

JOINT REGIONAL PLANNING PANEL REPORT

DEVELOPMENT ASSESSMENT REPORT DEVELOPMENT APPLICATION NO. 0230/18DA

**Recreation Facility - major (construction of two new grandstands north and south of the facility which provides 950 grandstand seats (including accessible seating), amenities, bar, kiosk, media rooms, coach rooms lifts and accessible ramps)
Stadium Drive (Lot 102 DP 1077682), Coffs Harbour**

PURPOSE:

This report provides an assessment of Development Application 0230/18DA for alterations and additions to an existing sports stadium (Recreation Facility – major).

Approval of the application, subject to conditions, is recommended.

THE PROPOSAL

This application proposes alterations and additions to the existing sports stadium (Recreation Facility – major). The proposal involves construction of two new grandstands north and south of the facility which provides 950 grandstand seats (including accessible seating), amenities, bar, kiosk, media rooms, coach rooms lifts and accessible ramps. The new grandstands will be connected by covered walkways. Modifications to the existing grandstand is proposed which includes replacement of tiered seating and provision of additional accessible seating. Additional toilets, media room corporate and players facilities are also proposed. Construction of a northern annex building for event administration, café and a multi-purpose space is proposed.

THE SITE:

The development site consists of an existing sports stadium and car park. The property is adjacent to sports fields to the east, west and north. The site is opposite a church and child care centre to the south. A large 220 residential subdivision is under construction along the southern side of Stadium Drive. Some residences have recently been constructed.

The development site is zoned RE1 Public Recreation under the Coffs Harbour Local Environmental Plan 2013.

CONSULTATION:

Statutory Advertising and Notification

The application was advertised and notified in accordance with the provisions of Council's Development Control Plan 2015 for a period of 14 days. No submissions were received.

State Government Referrals

The application was referred to the NSW Police for comment in relation to liquor licensing and the principles of 'safer by design' (crime prevention guidelines). No issues were raised.

Council Departments:

Council internal departments have provided comment on the development proposal and their recommended actions/conditions have been incorporated into the evaluation process. No comments were provided that prevent approval of the application.

The application was referred to the following sections of Council:

- Development Assessment – Development Engineer (traffic, parking, servicing, stormwater management)
- Local Planning – Flooding
- Regulatory Enforcement (Health) – Noise
- