

STATEMENT OF ENVIRONMENTAL EFFECTS

For

**Alterations & Additions Singleton Gym & Swim
Upgrade of Existing Community/Sporting Complex
Civic Avenue,
Singleton**

Prepared for

Singleton City Council

October 2014

Statement Prepared by

**FACILITY DESIGN GROUP - ARCHITECTS
Ph: (02) 4446 0777 Fax: (02) 4446 1077**

CONTENTS

1. OVERVIEW

- 1.1 SUMMARY
- 1.2 CONSENT AUTHORITY
- 1.3 DISCUSSIONS WITH AUTHORITIES
- 1.4 SCOPE OF WORKS
- 1.5 PLANNING ASSESSMENT

2. THE SITE

- 2.1 LOCALITY DESCRIPTION
- 2.2 PLANNING CONTROLS

3. PROJECT DESCRIPTION

- 3.1 DEVELOPMENT PROPOSAL
- 3.2 ARCHITECTURAL AND URBAN DESIGN
- 3.3 MATERIALS AND FINISHES
- 3.4 DISABLED ACCESS
- 3.5 SAFER BY DESIGN
- 3.6 OVERSHADOWING AND GLARE
- 3.7 NOISE CONTROL
- 3.8 ODOUR IMPACTS
- 3.9 BUILDING CONSIDERATIONS
- 3.10 CONNECTION TO UTILITY SERVICES & WASTE WATER DISPOSAL
- 3.11 GEOTECHNICAL REPORT
- 3.12 WASTE MINIMISATION & MANAGEMENT
- 3.13 STORMWATER DRAINAGE
- 3.14 CARPARKING
- 3.15 SIGNAGE
- 3.16 ECOLOGY
- 3.17 HAZARDOUS MATERIALS

4. PLANNING CONTROLS

- 4.1 APPROVAL PROCESS
 - 4.1.1 ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979
- 4.2 INTEGRATED DEVELOPMENT
 - 4.2.1 WATER MANAGEMENT ACT 2000
- 4.3 STATE LEGISLATION
 - 4.3.1 PROTECTION OF THE ENVIRONMENT OPERATIONS ACT, 1997
 - 4.3.2 SEPP No. 44 – KOALA HABITAT PROTECTION
 - 4.3.3 DEPT. OF PLANNING OUTDOOR ADVERTISING GUIDELINES
 - 4.3.4 SEPP NO. 64 – ADVERTISING & SIGNAGE
 - 4.3.5 SEPP NO. 55 – REMEDIATION OF LAND
- 4.4 SINGLETON LOCAL ENVIRONMENTAL PLAN, 2013
- 4.5 SINGLETON DEVELOPMENT CONTROL PLAN, 2014
- 4.6 DEVELOPMENT CONSTRAINTS
- 4.7 BUILDING REQUIREMENTS

- 4.8 AMENITY
- 4.9 VISUAL IMPACT
- 4.10 IMPACT ON NATURAL ENVIRONMENT
- 4.11 IMPACT ON BUILT ENVIRONMENT
- 4.12 SOCIAL IMPACTS
- 4.13 ECONOMIC IMPACTS

5. ENVIRONMENTAL IMPACTS

- 5.1 SECTION 79C MATTERS FOR CONSIDERATION
- 5.2 THE LIKELY IMPACTS OF THAT DEVELOPMENT, INCLUDING ENVIRONMENTAL IMPACTS ON BOTH THE NATURAL & BUILT ENVIRONMENTA & SOCIAL & ECONOMIC IMPACTS ON THE LOCALITY
- 5.3 THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT
- 5.4 ANY SUBMISSIONS MADE IN ACCORDANCE WITH THIS ACT OR REGULATIONS
- 5.5 THE PUBLIC INTEREST

6. CONCLUSION

1.0 OVERVIEW

1. Summary

This Statement of Environmental Effects has been prepared for Singleton Council as trustee of the Singleton gym and swim complex, Civic Avenue, Singleton to assess the proposal to carry out alterations and additions to the existing Centre comprising a multi-purpose community and recreational centre.

The Council is proposing the alterations and additions to the existing community sporting complex. Estimated cost of these works has been budgeted at a maximum spend of \$5.91 million. This proposal is yet to gain a Development Approval and Construction Certificate.

The current asset has been assessed as requiring refurbishment. Approximately 2,000sqm alterations are proposed to occur to the existing Centre and will occupy the same land titles as the current asset. The nature and condition of the existing Centre indicates that while the premises has a number of strengths there is a need for works which will enhance and update the physical condition and appearance of the asset and ensure its continued service to the community into the future in a sustainable and compliant manner. In addition, the improvements will bring the facility into full BCA compliance and will not result in any change to the ongoing use of the site.

The proposed building arrangement has been developed to provide for a number of water spaces and an improved gymnasium facility that will cater for the broader community and all age groups. The design has taken into account year round use of a new indoor hydrotherapy facility, supervision and management aspects, as well as the inclusion of a 845sqm gymnasium space to compliment the aquatic component. Included with this dry space is a short term child minding facility. It is felt that this proposal, for a year round sporting complex will greatly benefit the community of Singleton.

In preparing this proposal all urban design and planning controls outlined in the various planning instruments have been considered.

The statement examines the details, by taking into account the relevant matters for consideration under Section 79C of the Environmental Planning Act 1979 (as amended) including:

- Singleton Local Environmental Plan 2013 (as amended);
- Singleton Development Control Plan adopted 2014;
- The Environmental Planning and Assessment Act (as amended) 1979;
- The Environmental Planning and Assessment Regulation 2000 (updated January 2002);

This statement should be read in conjunction with the following supporting documents:

- Architectural Plans prepared by Facility Design Group.
- Stormwater Drainage Concept Plan by GR Consulting Engineers.
- Landscape architecture design by Environmental Partnership

1.2 Consent Authority

This report forms part of the Development Application lodged to Singleton City Council for assessment under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). In accordance with Schedule 4A of the EP&A Act and clause 21 of State Environmental Planning Policy (State and Regional Development) 2011 the Joint

Regional Planning Panel will be responsible for determining the DA. As the proposed works will exceed \$5.91 million the proposal is required to be determined by the JRPP.

The report describes in detail, together with assessments of impact as required under the Environmental Planning and Assessment Act 1979, as amended, alterations and additions as proposed to the Singleton community and sporting complex Civic Avenue, Singleton.

1.3 Discussions with Authorities

Council's consultant architect and development team conferred with Council Officers to ensure that the requirements of Council and the needs of the Community are satisfied. A pre-DA meeting was held with Council Officers discussing the project at hand.

1.4 Scope of Works

The proposed re-development works are to include the following:

Proposed works:

- Demolition of existing gymnasium;
- Demolition of existing structure comprising entry/administration area;
- New gymnasium;
- Entry foyer;
- Spin Room
- Meeting room;
- New amenities;
- Multi-purpose room/Group Exercise;
- Storeroom.
- New hydrotherapy pool, spa, sauna;
- New indoor pool plant;
- Creche/Program room;
- New enclosed café seating and transition zone to internalise control /kiosk /entry and amenities access for year round use;
- New amenities, family change room and administration building incorporating multi purpose room, first aid room, control room, store room.

1.5 Planning Assessment

The key planning issues relevant to this DA are:

- Traffic and Parking;
- Compliance with BCA requirements;

- Stormwater Management;
- Waste Management;
- Flooding.

These matters and others are addressed in this report. Our assessment concludes that these issues can be appropriately managed and that the proposed development represents a positive development outcome for the community. The project is in the public interest and will provide social and economic benefits to the region. It will:

- Generate local employment opportunities during construction and the ongoing operational phases of the development.
- Increase the productive use of recreational zoned land.
- Maximise the use of existing site infrastructure.
- Increase the available multi purpose sporting/community opportunities within the Singleton locale.

2.0 THE SITE

2.1 Locality Description

The subject site is identified as Singleton Gym and Swim, Civic Avenue, Singleton. The site has street frontage to Civic Avenue (main entrance). The Singleton Gym and Swim Centre forms part of a broader recreational and community precinct. It adjoins the civic centre, civic park, information centre and lies adjacent to the Hunter River. The Centre is currently operated by the YMCA.

The footprint of the proposed Singleton Gym and Swim Centre will occupy the same land title as the current asset being:

- Lot 100 DP737187

The site is zoned part B5 Business and part RE1 Public Recreation pursuant to the Singleton Local Environmental Plan 2013. The redevelopment of the complex and proposed works are a permitted use subject to Council's consent.

There are no known land title, ownership or zoning impediments to the proposed Centre. Information obtained from Council identifies that the property is not subject to mine subsidence or road widening, does not contain critical habitat or environmentally sensitive land, is not located within the designated coastal zone, nor has the site been identified as bushfire prone on Council's Bushfire Prone Land Map is not located within a conservation area and does not comprise an identified heritage item, however the subject site is identified to be flood prone.

