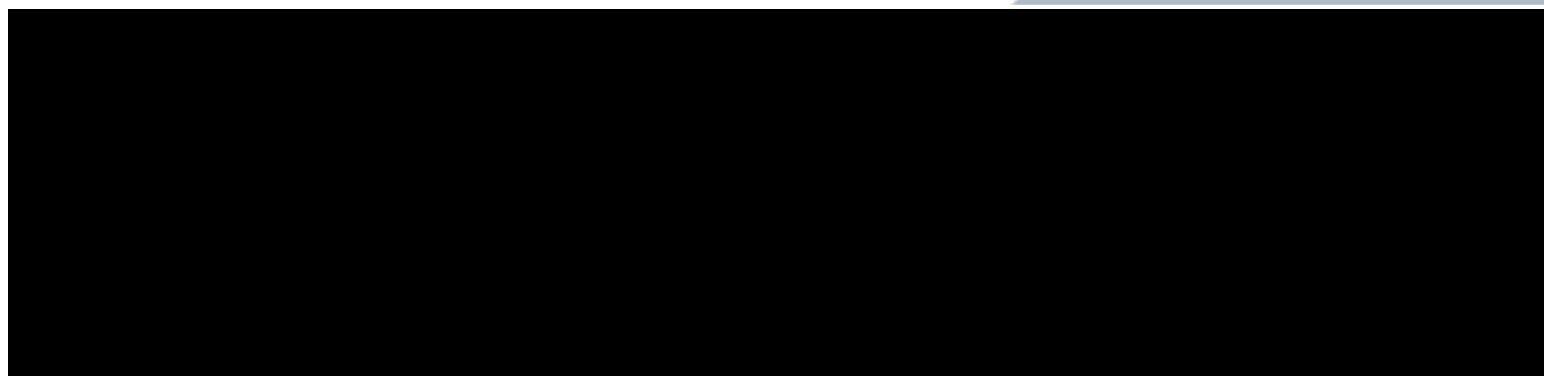




Review of Environmental Factors

Construction of Football Club Amenities Building

Ilinden Sports Centre
Rockdale Bicentennial Park



1. INTRODUCTION

1.1. Overview

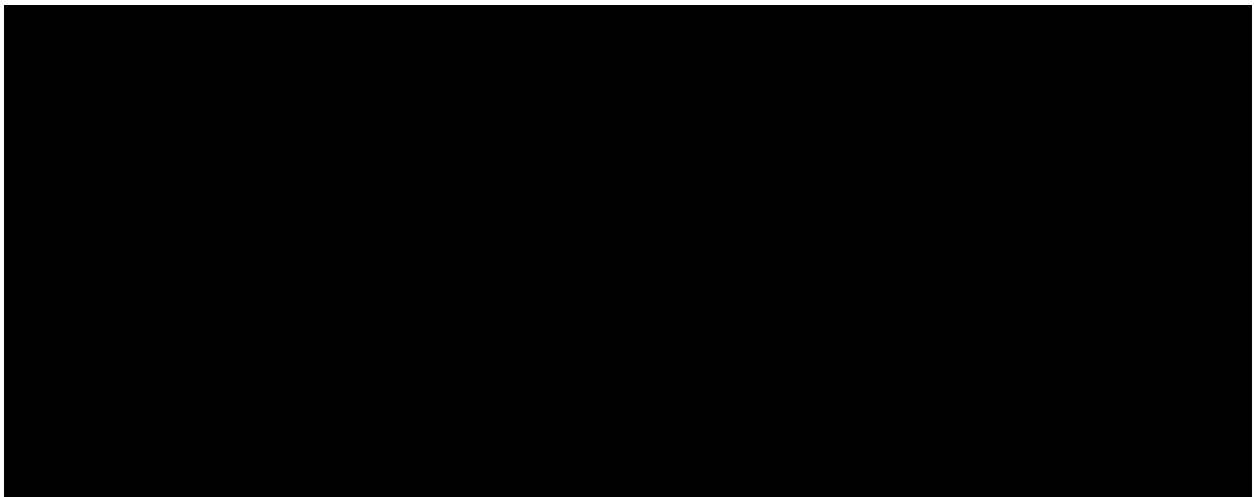
This Review of Environmental Factors ('REF') has been prepared by [REDACTED] on behalf of Rockdale Ilinden Football Club, for use by the Bayside Council in its consideration and determination of a proposed activity comprising the construction of a football club amenities building within the Ilinden Sports Centre complex at the southwestern corner of Rockdale Bicentennial Park, Rockdale.



