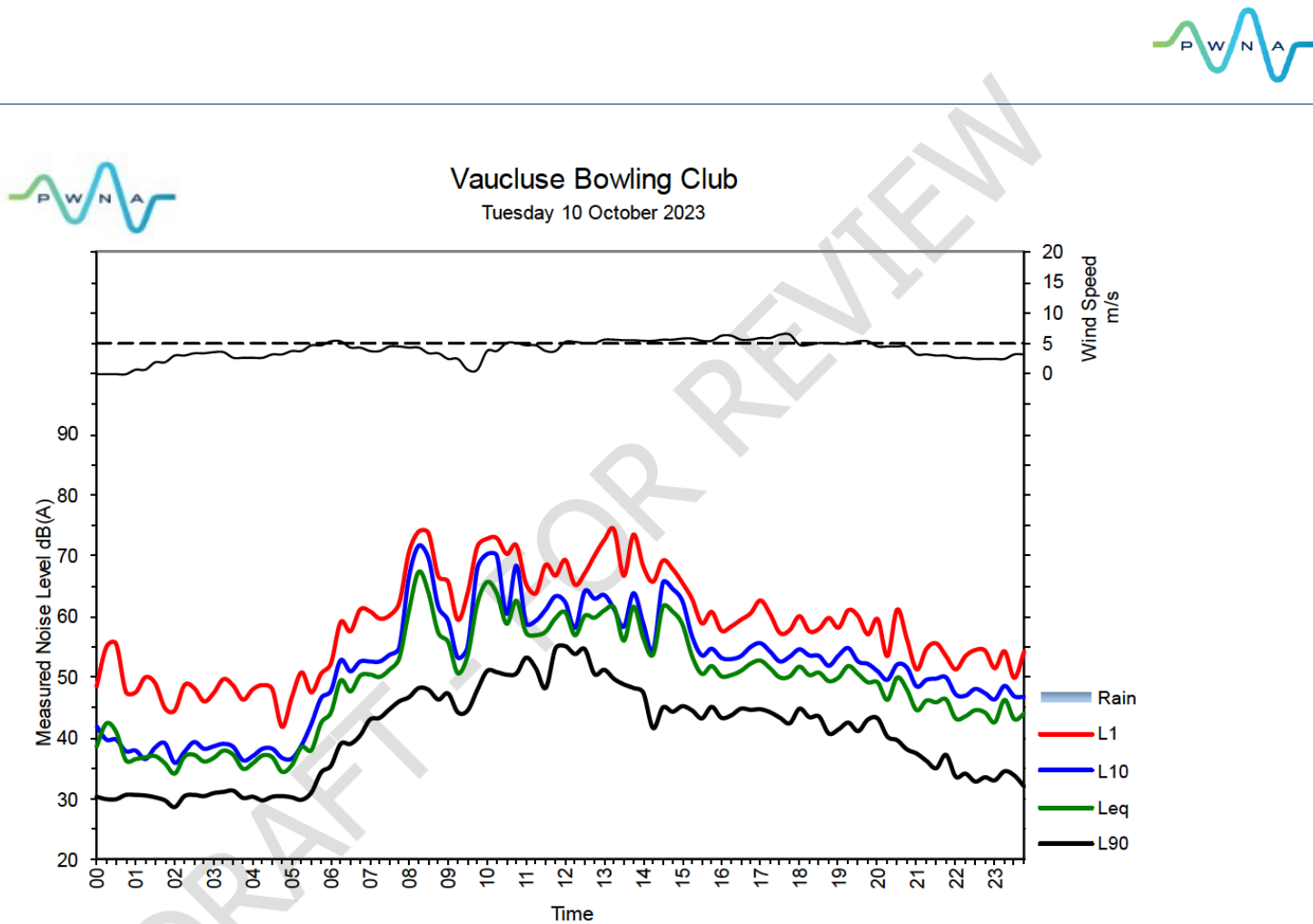




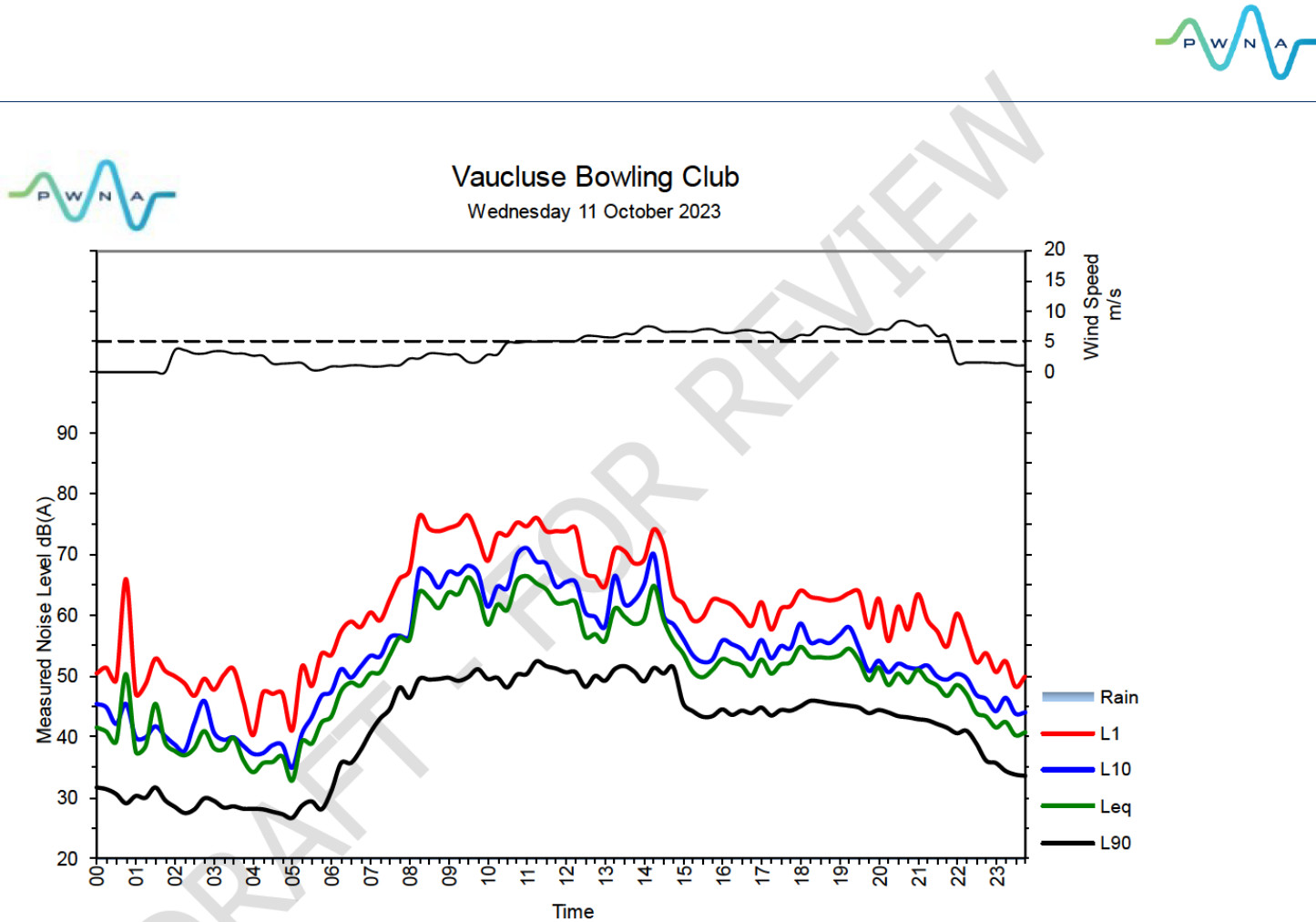
Vaucluse Bowling Club  
Sunday 08 October 2023

