

Planning Proposal

North Ocean Shores Sports Fields

Rezoning of Lot 5 DP880917
Shara Boulevard, North Ocean Shores



Prepared for: Byron Shire Council
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Table of Contents

1. Background	1
1.1 Summary of Project	1
1.2 Planning Context.....	2
1.2.1 Council Resolutions	2
1.2.2 Consistency with Strategic Planning Policy	2
1.3 Description of Site and Locality	3
1.4 Development Concept	5
1.5 Key Site Issues	6
1.5.1 Flooding	6
1.5.2 Biodiversity	6
2. Planning Proposal	8
2.1 Part 1 – Objectives and Intended Outcomes	8
2.2 Part 2 – Explanation of Provisions	8
2.3 Part 3 – Justification.....	9
2.3.1 Section A - Need for Planning Proposal	9
2.3.2 Section B - Relationship to Strategic Planning Framework	11
2.3.3 Section C - Environmental, Social and Economic Impact.....	12
2.3.4 Section D - State and Commonwealth Interests	13
2.4 Part 4 – Mapping.....	13
2.5 Part 5 – Community Consultation	13
2.6 Part 6 – Project Timeline.....	14

Figures

Figure 1.1	Location Plan	1
Figure 1.2	The Site	4
Figure 1.3	Location of Northern Field.....	5

Appendices

A	Site Identification Maps
B	SGL Consulting Preliminary Site Assessment
C	Development Concept
D	Flood Assessments, Part 1 Preliminary Assessment, Part 2 Development Concept Assessment
E	Preliminary Ecological Assessment
F	Northern Shire Sporting Fields Strategy
G	Needs and Standards Assessment
H	State Environmental Planning Policy Assessment
I	Section 117 Ministerial Directions Checklist
J	Preliminary Comments from OEH

Background

1.1 Summary of Project

This planning proposal relates to part Lot 5 DP880917, Shara Boulevard, North Ocean Shores.

The primary objective of this proposal is to deliver new sporting facilities, in the form of a soccer field and associated amenities.

The whole of Lot 5 is deferred under Byron Local Environmental Plan 2014 (BLEP 2014). The provisions of Byron Local Environmental Plan 1988 (BLEP 1988) therefore remain in force for this property. Under the provisions of BLEP 1988, the site is zoned part 1(a) General Rural, part 5(b) High Hazard Flood Liable, part 7(b) Coastal Habitat and part 7(k) Habitat (see Map 3 in **Appendix A**).

The location of the land is shown in **Figure 1.1** below and on the Site Identification Maps in **Appendix A**.



Figure 1.1 Location Plan

Lot 5 is owned by Byron Shire Council. The need for the planning proposal arises from Council's intention to develop the land for sports fields and associated infrastructure, to service the sporting and recreational needs of the Ocean Shores/ New Brighton/ South Golden Beach/ Billinudgel communities.

Council propose to develop the land in two stages – with a soccer field and associated facilities to be constructed in the northern disturbed part of the site as stage 1. Following further investigation and assessment, additional sporting and recreational facilities will be considered at the southern end of the site, as stage 2.

The Planning Proposal has been prepared with reference to the provisions of the *Local Government Act 1993*, the *Environmental Planning and Assessment Act 1979*, and the Department of Planning and Environment's Guidelines "A guide to preparing planning proposals" and "A guide to preparing local environmental plans".

The land to be used for the stage 1 soccer field and associated facilities is proposed to be zoned RE1 Public Recreation, pursuant to Byron Local Environmental Plan 2014 (BLEP 2014). Because further investigation is required to determine the capability of the remainder of the site, the RE1 zone is proposed for only the northern, previously disturbed part of the site. The remainder of the land will retain its current zoning.

1.2 Planning Context

1.2.1 Council Resolutions

Council has been investigating sites for the delivery of sports fields in the northern part of the Shire for over a decade. The most recent resolution of Council in this regard was in October 2013, when Council resolved to proceed with the purchase of the subject land for the purpose of sporting fields.

The report to the October Council meeting contained a preliminary desk-top assessment of the site, noting both the opportunities and constraints associated with its intended use. It also noted that none of the sites previously investigated for sporting fields use were free of constraints and that the subject land appears, from the preliminary desk-top assessment, to be somewhat less constrained than other sites that had previously been investigated.

