



20 April 2016

Michael Silver
Gunnedah Shire Council
PO Box 63
GUNNEDAH NSW 2380

Our ref: 22/17506/112664
Your ref:

Dear Michael

Gunnedah Memorial Pool Renewal DA No. 2016/031

Reference is made to Council's letter dated 5 April 2016 in relation to the above development application. Please find outlined below a response to each of the items raised in Council's correspondence. The responses have been ordered the same as those referenced in Council's letter for ease of reference.

1 Koala Habitat protection

Further to the commentary in Section 4.2.2 of the SEE (GHD, February 2016), it is understood Council requires a statement as to whether its pool complex site contains potential or core Koala habitat in accordance with *State Environmental Planning Policy SEPP 44 – Koala Habitat Protection* (SEPP 44).

The following definitions apply to SEPP 44:

- **Core Koala habitat** – an area of land with a resident population of Koalas, evidenced by attributes such as breeding females and recent sightings and historical records of a population.
- **Potential Koala habitat** – an area of native vegetation where the tree types listed in Schedule 2 of SEPP 44 constitute at least 15% of the total number of trees in the upper or lower strata of the tree component.

A desktop assessment was undertaken for the site on 18 April 2016 utilising publicly available information including the NSW OEH BioNet database (OEH, 2016) and the DoE Protected Matters Search Tool (DOE, 2016).

Approximately 277 records of Koala have been identified within a 10 km radius of the site, including three records of Koala observed within the Gunnedah pool complex in the 1980's (OEH, 2016). Numerous records have been made within the last decade, with approximately 14 Koala records observed within a 10 km radius of the site, seven of which occur within 2 km of the site (OEH, 2016).

Based on a desktop review of available site inspection photographs, existing mapping and aerials, three Koala feed tree species were identified on site: *Eucalyptus tereticornis*, *Eucalyptus camaldulensis*, and *Eucalyptus albens*. These feed tree species occurred within approximately seven clusters within the Gunnedah pool complex area.

Whilst the pool complex area contains three Koala feed tree species, it does not constitute "potential" or "core" Koala habitat in accordance with SEPP 44 as the area is highly modified with a large proportion of planted exotic and maintained areas. Consequently, the site does not meet the SEPP 44 requirement for minimum 15% feed tree species cover within native vegetation. Furthermore, majority of the Koala feed trees contained within the pool complex are fenced and are consequently unlikely to be utilised by Koalas on a regular or intermittent basis.

Whilst Koalas have been previously recorded within the Gunnedah Township and areas surrounding the pool complex site, these records are likely to be from transient individuals and many of the records are older than 10 years (OEH, 2016).

Given the location of the site within the highly disturbed Gunnedah township, the limited native habitat contained within the pool complex area, and the existing fencing around the site, the Gunnedah pool complex does not contain “potential” or “core” Koala habitat as defined under SEPP 44.

2 Clause 6.2 - Parking

Line marking is only shown for one portion of the existing carpark. GHD has provided an indicative line marking layout compliant with AS2890.1 to determine the number of existing car spaces available at the site. This layout is shown on Drawings 22-17506-DA001- C and 22-17506-DA101 - H attached. The drawings illustrate the following:

- Existing parking spaces:
 - 50 m pool: 88 car spaces + 5 motorcycle parking spaces.
 - 25 m pool: 31 car spaces (shared with Bowling Club).
- Proposed parking spaces: 2 (Disabled spaces).
- Total number of parking spaces (existing and proposed) available - Stage 1: 121 spaces + 5 motorcycle parking spaces.
- For Stage 2, the existing indoor pool will be decommissioned and the carpark excluded from the swimming pool parking.
- Total number of parking spaces (existing and proposed) available - Stage 2: 90 spaces + 5 motorcycle parking spaces.

GHD understands from Council that during the summer months 200-300 patrons use the pool per day and that peak usage is during swimming carnivals where 200 – 300 patrons use the pool.

Since no parking requirements exist for swimming pools in the Gunnedah Development Control Plan 2012, the following calculation has been used to determine peak attendance of 300 people.

- Typically swimming carnivals are for school aged children.
- We would expect approximately 3 people per car with a driving rate of approximately 85% with 15% of the population making their way to the pool by either walking, public transport (bus stop located adjacent to the pool) or by bicycle.
- Patron car parking: 85 spaces.
- Staff parking: 5 spaces.
- **Total Spaces required:** 90 spaces.

The proposed parking arrangement complies with this for both stages of the development. In addition to the on-site parking, ample on-street parking is also available along South Street, Anzac Parade, Eighth Division Memorial Avenue and Acacia Street.

3 Clause 6.3 - Landscaping

Only two additional parking spaces will be added to the existing car parking area. Therefore no additional landscaping is proposed.

4 Clause 6.4 – Outdoor Lighting

Outdoor lighting will be incorporated into the scheme to illuminate the outdoor 50 m swimming pool as per the existing. Some perimeter security lighting will be included around the existing entry pavilion, this will be buffered by the existing carpark and landscaping. All exterior lighting will be designed to minimise adverse effect to neighbouring properties.

5 Clause 6.5 – Outdoor Advertising/Signage

No additional signage is proposed for the centre.