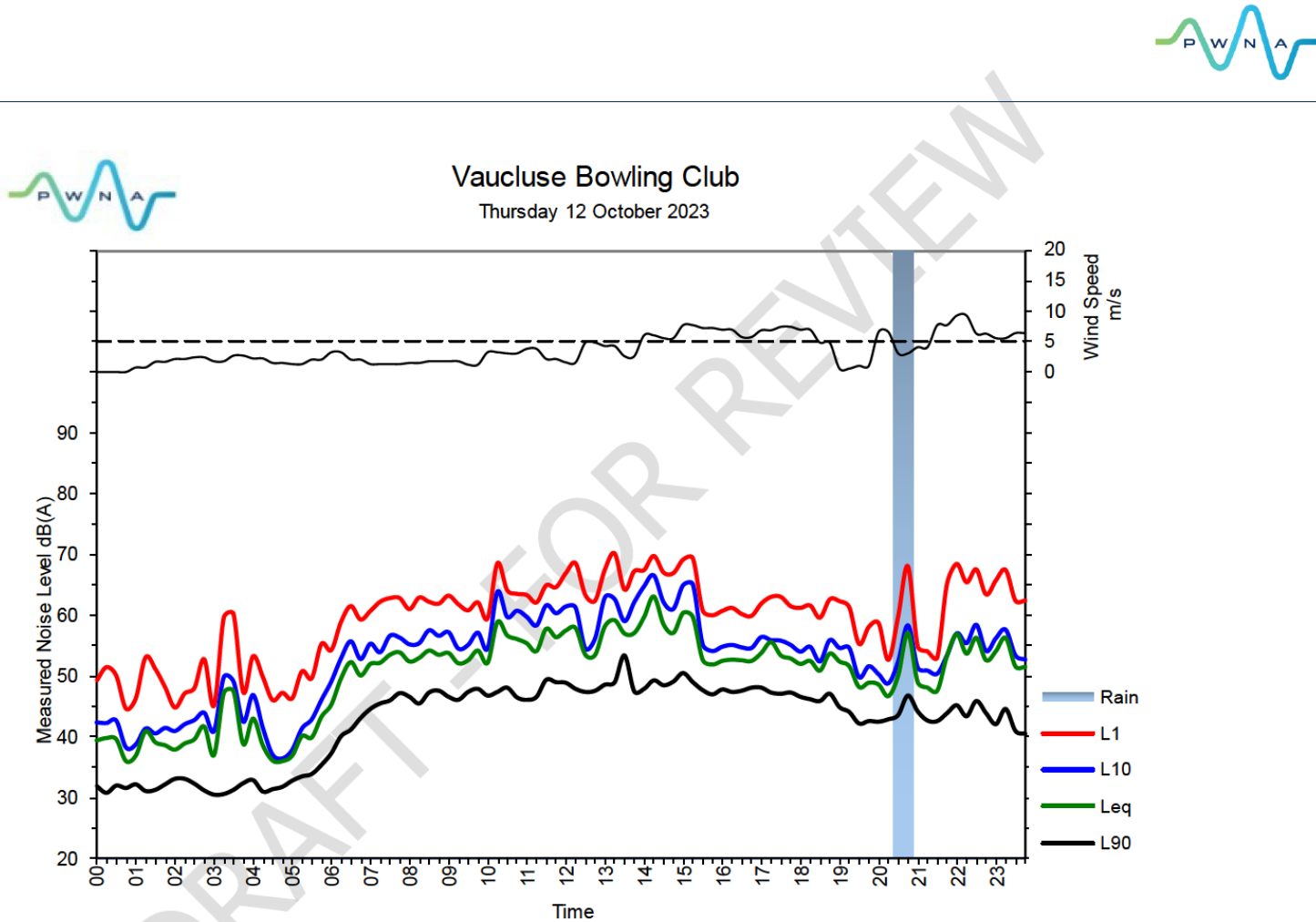


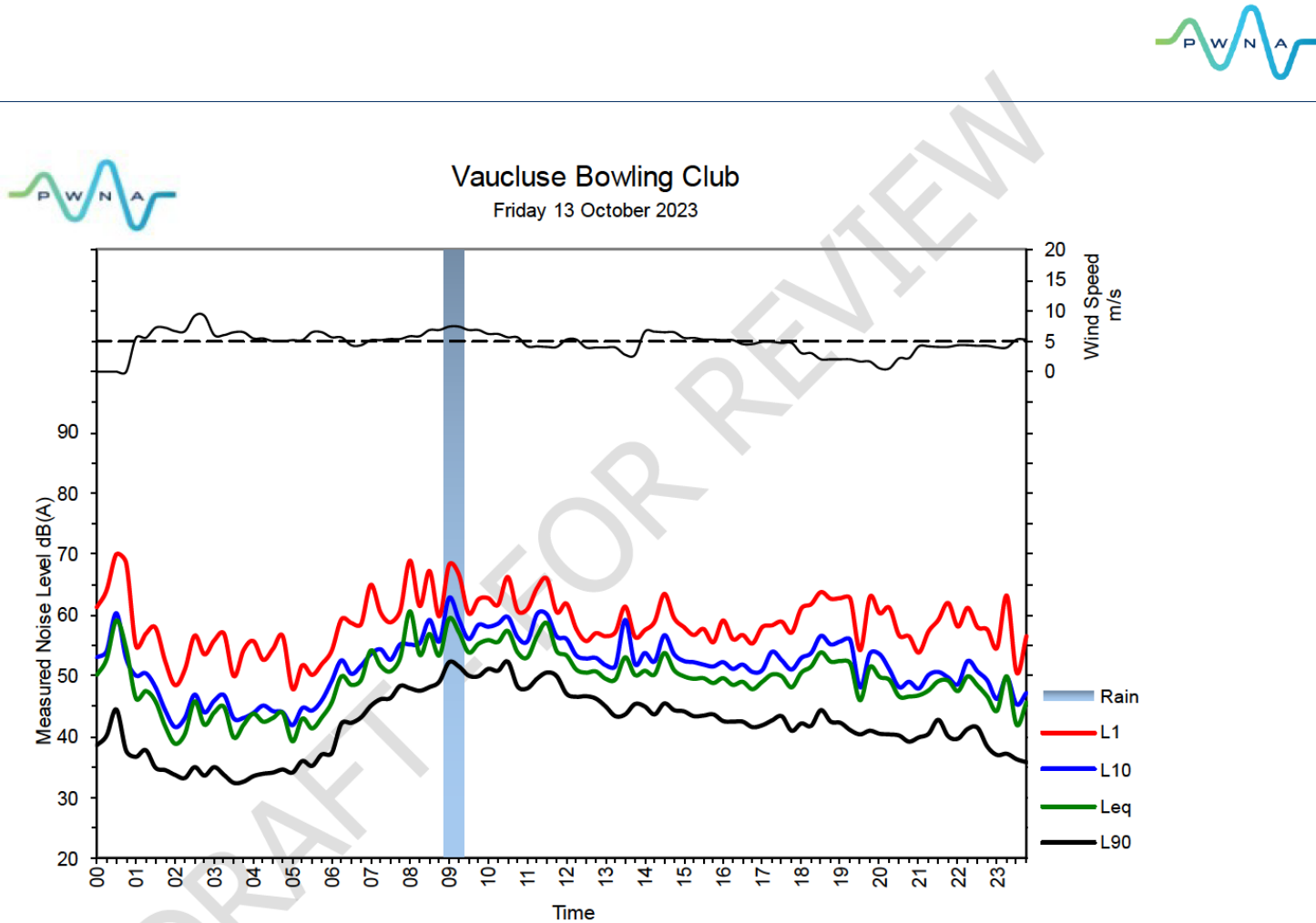


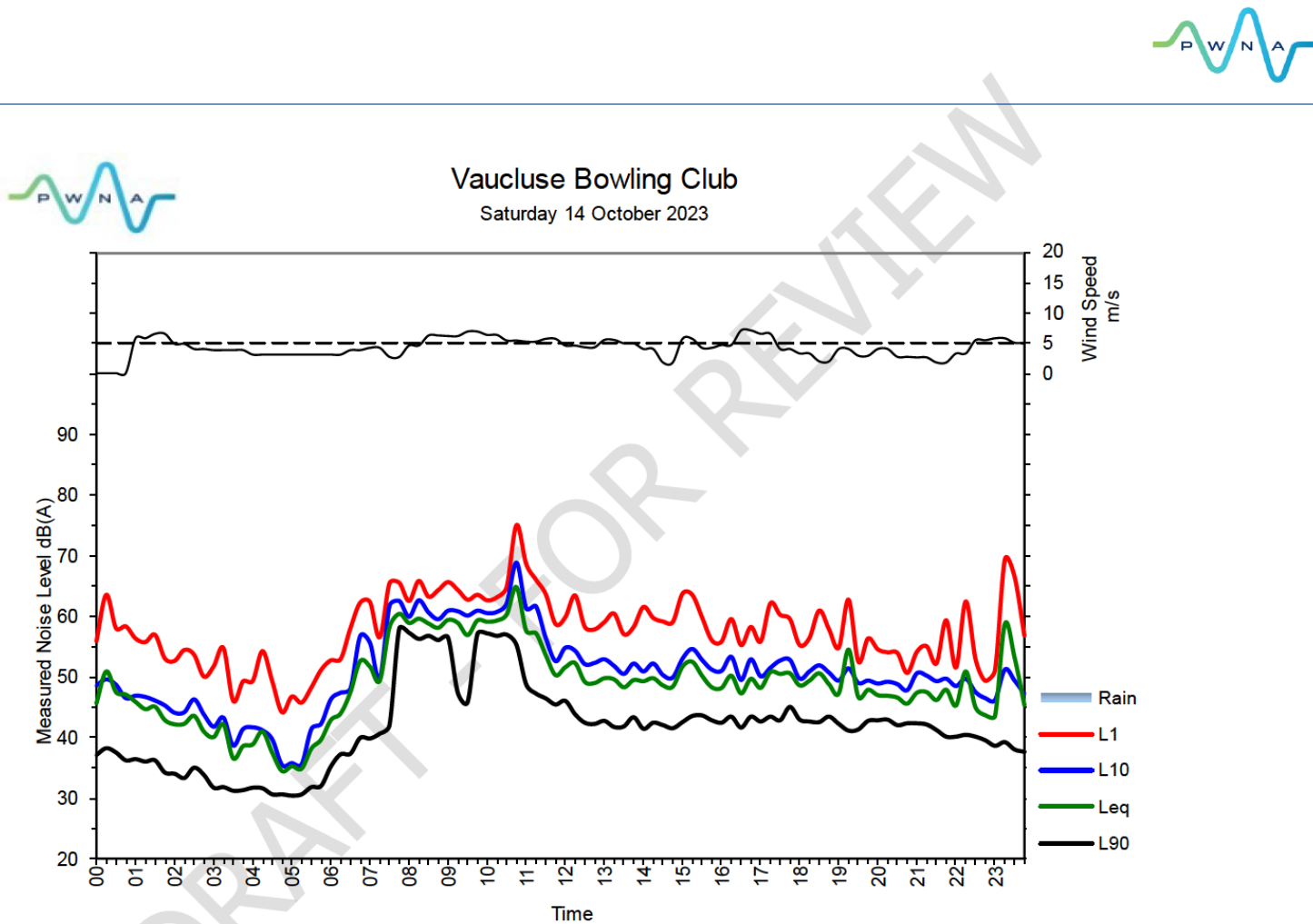


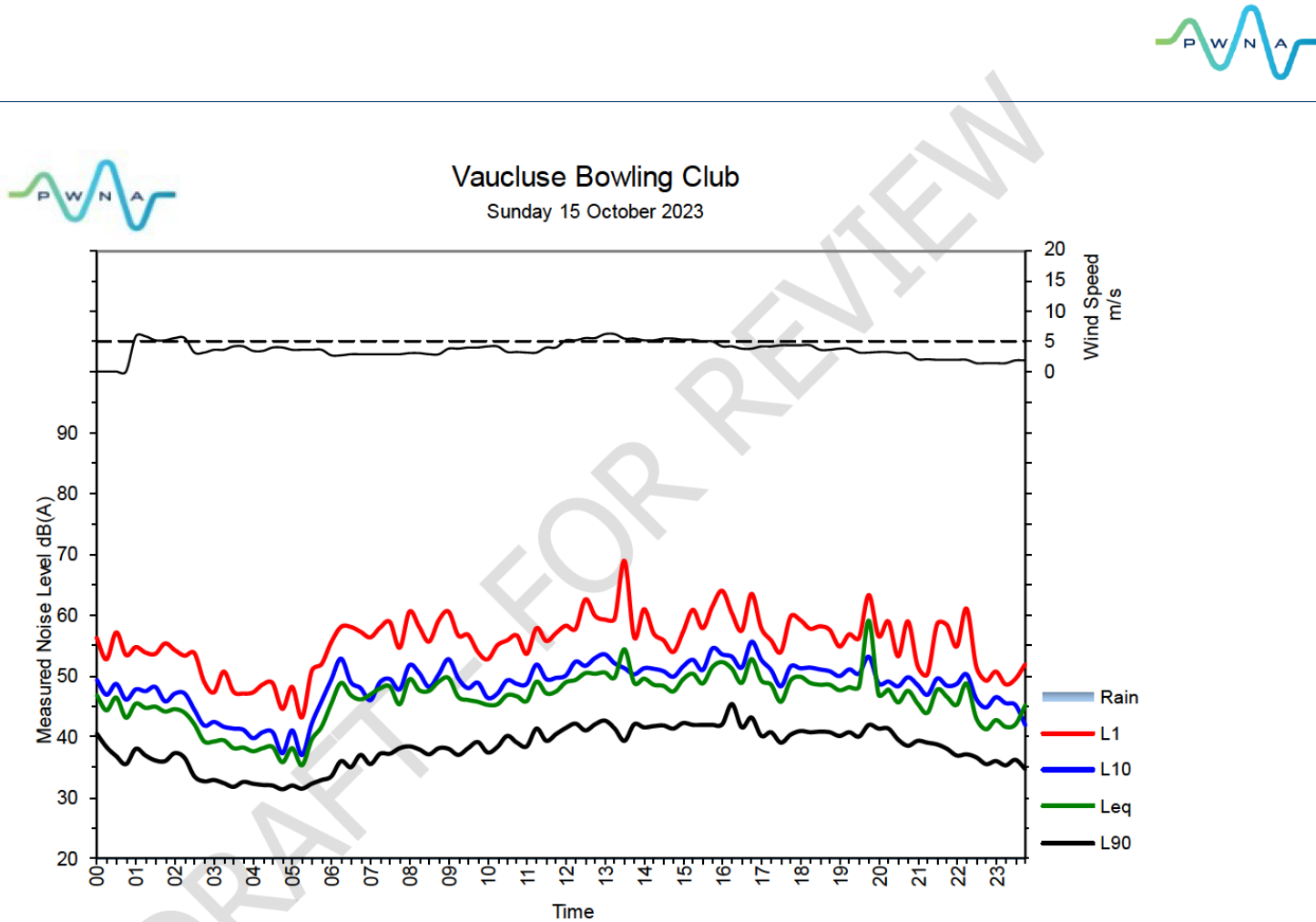


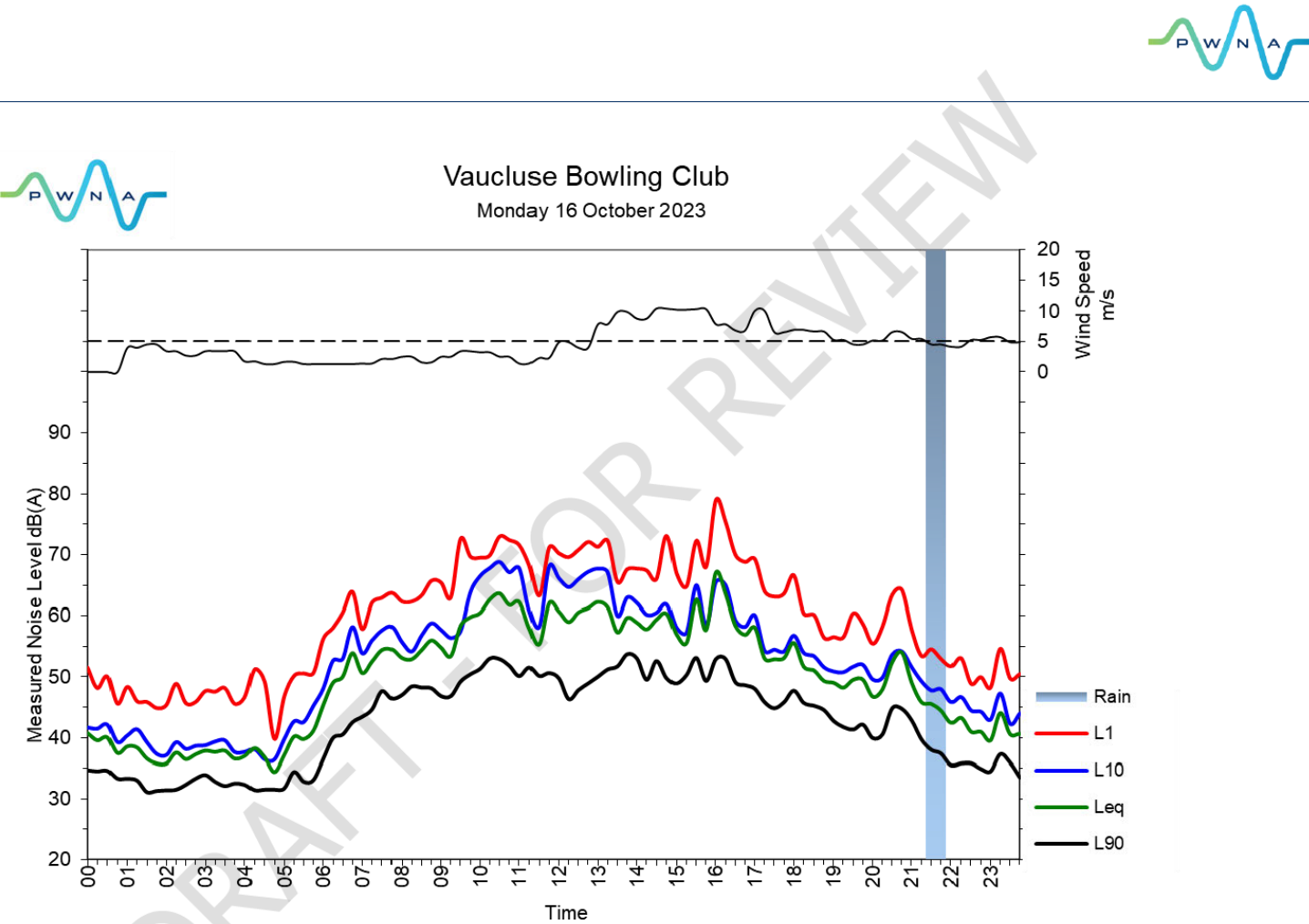


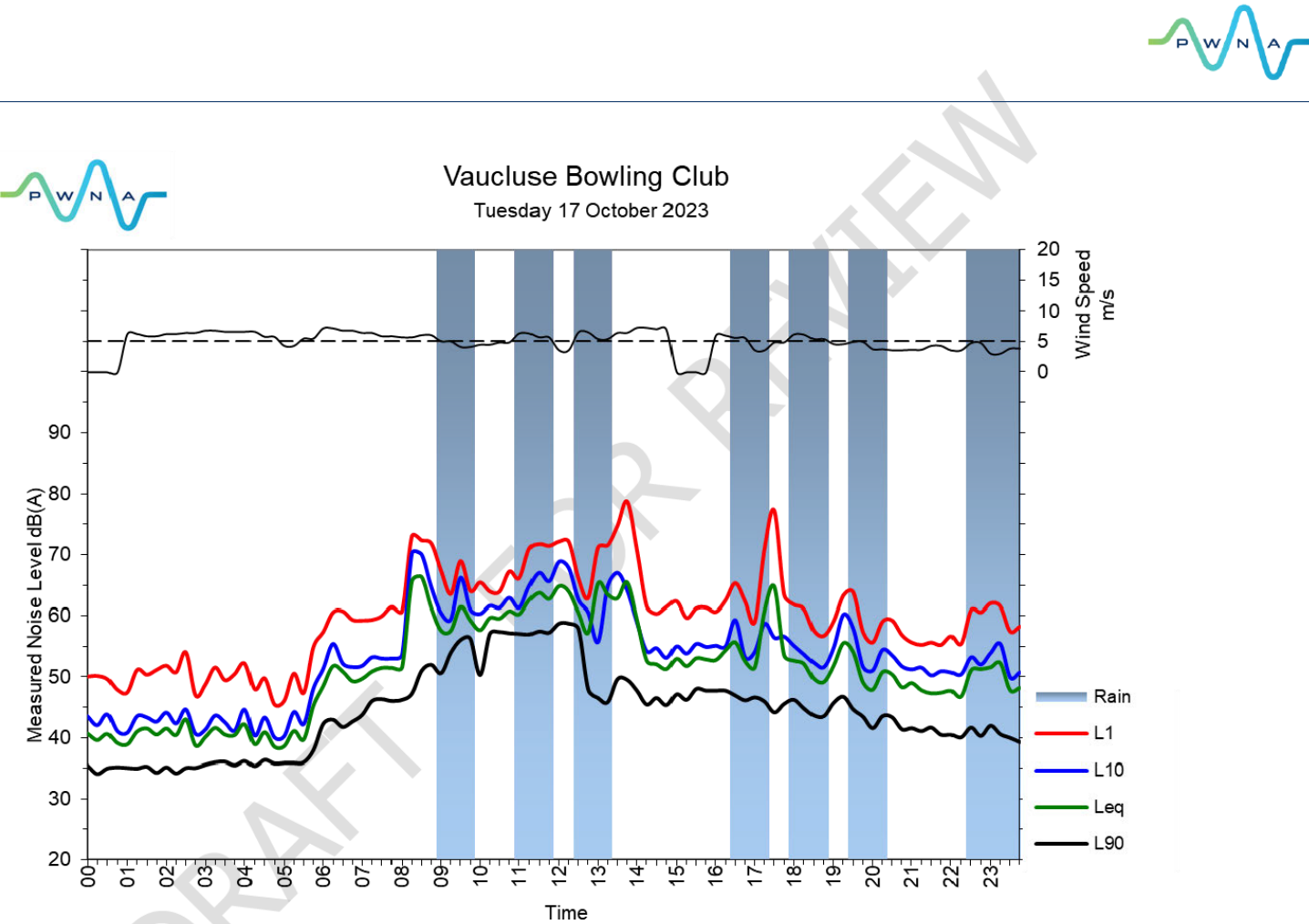


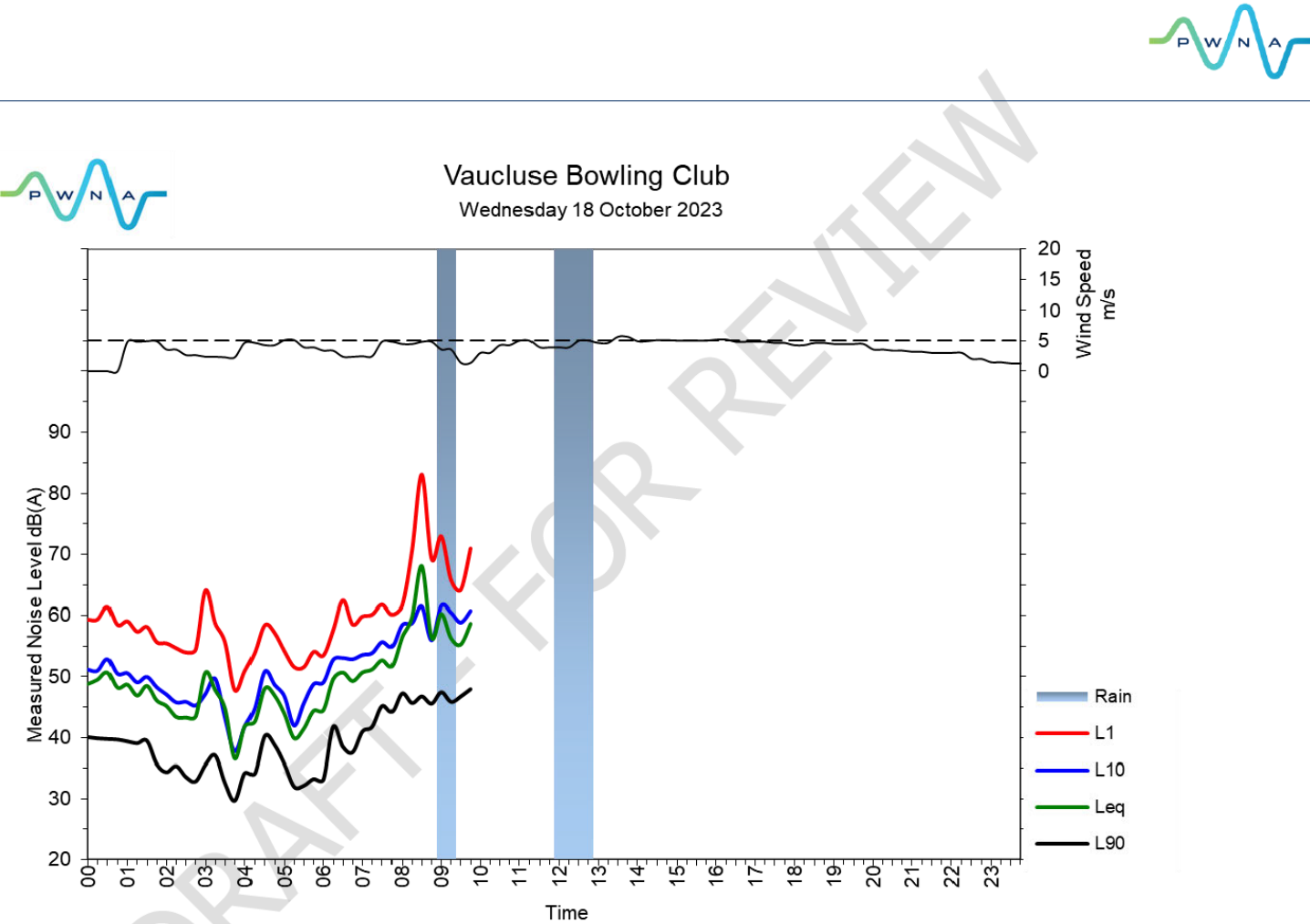











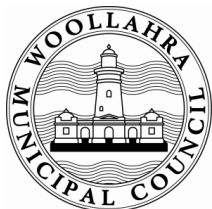




 <b>Woollahra Council Venues - Conditions of Hire &amp; Declaration</b>	
<b>Fees</b>	<ul style="list-style-type: none"> <li>▪ Council requires that hirers pay the applicable fees, in full within 14 days of making a booking.</li> <li>▪ The booking will not be confirmed until full payment and acceptance of our Conditions of Hire is received.</li> <li>▪ A bond (refundable key deposit) is required to hire the venue. Should the venue not be in an acceptable condition at the completion of the hire period, Council will deduct the necessary amount from the bond for the cost of making good any damage to Council property. The applicant shall reimburse Council for the cost of repair of any damage caused to public property during, or as a result of their hire.</li> <li>▪ The bond will be refunded approximately 7 - 10 working days after completion of the event or after any keys have been returned, except in cases of damages, heating left on, extra cleaning required and any complaints received.</li> <li>▪ Political parties/groups and Members of Parliament who hire venues will be charged the Private rate.</li> </ul>
<b>Cancellation Policy</b>	<ul style="list-style-type: none"> <li>▪ All cancellations will incur a fee to cover administrative costs.</li> <li>▪ All casual hirers must give 28 days notice to cancel otherwise they are required to pay the hire fees.</li> <li>▪ Regular hirers must give 3 months notice to cancel; otherwise they are required to pay the hire fees.</li> <li>▪ Council will give regular hirers 3 months notice of any changes to their booking times with the exceptions of maintenance and emergency repairs.</li> <li>▪ Some Council venues may be required to host Government Elections, which may result in the need to cancel an existing booking. Wherever possible a minimum of 14 day's notice will be given and an alternative venue will be offered. Where this is not possible a full refund of any fees paid will be made. No other compensation will be given.</li> <li>▪ Council reserves the right to postpone or cancel bookings at short notice, should Public Health Orders be issued by the Government.</li> </ul>
<b>Emergency &amp; Evacuation Procedure</b>	<ul style="list-style-type: none"> <li>▪ Hirers are responsible for familiarising themselves with the emergency and evacuation procedures in the facility.</li> <li>▪ Hirers are responsible for ensuring all guests attending a function as part of their venue hire are evacuated as per the evacuation procedures for the venue. Appropriate signage is provided with all application forms and is displayed in the venue for the hirer's reference.</li> <li>▪ Hirers shall notify Council of any incidents which may arise during their hire period and assist in the completion of incident reporting.</li> </ul>