At its meeting of 11 December 2014, Council resolved to support the development concept outlined in this Planning Proposal and to refer the Proposal to the Department of Planning and Environment for consideration.

1.2.2 Consistency with Strategic Planning Policy

The application of the RE1 Public Recreation Zone to the subject land is generally consistent with both Council and State Government urban planning policy.

The following provides an overview of the proposed amendment with respect to key planning policy documents.

1.2.2.1 Far North Coast Regional Strategy (FNCRS)

The FNCRS addresses future settlement planning, concentrating primarily on future housing and employment.

The Strategy maps 'Town and Village Growth Boundaries' within which the bulk of future development will occur. The Strategy also maps a 'Coastal Area', being land generally east of the Pacific Highway that is outside of the Town and Village Growth Boundaries.

The Strategy restricts new development that is within the Coastal Area but outside of the Town and Village Boundaries. Notwithstanding this, it indicates that '*open space may be located outside the Town and Village Growth Boundaries where suitable land is not available within the mapped areas*'.

1.2.2.2 Northern Shire Sporting Fields Strategy 2008

This Strategy, adopted in 2008, contains a number of recommendations relating to the sporting and recreational needs of the community of the northern part of Byron Shire.

While the Strategy makes no mention of the subject land, it does note that new facilities are required in addition to recommended upgrades to existing facilities. The Strategy notes that soccer, hockey and athletics are sports that would particularly benefit from additional facilities in the northern part of the Shire.

1.2.2.3 Byron Biodiversity Conservation Strategy 2004

The mapping included in this Strategy indicates that the site contains vegetation mapped as 'extremely high ecological value'. The site is also mapped as being within a Wildlife Corridor.

1.2.2.4 Byron Local Environmental Plan 2014

Mapping associated with BLEP 2014 shows the site as a 'deferred matter' (see Map 2 in **Appendix A**). Accordingly, the provisions of this LEP do not currently apply to the site.

1.2.2.5 Byron Local Environmental Plan 1988

Byron Local Environmental Plan 1988 (BLEP 1988) remains in force in relation to the subject site because of its deferred status under BLEP 2014.

Under BLEP 1988, the site is zoned part 1(a) General Rural, part 5(b) High Hazard Flood Liable, part 7(b) Coastal Habitat and part 7(k) Habitat. Map 3 in **Appendix A** shows the zones that currently apply to the site.

1.3 Description of Site and Locality

The site is located at the intersection of Shara Boulevard and Brunswick Valley Way (see **Figure 1.1**). It is bounded to the south by the former New Brighton Road, which is now closed and used as a cycleway/ pedestrian path. Marshalls Creek Nature Reserve is located directly south of this road reserve.

The Billinudgel Nature Reserve adjoins the eastern boundary of the site.

The site is well located in relation to nearby communities, with:

- North Ocean Shores and South Golden Beach directly to the east, accessible via Shara Boulevard;
- Ocean Shores and New Brighton to the south-east, accessible via Brunswick Valley Way; and
- Billinudgel to the south-west, accessed via Brunswick Valley Way.

The site has an area of 7.051 hectares. As shown in **Figure 1.2**, it is partially cleared in the northern and southern parts, with vegetation in the central and eastern parts. Development consent was previously issued for the construction of a service station on the land (DA 1993.118) and filling associated with that approval was carried out in the north-western part of the site.

Figure 1.3 (below) shows the existing landform of the site, showing the extent and height of this existing fill pad.

Further description and assessment of the site is outlined in a Preliminary Assessment Report, prepared for Byron Shire Council by SGL Consulting Group Australia Pty Ltd in December 2013. A copy of that report is attached as **Appendix B** to this Planning Proposal.



Figure 1.2 The Site



Figure 1.3 Location of Northern Field

1.4 Development Concept

The rezoning of part of Lot 5 to RE1 Public Recreation will allow Council to consider a development application to construct the stage 1 sports facilities, which will include a soccer field and associated facilities, an amenities/ clubhouse building, change rooms, canteen, storage, club facilities etc. and a practice wall. Car parking is proposed within the adjacent Shara Boulevard road reserve, including spaces for 90 cars and two buses.

Space for a future internal access road is provided within the concept, so that future facilities at the southern end of the land can be accessed from Shara Boulevard. Service and emergency vehicle access is provided to the clubhouse/ amenities building.