6 Clause 6.6.1 Environmental Effects

Pursuant to Clause 6.6.1 6.6.1 Environmental Effects, the DA is to identify any potential environmental impacts of the development and demonstrate how they will be mitigated. Chapter 5 of the SEE (GHD, February 2016) addressed air quality, noise and vibration, traffic generation, transport and access, soils and water, flora and fauna, heritage and waste. Further discussion regarding traffic generation and car parking has been provided above in response to Clause 6.2 of DCP 2012.

In regard to sustainability, the proposed upgrade would deliver an energy efficient, sustainable and functional aquatic complex that meets the future demands of the community and key user groups. Existing high energy components of the filtration and pumping systems would be upgraded with more efficient and technologically advanced systems that require less electricity to operate. Transparent roof sheeting and solar panels are also proposed to reduce energy costs for the development and generate electricity respectively to ensure sustainability is a key feature of the proposed upgrade.

Should you require any additional information please do not hesitate to contact the undersigned.

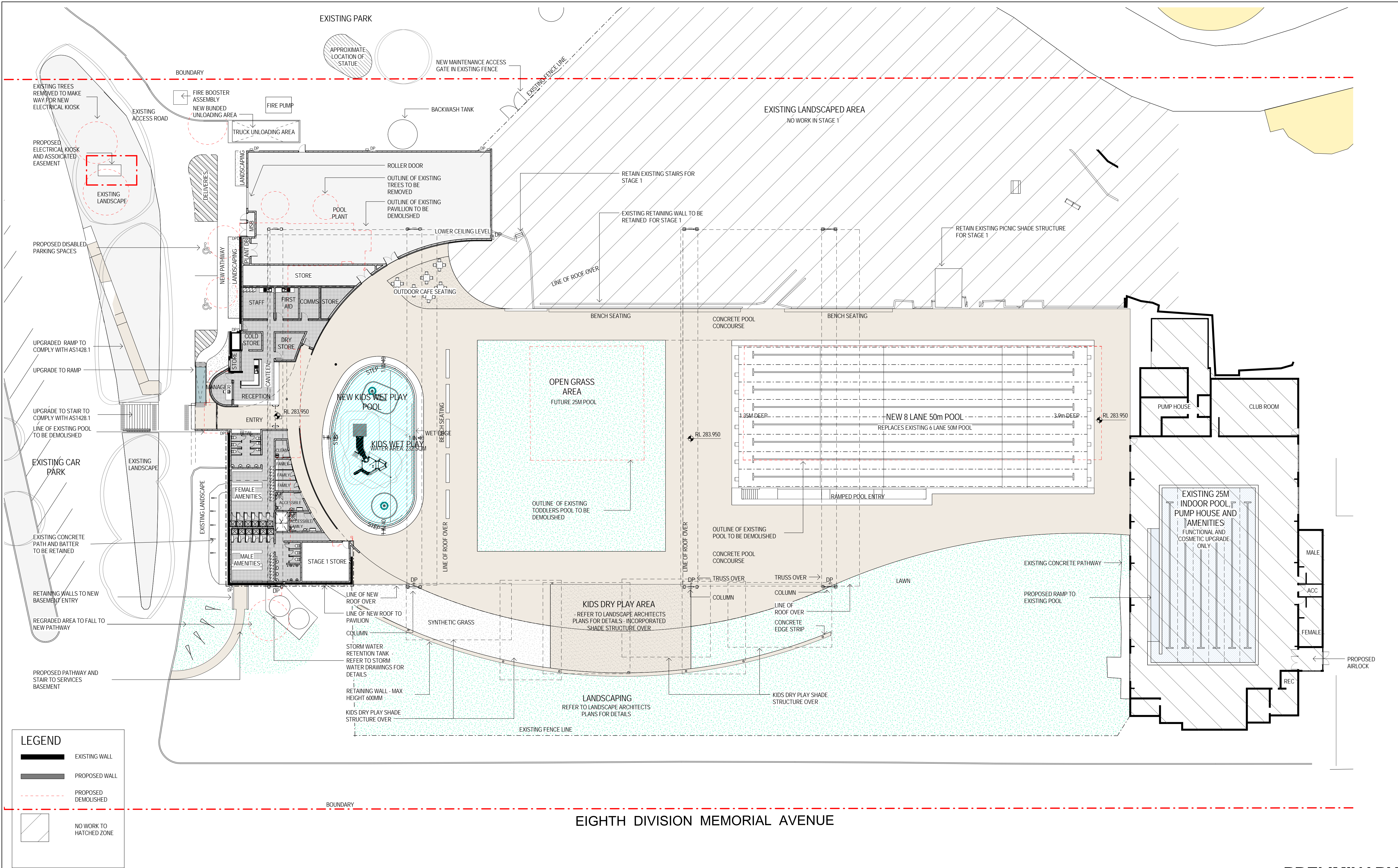
Sincerely



Shaun Lawer

Principal Planner
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Attachment: Design Drawings (22-17506-DA001- C and 22-17506-DA101 – H)



PRELIMINARY

Project Information		Scale and Orientation		Client and Project Details	
Project Name	Gunnedah Memorial Pool Renewal Development Application	Scale	1:250 (at original size)	Client	Gunnedah Shire Council
Project Number	22-17506-DA101	Orientation	North Arrow	Project Title	Gunnedah Memorial Pool Renewal Development Application
Project Manager	John Doe	Scale Bar	0 2500 5000 7500 10000 12500mm	Project Stage	Floor Plan - Stage 1
Project Engineer	Jane Smith	Scale	1:250	Project Date	22-17506-DA101
Project Designer	John Doe	Scale	1:250	Project Rev	H