<b>Use of the Venue</b>	<ul style="list-style-type: none"> <li>▪ By using the venue you are agreeing with the Terms and Conditions listed herein or as provided through the online booking system.</li> <li>▪ The hirer is to ensure that nothing occurs which is disorderly or unlawful in connection with the use of the venue.</li> <li>▪ The hirer is responsible for the behaviour of those in attendance during the hire period.</li> <li>▪ The venue has a no smoking policy.</li> <li>▪ No pets or animals are allowed in the venue. Guide dogs are exempt.</li> <li>▪ All items of property owned by the hirer must be removed from the venue on/or before the agreed occupancy time.</li> <li>▪ Any goods left on the premises after occupancy may be removed and disposed of at the discretion of Council, without compensation to the owner or person responsible.</li> <li>▪ All tables and chairs must be stacked neatly against the wall or inside trolleys where provided.</li> <li>▪ The hirer is not permitted to take into, or use, within the venue and grounds: any type of firework or flammable substances, any chemical substance deemed toxic or dangerous or candles or naked flame of any kind with the exception of birthday candles.</li> <li>▪ In conjunction with Council's Single Use Plastics policy, balloons are not permitted in any of our venues. Helium balloons are also not permitted due to ceiling heights and location of fans.</li> <li>▪ No amusement device/structure (eg. Jumping castle) may be erected inside the venues.</li> <li>▪ No items shall be placed in front of, or obstruct access to the fire exits.</li> <li>▪ The hirer should report any broken or damaged equipment, fittings or furniture to Council.</li> <li>▪ Children on the premises are to be supervised at all times by a responsible adult. Hirers must ensure that children are not placed at risk upon entering or leaving the property.</li> <li>▪ The hirer shall not affix nails, screws, bills, decorations, bunting or draping which in any way defaces the building premises.</li> <li>▪ Council must grant written permission for alterations made to fixtures, walls, ceilings or floors.</li> <li>▪ All heaters/fans that are available in a venue must be turned off at the end of each event. Failure to do so will result in Council deducting the extra costs from your bond or billing you for the extra costs.</li> <li>▪ It is the hirer's responsibility to obtain any licence, permission, certification or approval from any authority, private person or corporation who, by law, requires such approval.</li> <li>▪ All hirers must adhere to the Child Protection (Working with Children) Act 2012 No 51. Working with children clearances should be sought where applicable for child related work.</li> <li>▪ The hirer shall abide by all additional conditions of hire relating to each individual venue as outlined below.</li> </ul>
<b>Cleaning and Waste Management</b>	<ul style="list-style-type: none"> <li>▪ The venue and facilities must be left in a clean and tidy condition by the hirer, prior to vacating the premises, including cleaning tables, chairs and appliances if used.</li> <li>▪ <b>All bins must be emptied and rubbish taken away by the hirer.</b></li> <li>▪ All furniture must be stacked away in storeroom, where provided, or against the walls of the hall where there is no storeroom, ensuring no exit or emergency equipment is obstructed. Tables must be stacked in the table trolleys where they are provided.</li> <li>▪ When an additional cleaning fee for a private function is charged, it includes cleaning of the toilets, kitchen and floors. It does not include the removal of rubbish or stacking of furniture.</li> <li>▪ Council reserves the right to determine the cost of any extra cleaning, above and outside that which is normally expected following normal usage of the venue and pass this on to the hirer.</li> </ul>