The preliminary development concept is shown in **Appendix C**.

The field and associated facilities do not fit within the current fill platform. Construction of the development will therefore involve an extension of this filled area, to the east and to the south.

It is proposed that the material required for this extension be obtained by lowering the existing platform, which currently sits at levels of approximately 3.5-3.8 mAHD.

The existing filling was undertaken to provide a platform for construction of a service station that would be above the design 1 in 100 year flood. Such flood immunity is not required for playing fields and therefore the platform can be lowered.

Subject to more detailed flood assessment, it is proposed that the final surface levels for the playing field be set between 2.67 and 3.0 mAHD.

The amenities/ clubhouse buildings will contain change rooms and toilet facilities, storage, referees room and clubroom/ viewing area. The concept design for the layout of this building is currently being undertaken.

Services will be provided to this building, including water, sewerage, electricity, telecommunications and loading/ emergency access.

1.5 Key Site Issues

The two key site planning issues in relation to the proposal are flooding and biodiversity. These issues are summarised and assessed below.

1.5.1 Flooding

A preliminary flood assessment was undertaken by BMT WBM in November 2013 (see **Appendix D**, part 1). It notes that the site lies on the Marshalls Creek floodplain, immediately downstream of a floodway through the Pacific Highway. Floodwaters exiting this floodway generally continue in a north-easterly trajectory.

There is an existing fill pad located within the north of the site that is flood immune in the 100 year ARI flood.

The preliminary assessment looked at the potential for two sports fields, one in the north part of the site and one to the south.

The assessment concluded that development of the two fields would require lowering of the existing fill pad and use of the cut material to raise the additional areas required. It would also require compensatory lowering of parts of the site to provide for the floodway, to levels between 0.45 mAHD and 1.5 mAHD.

A subsequent assessment has been undertaken, examining the development of the northern field for the concept described above (see **Appendix D**, part 2).

This assessment concluded that construction of the field and associated facilities would result in less than 0.01 metre change in flood levels external to the site. It also noted that development of the northern field as proposed would not require any additional lowering of site levels within the site.

The flood assessment has not taken into account Council's Climate Change Strategic Planning Policy (adopted July 2014). It is noted, however, that the proposed development is for recreational facilities, which require a lower flood immunity due to their non-habitable function.

It is also noted that the Climate Change Strategic Planning Policy suggests a *Future Flood Planning Level*, being the 100 year event in 2100, would be based on an 'ocean boundary peak tailwater condition' of 3.1 mAHD, for an ocean dominated event.

As indicated above, the existing disturbed part of the site has been filled to levels above this.

A full flood analysis, including consideration of the policy, would be undertaken as part of the Part V consideration of the proposal.

1.5.2 Biodiversity

A preliminary Ecological Site Assessment was undertaken by Planit Consulting (see **Appendix E**).

The report notes that:

- 2.6 hectares (37%) of the site is highly disturbed with minimal ecological value;
- 3.14 hectares (45%) of the site is classified as Endangered Ecological Community; and

- 2.6 hectares (37%) contains primary kala habitat [Note: there is overlap between the EEC and primary koala habitat].

The report also notes that the site is located on the fringe of a larger intact habitat corridor, which includes the Billinudgel Nature Reserve, and that it is likely to provide habitat for specific threatened fauna species.

The assessment examined the potential ecological impacts associated with the two development scenarios developed for the flood assessment. It concludes that Site Layout – Trial 1 presents the least ecological impact of the two scenarios, and is therefore the preferred ecological outcome of the two.

Based on the vegetation mapping contained within the preliminary Ecological Assessment (**Appendix E**), the stage 1 soccer field and associated facilities will mostly be contained within an area currently contains a 'Grassland' vegetation community.

This is noted as containing a ground layer of native and exotic grass species, with some emerging pioneer species (*Acacia sp.*). The report notes that this community is highly modified and dominated by weed species. It has low ecological value.

The eastern edge of the proposed stage 1 development extend into a community noted in the Planit report as 'Vegetation Community 2 – Sedgeland'. This community is noted as having low to moderate biodiversity and is highly disturbed, likely associated with the previous filling operation.