This REF has been prepared to assist the Bayside Council in the carrying out of its functions pursuant to the provisions of Section 5.5 of the Environmental Planning and Assessment Act 1979 ('EP&A Act') and in the context of the provisions of Section 171 of the Environmental Planning and Assessment Regulation 2021 ('EP&A Regulation') which prescribes the environmental factors to be taken into account when consideration is being given to the likely impact of an activity on the environment.

More specifically, the purpose of this REF is to:

- Describe the proposed activity and its context;
- Outline the legislative and policy framework;
- Demonstrate the permissibility of the proposed activity;
- Assess the likely impacts of the proposed activity on the environment; and
- Detail the impact mitigation measures to be implemented.



2. SITE ANALYSIS

2.1. Site Context

The Rockdale Bicentennial Park is located at property No. 468 West Botany Street, Rockdale, within the Bayside Local Government Area. It is located approximately 0.8km from the western shoreline of Botany Bay and 12km southwest of the Sydney Central Business District. The regional and local contexts of the site are illustrated in Figures 1 & 2 respectively as follows.

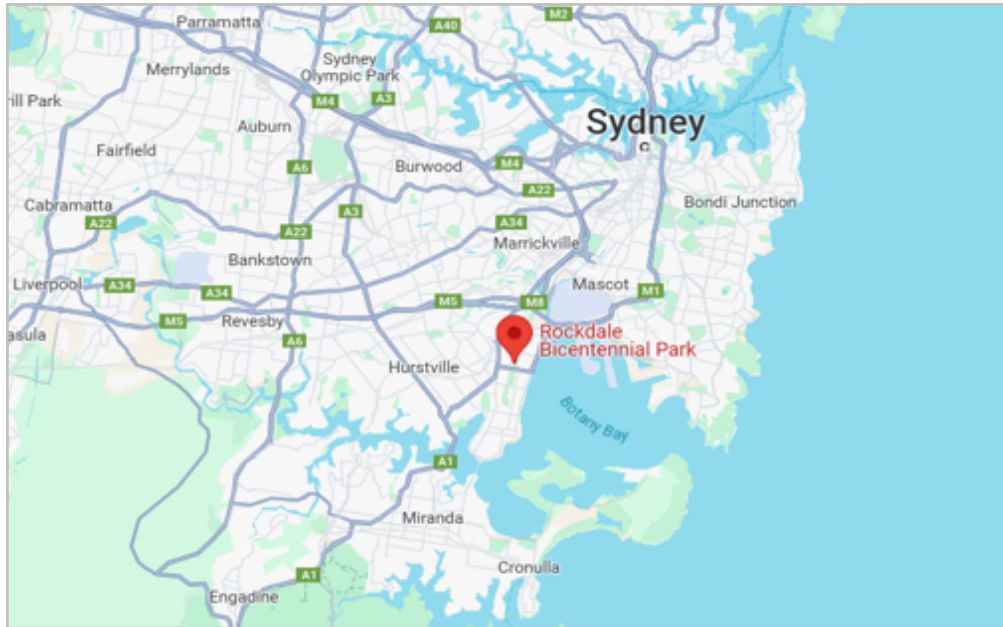


Figure 1: Regional Context
Source: Google Maps



Figure 2: Local Context (including the subject property highlighted in yellow)
Source: Six Maps

2.2. Property Description

The subject property (No. 468 West Botany Street, Rockdale) comprises four (4) contiguous lots which are legally described as Lot 1 DP 535905, Lot 71 DP 738382, Lot 74 DP 746043 and Lot 194 DP 752056 and collectively and more commonly known as the Rockdale Bicentennial Park. It is located off the eastern side of West Botany Street and directly north of President Avenue and has a considerable frontage to the first mentioned road thoroughfare.

The park is characterised by three (3) distinct historical open space uses, namely the active open space associated with the football club and playing field at the southern end of the park, the passive open space associated with the skate park and playground (currently displaced by the M6 Stage 1 construction site) at the northern end of the park and the natural wetlands along the eastern periphery of the park. Additionally, there is a large public car park that separates the football club grounds from the M6 construction site, as well as a much smaller car park between the football club building and West Botany Street. The locations and extents of the historical open space uses that have defined the park's character are delineated in figure 3 as follows.



