

JOINT REGIONAL PLANNING PANEL (Northern Region)

JRPP No	2016NTH008
DA Number	2016/031
Local Government Area	Gunnedah Shire Council
Proposed Development	Stage 1: Demolition of existing 50m pool, construction of new 8 lane 50m outdoor pool, new kids wet play areas, renewal work to existing 25m heated pool, refurbish existing pavilion, new plant room, two shelters, disabled access upgrades and landscaping. Stage 2: Construction of new indoor 25 metre heated pool, enclosure of kids wet area, tiered seating, landscaping and decommission of existing 25 metre indoor pool.
Street Address	11 Anzac Parade, Gunnedah Lot 441 DP 755503
Applicant/Owner	Applicant: Gunnedah Shire Council Land Owner: Crown Land Trustee: Gunnedah Shire Council
Number of Submissions	No Submissions
Regional Development Criteria (Schedule 4A of the Act)	Clause 5 – Council Development over \$5 million
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> • Environmental Planning & Assessment Regulation 2000 • Gunnedah Local Environmental Plan 2012 • Gunnedah Development Control Plan 2012 • Gunnedah Shire Council Engineering Guidelines for Subdivisions & Developments V2.0
List all documents submitted with this report for the panel's consideration	Development Application Assessment Report Development Documents: <ul style="list-style-type: none"> • Statement of Environmental Effects • Development Plans • Landscaping Plans • Civil Works Plans
Recommendation	Approval subject to Conditions
Report by	Wade Hudson (Town Planner)
Report date	16 May 2016

1. Executive Summary

1.1 Reason for Consideration by Joint Regional Panel

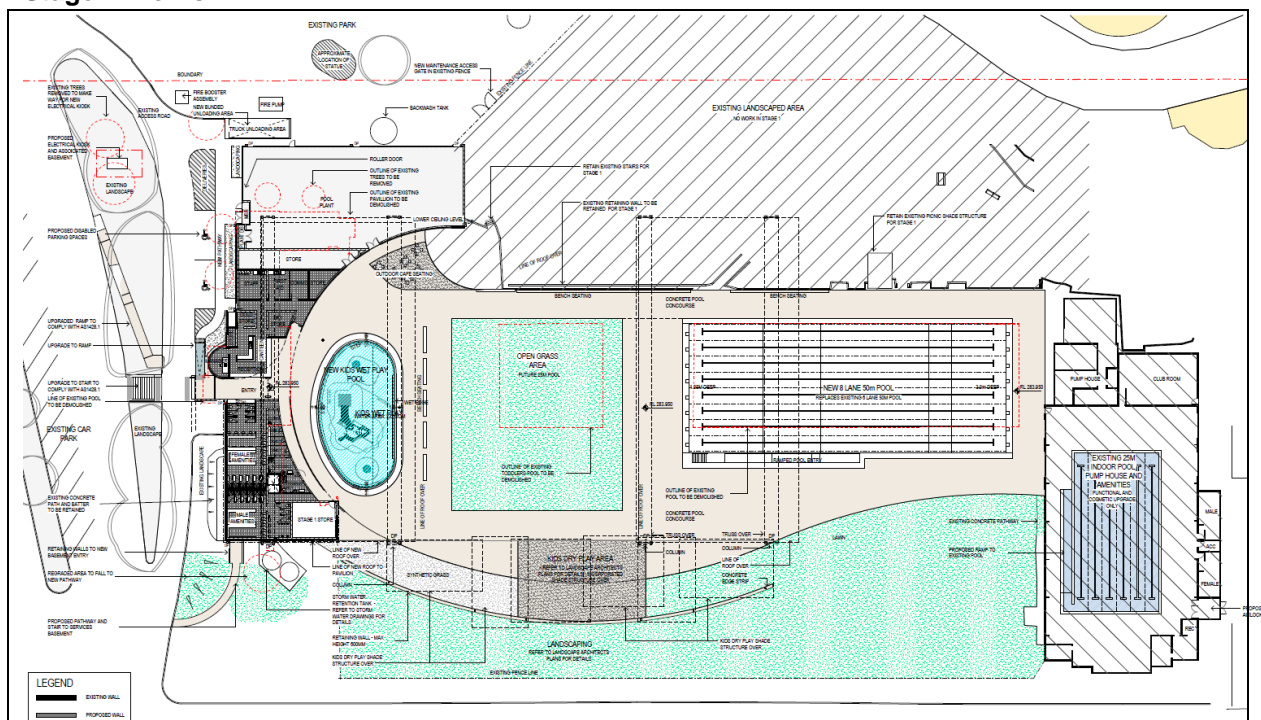
The Development Application has been referred to the Joint Regional Planning Panel (JRPP) for determination pursuant to *Clause 5, Schedule 4A*, of the *Environmental Planning and Assessment Act 1979*, as the development is Council development with a capital investment of more than \$5 million.

1.2 Brief Description of Proposed Development

The development application is seeking consent for the undertaking of development works in accordance with the following staging plan:

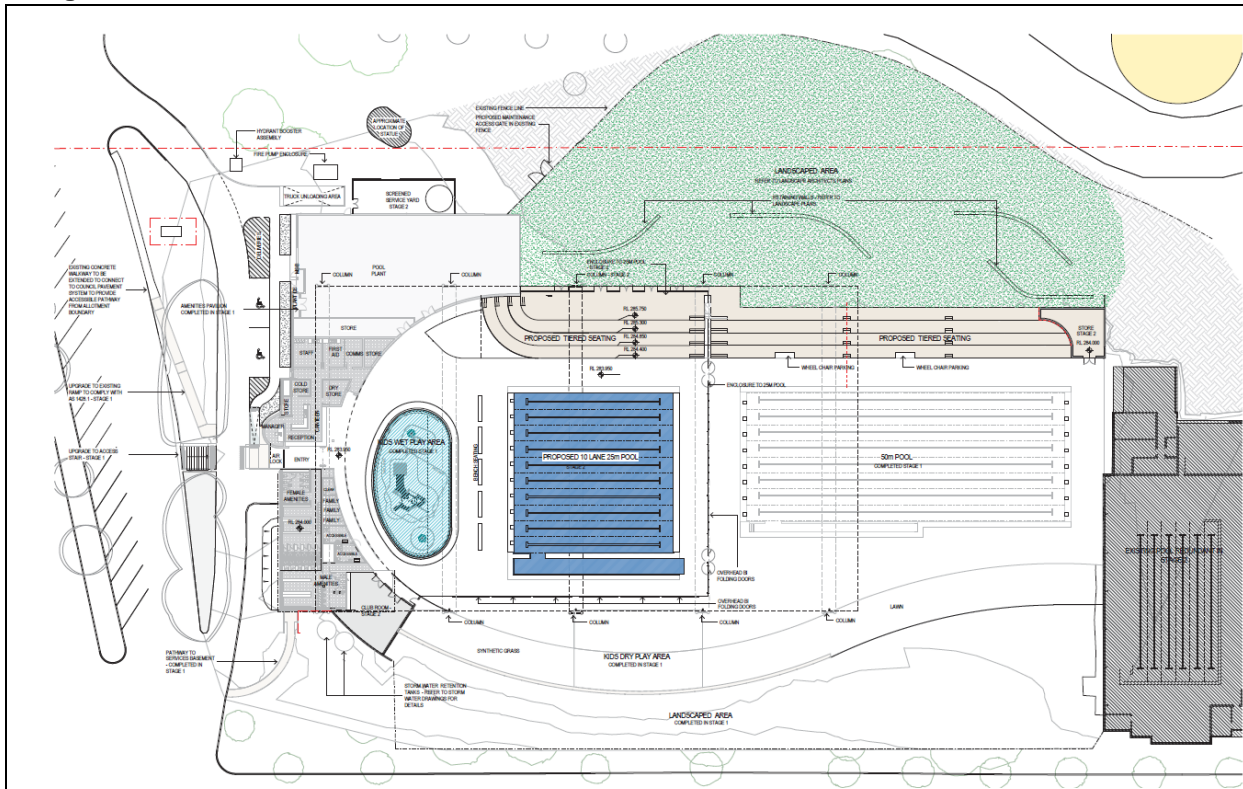
- Stage 1:
 - Demolition of the existing 6 Lane, 50 metre pool;
 - Construction of new 8 Lane 50 metre pool;
 - New access ramp to 25 metre pool;
 - Minor upgrade to 25 metre heated pool entry, treatment plant and amenities;
 - Refurbishment and extension of existing pavilion and inclusion of café;
 - Construction of new Kids wet play area;
 - Construction of Kids dry play area;
 - Construction of new roof shelter constructed over kids wet play area and western end of 50 metre pool;
 - Completion of Landscaping and installation of shade structures, tables and chairs;
 - Installation of 30 kW photo-voltaic solar system;
 - Construction of new pool plant room;
 - Provision of two (2) disabled parking spaces and upgrade of disabled access entries;