Parts of the eastern portion of the development will also impact on a small community described in the Planit report as 'Vegetation Community 3 – Modified Riparian Zone'. This consists of a mix of endemic native species planted within the last five years. It is understood that this planting was undertaken by the previous land owner as a requirement of approval for the filling and construction of a service station. It is described as having low to moderate biodiversity.

The majority of the mature vegetation in the north-eastern part of the site is classified in the Planit report as 'Vegetation Community 4 – *Eucalyptus pilularis* forest', which is described as having moderate biodiversity value. It also provides primary koala habitat, although the report noted that there is no direct evidence of koalas on the site.

The development as described above would impact a very small portion of this community, at its north-western edge associated with access into the site, and where the community 'overlaps' the site boundary into the Shara Boulevard road reserve, associated with construction of the car parking.

Planning Proposal

2.1 Part 1 – Objectives and Intended Outcomes

The primary objective of the planning proposal is the development of part of the site for a soccer field and associated amenities/ facilities, to serve the recreational needs of the Ocean Shores/ New Brighton/ South Golden Beach Community.

2.2 Part 2 – Explanation of Provisions

The primary objective will be achieved by amending the Byron LEP 2014 Land Zoning Map in relation to part of Lot 5 DP880917, at the corner of Brunswick Valley Way and Shara Boulevard, North Ocean Shores, in accordance with the proposed zoning map shown at **Appendix A** (Map 4).

Byron LEP 2014 was made on 30 May 2014 and came into effect on 21 July 2014. The subject land was deferred by the Minister's delegate due to its proposed environmental zoning. The land is therefore governed by Byron LEP 1988. Under that Plan, the site is zoned part 1(a) General Rural, part 5(b) High Hazard Flood Liable, part 7(b) Coastal Habitat and part 7(k) Habitat. Sports fields and associated facilities are defined in the Plan to be "recreation area".

"Recreation area" is a use permissible with consent in the 1(a) General Rural zone, but it is prohibited in the other zones. The required facilities cannot be provided within the small area zoned 1(a) and therefore the zoning of the site needs to be changed.

It is proposed that a public recreation zoning will be applied to the part of the land proposed to contain the stage 1 soccer field and associated facilities. It is therefore proposed that LEP 2014 be amended by way of an amendment to the Land Zoning maps, such that this part of the land has a zoning of RE1 Public Recreation under Byron LEP 2014 (see Map 4 in **Appendix A**).

The application of the RE1 zoning will also mean that the provisions of Byron LEP 2014 will apply to the northern part of the site. Under that LEP, the development would be defined as:

recreation area means a place used for outdoor recreation that is normally open to the public, and includes:

- a) A children's playground; or
- b) An area used for community sporting activities; or
- c) A public park, reserve or garden or the like; and
- d) Any ancillary buildings, but does not include a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).

Recreation area is a use that is permissible with development consent in the RE1 zone.

The RE1 zoning is proposed for only part of the site at this time. The potential for the southern part of the site to be developed for additional sporting/ recreational facilities is being undertaken separately. There are a number of key site constraints that are applicable to the southern part of the site which require more detailed environmental assessment before a firm development proposal might be pursued.

2.3 Part 3 – Justification

2.3.1 Section A - Need for Planning Proposal

Question 1 *Is the planning proposal a result of any strategic study or report?*

The proposal is a result of the *Northern Shire Sporting Fields Strategy* (see **Appendix E**). This Strategy contains a Vision Statement and outlines a process for the delivery of appropriate facilities in the north of the Shire.

Analysis of the need for additional sporting fields is set out in Section 3 of the Strategy. Recommendations that resulted from that analysis are outlined in the table below. This needs assessment has been augmented for the purpose of the current planning proposal (see **Appendix G**).

The table also notes subsequent actions by Council and progress regarding the strategy's recommendations.

