

Report to Sydney West Joint Regional Planning Panel

JRPP No:	Item (2011SYW124)
DA No:	JRPP-11-2582
Local Government Area:	Blacktown
Proposed Development:	Aquatic Centre, Gymnasium and Sports Medicine Facility with associated crèche, café and amenities.
Development Type:	"Regional Development" – Capital Investment Value >\$20 million
Lodgement Date:	25 November 2011
Land/Address:	Lot 100, DP 736930 & Lot A, DP 346112, 55 Sherbrook Street & 12 North Parade, Rooty Hill.
Land Zoning:	5(a) Special Uses – Club & Motel and 2(a) Residential pursuant to Blacktown Local Environmental Plan (BLEP) 1988
Value Of Development:	\$21,000,000
Applicant:	Cox Richardson
Report Author:	Eltin Miletic, Town Planner
Instructing Officers:	Judith Portelli, Manager Development Services & Administration and Trevor Taylor, Acting Director City Strategy & Development
Date Submitted to JRPP:	16 May 2012
Date Considered by JRPP:	21 June 2012



Figure 1. Rooty Hill RSL Sports Centre Perspective (Source: Cox Richardson, Dwg. No. A-CP-00[01], dated 24.11.11)

ASSESSMENT REPORT

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ATTACHMENTS

Attachment 1 Proposed Conditions of Consent
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1. Executive Summary

- 1.1 Council is in receipt of a Development Application (DA) from Russell Lee of Cox Richardson for the construction of an Aquatic Centre, Gymnasium and Sports Medicine Facility with associated creche, café and amenities at Lot 100, DP 736930 and Lot A, DP 346112, H/N 55 Sherbrook Street and H/N 12 North Parade, Rooty Hill. The proposed development has a Capital Investment Value of \$21 million.
- 1.2 The proposal comprises a gross floor area of 8,073sqm in addition to the total gross floor area of 38,451sqm of the existing Rooty Hill RSL site. The proposed hours of operation are 5:00am to 11:00pm, Monday to Friday and 6:00am to 10:00pm, Weekends and Public Holidays. It is anticipated that the proposal will generate an additional 300 two-way vehicular movements per hour during Friday and Saturday peak hours and would require approximately 300 car spaces in total during peak times.
- 1.3 Access and car parking for the proposed development will be provided from the proposed 242 space multi-deck carpark and proposed 150 space on ground carpark and associated entry/exit points off North Parade and Sherbrooke Street recently approved on the Rooty Hill RSL site under a separate DA (DA-11-1130) by Council on 2 November 2011. In this regard Council will require that the car parking and entry/exit arrangements approved under DA-11-1130 be completed prior to the operation of the proposed development under this DA. This will be conditioned accordingly.
- 1.4 The proposed development constitutes 'Regional Development' requiring referral to a Joint Regional Planning Panel (JRPP) as it has a Capital Investment Value of more than \$20M. As such, while Council is responsible for the assessment of the DA, determination of the Application will now be made by the Sydney West Joint Regional Planning Panel and not by Council.
- 1.5 The subject site is zoned part 5(a) Special Uses – Club & Motel and part 2(a) Residential pursuant to Blacktown Local Environmental Plan (BLEP) 1988. The proposed development is permissible in this zone with development consent.
- 1.6 The DA was referred to the Department of Planning and Infrastructure (DPI) and the Sydney Regional Development Advisory Committee (SRDAC) for comments, both of which raised no objection to the proposal subject to conditions of consent.
- 1.7 The Application was notified to adjoining and neighbouring owners and advertised in the local newspapers for a period of 14 days from 29 February to 14 March 2012, during which time no submissions were received by Council.
- 1.8 The proposed development has been assessed against the relevant matters for consideration pursuant to Section 79C of the Environmental Planning and Assessment Act 1979, including suitability of the site and the public interest, and is considered satisfactory. The proposed development is considered satisfactory with regard to key issues such as Built Form, Noise, Access, Traffic Impact, Stormwater Drainage, ESD, Site Contamination, Social and Economic Impacts and the like, subject to the imposition of suitable conditions of consent to satisfactorily control the development.
- 1.9 In light of the above, it is recommended that the Sydney West Joint Regional Planning Panel approve the DA subject to the imposition of suitable conditions of consent. Recommended conditions are provided at Attachment 1 to this Report.

2. Location

- 2.1 The subject site is located approximately 8km from the Blacktown CBD in the western part of Rooty Hill adjacent to Mount Druitt immediately north of the Main Western Railway approximately 1km from Rooty Hill and Mount Druitt train stations.