2.2 Planning Controls

Relevant Statutory planning controls affecting the site include the provisions of:

- Singleton Local Environmental Plan 2013 (as amended);
- Singleton City Development Control Plan 2014;
- The Environmental Planning and Assessment Act (as amended) 1979;
- The Environmental Planning and Assessment Regulation 2000 (updated January 2002).

3.0 Project Description

3.1 Development Proposal The Proposal

This Development Application seeks approval to carry out a re-development comprising alterations and additions to the existing Singleton Gym and Swim Complex.

- (a) The proposed works are to incorporate the following;

Alterations and addition to the existing centre including, provisions of amenities, foyer/entry area, new office and meeting rooms, multi purpose room, office area, access to existing gymnasium, hydrotherapy pool, creche/program room, café, control room, first aid room, staff facilities, kitchen.
- (b) The existing hours of operation are to remain the same being;
 - Mondays to Friday 6am to 8pm;
 - Saturdays, Sundays and Public Holidays 6am till 8.00pm
- (c) No change is proposed to the existing site access arrangements.
- (d) No change is proposed to existing carparking (adjacent to complex), however, it should be noted that a carpark extension has been approved west of the existing carpark, providing additional parking to the recreational/community precinct.
- (e) No change is proposed to existing staff numbers (approximately 12 permanent staff).

3.2 Architectural and Urban Design

The total planned re-development will make the Singleton Gym and Swim a revitalised and modern facility that is in line with modern community expectation. It will provide a multitude of opportunities for the Singleton community. In essence it seeks to provide a more contemporary form of development where the choice of facilities is upgraded and the public have the potential to experience a community/recreational facility that contributes to the environment of the locale. The form and use of the site will remain unaltered but the facility itself will be re-developed and enhanced to ensure its continued service to the community.

In general, the physical appearance of the community centre has been designed to ensure that it is compatible with the existing and likely future character, bulk and scale of adjoining development in the area and will contribute in a positive manner to the existing spatial context of the locality.

Key Design Issues

The key design issues are noted as follows:

- Ensure comfortable access to the facility by people with disabilities.
- Provide a much needed modernisation and upgrade of the existing amenities and social areas that support the complex . demonstrating best practice intentions of Council. The revised building form is also a demonstration that the Council is pursuing best practice planning to reduce operational costs and maximise potential income both directly and indirectly.

- Provide a multi-faceted facility that will better service the needs of the local community.
- Design of a facility which provides a continued and improved identifiable presence in the community, which offers a welcoming character with the vitality deserving of such a complex.
- To ensure the local environment is not negatively impacted by the redevelopment.

3.3 Materials and Finishes

External Materials of Proposed Extension

Walls:	FC expressed joint sheeting, colorbond metal louvres.
Windows	Aluminium framed energy efficient glazing.
Doors:	Aluminium framed galzed doors, metal lined solid doors to external.
Roof:	Colorbond metal roof sheeting with R 3.2 insulation

The proposal is considered to be a positive contribution to the existing recreational/community precinct and will provide a clearly identifiable presence with its contemporary forms and modern colour scheme.

The proposal will have minimal adverse impact upon the surrounding environment as it is wholly contained within the subject site and is substantially remote from residential development.

3.4 Disabled Access

Access has been carefully considered in the design of the proposed redevelopment works. The new complex will provide total accessibility throughout for wheelchairs. Internal amenities provision for disabled and ambulant people has also been incorporated into the design.

3.5 Safer by Design

Crime Prevention

Development should be designed to deter crime and vandalism and facilitate:

- *personal and property security;*
- *casual surveillance of public areas;*
- *activity and interaction within public spaces and movement networks."*

Safer by Design, and Crime Prevention Through Environmental Design (CPTED) principles have been considered in the design of the development. The design responds to crime reduction and prevention issues through the use of the four principles for CPTED which include surveillance, access control, territorial reinforcement and space management.

These principles are addressed below:

Surveillance:

The site is located within an existing community/recreational precinct having workers during daylight hours providing passive surveillance of the proposal.

Access control:

Two (2) entry/egress point for pedestrians is provided being one to the swim facility and one to the gymnasium. Security lighting will be provided in key locations and will be sufficient for good visibility at night.

Territorial reinforcement:

The provision of a fence along the sites boundary delineates the public and private areas in and around the site.

Space Management:

The development's design and internal layout have considered potential safety problems such as locations for entrapment and hiding. Straight lines of travel have been incorporated into the design of pathways which limit opportunities for hiding areas.

The design of the development optimises safety and security, both internal to the development and from the public domain. The safety of the public is also enhanced by the design of the proposal which improves casual surveillance of the street during the day and night by orientating the entrance to Civic Avenue. The entrance area, landscaping and public domain areas maintain clear sight lines and will be well lit. The proposed hours of operation and active use of the site will further improve the safety aspects of the proposal particularly within this community/recreational location of Singleton.

Furthermore, the safety and security issues addressed have been devised to ensure the quiet amenity of neighbouring properties is maintained at all times during the operation of the premises.

3.6 Overshadowing & Glare

The proposed building envelope will have no impact on the local amenity with regard to overshadowing or glare from building structures.

3.7 Noise Control

The key sources of potential adverse noise impacts from the proposed development are associated with mechanical plant/equipment, the outdoor pool and carpark (people and vehicles).

The site is located within a designated %recreational/community precinct+, and as such it is considered it will not result in any significant noise impact from that already experienced. To ensure minimal adverse impact upon the adjoining neighbours and in particular the existing childcare centre, the following design considerations have been incorporated into the proposal .

- the plant for the hydrotherapy pool will be concealed and enclosed behind a solid acoustic parapet wall that will prevent horizontal noise transfer;
- all new mechanical plant as proposed is state of the art with built in noise attenuation measures.

As a result it is considered that there will be minimal impact upon adjoining neighbours and the surrounding locale.

Noise generation during construction will be ameliorated by adopting a number of measures during the construction period.

Working hours:

- " 7.00am till 5.00pm Monday to Friday;
- " 8.00am to 1.00pm Saturdays;
- " 8.00am to 4.00pm on Saturdays if work is internal and inaudible (no power tools permitted);
- " No work on Sundays or public holidays.

All equipment to be in good working order;

- " all contractors to be advised to avoid excess noise and use *work friendly* practices; and
- " contractor trucks and cars to be adequately muffled.

3.8 Odour Impacts

The key sources of potential odours are associated with cooking and waste storage on the premises. It will be in the interest of the operator that waste be stored in a manner that minimises potential odour. With regard to cooking, the kitchen is proposed to be operated in accordance with the National Food Premises Code, thereby minimising the potential for odour impacts. Furthermore, the site is not in the immediate vicinity of any sensitive odour receptors.

3.9 Building Considerations

The proposed design of this development has taken into account the BCA. AS 1428 has also been referenced in order to provide as accessible a facility as possible. All accessible amenities are provided with fully complying fit out according to the latest Premises Standard. The CC documentation will detail all accessible amenities, ramps and associated stairs and handrails.

Furthermore, compliance with Part J of the BCA will be incorporated as a component of the Construction Certificate. This will include design and certification by an Electrical Engineer for the proposed lighting design, Mechanical Engineer for air conditioning and handling.

3.9.1 Regulations

The building will be designed in accordance with the requirements of the Building Code of Australia (BCA).

Class of Building ̄ ̄ ̄ ̄ ̄ ̄ ̄ ̄ ̄ ̄ ̄ ̄ .9b

Rise in Storeys ̄ ̄ ̄ ̄ ̄ ̄ ̄ ̄ ̄ ̄ ̄ ̄ One

Construction Type Required ̄ ̄ ̄ ̄ ̄ ̄ .̄ Type B

In accordance with the provisions of Section E of the BCA, the following services and equipment will be installed to serve the facility:

- Fire hydrant system . existing coverage from road system.
- Fire Hose Reels - additional hose reels will be added to comply with BCA
- Portable fire extinguishers . to be dispersed throughout facility & plant rooms.

- Emergency lighting.
- Exit signs.
- Paths of Travel Stairways, Passages , Ramps

3.9.2 Access for People with Disabilities

A mandatory design parameter is the requirement to comply with the BCA and Access Codes. This facility has been designed to provide very equitable access for people with disabilities. The requirements of AS 1428 Part 1 are incorporated as well as the enhanced requirement of Part 2 for paths of travel and toilets.

The following issues are given consideration in the design:

- Lighting levels will be suitable for visitors with visual impairment.
- The site of the complex is made to be totally accessible for the public .
- Family change/accessible amenities have been provided within the facility.

3.10 Connection to Utility Services & Waste Water Disposal

All required services such as electricity, stormwater, gas and telecommunications are available to the site. Any issues that need addressing will be resolved at Construction Certificate stage.

3.11 Geotechnical Report

A geotechnical analysis for the site is being carried out by Douglas Partners Geotechnical Engineers. This is required for structural design to commence and will be forwarded as part of the CC documentation.

3.12 Waste Minimisation and Management

The storage of waste will be managed in accordance with Council's Waste Minimisation and Management Guidelines. Waste will be collected under the existing regime . as it is not expected that any meaningful increase in waste will occur. A new enlarged waste enclosure has been provided adjacent to the existing service delivery bay.

