

Proposal: The proposal consists of the construction of a single storey recreation facility to be undertaken in the following stages:

- *Preliminary site works:* Regrading of the site and construction of a bio swale along the overland flow path.
- *Stage 1:* Construction of a single storey building containing meeting rooms, chill space, office, and hardstand area for one external basketball court and car parking spaces.
- *Stage 2:* Enclosing of basketball court and construction of hardstand area for second basketball court and associated landscaping and provision of additional parking .
- *Stage 3:* Enclosing of second basketball court and associated landscaping and provision of additional parking.

Location: Lot: C DP: 82372, No. 31-55 Vine Street FAIRFIELD

Owner: Fairfield City Council

Proponent: Fairfield City Council

Capital Investment Value: \$7,503,000

File No: DA 201.1/2011

Author: Karl Berzins, Consultant Planner
Fairfield City Council

RECOMMENDATION

That the application proposing the construction of a single storey recreation facility be approved subject to conditions as outlined in Attachment F of this report.

SUPPORTING DOCUMENTS

AT-A	Development History
AT B	Development Plans
AT C	Stormwater Report
AT D	Acoustic Assessment
AT E	Draft Conditions of Consent

EXECUTIVE SUMMARY

Pursuant to Schedule 4A of the Environmental Planning & Assessment Act 1979 the proposal has been referred to the JRPP because Fairfield City Council is the applicant and the proposed development has a capital investment value of more than \$5 million.

The proposed development comprises a single storey building to be used as a recreation facility. The proposal will be undertaken in the following stages:

- *Preliminary site works*: Regrading of the site and construction of a bio swale along the overland flow path.
- *Stage 1*: Construction of a single storey building containing meeting rooms, chill space, office, and hardstand area for one external basketball court and car parking spaces.
- *Stage 2*: Enclosing of basketball court and construction of hardstand area for second basketball court and associated landscaping and provision of additional parking .
- *Stage 3*: Enclosing of second basketball court and associated landscaping and provision of additional parking.

The centre will operate seven days a week. The proposed hours of operation are:

- Sunday to Thursday 7am to 10pm
- Friday and Saturday 7am to midnight

Use of the centre will be open to school, youth and community groups. The building does not include facilities suitable for commercial catering or the like and is to be maintained as an alcohol free zone at all times.

The site has vehicle access from Vine Street via the service road beside the existing Fairfield Leisure Centre. Parking demand arising from the proposal is to be accommodated as an extension/modification of the Leisure Centre parking area which currently contains 108 spaces including three disabled spaces. All spaces are unrestricted. A total of 63 additional spaces are proposed to support the full development giving a total of 168 spaces to serve the combined Leisure Centre and proposed recreational facility.

The subject site is zoned 6(a) - Existing and Proposed Recreation under Fairfield Local Environmental Plan 1994. The proposal is defined as a recreation facility and is a permissible use in the zone.

The development application was advertised in accordance with the Fairfield City-Wide DCP 2006. No submissions were received. The application was referred to the NSW Police Force who raised no objection to the proposal.

This report summarises the key issues associated with the development application and provides an assessment of the relevant matters of consideration in accordance with the Environmental Planning and Assessment Act 1979, the Fairfield Local Environmental Plan 1994 and the Fairfield City Wide Development Control Plan. The main issues of concern relate to stormwater flooding, parking provision and noise control. The proposal has been designed to provide on-site detention by means of an engineered swale. The proposed building will be sited well above the 100 year Annual Recurrence Interval. Sixty three (63) additional car parking spaces will be provided which is sufficient to accommodate the

proposed parking demand associated with the recreational facility. Conditions of consent will be imposed to control noise pollution.

It is considered that the proposed development is appropriate for the site and for the locality and will have minimal impact on the surrounding environment. Based on an assessment of the application, it is recommended that the application be approved subject to conditions.