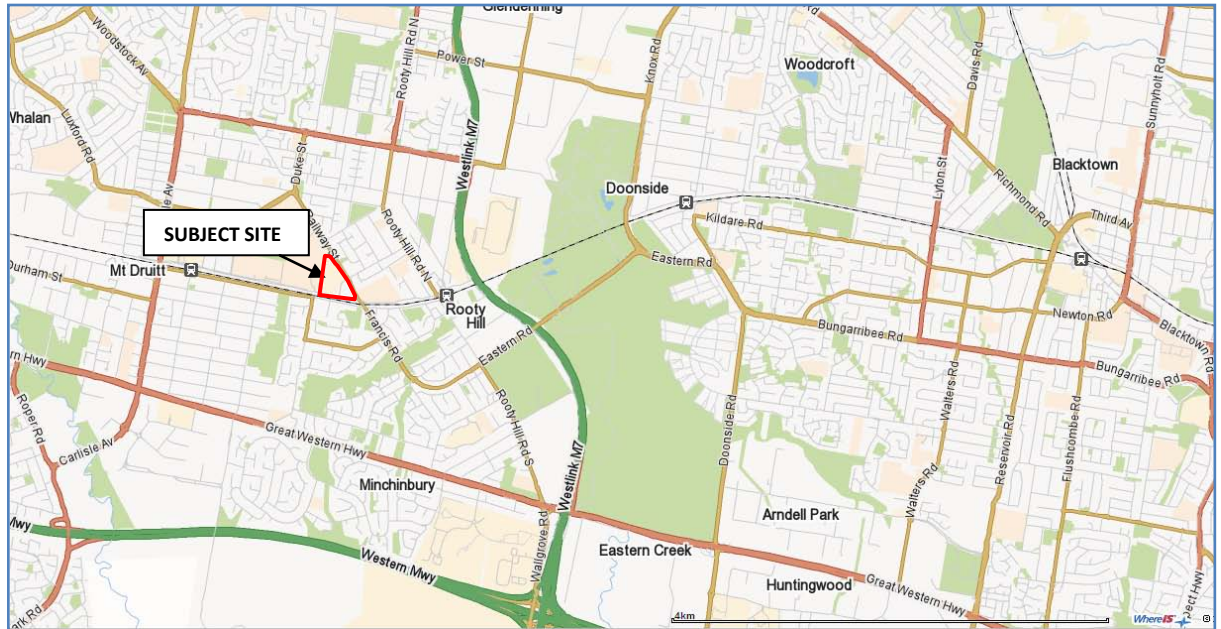


Figure 2. Local Context (Source: Whereis, 2012)

- 2.2 The subject site enjoys vehicular access to the surrounding regional road network of the M4 and M7 Motorways and Great Western Highway via Railway Street and Woodstock Avenue.

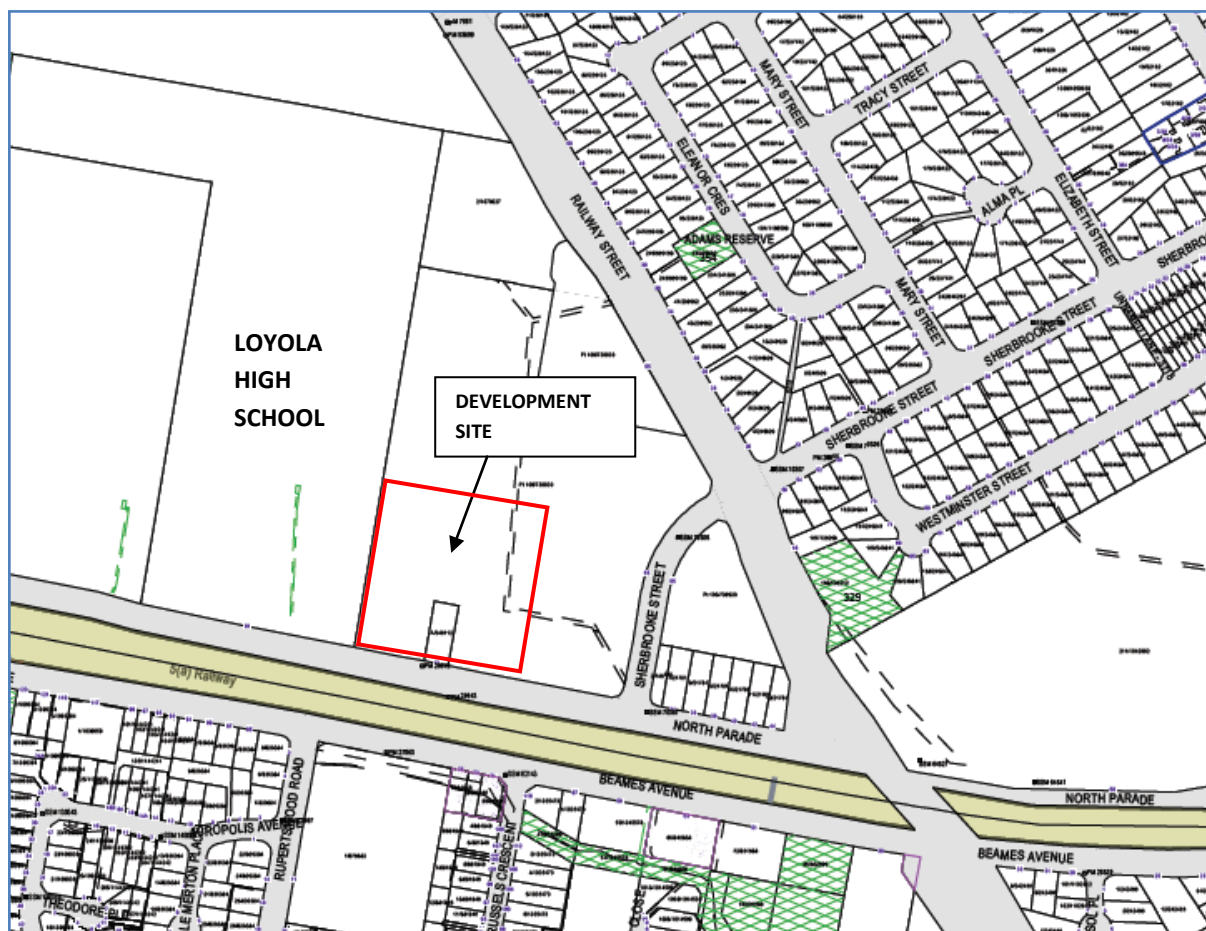


Figure 3. Location Plan (Source: Blacktown City Council, 2012)