Figure 3: Location/extent of open space uses
Source: Six Maps

2.3. Site of Proposed Activity

The site of the proposed football club amenities building essentially encompasses a portion of the grassed embankment that forms the northern perimeter of the football field and slopes down to the playing surface and also the adjacent public car parking area to the north. There are no trees, native vegetation or other significant natural features within the footprint of the proposed works. The location of the new building is also devoid of any existing buildings/structures apart from spectator seating, ball stop netting and perimeter chain wire fencing.

The site of the new football club amenities building is outlined in yellow in figure 4 as follows.



Figure 4: Aerial view of football club grounds and locality (including site of new amenities building highlighted in yellow)
Source: Bayside Council IntraMaps

The prevailing topography and existing structures in the vicinity of the site of the new football club amenities building is illustrated via an extract of the Detail and Level Survey as depicted in **Figure 5** as follows.

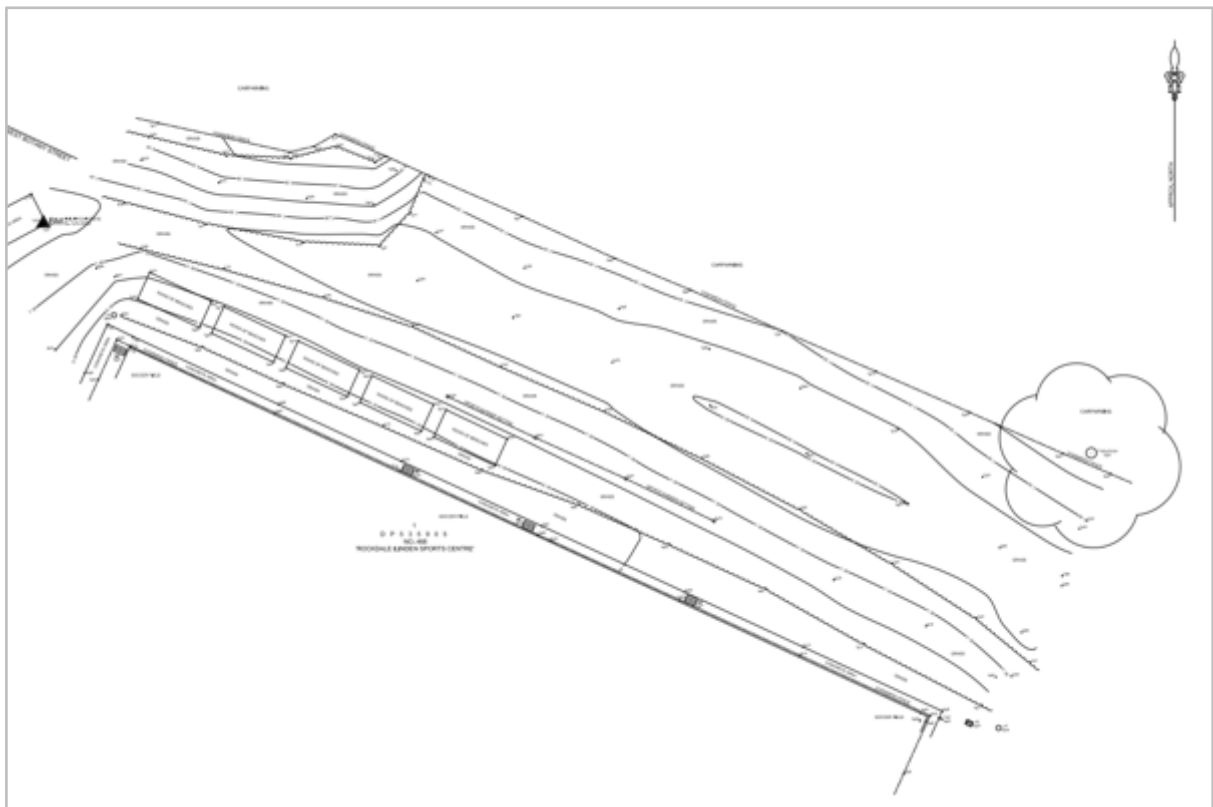


Figure 5: Extract of Detail and Level Survey
Source: S.J. Surveying Services

Figures 6 to 15 below provide an appreciation of the existing landscape and built form in the location and immediate vicinity of the new football club amenities building.



