

**DA NO:** DA-2021/5/B  
**ADDRESS:** 1A BURRA ROAD, ARTARMON NSW 2064.  
**PROPOSAL:** MODIFICATION OF DA-2021/5 FOR ALTERATIONS TO THE APPROVED BUILDING MATERIALS, INCLUDING CHANGES TO THE EXTERNAL FLOOR FINISHES AND CHANGES TO THE LEVELS OF THE ACCESSIBLE DROP OFF ZONE AND CAR SPACE.  
**RECOMMENDATION:** APPROVAL SUBJECT TO CONDITIONS  
**ATTACHMENTS:**  

1. SITE DESCRIPTION AND AERIAL PHOTO
2. CONTROLS & DEVELOPMENT STATISTICS, REFERRALS, *WLEP* & *WDCP*
3. SECTION 4.55 ASSESSMENT
4. SECTION 4.15 (79C) ASSESSMENT
5. SUBMISSIONS TABLE
6. SCHEDULE OF CONDITIONS
7. NOTIFICATION MAP

**RESPONSIBLE OFFICER:** RITU SHANKAR - TEAM LEADER  
**AUTHOR:** PETER WELLS - CONSULTANT ASSESSMENT OFFICER  
**REPORT DATE:** 26 NOVEMBER 2024  
**MEETING DATE FOR ED** ELECTRONIC DETERMINATION

---

## 1. PURPOSE OF REPORT

The purpose of this report is to seek determination by Willoughby Local Planning Panel (WLPP) of modification application DA-2021/5/B. The application seeks consent to modify the original proposal for alterations to the approved building materials, including changes to the external floor finishes and changes to the levels of the accessible drop off zone and car space at 1A Burra Road, Artarmon.

The application is required to be referred to the WLPP for determination because the landowner is the council.

## 2. OFFICER'S RECOMMENDATION

**THAT the Willoughby Local Planning Panel:**

**2.1 Approve modification application DA-2021/5/B for modification of DA-2021/5 for alterations to the approved building materials, including changes to the external floor finishes and changes to the levels of the accessible drop off zone and car space at 1A Burra Road, Artarmon and a modified consent notice issued subject to the conditions in Attachment 6, for the following reasons:**

**2.1.1 The proposed development will continue to make a positive contribution to the quantum and quality of community resources made available by Council for the social, cultural and recreational wellbeing of the community of Artarmon and more broadly, the population of Willoughby.**

**2.1.2 The proposed refurbishment (as modified) in tandem with the adaptive reuse of the former bowling club clubhouse is capable of complementing and preserving the history of the site and the heritage of Artarmon and Willoughby.**

**2.1.3 The proposed development is consistent with the local planning framework, and has minimal and manageable environmental impacts on natural and built environments.**

### **3. BACKGROUND**

The background to the subject application is important to note.

#### **24 June 2019**

Amongst other matters related to the Artarmon Reserve, at its meeting held on this date, Council resolved, to:

3. *Endorse the demolition of the former Artarmon Bowling Clubhouse and the development of the former Artarmon Bowling Clubhouse site as a community pavilion.*

#### **July 2019**

A 700+ signature petition was considered by Council on 22 July 2019, which called for the clubhouse to be retained and renovated. Council noted the petition.

#### **29 October 2019**

**DA 2019/254** – this application was prepared in accordance with the above resolution, and proposed demolition of the former Artarmon Bowling Club building and landscaping of the (former) building's footprint. The application to demolish the clubhouse and landscape the land following demolition, was notified and 73 submissions were received. A significant majority objected to the application – 71 submissions.

In summary key grounds for objection included:

- The clubhouse is (was) considered in good condition, affordable and superior to other facilities in the area.
- Significant cultural value and heritage significance.
- Loss of functionality, if a pavilion was to replace the clubhouse.
- Demolition is not considered an outcome that supports sustainability.

This application was approved subject to a number of conditions of consent, including two added by the Panel:

#### **2a. Timing of demolition**

*Demolition shall not occur until development consent has been obtained for a new community facility onsite.  
(Reason: Ensure compliance)*

#### **2b. Heritage interpretation**

*A heritage interpretation strategy shall be prepared and submitted to Council prior to any demolition occurring.  
(Reason: Heritage protection)*

**Comment:** The approval of DA-2021/5 (see below) satisfied condition 2a. To comply with condition 2b, Council commissioned Artefact Heritage to prepare a Heritage Interpretation Strategy, which was provided to Council on 10 February 2020.

### **9 November 2020**

At its meeting held on this date, Council resolved:

***That Council:***

- 1. Endorse the lodging of a Development Application for the Artarmon Parkland Pavilion at 1A Burra Road, Artarmon, based on the current concept design for the adaptive reuse of the former Artarmon Bowling Clubhouse.***
  
- 2. Grant delegation to the Chief Executive Officer to execute documents associated with the Development Application for the Artarmon Parklands Pavilion at 1 Burra Road, Artarmon.***
  
- 3. Not commence demolition of the existing building until the current Local heritage nomination has been determined.***

### **14 December 2020**

At its meeting held on this date, Council considered a report by Architectural Projects regarding nomination of the former Artarmon Bowling Club for listing in the *Willoughby LEP's* Schedule 5 as a local heritage item, and resolved (Item 15.8):

***That Council:***

- 1. Note the findings of the independent review recommending the Artarmon Bowling Club site be listed as a Local Heritage Item on the basis of its historic, social and representative significance.***
  
- 2. Note that the independent review notes that the clubhouse building has been modified and lost its integrity and does not demonstrate either aesthetic or rarity significance and that the building has the capacity for further adaptation, extension or modification.***
  
- 3. Include the Artarmon Bowling Club as an item of Local Heritage Significance in the draft Willoughby Local Environmental Plan for exhibition.***
  
- 4. Prepare a Heritage Inventory Sheet for the Artarmon Bowling Club and include for exhibition in conjunction with the Willoughby Local Environmental Plan, based on the findings and recommendations of the independent review.***
  
- 5. Consider the recommendations of the independent review in the refinement of the concept designs for the Artarmon Parklands Pavilion.***

On 25 May 2021 DA-2021/5 was approved for partial demolition, adaptive reuse and refurbishment of the former Artarmon Bowling Clubhouse building, into a new community facility and associated landscaping works. Condition 3 of the consent requires the applicant to surrender DA-2019/254 prior to the issue of the Construction Certificate.

