

JRPP Ref. No.	2010SYE050
D/A No.	DA-417/2010
Property	Lot 4 DP 1040210 and Lots 1 and 2 DP 607707, known as No. 3 Edison Lane, 1C and 1D Leylands Parade, Belmore
Proposal	Redevelopment of the Belmore Sportsground including the provision of elite training facilities for the Canterbury Bankstown Rugby League Club, match day and training facilities for the Sydney Olympic Football Club and community groups and schools, including new gymnasium, administrative offices and video conferencing room, upgrade of the existing change rooms and amenities, conversion of the existing function room to a Community Function Room, bird proofing of the underside of the grandstand, repairs to the corporate boxes, upgrading and extensions to the change room and amenities in Peter Moore Field, repair and replacement of perimeter fencing and entry gates and signage upgrades works
Zoning	Public Open Space 6(a) under Canterbury Local Environmental Plan No. 178 – Belmore/Lakemba Precinct
Applicant	Canterbury City Council
Owner	Lot 4 DP 1040210 – Minister of Lands NSW Lots 1 and 2 DP 607707 – Canterbury City Council
Report By	Stephen Pratt - Team Leader, Development Assessment

EXECUTIVE SUMMARY

- Council has received a development application for the redevelopment of the Belmore Sportsground including provision of elite training facilities for the Canterbury Bankstown Rugby League Club, match and training facilities for the Sydney Olympic Football Club and training and competition facilities for community groups and schools.
- The development application has a capital investment value in excess of \$5 million and given that Canterbury City Council is the applicant, in accordance with Clause 13B(2) of State Environmental Planning Policy (Major Development) 2005, the application is referred to the Joint Regional Planning Panel (Sydney East Region) for determination.

- The subject site is zoned Public Open Space 6(a) under the Canterbury Local Environmental Plan No. 178 – Belmore/Lakemba Precinct, where the proposed development, defined as the refurbishment of an existing ‘recreation facility’ and ‘recreation area’ is permissible with development consent.
- The development application has been assessed against the provisions contained in State Environmental Planning Policy (Major Development) 2005, Canterbury Local Environmental Plan No. 178 – Belmore/Lakemba Precinct, State Environmental Planning Policy No. 55 – Remediation of Land and relevant Canterbury Development Control Plans and policies. The proposal is found to comply with the requirements of these policies.
- The development application was publicly exhibited and adjoining land owners notified in accordance with the provisions of Council’s Development Control Plan No. 32 – Notification Policy. No submissions were received.
- The development application is recommended for approval subject to conditions.

BACKGROUND

On 19 December 1978, Council approved a development application for the construction of a grandstand building on the western side of the Belmore Sportsground. The grandstand comprised of four levels and was to accommodate approximately 500 people. On 10 November 1979, Council approved the associated building application for the grandstand building. On 13 November 1991, Council approved a development application for the construction of a gymnasium under the northern end of the existing grandstand building within the Belmore Sportsground.

In recent months, the Canterbury Bankstown Rugby League Club has expressed an interest in returning its training base and administration headquarters to Belmore Sportsground after relocating to Sydney Olympic Park in 2008. While the club will continue to play NRL competition matches at ANZ Stadium, the club is keen to reinforce its identity as the Rugby League representative of the Canterbury Bankstown Region by securing a training and administration base which meets its needs back at Belmore Sportsground.

A Master Plan for the redevelopment of Belmore Reserve was developed during 2009. A feasibility study was undertaken on a proposed redevelopment of the area and concept plans prepared in support of a formal application by Council for a grant under the Commonwealth Regional and Local Community Infrastructure Programme.

It was recently announced that Council was successful in obtaining a \$4.9 million grant for the proposed works. A contribution of \$500,000 will be made by the Canterbury Bankstown Rugby League, which to be matched by Canterbury City Council, to meet the total costs of the redevelopment which are estimated at \$5.9 million.

SITE DETAILS

The subject site is identified as Lot 4 DP 1040210, Lot 1 and 2 DP 607707, known as No. 3 Edison Lane, 1C and 1D Leylands Parade at Belmore. The subject site contains the Belmore Sportsground, containing the football ground playing surface, grandstand building and associated amenities. The development site also contains, to the immediate east of the main playing surface, the spectator hill area and eastern entry to the ground. To the east of the main sportsground is a further area of open space known as Peter Moore Field. To the immediate west of the grandstand building is the associated sportsground entry and car parking area. Further west of the entry and car parking is an area of public open space known as Terry Lamb Reserve.

To the immediate north of the subject site is the Main Bankstown Railway Line. Beyond the railway line and further north of the site is an area of residential land which contains predominantly a mix of single and two storey dwelling houses.

To the south of the subject site is existing residential development accessed off Edison Street, Waverley Street and Palmer Street which contains a variety of residential dwellings of varying age and style. A number of these properties also have access available from Edison Lane which also services the subject site.

To the east of the subject site are residential properties accessed off Loftus Street which back onto the eastern most portion of Peter Moore Field, although well separated from those parts of the site where the proposed development is being conducted.

To the west of the subject site are areas of public open space (also known as Terry Lamb Reserve) providing pedestrian access to Myall Street and beyond to the Belmore Shopping Centre. The Belmore Bowling Club, located at the intersection of Leylands Parade and Sharp Street, also adjoin the subject site.

PROPOSAL

Council has received a development application for the redevelopment of the Belmore Sportsground including provision of elite training facilities for the Canterbury Bankstown Rugby League Club, match and training facilities for the Sydney Olympic Football Club and training and competition facilities for community groups and schools. Specifically, the proposal involves the upgrading and extension of current facilities within the Grandstand of the Belmore Sportsground and adjoining Peter Moore Field and includes:

- New gymnasium, administrative offices and video conferencing room;
- Upgrade of the existing change rooms and amenities;
- Conversion of the existing function room to a Community Function Facility
- Bird proofing of the underside of the grandstand and associated repairs to the corporate boxes;
- Upgrading and extensions to the change room and amenities in Peter Moore Field, including the construction of a disabled persons toilet and a canteen;
- Repair and replacement of perimeter fencing and entry gates; and,

- Signage upgrades and miscellaneous works.



Figure No. 1 – Aerial photograph depicting the three allotments which form the development site

A more detailed description of each of the elements of the proposed development is discussed as follows:

- *New Training Facilities for the 'Canterbury Bankstown' National Rugby League Club*
 Located in the northern end on ground floor level of the existing grandstand it is proposed to construct new specialist training facilities for the Canterbury Bankstown Rugby League Club. The works will involve a new entry lobby area, gymnasium space for weight, strength and recovery training, change room area also providing spa and ice baths, associated office areas for coaches and trainers.

The works involve an additional 940 square metres of floor area being provided on ground floor level requiring extensive excavation of fill material contained under the northern end of the existing grandstand and result in a total floor area of approximately 1870 square metres at that level.



Figure No. 2 – Photomontage depicting proposed external appearance of grandstand building showing new training facilities viewed from the north-west.



Figure No. 3 – Photomontage depicting proposed external appearance of grandstand building showing new training facilities viewed from the south-west.

On Level 1 above, it is proposed to create a video conference room with associated workstation area, new lobby and players retreat including lounge, dining and kitchen facilities for use by players and staff. An additional 300 square metres of floor space is provided on Level 1 of the grandstand bringing the total floor space at that level to approximately 1180 square metres.

- *Upgrade to Existing Change Rooms*
Located within the southern section of the grandstand on ground level are existing dressing room facilities referee's rooms and associated offices currently occupied by the Sydney Olympic Football Club. It is proposed to upgrade these facilities and create separate home and away change room and refurbished referee's rooms which will continue to be used by Sydney Olympic Football Club for training purposes and match day accommodation for home and visiting teams.
- *Conversion and upgrade of existing function room into a Community Function Centre*
An existing function room located on Level 1 currently used for match day events will be upgraded including new floor finishes, painting and lighting

and allow the facility to be used more broadly by the community for functions, meeting and seminars.

- *General repairs and maintenance of the corporate boxes, offices and roof*
It is proposed to carry out general maintenance, including minor repairs and painting, of the existing corporate boxes at the top of the existing grandstand and the existing offices on the upper mezzanine level currently used for administrative purposes by the Sydney Olympic Football Club.
- *Bird proofing and painting of the grandstand roof*
In order to negate the impacts of roosting birds within the undercover area of the existing grandstand, it is proposed to provide bird proofing to the underside of the roof. Such works also include painting of parts of the roof of the grandstand and the removal of the old cigarette sponsorship signage.
- *Extensions and upgrading of the existing amenities building in Peter Moore Field*
An existing amenities building is located between the spectator hill area and the Peter Moore Field, east of the Belmore Sportsground playing surface. The building is two levels with the upper level containing toilet facilities while the lower level provides two sets of change rooms for Peter Moore Field.