Stage 1 Works



- Stage 2:
 - Construction of new indoor 25 metre heated pool;
 - Construction of new enclosure to house kids wet play area and new 25 metre heated pool;
 - Construction of tiered seating for 25 metre and 50 metre pools on Northern side of pool;
 - Completion of Landscaping of north eastern side of pool complex;
 - Decommission of existing 25 metre indoor pool upon the completion of new 25 metre pool;

Stage 2 Works



1.3 Compliance with Planning Controls

The development is not regarded as being state significant development as per *Schedule 1, Clause 13 of the State Environmental Planning Policy (State and Regional Development) 2011*, as the development is not a recreation facility (major).

1.4 Consultation

The development application was exhibited and notified in accordance with the *Part 6, Division 7, Clause 91 of the Environmental Planning and Assessment Regulation 2000*. The Gunnedah Development Control Plan 2012, Clause 1.8 required that the application be notified to adjoining and surrounding neighbours and advertised in the local paper for a minimum period of 14 days. A copy of the application was available at Council's administration building and on Council's website. Council did not receive any submissions to the development application during the exhibition period.

1.5 Recommendation

It is recommended that development application DA2015/062 be approved, subject to conditions of consent contained in Annexure 1.

1.6 Annexures

Annexure 1	Draft Conditions of Consent
Annexure 2	Site Inspection Photos

2. Evaluation of Development Application

2.1 Proposed Development

Stage 1:

- Demolition of the existing 6 Lane, 50 metre pool;
- Construction of new 8 Lane 50 metre pool;
- New access ramp to 25 metre pool;
- Minor upgrade to 25 metre heated pool entry, treatment plant and amenities;
- Refurbishment and extension of existing pavilion and inclusion of café;
- Construction of new Kids wet play area;
- Construction of Kids dry play area;
- Construction of new roof shelter constructed over kids wet play area and western end of 50 metre pool;
- Completion of Landscaping and installation of shade structures, tables and chairs;
- Installation of 30 kW photo-voltaic solar system;
- Construction of new pool plant room;
- Provision of two (2) disabled parking spaces and upgrade of disabled access entries;

Stage 2:

- Construction of new indoor 25 metre heated pool;
- Construction of new enclosure to house kids wet play area and new 25 metre heated pool;
- Construction of tiered seating for 25 metre and 50 metre pools on Northern side of pool;
- Completion of Landscaping of north eastern side of pool complex;
- Decommission of existing 25 metre indoor pool upon the completion of new 25 metre pool;

All works are to be undertaken over two stages as per submitted staging plan. Priority works have been included within Stage 1 of development. The works in Stage 2 are to be conducted once financial capacity is provided to enable the completion of the remaining proposed development works.

2.2 Site Description

The development site is Crown land that is leased to the Gunnedah Shire Council and is the location of Council's existing swimming pool complex, Lot 441 DP 755503, 11 Anzac Parade, Gunnedah. The site has a total area of 33,890m². The site contains the existing pool complex entry pavilion, 50 metre outdoor pool, indoor 25 metre pool complex and plant room. The site also includes the Gunnedah Women's Bowling Club, that is currently unused and is covered under a separate lease that will be unaffected by the proposed development.

2.3 Environmental Planning & Assessment Act 1979 (EPAA)

Evaluation of the development application was undertaken in compliance with Section 79C of the EPAA.

S79C(1)(a)(i) any environmental planning instrument

State Environmental Planning Policies (SEPP)

- *State Environmental Planning Policy No. 44 – Koala Habitat Protection (SEPP44)*
SEPP44 is applicable to the proposed development as the development site is located within the Gunnedah local government area (identified within Schedule 1) and the development site has an area of greater than 1 hectare.

An assessment was undertaken of the site, identifying the existing tree species on the site. The site was identified as containing a population of *Eucalyptus Tereticornis* (Forest Red Gum), *Eucalyptus Camaldulensis* (River Red Gum) and *Eucalyptus Albens* (White Box) which are listed in Schedule 2 of SEPP44 as a Koala Feed Tree. The site is not identified as potential Koala Habitat, as the concentration of Koala Feed Tree Species does not constitute at least 15% of the total number of trees in the upper and lower strata of the tree component.

- *State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)*
The development will not result in a change of use of the site. The development site will continue to be used for public recreation indoor and outdoor. Hence, it is considered that the site is suitable for the proposed development works.

Regional Environmental Plans (REP)

There are no regional environmental plans that apply to the development site.

Gunnedah Local Environmental Plan 2012 (GLEP)

- *Clause 5.9 Preservation Trees or Vegetation*
This Clause does not apply to the proposed development as Council's Development Control Plan does not list any prescribed tree or vegetation species for the purposes of this clause.
- *Clause 5.9AA Trees or Vegetation not prescribed by Development Control Plan*
Under the provisions of Clause 5.9, the proposed removal of 27 trees from within the boundaries of the site to enable the proposed development to occur, does not require development approval.
- *Clause 6.5 Essential Services*
The development has existing provision of Council's water services located in South Street. The current service capacity of Council's water main is sufficient for the proposed development works. Hence, no upgrade of these mains is required for development to occur.