In the consent for DA-2021/5 the approved drawings show part retention, part removal of existing walls. Notably, the northern façade is noted on an approved plan ("Demolition Ground Floor Plan DA – 0207 Revision 3, plot dated 17.12.2020 prepared by SJB) "demolish and remove existing windows, posts, cladding & lining". The approved northern elevation (DA

– 0501 Revision 3, plot dated 17.12.2020 prepared by SJB) shows the external cladding on the northern elevation as “CLD-01” which refers to “Non-combustible external FC Cladding with horizontal grooved joints” (as referenced in External Materials & Finishes Drawing DA – 002 Revision 3, plot dated 17.12.2020 prepared by SJB). Notwithstanding these annotations on the drawings, condition 2 (and notably 2c) was stipulated in the development consent to require the following:

## **2. Submit the Following Information to Willoughby City Council**

Prior to the lodgement of an application for a construction certificate, the applicant shall submit plans and specifications satisfying the following requirements to Willoughby City Council for approval. Documentation confirming approval by Willoughby City Council shall then be submitted to the Certifier for the application of a construction certificate.

- a) Reinterpret the original glazing to the west and maintain the openness of the proposed pavilion.
- b) Interpret the 1957 original glazing to the bar on the south as a screen;
- c) Retain the original weatherboard façade glazing to the north or reconstruct if the timber condition requires, of the northern section of the façade to the junction of the Community Room and the covered patio/pavilion.
- d) Interpret the footprint of the 1965 Lounge in the paving.
- e) Interpret the footprint of the 1957 bar in the paving and the roof over.
- f) Adjust the detailing of the ramp (i.e. materials and colours) as necessary to accommodate these interpretations.
- g) Retain the honour board in the main hall in situ and delete the proposed honour wall, subject to structural engineering advice that the honour board can remain in-situ.
- h) Adjust the access to the WCs to retain the original doors; the door can be widened to comply with access standards.
- i) Fix the southern door shut to retain the symmetry.
- j) Amend roof material to concrete tiles, to be of the same or a similar colour to those used for the former clubhouse.  
(Reason: Ensure compliance)

This condition is to be read in conjunction with the approved drawings and requires plans satisfying the above requirements to be submitted to Council for approval prior to the lodging of a Construction Certificate application. A Heritage Report by Edwards Heritage Consultants (dated 10 May 2021), and a Heritage Impact Statement by NBRS dated December 2020 contributed to the understanding of heritage significance of the existing building.

Of relevance to the previous modification application (DA-2021/5/A) was that the external wall cladding on the northern façade was proposed to be removed and replaced with non-combustible cladding. Drawing DA – 0501 Revision 7, plot dated 12.11.2021 prepared by SJB showed the northern façade in part replaced with glazing. This northern façade, as condition 2c requires, is to be retained for its contribution to the heritage significance of the building - “or reconstruct if the timber condition requires, of the northern section of the façade to the junction of the Community Room and the covered patio/pavilion”.

The Statement of Environmental Effects for DA-2021/5/A stated with respect to external materials: “The existing external cladding is proposed to be replaced with a material of similar profile to ensure compliance with the Building Code of Australia (BCA), consistent with the recommendations of the Fire Engineering Consulting Advice prepared by ACORD Consultants”. These changes were approved.

The former Artarmon Bowling Club (at that time) was identified as a Draft Heritage Item in the Draft *Willoughby Local Environmental Plan*, which had recently completed its first exhibition period (completed 8 June 2022). The building has since been nominated as an item and appears as I254 in *WLEP* Amendment 34.

Also of note is that Condition 50 of the consent, which requires a Heritage Conservation Management Plan prior to the occupation of the development:

**50. Heritage Conservation Management Plan**

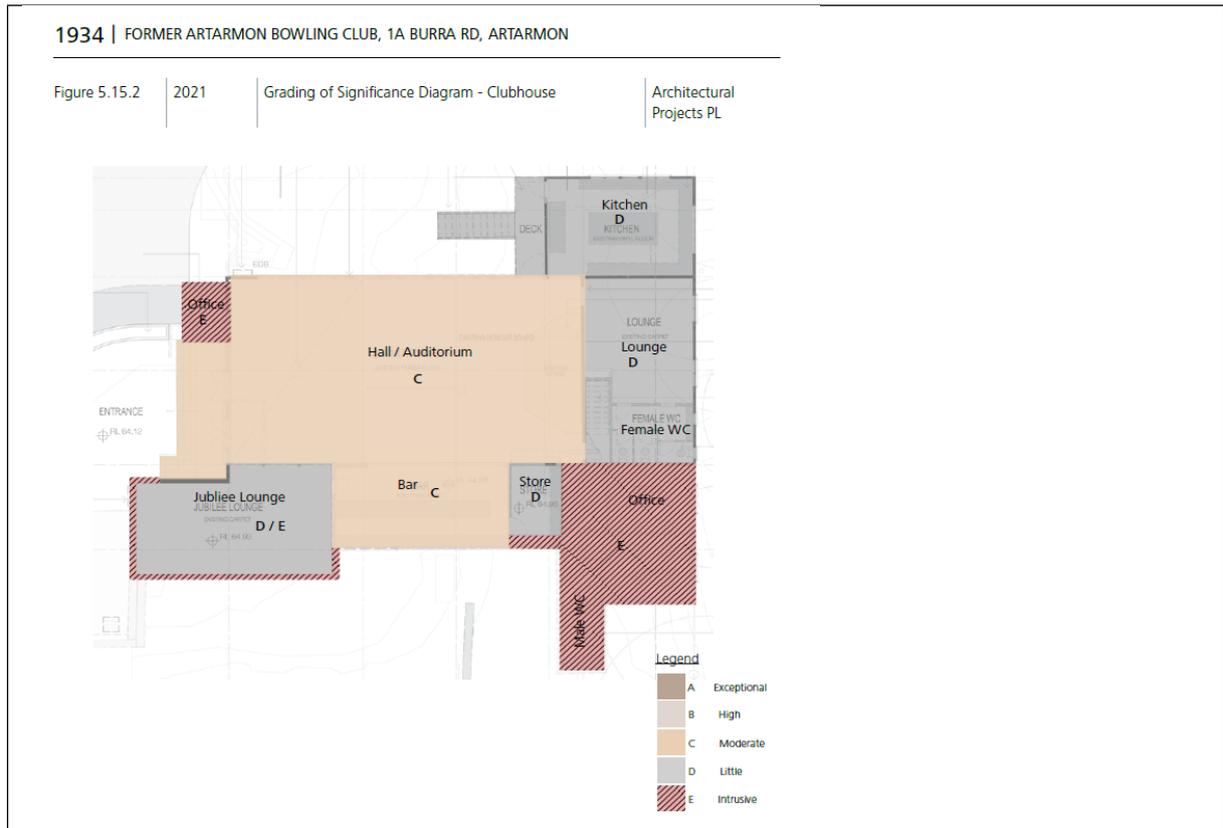
A Heritage Conservation Management Plan for the Artarmon Parklands (the former Artarmon Bowling Club), shall be prepared, to provide for:

- a) Maintaining the heritage values of the site, of the former clubhouse and its curtilage including the former bowling greens, in perpetuity.
- b) Reconciliation, synthesis and consolidation of the findings and recommendations (to be consistent with this consent) of the heritage reports previously prepared, namely:
  - i) Former Artarmon Bowling Club, Review of Heritage Nomination, Architectural Projects, 2020,
  - ii) Former Artarmon Bowling Club, Moveable Heritage Survey and Salvage Schedule, Artefact Heritage, 2020,
  - iii) Former Artarmon Bowling Club, Heritage Interpretation Strategy, Artefact Heritage, 2020,
  - iv) Former Artarmon Bowling Club, Addendum – Comparative Analysis, Artefact Heritage, 2020,
  - v) Former Artarmon Bowling Club, Heritage Impact Statement, Artefact Heritage, 2020,
  - vi) Artarmon Parklands Pavilion, Heritage Impact Statement, NBRS Architecture, 2020
  - vii) Heritage Advisor Referral, DA 2021/5, 1A Burra Road Artarmon, Edwards Heritage Consultants, 2021, and
  - viii) Former Artarmon Bowling Club, 1 Burra Rd Artarmon, DA Review, Architectural Projects, May 2021.
- c) Recognition and celebration of Aboriginal cultural heritage on the site, taking into consideration advice from the Aboriginal Heritage Office of NSW.
- d) To complement the Artarmon Bowling Club Honour Board, consideration be given to installing in the Pavilion a permanent and/or dynamic display of memorabilia and photographs of Lawn Bowls and related activity during the life of the Artarmon Bowling Club.
- e) A physical commemoration of the Jubilee Lounge, to recognise celebrate the club's role and that of the women members, in nurturing women's involvement in sport.
- f) Reuse of fixtures to support the heritage interpretation of the building, such as the 'boomerang' shaped handles used on extant kitchen cupboards and drawers.
- g) An implementation program or action plan, for the foregoing items and any other measures necessary to conserve and manage the heritage significance of the former clubhouse and its curtilage including the former bowling greens.

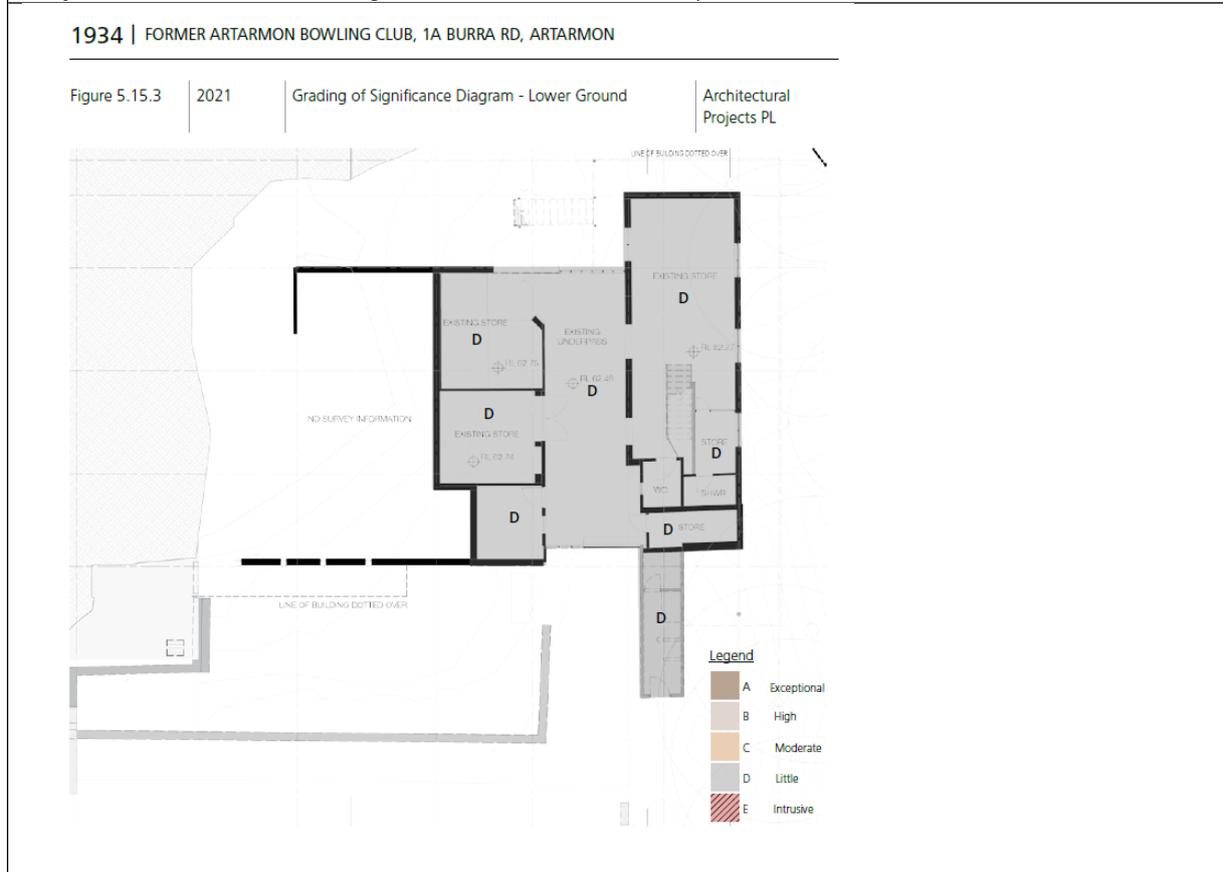
(Reason: Heritage conservation and Ensure compliance)

Notwithstanding it is a pre-Occupation condition, a Conservation Management Plan has been prepared by Architectural Projects, dated October 2021, and includes a "Grading of