3. Site Description and Locality

- 3.1 The subject land, being Lot 100 in DP 736930 and Lot A in DP 346112, has a total area of 5.8213 hectares and is bounded by Railway Street to the north, Sherbrooke Street and North Parade to the east and south, respectively, and Loyola High School to the west.
- 3.2 The subject site currently contains the existing Rooty Hill RSL Club building, AMF Bowling Centre and at-grade carpark. The site of the proposed development is located in the south-western corner of the subject land off North Parade to the south of the existing AMF Bowling Centre carpark.
- 3.3 It is noted that Council recently approved a 242 space multi-deck carpark and 150 space on ground carpark and associated entry/exit points off North Parade and Sherbrooke Street under a separate DA (DA-11-1130) to the immediate east of the proposed development site, which will provide vehicular access and car parking for the proposed development under this DA. In this regard Council will require that the car parking and entry/exit arrangements approved under DA-11-1130 are completed prior to the operation of the proposed development under this DA.
- 3.4 The area surrounding the site is predominantly characterised by the existing Mount Druitt town centre educational and hospital precincts to the immediate north and west; Main Western Railway to the south; and established residential land further to the north, south and east.
- 3.5 The subject site is zoned part 5(a) Special Uses – Club & Motel and part 2(a) Residential (which is a redundant residential lot owned by the Club surrounded on all sides by 5(a) Special Uses zones) pursuant to Blacktown Local Environmental Plan (BLEP) 1988 as shown in Figure 4 below.

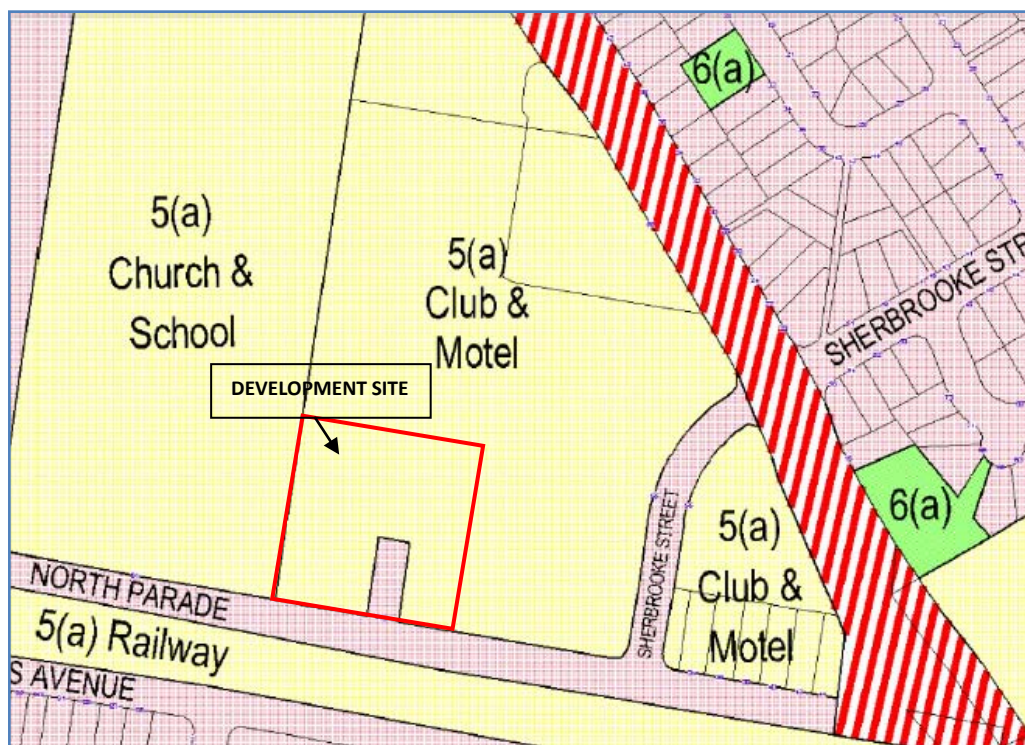


Figure 4. Zoning Plan (Source: Blacktown City Council, 2012)



Figure 5. Aerial Photo of Site and Surrounds (Source: Moody and Doyle, November 2011).....

- 3.6 The proposed development site is generally vacant, containing grass covered land with 3 trees, 3 tennis courts and a basketball court to be removed as a part of a separate DA (DA-11-2683) for Demolition, Tree Removal and Bulk Earthworks recently approved by Council on 6 March 2012.
- 3.7 The topography of the development site gently slopes to the south-east towards North Parade with a fall of approximately 4 metres.