The site has provision of above ground electrical services. Any upgrade or relocation of services that is required to undertake development works is to be organised with the local electrical service provider and completed in accordance with the relevant Australian Standards. Any required upgrade works are not a consideration of this development application.

Council's sewer mains are located in Eighth Division Memorial Avenue with service connection provided to the site. There is also an existing sewer main located within the property along the South Street and Anzac Parade frontages. This main currently services the western end pavilion and will also need a new connection point for the new plant room for discharge of waste water. The current sewer mains have sufficient capacity for the proposed development.

Kerb and guttering is constructed along all lot frontages as part of Council's stormwater drainage network. There is also stormwater mains for water drainage located in Eighth Division Memorial Avenue. All stormwater collected on site is to be discharged to Council's stormwater network either by discharge to street kerb and guttering or direct to Council's stormwater mains in Eighth Division Memorial Avenue. Current stormwater networks are adequate for stormwater discharge.

The development site has frontage to South Street, Acacia Street, Eighth Division Memorial Avenue and Anzac Parade. The site has existing accesses to onsite parking areas from Eighth Division Memorial Avenue, South Street and Acacia Street.

S79C(1)(a)(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 Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)

There are no proposed or draft environmental planning instruments applicable to the development allotment.

S79C(1)(a)(iii) any development control plan

Gunnedah Development Control Plan 2012

- *Clause 1.8 – Consultation*

The development application was notified to adjoining land holders for a period of 14 days and placed on public exhibition. The application was notified to all land holders adjoining the development site and a notification was included in the local paper. The development application was placed on Council's website and available for viewing at Council's administration office.

- *Clause 6.2 – Parking Requirements*

The development site has current provision for 121 parking spaces onsite parking spaces with 90 parking spaces provided at the 'summer entry' being the proposed main entry for the development (off Anzac Parade). The 'winter entry' being located directly into the heated 25 metre complex has parking provision for 31 parking spaces (off Eighth Division Memorial Avenue). All parking will be retained during the development works.

Assessment has been completed of the numbers of patrons that frequent the pool complex. The development is expected to accommodate a maximum of 300 patrons at any one time. There is no specific parking regulation within the Gunnedah Development Control Plan 2012 for this type of development. The applicant has determined that 90 parking spaces will be adequate to accommodate parking during peak use. Parking has been calculated based on the average patron age group being school aged and families. Hence, it is concluded that up to 3 patrons will travel to the site per vehicle. Some patrons will also walk or the like. It is considered that the parking requirements are suitable for the proposed development with a condition proposed for a minimum of 90 parking spaces are to be provided in accordance with submitted plans.

Parking areas are existing and currently being utilised for the pool complex. The proposed parking areas are partly located within the road reserve of Anzac Parade with the remainder of the parking area located within the lot. As the current parking provision and layout will be unaffected and the number of parking spaces unchanged, the retention of the parking provision in its current form is supported. The additional 31 parking spaces located between the current heated pool complex and the Women's Bowling Club will be retained.

The development will include the provision of two new disabled parking spaces to accommodate disabled patrons. Disabled parking spaces are to be provided near the facility entry with access ramps and pathways from these parking spaces to the entry. The location of these parking spaces is supported. Disabled parking spaces are to be provided during Stage 1 of the development works.

- *Clause 6.3 – Landscaping*

The development application included a landscaping plan that illustrates the provision of the trees that require removal and the location and tree species of replacement planting to occur. With the exception of the 27 trees that require removal, all other mature vegetation is to be retained and protected as part of works. Landscaping is to be conducted during both stages of development. A condition is proposed to ensure that landscaping is maintained and any unsuccessful new planting is replaced until reaching maturity.

- *Clause 6.4 – Outdoor Lighting*

The development will incorporate outdoor lighting of the new 50 metre pool and lighting of the pavilion and car parking areas. Any outdoor lighting will be required to comply with AS 4282 *Control of Obtrusive Effects of Outdoor Lighting*. A condition is proposed to ensure that all lighting is installed to these requirements.

- *Clause 6.6.1 – Environmental Effects*

Traffic

The development is not expected to result in any major increase in traffic generation within the surrounding road network. The proposed development will not affect the current land use of the site, with the development replacing current services onsite. As noted in Clause 6.2 previously, the development does not require the provision of any additional parking spaces. Vehicle access to the site will be retained as per current access. Upon the completion of Stage 2 of works, the onsite parking area located along Eighth Division Memorial Avenue will be retained and the driveway access will be unchanged as parking areas will be retained for the Bowling Club and also can be utilised for overflow parking for pool users.

New loading facilities are to be provided adjoining the new plant room for the delivery of products. Due to increased efficiency of new plant equipment, it is considered that the number of deliveries to the site may decrease from current operations.

Flood Liability

The development is not identified as being flood prone land. The site is located on a small outcrop within town and has not risk of being inundated by flood waters.

Slope

The development site slopes down from the north to the south with the area for the new pool complex being levelled. Any earthworks will include the construction of retaining walls to ensure stability of the sites soils.

Construction Impacts

The development Statement of Environmental effects has included proposed mitigation methods that are to be implemented during construction to ensure that the impact of construction works on the natural environment and surrounding street amenity is mitigated.

Solid and Liquid Waste

The development will not result in any increase in general waste collected onsite, with the current waste management procedures being adequate for the proposed development. A trade waste application is to be applied for pavilion operations, prior to the issue of a Construction Certificate for Stage 1 of works.

The waste water from the pool complex currently is discharged to Council's stormwater network. The proposed new plant room will discharge waste water to Council's sewer system. As waste water will now be directed to Council's sewer network the development will generate more liquid waste.

Air Quality

The development will not generate any pollutants or airborne toxins. The current land use will be retained with the development to conduct upgrade and replacement works of current site facilities. Dust generation during construction will be limited via use of sediment and erosion controls, the use of water as a dust suppressant and covering of vehicle loads to and from the site.

Noise Emissions

The development is not expected to generate any additional noise within the surrounding environment. The current land use operation hours are between the hours of 5:30am and 9:30pm, which have minimal impact on adjacent residential development. It is expected

that noise created from the new plant room will be reduced compared to current use with more efficient equipment and new industry standards.

Water Quality

Chemical storage and delivery areas will be bunded with capacity of 150% of the maximum chemical storage within each area. This will ensure that in the event of a chemical spillage the chemical will be contained within the bunded area. No chemical will have any runoff potential from the site.

Sustainability

The existing pool complex is aging and the cost associated with ongoing maintenance of current equipment is increasing. The proposed development will involve the replacement and/or upgrade of the complex to better suit the needs of the community and make the development much more financially and environmental sustainable.

- *Clause 6.6.2 – Erosion and Sediment Controls*

Sediment and erosion controls are to be implemented prior to any development works being undertaken to ensure that there is limited impact on erosion of the site. A sediment and erosion plan has been submitted to Council that demonstrates layout of proposed measures. A condition is proposed to ensure that sediment and erosion controls are implemented prior to works commencing.

Erosion controls are to be retained until all works have been completed and is to include the reestablishment of all surface vegetation and landscaping. Practices identified within the submitted Statement of Environmental Effects regarding the management of construction vehicles on-site and entry and exit of vehicles from the site are to be adhered to. This will ensure that limited erosion potential can occur and limited soil is transported and removed from site.