It is proposed to refurbish both levels of this building with a new roof and general internal upgrade, together with an addition (approximately 55 square metres in area) on the Peter Moore Field side of the building accommodating a new canteen and disabled persons toilet facilities.

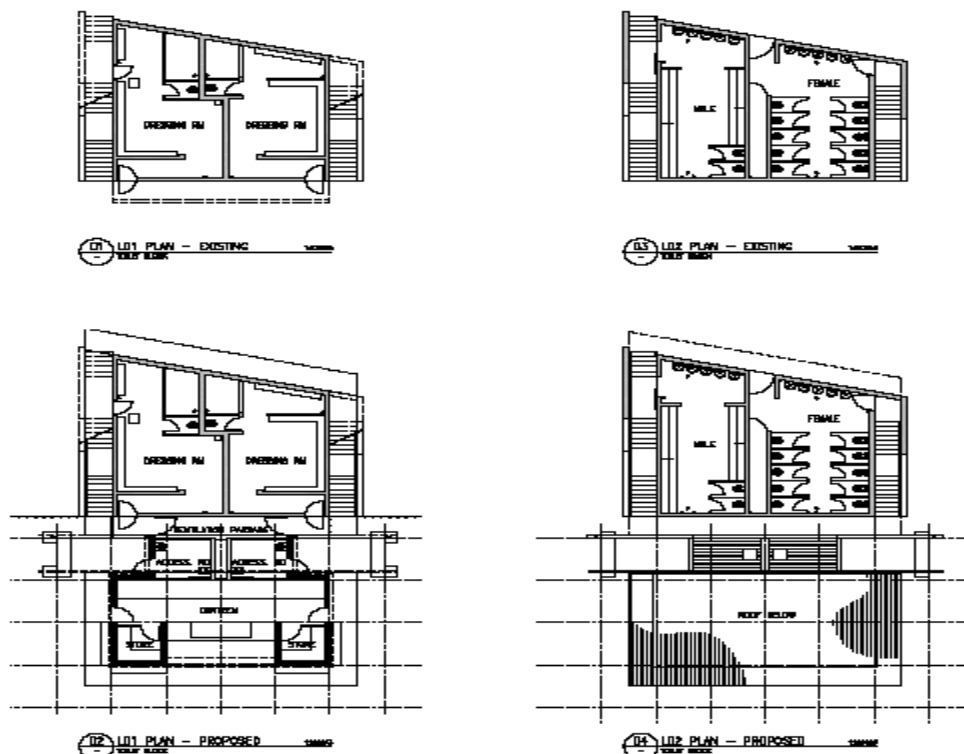


Figure No. 4 – Plan of proposed refurbishment of amenities building in Peter Moore Field

- ***New Entry Gate Control Building, Car Park Formalisation and Fencing Upgrading***

The existing entry boxes and fence located to the west of the existing grandstand forecourt/car parking area will be demolished and replaced with a new entry gate control building providing the main pedestrian access point into the Belmore Sportsground. The forecourt area immediately inside the new entry building will be upgraded to include formalisation and linemarking of car parking spaces and definition of pedestrian entry zones.

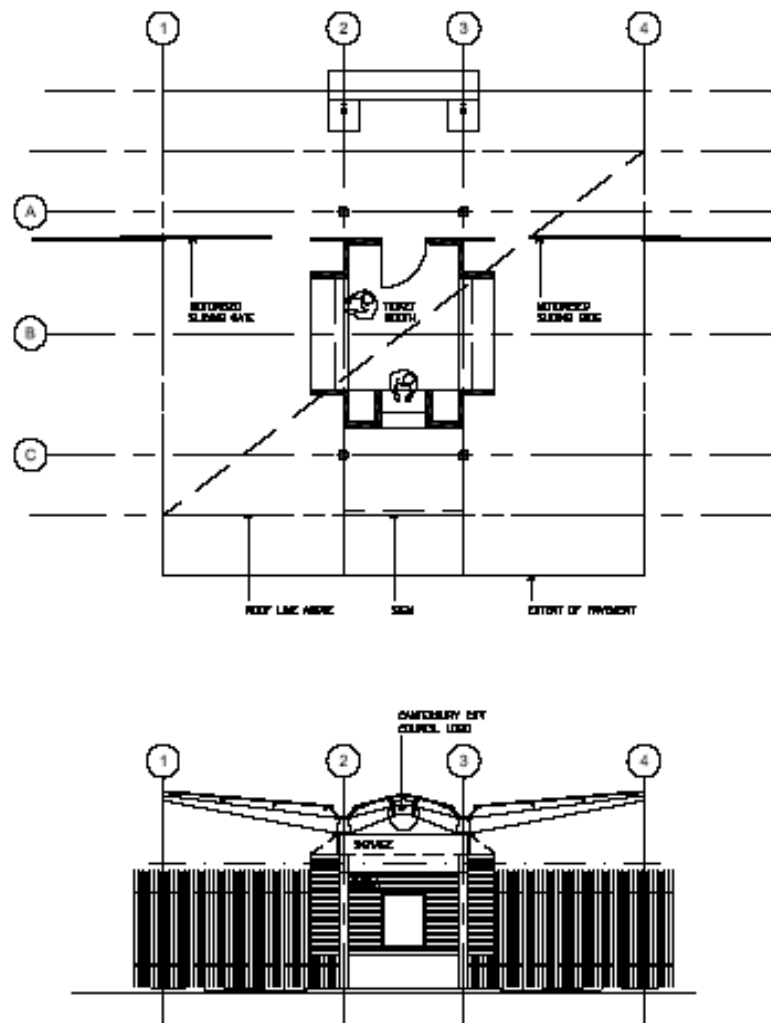


Figure No. 5 – Plan and Elevation of Proposed Entry Gate Control Building

INTERNAL REFERRALS

The development application was referred to a number of internal sections of Council for comment and the advice received is summarised below:

- **Fire Safety and Building Related Comments**
Accompanying the development application was a Building Code of Australia Capability Assessment Report prepared by Brentnall Technical

Solutions. The report concludes that aspects of the design will be addressed by an alternative solution that will be evaluated by an accredited fire engineer as part of the documentation forwarded with the Construction Certificate. The development application and accompanying BCA report were referred to Council's Fire Safety Officer for comment who has raised no objections to the proposal subject to certain conditions being included as part of any consent issued.

- **Stormwater/Hydraulic Comments**

The development application was referred to Council's Development Engineer for comment who has advised that no objections are raised to the proposed development subject to the inclusion of standard conditions on any development consent issued.

- **Crime Prevention Officer Comments**

The development application was referred to Council's Crime Prevention Officer, who in association with the NSW Police, Campsie Local Area Command has advised that no objections are raised to the proposed development from a crime prevention perspective.

- **Waste Service Comments**

The development application was referred to Council's Waste Service Contracts Coordinator who has advised that the proposed development will not affect the current waste management, waste storage and waste servicing arrangements currently undertaken at the Belmore Sportsground and no objections are raised.

- **Disability Access Committee Comments**

The development application was referred to Council's Disability Access Worker for comment who has advised that no objections are raised to the proposal subject to the inclusion of a number of conditions relating to the provision of disabled access facilities within the development.

- **Traffic Engineer Comments**

The development application was referred to Council's Team Leader Traffic and Transportation for comment who has raised no objections to the proposed development on traffic generation and vehicular access grounds.

EXTERNAL REFERRALS

The development application was referred to certain external authorities for comment and the advice received is summarised below:

- **Railcorp**

The development application, having regard to the proximity of the subject site to the rail corridor was referred to Railcorp (as an adjoining owner) for review and comment. Railcorp have advised that given the nature of the proposed works, no objections are raised subject to specific conditions being included on any development consent issued, including a requirement that that applicant undertake 'Dial Before You Dig' for

underground utility services information for any excavation areas, provide a methodology for all proposed excavation and provide a safe work method statement for Railcorp endorsement. Suitable conditions may be imposed on any development consent issued.

- **Land and Property Management Authority (LPMA)**

The subject site is partial owned by Canterbury City Council, however, part of the subject site is Crown Land owned by the Land and Property Management Authority under the care, control and management of Canterbury City Council. As the Trust Manager, and in accordance with Clause 49 of the Environmental Planning and Assessment Regulation, Council is required to forward a copy of the development application to the Authority for their information.

LPMA have advised that they have no objection to the lodgement of the development application subject to the assessment of any unresolved land claims, Commonwealth and State Native title laws and whether the proposal is consistent with any plan of management adopted for the reserve. LPMA have also requested that certain specific matters be included in the statement of environmental effects including how the proposal is 'ancillary and supportive' of the public purpose of public recreation. These matters are discussed in a later section of this report.

Where relevant, the above referral advice will be discussed in greater detail in a later section of this assessment report.