Table 2.1 Recommendations and Actions from Northern Shire Sporting Fields Strategy (2008)

Sport	Recommended Actions		Subsequent Actions/ Progress
	Short Tem	Long Term	
Athletics	Council work with Department of Education to improve maintenance at the Mullumbimby High School field.	Any new sporting field that Council develop should include an integrated athletics track around the perimeter and basic athletics facilities.	The provision of comprehensive athletics facilities at Byron Regional Sports and Cultural Centre (Ewingsdale) has addressed the demand.
AFL	Investigate conversion of one field at Stan Thompson Fields, Brunswick Heads, to full-time AFL field.	AFL should be considered a candidate sports to be relocated to a new field.	It is now considered that AFL can share the fields at Stan Thompson Fields without conflict. In addition, two new AFL fields have been constructed at Byron Regional Sports and Cultural Centre (Ewingsdale).
Basketball	Plans should be progressed for development of facilities at Water Lily Park, Ocean Shores.	There may be potential for development of additional courts on Council-owned land adjacent to Ocean Shores Public School.	Subsequent investigations indicate that land at Water Lily Park is very flood prone. Basketball Courts provided at Byron Regional Sports and Cultural Centre (Ewingsdale) appear to have satisfied demand in the Shire.
Cricket	Improvements should be made to existing facilities, including installation of lights at Stan Thompson Fields.	Mullumbimby Brunswick Cricket Club would benefit from the provision of a new field in the Northern Shire.	Updates to existing facilities, including installation of lighting on two fields at Brunswick Heads appears to have satisfied local demand.
Hockey	Investigate embellishment of the existing hockey field at Stan Thompson Fields, including provision of lights.	Hockey should be considered as a candidate sport for relocation to a new field in the Northern Shire.	Investigations indicated that there would be insufficient use of the Stan Thompson Fields to justify the required embellishment. A hockey field was provided at Byron Regional Sports and Cultural Centre (Ewingsdale), but it has not been used as it does not have a synthetic surface.

Sport	Recommended Actions		Subsequent Actions/ Progress
	Short Tem	Long Term	
Netball	Plans should be progressed for development of facilities at Water Lily Park, Ocean Shores.	There may be potential for development of additional courts on Council-owned land adjacent to Ocean Shores Public School.	Subsequent investigations indicate that land at Water Lily Park is very flood prone. Subsequent investigations also demonstrated that land adjacent to the Ocean Shore Public School has severe space restrictions due to neighbouring EEC land.
Rugby League and Touch Football	The sports of rugby league and touch football appear to have an adequate number of fields to meet their needs. However, the facilities would benefit from upgrading.		Ongoing improvements have been made to existing facilities.
Rugby Union	Council investigate the provision of lights to the Alby Lofts field, Brunswick Heads.		Lights have been provided as recommended.
Soccer	Shores United Soccer Club appears to be the club with the most pressing need for improved facilities. Council should undertake a comprehensive analysis of Crown Land adjacent to the existing Tom Kendall Oval at New Brighton to determine its suitability for use as a sporting field.		Analysis of Crown land indicated that it is not suitable for sporting fields use, due to a combination of environmental value and poor soil conditions. Subsequent assessments led to investigations into a number alternate sites, culminating in the purchase by Council of the Lot 5 at Shara Boulevard.

It is noted that the *Northern Shire Sporting Fields Strategy* is a result of Council's long-standing investigations into the provision of sporting/ recreational facilities for the communities in the Ocean Shores/ New Brighton/ Golden Bead/ Billinudgel communities. Council has investigated at least five sites over the last decade, with all having significant physical/ environmental constraints.

Question 2 *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

For over a decade, Byron Shire Council has been investigating how various sporting facilities can be delivered in the northern part of the Shire. In accordance with the *Northern Shire Sporting Fields Strategy*, which was adopted by Council in 2008, this involves upgrades to existing facilities at Mullumbimby and Brunswick Heads, and the provision of new facilities to serve the Ocean Shores/ New Brighton/ Golden Beach/ Billinudgel communities.

Council has investigated a number of sites in this area, including assessing the feasibility of adding to the area at Tom Kendall Oval, New Brighton, and new sites at North Ocean Shores and Billinudgel.

Broadly, the investigations have demonstrated that there is no unconstrained land available of the size required for the provision of sports fields.

In accordance with the *Northern Shire Sporting Fields Strategy*, and as a result of continued site investigations, Council purchased the subject land in November 2013 with the express purpose of providing sports fields and facilities to meet the identified local needs.

Given this, the planning proposal is considered the most appropriate means of delivering the required playing fields and facilities for the local community.

2.3.2 Section B - Relationship to Strategic Planning Framework

Question 3 *Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?*

The planning proposal is considered to be consistent with the Far North Coast Regional Strategy (FNCRS).