SITE DESCRIPTION AND LOCALITY

The proposed development is to be located in Fairfield Park which is one of four District Parks within the City of Fairfield. The park is one of the oldest and largest parks in Fairfield, covering more than 17 hectares of land. It is to the south east of the Fairfield town centre and railway station, and on the eastern side of the railway line as shown in Figure 1 below.

Fairfield Park comprises Crown land in the care, control and management of Fairfield City Council. Fairfield City Council was appointed the Park Trustee in 1962. The Fairfield Park (R.83727) Reserve Trust was gazetted on 19 July 1996. The land is described as Lot: C, DP: 82372, No. 31-55 Vine Street; Fairfield.

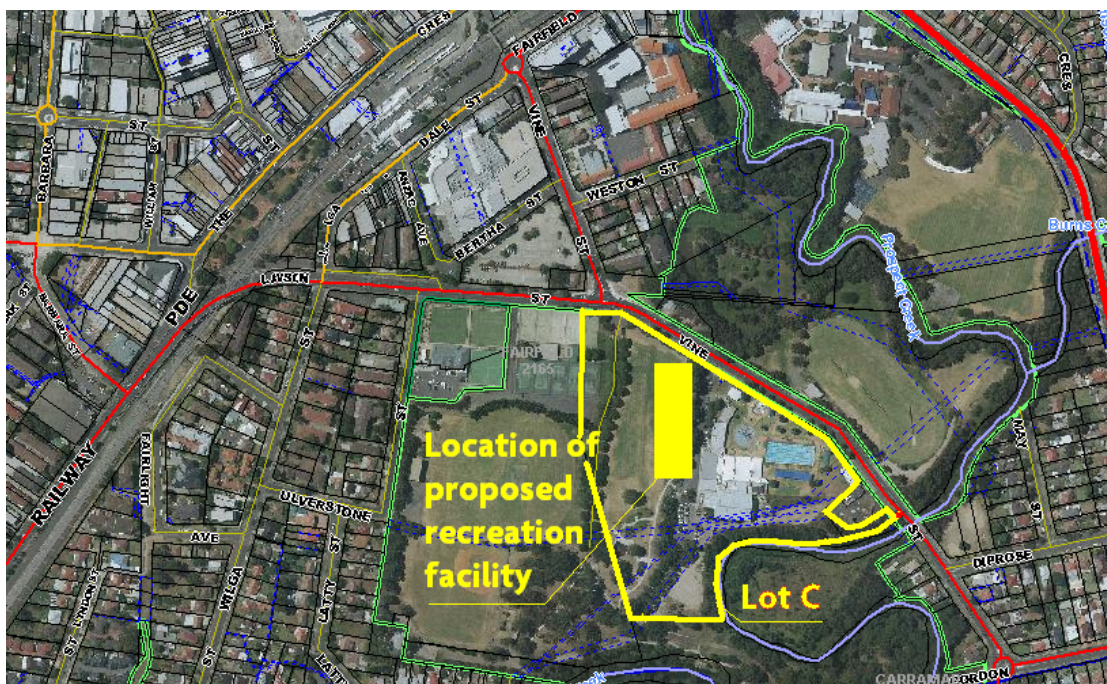


Figure 1 Site Location

The site of the proposed recreation facility is located to the immediate west of the service road and the parking area linking the existing Leisure Centre to Vine Street.

The land slopes down from Vine Street and the Memorial Avenue walkway towards the Leisure Centre. The area is predominantly grassed and used for informal passive recreation. Part of the grassed area is also used for overflow parking for the Leisure Centre during peak times.

A stormwater flow path traverses the area which is proposed to be developed. The flow path conveys surface stormwater from the north west towards Prospect Creek to the

east/south east. As a result the usability of the grassed area is variable during wet weather.

DEVELOPMENT HISTORY

A detailed history of the use of the subject land is shown in Attachment A.

PROPOSAL

The proposed development comprises a single storey building to be used as a recreation facility. Fairfield City Council's design objectives for the building are as follows:

1. Create a facility for local youth that offers a safe and positive environment and a range of support services.
2. Integrate new building to its park setting and enhance recreational opportunities for the whole community.
3. Achieve good environmental performance and ESD outcomes.