STATUTORY CONSIDERATIONS

When determining this development application, the relevant matters listed in Section 79C of the Environmental Planning and Assessment Act, 1979, must be considered and in this regard, the following environmental planning instruments, development control plans, codes and policies are relevant:

- State Environmental Planning Policy (Major Development) 2005
- State Environmental Planning Policy No. 55 – Remediation of Land
- Aboriginal Land Rights Act, 1983 and Associated Legislation
- Crown Lands Act 1989
- Canterbury Local Environmental Plan No. 178 – Belmore/Lakemba Precinct
- Canterbury Development Control Plan No. 9 – Non-Residential Buildings Adjoining Residential Zones
- Canterbury Development Control Plan No. 20 – Car Parking
- Canterbury Development Control Plan No. 29 – Crime Prevention Through Environmental Design
- Canterbury Development Control Plan No. 32 – Notification Policy
- Canterbury Development Control Plan No. 45 – Landscaping
- Canterbury Development Control Plan No. 48 – Waste Management
- Canterbury Development Control Plan No. 51 – Access and Mobility

ASSESSMENT

The development application has been assessed under Sections 5A and 79C of the Environmental Planning and Assessment Act, 1979 and the following key issues emerge:

- **State Environmental Planning Policy (Major Development) 2005**
The provisions of State Environmental Planning Policy (Major Development) 2005 apply as the development application has a capital investment value in excess of \$5 million and given that Canterbury City Council is the applicant for the project. Therefore, in accordance with Clause 13B(2) of State Environmental Planning Policy (Major Development) 2005, the application is referred to the Joint Regional Planning Panel (Sydney East Region) for determination.
- **State Environmental Planning Policy No. 55 – Remediation of Land**
State Environmental Planning Policy No. 55 – Remediation of Land aims to promote the remediation of contaminated land for the purposes of reducing risk to human health or any other aspect of the environment.

Clause 7 of SEPP 55 states that a consent authority must not consent to the carrying out of development unless it has considered whether the land is contaminated. If the land is contaminated, it must ascertain whether it is suitable in its contaminated state for the proposed use or whether remediation of the land is required.

The subject site has a long history of use as a sportsground and there is no known history of previous use of the land for industrial activities. Given that the proposal involves some excavation works underneath the existing grandstand to accommodate new floor space areas, a geotechnical investigation and preliminary acid sulphate assessment was carried out to determine whether any contaminants were likely to be contained within the excavated area, obtain geotechnical information on sub-surface conditions to provide recommendations on excavation, batters and retention, on-ground slab construction and the likelihood of the presence of acid sulphate soils. These reports conclude that there is no evidence of contamination of the land.

Having regard to the above, Council is satisfied that the land is suitable for proposed end use. Suitable conditions will be applied on any development consent issued to address any contamination finds during excavation and construction works.

- **Aboriginal Land Rights Act, 1983 and associated legislation**
As part of the subject site is Crown Land, owned by Land and Property Management Authority (Department of Lands) and in accordance with the directions provided by Land and Property Management Authority, an assessment of the proposal is required having regard to the Aboriginal Land Rights Act, 1983 and associated Commonwealth and State Native Title legislation.

Council's assessment of the development application requires

consideration as to whether there are any unresolved native title claims over that part of the site which is owned by the Crown. At the time of the drafting of this report, this matter was the subject of an instruction to Council's solicitors to provide formal advice regarding this issue. The formal advice will be available to be tabled at the meeting of the Joint Regional Planning Panel on 9 September 2010.

Preliminary legal advice is that given that the Crown Land portion of the subject site is currently the subject of lawful occupation and use, and contains structures that have been lawfully erected, it is unlikely to be the subject of a claim or claims under the entitlements provided for by the various pieces of related legislation.

- **Crown Lands Act 1989**

The Crown Lands Act 1989 governs the planning, management and use of Crown land including the provisions to reserve or dedicate lands for a prescribed public purpose and for leasing and licensing. The Land and Property Management Authority (LPMA) together with the trusts appointed by the Minister is responsible for the administration and management of the Crown Reserve system. Canterbury Council is the trust manager appointed by the Minister to care, control and manage parcels of land at Belmore Park.

The objects of the Crown Lands Act are detailed in Clause 10 and are to ensure that Crown land is managed for the benefit of the people of New South Wales and in particular to provide for:

- a) a proper assessment of Crown land,
- b) the management of Crown land having regard to the principles of Crown land management contained in this Act,
- c) the proper development and conservation of Crown land having regard to those principles,
- d) the regulation of the conditions under which Crown land is permitted to be occupied, used, sold, leased, licensed or otherwise dealt with,
- e) the reservation or dedication of Crown land for public purposes and the management and use of the reserved or dedicated land, and
- f) the collection, recording and dissemination of information in relation to Crown land.

Section 11 of the Crown Lands Act 1989 provides a set of principles for Crown Land management as follows:

- Environmental protection principles be observed in relation to the management and administration of Crown land;
- The natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible;
- Public use and enjoyment of appropriate Crown land be encouraged;
- Where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity; and

- Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

Uses and activities on land reserved for public purposes are broadly defined by the public purpose of the reservation, in conjunction with any conditions and provisions within the specific land use in Canterbury Council's LEPs. The reservation of Crown Land within Belmore Park is for public recreation. The Crown Land portion of Belmore Sportsground is not subject to a Plan of Management. The reservation purpose comes from the reserve's gazettal terms.

In addition, case law judgements influence the policy and practice of the Land and Property Management Authority and the Trust Manager. The body of case law which helps define acceptable uses and activities on public recreation reserves provides the following guidance:

- Improvements and developments to land which is reserved or dedicated are confined to those which support, or are ancillary to, the public purpose of the reservation;
- Land reserved or dedicated for public recreation must be open to the public generally as a right. The public may only be restricted from access to parts of the reserve and buildings thereon, if it is necessary for the public's enjoyment of the reserve to be excluded, eg a workshop, equipment storage or operational facilities;
- Right of access does not mean entirely free access. Reasonable entry fees and charges may be imposed as well as other legal constraints to entry, such as those relating to health and safety;
- Use of the reserve must be consistent with the public purposes for which the land is dedicated or reserved.
- A lease or licence must be consistent with the reason or purpose of the land's reservation or dedication.

With respect to the subject matter, in its role as trustee Canterbury Council has the ongoing responsibility to provide care, control and management of Crown Land in Belmore Park in accordance with the Crown Lands Act 1989. It is important that all parcels of Crown Reserve are managed within the broader context of all the land under Council's control.

The facilities intended to be provided for as part of the subject application and the future use of the Belmore Sportsground that will result will be consistent with Council's obligations in terms of its capacity as the Crown Reserve's Reserve Trust Manager and sympathetic to the Reserve's fundamental purpose.

Canterbury Council in accordance with Section 102 of the Crown Lands Act 1989 will formalise the occupation of the grandstand facilities with the relevant groups by way of lease arrangements which will ensure that equity of access is defined and clarified between the multiple users of

Belmore Sportsground.

- **Canterbury Local Environmental Plan No. 178 – Belmore/Lakemba Precinct**

The subject site is zoned Public Open Space 6(a) under the provisions of Canterbury Local Environmental Plan No. 178 – Belmore/Lakemba Precinct. The proposed development involves the construction and upgrading of existing facilities and amenities on site, grandstand repairs, new fencing and associated works to an existing ‘recreation area’ or ‘recreation facility’ which are defined as follows:

‘Recreation area’ means;

- (a) a children’s playground; or*
- (b) a building or place used for sporting activities, sporting facilities or leisure activities; or*
- (c) an area used by the Council to provide recreational facilities for the physical, cultural or intellectual welfare of the community; or*
- (d) an area used by a body of persons associated for the purposes of the physical, cultural or intellectual welfare of the community to provide recreational facilities for those purposes;’*

‘Recreation facility’ means a building or place used for sporting activities, recreation or leisure activities, whether or not operated for the purposes of gain...but does not include a building or place elsewhere defined in this clause’.

The proposed development is permissible with development consent within the Public Open Space 6(a) zone under the relevant provisions of Canterbury Local Environmental Plan No. 178.

Clause 12 of Canterbury Local Environmental Plan No. 178 states that Council shall advertise applications for consent (except designated development) in a local newspaper for a minimum of 21 days and will advise occupiers of surrounding properties by letter for various development types, including ‘recreation areas’ and ‘recreation facilities’. The subject application has been advertised and surrounding owners notified in accordance with Clause 12 of LEP 178. This matter is further discussed in a later section of this report under the heading ‘Canterbury Development Control Plan No. 32 - Notification Policy’.