4. History and Current Use of the Site

- 4.1 The majority (i.e. Lot 100 in DP 736930) of the subject site has been established and used for club, motel and recreational purposes with associated facilities for a number of years, gradually incorporating approximately 38,451sqm of gross floor area with associated car parking covering the remainder of the site. The subject development site has been used as a recreational area consisting of a youth club with 3 tennis courts, a basketball court and playing field for a number of years.
- 4.2 Lot A in DP 346112, being the redundant 803sqm residential lot acquired by the Club in 2001, was previously used for residential purposes, but is currently vacant following demolition of the dwelling and associated structures under DA-07-515 on 8 March 2007. Given this land has not been re-developed by the club until now and does not form part of the existing recreational uses previously approved on the remainder of the subject site, Section 94 contributions for roads and drainage over a developable area of 353sqm (providing a credit of 450sqm for the demolished dwelling) are applicable as a part of this DA.
- 4.3 On 2 November 2011, Council approved a 242 space multi-deck carpark and 150 space on ground carpark and associated entry/exit points off North Parade and Sherbrooke Street under a separate DA (DA-11-1130) to the immediate east of the proposed development site, which will service the entire development but will also benefit this proposal. In this regard the car parking and entry/exit arrangements approved under DA-11-1130 will be required to be completed prior to the operation of the proposed development under this DA.
- 4.4 Council recently approved Demolition, Tree Removal and Bulk Earthworks at the subject development site under DA-11-2683 on 6 March 2012 to allow the preliminary site works to facilitate the future development currently proposed under this DA.

5. The Proposal

- 5.1 Council is in receipt of a Development Application (DA) from Russell Lee of Cox Richardson for the construction of an Aquatic Centre, Gymnastics Centre and Sports Medicine Facility with associated crèche, café and amenities at Lot 100, DP 736930 and Lot A, DP 346112, 55 Sherbrook Street and 12 North Parade, Rooty Hill. The proposed development has a Capital Investment Value of \$21 million.
- 5.2 The proposed development is sited at the south-western corner of the subject site off North Parade to the immediate south of the existing AMF Bowling Centre carpark and to the west of a future multi-deck carpark.
- 5.3 The proposal comprises of a single building with a gross floor area of 8,073sqm in addition to the total gross floor area of 38,451sqm of the existing Rooty Hill RSL site. The main entrance and lobby area is located on the eastern façade in the central portion of the building. The building ranges from 13m to 17m in height to the ridgeline along the North Parade frontage and 7m to 13m at the rear, being consistent with the heights of existing buildings on the Rooty Hill RSL site, with an 8.2m front setback and 4.5m side setback to the adjoining property. The building will have finished ground floor levels of RL55.5 for the Gymnastics Centre at the southern portion and RL59.0 for the Aquatic Centre and Sports Medicine Facility at the northern portion of the development site.
- 5.4 The building has been designed in a modern contemporary style. The roof form varies in slope direction and pitch providing interest from the street and is separated by a central concrete roof covering the main entrance and lobby. External finishes of the building predominantly consist of pre-finished metal panels and aluminium framed glazing with metal sheet roofing.
- 5.5 Appropriate colour selections of the external materials have been utilised as a part of the DA to provide variation to the external appearance of the proposed development, which have been further complemented by detailed proposed landscaping and decorative retaining wall/fencing works. No signage is proposed as a part of this DA.
- 5.6 The Gymnastics Centre contains 3 halls covering 3,833sqm with associated marshalling areas and amenities and seating for 1,144 people. The Gymnastics Centre is intended to be operated by Gymnastics NSW, being the primary Gymnastics organisation in NSW, catering for up to 30 events per year involving a range of size and duration of activities mostly occurring on weekends including sports aerobics, acrobatic gymnastics, trampoline sports, rhythmic gymnastics and cheerleading. Cheerleading competitions are expected to occur approximately 3 times a year, attracting up to 900 people at any one time. Gymnastics classes for schools will be carried out regularly during the week for between 350 to 400 people during weekday afternoons, while late afternoon and evening classes are expected to attract 200 to 250 people.
- 5.7 The Aquatic Centre contains two 12m wide (approximately 5 lanes) 25m lap pools with associated amenities and seating for 79 persons, which will cater for general lap swimming and Learn to Swim classes with peak times occurring on weekday afternoons and Saturday mornings. The Learn to Swim classes will cater for up to 60 children at any given time with changeover times resulting in another group of up to 60 persons waiting for the previous class to conclude.
- 5.8 The Sports Medicine Facility, servicing users of the Sports Centre and the general community, occupies 546sqm (expected to accommodate 9 consultation rooms and maximum 15 staff) and will provide a range of sports related medical and therapeutical services including: sports physicians, orthopaedic surgery, general practitioners, sports physiotherapy, rehabilitation

physiotherapy, podiatry, exercise, physiologists, sports scientists, sports massage, sports psychology and sports nutrition. In order to ensure that the sports medicine facility is not used for general medical services or non-sports related services, an operational **condition** will be included in any consent strictly limiting the services provided to those listed above, with the exception of general practitioners, which are considered to be non-sports related and will be specifically excluded from the permitted list of services of the proposed Sports Medicine Facility as a part of any consent. An ancillary café with 100sqm of seating area and a 100sqm crèche will serve users and staff of the combined facilities.

- 5.9 The proposed hours of operation for the Aquatic and Gymnastics Centre, café and crèche are 5:00am to 11:00pm, Monday to Friday and 6:00am to 10:00pm, Weekends and Public Holidays, while the proposed Sports Medicine Facility seeks to operate from 7:00am to 7:00pm, Monday to Friday and from 7:00am to 4:00pm, Saturdays.
- 5.10 Access and car parking for the proposed development will be adequately catered for from existing and proposed car parking servicing the entire Rooty Hill RSL development. In this regard, a 242 space multi-deck carpark and 150 space on ground carpark and associated entry/exit points off North Parade and Sherbrooke Street located to the immediate east of the proposed development site, recently approved by Council under a separate DA (DA-11-1130), will also benefit the proposed development and will be required to be completed prior to the operation of the proposed development under this DA. It is anticipated that the proposal will generate an additional 300 two-way vehicular movements per hour during Friday and Saturday peak hours of 8:00pm and 9:00pm respectively, and would require approximately 300 car spaces in total during peak times.
- 5.11 A copy of the Development Application plans are held at Attachment 2.