<b>Observance of Venue Hire Period</b>	<ul style="list-style-type: none"> <li>Observation of the allocated booking time is important, to avoid clashes between the various hirers who use the premises.</li> <li>Set up and pack up must be included in the hire time specified in the event sheet.</li> <li>The venue must be vacated on or before the agreed finish time.</li> <li>The hirer is only allowed to enter the venue during the agreed time.</li> <li>Council reserves the right to pass on any charges directly relating to the booking (e.g. security call out for early/late attendance).</li> </ul>
<b>Codes, Keys and Access</b>	<ul style="list-style-type: none"> <li>Most venues require access via a key code that will be issued to hirers on confirmation of the booking. Codes are set for the time of the venue booking.</li> <li>Keys, where required, may be picked up from reception, at <b>Woollahra Council Chambers, 536 New South Head Road, Double Bay</b> the working day before the hire.</li> <li>All keys are to be returned on the working day after the event.</li> <li>If you have problems accessing the venue on the day of your event, please contact Challenger Security on 0418 222 382. Please note that cash call-out fee may be payable to the security company if called out for any reason that is directly related to your booking.</li> <li>Council reserves the right to pass on any charges to the hirer if our security company is called out to the venue for any reason that is directly related to the booking.</li> </ul>
<b>Cooper Park Community Hall</b>	<ul style="list-style-type: none"> <li>Maximum capacity 100 people.</li> <li>Available for hire: 9am – 9pm</li> <li>External use of a temporary amusement device/structure (eg. Jumping castle, petting zoo) in Cooper Park in conjunction with hall hire requires additional application fee. The Venue Coordinator must be advised of all use of amusement devices/structures in Cooper Park and will provide the relevant fees and condition information upon application.</li> </ul>
<b>Rose Bay Cottage</b>	<ul style="list-style-type: none"> <li>Maximum capacity 35 people.</li> <li>Available for hire: 9am – 8pm.</li> </ul>
<b>The Gunyah</b>	<ul style="list-style-type: none"> <li>Maximum capacity 70 people.</li> <li>Available for hire: 8am to 11pm.</li> <li>All music and entertainment must conclude at 10pm.</li> </ul>
<b>Vaocluse Bowling Club</b>	<ul style="list-style-type: none"> <li>Maximum capacity 100 people.</li> <li>Available for hire: 8am to midnight.</li> <li>All music and entertainment must conclude at 11pm.</li> </ul>
<b>Canonbury Cottage</b>	<ul style="list-style-type: none"> <li>Maximum capacity 20 people.</li> <li>Available for hire: Sunrise to Sunset.</li> <li>All functions are to cease and all people must have vacated the premises by sunset as main gates will be locked and there will be no access to McKell Park.</li> <li>Opening of McKell Park gates in Daylight Saving times are 7am to 8pm, outside Daylight Saving times are 7am to 7pm.</li> <li>The Cottage may be hired in conjunction with the Park for weddings and social gatherings. It may not be hired at times when the Park is already booked for Wedding Parties, as parking restrictions prohibit simultaneous events.</li> <li>Music and noise are to be restricted to a reasonable level. All music and noise must cease by sunset or the key deposit will be forfeited. Failure to comply will compromise the refund of the key deposit.</li> </ul>
<b>Sherbrooke Hall</b>	<ul style="list-style-type: none"> <li>Maximum capacity: 100 people,</li> <li>Available for hire: 8am to 9pm.</li> <li>Access to audio visual equipment is by booking only and must be locked up after use. Costs relating to any damage to equipment will be deducted from bond or billed to hirer.</li> <li><b>USE OF FOSTER PARK PLAYGROUND</b></li> <li>This is a public area and hire of the hall does not give exclusive use of the playground.</li> <li>The Playground is used exclusively by Woollahra Preschool as an education and care service on weekdays. Hirers must respect this use by taking care around plants and on equipment. It is designed for use by Preschool age children, and is not suitable for large groups of older children.</li> <li>In an effort to preserve the established gardens, ball games are prohibited.</li> <li>In the interest of providing a risk free environment for all children in our community, including those with Anaphylaxis, no food with nuts or seeds are allowed in the Playground.</li> <li>Smoking and dogs are also prohibited.</li> <li>Ensure no rubbish is left inside the playground.</li> </ul>
<b>The Drill Hall &amp; Studio</b>	<ul style="list-style-type: none"> <li>Maximum capacity: The Drill Hall = 100 people The Studio = 42 people.</li> <li>The venue is available for hire between the following times:</li> <li>For rehearsals: 9.00am to 9.00pm on any day</li> <li>For performance showings or performance related functions: 6.00pm to 11.00pm and no more than two performances shall be made in any 30 consecutive days.</li> <li>Noise from music or equipment shall not exceed 5dB above the background noise level during the daytime (7.00am – 6.00pm) and no more than the background noise level in each octave between 63Hz and 8KHz during the evening and night time (6.00pm -11.00pm) when assessed at the most affected residential boundary.</li> <li>No stiletto shoes are to be permitted on the dance floor.</li> <li>The hirer must inform Council of any intended sound equipment use during the hire period upon application of use.</li> </ul>
<b>The Bay Room</b>	<ul style="list-style-type: none"> <li>Maximum capacity: 60 people.</li> <li>Available for hire 9am to 10pm</li> <li>All tables and chairs to be stacked and put away in the storeroom.</li> <li>Air-conditioning unit must be turned off after functions, bond may be retained if left on.</li> </ul>

<b>EJ Ward Paddington Community Centre</b>	<ul style="list-style-type: none"> <li>Maximum capacity: Dining room = 20, Upstairs room = 40, Lounge = 20</li> <li>Available for hire 8am to 9pm</li> <li>The lounge room, courtyard and kitchen are shared areas. Please be respectful of other users.</li> </ul>
<b>Single Use Plastics</b>	<ul style="list-style-type: none"> <li>Woollahra Municipal Council is committed to eliminating the use of single use plastics. It is our policy that events that Council runs or that are held at Council venues be free of single use plastics, except where there is no viable alternative or where there is the need for an exemption due to health or safety.</li> <li>Full details of the policy, and a Quick Guide – Alternatives to Single Use Plastics, can be found on our website at: <a href="https://www.woollahra.nsw.gov.au/services/rubbish_and_recycling/initiatives_and_events">https://www.woollahra.nsw.gov.au/services/rubbish_and_recycling/initiatives_and_events</a></li> </ul>
<b>Liquor license &amp; Serving of Liquor Liquor license &amp; Serving of Liquor</b>	<ul style="list-style-type: none"> <li>Liquor can be consumed on the premises. The hirer must supply their own liquor and ensure that:</li> <li>No person under the age of 18 years shall be served with alcoholic substances or allowed to consume alcoholic substances.</li> <li>No liquor is to be consumed outside the premises.</li> <li>The hirer or hirers of the premises shall be responsible for the good conduct of those attending the function.</li> <li>The sale of liquor is not permitted on the premises unless the hirer is a non-profit organisation granted a temporary function license by the Licensing Court. A license can be granted for the sale of liquor at a dinner, ball, convention, seminar, sporting event, race meeting, exhibition, performance, trade fair, or other fair, fete or carnival, or any similar event or activity that is conducted for public amusement or entertainment, or to raise funds for any charitable or other purpose. Liquor can only be sold at a function of the association holding the license.</li> <li>Council must receive a copy of any such license if the sale of liquor is to occur on the premises prior to the event and they must abide by all conditions of such license.</li> </ul>
<b>Youth Events / Parties</b>	<ul style="list-style-type: none"> <li>Youth events / parties apply to 13 - 25 year olds.</li> <li>A parent / guardian must complete, sign the application form and take responsibility for the event if the hirer is under 18 years old. Proof of identity may be required.</li> <li>A minimum of two (2) professional security guards are required to ensure the safety of both guests and the security of the building and surrounding area. A Security Details form must be completed and returned to Council before a booking for a youth event can be confirmed.</li> <li>All youth parties must be registered with the NSW Police Force at <a href="http://www.police.nsw.gov.au/online_services/party_safety/party_registration">www.police.nsw.gov.au/online_services/party_safety/party_registration</a> and organisers should read the 'party safe tips'.</li> </ul>
<b>Noise Management</b>	<ul style="list-style-type: none"> <li>The Event must not give rise to offensive noise under the Protection of the Environment Operations Act 1997.</li> <li>Any equipment that is to be used must conform to the Department of Environment and Climate Change Guidelines and not create a nuisance to the amenity of the neighbours.</li> </ul>
<b>Vehicle management</b>	<ul style="list-style-type: none"> <li>Participant and spectator vehicles must not be parked on Council's parks or reserves or upon grass verges or footpaths.</li> <li>A minimum of 1.8 metres clear width on the footpath must be available for pedestrians. No obstruction can be placed on footpaths less than 1.8 metres wide.</li> <li>Do not block private or public driveways.</li> <li>All parking of equipment trucks must comply with the signage existing in the street.</li> </ul>
<b>Damages and Repairs</b>	<ul style="list-style-type: none"> <li>The hirer will be responsible for any expense in connection with repairs, security, and improper use of safety equipment, damage to grassed areas and/ or extra cleaning which may become necessary as a consequence of the booking.</li> <li>Council reserves the right to determine the cost of any damages above and outside that which is normally expected following normal usage of the hall and grounds.</li> <li>Council reserves the right to retain all or part of the key / cleaning deposit to meet such costs if necessary, or to bill the hirer for additional costs.</li> </ul>
<b>Insurance</b>	<ul style="list-style-type: none"> <li>Incorporated bodies, sporting clubs, associations of any kind, profit making/commercial activities or hirers conducting more than twelve (12) sessions per year must have a \$10 million public liability insurance policy noted. The insurance must cover the hirer at the venue being hired.</li> <li>A copy of their <i>Certificate of Currency</i> will be held on Council files.</li> <li>The hirer must have personal insurance for any items brought into the venue.</li> <li>Council shall not be responsible for any loss or damage to any property belonging to either the hirer or any person in the facility at the invitation of the hirer.</li> </ul>
<b>Breach Of Agreement</b>	<ul style="list-style-type: none"> <li>Council reserves the right at its sole discretion not to approve any application or to cancel the agreement at any time for any breach of policy or procedure.</li> <li>Failure to comply with the requirements set out in this policy will be regarded as a breach of agreement, giving Council the right to sue for the recovery of any amount due and / or to cancel of all or any such future booking.</li> </ul>



## Venue Hire Declaration

This declaration confirms that you, the applicant:

- have read and understand the conditions of hire
- have read and understand the emergency procedures, including your responsibilities in the event of an emergency evacuation at this venue
- accept that all these conditions must be complied with on the day(s) of the activities.