Clause 16 of Canterbury Local Environmental Plan No. 178 states that Council shall not consent to the carrying out of development on land owned by the Council within Zone 6(a) unless consideration has been given to:

- (a) the need for the proposed development;*
- (b) whether the impact of the proposed development will be detrimental to the existing or likely future use of the land;*
- (c) whether any proposed building will be secondary and complementary to the existing use of the land as public open*

- space;*
- (d) whether the proposal will diminish public use of and access to open space to an unacceptable degree;*
 - (e) whether the proposal is compatible with adjacent uses in relation to its height, bulk, noise generation, traffic generation and any other aspects that might conflict with surrounding uses; and,*
 - (f) whether the proposal is consistent with any Plan of Management adopted by Council.*

The proposed development provides for the refurbishment and upgrade of existing facilities within the Belmore Sportsground. The works will result in improvements to the existing facilities situated on the land, be complementary to the existing use of the land as public open space for the benefit of the proposed future tenants and the community as a whole.

The proposed works are not likely to be detrimental to the existing and future use of the land and not likely to result in any unreasonable amenity impacts on adjoining development by reason of its height, bulk, noise generation and traffic generation. The proposed development will not diminish public use of, and access to the area open space to any unacceptable degree. There is a plan of management adopted by Council for the part of the site which is not Crown Land, and subject to any development of that land being authorised by a development consent, the proposal would be consistent with that Plan of Management.

On this basis, the proposal meets the assessment criteria contained in Clause 16 of the LEP.

- **Canterbury Development Control Plan No. 9 – Non-Residential Buildings Adjoining Residential Zones**

The development application has been assessed against the requirements of Council's Development Control Plan No. 9 – Non-Residential Buildings Adjoining Residential Zones.

The DCP applies to all non-residential development adjoining residential zones in the City of Canterbury. The aim of the DCP is to establish objectives and provide design requirements to minimise potential impacts, including privacy, solar access and general amenity of adjoining residential development.

The principal control in the DCP is that the non-residential component of buildings adjoining residential zones shall comply with a Building Height Plane. The building height plane is a plane projected over the site at a 45 degree angle extending 1.8 metres above natural ground level at the boundary of any adjoining residential zone, defining the envelope that such buildings may be confined to.

Plans forwarded with the development application indicate that the existing grandstand building sits within the building height plane to comply with the requirements of DCP 9. For the most part, all

construction works proposed as part of this development application are contained within the existing footprint of the grandstand building. There are some exceptions at ground and first floor level, including those components of the development containing the new entry for the training facility and the players lounge area above, however, the development as proposed will remain in compliance with the building height plane controls of DCP 9.

- **Canterbury Development Control Plan No. 20 – Car Parking**

Development Control Plan No. 20 aims to ensure that development is provided with adequate off-street car parking for occupants and visitors by providing guidance on the parking requirements and design criteria. For the most part, the proposed development involves refurbishment works that do not, in their own right, generate the need for additional off-street car parking in accordance with the requirements of DCP 20.

The components of the development that generate additional car parking under the DCP are those relating to the new elite training facilities for the Canterbury Bankstown NRL Rugby League Club and the addition of a canteen to the existing amenities building in Peter Moore Field.

It should be noted that previous development consents issued for the Belmore Sportsground do not contain any conditions stipulating the numbers of car parking spaces required on site, noting that twenty three (23) car parking spaces currently exist in the forecourt area to the west of the grandstand building.

The DCP contains specific parking rates for various development types and in this regard, the proposal (for the purposes of calculating car parking generation) is best described as a 'recreation facility', although there are other components existing within the development that would be separately defined each with their own particular parking rate.

Table 3(a) of the DCP states that a parking assessment of similar facilities is required, however, as a guide, 7.5 spaces per 100 square metres of floor area would be required for a recreation facility. Based on this rate, the elite training facilities component of the development would generate the need for an additional sixty-two (62) parking spaces. The plans forwarded with the development application make provision for an additional forty-four (44) spaces, and this additional parking provision is considered acceptable for the following reasons:

- (a) The above rate would typically apply to a commercial gymnasium rather than the nature of the facility proposed in this instance which would be for private and exclusive use, servicing a maximum of thirty (30) players and a maximum of ten (10) training staff associated with a professional rugby league football club.
- (b) The applicant has indicated that the Canterbury Bankstown Rugby League Club require up to thirty (30) car parking spaces for their

operations. This is based on car pooling policy to assist in coordinating the training session roster and managing car parking demand. In this regard, the management of the football club has advised that this parking will be for intermittent use during the training session with a maximum of thirty (30) players using the facility at any one time. Depending on car pooling arrangements, between 10 and 15 spaces be required for players and 10 spaces for training staff.

- (c) In addition to the sixty-seven (67) proposed within the forecourt area to the west of the grandstand building, an additional twenty-six (26) marked car parking spaces are also available along Edison Lane adjacent to the site with opportunity for informal parking.
- (d) There are no changes as part of this development to the seating capacity of the sportsground.
- (e) The proposal will provide improved safety for pedestrian and cyclists within the car park forecourt area generally by the formalising of car parking and provision of clearly defined pedestrian zones.

Having regard to the above matters, the proposed parking arrangements are considered acceptable and satisfy the objectives of DCP 20.

- **Canterbury Development Control Plan No. 29 – Crime Prevention Through Environmental Design**

The proposed development has also been assessed against the relevant provisions of Council's Development Control Plan No. 29 – Crime Prevention Through Environmental Design, which aims to promote design as a genuine crime prevention strategy through three main principles, namely natural surveillance, access control and ownership.

It is considered that the proposed development, through increased use and patronage of the facilities, will result in greater opportunities for natural surveillance and provide improved access control and ownership with the construction of the new entry gate and fencing and associated landscaping. The proposal is considered to satisfy the objectives of the DCP. As noted in a previous section of this report, Council's Community Safety Officer has advised that no objections are raised to the proposed development from a crime prevention perspective.

- **Canterbury Development Control Plan No. 32 – Notification Policy**

The development application was publicly exhibited and all adjoining owners notified of the proposed development in accordance with the provisions of Council's Development Control Plan No. 32 - Notification Policy. During this time, a petition signed by persons from five households adjoining the subject site was received by Council.

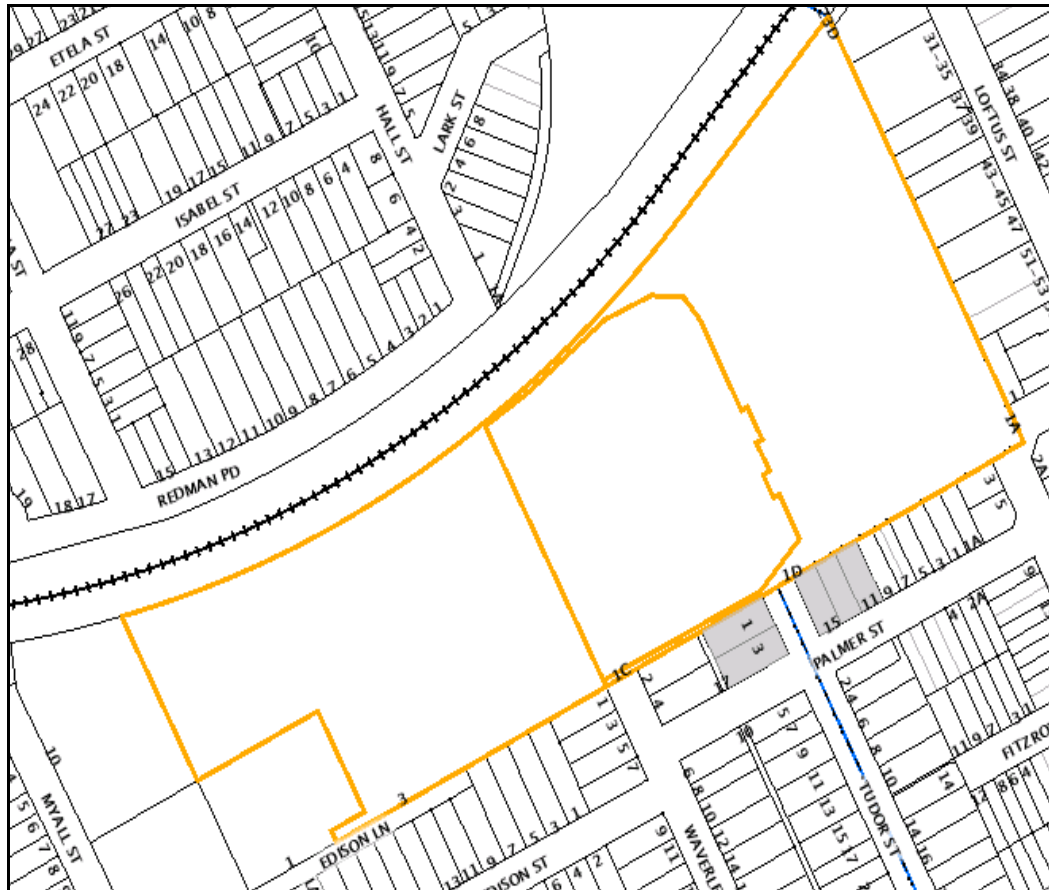


Figure No. 6 – Highlighted properties indicating the location of those households signing the petition received by Council during the exhibition period.