Waste will be managed in accordance with the following objectives:

- Maximise recovery of resources from waste;
- Minimise greenhouse gas emissions from waste disposal, collection and processing;
- Maximise gas capture from disposal of waste at landfill sites.

3.13 Stormwater Drainage

A Stormwater Concept Design & Sedimentation Control Plan have been provided by GR Consulting Engineers Pty Ltd. These drawings form part of this DA submission.

The Consultant Engineer noted as follows:

"The footprint of the new building works encompasses and expands upon the existing building area.

Existing in ground stormwater infrastructure exists to service the existing site and buildings.

There is no existing onsite detention or water runoff quality controls in place.

The new building works will result in a net increase in impervious area of only 914sqm or an increase in the peak site discharge of 25.8L/s without consideration of detention through the rainwater tanks.

Two 40,000 litre rainwater storage tanks will be installed allow the capture and storage of roof water for reuse in the facility. 1800sqm of new roof area will be drained to these tanks.

As required under Clause 2.22(5) of the Singleton DCP, the tanks will be drained so that 30% of their capacity (2 x 12,000 litres) will be available for onsite detention. A 50mm diameter pipe will drain the top 30% of the tank to the piped drainage system.

The roof water collection system will be fitted with a "first flush" diversion system so that the first 20 litres per 100sqm of roof will be collected. This collected "first flush" water will be released into the landscaped areas for absorption into the soil.

The rainwater tank overflow, other roof areas and drained paving areas will be discharged to the existing pipes drainage system which connects into the street drainage of Civic Avenue.

All new drainage will be designed for a 20 year ARI storm event with a time of concentration of 5 minutes and having a rainfall intensity of 148mm/hr."

The proposal has been designed in accordance with Council's requirements.

3.14 Carparking

As noted previously, the existing carpark is located off Civic Avenue and comprises 95 spaces plus 6 disabled spaces. It should also be noted that a new carpark extension has been approved by Council and is proposed west of the existing carpark. The proposed extension will comprise 53 spaces plus 4 disabled spaces.

It is considered that the overall potential traffic and transport impacts of the proposal would be minimal and would be able to operate within the capability of the existing road network without impacting negatively on current efficiency and safety.

- the existing parking provision is considered appropriate;
- is in keeping with Council's policies;
- access arrangements for maintenance and emergency vehicles are appropriate;
- the surrounding road network will be able to cater for the traffic generated by the proposed development now and in the future.

During construction the proposed redevelopment is not expected to have any measurable negative impact on the road network surrounding the site or on the local community. However, a number of traffic management measures are proposed in order to ensure traffic safety standards are maintained. Mainly:

- Signposting clearly displayed throughout and adjacent to the site;
- 40km/ph speed limit is recommended around the curtilage of the site;
- Signs shall be installed along Church Street prior to the main site access to warn traffic of possible heavy vehicle movements entering and exiting the site;

- All heavy truck movements are to have a traffic plan to ensure quickest route to a main road designated for heavy loads as per Auburn City Council's requirements.

3.15 Signage

Signage to the proposed Centre is considered an important issue by the design team . and our concept signage design has been illustrated on our architectural submission. An identification sign showcasing the new entrance has been installed along the front façade of the premises.

3.16 Ecology

The site is unconstrained by ecology and is considered to be suitable for development. The site is currently used for recreational/community purposes and has largely been cleared of vegetation. Flora and fauna investigations have confirmed that the proposed development will not impact on threatened/endangered species, communities and/ or habitats.

3.17 Hazardous Materials

The proposed redevelopment will use granulated calcium hypo-chloride as its main disinfection system and Hydrochloric Acid for PH balance. This system is very user friendly and has a lot less OH&S impositions applied due to its ease of delivery, storage and handling.

The existing pool will maintain the existing liquid sodium hypo-chloride system.

Hazardous signage and eyebath apparatus will be installed to Workcover requirements.

4.0 PLANNING CONTROLS

4.1 APPROVAL PROCESS

4.1.1 *Environmental Planning & Assessment Act 1979*

The NSW Environmental Assessment and Planning framework is established by the EP&A Act and relevant planning instruments. The EP&A Act controls development in NSW, and Environmental Planning Instruments impose restrictions on the types of development that may be carried out on land. Under the EP&A Act development is assessed in three main categories . Part 3A, Part 4 and Part 5.

Relevance to proposed development

Part 4 of the EP&A Act applies to the development which requires development consent under an Environmental Planning Instrument (e.g. a Local Environment Plan). Development under Part 4 requires the applicant (either private or public) to lodge a development application (DA) with the relevant consent authority (generally the local Council). The consent authority will then assess the impacts of the proposed development taking into account the matters for consideration stipulated under Section 79(C) of the EP&A Act. Part 4 applies to development that is not assessed under Part 3A or Part 5 of the EP&A Act.

4.2 INTEGRATED DEVELOPMENT

4.2.1 *Water Management Act 2000*

The *Water Management Act 2000* (Water Management Act) replaced the provisions of the *Rivers and Foreshores Improvement Act 1948* coming into effect from February 2008. The Water Management Act provides for the protection of river and lakeside land

in NSW and aims to provide for the sustainable management of the water sources throughout NSW.

The Water Management Act provides for the granting of various licenses and approvals, including for the use of water and water supply works. Generally speaking the following approvals may be required under the Water Management Act:

- a water access licence – which entitles the holder to a share of available water in a river or aquifer (groundwater body)*
- ☐ *water use approval – which authorises use of water on land for a particular purpose at a particular location, or*
- ☐ *water management works approval – which authorise construction and use of water supply works such as bores, pumps, dams and channels.*

Relevance to proposed development

The proposed development will not impact on the Hunter River nor pose any negative impact upon one of its tributaries or creeks. It is therefore assumed the proposal will have no impact on the quality of water to be discharged from the site as a whole.

The proposal involves new and upgraded works all fully compliant with EPA requirements, and as the works are located in excess of 300m to the Hunter River it is unlikely that the proposed development will require the consent of the Office of Water under the provisions of the Water Management Act.

As a result, the proposal is not deemed to be classified as Integrated Development.

4.3 STATE LEGISLATION

A review of the relevant State Environmental Planning Instruments, namely the State Environmental Planning Policies (SEPPs), is provided in the following sections.

4.3.1 Protection of the Environment Operations Act 1997

The *Protection of the Environment Operations Act 1997* (POEO Act) consolidates the key pollution statutes relating to air, water, noise, pollution and environmental offences and establishes a duty to notify either the Environmental Protection Authority or the local council where incidents are likely to cause material harm to the environment. In addition, the Act provides for an integrated environmental licensing arrangement for scheduled activities.

Under the POEO Act an environmental protection licence is required for scheduled activities in Schedule 1 of the Act. The Department of Environment, Climate Change and Water (DECCW) is responsible for administering the Act.

Relevance to proposed development

The subject site does not fall within any current licences for operations under the POEO Act. However, the general provisions of the POEO Act in relation to pollution of the environment will apply throughout the proposed development on the site such as the need to consider general requirements during the proposed development in relation to the control of environmental issues such as noise, dust, emissions and any run-off which may be discharged from the site.

4.3.2 State Environmental Planning Policy No.44 – Koala Habitat Protection

State Environmental Planning Policy No. 44 . Koala Habitat Protection is to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free living population over their present range and reverse the current trend of koala population decline.

Singleton LGA is identified in Schedule 1 of SEPP 44 as being an LGA subject to provisions of the SEPP. Part 3 of the SEPP 44 provides a step by step development control provisions for determining whether certain land is potential koala habitat. SEPP 44 requires that before granting consent for development on land over 1 hectare in area, a consent authority must be satisfied as to whether or not the land is 'potential' and 'core' koala habitat. Potential koala habitat is defined as *'an area of native vegetation where the trees of the types listed in Schedule 2 constitute at least 15% of the total number of trees in the upper or lower strata of the tree component.'*

Core koala habitat, is defined as *'an area of land with a resident breeding population of koalas, evidenced by attributes such as breeding females and recent sightings and historical records of population'*. Where core koala habitat is found to occur, SEPP 44 requires that a site specific Koala Plan of Management be prepared.

An assessment of vegetation within the site found that the vegetation communities in this location are severely disturbed and contain less than 15 percent cover of *Eucalyptus teretecornis* (Forest Red Gum) and *Eucalyptus punctata* (Grey Gum) both koala feed trees listed under Schedule 2 of SEPP 44.

Patches of this vegetation do not constitute core koala habitat and in this regard, no significant impact on any local koala population or on koala habitat is likely to occur as a result of the proposed works.

4.3.3 Department of Planning Outdoor Advertising Guidelines

This Development Application seeks approval for the following signage.

(Sign 1) 1 x identification wall sign located on the southern building façade - comprising the wording 'Singleton Gym & Swim'.

This sign has a total area of 8.25sqm (measuring 11.0m long and 0.75m high). This sign is considered to be defined as a building identification sign.