You indemnify Council from and against all actions, claims, costs, losses, expenses and damages (including the costs of defending or settling any action or claim) in respect of:

- Loss of, loss of use of, or damage to property of Council; or
- Personal injury (including death) or illness to any person or loss of, loss of use of, or damage to any property; resulting from or by reason of anything done or omitted to be done by You arising out of your activities undertaken at or near Council's facility.

Your liability to indemnify Council is reduced proportionally to the extent that a negligent act or omission of Council or its employees has contributed to the injury, damage or loss.



Woollahra  
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19 December 2023

## REFERRAL RESPONSE – ENVIRONMENTAL HEALTH

**FILE NO:** Development Applications: 316/2023/1

**ADDRESS:** 80-82 New South Head Road VAUCLUSE 2030

**PROPOSAL:** Proposed use as a recreational facility (indoor), recreational facility (outdoor) and as a community facility involving hours of operation Sunday to Thursday 7 AM-9 PM and Friday and Saturday 7 AM-11 PM (with the outdoor area to close at 9:30 PM)

**FROM:** Louie Salvatore, Senior Environmental Health Officer

**TO:** Mr D Booth

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### 1. ISSUES

- Acoustics.

### 2. DOCUMENTATION

I refer to the following documents received for this report:

- Statement of Environment Effects: prepared by Patch Planners Pty Ltd – 21 August 2023.
- Acoustic Report: prepared by Pulse White Noise Acoustics Pty Ltd – Report Reference: 230552 – Vaucluse Bowling Club – Acoustic Assessment – R3 – 06 December 2023.
- Operational Management Plan: For the Management of Vaucluse Bowling Club and Community Facility – Final – 15 December 2023.
- Letter for Additional Information: prepared by Patch Planning & Development – D/316/2023 Request for Additional Information – 80-82 New South Head Road Vaucluse – 15 December 2023.
- Referral Response – Environmental Health 17 October 2023.

### 3. RESEARCH

The following research was undertaken in the preparation of this assessment:

- A site inspection was carried out on the following date: *#Insert/delete as appropriate*

### 4. SUMMARY OF PROPOSAL

The proposal seeks to formally permit use of the site as an indoor and outdoor recreation facility and for community uses. In addition, it also seeks to formalise hours of operation, to enable it to be used between 7am – midnight, 7 days per week.

The site has operated as a community asset since its construction in approximately 1940, and the proposed application seeks to formalise the existing uses in line with current land use definitions and environmental planning instruments. The proposal does not represent an intensification or creation of additional uses or impacts. The types of uses which would be enabled by the proposal would include (but not be limited to) the following:

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Woollahra  
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- Community, art and recreation - group activities such as (but not limited to) dance, yoga, meditation, martial arts, gymnastics, exercise classes, art and craft classes, workshops and music lessons etc.;
- Community health providers - for maternity and other health related services. This use will operate between 7am to 6pm Monday to Friday.
- Not for profit - groups such as 12-step programs, registered charity group meetings, book clubs, resident strata meetings and fund raising events;
- Corporate activities - such as private business meetings, AGM's, workshops and training days; and
- Private functions - including (but not limited to) children's birthday parties (12 years and under), engagement parties, weddings, bar/bat mitzvahs, wakes/memorials, school reunions, fund raising events (e.g. trivia nights) and youth parties. These currently run as late as 12am with amplified music off by 11pm.

## 5. ASSESSMENT

Comments have been prepared on the following. **Where Approval is recommended, Conditions of Consent follow at the end of the comments.**

### a) ACOUSTICS

#### Environmental Health – Comments

Reference is made to Referral Response – Environmental Health of 17 October 2023, which recommended:

*“An acoustic assessment prepared by an acoustic engineer, by way of detailed acoustic modelling, of the proposed use of the site as an indoor and outdoor recreation facility, including for community uses shall be provided to Council. The purpose of the acoustic assessment is to determine possible noise impacts on nearby residential receivers and if necessary provide acoustic control recommendations so that the existing facility may operate in an acoustically compliant manner.*

*The use of the facility will be assessed against the relevant statutory regulations and guidelines, which include:*

- *Woollahra Municipal Council Development Control Plan (DCP) 2015;*
- *New South Wales (NSW) Environmental Protection Authority (EPA) document titled Noise Policy for Industry 2017 (NPI);*
- *New South Wales (NSW) Department of Environment, Climate Change and Water NSW document titled NSW Road Noise Policy (RNP) 2011; and*
- *NSW Liquor and Gaming acoustic requirements typically imposed for licensed premises.*

*In particular, the acoustic assessment shall have regard that the premises seeks to formalise hours of operation, to enable it to be used between 7am to midnight, 7 days per week for the following types of uses:*

- **Community, art and recreation** - group activities such as (but not limited to) dance, yoga, meditation, martial arts, gymnastics, exercise classes, art and craft classes, workshops and music lessons.
- **Community health providers** - for maternity and other health related services. This use will operate between 7am to 6pm Monday to Friday.



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- **Not for profit** - groups such as 12-step programs, registered charity group meetings, book clubs, resident strata meetings and fund raising events.
- **Corporate activities** - such as private business meetings, AGM's, workshops and training days; and
- **Private functions** - including (but not limited to) children's birthday parties (12 years and under), engagement parties, weddings, bar/bat mitzvahs, wakes/memorials, school reunions, fund raising events (e.g. trivia nights) and youth parties. These currently run as late as 12am with amplified music off by 11pm".

In response to the recommendation made in Referral Response – Environmental Health of 17 October 2023, Pulse White Noise Acoustics has prepared an Acoustic Report 06 December 2023 in support of the Application.

**Environmental Health – Review of Acoustic Report: prepared by Pulse White Noise Acoustics Pty Ltd – Report Reference: 230552 – Vaucluse Bowling Club – Acoustic Assessment – R3 – 06 December 2023.**

The Report (PWNA) provides an acoustic assessment in relation to the development application for the following use:

- Use of the premises for the purposes of an indoor and outdoor recreation facility and community facility;
- To operate from 7am – midnight, 7 days per week (with amplified music to be restricted from 11am).

The acoustic assessment has applied the following noise emission criterion:

- Woollahra Local Environmental Plan (2014);
- Woollahra Development Control Plan (2015);
- New South Wales (NSW) Environmental Protection Authority (EPA) document titled Noise Policy for Industry 2017 (NPI); and
- NSW Liquor and Gaming typically imposed noise conditions.

Environmental Health considers that the Report has appropriately identified residential dwellings that are most likely to be affected by the development, to the north, south, east and west. The sensitive receivers are detailed in section 2 of the Report. Unattended noise survey was conducted between Friday 6th of October 2023 and Wednesday the 18th of October 2023 in between the bowling greens located within the centre of the development. The noise logger was positioned in a location representative of the nearby residential receivers of the site (located to the north, east, and south). Refer to Figure 2 of the Report. The measured ambient noise levels corresponding to the NPI's Assessment time periods are detailed in Table 1 of the Report.

Due to the nature of some of the existing operations occurring at the recently renovated Vaucluse Bowling Club (private functions, engagement weddings, wakes/memorials, school reunions etc.), with alcohol made available to guests and/or amplified music played, the renovated Vaucluse Bowling Club has been assessed against the NSW Liquor & Gaming acoustic criteria. The unattended noise measurements, recorded in the single octave (1/1) noise spectra for each period are provided in Table 2 of the Report.

#### **1. Patron & Music Noise Emissions**

The criteria for patron and music noise emissions from the NSW Liquor and Gaming Acoustic Requirements is applied:



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*"The LA10\* noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5 Hz – 8k Hz inclusive) by more than 5 dB between 07:00 am and 12:00 midnight at the boundary of any affected residence.*

*The LA10\* noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5 Hz – 8k Hz inclusive) between 12:00 midnight and 07:00 am at the boundary of any affected residence.*

*Notwithstanding compliance with the above, the noise from the licensed premises shall not be audible within any habitable room in any residential premises between the hours of 12:00 midnight and 07:00 am.*

*\* For the purposes of this condition, the LA10 can be taken as the average maximum deflection of the noise emission from the licensed premises".*

For external noise emissions, octave band spectral criteria for each assessment period are summarised in Table 5 of the Report.

The assessment of noise emissions from the recently renovated club have been conducted against the criteria developed for the day (7am – 6pm), evening (6pm – 10pm) and night-time of operations (10pm – 12am) period as this encompasses the proposed operational hours from 7am – 12am (midnight) for 7 days a week.

The assessment of noise emissions from patron and music noise within the development has been made against the criteria within the *NSW Liquor and Gaming* document.

Predictive noise modelling was carried out using 3D computational model of the site and surrounding area to be created. Inputs into the noise model include terrain, ground absorption, surrounding buildings, receiver locations and noise sources.

### **Predicted Noise Emissions**

The following assumptions have been incorporated regarding the noise sources and source noise levels:

#### **Day Period (7:00 am – 6:00 pm)**

- **External patrons:** It has been assumed that a single person speaking with a normal voice level has a Sound Power Level (Lw) of 68.6 dB(A);
- It is assumed that there are a maximum of 100 patrons using the external bowling greens to the south of the development;
- It is assumed that one in three patrons are talking at any one time, which is a relatively conservative calculation;
- External music has been assumed to be played within the bowling greens. The external sound pressure level when measured at 1 m from the speaker is set to 77 dB(A) (corresponding to a sound power level of 85 dB(A));
- **Internal patrons:** It has been assumed that a single person speaking with a raised voice level has a Sound Power Level (Lw) of 76 dB(A). This has been formulated in accordance with the published noise levels from Klark Teknik (The Audio System Designer Technical Reference, Chapman Partnership).
- It is assumed that there are a maximum of 75 patrons within the internal area;
- It is assumed that one in two patrons are talking at any one time, which is a conservative calculation;





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- Internal music has been assumed to be played within the hall area. The internal sound pressure level when measured within the hall is set to 75 dB(A);
- All operable windows and doors (excluding the main entry doors on the southern façade (Doors D2, D2, and D21 as per the architectural drawings by Stanton Dahl Architects)) to external areas are to be closed during the day period operations.
- All glazed façades / doors are to meet a minimum acoustic performance of no less than Rw (C;Ctr): 37 (0;-3). Additionally, the entry doors should be fitted with full perimeter acoustic door seals.

#### Evening Period (6:00 pm – 10:00 pm)

- **External patrons:** It has been assumed that a single person speaking with a normal voice level has a Sound Power Level (Lw) of 68.6 dB(A). This has been formulated in accordance with the published noise levels from Klark Teknik (The Audio System Designer Technical Reference, Chapman Partnership).
- It is assumed that there are a maximum of 75 patrons using the external bowling greens to the south of the development;
- It is assumed that one in three patrons are talking at any one time, which is a relatively conservative calculation;
- No External music has been assumed during this operational period.
- **Internal patrons:** It has been assumed that a single person speaking with a raised voice level has a Sound Power Level (Lw) of 76 dB(A). This has been formulated in accordance with the published noise levels from Klark Teknik (The Audio System Designer Technical Reference, Chapman Partnership).
- It is assumed that there are a maximum of 75 patrons within the internal area;
- It is assumed that one in two patrons are talking at any one time, which is a conservative calculation;
- Internal music has been assumed to be played within the hall area. The internal sound pressure level when measured within the hall is set to 75 dB(A);
- All operable windows and doors to external areas are to be closed during the evening period operations.
- All glazed façades / doors are to meet a minimum acoustic performance of no less than Rw (C;Ctr): 37 (0;-3). Additionally, the entry doors should be fitted with full perimeter acoustic door seals.