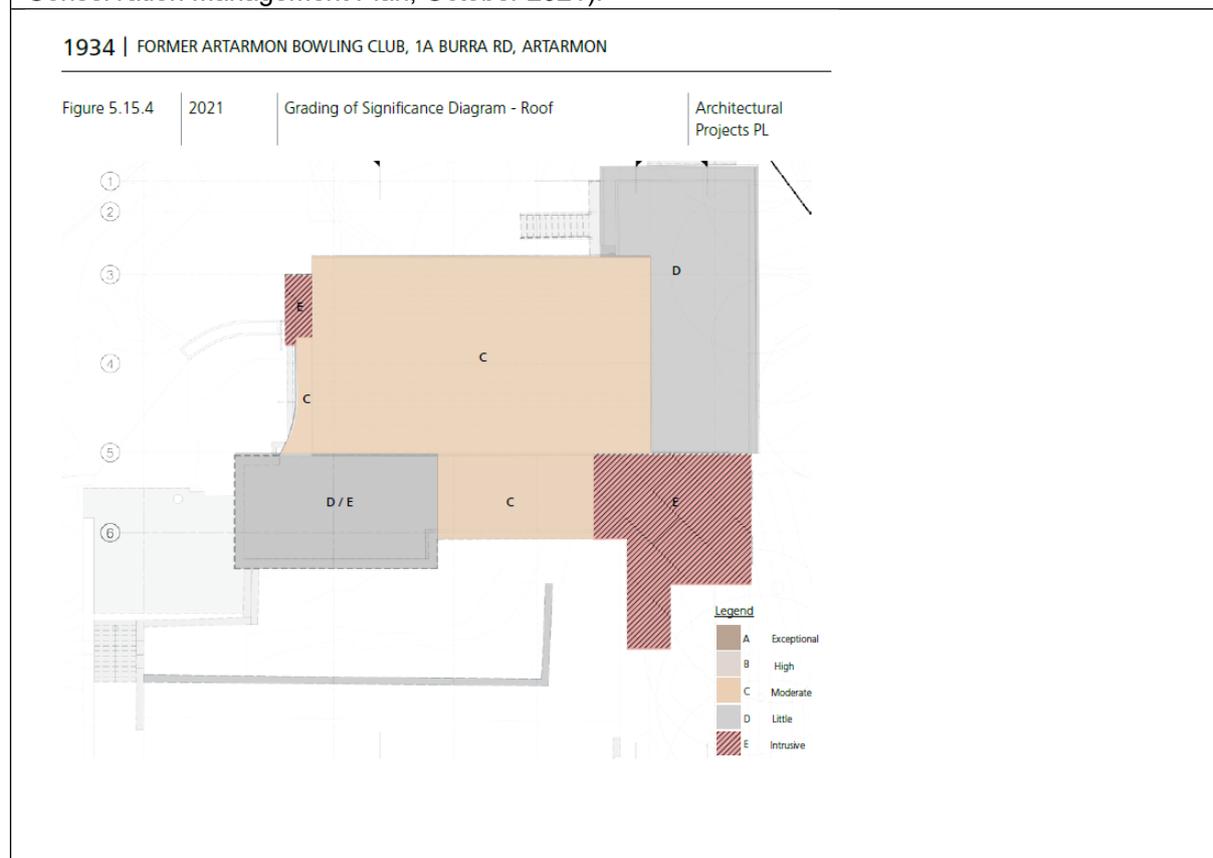
Significance' Diagram" for the ground floor, lower ground floor and the roof. These are provided below:



**Image 1:** Grading of Significance Diagram – Ground Floor Clubhouse (Source: Architectural Projects, Conservation Management Plan, October 2021).



**Image 2:** Grading of Significance Diagram – Lower Ground (Source: Architectural Projects, Conservation Management Plan, October 2021).



**Image 3:** Grading of Significance Diagram – Roof (Source: Architectural Projects, Conservation Management Plan, October 2021).

On 28 June 2022 Modification Application DA-2021/5/A was issued to modify existing consent for alterations to the approved building design, including additional demolition works, reconfiguration of driveway access, internal layout changes and extension of balcony, amendments and deletion of various conditions of consent. More specifically, the scope of Modification Application DA-2021/5/A included:

#### Demolition

- Demolition of the southern and western walls and western door to lower ground storage room;
- Demolition of underpass roller shutter door and stud wall at lower ground level;
- Replacement of existing flammable cladding on the eastern, western and northern elevations;

#### Lower ground floor

- Reconfiguration of room uses;
- Addition of mesh to divide non-habitable areas;
- Reconfiguration of southern entry;
- Relocation of OSD tank.

#### Ground level

- Relocation of bubblers;
- The existing honour board and wall on which it is located, are to be retained in the current location.
- Reconfiguration of back stage area and public amenities;

- New aluminium windows to northern and eastern facades of kitchen;
- Extension of northern kitchen balcony/deck;

Roof level

- Relocation of PV panels to the east of roof;
- Relation of awning gutter to the south;
- West façade gable studs reinstated.

External materials

- The existing external cladding is proposed to be replaced with a material of similar profile but non-combustible to satisfy the deemed-to-satisfy provisions of the Code of Australia (BCA).

Condition 1 Approved plans

Change to condition 1 to reflect updated plans.

Condition 6 – Bushfire protection

Deletion of this condition on the basis that there is no NCC (BCA) bushfire requirement that relates to this type of use.

Condition 9 – Damage Deposit

Deletion of this condition on the basis of Council being the applicant.

Condition 12 – Construction Management Plan

Modification of condition 12 to require the submission of a CMP prior to commencement of works rather than prior to the issue of the Construction Certificate.

Condition 13b – Design of Works in Public Road (Roads Act Approval)

Modification of width of the driveway from 4.5 to 4.0 metres wide.

Condition 18 – Kitchen Fitout

Deletion of condition 18 on the basis that the kitchen is not a commercial kitchen.

Condition 19 – Traffic Management Plan

Modification of condition 19 to require the submission of a TMP prior to commencement of works rather than prior to the issue of the construction Certificate.

Condition 20 – Traffic work

Modification of condition 20 to require any changes to the existing public carriageways involving altered traffic arrangements prior to commencement of works rather than prior to the issue of the Construction Certificate.

Condition 72 – Food Premises

Deletion of condition 72 (on the basis of deletion of condition 18).

In essence the materials sought for replacement were considered reasonable under the circumstances, because of the state of repair of the materials, and also the compatibility of the replacement materials.

On 9 October 2024 the subject modification application Modification Application DA-2021/5/B was lodged. It was notified between 25 October and 22 November 2024. Three (3) submissions were received, which are considered in **Attachment 5** of this report.

The site is located at the end of Burra Road. A description of the site and surrounding area, including an aerial photograph is contained in **Attachment 1**.

#### **4. DISCUSSION**

The application seeks to modify the development consent in the following ways:

##### Change to materials of outdoor flooring

The Modwood decking material of the outdoor patio and amphitheatre is proposed to be amended as follows:

- Lower Ground: replace with concrete stone
- Ground level: replace with concrete stone and common brick

It is proposed to change the handrail and railing finish to charcoal.