The building will be constructed on a concrete slab with a steel frame and clad in light weight materials with a metal roof.

The building is designed as a mix of active and passive spaces. The northern part of the building features an informal "chill zone" and two separate program rooms. The southern section of the building has provision for two basketball courts. An external hardstand area at the southern end of the building will be available for use by the general community and is expected to include a basketball hoop or similar. The building does not include facilities suitable for commercial catering or the like and is to be maintained as an alcohol free zone at all times. The plans of the proposed development are shown in Attachment B.

The proposal will be undertaken in the following stages:

- *Preliminary site works*: Regrading of the site and construction of a bio swale along the overland flow path.
- *Stage 1*: Construction of a single storey building containing meeting rooms, chill space, office, and hardstand area for one external basketball court and car parking spaces.
- *Stage 2*: Enclosing of basketball court and construction of hardstand area for second basketball court and associated landscaping and provision of additional parking .
- *Stage 3*: Enclosing of second basketball court and associated landscaping and provision of additional parking.

A Plan of Management for the operation of the new centre has been lodged with the application. The main operational characteristics of the proposed facility are as follows:

The centre will operate seven days a week. The proposed hours of operation are:

- Sunday to Thursday 7am to 10pm
- Friday and Saturday 7am to midnight

Use of the centre will be open to school, youth and community groups. In terms of the youth groups usage of the recreational facility it is expected that operations will be similar to the Prairiewood Youth Centre. The Prairiewood Centre attracts between 70 and 80 youths a day with a maximum of 40 youths on the site at any one time. On weekends up to 200 youths may attend the site with a maximum/peak of 60. The facility will be available for general hire when not in operation as a Youth Centre. This is similar to other Council community halls and facilities in Fairfield and is expected to enable a range of community and other events. The range and size of events will be relative to the development staging. That is, larger events will only be possible following completion of the Stage 3 works.

Some events expected to occur at the new centre include:

- Hire by local schools for special events during the week, particularly on Mondays when the Youth Centre will not be operating.
- Functions for sponsors and donors.

The centre is expected to host up to 15 special events each year. This will occur on Friday, Saturday or Sunday evenings after the completion of regular scheduled youth program activities. These special events may be sport focused or music oriented (such as dance festivals or competitions).

There will be at least two (2) staff on site at any one time. Depending on attendance levels and the activities being run this could increase to a maximum of four (4) during busier sessions.

A landscaping plan has been provided which is shaped by the following design principles:

1. Provide an open street address that maximizes visibility and passive surveillance and invites users into the facility.
2. Provide courtyard spaces beside the main building access points to enable activities and uses to extend into the adjoining external space.
3. Integrate courtyard spaces with the existing access path to the east.
4. Improve existing passive open space by creating a level grassed area.
5. Provide a green wall cable trellis system to the western façade.
6. Provide a bio-swale and dry wetland to improve existing drainage and water quality.
7. Integrate and link landscaping to Honour Avenue walkway.

The site has vehicle access from Vine Street via the service road beside the Leisure Centre. Parking demand arising from the proposal is to be accommodated as an extension/modification of the Leisure Centre parking area which currently contains 108 spaces including three disabled spaces. All spaces are unrestricted. A total of 63 additional spaces are proposed to support the full development giving a total of 168 spaces to serve the combined Leisure Centre and proposed recreational facility.

The additional car parking spaces will be provided within and adjacent to the existing car park adjoining the Leisure Centre. The car parking will be provided in stages as follows:

- Stage 1 – 28 additional spaces
- Stage 2 - 17 additional spaces
- Stage 3 - 18 additional spaces