#### Nighttime Operations Period (10:00 pm – 12:00 am)

- No external patrons have been assumed to be using the external bowling greens during this period of operations.
- No External music has been assumed during this operational period.
- **Internal patrons:** It has been assumed that a single person speaking with a raised voice level has a Sound Power Level (Lw) of 76 dB(A). This has been formulated in accordance with the published noise levels from Klark Teknik (The Audio System Designer Technical Reference, Chapman Partnership).
- It is assumed that there are a maximum of 150 patrons within the internal area;
- It is assumed that one in two patrons are talking at any one time, which is a conservative calculation;
- Internal music has been assumed to be played within the hall area. The internal sound pressure level when measured within the hall is set to 75 dB(A);
- All operable windows and doors to external areas are to be closed during the evening period operations.



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- All glazed façades / doors are to meet a minimum acoustic performance of no less than  $R_w$  (C;Ctr): 37 (0;-3). Additionally, the entry doors should be fitted with full perimeter acoustic door seals.

Noise emission predictions for the patron / music noise emissions from the renovated Vaucluse Bowling Club are provided in the Report. Outlined in Tables 6, 7 & 8 are the predicted licensed venue operational noise to the residential receivers that overlook the site.

#### **Assessment Results & Noise Control Measures**

Predicted noise levels from the operation of the Vaucluse Bowling Club in full operation (i.e., full capacity patron noise) has been predicted. To ensure compliance is achieved, the Report recommends the following acoustic controls:

##### **Day Period (7:00 am – 6:00 pm)**

- A maximum of 100 patrons using the external bowling greens to the south of the development;
- External music has within the bowling greens is not to exceed an external SPL when measured at 1 m from the speaker of 77 dB(A) (corresponding to a SWL of 85 dB(A));
- A maximum of 75 patrons within the internal hall area at any one time;
- The internal sound pressure level of the music played within the hall is not to exceed 75 dB(A);
- All operable windows and doors (excluding the main entry doors on the southern façade (Doors D2, D2, and D21 as per the architectural drawings by Stanton Dahl Architects)) to external areas are to be closed during the day period operations.
- All glazed façades / doors are to meet a minimum acoustic performance of no less than  $R_w$  (C;Ctr): 37 (0;-3). Additionally, the entry doors should be fitted with full perimeter acoustic door seals.

##### **Evening Period (6:00 pm – 10:00 pm)**

- A maximum of 75 patrons using the external bowling greens to the south of the development;
- No external music to be played during the evening period.
- A maximum of 75 patrons within the internal hall area at any one time;
- The internal sound pressure level of the music played within the hall is not to exceed 75 dB(A);
- All operable windows and doors to external areas are to be closed during the evening period operations.
- All glazed façades / doors are to meet a minimum acoustic performance of no less than  $R_w$  (C;Ctr): 37 (0;-3). Additionally, the entry doors should be fitted with full perimeter acoustic door seals.

##### **Night-time Operations Period (10:00 pm – 12:00 am)**

- No patrons are permitted to be outside during the nighttime operations period;
- No external music to be played during the nighttime operations period;
- A maximum of 150 patrons within the internal hall area at any one time;
- The internal sound pressure level of the music played within the hall is not to exceed 75 dB(A);
- All operable windows and doors to external areas are to be closed during the nighttime operations period;
- All glazed façades / doors are to meet a minimum acoustic performance of no less than  $R_w$  (C;Ctr): 37 (0;-3). Additionally, the entry doors should be fitted with full perimeter acoustic door seals.
- A contact number must be displayed for the purpose of receiving any complaints if they arrive.



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## 2. Mechanical Plant

As part of the renovations, additional air conditioning units are proposed to be installed. At this stage of the project, the location of major plant items and the exact selection to be installed are not known. The Report recommends that for this type of development, the following mechanical systems may be installed, and their associated sound power levels are outlined below.

- Air Conditioning Condensers – 80 dB(A) (Lw)

Similar projects confirm that the acoustic treatment of mechanical services is both possible and practical to ensure noise emission criteria is achieved.

### Environmental Health – Conclusion

Based on assumptions that the noise control measures and management controls listed in Sections 6.1.3 of the Report are implemented, **the Vaucluse Bowling Club, based on noise modelling, is predicted to comply with the relevant criteria for all noise sensitive receivers surrounding the project site.**

*Note:*

*In terms of the perceived impact to the surrounding residential receivers, the predicted worst-case evening scenario peaks at an L10 overall of 45 dB(A). This is lower than the measured ambient LAeq noise levels for the evening period of 51 dB(A). The LAeq can be considered as the “average” noise level over a specified period. Hence, whilst the Vaucluse Bowling Club will not be inaudible at the worst-case nearest residential receivers, the overall impact of the Bowling Club will not be dissimilar to the existing ambient LAeq noise environment. This perceived impact to the surrounding residential receivers is also consistent with the daytime period (worst-case L10 = 49, with an ambient LAeq of 60 dB(A)). The nighttime operational period (10:00pm – 12:00am) is predicted to be inaudible at all surrounding residential receivers (predicted noise levels significantly below (<10 dB) the ambient background LA90 of 36 dB(A)).*

## b) OPERATIONAL MANAGEMENT PLAN

### Environmental Health – Review of Operational Management Plan: For the Management of Vaucluse Bowling Club and Community Facility – Final – 15 December 2023.

Environmental Health considers that the *Operational Management Plan: For the Management of Vaucluse Bowling Club and Community Facility – Final – 15 December 2023*, is **unsatisfactory** as it does not reflect the proposed use of the site as an indoor and outdoor recreation facility and for community uses, namely:

### Section 5. Hours of Operation

The OMP states that the trading hours of the Vaucluse Bowling Club and Community Facility are consistent with the current operations of the site, being Sunday to Thursday – 7am - 9pm & Friday and Saturday – 7am -11pm (with outdoor area to close at 9:30pm).

In fact, the proposal seeks to formalise the hours of operation, to enable the Vaucluse Bowling Club & Community Facility to be used between 7am – midnight, 7 days per week. The OMP should be amended to reflect the proposed hours of use.



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## Section 8. Noise Management

The OMP does not reflect the acoustic control measures, as recommended in *Acoustic Report: prepared by Pulse White Noise Acoustics Pty Ltd – Report Reference: 230552 – Vaucluse Bowling Club – Acoustic Assessment – R3 – 06 December 2023*. The OMP should be amended accordingly.

## 6. RECOMMENDATION

Council's Environmental Health Officer has determined that the proposal is satisfactory, subject to the following conditions:

### A. GENERAL CONDITIONS

A.1.

Approved Plans and Supporting Documents

Those with the benefit of this consent must carry out all work and maintain the use and works in accordance with both the architectural plans to which is affixed a Council stamp “Approved” and supporting documents listed below unless modified by any following condition.

Where the plans relate to alterations or additions only those works shown in colour or highlighted are approved.

Reference	Description	Author	Date
230552 – Vaucluse Bowling Club – Acoustic Assessment – R3	Acoustic Report	Pulse White Noise Acoustics Pty Ltd	06 December 2023

Notes:

- Warning to Principal Certifier – You must always insist on sighting the original Council stamped approved plans. You must not rely solely upon the plan reference numbers in this condition. Should the Applicant not be able to provide you with the original copy Council will provide you with access to its files so you may review our original copy of the approved plans.
- These plans and supporting documentation may be subject to conditions imposed under section 4.17(1)(g) of the Act modifying or amending the development.

Condition Reason:

To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

### B. BEFORE DEMOLITION WORK COMMENCES



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**C. ON COMPLETION OF REMEDIATION WORK**


**D. BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE**

<b>D</b>	<b>1.</b>	<b>Light and Ventilation</b>
		<p>Before the issue of any construction certificate, the construction certificate plans and specifications required under clause 7 of the Development Certification and Fire Safety Regulation, must detail all lighting, mechanical ventilation or air-conditioning systems complying with Part F.4 of the BCA or clause 3.8.4 and 3.8.5 of the BCA Housing Provisions, inclusive of AS 1668.1, AS 1668.2 and AS/NZS 3666.1.</p> <p>If an alternate solution is proposed then the construction certificate application must include a statement as to how the performance requirements of the BCA are to be complied with and support the performance based solution by expert evidence of suitability.</p> <p>This condition does not set aside the mandatory requirements for 'Legionella Control' under the Public Health Act 2010 and Public Health Regulation 2022 in relation to regulated systems. This condition does not set aside the effect of the Protection of the Environment Operations Act 1997 in relation to offensive noise or odour.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Clause 69 of the Regulation requires compliance with the BCA. Clause 19 of the Development Certification and Fire Safety Regulation prevents the issue of a construction certificate unless the Principal Certifier is satisfied that compliance has been achieved.</li> <li>• Part 3, Division 1 of the Development Certification and Fire Safety Regulation details what information must be submitted with any construction certificate. It is the Applicant's responsibility to demonstrate compliance through the construction certificate application process.</li> <li>• Applicants must also consider possible noise and odour nuisances that may arise. The provisions of the Protection of the Environment Operations Act 1997 have overriding effect if offensive noise or odour arises from the use.</li> <li>• Applicants must pay attention to the location of air intakes and air exhausts relative to sources of potentially contaminated air and neighbouring windows and air intakes respectively, see section 2 and 3 of AS 1668.2.</li> </ul> <p><b>Condition Reason:</b> To ensure the development is provided with adequate light and ventilation.</p>



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<b>D 2.</b>	<p><b>Acoustic Certification of Mechanical Plant and Equipment (Air Conditioning Plant)</b></p> <p>Before the issue of any construction certificate, the construction certificate plans and specifications required under clause 7 of the Development Certification and Fire Safety Regulation, must be accompanied by a certificate from a professional acoustic engineer certifying that the noise level measured at any boundary of the site at any time while the proposed mechanical plant and equipment is operating will not exceed the background noise level. Where noise sensitive receivers are located within the site, the noise level is measured from the nearest strata, stratum or community title land and must not exceed background noise level, at any time.</p> <p>The background noise level is the underlying level present in the ambient noise, excluding the subject noise source, when extraneous noise is removed. For assessment purposes the background noise level is the LA90, 15 minute level measured by a sound level meter.</p> <p>Where sound attenuation is required this must be detailed.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Further information including lists of Acoustic Engineers can be obtained from: <ul style="list-style-type: none"> <li>- Australian Acoustical Society - professional society of noise-related professionals <a href="http://www.acoustics.asn.au">www.acoustics.asn.au</a></li> <li>- Association of Australian Acoustical Consultant - professional society of noise related professionals <a href="http://www.aaac.org.au">www.aaac.org.au</a></li> </ul> </li> </ul> <p><b>Condition Reason:</b> To ensure the development does not result in any unreasonable acoustic impacts.</p>
<b>D 3.</b>	<p><b>Food Premises – Construction Certificate Plans and Specifications</b></p> <p>Before the issue of any construction certificate, the person with the benefit of this consent must submit to Council details for the construction and fit out of the food premises. Such details must demonstrate compliance with the Food Act 2003, Food Regulation 2015, and the Food Standards Code as published by Food Standards Australia and New Zealand and Australian Standard AS 4674: Construction and fit out of food premises.</p> <p>No construction certificate relating to the construction or fitout of food premises must be issued until Council's Environmental Health Officer has advised in writing that the plans and specification are considered satisfactory.</p> <p>The details for the construction and fit out of food premises, as considered satisfactory by Council's Environmental Health Officer must form part of any construction certificate.</p> <p><b>Notes:</b></p>



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	<ul style="list-style-type: none"> <li>The assessment of food premises fitout plans and specifications is subject to an adopted fee. The construction and fitout of food premises is not listed under clause 73 of the Development Certification and Fire Safety Regulation as a matter that a Principal Certifier may be satisfied as to. Hence, the detailed plans and specifications must be referred to Council and be to Council's satisfaction prior to the issue of any construction certificate for such works.</li> </ul>
	<b>Condition Reason:</b> To ensure that the food premises fitout plans and specifications are assessed and approved by Council.

<b>D 4.</b>	<b>Ventilation - Internal Sanitary Rooms</b>
	Before the issue of any construction certificate, all internal sanitary rooms and laundry facilities not provided with natural ventilation must be provided with a system of mechanical exhaust ventilation in accordance with <i>Minimum Exhaust Ventilation Flow Rates of AS 1668.2-2012</i> . Details of any proposed mechanical ventilation system(s) must be submitted with the Construction Certificate plans and specifications to the Certifying Authority demonstrating compliance with AS 1668 Parts 1 & 2.
	<b>Condition Reason:</b> To ensure the development is adequately ventilated.