6. Planning Controls

6.1 The planning controls that relate to the proposed development are as follows:

(a) State Environmental Planning Policy (State and Regional Development) 2011

SEPP (State and Regional Development) 2011 confers ‘Regional Development’ as listed in Schedule 4A of the Environmental Planning and Assessment Act 1979 to the Joint Regional Planning Panel (JRPP) for determination. The proposed development constitutes ‘Regional Development’ as it has a Capital Investment Value of more than \$20M. As such, while Council is responsible for the assessment of the DA, determination of the Application will now be made by the Sydney West Joint Regional Planning Panel and not by Council under Delegated Authority.

(b) State Environmental Planning Policy (Infrastructure) 2007

SEPP (Infrastructure) 2007 aims to ensure that the Roads and Maritime Services (RMS) is made aware of and allowed to comment on types of development nominated as ‘traffic generating development’ listed in Schedule 3 of the SEPP. Schedule 3 identifies any development involving more than 200 motor vehicles. The proposed development therefore triggers the Infrastructure SEPP. The DA was referred to the RMS for comment in accordance with the Infrastructure SEPP. Similarly, the Infrastructure SEPP aims to ensure that development in proximity to rail corridors take into account the potential impacts of, and on, rail corridors. The RMS’s and Railcorp’s comments are outlined in Section 7 of this Report. In addition, a copy of any determination will be forwarded to the RMS in accordance with Clause 104(4) of the SEPP.

(c) State Environmental Planning Policy No. 55 (Remediation of Land)

SEPP 55 specifies certain considerations for development on land with respect to the potential for contamination, particularly for sensitive land uses such as development for residential, educational or recreational purposes. The subject site has been established as a recreational area for a number of years and there is no evidence to suggest that any potentially contaminating activity has occurred during this time. As the proposed development for a recreation area seeks to continue the existing recreational use of the land, it is considered that the requirements of Clause 7 – ‘Contamination and remediation to be considered in the determination of development applications’ have been satisfactorily addressed. However, a copy of the final Clearance Certificate associated with the approved demolition under DA-11-2683 will be required prior to issue of any Construction Certificate for this DA to ensure that demolished materials have been satisfactorily removed.

(d) Blacktown Local Environmental Plan 1988

BLEP 1988 aims to ensure that suitable space is provided for recreational activities and facilities in the City of Blacktown. Pursuant to BLEP 1988, the subject site is zoned part 5(a) Special Uses – Club & Motel and part 2(a) Residential. Objective 1(a) of the 5(a) zone is to identify land which is currently used by organisations to provide certain community facilities and services, while objective 1(f) of the 2(a) zone allows for a range of non-residential uses that are capable of visual integration with the surrounding environment and serve the needs of the surrounding population without conflicting with the basic intent of the zone. A ‘Recreation Area’, being a “building or place used for the purposes of enhancing the physical, cultural or intellectual welfare of the community” as defined under BLEP 1988, is permitted in these zones with development consent and is

considered to be consistent with one or more objectives of the zone. The proposed development is considered to be a “Recreation Area” subject to an operational **condition** that prevents the use of the sports medicine facility for general medical services or non-sports related services. In addition, the crèche and café, being entirely minor, ancillary uses to the Sports Centre and to be used by staff and visitors of the Sports Centre only, are also considered to be permissible on this basis. Therefore, the proposal is considered to be consistent with one or more objectives of both zones and permissible with formal Development Consent.

(e) Section 94 Contributions Plan No. 1 – 1980’s Release Areas

The Section 94 Contributions Plan No. 1 – 1980’s Release Areas seeks to ensure the provision of local infrastructure and services serving the subject site can be maintained in line with new developments. The majority of the subject site has been established as a recreation area for a number of years and as such, the proposed development does not trigger the need for Section 94 contributions, with the exception of Lot A in DP 346112, being the redundant 803sqm residential lot acquired by the Club in 2001. Given this land has not been re-developed by the club until now and does not form part of the existing recreational uses previously approved on the remainder of the subject site, Section 94 contributions for roads and drainage only over a developable area of 353sqm (providing a credit of 450sqm for the previously demolished dwelling) are applicable as a part of this DA. This will be conditioned in any consent accordingly.

7. External Referrals

7.1 The subject Development Application was referred to the following public agencies as summarised in the table below.

Agency	Comments
Roads and Maritime Services (RMS)	The DA was referred to the RMS on 1 December 2011 pursuant to Clause 104 of SEPP (Infrastructure) 2007. The traffic impact of the proposed development was considered by the Sydney Regional Development Advisory Committee (RTA) on 15 December 2011 and no objections were raised subject to conditions , which will be imposed on any consent granted.
Railcorp	The DA was referred to Railcorp on 1 December 2011 pursuant to Clause 86 of SEPP (Infrastructure) 2007. Council received comments from Railcorp on 13 December 2011 requesting the submission of a Geotechnical and Structural Report, which was forwarded by the applicant on 9 January 2012. On 30 January 2012, Railcorp subsequently raised no objections to the proposed development subject to conditions , which will be imposed on any consent granted.
NSW Police (Mount Druitt Local Area Command)	The DA was referred to NSW Police on 1 December 2011 for comment in relation to crime prevention through environmental design. On 27 January 2012, NSW Police raised no objections to the proposed development.