S79C(1)(a)(iia) 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,

There is no planning agreement or draft planning agreement entered into between the development applicant, relevant body or Council, under section 93F of the Act.

S79C(1)(a)(iv) the regulations

Joint Regional Planning Panels Order 2009

Gunnedah Shire Council is identified as being located within the Northern Region Joint Planning Panel.

Environmental Planning & Assessment Regulations 2000

The development is not identified as Designated Development under the provisions of Schedule 3, See Part 1.3 of this report.

Clause 93 of the EPA Regulations 2000 has been considered as part of the assessment of this application with regard to Fire Safety and other considerations.

S79C(1)(a)(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979),

There are no matters applicable to this application.

S79C(1)(b) the likely environmental impacts on the natural and built environments and social and economic impacts in the locality

- *Context & setting*

The development site contains the exiting Gunnedah swimming pool complex and the Women's Bowling Club grounds. The Women's Bowling Club grounds and club house are vacant and will be unaffected as part of the proposed development works.

The site is located within the town of Gunnedah, to the south of the Gunnedah business area. The immediate area surrounding the development site is predominately medium density residential development containing residential unit complexes and dwelling houses, with development single and double storey. To the west of the site are the Gunnedah hospital grounds. The site is bounded by public road reserve on all sides which ensure that there is limited impact on adjoining land holders from the proposed works. The site is also highly vegetated and new landscaping will screen new development from view of public reserve and residents.

The development will retain the existing pavilion entry building with minor internal and external alterations for building and complex efficiency. The development does not include the alteration to any of the exterior boundary fences from the development. It is not expected that the development will have any impact on visual or acoustic amenity of the surrounding area.

- *Access, transport and traffic*

The site has frontages to Eighth Division Memorial Avenue, Acacia Street, South Street and Anzac Parade with access to all onsite parking areas. Pedestrian access is available to the site with pedestrian footpaths being located along the western side of Anzac Parade. All access ramps are to be upgraded to comply with the current standards for disabled access during Stage 1 of development works.

The proposed development is not expected to result in any major increase to vehicle movements within the surrounding road network. It is expected that the current formation of the surrounding road network is adequate.

- *Public domain*

The development does not propose to include the dedication of any of the site are as public reserve.

Council resolved at its November 2015 meeting, that the redevelopment of the Gunnedah Memorial Pool complex shall be exempt from the payment of Council's S94A contributions for both stages of development. Hence, no S94A contributions shall be conditions on any development consent.

- *Utilities*

The provision of adequately sized utilities is discussed previously in this report.

- *Heritage*

There are no identified items of heritage significance on the development site or surrounding land.

Copies of Aboriginal Heritage Information Management System (AHIMS) searches for each of the development allotments were included in the submitted application. The supplied AHIMS search did not identify any known items of aboriginal heritage.

Any items of potential Aboriginal or European heritage that are uncovered during construction works or demolition works undertaken as part of the development will require the cease of operations and the Office of Environment and Heritage are to be contacted.

- *Other land resources*

The development site is not identified as productive agricultural land. The land located within the town of Gunnedah and is highly modified and has been utilised in its current use for a number of years. There is minimal potential for the site to be used for agricultural purposes. There are no identified mineral and extractive resources on the site or water supply catchments.

- *Water*

Council's water services are provided in South Street and Eighth Division Memorial Avenue. The development site has an existing connection to Council's water service. It

was determined that the development will not require an increase in water demand with the new plant room being more efficient than current operations. The development will not increase the number of toilet facilities or amenities that are provided and will not increase water demand from patrons. Council's Development Servicing Plan - Water Supply does not apply to the proposed development.

- *Soils*

Submitted information has identified that the site has no history or evidence of saline soils. Topsoil is to be retained and any fill required to be brought to the site is not to contain any contaminants. A report is to be provided to Council demonstrating that the fill is free of contaminants. Suitable sediment and erosion controls are to be implemented during development works. All erosion controls are to be retained for the duration of all works.

- *Air and microclimate*

The proposed development is considered to have minimal impact on the existing microclimate in the area. Measures will be put in place during construction works to limit the potential for dust generation from the site. Any loads entering or leaving the site are to be covered to ensure that dust generation does not occur along local roads.

The proposed development will not result in any dust emissions from the site. The use as recreation indoor and outdoor will not result in any dust creation. Hence, the air and microclimate is to be unaffected from ongoing land use. Surrounding road networks and car parking areas are bitumen sealed and should not result in any risk of dust generation from traffic movements.

- *Flora and fauna*

The development proposes the removal of 27 trees from the site. These trees require removal at Stage 1 to enable the construction of the additions and alterations to the existing pavilion and entry and new shade structures. All other vegetation within the lot boundaries will be retained.

There are several species identified within the Environment Protection and Biodiversity Conservation Act 1999 Act as being located within the Gunnedah region. An assessment was undertaken of the potential impacts on these species. It was determined that due to the highly modified nature of the site, the limited vegetation cover for habitat and the height of the security fence around the complex, that the site is not suitable habitat and that no significant impact is expected from the works.

- *Waste*

Waste generated during construction is to be stored onsite for disposal to Council's Waste Management Facility. No general waste is to be disposed of onsite. Surrounding road networks are of suitable size and construction to allow for waste collection vehicles to gain access to the site.

The ongoing operation of the development is expected to generate general waste that is to be disposed of from site in accordance with the existing waste disposal measures and procedures. The development is not considered to result in any increase in the expected number of patrons at the site. There is not any additional effluent discharge from additional patrons.

As a consequence of the development, chlorinated water discharge from operations is to be discharged to the Council sewer network, where current discharge is to the stormwater main. The sewer main connection is to be replaced with the construction of the plant room to ensure adequate disposal of waste water discharge that will be disposed of to the Council's sewer mains.

Council's Infrastructure department has reviewed the water discharge levels and has determined that the proposed level of discharge will not exceed the current capacity of Council's sewer main infrastructure.

Council's Development Servicing Plan - Sewerage does not require the payment of any contributions as the plan precludes the requirement for payment of additional development contributions where contributions have previously been paid. A trade waste

agreement will be required to be lodged prior to the issue of a Construction Certificate for the discharge to the sewer main.

- *Energy*

The development site has current provision of electrical services to the site. Any upgrade works required for the development is to be conducted by a licensed electrical contractor in conjunction with local service providers.

The development will include the provision of a 30 kW photo-voltaic solar system. The system is to be located on the roof of the new plant room. The location of solar array on the northern portion of the building will ensure that there is adequate solar access and the position of this building element adjoining the road reserve will ensure that there is little potential of the solar array being overshadowed from future development.

The site has provision of above ground electrical services. Any upgrade or relocation of services that is required to undertake development works is to be organised with the local electrical service provider and completed in accordance with the relevant Australian Standards. Any required upgrade works are not a consideration of this development application.