Figure 6: Easterly view of the northern ends of the football field and Ilinden Sports Centre building



Figure 7: Easterly view of spectator seating and ball stop netting at the northern end of the football field



Figure 8: Easterly view of spectator seating and ball stop netting at the northern end of the football field



Figure 9: Easterly view of grassed embankment encompassing site of football club amenities building



Figure 10: Easterly view of grassed embankment encompassing site of football club amenities building



Figure 11: Easterly view of the perimeter chain wire fencing at the northern end of the football field



Figure 12: Southeasterly view of perimeter chain wire fencing at the northern end of the football field



Figure 13: Southeasterly view of perimeter chain wire fencing at the northern end of the football field



Figure 14: Southeasterly view of perimeter chain wire fencing and site of club amenities building beyond



Figure 15: Southerly view of perimeter chain wire fencing and site of club amenities building beyond

2.4. Surrounding Land Uses

Immediately to the north of the site of the new football club amenities building is a public car park which caters for a significant number of vehicles. This car park includes accessible car spaces and a public toilet, along with a pedestrian pathway providing access to the main entry of the Ilinden Sports Centre building. This car park is accessed via a driveway entry/exit off West Botany Street, almost opposite French Street. Beyond the car park is the construction site associated with the M6 Stage 1 road infrastructure project.

To the east and southeast of the site beyond the grassed embankment and chain wire fencing that forms the eastern perimeter of the football field is a natural water body along with fringing vegetation that together form a wetland habitat. Beyond this wetland is the construction site associated with the M6 Stage 1 road infrastructure project.

To the west of the site across the road carriageway of West Botany Street is a low density residential area that is characterised predominantly by 1-2 storey detached dwelling houses. Further north along the western

side of West Botany Street and just beyond its intersection with French Street is an industrial area that is characterised predominantly by large warehouse/industrial unit complexes.

The four (4) lane road carriageway of West Botany Street immediately adjacent to the Ilinden Sports Centre complex is a classified road that carries significant traffic volumes (including a reasonable proportion of heavy vehicles) particularly during peak hour periods.

Figures 16 to 19 below provide an appreciation of the wider context of the proposed football club amenities building.



Figure 16: Westerly view of West Botany Street and nearest residences on the opposite side



Figure 17: North-westerly view of intersection of West Botany/French Streets and industrial area beyond



Figure 18: Northerly view of the adjacent public car park and M6 Stage 1 construction site beyond



Figure 19: Southerly view of the Ilinden Sports Centre building and public car parking beyond

3. PROPOSED ACTIVITY

3.1. Project Overview

The proposed activity essentially involves the construction of a football club amenities building, including facilities specifically for female participants, at the northern end of the football field. An extract of the site plan showing the location and areal extent of the proposed works is reproduced below for reference.









Figure 20: Extract of Site Plan
Source: Buildium Architecture

3.2. Project Rationale

The football club has been experiencing sustained growth in its female participation rates, similar to recent trends throughout New South Wales more generally. At the same time, community expectations around the need to provide for female-friendly community sporting facilities, particularly in sports that have traditionally been dominated by male participants, have been steadily increasing.

This proposal is driven by a need to provide for a facility that meets the expectations and requirements of female football participants including the provision of purpose-built, female-specific bathrooms and change rooms. This much needed infrastructure will benefit users of the sports centre and, more particularly, the hundreds of young females who currently participate in football at the site. The provision of this facility will enable more females to train and compete in an environment that is increasingly safe, inclusive, welcoming and supportive for those participants.