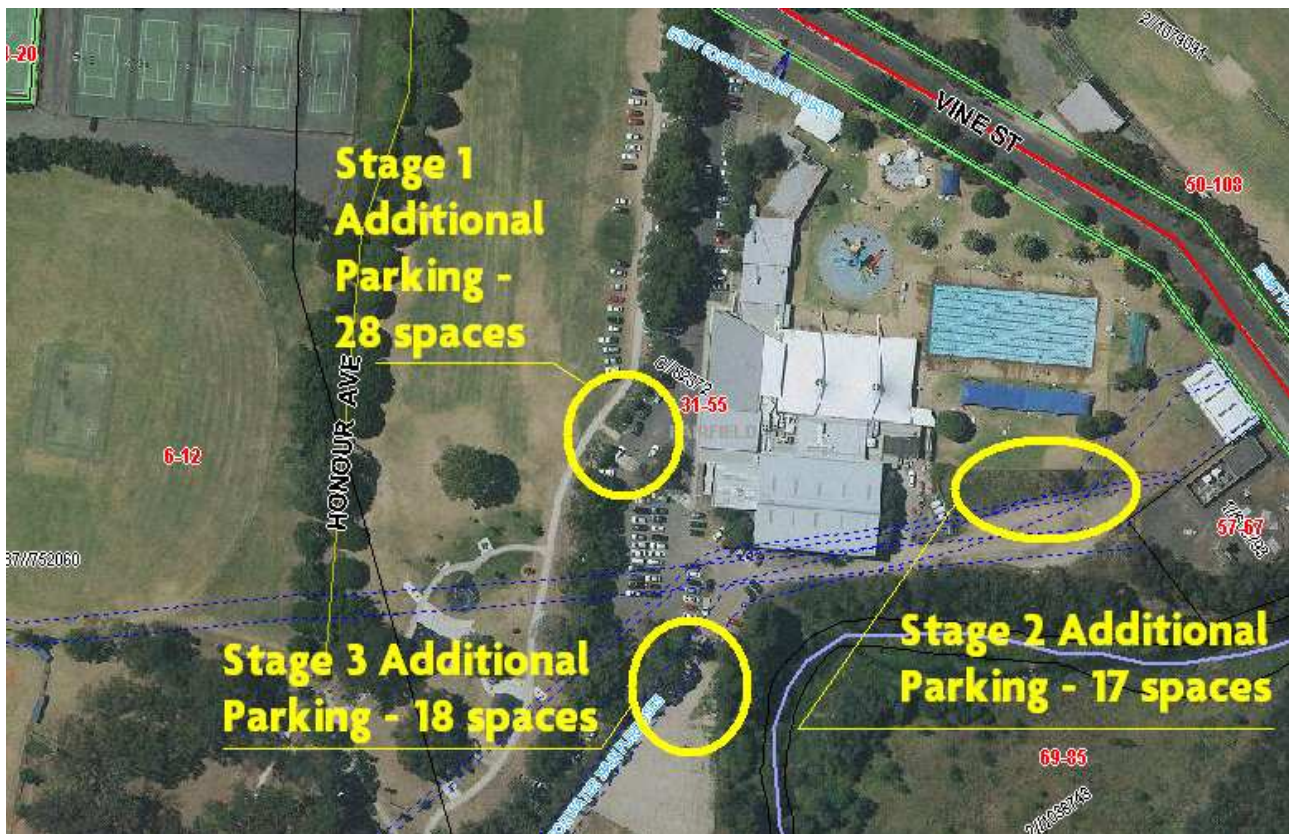


Figure 2 Location of proposed car parking

STATUTORY REQUIREMENTS APPLICABLE TO THE SITE

1. Crown Lands Act 1989

Fairfield Park is Crown land and is under the care, control and management of Fairfield Council who act as Trustee through the Fairfield Park Reserve Trust.

The principles for Crown Land management are set out in section 11 of the Act as:

- (a) *that environmental protection principles be observed in relation to the management and administration of Crown land,*
- (b) *that the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible,*
- (c) *that public use and enjoyment of appropriate Crown land be encouraged,*
- (d) *that, where appropriate, multiple use of Crown land be encouraged,*
- (e) *that, 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*
- (f) *that Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.*

The proposed recreational facility responds to the objects and principles for Crown Land by providing for a mix of recreational and broader community uses. The building is designed to integrate with the existing facilities of Fairfield Park. Public access for this proposal is a fundamental design parameter.