In considering any application for signage, it is appropriate for the Department of Planning's publication "Outdoor Advertising: an Urban Design Based Approach" to be taken into consideration. The document has been produced by the Department to provide guidelines for the design and assessment of outdoor advertising.

As a general rule, the Guidelines accept that outdoor advertising is a highly visible feature and that well designed and located signs can be helpful and informative. The guidelines also accept that outdoor advertising adds interest and colour and character to a place.

The Guidelines suggest that the appropriateness of signs varies with different settings and each setting has different needs. Therefore, the Guidelines recognise that criteria cannot be definitive and cannot meet the requirements of every situation and in this regard the planning merits of each proposal need to be considered.

General Objectives which need to be considered are noted as follows:

- *To permit adequate identification and business advertising;*
- *To ensure that signs are in keeping with the scale and character of the building to which they are affixed and not detracting from the architectural treatment;*
- *To ensure there is equal access to limited advertising space and to ensure that signs do not crowd the advertiser's message;*
- *To reduce the visual complexity of a streetscape by providing fewer, more effective signs.*
- *The greater the number of signs along a street and the more they dominate the streetscape, the less effective is the message on each sign and the greater is the demand for more signs as adjacent businesses compete with each other for domination of a crowded advertising environment;*
- *Not to compromise the desired urban character of surrounding land uses.*

The Guidelines note the following performance standards generally apply;

- *In general aim for fewer signs which display easily read information;*

- ☐ *Protect valuable streetscape by carefully considering any sign proposal above awning level;*
- ☐ *Signs should compliment and be compatible with the development on which they are located and the character of surrounding locality;*
- ☐ *Signs should not be located where they are hazardous to passers by;*
- ☐ *Signs should compliment the dominant character of an urban landscape;*
- ☐ *Signs should not be so highly illuminated that they cause discomfort to, or inhibit the view of, approaching drivers or pedestrians.*

The proposed signage is in keeping with the above nominated criteria. In general, the physical appearance of the signage has been designed to ensure that it is compatible with the future character, bulk and scale of the new development within this large sports and community precinct site and as such contributes in a positive manner to the existing spatial context.

The proposed signage is in accordance with the objectives and general guidelines of the Department's document.

4.3.4 SEPP 64 – Advertising and Signage

Under the provisions of SEPP 64 the clauses applicable to this application are noted as follows:

4.5.1 Clause 4 Definitions

The definitions applicable to this proposal are noted as follows:

“wall advertisement means an advertisement that is painted on or fixed flat to the wall of a building, but does not include a special promotional advertisement or building wrap advertisement.”

The proposed wall sign is in accordance with the above definition.

“building identification sign means a sign that identifies or names a building, and that may include the name of a business or building, the street number of a building, the nature of the business and a logo or other symbol that identifies the business, but that does not include general advertising of products, goods or services.”

The sign identifies the location of the Singleton Gym and Swim+ and refers to the nature of the business being the community use of the complex, and comprises the name of the business.

The proposed building identification wall sign is in accordance with the above definition.

4.5.2 Clause 6 Signage to which this policy applies

- “(1) This Policy applies to all signage:*
- (a) that, under another environmental planning instrument that applies to the signage, can be displayed with or without development consent, and;*
 - (b) is visible from any public place or public reserve, except as provided by this Policy.”*

4.5.3 Clause 7 Relationship with other environmental planning instruments

“In the event of an inconsistency between this Policy and another environmental planning instrument, whether made before or after this Policy, this Policy prevails to the extent of the inconsistency.”

It is noted that this document prevails in the assessment of the proposal.

4.5.4 Aims and Objectives

- “(1) This Policy aims:*
- (a) to ensure that signage (including advertising):*
 - (i) is compatible with the desired amenity and visual character of an area, and;*
 - (ii) provides effective communication in suitable locations, and;*
 - (iii) is of high quality design and finish, and;*
 - (b) to regulate signage (but not content) under Part 4 of the Act, and*
 - (c) to provide time-limited consents for the display of certain advertisements.*
- (2) This Policy does not regulate the content of signage and does not require consent for a change in the content of signage.”*

The proposed signage is in accordance with the above nominated aims and objectives and will not be utilised for advertising.

4.5.5 Clause 22 Wall Advertisements

Under the provision of Clause 22 the following criteria has been nominated:

- “(1) Only one wall advertisement may be displayed per building elevation.*
- (2) The consent authority may grant consent to a wall advertisement only if:*
- (a) the consent authority is satisfied that the advertisement is integrated with the design of the building on which it is to be displayed, and*
 - (b) for a building having:*
 - (i) an above ground elevation of 200 square metres or more—the advertisement does not exceed 10% of the above ground elevation, and;*
 - (ii) an above ground elevation of more than 100 square metres but less than 200 square metres—the advertisement does not exceed 20 square metres, and;*
 - (iii) an above ground elevation of 100 square metres or less—the advertisement does not exceed 20% of the above ground elevation, and;*
 - (c) the advertisement does not protrude more than 300 millimetres from the wall, unless occupational health and safety standards require a greater protrusion, and;*
 - (d) the advertisement does not protrude above the parapet or eaves, and*
 - (e) the advertisement does not extend over a window or other opening, and;*
 - (f) the advertisement does not obscure significant architectural elements of the building, and;*
 - (g) a building identification sign or business identification sign is not displayed on the building elevation.+*

The proposed building identification wall sign being Sign 1 is generally in accordance with the above requirements.

It is considered that the proposed signage is in accordance with the nominated definition and development criteria, and no deleterious change will occur to the streetscape. The proposal will have no impact upon the adjoining recreational and community precinct and is in-accordance with all nominated requirements.

4.5.6 Schedule 1 Assessment Criteria

4.5.6.1 Character of the Area

- *Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?*
- *Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?*

The proposal is considered to be a positive contribution to the existing recreational community precinct. It is considered to be of benefit not only to the locality but the existing facility. The proposal will have minimal adverse impact upon the surrounding environment and is of a suitable scale to harmonise with the existing community complex.

4.5.6.2 Special Areas

- *Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?*

The proposal will not detract from the existing amenity or visual quality of any environmentally sensitive areas.

4.5.6.3 Views and Vistas

- *Does the proposal obscure or compromise important views?*
- *Does the proposal dominate the skyline and reduce the quality of vistas?*
- *Does the proposal respect the viewing rights of other advertisers?*

The proposal does not protrude above the dominant skyline will not obscure any important views and respects the viewing rights of other advertisers.

4.5.6.4 Streetscape, setting or landscape

- *Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?*
- *Does the proposal contribute to the visual interest of the streetscape, setting or landscape?*
- *Does the proposal reduce clutter by rationalising and simplifying existing advertising?*
- *Does the proposal screen unsightliness?*
- *Does the proposal protrude above buildings, structures or tree canopies in the area or locality?*

The proposed design provides modern contemporary signage harmonious with the design of the Centre. It does not have any of the negative impacts as listed above. The advertising structure will provide vitality to the building and allow clear identification from the street. The advertising will be harmonious with the building design.

4.5.6.5 Site and Building

- *Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?*
- *Does the proposal respect important features of the site or building, or both?*
- *Does the proposal show innovation and imagination in its relationship to the site or building, or both?*

The signage has been designed to ensure that it is compatible with the existing and likely future character, bulk and scale of the site and as such will contribute in a positive manner to the existing spatial context and surrounding locale.

4.5.6.6 Associated devices and logos with advertisements and advertising structures

- *Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?*

Not applicable.

4.5.6.7 Illumination

- *Would illumination result in unacceptable glare?*
- *Would illumination affect safety for pedestrians, vehicles or aircraft?*
- *Would illumination detract from the amenity of any residence or other form of accommodation?*
- *Can the intensity of the illumination be adjusted, if necessary?*
- *Is the illumination subject to a curfew?*

The sign will be indirectly illuminated. Due to the siting of this building there will be no impacts of the indirect low key lighting of the signage. Illumination will be turned off at close of business each evening.

4.5.6.8 Safety

- *Would the proposal reduce the safety for any public road?*
- *Would the proposal reduce the safety for pedestrians or bicyclists?*
- *Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?*

The proposal will not reduce the safety within the surrounding public domain.

It is considered that the proposed signage is in accordance with the above nominated assessment criteria. The proposal will have no impact upon the adjoining recreational/community precinct and is in-accordance with all nominated requirements.

In this instance the proposed sign as identified upon the submitted plans warrants Council's consent as all nominated criteria have been complied with.

4.3.5 State Environmental Planning Policy No.55 Remediation of Land

SEPP 55 requires Council to consider whether the subject land of any rezoning or development application is contaminated. If the land requires remediation to ensure that it is made suitable for a proposed use or zoning, Council must be satisfied that the land can and will be remediated before the land is used for that purpose. SEPP 55 further requires the preparation of a report specifying the findings of a preliminary investigation of the land concerned, carried out in accordance with the contaminated land planning guidelines, to be considered by the consent authority before determining an application for consent to carry out development that would involve a change of use of that land.