The letter which accompanies the petition indicates that while, in principle, the residents have no objection to the proposed redevelopment of the Belmore Sportsground, concerns are raised about the following matters:

- (a) The movement of vehicles during the construction period and how this matter may be addressed;
- (b) The use of Tudor Street to access the site
- (c) The parking of construction vehicles in Tudor Street and the resulting problems with such vehicles blocking residential driveways in Tudor Street.

In order to mitigate these valid concerns, it is appropriate that the applicant prepare as part of the documentation forwarded with the Construction Certificate, a Construction Management Plan. The plan should address such issues, including the proposed hours of work, the proposed method of access to and egress from the site for construction vehicles, areas within the site to be used for the storage of excavated materials, construction materials and waste storage containers and construction vehicles during the construction period and proposed traffic management measures. A suitable condition shall be included on any development consent issued.

- Canterbury Development Control Plan No. 45 – Landscaping**
 The proposed development has also been assessed against the provisions of Canterbury Development Control Plan No. 45 – Landscaping. Development within open space lands requires the submission of a landscape plan as part of the documentation forwarded with the Construction Certificate. In this regard, it is appropriate that a detailed landscape plan be prepared for the embellishment of the existing car parking area to the west of the grandstand building and those areas in the vicinity of the proposed amenities building extensions in Peter Moore Field. This detail shall be included as a condition of any development consent issued.
- Canterbury Development Control Plan No. 48 – Waste Management**
 The proposed development has also been assessed against the provisions of Canterbury Development Control Plan No. 48 – Waste Management. The DCP requires consideration of the design and location of waste management facilities on site, details being provided of the levels of waste likely to be generated by demolition and construction phases of development and the on-going use of the development. In this regard, the applicant has provided indicative details of waste materials likely to be generated by the development and how these materials will be re-used or recycled.

As noted in a previous section of this report, Council's Waste Services Coordinator has advised that the proposed development will not affect the current waste arrangements currently undertaken at the Belmore Sportsground and the proposal therefore satisfies the requirements of the DCP. It is appropriate that any development consent issued for the proposal include a condition requiring the submission of a detailed Waste Management Plan prior to the issue of a Construction Certificate.

- Canterbury Development Control Plan No. 51 – Access and Mobility**
 The proposed development has also been assessed against the provisions of Canterbury Development Control Plan No. 51 – Access and Mobility. The DCP requires that access be provided in accordance with the Building Code of Australia and Australian Standard 1428.1 and 2. The DCP also states that in a car parking area containing more than ten spaces, one space designed in accordance with AS2890.1 is to be provided for every thirty-three spaces or part thereof.

The proposed development will provide sufficient facilities and provisions to ensure compliance with the requirements of the DCP. As noted in a previous section of this report, Council's Disability Access Worker has advised that no objections are raised to the proposal subject to the inclusion of a number of conditions relating to the provision of disabled access facilities within the development. These conditions are listed in the recommendation below.

LIKELY IMPACTS ON THE ENVIRONMENT

The scale and built form of the proposed development are considered to be

satisfactory. The proposal is not expected to have any detrimental impacts in terms of the natural or built environments, and the social and economic aspects, as discussed under the following headings below.

- **Privacy and Other Amenity Issues**

That part of the subject site where the majority of the proposed works are being undertaken is relatively well separated from existing residential development. The major works associated with the proposed development involve the new elite training facilities for the Canterbury Bankstown National Rugby League Club which are located at the northern end of the existing grandstand building, a minimum of approximately 90 metres from the nearest residential property in Edison Lane. Works associated with the new entry gate building west of the grandstand building are approximately 80 metres from the nearest residential property in Edison Lane, while works within Peter Moore Field for the new canteen extension on the existing amenities building are approximately 40 metres from the nearest residential property in Palmer Street.

As a result, it is not expected that the proposed development and future use of the facilities will have any detrimental impact on the general amenity of the immediate residential environment. The development as proposed is not likely to result in any significant intensification of the use of the land, noting that prior to 2008, the Canterbury Bankstown Rugby League Club occupied the complex for training purposes. All other existing activities, including the use of part of the grandstand building by the Sydney Olympic Football Club and Council's Environmental Compliance Team will remain on site. Part of the northern end of the grandstand building currently used by members of Council's outdoor maintenance staff will house the elite training facilities. These members of Council's staff will be relocated back to Council's main depot in Leslie Street, Roselands prior to the commencement of works.

Having regard to nature of the proposed works and that there will not be a significant intensification of the use of the land, the proposed development is unlikely to have any adverse impacts on the amenity of adjoining residential properties by reason of loss of privacy, overshadowing or increased noise impacts.

Nevertheless, it is acknowledged that during the construction phase of the development, without proper controls, is likely to have some impacts on adjoining residential properties, as identified by persons during the exhibition period. To mitigate these concerns, it is appropriate that the applicant prepare as part of the documentation forwarded with the Construction Certificate, a Construction Management Plan which specifically addresses such issues including the proposed hours of work, the proposed method of access to and egress from the site for construction vehicles, areas within the site to be used for the storage of excavated materials, construction materials and waste storage containers

and construction vehicles during the construction period and proposed traffic management measures.

- **Traffic and Car Parking Implications**

Council's Team Leader – Traffic and Transportation has indicated that the existing facilities and uses of the site generate approximately 240 vehicle trips per day. The new facilities provided on site are likely to generate approximately 90 vehicles trips per day, bringing a total of 330 vehicle trips per day. Access to the site is via Edison Lane, which has a 7.0 metre wide carriageway and is a dead-end street. According to AMCORD (Australian Model Code of Residential Developments) the subject street is defined as a local road which has the capacity to carry between 1000 and 3000 vehicles per day. Having regard to the above, the proposed development is not likely to have any significant impact on the movement of traffic in the local road system.

The proposed development makes provision for an additional 44 off-street car parking spaces being provided within the forecourt area to the west of the existing grandstand building. For the most part, the proposed works do not generate the need for additional car parking on site. Additional car parking demand is generated by the proposed training facilities for the Canterbury Bankstown Rugby League Club and for the reasons set out in an earlier section of this report, sufficient car parking is provided to meet the demands of the proposed facility.

- **Suitability of the Site**

These matters have been considered in the assessment of the development application. The proposed redevelopment of the site is permissible and not expected to have any detrimental impacts on the amenity of the locality. The proposed development is considered to be a suitable development in the context of the locality.

- **Public Interest**

The proposed development satisfies the objectives and requirements contained within the Canterbury Local Environmental Plan 178 and relevant Development Control Plans applicable to the proposal as discussed in earlier sections of this report. The proposed development promotes the coordinated, orderly and economic use of the land and is not expected to have any unreasonable impacts on adjoining residential development. Approval of the application is therefore considered to be in the public interest.

CONCLUSION

The development application has been assessed pursuant to the provisions of Section 79C of the Environmental Planning and Assessment Act, 1979 and all relevant development control plans, codes and policies.

The subject site is zoned Public Open Space 6(a) under the Canterbury Local Environmental Plan No. 178 – Belmore/Lakemba Precinct where the proposed development is permissible with development consent. The development

application has been assessed against the provisions contained in State Environmental Planning Policy (Major Development) 2005 and relevant Canterbury Development Control Plans and policies and found to comply with the requirements of these policies.

The development application was publicly exhibited and adjoining land owners notified in accordance with Council's Development Control Plan No. 32 – Notification Policy. During this time, one submission was received and the issues raised have been discussed in the body of the report and addressed by way of conditions.

It is recommended that the development application be approved, subject to conditions.

RECOMMENDATION:

THAT the Joint Regional Planning Panel approve DA-417/2010 for the redevelopment of the Belmore Sportsground including the provision of elite training facilities for the Canterbury Bankstown Rugby League Club, match day and training facilities for the Sydney Olympic Football Club and community groups and schools, including new gymnasium, administrative offices and video conferencing room, upgrade of the existing change rooms and amenities, conversion of the existing function room to a Community Function Room, bird proofing of the underside of the grandstand, repairs to the corporate boxes, upgrading and extensions to the change room and amenities in Peter Moore Field, repair and replacement of perimeter fencing and entry gates and signage upgrades works at Lot 4 DP 1040210, Lot 1 and 2 DP 607707, known as No. 3 Edison Lane, 1C and 1D Leylands Parade, Belmore, subject to the following conditions:

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

1. The following must be submitted to either Council or an Accredited Certifier prior to the issuing of a Construction Certificate:

- 1.1. Details of:

- Structural Engineering Plan
- Building Specifications
- Fire Safety Schedule
- Landscape Plan
- Hydraulic Plan
- Sydney Water Notice of Requirements
- Firewall Separation
- Mechanical ventilation
- Compliance with Condition 10 to 18 inclusive of this consent

- 1.2. Payment of the Long Service Leave Levy to the Long Service Leave Corporation or to Council.