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

SEPP 55 requires Council to consider whether land is contaminated prior to granting consent to any development. Council must be satisfied that any necessary remediation has occurred before use of the land is permitted.

An Environmental Site Assessment report has been prepared and accompanies the development application. The report indicates that the site was most likely used for agricultural purposes until around 1949 when the land was resumed by the Minister for Lands for use as a public park. The site is underlain by alluvial sandy soils. Sources of potential contamination at the site are identified as potentially contaminated imported fill material that may have been used for landscaping purposes and previous use of pesticides and the like.

Fieldwork confirmed the presence of fill on the site. The samples were tested and found to be clear of elevated levels of contaminants. Based on the results, the report concludes that the risk of significant or widespread soil contamination on the site is low. On the basis of the above it is reasonable to conclude that there are no issues in regard to SEPP 55.

3. Fairfield Local Environmental Plan 1994

The subject site is zoned 6(a) - Existing and Proposed Recreation under Fairfield Local Environmental Plan 1994. The proposal is defined as a recreation facility and is a permissible use in the zone.

The objectives of the zone are:

- (a) to provide public open space to meet the existing and future recreation and leisure needs of residents,*
- (b) to provide opportunities to enhance the environmental quality of the City of Fairfield, and*
- (c) to identify land that is required for future open space purposes.*

The proposed development meets the objective (a) in that it enhances the capacity of the site to provide for the recreation and leisure pursuits of Fairfield residents and visitors.

Council records show that the subject land is identified as flood liable land. Clause 11 of Fairfield LEP deals with the issue of flood liable land and more specifically clause 11(2) states as follows:

(2) The Council may refuse consent to an application to carry out any development which in its opinion will:

- (a) adversely affect flood behaviour, including the flood peak at any point upstream or downstream of the proposed development and the flow of floodwater on adjoining lands,*
- (b) increase the flood hazard or flood damage to property,*
- (c) cause erosion, siltation or destruction of riverbank vegetation in the locality,*
- (d) affect the water table on any adjoining land,*
- (e) affect riverbank stability,*
- (f) affect the safety of the proposed development in time of flood,*
- (g) restrict the capacity of the floodway,*

(h) require the Council, the State Emergency Service or any other Government agency to increase its provision of emergency equipment, personnel, welfare facilities or other resources associated with an evacuation resulting from flooding, or
(i) increase the risk to life and personal safety of emergency services and rescue personnel.

The land where the centre is proposed is relatively flat. Storm water from the tennis courts to the west of the centre flows into this flat area which experiences slight ponding due to the flat topography. The storm water flows across the open space to the access road in front of Fairfield Leisure Centre.

There are three main storm water responses required for the development:

- Riverine flooding associated with Prospect Creek;
- Overland flooding; and
- On-site detention requirements arising from increased impervious areas.

Review of contour maps shows that the location where the development is proposed is within the low flood risk area. The finished floor level is above the 100yr plus freeboard level as follows:

- 100yr ARI Flood Level: 6.7m AHD.
- Proposed Finished Floor Level: 8.30m AHD.

Referral to Attachment B shows the key storm water features of the site to be considered and managed. The proposal provides:

- On-site detention through a swale on the eastern side of the building. The swale is used to allow a water sensitive urban design to be implemented and improve water quality before release into the drainage system and creek. The catchment upstream of the proposed development is approximately 1.9ha in area. The size of the swale has been designed to accommodate run-off from the catchment including run-off from the adjoining tennis courts and new impervious areas arising from the proposed development.
- Overflow from the OSD is via a shallow swale adjacent southern end of the building (between the building and the open space). This follows the existing flow path across the existing car park and into the drainage/creek system. Additionally, run-off from the roof of the basketball courts is designed to fall directly into the swale to reduce maintenance and eliminate requirement to access gutters.