The site has not been subject to any known contaminating uses. Prior to this proposed redevelopment the site has been used for recreational/community purposes. The proposal will not result in any change to the ongoing use of the site. The potential for contamination is considered to be low. No evidence of contamination has been detected.

4.4 Singleton Local Environmental Plan 2013

The Singleton Local Environmental Plan 2013 was gazetted 19 August 2013. This proposal is in accordance with all relevant general aims and objectives of this plan in particular:

“(2) The particular aims of this Plan are as follows:

- (a) to provide a framework for regulating development within Singleton,*
- (b) to promote the use of rural resources for agriculture and primary production, including forestry and open cut mining, and major infrastructure providers,*
- (c) to encourage the sustainable management, development and conservation of natural resources,*
- (d) to protect and conserve the environmental and cultural heritage of Singleton,*
- (e) to ensure that a range of housing choice is provided for all residents of Singleton throughout all life stages,*
- (f) to promote and coordinate the orderly and economic use and development of land in Singleton,*
- (g) to provide adequate protection for, and minimise risk to, the community, as far as is practicable, from environmental hazards, including flooding and bush fire,*
- (h) to protect and enhance watercourses, riparian habitats and water quality in Singleton.”*

The proposed redevelopment of the Singleton Gym and Swim Centre will provide a more modern updated and useable design. It is considered to be of benefit not only to the immediate locality providing a recreational community facility. The proposal is also consistent with the above nominated key aims, in encouraging the proper management and continued use of facilities to meet the demand generated by changing demographic and household needs whilst improving the amenity of the local recreational/community precinct.

The proposal is consistent with the general aims and objectives of the Local Environmental Plan and the following specific clauses:

Part 2 Permitted or prohibited development

Clause 2.1 Land Use zones – RE1 Public Recreation/B5 Business Development

Under the provisions of Part 2 the subject site is zoned part RE1 Public Recreation and part B5 Business Development.

Under the provisions of the RE1 Public Recreation zone, the objectives of the zone are noted as follows:

- *“To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.”*

Under the provisions of the RE1 Public Recreational zone, development permissible with consent within the zone includes:

Development for the purpose of:

“Boat launching ramps; Boat sheds; Camping grounds; Child care centres; Community facilities; Emergency services facilities; Environmental facilities; Flood mitigation works; Information and education facilities; Jetties; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Signage; Water recreation structures; Water supply systems.”

The proposed redevelopment of the existing Singleton Gym and Swim Centre is permissible within the zone, within the definition of a 'recreational facility (indoor)' and is permitted with the consent of Council.

Under the provisions of Part 2 the subject site is zoned part B5 Business Development. Under the provisions of the B5 Business Development zone, the objectives of the zone are noted as follows:

- *To enable a mix of business and warehouse uses, and bulky goods premises that require a large floor area, in locations that are close to, and that support the viability of, centres.*

Under the provisions of the B5 Business Development zone, development permissible with consent within the zone includes:

*“Bulky goods premises; Child care centres; Garden centres; Hardware and building supplies; Kiosks; Landscaping material supplies; Office premises; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Rural supplies; Take away food and drink premises; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; **Any other development not specified in item 2 or 4**”*

Under the provisions of the B5 Business Development zone, development prohibited within the zone includes:

“Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Heavy industries; Helipads; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Registered clubs; Residential accommodation; Resource recovery facilities; Rural industries; Tourist and visitor accommodation; Truck depots; Waste disposal facilities; Wharf or boating facilities”

The proposal is defined as a recreational facility (indoor) defined as:

“means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.”

The proposal is permissible as ~~any other development not specified in item 2 or 4~~ with Council's consent.

The proposed upgrade and refurbishment works to the existing community recreational centre is permissible within the zone, within the definition of a **recreational facility (indoor)** and is permitted with the consent of Council.

OTHER RELEVANT CLAUSES FROM THE LOCAL ENVIRONMENT PLAN

Part 4 – Principal development standards

Part 5 Miscellaneous provisions

Clause 5.9 Preservation of trees or vegetation

The objective of this clause are noted as follows:

“ to preserve the amenity of the area, including biodiversity values, through the preservation of trees and other vegetation.+

The proposal does require a number of mature trees to be removed . however, the remaining trees and surrounding ground lines have been maintained to ensure their safety and continued existence. Additional landscaping is also proposed to the front

boundary of the subject site. As such it is considered that as the amenity of the area will be preserved the proposal is consistent with the objective of this provision and is in accordance with Council's requirements.

Part 7 – Additional local provisions

Clause 7.1 Earthworks

The objective of this clause is:

to ensure that earthworks will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

The alterations and addition as proposed to the existing Centre will be excavated and disposed of with the approval of Council. This excavation will be encapsulated within a concrete structure . leaving no opportunities for erosion in the future. All levels will be brought back to current ground level.

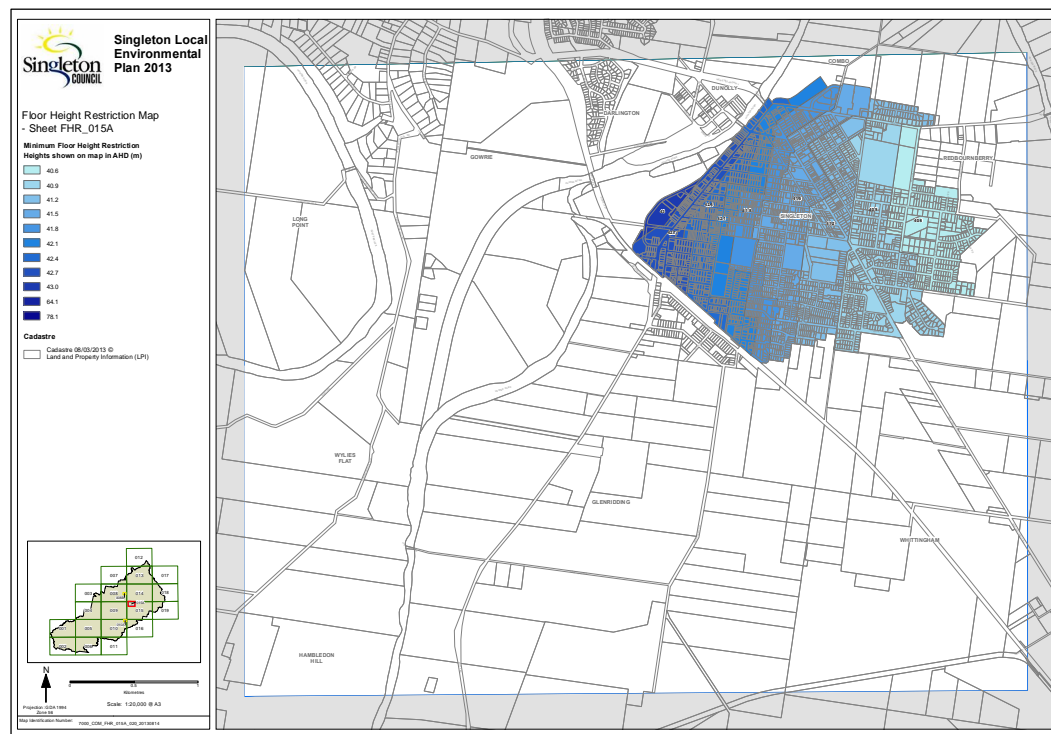
As such it is considered that the proposed earthworks will not have a detrimental impact upon the subject site.

Clause 7.2 Flood Planning

The objectives of this clause are noted as follows:

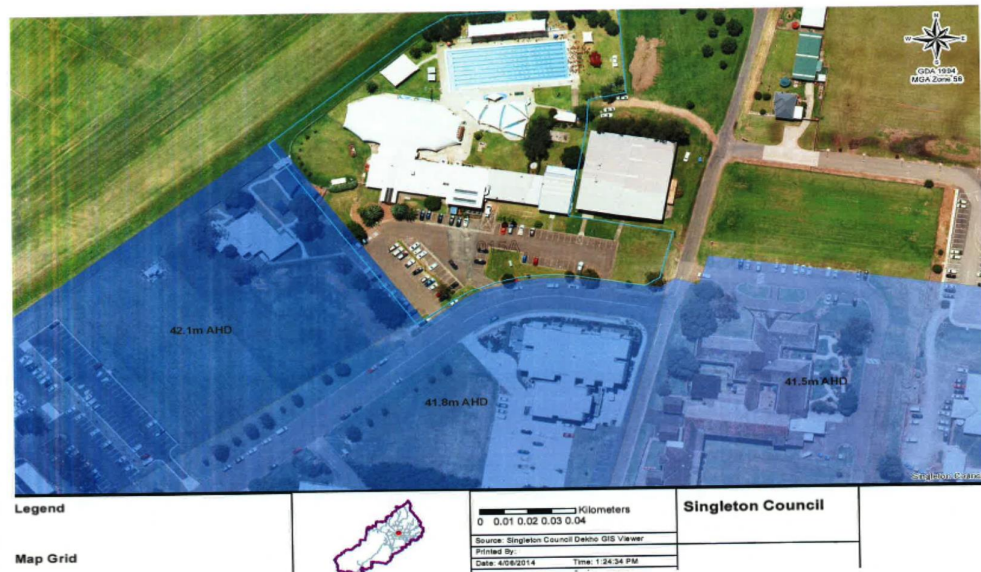
- “(a) to minimise the flood risk to life and property associated with the use of land,*
- (b) to allow development on land that is compatible with the land’s flood hazard, taking into account projected changes as a result of climate change,*
- (c) to avoid significant adverse impacts on flood behaviour and the environment.”*

Clause 7.2 (2) applies to land that is shown as flood planning area+ on the Flood Planning Map. The development site is mapped as being within the flood planning area.