- 1.3. Payment to Council of:

Certificate Registration Fee	\$30.00
Long Service Levy	\$20650.00

- 1.4. If you appoint Council as your Principal Certifying Authority, the following fees are payable:

Construction Certificate Application Fee	\$11105.00
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Building Inspection Fee	\$3148.00
Occupation Certificate Fee	\$1050.00

Note 1: Long Service Leave is payable where the value is \$25,000 or more under Part 5 Section 36 of the Building and Construction Industry Long Service Payments Act 1986.

Note 2: If you appoint a Principal Certifying Authority other than Council, the fees shown in the fee quote attachment do not apply, however other fees will apply.

Note 3: All fees referred to above are subject to change. You need to refer to our website or contact our Customer Service Centre for a current schedule of fees prior to payment.

BEFORE COMMENCING THE DEVELOPMENT

2. Before the erection of any building in accordance with this Development Consent;
 - 2.1. detailed plans and specifications of the building must be endorsed with a Construction Certificate by the Council or an Accredited Certifier, and
 - 2.2. you must appoint a Principal Certifying Authority (either Canterbury City Council, or an Accredited Certifier) and notify the Council of the appointment (see Attachment – Notice of Commencement copy), and
 - 2.3. you must give the Council at least 2 days notice of your intention to commence erection of the building (see Attachment – Notice of Commencement copy).
 - 2.4. In the case of work which includes residential development, you must inform us in writing before the commencement of work of the following:
 - 2.4.1. The name and contractor or licence number of the licensee who has contracted to do or intends to do the work; or
 - 2.4.2. The name and permit number of the owner-builder who intends to do the work.

INSURANCE

3. If it is intended to engage a builder or licensed contractor to do the work where it is valued over \$12,000 and is not a multi storey building then this person must take out home building insurance with a private insurer. The builder or person doing the work must also satisfy Council that they have taken out an insurance policy by producing evidence of the insurance certificate or other documentation. Further information on insurance requirements is available from the Department of Fair Trading (NSW Consumer Protection Agency) on 1800 802 055.

SITE SIGNAGE

4. A sign shall be erected at all times on your building site in a prominent position stating the following:
 - 4.1. The name, address and telephone number(s) of the principal certifying authority for the work, and
 - 4.2. The name of the person in charge of the work site and a telephone number at which that person may be contacted during and outside working hours, and
 - 4.3. That unauthorised entry to the work site is prohibited.

DEMOLITION

5. Demolition must be carried out in accordance with the following:
- (a) Demolition of the building is to be carried out in accordance with applicable provisions of Australian Standard AS 2601-2001: The Demolition of Structures and the Construction Safety Act Regulations.
 - (b) The demolition of a structure or building involving the removal of dangerous or hazardous materials, including asbestos or materials containing asbestos must be carried out in accordance with the requirements of the Workcover Authority of New South Wales.
 - (c) Demolition being carried out in accordance with the requirements of the Occupational Health and Safety Regulation 2001.
 - (d) A hoarding or fence must be erected between the building or site of the building and the public place, if the public place or pedestrian or vehicular traffic is likely to be obstructed or rendered inconvenient because of the carrying out of the demolition work.
 - (e) Demolition of buildings is only permitted during the following hours:
7.00 a.m. – 5.00 p.m. Mondays to Fridays
7.00 a.m. – 12.00 noon Saturdays
No demolition is to be carried out on Sundays or Public Holidays.
 - (f) Burning of demolished building materials is prohibited.
 - (g) Adequate care is to be taken during demolition to ensure that no damage is caused to adjoining properties.
 - (h) Soil and water management facilities must be installed and maintained during demolition in accordance with Council's Stormwater Management Manual. If you do not provide adequate erosion and sediment control measures and/or soil or other debris from the site enters Council's street gutter or road you may receive a \$1500 on-the-spot fine.
 - (i) Council's Soil and Water Management warning sign must be displayed on the most prominent point on the demolition site, visible to both the street and site workers. The sign must be displayed throughout demolition.
 - (j) The capacity and effectiveness of soil and water management devices must be maintained at all times.
 - (k) During the demolition or erection of a building, a sign must be provided in a prominent position stating that unauthorised entry to the premises is prohibited and contain all relevant details of the responsible person/company including a contact number outside working hours.
 - (l) A sign is not required where work is being carried out inside, or where the premises are occupied during the works (both during and outside working hours).
 - (m) Toilet facilities must be provided to the work site in accordance with WorkCover's NSW "CODE OF PRACTICE" for Amenities for construction work and any relevant requirements of the BCA.
 - (n) Removal, cleaning and disposal of lead-based paint conforming to the current NSW Environment Protection Authority's guidelines. Demolition of materials incorporating lead being conducted in strict accordance with sections 1.5, 1.6, 1.7, 3.1 and 3.9 of Australian

Standard AS2601-2001: Demolition of Structure. Note: For further advice you may wish to contact the Global Lead Advice and Support Service on 9716 0132 or 1800 626 086 (freecall) or at www.lead.org.au.

- (o) Hazardous dust not being allowed to escape from the site. The use of fine mesh dust proof screens or other measures are recommended.
- (p) Any existing accumulations of dust (eg. ceiling voids and wall cavities) must be removed by the use of an industrial vacuum fitted with a high efficiency particulate air (HEPA) filter. All dusty surfaces and dust created from work is to be suppressed by a fine water spray. Water must not be allowed to enter the street and stormwater systems. Demolition is not to be performed during adverse winds, which may cause dust to spread beyond the site boundaries.

GENERAL

6. The development being carried out in substantially accordance with the plans, specifications and details set out in the table below except where amended by the conditions specified in this Notice:

Plan Number	Dated	Drawing	Prepared by
DA002	28 July 2010	Site Plan	Kann Finch Group
DA104	28 July 2010	Stadium North – Proposed Ground Floor Plan	Kann Finch Group
DA105	28 July 2010	Stadium North – Proposed Level 1 Plan	Kann Finch Group
DA106	28 July 2010	Stadium North – Proposed Level 2 Plan	Kann Finch Group
DA110	28 July 2010	Stadium North – Proposed Sections – Sheet 1	Kann Finch Group
DA111	28 July 2010	Stadium North – Proposed Sections – Sheet 2	Kann Finch Group
DA112	28 July 2010	Stadium North – Proposed Photomontages – Sheet 1	Kann Finch Group
DA113	28 July 2010	Stadium North – Proposed Photomontages – Sheet 2	Kann Finch Group
DA204	28 July 2010	Stadium South – Proposed Ground Level Plan	Kann Finch Group
DA300	28 July 2010	Entry gates and Ticket Booth – Proposed Plan and Elevation	Kann Finch Group

DA400	28 July 2010	Amenities Block – Existing and Proposed Plans	Kann Finch Group
DA401	28 July 2010	Amenities Block – Elevations and Sections	Kann Finch Group

7. All building operations for the erection or alteration of new buildings must be restricted to the hours of 7.00a.m.-5.00p.m. Monday to Saturday, except that on Saturday no mechanical building equipment can be used after 12.00 noon. No work is allowed on Sundays or Public Holidays.
8. Council's warning sign for Soil and Water Management must be displayed on the most prominent point on the building site, visible to both the street and site workers. The sign must be displayed throughout construction.
9. All precautions must be taken to prevent any damage likely to be sustained to adjoining properties. Adjoining owner property rights must be observed at all times. Where damage occurs to adjoining property, all necessary repair or suitable agreement for such repairs are to be undertaken by the applicant in consultation with, and with the consent of, the affected property owner prior to the issue of an Occupation Certificate.
10. Full details of the proposed boundary fencing being submitted to Council for approval prior to the issue of a Construction Certificate. All fencing shall be erected in materials which are compatible with the construction materials and colour scheme to be used in the development.
11. The applicant shall prepare and submit, as part of the documentation for a Construction Certificate, a Construction Management Plan. This plan shall include the following:
 - (a) details of proposed hours of work and contact details of the site manager;
 - (b) proposed method of access to and egress from the site for construction vehicles;
 - (c) proposed method of loading and unloading of excavation and construction machinery and building materials;
 - (d) proposed areas within the site to be used for the storage of excavated materials, construction materials, waste storage containers and construction vehicles during the construction period;
 - (e) proposed traffic management measures to ensure safe ingress and egress from the site;
 - (f) proposed method of support to any excavation adjacent to adjoining properties or the road reserve;
 - (g) proposed methods to remove loose material from all vehicles and machinery before entering the road reserve and any run-off from the washing of vehicles and associated sediment control measures.
12. The applicant shall prepare and submit, as part of the documentation for the Construction Certificate, a Waste Management Plan to the PCA identifying those materials to be recycled, those materials to be re-used

and those materials to be disposed of. A maximum amount of materials shall be recycled or reused.