- *Noise & vibration*

The development will not result in any noise and vibration with the exception of the construction and decommissioning phases. Council's standard hours of operation will be imposed during all construction works. New plant rooms will be located away from areas adjoining residential areas to ensure that any potential noise emissions do not affect the amenity of the area. Due to the installation of a new plant room to new industry standards, it is expected that noise created from the plant room will be reduced compared to existing noise levels.

- *Natural hazards*

The site is not identified as being subject to bushfire prone or flood prone land. The site has no history of ground subsidence.

- *Technological hazards*

There are no identified technological hazards to people, property or the biophysical environment as a result of the proposed development.

- *Safety, security & crime prevention*

The development will not result in any decrease in safety, security and prevention of crime in the area. The development will continue the current land use that is not regarded as generating issues within the locality of social misbehaviour. The site has an existing security fence around the perimeter of the pool complex for safety as well as security purposes. New security fencing is to be constructed where required as part of the decommissioning of the existing heated 25 metre pool complex.

- *Social & Economic impact in the locality*

The development will have little social impact on the surrounding area. The development for the pool is considered as being an important community development with development maintaining Council's ability to provide a pool complex for use by the public.

The development may result in a minor increase in staff numbers to the site as staffing numbers are required. The upgrades will ensure that the complex remains open with full time and part time positions required within the community.

- *Site design and internal design*

The proposed works will replace the existing 50 metre pool in the same location. This will ensure that the levels of excavation and earth works will be limited for construction of the new 8 lane 50 metre pool. Stage 1 will include the removal of the toddlers pool with a grassed area to be provided until Stage 2 of works commences where the new 25 metre indoor heated pool will be constructed when finances allow.

The size, scale and position of the proposed development onsite will be consistent with the existing land use. The construction will more effectively utilise the buildings and space onsite upon the completion of all works. The resulting construction will occur at the centre

of the site and due to the division of the site from adjoining residential areas via road reserve the development is not expected to have any significant effect on the adjoining areas.

Landscaping will be conducted over the site with new tree planting to be conducted to provide shading of children play equipment and visual screening of the complex from public areas.

- **Construction**
Any construction works are to be compliant with the Building Code of Australia. All machinery and construction materials are to be housed onsite within a site compound for the extent of development works during each stage of works.
- **Cumulative impacts**
The proposed development is considered to have minimal cumulative impacts.

S79C(1)(c) *the suitability of the site for the development*

The adjoining land uses will not inhibit the ability for the proposed development to be undertaken. Surrounding road networks are adequate for the proposed development. Water and sewer services are within the site and have adequate capacity to service the development.

The site is not subject to any recorded natural hazards and is not regarded as containing items of heritage significance. The development land use will be unchanged with development operations being consistent with land use objectives. The site is considered to be suitable for the development.

S79C(1)(d) *any submissions made in accordance with this Act or the regulations*

The development application was placed on public exhibition and open for submissions for an extended period of 27 days, as the exhibition period coincided with school and public holidays. Council did not receive any submissions during the exhibition period.

S79C(1)(e) *the public interest*

The development application was placed on public exhibition for a period of more than the required 14 days. Council did not receive any submissions from members of the public or any public authorities. As a consequence the approval of the development application is not considered to be contrary to public interest.

3. Conclusion

The development application is seeking approval for the redevelopment of the Gunnedah Memorial Pool complex to meet current industry standards and improve efficiencies. The proposed works are to occur over two development stages.

The application has been assessed pursuant to the requirements of the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulations 2000*. The evaluation of the application has demonstrated that the proposed development is satisfactory in terms of the matters for consideration as identified by the legislation.

It is recommended that, in relation to Development Application No. 2016/031 for the demolition of the existing 50 metre pool and replacement with new 50 metre outdoor pool, undertaking of alterations and upgrades to pavilion including café, amenities and disabled access, construction of new inclusive kids wet and dry play areas, construction of new plant room & installation of new solar power system, construction of new covered roofs for western end of 50 metre pool and kids play areas, as stage 1 of works and construction of new 25 metre indoor heated pool including full enclosure of heated pool and kids wet play area, decommission of existing 25 metre heated pool, construction of new tiered seating, as stage 2 of works, at Lot 441 DP 755503, 11 Anzac Parade, Gunnedah, be approved subject to the listed conditions of consent identified within Annexure 1.

Annexure 1 Draft Conditions of Consent

A. That development consent be granted subject to the following conditions:

A1. The proposed development shall be carried out generally in accordance with the details set out in the following:

- Development Application form lodged 23/03/2016;
- Statement of Environmental Effects, prepared by GHD, dated February 2016, ref: 22/17506; and
- Additional Information Letter, dated 20 April 2016, Ref: 22/17506/112664;
- Submitted plans:
 - Prepared by GHD, dated 19/02/2016, Drawing No: 22-17506-DA000, Rev: B (Development Application Cover Sheet), Drawing No: 22-17506-DA222, Rev: B (Development Application Elevations, Sections – Stage 2), Drawing No: 22-17506-DA251, Rev B (Development Application Perspectives-Stage 2); & dated 21/03/2016, Drawing No: 22-17506-DA102, Rev C (Development Application Roof and Basement Plan – Stage 1), Drawing No: 22-17506-DA121, Rev C (Development Application Elevation, Section, AXO – Stage 1), Drawing No: 22-17506-DA201, Rev G (Development Application Floor Plan – Stage 2), Drawing No: 22-17506-DA202, Rev C (Development Application Roof Plan – Stage 2), Drawing No: 22-17506-DA221, Rev C (Development Application Elevations – Stage 2); & dated 11/04/2016, Drawing No: 22-17506-DA001, Rev: C (Development Application Existing Site Plan), Drawing No: 22-17506-DA101, Rev H (Development Application Floor Plan – Stage 1);
 - Prepared by GHD, dated 19/02/2016, Drawing No. 22-17506-C001, Rev B (Civil Works Cover Sheet – Locality Plan & Drawing Index), Drawing No. 22-17506-C002, Rev B (Civil Works General Notes & Legend), Drawing No. 22-17506-C003, Rev B (Civil Works Detail Plan – Stage 1), Drawing No. 22-17506-C004, Rev B (Civil Works Detail Plan – Stage 2), Drawing No. 22-17506-C005, Rev B (Civil Works Typical Sections – Stage 1), Drawing No. 22-17506-C006, Rev B (Civil Works Typical Sections – Stage 2), Drawing No. 22-17506-C007, Rev B (Civil Works Stormwater Plan – Stage 1), Drawing No. 22-17506-C008, Rev B (Civil Works Stormwater Plan – Stage 2), Drawing No. 22-17506-C009, Rev B (Civil Works Catchment Plan – Stage 1 & 2), Drawing No. 22-17506-C010, Rev B (Civil Works Erosion & Sediment Control Plan), Drawing No. 22-17506-C011, Rev B (Civil Works Erosion & Sediment Notes and Details);
 - Prepared by Terras Landscape Architects, dated 23/12/2015, Drawing No: 10086.5 – DAL00, Rev A (Cover Page), Drawing No: 10086.5 – DAL01, Rev F (Site Plan Stage 1), Drawing No: 10086.5 – DAL02, Rev F (Site Plan Stage 2), Drawing No: 10086.5 – DAL03, Rev F (Landscape Plan Lower), Drawing No: 10086.5 – DAL04, Rev F (Landscape Plan Upper);

except as otherwise provided by the conditions of consent.