This proposal is in accordance with all relevant objectives of this clause in particular:

- (a) to minimise the flood risk to life and property associated with the use of land*



Clause 7.3(3) requires that consent not be granted unless Council is satisfied that the development:

- “(a) Is compatible with the flood hazard of the land, and*
- (b) Will not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and*
- (c) incorporates appropriate measures to manage risk to life from flood, and*
- (d) is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and*
- (e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding. “*

Based on advice provided by Council Officers, the following assessment under clause 7.3(3) of LEP 2011 is provided:

Minimum finished floor levels to accommodate flooding is not required (Clause 7.3 - Floor height restrictions for residential accommodation and tourist or visitor accommodation is not triggered as the proposed development is a recreational facility). The 1% AEP water level as established in the 2007 flood study is RL40.5AHD. The 2011 report recommends an increase in flood levels of 0.2m due to increased rainfall induced by climate change. The existing floor level by survey is RL40.87. The current floor level is considered to have a freeboard of 0.17m. Current practice in NSW is for non residential buildings to be at or above the 1% AEP flood level. The existing gym's floor level can therefore be used.

The Flood category is considered to be low hazard flood storage and would consist of slow moving flood flows as a result of back up waters from the main river channel. The impact of the proposed works on flood waters is likely to be some very minor and localised displacement of flood storage with very localised and minimal changes to flood velocity. This is unlikely to impact on other development or properties.

Flood depth and velocities are low and do not pose a significant risk to life. Flooding in this location is able to be predicted from upper river flood peaks and there are adequate flood warning systems in place to evacuate properties if considered necessary,

The development is not in a location that would affect the environment, cause erosion, destruction of riparian vegetation or the stability of river banks or watercourses,

Existing Council Flood Studies and modeling of this precinct has been taken into account when designing this complex.

Flood compatible materials will be used, main switch boards will be lifted above floor level. The proposal has been designed to ensure that measures have been incorporated within the design of the works to satisfy design parameters with respect to flood control.

There would be minimal stock and materials stored at the complex that would be affected by flood waters and with the existing flood warning system, there would be opportunity to remove stock and materials or provide temporary protection. Provided construction materials and design allows the building to recover from flood inundation economic impacts are unlikely to be significant.

The proposal is in accordance with Council's requirements and has been designed to minimise flood damage.

Clause 7.6 Riparian land and Watercourses

The objectives of this clause are noted as to protect and maintain the following:

- (a) *water quality within watercourses;*
- (b) *the stability of the bed and banks of watercourses;*
- (c) *aquatic and riparian habitats;*
- (d) *ecological processes within watercourses and riparian areas."*

The Hunter River is identified as ~~watercourse~~ on the map. The Hunter River lies adjacent to the rear of the subject site.

The proposed development will not impact on the Hunter River nor pose any negative impact upon one of its tributaries or creeks. It is therefore assumed the proposal will have no impact on the quality of water to be discharged from the site as a whole.

No other provisions as nominated apply to this application.

4.5 Singleton Council Development Control Plan, 2014

This proposal is in accordance with all relevant general aims and objectives of this plan in particular:

~~Clause~~ 1.10 Principal Aims :

- *to provide clear and concise guidance on Council's minimum requirements for building, subdivision and land development;*
- *to provide detailed criteria to assist Council in assessing development applications as required by the provisions of the environmental Planning and assessment Act, 1979;*
- *to achieve high quality design outcomes;*
- *to protect and conserve the environmental and cultural heritage of Singleton;*
- *and*
- *to provide for the orderly and economic use and development of land in Singleton."*

The proposed redevelopment of the Singleton Gym and Swim complex is considered to be greatly needed but also compatible with the surrounding environment and responds sympathetically to the existing form, massing, setbacks, scale of existing development. The redevelopment is considered to be of high quality which will not only improve the amenity of the existing Centre but encourage year round usability whilst expanding the sites attractiveness to the environment of the recreational/community precinct as a whole.

The proposal is consistent with the above nominated key objectives in accordance with Councils Development Control Plan 2014.

Other relevant clauses from the nominated DCP 2014 that apply to the subject site include the following:

Part 2 Principle Design Standards

Clause 2.4 Stormwater Drainage system

Objectives

- “(a) to ensure that lots can dispose of stormwater in a suitable manner,*
- (b) to ensure that development does not contribute to adverse stormwater impacts downstream,*
- (c) to ensure that stormwater generated as a result of the development does not overload the public stormwater drainage system.”*

The Engineering drawings detail how stormwater run-off will be managed within and external to the site. The addition of rainwater harvesting and re-use will improve the run off impact on the current stormwater systems of the complex.

Given these measures, no significant impacts on flooding and storm water are anticipated. The drawings also include an Erosion and Sedimentation Control Plan proposed to be implemented during the construction phase of the proposed development. This involves the use of sediment fences, traps and stormwater sumps.

A Water Savings Solutions Plan has also been incorporated and sets out technical measures to be implemented in the construction and use of the development in order to reduce consumption of potable water. These measures relate to tap water, toilet flushing and irrigation and include specifications of water efficient fixtures and fittings, methods of rainwater harvesting and landscaping.

Due care has been taken in the design of this proposal to ensure minimal adverse impact will occur upon the existing site. The proposal is in accordance with Councils requirements.

Clause 2.9 Maximum building height

Objectives

- “(a) to ensure building heights re appropriate in the setting,*
- (b) to ensure that the height of buildings does not generate adverse impacts in the locality.”*

The nominated building height for the subject site as identified on the Maximum Building Height Map is 15m. The existing structures maximum built heights are noted as follows 6m and the existing tent structure over the pool is 11.25m. The proposed works will provide a maximum building height of 6.335m.

The proposal is contained wholly within the subject site. The proposal is in accordance with the nominated height requirement for the locality with the proposed indoor sports complex being of a single storey built form . to match the existing sports building structure.

Clause 2.16 Environmental Outcomes

Objectives

- “(a) to avoid adverse impacts on the environment,*
- (b) to achieve biodiversity outcomes which improve upon or at least maintain the predevelopment situation,*
- (c) to minimise the potential for land degradation,*
- (d) to encourage environmentally responsible design.”*

The proposed works are not considered to have any significant impacts on the natural environment. The existing site is virtually void of vegetation and hence does not currently support vegetation or riparian corridors.

The design has considered the site parameters and orientation required to fit the proposed buildings into a functional position. The proposal promotes resource, energy and water efficiency. The proposal is in accordance with Council's requirements.

Clause 2.17 Preservation of trees and vegetation on certain residential, business and heritage land
Objectives

- “(a) to preserve trees and other vegetation which positively contributes to the amenity of the area,*
- (b) to avoid clearing of vegetation wherever possible,*
- (c) to encourage biodiversity conservation.”*

The site is unconstrained by ecology and is considered to be suitable for development. The site is currently used for recreational/community purposes and has largely been cleared of vegetation. Flora and fauna investigations have confirmed that the proposed development will not impact on threatened/endangered species, communities and/ or habitats.

The proposal is consistent with the objective of this provision.

Clause 2.18 Landscaping
Objectives

- “(a) to deliver high quality landscaping design,*
- (b) to improve the appearance of development when viewed from the street and neighbouring properties,*
- (c) to ensure that landscaping is safe and appropriate in the setting,*
- (d) to achieve good urban design outcomes.”*

The site is currently used for recreational/community purposes and is largely devoid of vegetation. Additional onsite landscaping works and plantings are proposed to soften the visual impact of the proposed development and to integrate it into the site in accordance with Council's requirements.

Clause 2.21 Earthworks and retaining
Objectives

- “(a) to avoid the need for excessive cutting and filling,*
- (b) to encourage building design to work with the natural topographical conditions of the site,*
- (c) to encourage construction techniques which provide opportunities to minimise cut and fill.”*

The alterations and additions as proposed to the existing Centre will be excavated and disposed of with the approval of Council. This excavation will be encapsulated within a concrete structure . leaving no opportunities for erosion in the future. All levels will be brought back to current ground level.

As such it is considered that the proposed earthworks will not have a detrimental impact upon the subject site and are in accordance with Council's requirements.