##### Amend levels of accessible drop zone and car space

It is proposed to adjust the level of the accessible drop off zone and car parking space from RL 64.43 to RL 64.19.

The civil levels of the accessible drop off zone are lowered.

The controls and development statistics that apply to the subject land are provided in **Attachment 2**.

A s4.55 assessment is provided in **Attachment 3**.

A s4.15 assessment is provided in **Attachment 4**.

A table of the issues raised in the submissions objecting to the proposal and the assessing officer's response is contained in **Attachment 5**.

A schedule of draft conditions, should the Panel be of a mind to approve the application, are contained in **Attachment 6**.

A Notification Map is contained in **Attachment 7**.

#### **5. CONCLUSION**

The Development Application DA-2021/5/B has been assessed in accordance with Section 4.15 (79C) of the *Environmental Planning and Assessment Act 1979*, *WLEP 2012*, *WDCA*, and other relevant codes and policies. The proposal is recommended for approval, primarily because the proposed modifications do not detrimentally diminish the heritage significance of the building, enhance the durability and functionality of the building through improved weather protection, has acceptable impacts on its surrounds and is substantially the same development. Draft conditions are provided in **Attachment 6**.

**ATTACHMENT 1: SITE DESCRIPTION AND AERIAL PHOTO**



**Image 4:** The subject site at 1A Burra Road, Artarmon.

The site is located adjacent to Artarmon Reserve, with access from the eastern side of Burra Road. A children's playground and a community garden have occupied the two former bowling greens, built and used by the Artarmon Bowling Club's members since the 1950s, until the club's closure in 2015. The old clubhouse was, until the approval of DA-2021/5, disused and unsightly. Boards had been placed over the sides of the building to protect the windows, which remained in situ with the exception of an east-facing kitchen window.

Presently, the building is under construction, pertaining to DA-2021/5 as modified.

The site area is 7,639m<sup>2</sup>. Artarmon Reserve accommodates a sports field and two parking areas.

**ATTACHMENT 2: CONTROLS & DEVELOPMENT STATISTICS, REFERRALS, WLEP & WDCP**

<b>WLEP 2012 Zoning:</b>	RE1 Public Recreation
Existing Use Rights	NO
Additional Permitted Use	NO
Conservation area	YES, ARTARMON, AREA C1
Aboriginal Heritage	NO
Heritage Item	YES (I254)
Vicinity of Heritage Item	NO
Natural Heritage Register	NO
Bushfire Prone Area	YES
Flood related planning control	YES
Foreshore Building Line	NO
Adjacent to classified road	NO
Road/lane widening	NO
Infrastructure SEPP - Rail	NO
Infrastructure SEPP - Road	NO
Development near Lane Cove Tunnel	NO
Contaminated Land	NO
Adjacent / above Metro	NO

Other relevant SEPPs	<p><i>State Environmental Planning Policy (Resilience and Hazards) 2021</i></p> <p><i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i></p>
----------------------	--

<b>DEVELOPMENT STATISTICS</b>				
		<b>Proposed</b>	<b>Standards</b>	<b>Complies</b>
Site Area 7,639m <sup>2</sup>				
<b>Willoughby Local Environmental Plan 2012 (post amendment 34)</b>				
CI 2.3	Land use table, zone objectives	Community facility (unchanged)	RE1	Proposal is permissible.
5.10	Heritage	Minor changes	<ul style="list-style-type: none"> <li>To conserve the environmental heritage of Willoughby, and</li> <li>To conserve the significance of heritage items and conservation areas</li> </ul>	Yes – see heritage comments
6.3	Flood planning	Minor changes	Various	Yes

## ***Willoughby Development Control Plan 2023***

### **Part J – Sustainability**

*WDCP 2023* Part J 3.1 would classify the proposal as ‘major development’ where 3.2 requires, for developments with an estimated cost between \$750,000 and \$5 million (the proposal has a CIV of \$2,072,893.90), a compliance statement prior to the issue of a Construction Certificate.

A BCA Report (Ref: GDL 200350, dated 22.11.2021) prepared by Group DLA considered Section J Energy Efficiency and confirmed that an ecologically sustainable development consultant would confirm compliance with Section J.

Part 3.4 *WDCP 2023* further outlines the requirements for Section J NCC.

To verify the Section J commitments already flagged in the BCA Report, a condition of consent requires that a suitably qualified person provide a supplementary Section J statement prior to the issue of a Construction Certificate.

Otherwise, the modification to the consent do not compete against the objectives of *WDCP 2023*.

### **Access and mobility**

Part 4.16 *WDCP 2023* relates to Access and mobility. It seeks to:

- a. provide measures to assist people with a disability to access facilities independently, equitably and with dignity
- b. ensure there is a ‘continuous accessible path of travel’ for people with a mobility, vision, hearing, or intellectual disability

To ensure that the accessible (and the building) satisfies all relevant Australian Standards and Codes in relation to access, condition 68A is proposed (pre-OC) to read as follows:

#### **68A. Access compliance statement**

A suitably qualified access consultant is to provide an access compliance statement prior to the issue of an Occupation Certificate, that confirms that all relevant Australian Standards and Codes in relation to access are satisfied.

(Reason: Compliance)

## **STATE ENVIRONMENTAL PLANNING POLICIES**

### ***State Environmental Planning Policy (Resilience and Hazards) 2021***

A hazardous material survey was prepared by E.I. Australia for the original development application, which surveyed the building for the presence of:

- Asbestos containing materials
- Lead-based paint
- Synthetic mineral fibres (insulation)

- Fluorescent light fittings contain polychlorinated biphenyls (PCBs)

Condition 42 of the development consent stipulates as follows and is considered to sufficiently address remediation of the site in the circumstances of the case.

#### 42. Hazardous Materials – Clearance Certificate

Following completion of the removal of any identified hazardous material associated with demolition works, a clearance certificate shall be issued by an appropriately qualified occupational hygienist and submitted to the Certifier. The clearance certificate shall verify that the site is free from any hazardous materials from the demolished buildings.  
(Reason: Health and safety)

### WILLOUGHY LOCAL ENVIRONMENTAL PLAN

#### Permissibility

The site was rezoned from RE2 Private Recreation to RE1 Public Recreation in *WLEP* Amendment 34 “to reflect Council’s ownership”. In addition, the Artarmon Bowling Club has been identified as a heritage item (I254) on the basis of its historic, social and representative significance”. Community facilities are permissible in both the RE1 and RE2 zones.

#### Zone objectives

The development proposed is generally consistent with the zone’s objectives. Importantly it satisfies the zone objective to protect and enhance areas of ecological, scientific, cultural or aesthetic value. Council’s Heritage Adviser has assessed the proposal as satisfactory.