8. Internal Referrals

8.1 The subject Development Application was referred to the following internal sections of Council as summarised in the table below:

Section	Comments
Engineering	No objections subject to the imposition of appropriate conditions of consent (Enclosure 57A on Council File JRPP-11-2582).
Building	No objections subject to the imposition of appropriate conditions of consent (Enclosure 40A on Council File JRPP-11-2582).
Traffic	The proposed development was considered by Council's Traffic Management section. No objections were raised subject to a condition requiring Council's approval of a Traffic Management Plan prior to hosting events at the facility (Enclosure 49A on Council File JRPP-11-2582). This matter is further examined in Section 11 of this Report.
Drainage	Council's Drainage section initially raised concerns with the proposed development regarding stormwater quantity and quality treatment measures and requested additional information from the applicant on 6 December 2011. Amended plans and stormwater quality modelling were submitted to Council on 30 January 2012 and 29 March 2012. Subsequently, no objections were raised subject to the imposition of appropriate conditions of consent (held at Enclosure 57B on Council File JRPP-11-2582).
Waste	No objections to the proposed development (Enclosure 41A on Council File JRPP-11-2582).
Environmental Health	No objections subject to the imposition of appropriate conditions of consent (Enclosure 19A on Council File JRPP-11-2582).

9. Public Comment

9.1 The subject Development Application was notified to adjoining and neighbouring owners and advertised in the local newspapers for a period of 14 days from 29 February to 14 March 2012, during which time no submissions were received by Council.

10. Section 79C Consideration

10.1 Consideration of the matters prescribed by Section 79C of the Environmental Planning and Assessment Act is summarised below:

Head of Consideration	Comment	Complies
a. the provisions of: (i) any environmental planning instrument (EPI)	The provisions of relevant EPIs relating to the proposed development are summarised in Section 6 of this Report and have been satisfactorily addressed in Sections 7 and 11.	Yes

<p><i>(iii) any development control plan</i></p> <p><i>(iiia) any planning agreement</i></p> <p><i>(iv) the regulations</i></p>	<p>Whilst there are no site specific Development Control Plans applicable to the proposal, Blacktown Development Control Plan 2006: Part A – Introduction and General Guidelines sets out general matters to be considered such as environmental protection, access and parking and crime prevention through environmental design. No planning agreements are applicable to the subject site.</p>	
<p><i>b. the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality</i></p>	<p>An assessment of key issues relating to the proposed development is provided in Section 11 of this Report and it is considered that the likely impacts of the development, including traffic, parking and access, bulk and scale, stormwater quality, waste management, external appearance and the like have been satisfactorily addressed and that the proposed Sports Centre will result in beneficial social and economic impacts in the locality.</p>	<p>Yes</p>
<p><i>c. the suitability of the site for the development</i></p>	<p>The subject site is identified as special uses land for club and motel purposes pursuant to BLEP 1988. Further, the subject development site has been used for recreational purposes for a number of years, rendering the site suitable for the proposed development.</p>	<p>Yes</p>
<p><i>d. any submissions made in accordance with this Act or the regulations</i></p>	<p>The DA was notified to adjoining and neighbouring owners and advertised in the local newspapers for a period of 14 days from 29 February to 14 March 2012, during which time no submissions were received by Council. In addition, it is noted that a copy of the DA was forwarded to the NSW Police (Mount Druitt Local Area Command), RMS and Railcorp, none of which raised any objections to the proposed development.</p>	<p>Yes</p>
<p><i>e. the public interest</i></p>	<p>The proposed development is for the purpose of a recreational area that will cater for the needs of the surrounding area and the needs of the City of Blacktown and, accordingly, it is considered that the proposal is in the public interest.</p>	<p>Yes</p>

11. Assessment

11.1 An assessment of the key issues for the proposed development is presented below:

11.2 Stormwater Management

The Blacktown City Council Engineering Guide for Development 2005 and Development Control Plan 2006: Part R – WSUD and Integrated Water Cycle Management outline the stormwater quality and quantity requirements for the proposed development. Council's Drainage Section reviewed the stormwater plans and documentation prepared by ABC Consultants and initially raised concerns with regard to the details of the proposed stormwater quality control measures and proposed onsite detention system. Following receipt of revised engineering plans and quality modelling submitted by the Applicant on 30 January 2012 and 29 March 2012, Council's Drainage and Engineering Sections subsequently raised no objection to the proposal subject to the imposition of appropriate **conditions** of consent.

These **conditions** include:

- the Council's formal sign-off and endorsement of bio-swale landscape details, detailed stormwater plans and calculations demonstrating compliance with the relevant Council Stormwater Quality and Quantity requirements prior to the issue of any Construction Certificate;
- the installation and maintenance of suitable erosion and sediment control measures throughout the duration of works;
- the submission of relevant certificates from suitably qualified engineers certifying the proper construction of the stormwater infrastructure;
- the submission of maintenance manuals for the proposed stormwater infrastructure; and
- the imposition of Section 88E restrictions and covenants on title requiring the appropriate maintenance of the stormwater infrastructure.

11.3 Environmental Management

The main objective for environmental management is to include measures that will reduce waste, improve energy efficiency, conserve water and ultimately reduce the impact of the proposed development on the environment. As such, the following headings discuss the proposed development in terms of Ecologically Sustainable Development.