Clause 2.23 Building Appearance
Objectives

- “(a) to achieve good urban design outcomes for residential development,*
- (b) to protect visually attractive streetscapes,*
- (c) to encourage building design to consider impacts on surrounding built forms and landscape qualities,*
- (d) to ensure that building design does not detract from the visual amenity of the locality.”*

The proposed development and signage will not negatively impact upon the visual amenity and character of the surrounding area in that:

- the design of the proposal is unique to the site,
- it is situated on the periphery of the town centre which is characterised by commercial/industrial buildings and the like,
- it is surrounded by other non residential uses and therefore will not give rise to any adverse impacts in the surrounding locality,
- the design constitutes a single storey structure of high quality finishes and generally low scale proportions set within an open landscaped car parking area,
- on-site landscape works and plantings are proposed to soften the visual impact of the proposed development and to integrate it into the site,
- it is sufficiently separated from adjoining properties.

Clause 2.25 Accessible design Objectives

“to ensure that development includes suitable access and egress arrangements for persons with a disability.”

Pedestrian access to the proposed development will be available from Civic Avenue and from within the existing car park area. Disabled access is available at grade from the car park.

Furthermore, mandatory design parameters require compliance with the BCA and Access Codes. This facility has been designed to provide equitable access for people with disabilities. The requirements of AS 1428 Part 1 are incorporated as well as the enhanced requirement of Part 2 for paths of travel and toilets.

The following issues are given consideration in the design:

- Lighting levels will be suitable for visitors with visual impairment.
- The site of the complex is made to be totally accessible for the public. Any changes in level have been accommodated with compliant accessible ramps or 1 in 20 maximum inclines.
- Family change/accessible amenities have been provided within the complex.

Access has been carefully considered in the design of the addition and throughout the existing Centre. The new components to the complex will provide total accessibility throughout for wheelchairs in accordance with Council's requirements.

Clause 2.26 Driveway Access Objectives

“to ensure that driveways have a suitable surface treatment and are not too steep or poorly located.”

Vehicular access to the proposed development is via Civic Avenue. The existing driveway access is of a suitable treatment and is in accordance with Council's requirements.

Clause 2.27 Minimum number of car parking spaces Objectives

“to ensure that carparking for developments is provided on-site, thereby reducing the demand for on-street parking.”

The minimum number of parking spaces as required are noted as follows:

Facility	Staff & Customer Parking	Required	Provided	Complies
Gym (845sqm)	0.5 per staff member + 1 per 16sqm GFA	6 space +53 spaces	158 spaces	Yes
Swimming pool (1173sqm)	0.5 per staff member + 1 per 50sqm of water surface area	6 spaces + 24 spaces	158 spaces	Yes

It is noted that the adequate provision of off street parking is important to the economic viability of local facilities and that adequate on-site parking can also have significant benefits to the local community by ensuring an appropriate level of access is provided.

It is therefore concluded that the overall potential traffic and transport impacts of the proposal would be minimal and would be able to operate within the capability of the existing road network without impacting on current efficiency and safety. As such it is considered that:

- the existing parking provision plus the proposed extension is considered to be appropriate;
- is in keeping with Council's policies;
- access arrangements for maintenance and emergency vehicles are appropriate;
- the surrounding road network will be able to cater for the traffic generated by the proposed development now and in the future.

Clause 2.28 Design of car parking areas, loading docks and vehicle manoeuvring areas **Objectives**

- “(a) to ensure that carparking areas, loading docks and vehicle manoeuvring areas are suitably designed,*
- (b) to minimise the visual impacts of car parking areas, loading docks and vehicle manoeuvring areas on the streetscape.”*

The existing car park is accessed off Civic Avenue.

The proposal is in accordance with Council's balanced approach to parking provisions and ensuring that the amenity of neighbouring properties and adjoining recreational community precinct is maintained at all times whilst the streetscape and existing road network will be able to adequately cater for the traffic generated by the proposed addition to the existing centre.

Clause 2.29 Waste Storage and collection areas **Objectives**

- “(a) to minimise the adverse environmental impacts associated with waste storage and collection,*
- (b) to ensure that waste storage areas are conveniently located for both the user and waste collector,*
- (c) to minimise the likelihood of illegal dumping,*
- (d) to ensure optimum hygiene in the management of waste,*
- (e) to minimise adverse amenity impacts associated with storage.”*

The storage of waste will be managed in accordance with Council's Waste Minimisation and Management Guidelines. Waste will be collected under the existing regime . as it is not expected that any meaningful increase in waste will occur.

Waste will be managed in accordance with the following objectives:

- Maximise recovery of resources from waste;
- Minimise greenhouse gas emissions from waste disposal, collection and processing;
- Maximise gas capture from disposal of waste at landfill sites.

Clause 2.32 Outdoor Signage Objectives

- “(a) to limit outdoor advertising signage to suitable locations,*
- (b) to protect the visual quality and amenity of the public domain,*
- (c) to minimise the incidence of visual clutter due to signage,*
- (d) to ensure that advertising content is appropriate,*
- (e) to ensure that signage and associated structures are safe and maintained to a high quality standard.”*

Signage to the proposed Centre is considered an important issue by the design team . and our concept signage design has been illustrated on our architectural submission. An identification sign showcasing the new entrance has been installed along the front façade of the premises.

The proposed signage is in keeping with the above nominated objectives. In general, the physical appearance of the signage has been designed to ensure that it is compatible with the future character, bulk and scale of the new development within this large sports and community precinct site and as such contributes in a positive manner to the existing spatial context.

Clause 2.34 Views and Visual Impact Objectives

- “(a) to achieve good urban design,*
- (b) to ensure that the visual impacts of development on the local amenity are duly considered,*
- (c) to ensure that the design of development is appropriate in the setting.”*

The proposal will have minimal adverse impact upon the surrounding environment as it is wholly contained within the subject site and has been designed to harmonise with the form of existing development and surrounding locale. No new works have been proposed on the side boundaries, as such, the proposal respects the adjoining neighbors.

The development will have minimal adverse impact on the surrounding environs with regard to views. The proposed redevelopment of the existing structure is low key and will not eliminate any view corridors. No significant views will be impacted by the proposed redevelopment of the recreational complex.

The proposal to redevelop the existing centre respects and complies with Council's controls as noted above. The proposal is consistent with the character of the neighbourhood and respects the scale and form of the streetscape and existing site conditions.

4.6 Development Constraints

ADVISORY (Based on S149 advice)	YES/NO	COMMENT
Is the land identified as being possibly contaminated?	No	No issue
Is the land identified as being Flood Prone?	Yes	No issue
Is the land identified as being Bush Fire Prone?	No	No Issue
Is a Traffic Impact Assessment Required?	No	No Issue, upgrade of existing facilities
Are there Flora and Fauna, Threatened Species or Native Vegetation Issues?	No	None identified
Are there Aboriginal Significance Issues?	No	Not to Council's knowledge
Are there Heritage Issues?	No	No issue

Is the land identified as being potentially affected by Salinity?	No	No issue
Is the land identified as being potentially affected by Acid Sulphate Soils?	No	No issue
Is the land identified as being potentially affected by Mine Subsidence?	No	Not within declared Mine Subsidence District

4.7 Building Requirements

The design of the proposed alterations and additions satisfy the requirements of the BCA for structural adequacy and fire safety.

However, an alternative solution is sought for compliance with part F2 . Sanitary and Other Facilities of the BCA :

The existing refurbished amenities block will now become the wet amenities for the 25m pool and out door pools during summer. These amenities prior to this development serviced the entire facility . both indoor and outdoor pools and the large fitness centre associated. This will be a functional and operational improvement on the performance of the facility.

BCA COMPARISON CHART

ALTERNATIVE POPULATION FROM YMCA BUSINESS MODEL FOR FACILITY

ROOM	AREA IN SQ M	TABLE D1.13 AREA PER PERSON	TABLE F2.3 REQUIREMENT	ALTERNATIVE SOLUTION
SAUNA SPA	42 M2	NA		6 PERSONS
HYDRO POOL	192 M2 WATER	1.5 M2	128 PERSONS	32 PERSONS
KIOSK/SOCIAL	197 M2	1 M2	197 PERSONS	26 PERSONS
OFFICE CONTROL KITCHEN	135 M2	10 M2	13.5 PERSONS	8 PERSONS
CRECHE	84 M2	4 M2	21 PERSONS	12 PERSONS
FITNESS CENTRE	724 M2	3 M2	241 PERSONS	60 PERSONS
TOTAL MAXIMUM POPULATION OF NEW COMPLEX				144 PERSONS

It must be noted that kiosk/social patrons, children in short term child minding and office staff as well as spectators do not attract the same requirements as people actively involved in sports and fitness activities.

YMCA as the operators of this facility have indicated that the provisions made in this design will easily cater for the additional activity floor and water space.

4.8 Amenity

The proposal is considered to be a positive contribution to the Singleton locale and more importantly the existing recreational facility. It is considered to be an ancillary component being of benefit not only to the locality but the existing region as a whole. It is considered that the proposal will have minimal adverse impact upon the surrounding environment as it only relates to the subject site.