### WILLOUGHY DEVELOPMENT CONTROL PLAN

Commentary is provided in the table above under the subheading *Willoughby Development Control Plan 2023*.

#### REFERRALS (INTERNAL)

Heritage	<p><b>Heritage Context</b></p> <p>1A Burra Street, Artarmon is located within the Artarmon Heritage Conservation Area and is identified as an item of local heritage significance in the <i>Willoughby LEP</i> as:</p> <p style="text-align: center;"><b>Former Artarmon Bowling Club, 1 Burra Rd, Artarmon</b></p> <p>The Statement of Significance for the Heritage Item is as follows:</p> <p style="text-align: center;"><i>The former Artarmon Bowling Club (greens, clubhouse, landscaping), which developed on the Burra Road site from 1952, has historical significance at a local level for its ability to reflect the post war growth and aspirations of the Artarmon community. The former Artarmon Bowling Club has historical significance for its ability to illustrate the rapid growth of lawn bowls as a sport for the masses and</i></p>
----------	---

*the increased popularity of leisure, sporting, and community facilities in the post war era.*

*The former Artarmon Bowling Club has historical significance for its ability to evidence the growing movement for the inclusion of women in the sport of Lawn Bowls with the inclusion of women members from 1957, and the provision for women in the clubhouse facilities from construction.*

*The former Artarmon Bowling Club site has social significance at a local level for the Artarmon Community. The community's high regard for the place is demonstrated in Community Consultation in response to the DA for demolition, and specifically in the submissions received, which provide evidence of the active presence of an informed and concerned community.*

*The former Artarmon Bowling Club including the greens, clubhouse and landscaping have limited representative significance at a local level as a suburban bowling club of the post war period and as a recreational facility central to post war leisure, sport, and social activities. The original layout of the former clubhouse and the 1965 additions have the ability to illustrate the inclusion of women bowlers in the Club. This is significant in the context of the gradual acceptance of women into club activities in the game of Lawn Bowls in the post war period.*

### **Proposal**

The proposed alterations and additions are as follows:

- Replace Modwood Decking.
- Replacement of Roof Tiles
- Change of Finish to Hand-railing

### **Heritage Comments**

The following is noted about the proposed works:

- The proposed amendment to the approved DA-2017/5 and amendment DA-2017/5/A will not reduce the understanding of the historical and social significance of the former Artarmon Bowling Club which will be conserved through the overall retention of the building form and associated commemorative plaques and other paraphernalia. It is noted that no aspect of the building itself has been graded as being above moderate heritage significance.
- The proposed replacement of roof tiles is considered necessary to maintain the ongoing integrity of the building

	<p>and the replacement tiles – which have been consulted on with the Heritage Officer - are considered acceptable.</p> <ul style="list-style-type: none"><li>• There will be no impact to the heritage significance of the Artarmon Heritage Conservation Area.</li><li>• Overall the work is considered to be of a minor nature, including replacement of the roof material – and the heritage significance of the former Artarmon Bowling Club will not be reduced as a result of the works taking place.</li></ul> <p>There are generally no objections to the proposed works subject to ongoing adherence to the previously provided conditions.</p>
--	--

**ATTACHMENT 3: S4.55 ASSESSMENT**

**Considerations Under S4.55(1A) EP&A Act - Other modifications**

A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:

**Satisfactory ✓ Unsatisfactory ✗ Not Relevant N/A**

(a)	it is satisfied that the proposed modification is of minimal environmental impact.	✓
	<b>Comment:</b> The proposed modification is of minimal environmental impact. It relates to a limited scope of work with acceptable impacts on surrounding land.	
(b)	It is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all) and	✓
	<b>Comment:</b> The proposal is substantially the same development as the development for which consent was originally granted.	
(c)	(c) it has notified the application in accordance with— (i) the regulations, if the regulations so require, or (ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and	✓
	<b>Comment:</b> The modified application was notified in accordance with Part D and E of <i>Willoughby Community Participation Plan (WCPP)</i> where three (3) submissions were received.	
(d)	It has considered any submissions made concerning the proposed modification within the period prescribed by the regulations or provided by the development control plan, as the case may be.	✓
	<b>Comment:</b> The submissions are considered in this report.	

**ATTACHMENT 4: SECTION 4.15 (79C) ASSESSMENT**

The application has been assessed under the provisions of S.4.15 (79C) of the Environmental Planning and Assessment Act.

The most relevant matters for consideration are assessed under the following headings:

**Matters for Consideration Under S.4.15 (79C) EP&A Act**

**Considered and Satisfactory ✓ Considered and Unsatisfactory ✗ and Not Relevant N/A**

(a)(i)	The provisions of any environmental planning instrument (EPI)	
	<ul style="list-style-type: none"> <li>State Environmental Planning Policies (SEPP)</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Local Environmental Plans (LEP)</li> </ul>	✓
	<b>Comment:</b> The modified proposal does not contravene any relevant matters for consideration under the provisions of any SEPPs or development standards under WLEP 2012.	
(a)(ii)	The provision of any draft environmental planning instrument (EPI)	
	<ul style="list-style-type: none"> <li>Draft State Environmental Planning Policies (SEPP)</li> </ul>	N/A
	<ul style="list-style-type: none"> <li>Draft Local Environmental Plans (LEP)</li> </ul>	N/A
	<b>Comment:</b> Considered under WLEP Amendment 34.	
(a)(iii)	Any development control plans	
	<ul style="list-style-type: none"> <li>Development control plans (DCPs)</li> </ul>	✓
	<b>Comment:</b> The proposal is consistent with the provisions of the WDCP.	
(a)(iv)	Any matters prescribed by the regulations	
	<ul style="list-style-type: none"> <li>Clause 61 EP&amp;A Regulation-Demolition</li> </ul>	N/A
	<ul style="list-style-type: none"> <li>Clause 62 EP&amp;A Regulation-Fire Safety Considerations</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Clause 64 EP&amp;A Regulation-Fire Upgrade of Existing Buildings</li> </ul>	✓
	<b>Comment:</b> These considerations have been made as part of the overall assessment of the application.	
(b)	The likely impacts of the development	
	<ul style="list-style-type: none"> <li>Context &amp; setting</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Access, transport &amp; traffic, parking</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Servicing, loading/unloading</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Public domain</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Utilities</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Heritage</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Privacy</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Views</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Solar Access</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Water and draining</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Soils</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Air &amp; microclimate</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Flora &amp; fauna</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Waste</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Energy</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Noise &amp; vibration</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Natural hazards: None</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Safety, security crime prevention</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Social impact in the locality</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Economic impact in the locality</li> </ul>	✓