The Strategy maps Town and Village Growth Boundaries within which the bulk of future development will occur. The Strategy also maps a 'Coastal Area', being land generally east of the Pacific Highway that is outside of the Town and Village Growth Boundaries.

The Strategy restricts new development that is within the Coastal Area but outside of the Town and Village Boundaries. Notwithstanding this, it indicates that '*open space may be located outside the Town and Village Growth Boundaries where suitable land is not available within the mapped areas*'.

Further, the proposed instrument will:

- a) Relate to sporting/ open space uses only;
- b) Not change the location of any planned urban development;
- c) Subject to the implementation of an appropriate compensatory planting, not result in a significant impact on ecological values in the locality; and
- d) Not have a significant effect in terms of agricultural, waterway, coastline, heritage or landscape values or natural hazards.

Question 4 *Is the planning proposal consistent with Council's local strategy or other local strategic plan?*

The planning proposal is generally consistent with applicable community outcomes and strategies of Council's Community Strategic Plan 2022. In particular, the following outcomes and strategies are applicable:

- *Outcome EC1 A diverse economic base and support for local businesses.*
Strategy EC1.4 Support sporting and cultural events in Byron Shire. The planning proposal will assist in the delivery of sporting/ recreational facilities for the northern part of the Shire, in accordance with an identified need.
- *Outcome SC1 Support communities to achieve equitable access to an appropriate range and level of whole of life services such as healthcare, education and housing.*
Strategy SC1.2 Provide accessible facilities that support leisure, learning and recreation for people of all ages.
The planning proposal will assist in the delivery of sporting/ recreational facilities for the northern part of the Shire, in accordance with an identified need. Further, the subject site is well located in terms of accessibility for the communities of Ocean Shores, South Golden Beach, New Brighton and Billinudgel, and is connected by local roads and cycleways.
- *Outcome EN1 Protect and enhance the natural environment.*
Strategy EN1.1 Protect, restore and maintain the biodiversity values, ecosystems and ecological processes of the Byron Shire.
As outlined above, it is considered that, based on Council's commitment to a significant off-site ecological offsets proposal, the development of the site for sports fields and associated facilities can be designed to achieve an overall net positive impact on local biodiversity and ecological values.
- *Outcome CI1 Planning for the future.*
Strategy CI1.3 Plan for the provision of community facilities.
The *Northern Shire Sporting Fields Strategy* acknowledges that the provision of sporting/ recreational facilities is deficient in relation to the existing community in the northern part of the Shire.

- Outcome CI3 Renew and maintain existing infrastructure.

Strategy CI3.4 Ensure all public parks and open spaces are accessible, maintained and managed to meet the recreational needs of current and future residents.

The Northern Shire Sporting Fields Strategy acknowledges that the provision of sporting/ recreational facilities is deficient in relation to the existing community in the northern part of the Shire.

Question 5 *Is the planning proposal consistent with applicable State Environmental Planning Policies?*

The planning proposal is consistent with the provisions of applicable State Environmental Planning Policies. An assessment of the project against these policies is provided at **Appendix H**.

Question 6 *Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?*

The planning proposal is consistent with the provisions of applicable s.117 directions. An assessment of the project against these directions is provided at **Appendix I**.

2.3.3 Section C - Environmental, Social and Economic Impact

Question 7 *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats will be adversely affected as a result of the proposal?*

A description of the existing biodiversity of the site, and a preliminary discussion of the impacts associated with the proposed stage 1 development is outlined in **Section 1.5.2** above.

Based on the preliminary ecological assessment undertaken by Planit (**Appendix E**), construction of the soccer field and associated facilities in the northern part of the site will not directly impact any critical habitat or threatened species, populations or ecologically endangered communities.

It will require the removal of a number of juvenile trees, which were planted by the previous land owner as compensation for the clearing required to construct the approved fill pad. In addition, some tree clearing will be required within the Shara Boulevard road reserve to construct the car parking area.

Construction of this car parking area will require less tree removal than would be required if the car parking were located within the property.

A more detailed ecological assessment of the impacts of the proposed development would be undertaken as part of the Part V assessment of the proposal, once the concept design has been refined. However, compensatory planting will be undertaken as part of the development, involving the planting of locally endemic trees along the site/ development boundaries.