4.9 Visual Impact

The proposed development will not negatively impact upon the visual amenity and character of the surrounding area in that:

- the design of the proposal is unique to the site and addresses public entry and building scale at the street frontage;
- it is situated within the recreational/community precinct;
- it is surrounded by other recreational/community uses and therefore will not give rise to any adverse impacts in the surrounding locality;
- the design constitutes a single storey addition of high quality finishes and generally low scale proportions set within an recreational landscape;
- some on-site landscape works and planting are proposed to soften the visual impact of the proposed development and integrate it into the site;
- it is sufficiently separated from adjoining properties.

4.10 Impact on Natural Environment

The proposed works are not considered to have any significant impacts on the natural environment. The proposal uses functional and environmentally attractive materials that are consistent with the streetscape and environmental quality of the area.

4.11 Impact on Built Environment

The proposal is considered to be a positive contribution to the locality. The scale and character of the proposal is not out of context and complies with Council's requirements and objectives.

The Singleton Gym and Swim Complex is not a nominated Local Heritage Item. The sympathetic design ensures that the proposal fits into the existing streetscape and is consistent with development contemplated by the zoning and controls.

The design and scale of the proposed works are an appropriate response to the existing site constraints. The proposed works are sympathetic and will ensure its continued service to the community.

4.12 Social Impacts

The social benefits that grow from these facilities are numerous and actually provide economic benefits to the community as a whole. Healthier youngsters, families and elderly people will inevitably contribute to an improved social landscape within the community. The potential for a greater social interaction at the complex is substantially increased with the greater range of recreational/community opportunities. Interaction between the differing age groups that will be attracted by the range of facilities will have a positive impact on the age divide.

The enhanced development will have a contemporary modern range of facilities, this modernisation will put new vigor into the existing recreational/community facility. The proposed re-development of the Centre will improve the amenity of the recreational precinct and use of the facility for the community as a whole. It is considered to be of benefit not only to the immediate locality but the Singleton locale as a whole. No adverse social impacts are expected from the proposed works. It is noted that the type of experience these facilities offer have positive implications for community welfare, well-being and health and can result in reduced social problems. The proposed addition and upgrade to the existing Centre will provide a more modern updated and useable design. It is considered to be of benefit not only to the immediate locality as it will provide a year round commercial/cultural facility.

The proposal is consistent with the Council's provisions and the proposed works are generally in accordance with Council's controls.

4.13 Economic Impacts

The economic impact will be a net gain in terms of attracting greater use of the site with a wider benefit of capital being injected into the local economy. The positive impacts of redevelopment and modernisation for this vital facility are clear. Council would not have undertaken this upgrade if positive outcomes were not envisaged. Furthermore, the proposal will have positive impacts in terms of employment associated with the construction of the development. Beyond this, there will also be positive impacts in terms of making better use of existing infrastructure and services within the locality on a year round basis.

5.0 Environmental Effects

5.1 Section 79C Matters for Consideration

Under the provisions of Section 79C(1) of the EP&A Act 1979, as amended, 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.

The provisions of –

Any environmental planning instrument, and

Any draft environmental planning instrument that is or has been placed on exhibition and details of which have been notified to the consent authority, and

Any development control plan, and

Any matters prescribed by the regulations,

that apply to the land to which the development application relates.

The relevant Planning Instrument is Singleton Local Environmental Plan 2013. This proposal is in accordance with all relevant aims and objectives of this plan in particular:

- “(a) to provide a framework for regulating development within Singleton,*
- (b) to promote the use of rural resources for agriculture and primary production, including forestry and open cut mining, and major infrastructure providers,*
- (c) to encourage the sustainable management, development and conservation of natural resources,*
- (d) to protect and conserve the environmental and cultural heritage of Singleton,*
- (e) to ensure that a range of housing choice is provided for all residents of Singleton throughout all life stages,*
- (f) to promote and coordinate the orderly and economic use and development of land in Singleton,*
- (g) to provide adequate protection for, and minimise risk to, the community, as far as is practicable, from environmental hazards, including flooding and bush fire,*
- (h) to protect and enhance watercourses, riparian habitats and water quality in Singleton.”*

5.2 The likely impacts of that development, including environmental impacts on both the natural and built environments and social and economic impacts on the locality.

SECTION 79C(1) - LIKELY IMPACTS OF THAT DEVELOPMENT	RESPONSE
Context and Setting	<p>Relationship to local context: The proposal comprises alterations and addition to the existing Singleton Gym and Swim Complex the impact on scenic qualities and landscape features will be nil; The proposal is proportional, contextual and appropriate in terms of scale, form, character and design in the local area.</p> <p>Potential impacts on adjacent properties: There will be no adverse shadow impacts; There will be no adverse impacts on visual and acoustic privacy; There will be no adverse impacts on views and vistas of adjacent properties.</p>
Access, Transport & Traffic	<p>There will be no impact on travel demands; Public transport availability remains unchanged within the local area.</p>
Public Domain	<p>The proposal: Will not impact on public recreational</p>

	opportunities; No impact on amount, location, design, use and management of public space around the site; No impact on pedestrian linkages.
Utilities	Proposal does not generate additional demand for utilities.
Heritage	Has been addressed in report. Nil impact envisaged.
Other Land Resources Water	Not applicable It is envisaged that there will be no increase in run-off. No increase in water needs for the development.
Soils	Not applicable
Air & Microclimate	Not applicable
Flora & Fauna	Not applicable
Waste	Not applicable.
Energy	Conserve energy and energy efficiency:
Noise & Vibration	The proposal will not generate any additional noise from that currently experienced in the local area.
Natural Hazards	Proposal will not cause any risks in the natural environment.
Technological Hazards	Not applicable
Safety, Security & Crime Prevention	Not applicable
Social Impact in Locality	The proposal will provide a new enhanced facility for the community. The proposal is a positive contribution for the local community.
Economic Impact in Locality	Economic costs and benefits: Employment generation for local area; Positive impact on surrounding businesses; Positive contribution for the local community; The proposal will provide economic growth for the local area.
Site Design and Internal Design	Development design sensitivity to environmental conditions and site attributes. The proposal has been designed to comply with BCA and associated codes.
Construction	Not applicable
Cumulative Impact	No cumulative impacts are envisaged as a result of the development.

5.3 The suitability of the site for the development

As described in Section 79C(1)(b), the subject site is considered suitable for the proposed works to be carried out. The proposal makes suitable and efficient use of the existing recreational/community precinct and facility. The proposal will not result in any adverse amenity impacts for neighbouring/surrounding properties - which confirms the suitability of the site.

In particular, in Section 79C(1)(b) under context and setting, the site is appropriate and acceptable for the proposed works and the landscape and scenic quality of the locality will not be impacted upon by the proposal.

5.4 Any submissions made in accordance with this Act or regulations

We welcome the opportunity to respond to any submissions received by Council as a result of any public notification or exhibition.

5.5 The public interest

As the proposal is for the alterations and additions to the existing Singleton Gym and Swim Centre it is considered to be a positive contribution to the local area. Amenity impacts are negligible and the proposal is considered to result in a positive contribution

to the built environment. The proposal has acceptable design and amenity impacts and therefore does not negatively impact on the public interest.

6.0 Conclusion

The proposal is considered to be of an appropriate form and will maintain the character of the existing recreational/community precinct, while being compatible with the scale and character of the surrounding environs.

The proposed development is satisfactory when assessed under the matters of consideration of Section 79C(1) of the Environmental Planning and Assessment Act 1979, as amended. No adverse environmental impacts have been identified.

The beneficial effects of the proposal include:

- ❖ Complies fully with the objectives and standards of the relevant Singleton LEP 2013.
- ❖ The new addition to the Centre and external elements will provide a much more functional and useable facility.
- ❖ The present complex is vital to the recreational precinct.
- ❖ Will provide Singleton with an upgraded recreational/community facility . providing for an improved social outcome.
- ❖ Does not impede on any adjoining properties in terms of overshadowing, acoustic or visual aspects and, due to its positioning and scale, and the fact that it is upgrading an existing facility, provides a low level of impact on the existing local amenity.
- ❖ A positive contribution to the locality;
- ❖ An appropriate development of the land.

The proposal has been developed with a view to upgrading the site and producing a form of development that is consistent with Council's nominated objectives and design principles.

The proposal will produce an attractive and notable contribution to the site and locality in general with improved environmental impact upon the surrounding environment due to its compliance with BCA Guidelines.

The proposed addition has been designed to minimise any adverse or unreasonable amenity impacts on surrounding properties in terms of visual, acoustic privacy, overshadowing and view loss. The works will allow for a more contemporary functional facility that better utilises the site and its features. The proposed alterations and additions to the centre represents a vast improvement in terms of aesthetics and internal layout and use of the facility as a whole.

The proposal is consistent with the character of the area and will have no negative environmental or urban design impacts. It is consistent with the objectives of the Environmental Planning and Assessment Act 1979 which includes:

“ The proper management.... And conservation of man made resources for the purpose of promoting the economic welfare of the community and a better environment via promotion... of the orderly and economic use and development of the land.”

The proposed redevelopment will address the site and its context, retains existing form of the area and will generally upgrade the image of the recreational/community precinct.

Approval of the development application is therefore recommended.