**Matters for Consideration Under S.4.15 (79C) EP&A Act**

**Considered and Satisfactory ✓ Considered and Unsatisfactory ✗ and Not Relevant N/A**

	<ul style="list-style-type: none"> <li>• Site design and internal design</li> </ul>	✓
	<ul style="list-style-type: none"> <li>• Construction</li> </ul>	✓
	<ul style="list-style-type: none"> <li>• Cumulative impacts</li> </ul>	✓
	<b>Comment:</b> The modified proposal is acceptable subject to conditions.	
(c)	The suitability of the site for the development	
	<ul style="list-style-type: none"> <li>• Does the proposal fit in the locality?</li> </ul>	✓
	<ul style="list-style-type: none"> <li>• Are the site attributes conducive to this development?</li> </ul>	✓
	<b>Comment:</b> The modified proposal has acceptable impacts on the surrounds and the character of the development.	
(d)	Any submissions made in accordance with this Act or the regulations	
	<ul style="list-style-type: none"> <li>• Public submissions</li> </ul>	✓
	<ul style="list-style-type: none"> <li>• Submissions from public authorities</li> </ul>	✓
	<b>Comment:</b> Submissions have been considered as part of the overall assessment of the proposal.	
(e)	The public interest	
	<ul style="list-style-type: none"> <li>• Federal, State and Local Government interests and Community interests</li> </ul>	✓
	<b>Comment:</b> The proposal will not adversely impact the character of the locality and satisfies the zone objectives and therefore approval of the application is in the public interest.	

**ATTACHMENT 5: SUBMISSIONS TABLE**

Council was in receipt of three (3) individual submissions from the following objectors:

1.	23 Chelmsford Ave, Willoughby
2.	1 Palmer Street, Artarmon
3.	70 Artarmon Road, Artarmon

The below table provides the issues raised by the objectors and Council’s response.

<p><b>Issues raised by:</b>  <b>23 Chelmsford Ave, Willoughby</b>  <b>1 Palmer Street, Artarmon</b></p>	
<p>Non-compliance with <i>WDCP</i></p>	<p><u>Concerns raised</u></p> <p>1. Non-compliance with <i>WDCP 2023</i> Part J, specifically Objective (e) which seeks to reduce natural resource consumption and source materials responsibly.</p> <p><u>Applicant response:</u></p> <p>The applicant has responded to this concern as follows:</p> <p>“Objectives meet under <i>WDCP</i> part J 2023</p> <ul style="list-style-type: none"> <li>a. Improve the design to achieve sustainable and energy efficient buildings with low greenhouse emissions <ul style="list-style-type: none"> <li>a. The proposed development includes the extensive use of solar panels and all walls rooves are insulated. Water harvesting tanks are included in the development for on-site reuse.</li> </ul> </li> <li>b. reduce waste and promote the adaptable reuse of existing buildings and encourage durable design and construction that is adaptable and low maintenance. <ul style="list-style-type: none"> <li>a. The development is based on the adaptation and re-use of the existing clubhouse to function as a community facility for the benefit of the broader community. The use of concrete provides a low maintenance broadly accessible material.</li> </ul> </li> <li>c. The use of renewable energy <ul style="list-style-type: none"> <li>a. Solar panels will be installed to capture energy to be used on-site</li> </ul> </li> <li>d. Improve resident and employee comfort, health and well being <ul style="list-style-type: none"> <li>a. The adaptation of the former clubhouse will provide a community facility to encourage social interactions and provide a venue to gather and discuss community interests. It will provide a safe and healthy environment for the adjacent community gardens participants to undertake their activities. Extensive glass doors and windows are covering three sides</li> </ul> </li> </ul>

	<p>of the proposed building maximising the daylight with extensive verandas to three sides mitigating glare. The extent of windows and doors ensure that there is effective cross ventilation and providing good thermal comfort for occupants.</p> <p>e. Reduce natural resource consumption and source materials responsibly</p> <p>a. The use of existing site stone and reuse of excavated material (as fill) have reduce the reliance on imported material and enhanced the local character of the heritage conservation area. There are a range of low carbon concrete products that will be used to reduce the overall environment impact”.</p> <p><u>Council planner response:</u> An updated, supplementary Section J report is required to be provided prior to the issue of the Construction Certificate, to capture the proposed modifications and ensure that targets are achieved. On balance the sustainability objectives of <i>WDCP 2023</i> are satisfied. The applicant’s commentary is generally agreed with.</p>
<p><b>Issues raised by:</b> <b>70 Artarmon Road, Artarmon</b></p>	
<p>Reduce the use of natural finishes and change the look and feel of the outside deck</p>	<p><u>Concerns raised</u></p> <p>Long-held concerns to the loss of “a large proportion of the timber floor of the original community room”. The submitter states that “no reason or justification is given for this proposed modification”.</p> <p><u>Applicant reponse:</u></p> <p>The applicant states in correspondence to Council on 26 November 2024 provides reasoning for the proposed modifications, stating “... the main reason is the current design does not provide any protection from weather to the lower ground floor rooms below the deck. In addition the provision of a concrete deck allows for an acceptable drainage solution against the doors and windows forming the walls to the building”.</p> <p><u>Council planner response:</u></p> <p>Correlating the ground floor and lower ground floor plans (assisted by the use of gridlines) shows that the concrete deck is located over (particularly from C5-6 to G5-6) store room and other spaces requiring protection from weather and water entry.</p> <p>Section AA on Drawing DA-601 Rev 9, plot dated 16.9.2024 prepared by SJB Architects, depicts this slab over the store room.</p>

	<p>In the circumstances of the case, where the modifications are accepted by Council's Heritage Officer, where the changes do not detrimentally impact surrounding properties or the character of the building and its use, and where sustainability requirements are satisfied by conditions of consent, the proposal is satisfactory.</p>
--	---

**ATTACHMENT 6: SCHEDULE OF CONDITIONS**

**SCHEDULE**

Development Consent DA 2021/5 is modified by DA-2021/5/B as follows:

**A. Condition No. 1 is amended to read as follows:**

**1. Approved Plan/Details**

The development must be in accordance with the following consent plans electronically stamped by Council:

Type	Plan No.	Revision/ Issue No	Plan Date (as Amended)	Prepared by
External Finishes	DA-002	3	17/12/20	SJB Architects
Demolition Site	DA-0205	3	17/12/20	SJB Architects
Demolition Lower Ground Floor	DA-0206	3	17/12/20	SJB Architects
Demolition Ground Floor	DA-0207	3	17/12/20	SJB Architects
Demolition Roof	DA-0208	3	17/12/20	SJB Architects
Proposed Site	DA-0210	3	17/12/20	SJB Architects
Proposed Lower Ground Floor	DA-0211	3	17/12/20	SJB Architects
Proposed Ground Floor	DA-0212	4	14/05/20	SJB Architects
Proposed Roof	DA-0213	3	17/12/20	SJB Architects
North and South Elevations	DA-0501	3	17/12/20	SJB Architects
East and West Elevations	DA-0502	3	17/12/20	SJB Architects
Sections	DA-0601	3	17/12/20	SJB Architects
Concept Design for DA Page 1 of 4	SY200290	Preliminary	11/12/20	Van Der Meer Consulting
Concept Design for DA Page 2 of 4	SY200290	Preliminary	11/12/20	Van Der Meer Consulting
Concept Design for DA Page 3 of 4	SY200290	Preliminary	11/12/20	Van Der Meer Consulting
Concept Design for DA Page 4 of 4	SY200290	Preliminary	11/12/20	Van Der Meer Consulting
Civil Drawing List	DAC000	C	14/12/20	Van Der Meer Consulting
Standard Notes	DAC001	C	14/12/20	Van Der Meer Consulting
Erosion and Sediment Control	DAC210	C	14/12/20	Van Der Meer Consulting
Ground Floor Drainage Layout	DAC401	C	14/12/20	Van Der Meer Consulting
Roof Drainage Layout	DAC402	C	14/12/20	Van Der Meer Consulting
Drainage Details	DAC403	C	14/12/20	Van Der Meer Consulting
OSD Tank Details	DAC404	C	14/12/20	Van Der Meer Consulting
OSD Catchment	DAC405	C	14/12/20	Van Der Meer Consulting
Access Planning Review Report	-	01	17/12/20	Group DLA

**WLPP REPORT - DA-2021/5/B- 1A BURRA ROAD, ARTARMON NSW 2064.**

Report for BCA Compliance	-	2	15/12/20	Group DLA
Bushfire Assessment	-	-	-	Peterson Bushfire
Hazardous Materials Survey	-	0	19/07/19	EI Australia
Stormwater Management Report	-	B	16/12/20	Van Der Meer Consulting

*As modified by (DA-2021/5/A)*

<b>Plan Type</b>	<b>Plan No.</b>	<b>Revision/ Issue No.</b>	<b>Plan Date (as Amended)</b>	<b>Prepared by</b>
External Materials & Finishes	DA – 0002	7	12/11/21	SJB Architects
Demolition Site Plan	DA – 0205	7	12/11/21	SJB Architects
Demolition Lower Ground Floor Plan	DA – 0206	7	12/11/21	SJB Architects
Demolition Ground Floor Plan	DA – 0207	7	12/11/21	SJB Architects
Demolition Roof Plan	DA – 0208	7	12/11/21	SJB Architects
Proposed Site Plan	DA – 0210	7	12/11/21	SJB Architects
Proposed Lower Ground Floor Plan	DA – 0211	7	12/11/21	SJB Architects
Proposed Ground Floor Plan	DA – 0212	7	12/11/21	SJB Architects
Proposed Roof Plan	DA – 0213	7	12/11/21	SJB Architects
Proposed Elevations North & South	DA – 0501	7	12/11/21	SJB Architects
Proposed Elevations East & West	DA – 0502	7	12/11/21	SJB Architects
Sections A & B	DA – 0601	7	12/11/21	SJB Architects
Erosion and Sediment Control	C210	B	5/11/21	Van Der Meer Consulting
Pavement Layout	C301	B	5/11/21	Van Der Meer Consulting
Ground Floor Drainage Layout	C401	B	5/11/21	Van Der Meer Consulting
Roof Drainage Layout	DAC402	C	14/12/20	Van Der Meer Consulting
Drainage Details	DAC403	C	14/12/20	Van Der Meer Consulting
OSD Tank Details	C404	B	5/11/21	Van Der Meer Consulting
OSD Catchment	DAC405	C	14/12/20	Van Der Meer Consulting
Burra Road Layout	C501	B	5/11/21	Van Der Meer Consulting
Driveway Long Sections `	C502	A	5/11/21	Van Der Meer Consulting
Burra Road Details	C503	B	5/11/21	Van Der Meer Consulting

As further modified by (DA-2021/5/B)

Plan Type	Plan No.	Revision/ Issue No.	Plan Date (as Amended)	Prepared by
External Materials & Finishes	DA – 0002	9	16/9/2024	SJB Architects
Demolition Site Plan	DA – 0205	8	26/8/2024	SJB Architects
Demolition Lower Ground Floor Plan	DA – 0206	8	26/8/2024	SJB Architects
Demolition Ground Floor Plan	DA – 0207	8	26/8/2024	SJB Architects
Demolition Roof Plan	DA – 0208	8	26/8/2024	SJB Architects
Proposed Site Plan	DA – 0210	9	16/9/2024	SJB Architects
Proposed Lower Ground Floor Plan	DA – 0211	9	16/9/2024	SJB Architects
Proposed Ground Floor Plan	DA – 0212	9	16/9/2024	SJB Architects
Proposed Roof Plan	DA – 0213	9	16/9/2024	SJB Architects
Elevations – North & South	DA – 0501	9	16/9/2024	SJB Architects
Elevations – East & West	DA – 0502	9	16/9/2024	SJB Architects
Sections A & B	DA – 0601	9	16/9/2024	SJB Architects

the application form and any other supporting documentation submitted as part of the application, except for:

- (a) any modifications which are “Exempt Development” as defined under S.4.1(1) of the *Environmental Planning and Assessment Act 1979*;
- (b) otherwise provided by the conditions of this consent.  
(Reason: Information and ensure compliance)

**B. Condition No. 16A is added to read as follows:**

**16A. Sustainability compliance statement**

*A suitably qualified person is to provide a supplementary sustainability compliance statement prior to the issue of a Construction Certificate  
(Reason: Sustainability, compliance)*

**C. Condition No. 68A is added to read as follows:**

**68A. Access compliance statement**

*A suitably qualified access consultant is to provide an access compliance statement prior to the issue of an Occupation Certificate, that confirms that all relevant Australian Standards and Codes in relation to access are satisfied.  
(Reason: Compliance)*

**D. Comply with all other conditions of the original development consent.**

ATTACHMENT 7: NOTIFICATION MAP



Record of Neighbour Notifications sent relating to:

DA: 2021/5/B

At: 1A Burra Road, ARTARMON NSW 2064