(a) Water Conservation

The proposed development includes the installation of a 150,000L underground rainwater tank for re-use within the development, efficient water fixtures and the planting of indigenous low water species. As such, it is considered that water conservation has been satisfactorily addressed.

(b) Energy Efficiency

The siting and use of materials for the development has been designed in a manner to improve energy efficiency. The Applicant has submitted an Energy Efficiency Report, dated 21 November 2011, prepared by Jones Nicholson Pty Ltd, which assesses the energy efficiency of the proposed development. The report notes that the base energy requirements will be provided by the existing onsite tri-generation system. A **condition** will be imposed as a part of any consent granted requiring compliance with the submitted

Energy Report. In addition, the proposed development has been designed to include natural cross ventilation opportunities, insulation and fixed external shades and glazing along the eastern and northern facades to minimise solar load.

(c) Waste

A Waste Management Plan (WMP) has been prepared and submitted as a part of the Application. The subject site is clear of any vegetation and necessary demolition and earthworks approved under DA-11-2683 have been designed to minimise waste during the construction phase. Waste generated during the operation of the proposed development will be collected by a private contractor. Therefore, a **condition** of consent will be included within the consent requiring compliance with the submitted WMP.

(d) Contamination

The subject site has been established as a recreational area for a number of years and there is no evidence to suggest that any potentially contaminating activity has occurred during this time. As the proposed development for a recreation area seeks to continue the existing recreational use of the land, it is considered that the requirements of Clause 7 – ‘Contamination and remediation to be considered in the determination of development applications’ have been satisfactorily addressed. However, a copy of the final Clearance Certificate associated with the approved demolition under DA-11-2683 will be required prior to issue of any Construction Certificate for this DA to ensure that demolished materials have been satisfactorily removed.

(e) Acoustic Measures

As a part of the DA, a Noise Impact Assessment prepared by Acoustic Logic dated 22 November 2011, has assessed the potential noise impacts from the aquatic centre and gymnastics events with amplified music on the adjacent Loyola High School and nearest residence located on the other side of the railway line. Based on predicted noise levels of up to 80dB(A) and 65dB(A) for gymnastics events and the aquatic centre respectively, the predicted noise levels at the nearest affected receivers will not exceed day time, night or evening criteria for schools and residences.

However, in order to ensure that potential noise impacts are appropriately mitigated, the report has recommended that no amplified music is used in the Gymnastics Centre before 7am or after 11pm and that specified building construction measures to be implemented. Council’s Environmental Health and Building sections have reviewed the proposal and raised no objections subject to compliance with the Noise Impact Assessment. This will be **conditioned** for accordingly. Therefore, it is considered that this matter has been satisfactorily addressed.

11.4 Car Parking and Access Arrangements

Car parking and access for the proposed development will be provided from existing and approved car parking available on site servicing the entire Rooty Hill RSL site, including a 242 space multi-deck carpark and 150 space on ground carpark and associated entry/exit points off North Parade and Sherbrooke Street recently approved to service the overall Rooty Hill RSL site under a separate DA (DA-11-1130) by Council on 2 November 2011. In this regard, in order to ensure adequate total car parking and access arrangements are available for the entire development, a **condition** will be imposed as part of any approval requiring the car parking and entry/exit arrangements approved under DA-11-1130 to be completed prior to the issue of the Occupation Certificate for the proposed development under this DA. With the completion of the additional car parking, a total of 1,455 car parking spaces will be available on the overall

Rooty Hill club site. Based on a survey of existing parking demand on site undertaken as a part of the applicant's traffic report, out of this total, a surplus of some 450 car spaces will exist during peak Friday and Saturday evening periods.

Section 5.3 of the Blacktown Development Control Plan (BDGP) 2006: Part A outlines car parking requirements for medical consulting rooms at 1 space per 40sqm of GFA, which equates to 17 spaces for the proposed Sports Medicine Facility, but does not include car parking requirements specifically relating to Gymnastics and Aquatic Centres.

The applicant's Traffic Impact Report prepared by Colston Budd Hunt and Kafes Pty Ltd dated November 2011 adopts a car parking rate of 1 space per 3 persons based on surveyed parking demands of other clubs and places of assembly. On this basis, the parking demand arising from the regular activities of gymnastics classes, aquatic classes and sports medicine facility will total a maximum of 325 car spaces. During major events such as cheerleading competitions, which are expected to occur 3-4 times a year, the proposal will generate an additional 300 two-way vehicular movements per hour during Friday 8:00pm and Saturday 9:00pm peak hours and would require approximately 300 car spaces during these peak times.

Council's traffic section initially raised concern with potential parking demand should regular activities such as aquatic and gymnastics classes occur at the same time as major events such as cheerleading competitions. In response to this concern, the applicant has advised that during busy events no other activities would be occurring in the Sports Centre.

Therefore, the parking provision for the proposed development is considered satisfactory subject to an operational **condition** to ensure that no other activities in the Sports Centre occur while a major event is being held. A further **condition** will be imposed preventing the separation of the Sports Centre from the Rooty Hill RSL site (i.e. not to be subdivided) to ensure continued provision and access to the required car parking. In addition, in order to minimise any disruption to the surrounding road network during major events, particularly along the intersection of Railway Street and Sherbrook Street, Council's traffic section has recommended a **condition** requiring the preparation of a Traffic Management Plan for Council's approval prior to holding a major event in the Sports Centre.