Reason: To ensure compliance with application and plans.

A2. To confirm and clarify the terms of this approval, development consent is given for the undertaking of the following works in accordance with the following staging plan:

- Stage 1:
 - Demolition of the existing 6 Lane, 50 metre pool;
 - Construction of new 8 Lane 50 metre pool;
 - New access ramp to 25 metre pool;
 - Minor upgrade to 25 metre heated pool entry, treatment plant and amenities;
 - Refurbishment and extension of existing pavilion and inclusion of café;
 - Construction of new Kids wet play area;
 - Construction of Kids dry play area;
 - Construction of new roof shelter constructed over kids wet play area and western end of 50 metre pool;
 - Completion of Landscaping and installation of shade structures, tables and chairs;
 - Installation of 30 kW photo-voltaic solar system;
 - Construction of new pool plant room;
 - Provision of two (2) disabled parking spaces and upgrade of disabled access entries;
- Stage 2:
 - Construction of new indoor 25 metre heated pool;
 - Construction of new enclosure to house kids wet play area and new 25 metre heated pool;
 - Construction of tiered seating for 25 metre and 50 metre pools on Northern side of pool;
 - Completion of Landscaping of north eastern side of pool complex;
 - Decommission of existing 25 metre indoor pool upon the completion of new 25 metre pool;

Reason: To ensure compliance with application and plans.

B. Prescribed conditions of development consent

Note: The following conditions are prescribed conditions and may or may not relate directly to this development.

B1. Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989

(cf clauses 78 and 78A of EP&A Regulation 1994)

- (1) For the purposes of section 80A (11) of the Act, the following conditions are prescribed in relation to a development consent for development that involves any building work:
 - (a) that the work must be carried out in accordance with the requirements of the Building Code of Australia,
 - (b) in the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.
- (1A) For the purposes of section 80A (11) of the Act, it is prescribed as a condition of a development consent for a temporary structure that is used as an entertainment venue, that the temporary structure must comply with Part B1 and NSW Part H102 of Volume One of the Building Code of Australia.
- (2) This clause does not apply:
 - (a) to the extent to which an exemption is in force under clause 187 or 188, subject to the terms of any condition or requirement referred to in clause 187 (6) or 188 (4), or
 - (b) to the erection of a temporary building, other than a temporary structure to which subclause (1A) applies.
- (3) In this clause, a reference to the Building Code of Australia is a reference to that Code as in force on the date the application is made for the relevant:
 - (a) development consent, in the case of a temporary structure that is an entertainment venue, or
 - (b) construction certificate, in every other case.

Note. There are no relevant provisions in the Building Code of Australia in respect of temporary structures that are not entertainment venues.

Reason: To ensure compliance with the statutory requirements.

B2. Erection of signs

- (1) For the purposes of section 80A (11) of the Act, the requirements of subclauses (2) and (3) are prescribed as conditions of a development consent for development that involves any building work, subdivision work or demolition work.
- (2) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
 - (a) showing the name, address and telephone number of the principal certifying authority for the work, and
 - (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - (c) stating that unauthorised entry to the work site is prohibited.
- (3) Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.
- (4) This clause does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.
- (5) This clause does not apply in relation to Crown building work that is certified, in accordance with section 109R of the Act, to comply with the technical provisions of the State's building laws.

- (6) This clause applies to a development consent granted before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date.

Note. Principal certifying authorities and principal contractors must also ensure that signs required by this clause are erected and maintained (see clause 227A which currently imposes a maximum penalty of \$1,100).

Reason: To ensure compliance with the statutory requirements.

B3. Condition relating to shoring and adequacy of adjoining property

- (1) For the purposes of section 80A (11) of the Act, it is a prescribed condition of development consent that if the development involves an excavation that extends below the level of the base of the footings of a building, structure or work (including any structure or work within a road or rail corridor) on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
- (a) protect and support the building, structure or work from possible damage from the excavation, and
 - (b) where necessary, underpin the building, structure or work to prevent any such damage.
- (2) The condition referred to in subclause (1) does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

Reason: To ensure compliance with the statutory requirements.

C. Prior to Commencement of Works

- C1.** Prior to the commencement of any building works for either stage of works, the developer is to apply to an Accredited Private Certifier or Council for a Construction Certificate for the erection of any structures. **NO BUILDING WORKS SHALL COMMENCE WITHOUT FIRST OBTAINING A CONSTRUCTION CERTIFICATE.**

Reason: To meet statutory requirements.

- C2.** Prior to work commencing appropriate measures are to be implemented in relation to erosion and sediment control. Such measures are to be maintained during the construction of the development in accordance with Council's Gunnedah Development Control Plan 2012.

Reason: To ensure erosion and sediment control on the development site.

- C3.** Prior to the commencement of building works, the name, address and contact details of the Principal Building contractor shall be provided to Council.

Reason: To ensure compliance.

- C4.** Prior to the commencement of building works a "Peg Survey Report" indicating the location of the each pool and associated structures relative to the allotments boundaries, is to be submitted to Council.

Reason: To ensure compliance.

- C5.** Prior to the commencement of decommission works of the indoor 25 metre heated pool, appropriate security fencing is to be erected as to ensure compliance with AS1926.

Reason: To meet statutory requirements.

- C6.** Prior to the commencement of demolition works, all water and sewerage connections to Council's infrastructure are to be capped off by a licensed plumber so as to prevent any contamination of Council's reticulation systems.

Reason: To ensure the integrity of Council's sewerage and water systems.

- C7.** Material used as fill within the site shall be free of contaminants. A report is to be submitted to Council prior to the placement of any fill on the site, providing details of fill including source of fill and potential contaminants within sourced soil.

Reason: To ensure sourced fill does not contain any potential contaminants.

D. Prior to the issue of a Construction Certificate

- D1.** Prior to issue of a Construction Certificate construction plans, specifications and documentation as required by conditions of this consent and being consistent with this development consent and the Building Code of Australia, are to be submitted to the Principal Certifying Authority.

Reason: To ensure compliance.

- D2.** Prior to the issue of a Construction Certificate a management plan is to be provided to and be approved by Council, detailing how public access to the existing pool, pools under construction and site will be controlled.

Reason: To ensure access to the site is adequately managed.

Stormwater

- D3.** Prior to the issue of a Construction Certificate, a certified hydraulic engineer's design and specifications for all proposed water, sewer and stormwater shall be provided to Council.

Reason: To ensure adequate management of water, sewer and stormwater within and from the site.

- D4.** Prior to the issuing of a Construction Certificate for recreation indoor and outdoor facility, the Developer shall apply to Council for approval under Section 68 of the Local Government Act, 1993 to:
- (a) Carry out water supply works
 - (b) Carry out sewerage works
 - (c) Carry out stormwater drainage works

Note: All works are to be carried out by an appropriately licensed contractor in accordance with NSW Code of Practice for Plumbing and Drainage-2006.