RAILCORP

13. Prior to the commencement of excavation works the Applicant is to undertake a dial before you dig search, and seek advice from RailCorp as to whether a RailCorp services search is required in order to protect rail services that may traverse the site.
14. Prior to the commencement of excavation works the applicant is to contact RailCorp to ascertain the need for a dilapidation survey. Should RailCorp deem this necessary then a joint inspection of the rail infrastructure and property in the vicinity of the project is to be carried out by representatives from RailCorp and the Applicant. These dilapidation surveys will establish the extent of any existing damage and enable any deterioration during construction to be observed. The submission of a detailed dilapidation report will be required unless otherwise notified by RailCorp.
15. Prior to the commencement of excavation works a Risk Assessment / Management Plan and detailed Safe Work Method Statements (SWMS) for the proposed works are to be submitted to RailCorp for review and comment on the impacts on rail corridor. Excavation works shall not commence until written confirmation has been received from RailCorp confirming that this condition has been satisfied.
16. No metal ladders, tapes and plant/machinery, or conductive material are to be used within 6 horizontal metres of any live electrical equipment. This applies to the train pantographs and 1500V catenary, contact and pull-off wires of the adjacent tracks, and to any high voltage aerial supplies within or adjacent to the rail corridor.
17. Prior to the commencement of works, the applicant is to submit to RailCorp a plan showing all craneage and other aerial operations for the development which must comply with all RailCorp requirements. The Principle Certifying Authority shall not issue the Construction Certificate until written confirmation has been received from RailCorp confirming that this condition has been satisfied.
18. Prior to the commencement of excavation works, the Applicant shall submit to RailCorp a construction/excavation methodology with details pertaining to structural support during excavation.

CAR PARKING

19. Sixty-seven (67) off-street parking spaces being provided in accordance with the submitted plans to the satisfaction of the Principal Certifying Authority. Such spaces to be sealed, linemarked and made freely available at all times during business hours for staff and customers.
20. Of the sixty seven (67) off-street car parking spaces provided, three (3) spaces will be accessible parking spaces suitable for use by people with disabilities. This ratio of accessible parking to standard car parking complies with DCP 51. The accessible parking spaces must comply with the dimensions of AS 2890.1 and have a firm, level surface with minimal crossfall. These spaces must be marked with the international symbol of disability.
21. Adequate lighting (to AS 1158.3.1:1999 standards) being provided and maintained in the carparks.

BUILDING

22. All building construction work must comply with the Building Code of Australia.
23. Structural Engineer's details being approved by the Principal Certifying Authority for all concrete footings, slabs, retaining walls and structural steel prior to building work reaching each respective stage. The details must be prepared by a suitably qualified (eg. Bachelor of Engineering) practising structural engineer who is eligible for membership of the Institution of Engineers Australia, and be accompanied by a completed Structural Design Certificate.
24. In accordance with Section 93 & 94 of the Environmental Planning and Assessment Regulations 2000, the premises is required to be up graded in accordance with Parts B,C,D, E, F, G & J of the BCA or an alternative solution be submitted which complies with the performance requirements of the Building Code of Australia Volume One 2008.
25. Install a fire hydrant system to BCA Clause E1.3. Full hydraulic plans, details and a hydraulic design certificate (documenting compliance with Clause E1.3 and Australian Standard 2419.1 from a hydraulic engineer) must be submitted to the Principal Certifying Authority and approval obtained prior to installation of the system. A blank hydraulic design certificate is attached for this purpose.
Existing street hydrants may be utilised where factors including location, coverage, water pressure and flow rates are adequate. Further information can be obtained by your hydraulic engineer from Sydney Water on telephone 13 20 92. Street hydrants utilised to comply with this condition must be detailed on the hydraulic design certificate. This item is an essential fire or other safety measure.
26. Install a hose reel system to BCA Clause E1.4. Full hydraulic plans, details and a hydraulic design certificate (SC1100b attached) (documenting compliance with Clause E1.4 and Australian Standard 2441 from a hydraulic engineer) must be submitted to the Principal Certifying Authority and approval obtained prior to installation of the system. A blank hydraulic design certificate is attached for this purpose. Hose reels must be provided so that the nozzle end of a fully extended hose fitted to the reel and laid to avoid partitions or other physical barriers will reach every part of the floor of the storey; and be located:
 - (a) externally; or
 - (b) internally within 4 metres of an exit; or
 - (c) internally adjacent to a hydrant (except in a fire isolated exit); or
 - (d) in any combination of (a), (b) or (c),so that the hose will not need to pass through doorways fitted with fire or smoke doors (except doorways to electrical supply/class 2-4 units/shafts/equipment). Any system valve capable of isolating flow in the hose reel water supply main must:
 - (a) be secured in the open position by a padlocked metal strap; and
 - (b) be labelled with an engraved non-ferrous metal tag with 8mm upper case wording:
FIRE SERVICE VALVE-

CLOSE ONLY TO SERVICE FIRE HOSE REELS

This item is an essential fire or other safety measure.

27. Install portable fire extinguishers selected, located and distributed to BCA Clause E1.6/Table E1.6 and AS 2444. This item is an essential fire or other safety measure.
28. Incorporate a system of smoke hazard management into the building in accordance with BCA Table E2.2. This is an essential fire or other safety measure.
29. Emergency lighting complying with AS/NZS 2293.1 being installed throughout the building where required under BCA Clause E4.2. This item is an essential fire or other safety measure.
30. Exit signs being provided in accordance with BCA Clause E4.5. This item is an essential fire or other safety measure.
31. Waterproofing of wet areas to BCA Clause F1.7 and Australian Standard 3740.
32. Mechanical ventilation being provided to the building or part where required by BCA Clause F4.5. This item is an essential fire or other safety measure if serving a life safety function.
33. No construction work outside the hours of Monday to Friday, 7.00 a.m. to 5.00 p.m. and Saturday, 7.00 a.m. to 12.00 noon, is permissible without the prior approval of Council. Noise from construction activities associated with the development shall comply with the following guidelines (from NSW Department of Environment, Climate Change and Water).

Construction periods of 4 weeks and under:

The LA10 level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background (LA90) noise level by more than 20dB(A) when assessed to the any sensitive noise receiver.

Construction periods greater than 4 weeks and not exceeding 26 weeks:

The LA10 level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background (LA90) noise level by more than 10dB(A) when assessed to the any sensitive noise receiver.

DISABILITY ACCESS

34. An accessible path of travel shall be provided and maintained through the entry lobby, gymnasium area, associated offices, change rooms, video conference room and player's retreat lounge and BBQ deck on the ground floor and the entry lobby, video conference room, terrace, gallery, lounge and kitchen / dining areas on the first floor of the training facility in accordance with Clause 3.6 of DCP 51 and Australian Standard 1428.1.
35. The accessible toilet on the ground level of the training facility shall comply with the requirements of Clause 10 of AS 1428.1 for available circulation space within the facility. Grabrails should be provided and be so positioned that they comply with this standard. There should be a clearance of at least 1000mm between the WC pan and the washbasin. This is to ensure ease of use by a person who uses a wheelchair.
36. An accessible lift be installed to provide access to the first floor for people with disabilities. This lift must meet the requirements of AS 1735.12. Available circulation space within the lift must be in accordance with this

- standard. External and internal call buttons should be accessible to a seated person in accordance with this standard. External and internal call buttons should have braille and tactual information directly on, above, or to the left of the buttons.
37. An accessible toilet shall be provided on the first floor. This facility should comply with Clause 10 of AS 1428.1 clause 10 for available circulation space within the facility. Grabrails should be provided and be so positioned that they comply with this standard. There should be a clearance of at least 1000mm between the WC pan and the washbasin. This is to ensure ease of use by a person who uses a wheelchair.
 38. The proposed ticket booth shall be accessible to people with disabilities. In the event that a person with a disability may operate in this booth, there should be sufficient wheelchair circulation space. Circulation space within the booth should comply with AS 1428.2 clause 6. To assist customers with a disability, the counter height should be accessible in accordance with AS 1428.2 clause 24. A height range of 830mm - 870mm is recommended for ease of use by a person who uses a wheelchair.
 39. Access for people with disabilities shall be provided to the upgraded amenities building located in Peter Moore Field. Any step, lip or significant level change at the entry threshold should be addressed by provision of a ramp that complies with AS 1428.1 clause 5 for width and gradient.
 40. An accessible path of travel be provided and maintained within the amenities building in Peter Moore Field in accordance with Clause 3.6 of DCP 51 and Australian Standard 1428.1. This includes access to and through the entry, canteen, accessible toilets and dressing rooms.
 41. Accessible toilets complying with Clause 10 of AS 1428.1 shall be provided within the amenities building in Peter Moore Field. Grabrails should be provided and be so positioned that they comply with this standard. There should be a clearance of at least 1000mm between the WC pan and the washbasin. This is to ensure ease of use by a person who uses a wheelchair.
 42. Lighting levels must be uniform throughout all areas to assist people who have low vision.
 43. Signage must be clear and legible and be at a height and font size suitable for a person with low vision. Signage must provide sufficient contrast. Black on a white background or white on a black background is preferred to assist customers who have low vision.
 44. A hearing augmentation system must be provided in an auditorium, conference room, meeting room or room for judicatory purposes, as well as any room in the building in which an inbuilt amplification system is installed. A hearing augmentation system must also be provided at any ticket office, and reception area or similar location where the public is screened.
 45. In accordance with the report compiled by Accessible Building Solutions accompanying the development application, and in accordance with AS 1428.4, Tactile Ground Surface Indicators are required in public areas at stairs, escalators, travelators and ramps (other than a kerb or step ramp). Warning Tactile Ground Surface Indicators are required in public areas to

warn of an overhead obstruction that is less than two metres above the floor or a pathway meeting a vehicle accessway.