The development site is located close to ecological endangered communities and to further areas of primary koala habitat. The concept design of the field, and its location within the currently disturbed part of the site, ensures that there will not be any direct impact on these important vegetation communities.

Detailed design of the facility, particularly in relation to lighting and stormwater management will ensure that indirect impacts can be minimised.

Question 8 *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

Other potential impacts would be associated with construction of the field, relating to soil and water management. Contemporary soil management practises will be able to effectively manage these risks, particularly given the flat topography of the site.

Potential impacts associated with use of the field relate to noise and traffic generation and the potential for light spill into the adjoining Nature Reserve.

In relation to noise, the site is well-located in that the nearest residence is located well away and shielded by topography and vegetation. Given the intermittent use of the field and the location directly adjacent to the Pacific Highway, it is considered that noise impacts are not likely to be significant.

Traffic generation will also be intermittent, with the highest number of vehicle movements being on game days (generally Saturdays or Sundays).

Potential for light spill can be adequately managed by lighting design and the orientation of lights.

Issues associated with potential Aboriginal heritage impacts have been addressed primarily by locating the development entirely within the existing disturbed parts of the site. The filling that was previously undertaken at this site was subject to a detailed development assessment process, which examined, among other things, Aboriginal heritage impacts. Approval was provided for the filling of the land and the construction of a highway service centre.

Question 9 *How has the planning proposal adequately addressed any social and economic effects?*

The proposal is a result of strong community demand and will result in net social benefit through the provision of sporting/ recreational facilities for the community.

2.3.4 Section D - State and Commonwealth Interests

Question 10 *Is there adequate public infrastructure for the planning proposal?*

All required public utilities are available in the locality and can be delivered to the site.

Question 11 *What are the views of the State and Commonwealth public authorities consulted in accordance with the gateway determination?*

Preliminary comments have been received from the Office of Environment and Heritage (OEH) (see **Appendix I**), who support the provision of a field within the disturbed northern part of the site. OEH expressed some concerns regarding further development of the site, primarily relating to fields/ facilities in the southern part of the site. As indicated above, the development of the southern part of the site is not subject to the Planning Proposal, and will be considered separately by Council.

2.4 Part 4 – Mapping

This planning proposal provides for amendments to BLEP 2014, by way of modification to the Land Zoning Map.

The proposed change to this map is shown in Map 4 (**Appendix A**), and involves the zoning of the area proposed for the northern field and associated facilities as RE1 Public Recreation. The residue of the site will remain 'deferred' under BLEP 2014, retaining the zoning applicable under BLEP 1988.

2.5 Part 5 – Community Consultation

Consultation has been undertaken with various local stakeholder groups, and this is summarised in the Needs and Standards Assessment in **Appendix G**.

Assuming that the planning proposal proceeds, it will be subject to a 28 day public exhibition period.

2.6 Part 6 – Project Timeline

An indicative project timeline is provided in **Table 2.2** below

Table 2.2 Indicative Timeline

<i>Indicative Stages</i>	<i>Indicative Timeframe</i>
Council forwards the Planning Proposal to the Department.	Mid-January 2015
The Department carries out the Gateway assessment and returns the Planning Proposal with the Gateway determination to Council (section 56 of EP Act).	February 2014
Completion of required technical information after receipt of Gateway determination, including preparation for community consultation. [The stages after the Gateway determination may be varied by the Gateway determination.]	30 days
Community consultation (including public exhibition) for Planning Proposal (section 57 of EP Act).	Public exhibition 28 days
Report to Council on outcome of community consultation, to recommend any amendments to the Planning Proposal post-exhibition and to seek a resolution to adopt the Planning Proposal, to be forwarded along with relevant supporting information to the Department requesting that the proposed instrument be prepared.	40 days
Department makes arrangements for the proposed instrument to be prepared by PCO.	21 days
Approval of the Governor obtained by the Department/ PCO (section 30 of LG Act), content of proposed instrument finalised by PCO, an opinion issued by PCO that the proposed instrument can be made and Council advised by the Department accordingly.	28 days
The proposed instrument is published on the legislation website and becomes effective.	



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Appendix A

Site Identification Maps

Map 1: Site Identification Map

Map 2: Land Zoning Map (BLEP 2014)

Map 3: Land Zoning Map (BLEP 1988)

Map 4: Land Zoning Map (Proposed)



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