The site is not impacted by the 1% overland flow event as shown in the Fairfield Overland Flood Study (August 20120). This study shows the site is unaffected by the 1% event and has minor impact during the Probable Maximum Flood (PMF) event. Any water finding the site during the PMF will be directed to the OSD swale and path to the creek. Engineering advice confirms that PMF considerations have no impact on the requirement for additional storage or design criteria for the OSD solution.

In conclusion, the proposal complies with the heads of consideration in Clause 11(2) of Fairfield LEP 1994.

Clause 12 of Fairfield LEP 1994 relates to development in the vicinity of creeks and waterways. As none of the proposed works are within 20 metres of Prospect Creek the clause is not relevant.

Clause 27A of the LEP deals with acid sulphate soils. As the site adjoins Prospect Creek there is potential for disturbance to acid sulphate soils during construction. In this regard the applicant has provided an Acid Sulphate Soil assessment. This report concludes that the risk of generating acid sulphate soil conditions is low and that no further action is required.

Clause 28 of the LEP states that:

The Council must not consent to the carrying out of development on land within Zone 6 (a) unless it has considered:

- (a) the impact of the proposed development on the existing or likely future use of the land,*
- (b) the need for the proposed development on the land, and*
- (c) the need to retain the land for its existing and likely future use.*

The proposed recreational facility is to be constructed immediately to the west of the Fairfield Leisure Centre which includes a gym, aerobics studio, steam room, three swimming pools, a multi-purpose indoor sports court, a children's playground and a child care centre. The peak activity periods for the Leisure Centre are generally from 6.00-9.00am and 5.00-7.00pm. Given that activities will be undertaken in different buildings and separate car parking is provided for both facilities there is not likely to be a conflict in land uses within Fairfield Park.

The proposal will be located on land that is informally used for passive recreation. Ample land is available for passive recreation in Fairfield Park if the proposal proceeds.

The proposal is targeted towards the youth of Fairfield and is in response to Council research that shows that there is a critical need for recreational spaces suited to young people within the City of Fairfield.

4. Draft Fairfield City Council Local Environmental Plan 2011

The subject land is zoned part RE1 – Public Recreation and part E2 – Environmental Conservation. All of the proposed development apart from the Stage 3 car parking (18 spaces) will be undertaken on land proposed to be zoned RE1 – Public Recreation. The proposal is defined as a recreation facility (indoor) and recreation facility (outdoor) under the draft LEP. These uses are permissible with Council consent in the RE1 – Public Recreation zone. The Stage 3 car parking is prohibited in the E2 – Environmental Conservation. However Clause 6.8 of the draft LEP enables Council to undertake local infrastructure development without the need to obtain development consent. The proposal is therefore permissible with Council consent under the draft LEP.

5. Fairfield City Wide Development Control Plan - Chapter 12 –Car parking, Vehicle access and management

The off-street parking requirements applicable to the development proposal are specified in the *Fairfield City Wide Development Control Plan 2006 Version 17 (Chapter 12 Car Parking, Vehicle and Access Management)*.

Recreational facilities are identified as a separate use in the DCP. However the types of recreational facility listed in the table in Chapter 12 and their ascribed parking demands do not provide an appropriate control for the facilities proposed. The proposed recreation

facility will be used in the main by Fairfield's youth. Council's traffic consultant in their report state as follows:

"Patrons for the proposed facility will be aged between 12 and 24 and typically do not drive. This results in a much higher proportion arriving by non-car modes than is usual and a high number of kiss and drop visits. This is confirmed through discussions with the operator of the Don Bosco centre in St Marys, where for a 100 youths attending, two (2) may have driven (noting Don Bosco has poorer access to public transport services than the proposed site).

The following table summarises the traffic consultant's findings:

Type of Use	Description of Use	Maximum Forecast Parking
Youth Centre	60 youths 80% public transport 15% kiss and ride 5% drive 3.0 passengers 1.8 car occupancy = 1.7 cars 2 staff = 2.0 cars 2 speakers = 2.0 cars	6 spaces
Community Hire	60 visitors 75% arrive by car 45.0 passengers 1.8 car occupancy = 25.0 Cars	25 spaces
Basketball Court	22 Player / spectator / court 10% public transport 19.8 passengers 1.15 car occupancy = 17.2 cars / court	17 spaces

It should be noted that it is highly unlikely that the above three uses will occur simultaneously on the site.