CRIME PREVENTION

46. Any lighting on the site shall be designed so as not to cause nuisance to other residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity of the surrounding area by light overspill. All lighting shall comply with the Australian Standard 4282-1997 Control of the Obtrusive Effects of Outdoor Lighting.

LANDSCAPING

47. A detailed landscape plan in accordance with Council's Development Control Plan 45 - Landscape being prepared by a qualified landscape architect or a qualified landscape consultant and being approved by Council or an accredited Certifier prior to the issue of the Construction Certificate. The landscape plan is to include details of:
- (a) location of stormwater pipes and pits including on-site detention
 - (b) height and material of all boundary fencing
 - (c) existing trees showing which are to be retained and removed
 - (d) existing and proposed contours
 - (e) north point and scale
 - (f) garden beds, edging, mulching and turfing
 - (g) planting schedule
 - (h) irrigation system (where appropriate)
 - (i) wheel stops to parking areas (where appropriate)
 - (j) podium planter boxes and waterproofing (where appropriate)
- Landscaping of the site being carried out in accordance with the approved landscape plan and with AUS-SPEC #1 Specification C273-Landscaping. The landscaping is to be maintained at all times to the Council's satisfaction.

HYDRAULICS

48. All downpipes, pits and drainage pipes shall be installed in accordance with AUS-SPEC Specification D5 "Stormwater Drainage Design" and AS/NZS3500.3.
49. The applicant to arrange with the relevant public utility authority the alteration or removal of any affected services in connection with the development. Any such work being carried out at the applicant's cost.

GEOTECHNICAL MATTERS

50. Construction of the development, including excavation, slab on ground construction and new footing construction being carried out in accordance with the recommendations contained within the Geotechnical Investigation Report (Ref No. 24179Lrpt) prepared by Jeffrey and Katauskas Pty Ltd dated 6 August 2010 submitted with DA-417/2010.
51. Any new information which comes to light during demolition or construction works which has the potential to alter previous conclusions about site contamination, shall be notified to the Council and the Principal Certifying Authority immediately.

SYDNEY WATER REQUIREMENTS

52. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Application must be made through an authorised Water Servicing Co-ordinator. Please refer to "Your Business" section of Sydney Water's web site at www.sydneywater.com.au then the "e-developer" icon or telephone 13 20 92. Following application, a "Notice

of Requirements” will be forwarded detailing water and sewage extensions to be built and charges to be paid. Please make early contact with the Co-ordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to occupation of the development/release of the final plan of subdivision.

A copy of Sydney Water's Notice of Requirements must be submitted to the Principal Certifying Authority prior to the Construction Certificate being issued.

CRITICAL INSPECTIONS

53. Class 5, 6, 7, 8 or 9 Buildings

- 53.1. at the commencement of the building work, and
- 53.2. prior to covering any stormwater drainage connections, and
- 53.3. after the building work has been completed and prior to any occupation certificate being issued in relation to the building.

54. Section 81(A) of the EP&A Act 1979 requires that a person having the benefit of a development consent, if not carrying out the work as an owner-builder, **must notify the principal contractor for the building work of any critical stage inspections and other inspections that are to be carried out in respect of the building work**, as nominated in this development consent.

To arrange an inspection by Council please phone 9789-9300 during normal office hours.

COMPLETION OF DEVELOPMENT

55. Obtain an Occupation Certificate/Interim Occupation Certificate from the Principal Certifying Authority before partial/entire occupation of the development.

WE ALSO ADVISE

56. This application has been assessed in accordance with the Building Code of Australia.
57. Where Council is appointed as the Principal Certifying Authority, you will be required to submit Compliance Certificates in respect of the following:
- Structural engineering work
 - Air handling systems
 - Smoke alarms
58. Your attention is directed to the following construction requirements of the Building Code of Australia:
- 58.1. Glazing materials shall be selected and installed in accordance with the relevant provisions of BCA Section B1.4 Clause B1.3 and Australian Standard 1288 and 2047.
 - 58.2. Termite risk management complying with BCA Clause B1.4 (1); and comprise termite resistant materials, or alternatively:
 - (a) protect primary building elements (structural elements) from attack by subterranean termites (compliance with AS 3660 Part 1)
 - (b) furnish evidence from an accredited applicator/qualified pest controller of the methods to be used to achieve this before commencement of construction.

- (c) permanently affix a durable notice to the building in a prominent location (such as a meter box or the like), indicating:
 - (ca) the method of protection;
 - (cb) the date of installation of the system;
 - (cc) where a chemical barrier is used, its life expectancy as listed on the National Registration Authority Label;
 - (cd) the installer's or manufacturer's recommendations for the scope and frequency of future inspections.
 - (d) furnish a certificate from an accredited applicator/qualified pest controller upon completion of the building confirming that the system has been installed to comply with this condition.
- 58.3. The building shall be constructed in Type A construction under BCA Specification C1.1, inclusive of fire resistance levels required for walls, beams, columns, floors, roofs and lintels or the like.
- 58.4. The early fire hazard properties of materials/carpets and the like complying with the requirements of BCA Specification C1.10. Certificates and documentation verifying properties and the use of materials on the premises are required for any health care or public entertainment building.
- 58.5. External construction incorporating vertical separation of openings (such as 900mm high spandrels or 1100mm horizontal slab having a fire resistance level of 60/60/60) in external walls in accordance with BCA Clause C2.6.
- 58.6. The openings in floors for services in the building of type A construction being protected in accordance with BCA Clause C3.12. Openings in walls providing access to service shafts must be protected by doors, hoppers, or panels having a fire resistance level specified under BCA Clause C3.13. Documentary evidence of the method used including relevant fire resistance level must be provided with your Occupation Certificate application prior to final inspection stage. This item is an essential fire or other safety measure.
- 58.7. The space below any non fire isolated stairway (including an external stairway) serving as a required exit if enclosed to form a cupboard or other enclosed space must have, to BCA Clause D2.8:
 - (a) a fire resistance level of not less than 60/60/60 to enclosing walls/ceilings, and
 - (b) any access doorway to the enclosed space fitted with a - /60/30 self-closing fire door.
- 58.8. Exit doorways/doors and thresholds complying with BCA Clauses D2.19 and D2.15 respectively.
- 58.9. Each exit door must swing in the direction of egress (unless it serves a building or part with a floor area not more than 200m², it is the only required exit from the building or part and is fitted with device for holding it in the open position) to BCA Clause D2.20.
- 59. Any works to be carried out by Council at the applicant's cost need to be applied for in advance.

60. Australian Standards AS3500 Plumbing and Drainage and Part 5 Domestic Installations requires that eaves gutters are installed with continuous overflow measures that prevent water from overflowing gutters flowing back into the building.
61. Before you dig, call “Dial before you Dig” on 1100 (listen to the prompts) or facsimile 1300 652 077 (with your street no./name, side of street and distance from the nearest cross street) for underground utility services information for any excavation areas.
62. In granting this approval, we have considered the statutory requirements, design, materials and architectural features of the building. No variation to the approved design and external appearance of the building (including colour of materials) will be permitted without our approval.
63. Compliance with the Building Code of Australia does not guarantee protection from prosecution under “The Disability Discrimination Act”. Further information is available from the Human Rights and Equal Opportunity Commission on 1800 021 199.
64. If you are not satisfied with this determination, you may:
 - 64.1. Apply for a review of a determination under Section 82A of the Environmental Planning and Assessment Act 1979. A request for review must be made and determined within 12 months of the date of this Notice of Determination and be accompanied by the relevant fee; or
 - 64.2. Appeal to the Land and Environment Court within 12 months after the date on which you receive this Notice of Determination, under Section 97 of the Environmental Planning and Assessment Act 1979.
(Section 97 of the Environmental Planning and Assessment Act 1979 does not apply to the determination of a development application for State significant development or local designated development that has been the subject of a Commission of Inquiry.)

If you should require any further information, please do not hesitate to contact Stephen Pratt in City Planning, on 9789 9350, Monday to Friday.