Reason: To ensure environmental health standards are met.

Stage 1

- D5.** The following contributions shall be made for Stormwater Drainage Headworks:

- \$8,832.25

The contributions for each stage shall be paid prior to issue of the issue of a Construction Certificate for Stage 1 of works.

Note: The contributions required by this condition are determined in accordance with the Gunnedah Shire Council Section 64 Developer Services Plan – Stormwater commencing on 17 January 2013, a copy of which may be inspected at the office of the Council.

The above contributions have been adopted under the 2015/2016 Council Operational Plan. Revised rates adopted by Council in subsequent Operational Plans will apply to lots released in later financial years.

Reason: To ensure compliance with Council's Developer Services Plans.

- D6.** Prior to the issuing of a Construction Certificate by the Council or an Accredited Certifier, the Long Service Levy is to be paid.

Reason: To comply with statutory requirements.

- D7.** Prior to the issue of a Construction Certificate, an application for the discharge of liquid trade waste to Council's sewer shall be submitted to Council.

Reason: To ensure compliance.

- D8.** Prior to the issue of a Construction Certificate for Stage 1 of development works, the developer is to submit and have approved by Council, a plan for the disposal of backwash water from the existing 25 metre heated pool. The plan is to include modelling and design of the proposed method for disposing of all backwash.

Reason: to ensure adequate disposal of backwash from existing 25 metre pool upon commencement of proposed development.

Stage 2

- D9.** Prior to the issuing of a Construction Certificate by the Council or an Accredited Certifier, the Long Service Levy is to be paid.

Reason: To comply with statutory requirements.

E. General

- E1.** Runoff from rainfall events up to, and including the 5 year ARI event must be contained with a piped system. Flows greater than the 5 year ARI event up to and including the 100 year ARI must be controlled within overland flow paths. Where flow paths are located on private property, an easement shall be provided in favour of the lots/lands that benefit.

Reason: To ensure compliance with Council's Engineering Guidelines for Subdivision and Development, 2013.

- E2.** Before erection of any permanent structures such as fences, etc. adjacent to street boundaries, correct street levels must be ascertained from the Council's Infrastructure Services Section.

Reason: To ensure compliance efficient construction.

Outdoor Lighting

- E3.** Outdoor lighting is to comply with AS/NZS 11583.1 *Pedestrian Area (Category P) Lighting* and AS4282 *Control of Obtrusive Effects of Outdoor Light*.

Reason: To ensure compliance.

- E4.** Compliance with the Food Act 2003 and Food Safety Standard's and "AS4674-2004 – Design, Construction and Fit-out of Food Premises" is required in respect to all aspects of this food business.

Reason: To ensure compliance.

- E5.** Excavated material from the lot is not to be placed on or used to alter the level of Council's footpath, with no earth batters are to extend beyond the property boundary line.

Reason: Implementation of Council policy.

- E6.** Any damage caused to kerb, guttering and/or footpath during building operations, shall be rectified by the developer in accordance with Council's Driveway crossing standards and specifications.

Reason: To ensure the integrity of Council's road infrastructure is maintained in an acceptable standard.

- E7.** Before erection of any permanent structures such as fences, concrete car drives, garages etc. adjacent to street boundaries, correct street levels must be ascertained from the Council's Infrastructure Services Section.

Reason: To ensure compliance efficient construction.

E8. Excavations and backfilling

All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards and must be properly guarded and protected to prevent them from being dangerous to life or property.

Reason: To ensure compliance.

- E9.** The Developer shall ensure that any excavated material removed from the site is not deposited on any land affected by floodwater inundation within the Gunnedah Shire.

Reason: To meet statutory requirements.

E10. Protection of public places

If the work involved in the construction or demolition of any buildings onsite:

- (a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or

- (b) building involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place. If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place. Any such hoarding, fence or awning is to be removed when the work has been completed.

Reason: To ensure site safety.

- E11.** No permanent structures are to be placed on any easement.

Reason: To ensure legal requirements.

- E12.** The Licensed Plumber shall, within 48 hours of having the work inspected by Council's Inspecting Officer, provide Council with plans of "AS COMPLETED SANITARY DRAINAGE" for all sewer drainage works associated with this development.

Reason: To ensure compliance.

Stage 1

- E13.** Vehicle parking accommodation shall be provided for a minimum of ninety (90) vehicles, to ensure the provision of adequate on-site parking facilities commensurate with the demand likely to be generated by the proposed development. Such being set out generally in accordance with the details indicated on the submitted plans, except as otherwise provided by the conditions of this consent.

Reason: To ensure compliance with Council's requirements.

- E14.** All onsite parking spaces are to be clearly signposted and marked to ensure that they are clearly identified. All parking spaces are to be marked to ensure compliance with *AS 2890 Off Street Parking* for parking space dimensions.

Reason: To ensure onsite parking is clearly marked.

- E15.** All landscaping identified on the approved landscaping plan shall be implemented.

Reason: To ensure adequate landscaping along road frontage.

- E16.** The premises are to be provided with access for disabled persons and disabled toilet facilities that comply with AS1428.1

Reason: To ensure compliance.

F. During Construction Works

F1. Inspections by Council

48 hours prior to the covering of the following works, Council shall be notified by the licensed builder, owner builder or licensed plumber/drainer that the following works are ready for inspection:

- (a) stormwater drains
- (b) stormwater absorption trenches
- (c) internal drainage under water test
- (d) external drainage under water test
- (e) water plumbing
- (f) septic tank or aerated wastewater treatment system
- (g) pump well and associated pump lines
- (h) absorption trenches
- (i) piers associated with external drainage designed to distribute weight of structure away from sewer main prior to pouring of concrete.
- (j) Sewer/water main extensions (Infrastructure Services)
- (k) Final inspection of water plumbing, sanitary drainage and stormwater drainage.

(NB) *An accredited certifier may not be substituted for Council in respect of these inspections, as Council remains the sole responsible authority for these matters.*

Reason: To ensure compliance before, during and after construction.

F2. Inspections by the Principal Certifying Authority – Mandatory Critical Stage Inspections

48 hours prior to the covering of the following works, the Principal Certifying Authority appointed pursuant to Section 81(2)(b) of the Environmental Planning and Assessment Act 1979 shall be notified that works are ready for inspection. (Note: Inspections in **bold type** are mandatory critical stage inspections under the Act and **MUST** be carried out by the Principal Certifying Authority. If these inspections are not carried out by the Principal Certifying Authority an Occupation Certificate cannot be issued).

- (a) **Piers (if any) prior to pouring of concrete**
- (b) **Footing trenches with reinforcement prior to pouring of concrete**
- (c) Retaining walls and reinforcement (if any) prior to pouring of concrete
- (d) **Concrete slab formwork with reinforcement prior to pouring of concrete**
- (e) **Structural framework including roof members. When completed prior to the fixing of any internal sheeting**
- (f) **Wet area, damp proofing and flashing before lining**
- (g) Swimming pool safety fence prior to filling the pool with water
- (h) Foundation material before installation of the swimming pool or laying of any bedding material
- (i) Works in relation to road reserves, footpath, kerb and gutter, road shoulder and drainage within public lands or road reserves
- (j) **Beams and joist inspection, including tie down requirements and ant capping. When completed and prior to the laying of the floor.**
- (k) In situ concrete formwork (excluding paving) with reinforcement prior to pouring of concrete.
- (l) **Final inspection prior to use of the building.**

The above listed works may not be covered until approval is obtained from the Principal Certifying Authority or his/her duly appointed delegate.