EXTERNAL MATERIAL FINISH							
MATERIAL CODE	MATERIAL NAME	LOCATION	COLOUR	REF. CODE	SUPPLIER	IMAGE	RGB
A1-WALL	Paint Finish with cement render and / or FC lining to substrate. Colour to match Dulux 'Vivid White' or similar.	FACADE	VIVID WHITE	TBC	TBC		R: 249 G: 249 B: 249
B	Glass, clear. Framing system, aluminium, powder coat finish. Framing to match Dulux - Duralloy 'Black Matt' Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.	FACADE	CLEAR GLASS	TBC	TBC		R: 218 G: 227 B: 224
H1	Semi-frameless clear glass balustrade with stainless steel support system fixed to inside face of balustrade spandrel.	FACADE	CLEAR GLASS	TBC	TBC		R: 218 G: 227 B: 224
H2	Vertical steel baluster, top fixed to slab. No top rail. Stainless Steel finish	FACADE	BRUSHED FINISH	TBC	TBC		R: 044 G: 043 B: 044
E1	Cladding. Metal cladding system. Prefinished coating system. Colour to match "Charcoal".	FACADE	CHARCOAL	TBC	TBC		R: 255 G: 036 B: 000
E2	Cladding. Metal cladding system. Prefinished coating system. Colour to match "Scarlet".	FACADE	SCARLET	TBC	TBC		




Figure 23: Extract of Finishes Schedule
Source: Buildium Architecture

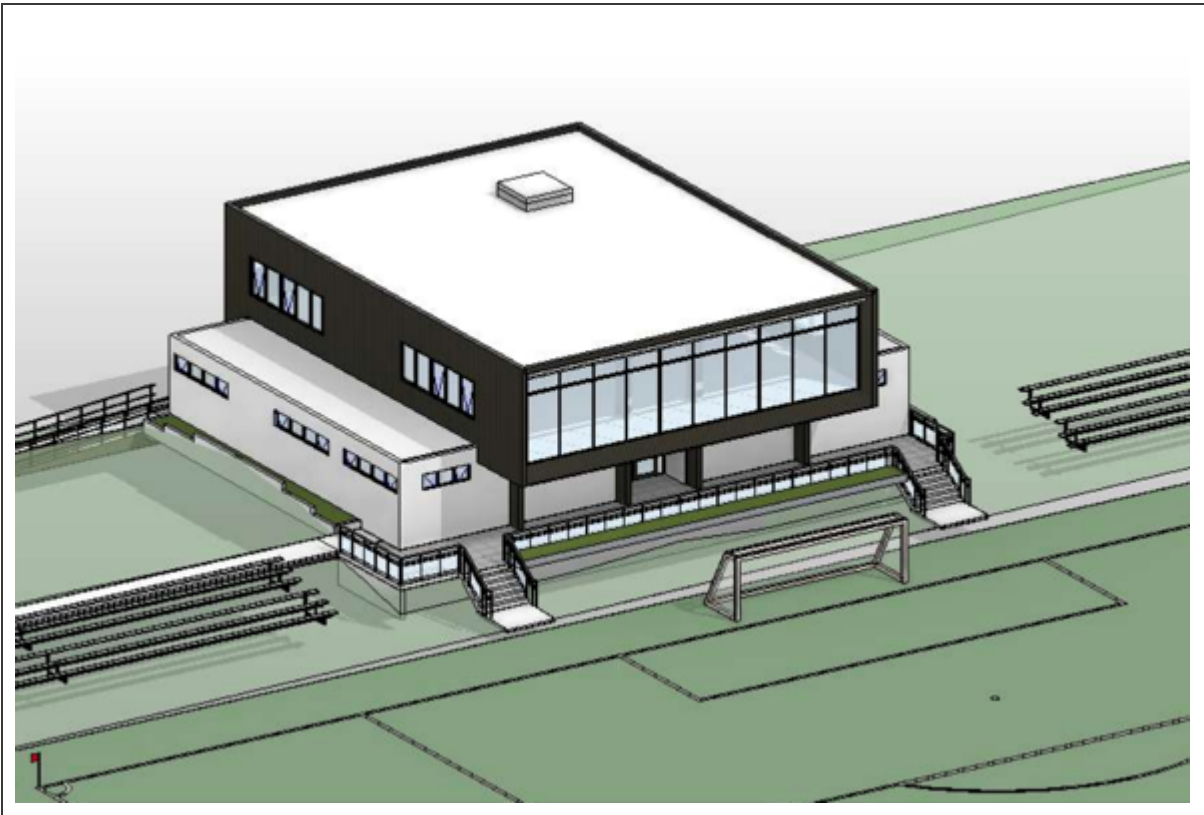


Figure 24: Bird's-Eye Perspective of new building
Source: Buildium Architecture