Bicycle parking at the proposed development complies with AS/NZS 2890.3 (1993). The location of the bicycle parking is at the front of the proposed development and satisfies the appropriate requirements. Non-car mode provisions are suitable and will assist in encouraging walking and cycling as key access means to the centre.

The traffic consultant has advised that parking should be provided as per the table below to be commensurate with the staging of the development.

Stage	No. of Parking Spaces
1	27
2*	17
3*	18

*Stages 2 & 3 relate to the provision of covered basketball courts.

In summary, the development proposes a total parking provision of 63 spaces which is sufficient to accommodate the proposed parking demand associated with the recreational facility.

INTERNAL REFERRALS

During the assessment process, comments were sought from a number of sections within Council, as detailed below:

Building Control Branch	No Objection, subject to standard conditions
Development Engineering	No Objection, subject to standard conditions
Environmental Management Branch	No Objection, subject to standard conditions

EXTERNAL REFERRALS

Pursuant to Clause 104 of State Environmental Planning Policy (Infrastructure) 2007 the proposal was not referred to the Road and Traffic Authority as the development is not defined as traffic generating.

The proposed Stage 3 car park is within 40 metres of Prospect Creek and normally the DA would be assessed as an "integrated development" DA. However because Council is the applicant, the proposal is not integrated because of the provisions of Section 38 of the Water Management (General) Regulation 2011 and Section 91E of the Water Management Act 2000 which in effect "exempt" public authorities from obtaining a licence under the Water Management Act.

The development application was referred to the NSW Police Force who have responded that they have no objection to the proposal.

PUBLIC NOTIFICATION

In accordance with the Fairfield City-Wide Development Control Plan 2006, the application was notified to adjoining and surrounding owners and occupiers for a period of fourteen (14) days.

No submissions were received from the public notification process.

SECTION 79C CONSIDERATIONS

The proposed development has been assessed and considered having regard to the matters for consideration under Section 79C of the Environmental Planning and Assessment (EP&A) Act 1979 and no issues have arisen that would warrant the application being refused on planning grounds. The following is a brief assessment of the proposal with regard to Section 79C.

(1) **Matters for consideration—general**

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) *the provisions of:*

(i) *Any environmental planning instrument*

The proposed development is permissible within the Existing and Proposed Recreation 6(a) zone and is considered to be consistent with the objectives of that zone.

(ii) *any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*

The proposal is therefore permissible with Council consent under the draft LEP.

(iii) *any development control plan*

The proposed development generally accords with the requirements of the Fairfield City Wide Development Control Plan - Chapter 12 –Car parking, Vehicle access and Management.

(iiia) *any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and*

Not applicable

(iv) *the regulations (to the extent that they prescribe matters for the purposes of this paragraph),*

There are no matters prescribed by the Regulations that apply to this development.

(b) *the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality*

Biodiversity

The provision of parking associated with the proposed development will result in the removal of vegetation. The applicant proposes to develop these additional car parking areas in three (3) stages; which reflect the expected timing construction of the Centre (See Figure 2.). These are:

- Stage 1 – which modifies the existing car park with the removal of trees in the centre of the car park and adjustment of recent plantings (Car Parks A and B). One of the access points into the Park will also be closed to allow the provision of additional spaces;
- Stage 2 – which provides additional parking for staff to the rear of the complex; and
- Stage 3 – which modifies the south-eastern end of the existing car park, including removal of trees and limited undergrowth.

[illegible]

An Offset Planting Area at least six (6) metres in width (~451 sq metres in size) proposed for the area adjoining Car Park D, being located in the grassed area contiguous with the riparian vegetation on Prospect Creek. The introduced turf grass will be eradicated; and the new plantings will be bordered by a three (3) metre wide cement footpath, thus forming a hard barrier between the offset plantings and the expanded car park (see Figure 2).