Reason: To ensure compliance before, during and after construction.

- F3.** A stamped copy of the development consent, the approved plans and specifications are to be kept at the construction site at all times during the construction period.

Reason: To ensure compliance with approved application and plans.

- F4.** The storage of all building materials shall be confined within the boundaries of the allotment.

Reason: To ensure site safety.

- F5.** A stamped copy of the development consent, the approved plans and specifications are to be kept at the construction site at all times during the construction period.

Reason: To ensure compliance with approved application and plans.

- F6.** The storage of all building materials shall be confined within the boundaries of the allotment.

Reason: To ensure site safety.

- F7.** The approved erosion and sediment control facilities are to be provided and maintained throughout the construction of the development.

Reason: To ensure compliance with Council's requirements.

- F8.** Removal of any known or suspected contaminated waste or soil is to be disposed of to a suitably licensed facility.

Reason: To ensure suitable disposal of contaminated waste.

- F9.** In the event that excavation or construction works uncovers an item of potential aboriginal or European heritage significance, operation works are to cease and the Office of Environment and Heritage are to be contacted and any required approvals are obtained.

Reason: To ensure that any item of heritage significance uncovered is suitably managed.

- F10. Protection of public places**

If the work involved in the construction, alteration and decommission of any building onsite:

- (c) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- (d) building involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place. If necessary, an awning is to be erected,

sufficient to prevent any substance from, or in connection with, the work falling into the public place. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place. Any such hoarding, fence or awning is to be removed when the work has been completed.

Reason: To ensure site safety.

F11. Toilet facilities

Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

Each toilet provided:

- (a) must be a standard flushing toilet, and
- (b) must be connected:
 - (i) to a public sewer, or
 - (ii) if connection to a public sewer is not practicable, to an accredited sewage management facility approved by the Council, or
 - (iii) if connection to a public sewer or an accredited sewage management facility is not practicable, to some other sewage management facility approved by the Council.

The provision of toilet facilities in accordance with this clause must be completed before any other work is commenced. In this clause:

accredited sewage management facility means a sewage management facility to which Division 4A of Part 3 of the *Local Government (Approvals) Regulation 1993* applies, being a sewage management facility that is installed or constructed to a design or plan the subject of a certificate of accreditation referred to in clause 95B of the Regulation.

approved by the Council means the subject of an approval in force under Division 1 of Part 3 of the *Local Government (Approvals) Regulation 1993*.

public sewer has the same meaning as it has in the *Local Government (Approvals) Regulation 1993*.

sewage management facility has the same meaning as it has in the *Local Government (Approvals) Regulation 1993*.

Reason: To ensure environmental health standards are met.

F12. Work on the development shall be limited to the following hours to prevent unreasonable disturbance to the amenity of the area:-

- Monday to Friday - 7.00am to 5.00pm;
- Saturday - 8.00am to 1.00pm if audible on other residential premises, otherwise 7.00am to 5.00pm;

No work to be carried out on Sunday or Public Holidays.

Note: The builder shall be responsible to instruct and control sub-contractors regarding the hours of work.

Council will exercise its powers under the Protection of the Environment Operations Act, 1997, in the event that the building operations cause noise to emanate from the property on Sundays or Public Holidays or otherwise than between the hours detailed above.

Reason: To ensure amenity of the neighbourhood is maintained.

F13. All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards and they must be properly guarded and protected to prevent them from being dangerous to life or property.

Reason: To ensure compliance and safety of workers and general public.

Stage 1

- F14.** The 50 metre pool, shade structures and any associated structures shall only be demolished in accordance with the requirements of AS2601-2001 "The Demolition of Structures" and the requirements of the Workcover Authority of New South Wales including but not limited to:
- (a) Protection of site works and the general public.
 - (b) Erection of hoardings where appropriate.

- (c) Asbestos and lead based paints handling and disposal where applicable.

The disposal of demolition materials is to be to an approved licensed waste disposal depot so determined by the NSW Environment Protection Authority.

Reason: To ensure compliance and safety of workers.

Stage 2

- F15.** The 25 metre indoor pool and Heated Pool Complex shall only be demolished/decommissioned in accordance with the requirements of AS2601-2001 "The Demolition of Structures" and the requirements of the Workcover Authority of New South Wales including but not limited to:
- (a) Protection of site works and the general public.
 - (b) Erection of hoardings where appropriate.
 - (c) Asbestos and lead based paints handling and disposal where applicable.

The disposal of demolition materials is to be to an approved licensed waste disposal depot so determined by the NSW Environment Protection Authority.

Reason: To ensure compliance and safety of workers.

G. Prior to the issue of an Occupation Certificate

- G1.** Occupation of the building or use of each pool completed during stage 1 or stage 2 of works is not to occur until all work has been completed the conditions of consent satisfied and an Occupation Certificate issued by the Principal Certifying Authority.

Reason: To meet statutory requirements.

- G2.** One set of approved construction drawings shall be amended to show the "work-as-executed". WAE drawings shall identify the depth of all sewer junction/connections and the distance of each junction from the nearest downstream manhole. These drawings in both hard copy and electronic form shall be provided prior to issue of the Occupation Certificate for each stage of works. The drawings are required to ensure that adequate records are maintained of community infrastructure. The drawing shall be certified by a registered surveyor or a Chartered Professional Civil Engineer. Also an electronic copy of the WAE in dwg format shall be also provided prior to the issue of an Occupation Certificate.

Reason: To ensure compliance with Council's requirements.

- G3.** Where allotment filling has been carried out, the "Works-As-Executed" plans shall indicate the contours prior to and after filling and also the compaction test results.

Reason: To ensure compliance with Council's requirements.

H. Continued Operations

- H1.** All landscaping shall be maintained at all times in accordance with the approved landscape plan.

Reason: To ensure maintenance of landscaping.

- H2.** The sealing to all vehicular parking, manoeuvring and loading areas is to be maintained at all times.

Reason: To ensure maintenance of car parking areas.

- H3.** All vehicular movement to and from the site shall be in a forward direction to ensure that the proposed development does not give rise to vehicle reversing movements on or off the Public Road with consequent traffic accident potential and reduction in road efficiency.

Reason: To ensure compliance with Council's requirements.

- H4.** All waste is to be disposed of to a licensed waste facility.

Reason: To ensure waste is disposed of off-site in an appropriate manner.

- H5.** All lighting associated with the development shall be so hooded so as to prevent glare nuisance to any premises not associated with the development or to any vehicles travelling on public roads.

Reason: To ensure amenity of area and public safety.

Appendix 2 Site Inspection Photos



