#### E. BEFORE BUILDING WORK COMMENCES


#### F. DURING BUILDING WORK

<b>F 1.</b>	<b>Hours of Work –Amenity of the Neighbourhood</b>
	<p>While site work is being carried out:</p> <ul style="list-style-type: none"> <li>a) No work must take place on any Sunday or public holiday.</li> <li>b) No work must take place before 7am or after 5pm any weekday.</li> <li>c) No work must take place before 7am or after 1pm any Saturday.</li> <li>d) The following work must not take place before 9am or after 4pm any weekday, or before 9am or after 1pm any Saturday or at any time on a Sunday or public holiday: <ul style="list-style-type: none"> <li>• piling,</li> <li>• piercing,</li> <li>• rock or concrete cutting, boring or drilling,</li> <li>• rock breaking,</li> <li>• rock sawing,</li> <li>• jack hammering, or</li> <li>• machine excavation.</li> </ul> </li> <li>e) No loading or unloading of material or equipment associated with the activities listed in part d) above must take place before 9am or after 4pm any weekday, or before 9am or after 1pm any Saturday or at any time on a Sunday or public holiday.</li> </ul>



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	<p>f) No operation of any equipment associated with the activities listed in part d) above must take place before 9am or after 4pm any weekday, or before 9am or after 1pm any Saturday or at any time on a Sunday or public holiday.</p> <p>g) No rock excavation being cutting, boring, drilling, breaking, sawing, jack hammering or bulk excavation of rock, must occur without a 15 minute interval break within every hour.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>The use of noise and vibration generating plant and equipment and vehicular traffic, including trucks in particular, significantly degrade the amenity of neighbourhoods and more onerous restrictions apply to these activities. This more invasive work generally occurs during the foundation and bulk excavation stages of development. If you are in doubt as to whether or not a particular activity is considered to be subject to the more onerous requirement (9am to 4pm weekdays and 9am to 1pm Saturdays) please consult with Council.</li> <li>Each and every breach of this condition by any person may be subject to a separate penalty infringement notice or prosecution.</li> <li>The delivery and removal of plant, equipment and machinery associated with wide loads subject to Transport for NSW and NSW Police restrictions on their movement outside the approved hours of work will be considered on a case by case basis.</li> <li>Compliance with these hours of work does not affect the rights of any person to seek a remedy to offensive noise as defined by the Protection of the Environment Operations Act 1997, the Protection of the Environment Operations (Noise Control) Regulation 2017.</li> <li>NSW EPA Noise Guide is available at <a href="http://www.epa.nsw.gov.au/noise/nglg.htm">www.epa.nsw.gov.au/noise/nglg.htm</a></li> </ul> <p><b>Condition Reason:</b> To mitigate the impact of work upon the amenity of the neighbourhood.</p>
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<p><b>F 2.</b></p>	<p><b>Food Premises – Construction and Fitout</b></p> <p>While site work is being carried out, all construction and fitout of the food premises must comply with the details for the food premises submitted to and considered satisfactory by Council's Environmental Health Officer but no less compliant than with the Food Act 2003, Food Regulation 2015, the Food Standards Code as published by Food Standards Australia and New Zealand and AS 4674: Construction and fit out of food premises.</p> <p><b>Condition Reason:</b> To protect public health and ensure that food premises are easily maintained in a clean condition fit for food preparation and consumption.</p>
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**G. BEFORE ISSUE OF AN OCCUPATION CERTIFICATE**

<p><b>G 1.</b></p>	<p><b>Operational Management Plan</b></p> <p>Before the issue of any occupation certificate, the <i>Operational Management Plan: For the Management of Vaucluse Bowling Club and Community Facility – Final – 15 December 2023</i> shall be amended to reflect:</p> <p>a) Section 5. Hours of Operation. The hours of operation, to enable the Vaucluse Bowling Club &amp; Community Facility to be used between 7am – midnight, 7 days per week.</p>
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	b) Section 8. Noise Management. The acoustic control measures, as recommended in <i>Acoustic Report: prepared by Pulse White Noise Acoustics Pty Ltd – Report Reference: 230552 – Vaucluse Bowling Club – Acoustic Assessment – R3 – 06 December 2023.</i>

<b>G 2.</b>	<b>Food Premises - Inspection and Registration</b>
	<p>Before the issue of any occupation certificate or occupation or use of any food premises:</p> <ul style="list-style-type: none"> <li>a) an inspection of the fit out of the food premises must be arranged with Council's Environmental Health Officer,</li> <li>b) a satisfactory final inspection must have been undertaken by Council's Environmental Health Officer, and</li> <li>c) the food premises must be registered (notification of conduct) under section 100 of the Food Act 2003.</li> </ul> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• To notify conduct of a food business, Councils approved form can be accessed at: <a href="https://www.woollahra.nsw.gov.au">https://www.woollahra.nsw.gov.au</a></li> <li>• Inspections are subject to payment of the adopted inspection fee.</li> <li>• Section 100 of the Food Act 2003 requires: "100 Notification of conduct of food businesses - The proprietor of a food business must not conduct the food business unless the proprietor has given written notice, in the approved form, of the information specified in the Food Safety Standards that is to be notified to the appropriate enforcement agency before the business is conducted. Maximum penalty: 500 penalty units in the case of an individual and 2,500 penalty units in the case of a corporation."</li> <li>• Principal Certifiers are unable to issue compliance certificates in relation to compliance with the Food Act 2003, Food Regulation 2015; the Food Standards Code and the Australian Standard AS 4674: Construction and fit out of food premises since these are not matters which an Principal Certifier can be satisfied in relation to under clause 73 of the Development Certification and Fire Safety Regulation.</li> <li>• This condition can only be satisfied following an inspection and sign off from Council's Environmental Health Officers.</li> </ul> <p><b>Condition Reason:</b> To ensure food premises accord with food safety and public health requirements.</p>

#### H. OCCUPATION AND ONGOING USE

<b>H 1.</b>	<b>Acoustic Control Measures</b>
	<p>The acoustic and management control measures, as recommended in <i>Acoustic Report: prepared by Pulse White Noise Acoustics Pty Ltd – Report Reference: 230552 – Vaucluse Bowling Club – Acoustic Assessment – R3 – 06 December 2023</i>, shall be fully implemented during the ongoing use of the premises.</p>



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H	2.	<b>Food Premises - Maintenance of Food Premises</b>
		During the occupation and ongoing use, the food premises must be maintained in accordance with the Food Act 2003, Food Regulation 2015; the Food Standards Code as published by Food Standards Australia and New Zealand and Australian Standard AS 4674: Construction and fit out of food premises.
		<b>Condition Reason:</b> To protect public safety.
H	3.	<b>Noise Control</b>
		During the occupation and ongoing use, the use of the premises must not give rise to the transmission of offensive noise to any place of different occupancy. Offensive noise is defined in the Protection of the Environment Operations Act 1997.
		<p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Council will generally enforce this condition in accordance with the Noise Guide for Local Government (<a href="http://www.epa.nsw.gov.au/your-environment/noise/regulating-noise/noise-guide-local-government">www.epa.nsw.gov.au/your-environment/noise/regulating-noise/noise-guide-local-government</a>) and the NSW Industrial Noise Policy (<a href="http://www.epa.nsw.gov.au/your-environment/noise/industrial-noise">www.epa.nsw.gov.au/your-environment/noise/industrial-noise</a>) published by the NSW Environment Protection Authority. Other State Government authorities also regulate the Protection of the Environment Operations Act 1997.</li> <li>• Useful links: <ul style="list-style-type: none"> <li>- Community Justice Centres—free mediation service provided by the NSW Government <a href="http://www.cjc.nsw.gov.au">www.cjc.nsw.gov.au</a>.</li> <li>- NSW Environment Protection Authority— see “noise” section <a href="http://www.environment.nsw.gov.au/noise">www.environment.nsw.gov.au/noise</a>.</li> <li>- NSW Government legislation- access to all NSW legislation, including the Protection of the Environment Operations Act 1997 and the Protection of the Environment Noise Control Regulation 2017 is available at <a href="http://www.legislation.nsw.gov.au">www.legislation.nsw.gov.au</a>.</li> <li>- Australian Acoustical Society—professional society of noise related professionals <a href="http://www.acoustics.asn.au">www.acoustics.asn.au</a>.</li> <li>- Association of Australian Acoustical Consultants—professional society of noise related professionals <a href="http://www.aaac.org.au">www.aaac.org.au</a>.</li> <li>- Liquor and Gaming NSW—<a href="http://www.liquorandgaming.nsw.gov.au">www.liquorandgaming.nsw.gov.au</a>.</li> </ul> </li> </ul>
		<b>Condition Reason:</b> To protect the amenity of the neighbourhood.
H	4.	<b>Noise from Vaucluse Bowling Club &amp; Community Facility</b>
		During the occupation and ongoing use, the LA10 noise level emitted from the licensed premises must not exceed the background noise level in any Octave Band Centre Frequency (31.5 Hz – 8k Hz inclusive) by more than 5dB(A)



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	<p>between 07:00 am and 12:00 midnight at the boundary of any affected residence.</p> <p>The LA10 noise level emitted from the licensed premises must not exceed the background noise level in any Octave Band Centre Frequency (31.5 Hz – 8k Hz inclusive) between 12:00 midnight and 07:00am at the boundary of any affected residence.</p> <p>Notwithstanding compliance with the above, the noise from the licensed premises must not be audible within any habitable room in any residential premises between the hours of 12:00 midnight and 07:00am.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• dB(A) is a value used for 'A-weighted' sound pressure levels 'A' frequency weighting is an adjustment made to approximate the response of the human ear.</li> <li>• <b>licensed premises</b> means premises licensed under the Liquor Act 2007.</li> <li>• For the purposes of this condition, the LA10 is the A-weighted sound pressure level that is exceeded for 10% of the time over which a given sound is measured.</li> <li>• The background noise level is the underlying level present in the ambient noise, excluding the subject noise source, when extraneous noise is removed. For assessment purposes the background noise level is the LA90 level measured by a sound level meter over the applicable period.</li> <li>• This condition reflects the minimum standard condition imposed by the former Casino Liquor and Gaming Control Authority. Liquor &amp; Gaming NSW or the Independent Liquor &amp; Gaming Authority may specify other standards in respect of the above condition under the Liquor Act 2007, and associated Regulations. Section 79 of the Liquor Act 2007 provides an informal mechanism for complaints to be made (by residents, Police, local consent authorities and others) where the amenity of local neighbourhoods is unduly disturbed by the conduct of licensed premises including registered clubs (or their patrons). The Secretary of the Department of Industry is responsible for resolving such complaints and may impose temporary or permanent conditions on any licence. For more information go to Liquor and Gaming NSW website <a href="http://www.liquorandgaming.nsw.gov.au">www.liquorandgaming.nsw.gov.au</a></li> <li>• Interior noise levels of licensed premises which exceed safe hearing levels are not supported or condoned by Council.</li> </ul> <p><b>Condition Reason:</b> To protect the amenity of the neighbourhood.</p>
<p><b>H 5.</b></p>	<p><b>Noise from Mechanical Plant and Equipment (Air Conditioning Equipment)</b></p> <p>During the occupation and ongoing use, the noise level measured at any boundary of the site at any time while the mechanical plant and equipment is operating must not exceed the background noise level. Where noise sensitive receivers are located within the site, the noise level is measured from the nearest strata, stratum or community title land and must not exceed background noise level at any time.</p> <p>The background noise level is the underlying level present in the ambient noise, excluding the subject noise source, when extraneous noise is removed. For assessment purposes the background noise level is the LA90, 15 minute level measured by a sound level meter.</p> <p><b>Notes:</b></p>



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	<ul style="list-style-type: none"><li>Words in this condition have the same meaning as in the Noise Policy for Industry (2017) <a href="http://www.epa.nsw.gov.au/your-environment/noise/industrial-noise/noise-policy-for-industry-(2017)">www.epa.nsw.gov.au/your-environment/noise/industrial-noise/noise-policy-for-industry-(2017)</a> and Noise Guide for Local Government (2013) <a href="http://www.epa.nsw.gov.au/your-environment/noise/regulating-noise/noise-guide-local-government">www.epa.nsw.gov.au/your-environment/noise/regulating-noise/noise-guide-local-government</a></li></ul>
	<b>Condition Reason:</b> To protect the amenity of the neighbourhood.