Figure 4 Proposed plantings

The applicant has provided an Assessment of Significance ('Seven-part Test') under Section 5A of the Environmental Planning and Assessment Act 1979. The test has found that it is unlikely that the proposal will have a significant effect on threatened species, populations, ecological communities or their habitats" (as listed on the Schedules of the NSW TSC Act), and consequently, to a Species Impact Statement is not required.

Traffic

The applicant's traffic consultant estimates that the proposal will result in an increase of vehicle movements as shown in the table below.

Period	Total Trips	Inbound	Outbound
Evening Peak	32 trips	20 vehicles	12 vehicles
Morning Peak	6 trips	4 vehicles	2 vehicles

Based on these results it is reasonable to assume that the traffic impact of the development can be accommodated by the surrounding streets and will not require improvements or changes to the road network.

In terms of parking provision the proposed 63 spaces are considered to be adequate for the development. The car parking layout or design is also satisfactory.

The bicycle parking and proposed Bicycle parking at the proposed development complies with AS/NZS 2890.3(1993). The location of the bicycle parking is at the front of the proposed development.

Noise

Day Design Pty Ltd have prepared an Acoustic Assessment report (see Attachment D) which assesses potential impacts of the proposal on nearby sensitive uses. The closest residential use to the proposal is at 38 Vine Street. The separation distance is Approximately 100 metres. The report concludes that noise controls will be required in the form of specific glazing for both doors and windows, controls on the maximum sound pressure levels from speakers associated with amplified music and the closing and opening of louvred windows during the playing of amplified music.

Council's Environmental Management Branch have reviewed this report and have recommended approval subject to a number of conditions. One of these conditions requires the applicant to comply with the abovementioned acoustic report and to provide equipment on site to enable noise monitoring to occur. In summary, conditions of consent can be imposed to control noise pollution.

Amenity

The proposed development is separated from other land uses and will not result in overshadowing, loss of privacy to neighbours or have an impact on the streetscape. Conditions relating to noise control will reduce noise emissions to acceptable levels.

Water Pollution

On-site detention will be achieved by the provision of a swale on the eastern side of the building. The swale will be used to allow a water sensitive urban design to be implemented and improve water quality before release into the

drainage system and creek. The catchment upstream of the proposed development is approximately 1.9ha in area. The size of the swale has been designed to accommodate run-off from the catchment including run-off from the adjoining tennis courts and new impervious areas arising from the proposed development. The proposed drainage measures will improve water quality emanating from the site.

Social and Economic Impacts

The social outcomes of the proposal are positive. The need for additional youth based facilities within Fairfield LGA is well documented. The proposal will provide a safe and secure place for young people to meet and participate in meaningful educational and recreational activities. It will also perform an important social role as an entry point to youth services with capacity for counselling, education and the like.

(c) the suitability of the site for the development

The site is considered suitable for the proposed development. There are no known constraints which would render the site unsuitable for the proposed development.

(d) any submissions made

No submissions objecting to the development have been made.

(e) the public interest

The centre will form a hub with the adjoining Leisure Centre. The new building is designed to encourage public use of the facility with equity of access for all users. The proposal complies with Council's relevant planning controls and policies and is an appropriate community use within Fairfield Park. The development is therefore considered to be in the public interest.

SECTION 94 AND SECTION 94A

The proposed development does not attract any Section 94 contributions or Section 94A levies.

CONCLUSION

The proposed building is designed as a simple and geometric structure to be constructed in stages. It has been designed to integrate into the park setting with indoor and outdoor transitional spaces.

The proposal is an appropriate addition to the recreational context of Fairfield Park and will be a positive community facility. This assessment has considered

all relevant requirements of Section 79C of the Act and finds that there will be no significant adverse or unreasonable impacts associated with the development.

The application is recommended for approval.

RECOMMENDATION

1. That development application No. 201.1/2012 for a recreation facility in Fairfield Park be approved subject to conditions as outlined in Attachment E of this report.