11.5 Urban Design

(a) Siting and Setbacks

The proposed setbacks of 8.2m from the front boundary and 4.5m from the western side boundary with the adjoining property are considered satisfactory as it does not adversely impact on the existing streetscape. The proposal comprises a gross floor area of 8,073sqm in addition to the total gross floor area of 38,451sqm of the existing Rooty Hill RSL site. The bulk and scale of the proposed new development has been appropriately sited within the existing setting, providing suitable separation between the existing buildings on site to reduce the dominance of the proposed development and mitigate overshadowing impacts.

(b) Building Heights and Design

The building heights and design have been tailored to reflect the features and constraints of the site and character of the locality. The building ranges from 13m to 17m (west to east) in height to the ridgeline along the North Parade frontage and 7m to 13m at the rear. The building will have finished ground floor levels of RL59.0 for the Aquatic Centre and Sports Medicine Facility at the northern portion and RL55.5 for the Gymnastics Centre at the southern portion of the development site, which meets the existing levels, respectively, of the at-grade AMF Ten Bowling carpark to the rear of the proposed

building and North Parade street level on the western side of the southern elevation of the building. The building heights are consistent with the heights of existing buildings on the Rooty Hill RSL site. Furthermore, overshadowing diagrams demonstrate that the proposed development will not adversely impact any adjoining properties or existing buildings on the subject site.

The building has been designed in a modern contemporary style. The level of articulation within all façades is suitably provided, culminating in a defining focal point at the south-eastern corner of the building. The roof form varies in slope direction and pitch providing interest from the street and is separated by a central concrete roof covering the main entrance and lobby. The clever use of different building materials to break up the dominance of building façades is effectively done, while the recessed windows, particularly along the eastern and northern façades, achieve even further variation and interest.

The main entrance and lobby area is located on the internal eastern façade in the central portion of the building off the main access driveway. Service driveways for maintenance and loading located along the front and side setbacks of the building have been suitably treated with landscaping. Whilst the southern elevation spanning approximately 100m along North Parade does not directly address the street, the façade has been suitably designed to add interest from the street.

The proposal is considered to have satisfactorily responded to Section 79C(1)(b) of the Environmental Planning and Assessment Act 1979, wherein the building design minimises the potential impacts of the development through the appropriate application of building design and materials.

(c) External Appearance

External finishes of the proposed building predominantly consist of pre-finished metal panels and aluminium framed glazing with metal sheet roofing as detailed on the architectural elevation drawings are considered satisfactory. The colours and tones selected will assist in integrating the proposed development into the existing streetscape, should an approval be granted. Appropriate colour selections of the external materials will be utilised to provide variation to the external appearance of the development, which will be further complemented by detailed landscaping and decorative retaining wall/fencing works. In addition, **conditions** will be included in any consent requiring any graffiti visible from a public place to be removed as soon as practicable and for the building to be finished with a suitable anti-graffiti coating. No signage is proposed as a part of this DA.

(d) Fencing and Landscaping

The development proposes 1.8m high black powder coated steel open-style pool fencing along the North Parade. The proposed fencing material and design are considered satisfactory, affording an appropriate level of security to the proposed development. A suitable selection of native trees, shrubs and groundcovers will be provided as a part of the proposed development. In particular, trees reaching a height of 8m will be provided within the side setback creating a suitable buffer from the adjoining property and a combination of grasses and shrubs will soften the appearance of the development from the street. The fence will also deter loitering along the façade to North parade and assist with graffiti management.

(e) Safety and Security

Given the lack of surveillance along the North Parade extensive frontage, it is considered reasonable to include a **condition** requiring the provision of CCTV surveillance in order to address any potential for undesirable activity along North Parade. Details of the proposed lighting will be required to be submitted to Council for approval prior to the issue of any Construction Certificate via a **condition** of consent. A **condition** will also be included within the consent requiring the applicant to prepare a Site Management Plan to detail strategies to ensure site cleanliness, rapid repair of vandalism and graffiti.

11.6 Ancillary Uses

The café and crèche components of the proposed development are considered to be minor ancillary uses operating in conjunction with the principle Sports facilities being for visitors and staff of the Sports facilities only. As such, **conditions** will be included preventing the separate operation of the café and crèche and requiring separate approval to be obtained in the event the scale and configuration of the café and crèche are amended in any way. **Conditions** will also be included to ensure that the crèche complies with the relevant requirements of the Children's Services Regulation 2004 and the café is registered with Council as a food business.

12. General Comments

- 12.1 The proposed development has been assessed against the matters for consideration listed in Section 79C of the Environmental Planning & Assessment Act 1979 and is considered to be satisfactory. In this regard it is considered that likely impacts of the development have been satisfactorily addressed and that the proposal is in the public interest. Further, the subject site is considered suitable for the proposed development.
- 12.2 The proposal is consistent with the objectives of BLEP 1988 and the 5(a) Special Uses – Club and Motel and 2(a) Residential zones and is permissible in these zones with development consent. The proposal also complies with the main essential criteria set out in the Blacktown Development Control Plan 2006, and is considered satisfactory with regard to relevant matters such as Built Form, Access, Traffic Impact, Stormwater Drainage, ESD, Site Contamination, Social and Economic Impacts and the like subject to the imposition of suitable conditions of consent to satisfactorily control the development.

13. Recommendation

- 13.1 The Development Application be approved by the Sydney West Joint Regional Planning Panel subject to the conditions held at Attachment 1.
- 13.2 The applicant be advised of the Sydney West Joint Regional Planning Panel's decision.

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