Louie Salvatore  
Senior Environmental Health Officer

21 December 2023  
Completion Date

## REFERRAL RESPONSE – OPEN SPACE AND RECREATION

**FILE NO:** DA316/2023/1  
**ADDRESS:** 80-82 New South Head Road VAUCLUSE  
**PROPOSAL:** Formalisation of use as a recreational facility (indoor), recreational facility (outdoor) and community facility; and formalisation of hours of operation  
**FROM:** Roger Faulkner – Team Leader Open Space and Recreation Planning  
**TO:** David Booth – Senior Assessment Officer, Team North East, Development Control  
**DATE:** 19/03/2024

### DOCUMENTATION

The following DA documents were reviewed for this referral response:

- HPE 24/48332 - Operational Management Plan - 80-82 New South Head Road Vaucluse - Final 19-03-2024
- HPE 24/43072 - Amended plans RE: DA316/2023/1 - 80-82 New South Head Road, Vaucluse

### PLAN OF MANAGEMENT

The Proposal is located within Samuel Park, which is NSW Crown Land. Woollahra Council is the appointed Council Crown Land Manager for Samuel Park, which is managed in accordance with the Generic Plan of Management for Crown Land Reserves 2023 (POM).

Samuel Park's reserve purpose is community purposes and public recreation, gazetted 11 November 2022. The Proposal is considered to be consistent with this reserve purpose.

The land containing the tennis courts and tennis clubhouse is categorised as **Sportsground** in the POM.

The core objectives for land categorised as Sportsground are:

- To encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games
- To ensure that such activities are managed having regard to any adverse impact on nearby residences

The land containing the bowling green, public park and gardens and hardstand area external to the Bowling Club and Community Facility is categorised as **Park** in the POM.

The core objectives for land categorised as Park are:

- To encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities
- To provide for passive recreational activities or pastimes and for the casual playing of games

- To improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management

The land containing the bowling club rooms and internal areas within the Bowling Club and Community Facility is categorised as **General Community Use** in the POM.

The core objectives for land categorised as General Community Use are:

- To promote, encourage and provide for the use of the land
- To provide facilities on the land, to meet the current and future needs of the local community and of the wider public in relation to:
  - a) public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and
  - b) purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

The proposal is compatible with the core objectives in the POM for each of the three categories of land in Samuel Park.

The uses in the Proposal are all Permissible long term uses / purposes as listed in Table 9.

The Recreation facilities (indoor) and the Recreation Facilities (outdoor) in the Proposal are all Permissible development in the POM, as listed in Table 10.

The uses in the Proposal are all permitted under the Current and Future Permitted Use of Samuel Park, as described in Table 64 of the POM.

Nothing within the 2023 POM prohibits the Proposal in this Development Application.

The POM also expressly authorises the licensing and leasing of the bowling green, bowling club rooms, tennis courts and tennis clubhouse.

#### **ASSESSMENT**

My assessment is that the proposal is **satisfactory and reasonable** in relation to permissibility under the Generic Plan of Management for Crown Land Reserves 2023, and in terms of impacts on public open space, Council infrastructure and the local community. The proposal is therefore **supported**.

#### **CONDITIONS OF CONSENT**

None required as part of this referral.


**Team Leader Open Space and Recreation Planning  
Open Space and Trees Department**

Completion Date: 12 February 2024

### REFERRAL RESPONSE – TRAFFIC

**FILE NO:** Development Applications: 316/2023/1  
**ADDRESS:** 80-82 New South Head Road VAUCLUSE  
**PROPOSAL:** Formalisation of use as a recreational facility (indoor), recreational facility (outdoor) and community facility; and formalisation of hours of operation from 7am - midnight, 7 days a week.  
**FROM:** Ms E Fang  
**TO:** Mr D Booth

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I refer to the memo from the Planning Department dated 18 September 2023 requesting comments in relation to the above.

#### 1. DOCUMENTATION

I refer to the following documents received for this report:

- Statement of Environmental Effects, unreferenced, prepared by Patch Planning, dated 21 August 2023;
- Traffic Impact Statement, referenced 23.125r01v02, prepared by Traffix, dated 16 August 2023;
- Response to Request for Information, unreferenced, prepared by Patch Planning, dated 15 December 2023;
- Operational Management Plan, unreferenced, prepared by Vaucluse Bowling Club and Community Facility, dated 15 December 2023.

#### 2. ISSUES

Nil.

#### 3. ASSESSMENT

The parking provision for the proposed development has been assessed in accordance with Council's *DCP 2015 Chapter E1 Parking and Access*:

*Table 1: Car Parking Provision*

Component	Minimum Requirement	Source
<b>Existing</b>		
Recreation – Bowling Club	To be determined on a site specific basis	WDCP
	30 spaces for the first green and 15 for each additional green; Average 26.4 spaces per 100m <sup>2</sup> for licenced clubs	TfNSW Guide to Traffic Generating Developments
Recreation facility (indoor)	2 spaces per 100m <sup>2</sup>	WDCP
Community facility	2 spaces per 100m <sup>2</sup>	WDCP
<b>Additional</b>		
Health Services	2 spaces per 100m <sup>2</sup>	WDCP

Whilst additional uses are proposed to include health services and allow more activities for the club, it is understood that the proposal would not increase GFA for the club or the outdoor lawn bowls and tennis court. Parking demand for day-to-day operations is therefore calculated to remain at the same level as the existing, noting the nature of these uses is consistent with the current operations and the parking generation rate is similar for different uses, as shown in Table 1.

Reference is made to *RMS Guide to Traffic Generating Developments 2002* and *RMS Guide to Traffic Generating Developments Updated traffic surveys TDT 2013/04a* to assess traffic generation of the proposal. Similar to the parking demand, it is envisaged that day-to-day traffic is unlikely to surge given there is no significant change to the scale and nature of the development.

Whilst the proposal may achieve higher community interest in venue hire, it is noted that the proposed capacity does not exceed the current limits. Private functions and events would continue to occur as per existing, as indicated in the traffic report and the operational management plan. Internal reference from Council's Community & Culture Department confirmed occurrence of these functions and events with booking information demonstrating numbers of the attendances below the capacity. Anecdotal evidences also show acceptable level of parking and traffic during these functions and events. It is therefore considered that the proposal would not create significant changes to the existing travel pattern and parking demand and is unlikely to create unacceptable adverse impact on the surrounding road network in terms of traffic safety and efficiency.

#### 4. RECOMMENDATION

Council's Traffic Engineer has determined that the proposal is satisfactory, subject to the following conditions:

##### A. GENERAL CONDITIONS

A. 1.	<b>Approved Plans and Supporting Documents</b>
	Those with the benefit of this consent must carry out all work and maintain the use and works in accordance with both the architectural plans to which is



affixed a Council stamp "Approved" and supporting documents listed below unless modified by any following condition.

Where the plans relate to alterations or additions only those works shown in colour or highlighted are approved.

Reference	Description	Author	Date
23.125r01v02	Traffic Impact Statement	Traffix	16 August 2023
Unreferenced	Response to Request for Information	Patch Planning	15 December 2023
Unreferenced	Operational Management Plan	Vaucluse Bowling Club and Community Facility	15 December 2023

**Notes:**

- Warning to Principal Certifier – You must always insist on sighting the original Council stamped approved plans. You must not rely solely upon the plan reference numbers in this condition. Should the Applicant not be able to provide you with the original copy Council will provide you with access to its files so you may review our original copy of the approved plans.
- These plans and supporting documentation may be subject to conditions imposed under section 4.17(1)(g) of the Act modifying or amending the development.

**Condition Reason:** To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

**B. BEFORE DEMOLITION WORK COMMENCES**

Nil.

**C. ON COMPLETION OF REMEDIATION WORK**

Nil.

**D. BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE**

Nil.

**E. BEFORE BUILDING WORK COMMENCES**

Nil.

**F. DURING BUILDING WORK**

Nil.

**G. BEFORE ISSUE OF AN OCCUPATION CERTIFICATE**

Nil.

**H. OCCUPATION AND ONGOING USE**

<b>H</b>	<b>1.</b>	<b>Operation in Accordance with Operational Plan of Management (POM)</b>
		During the occupation and ongoing use, the operation and management of the premises must be in accordance with the Operational Plan of Management (OPOM) prepared by Vaucluse Bowling Club and Community Facility, dated 15 December 2023.
		The POM cannot be altered without the written consent of Council.

	<b>Condition Reason:</b> To mitigate amenity impacts upon the neighbourhood.

**I. BEFORE ISSUE OF A SUBDIVISION WORKS CERTIFICATE**

**Nil.**

**J. BEFORE SUBDIVISION WORK COMMENCES**

**Nil.**

**K. BEFORE ISSUE OF A SUBDIVISION CERTIFICATE (subdivision works)**

**Nil.**

**L. BEFORE ISSUE OF A SUBDIVISION CERTIFICATE (no subdivision works)**

**Nil.**

**M. BEFORE ISSUE OF A STRATA CERTIFICATE**

**Nil.**

Ever Fang  
Traffic & Transport Engineer

12/2/2024  
**Completion Date**



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15 February 2024

## REFERRAL RESPONSE – FIRE SAFETY

**FILE NO:** Development Applications: 316/2023/1

**ADDRESS:** 80-82 New South Head Road VAUCLUSE 2030

**PROPOSAL:** Proposed use as a recreational facility (indoor and outdoor) and as a community facility (indoor and outdoor) involving hours of operation Sunday to Thursday 7 AM-9 PM and Friday and Saturday 7 AM-11 PM (with the outdoor area to close at 9:30 PM)

**FROM:** A Wang

**TO:** Mr D Booth

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### 1. DOCUMENTATION

I refer to the following documents received for this report:

- Statement of Environment Effects, referenced HPE 23/166336 prepared by Patch Planning & Development, dated 21 August 2023.

### 2. LEGISLATION

A Building Code of Australia (BCA) assessment of this development application is required to satisfy the following statutory provisions of the *Environmental Planning & Assessment Regulation 2021*.

- ☐ Clause 62 – Change of Use – ‘Fire safety and other considerations’
  - *Category 1 fire safety provisions required*
- ☐ Clause 64 – ‘Consent authority may require buildings to be upgraded’
  - Compliance with the BCA if more than 50% of the volume has been changed in the last 3 years
  - Fire safety – to protect persons using the building and facilitate their egress from the building as well as restricting the spread of fire from the building to other buildings
- ☐ Clause 63 – ‘Fire safety and other considerations applying to erection of temporary structures’
  - fire protection and structural capacity of the structure will be appropriate to the proposed use of the structure, and the ground or other surface on which the structure is to be erected will be sufficiently firm and level to sustain the structure while in use.



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### 3. ASSESSMENT

Comments have been prepared on the following. **Where Approval is recommended, Conditions of Consent follow at the end of the comments.**

### 4. RECOMMENDATION

Council's Fire Safety Officer has determined that the proposal is satisfactory, subject to the following conditions:

#### A. GENERAL CONDITIONS

Nil

#### B. BEFORE DEMOLITION WORK COMMENCES

Nil

#### C. ON COMPLETION OF REMEDIATION WORK

Nil

#### D. BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

Nil

#### E. BEFORE BUILDING WORK COMMENCES

Nil

#### F. DURING BUILDING WORK

Nil

#### G. BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

G	1.	<b>Fire Safety Certificates</b>
		Before the issue of any occupation certificate to authorise a person: a) to commence occupation or use of a new building, or b) to commence a change of building use for an existing building, the Principal Certifier must be satisfied that a final fire safety certificate has been issued for the building.  <b>Notes:</b> <ul style="list-style-type: none"><li>In this condition: <b>interim fire safety certificate</b> has the same meaning as it has in Part 11 of the Development Certification and Fire Safety Regulation. <b>final fire safety certificate</b> has the same meaning as it has in Part 11 of the Development Certification and Fire Safety Regulation. <b>new building</b> has the same meaning as it has in section 6.1 of the Act.</li></ul>
		<b>Condition Reason:</b> To ensure that a final fire safety certificate is issued prior to occupation.



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**H. OCCUPATION AND ONGOING USE**

<b>H</b>	<b>1.</b>	<b>Annual Fire Safety Statements (Class 1b to 9c buildings inclusive)</b>
		During the occupation and ongoing use, each year, an annual fire safety statement must be provided to Council and the Commissioner of Fire and Rescue NSW. The annual fire safety statement must be prominently displayed in the building.  <b>Notes:</b> <ul style="list-style-type: none"><li>• <b>essential fire safety measure</b> has the same meaning as in Schedule 2 of the Development Certification and Fire Safety Regulation.</li><li>• <b>annual fire safety statement</b> has the same meaning as in clause 88 of the Development Certification and Fire Safety Regulation.</li><li>• Visit Council's website for additional information in relation to fire safety <a href="http://www.woollahra.nsw.gov.au">www.woollahra.nsw.gov.au</a>.</li></ul>
		<b>Condition Reason:</b> To ensure public safety.

A Wang  
Fire Safety Officer

15 February 2024  
Completion Date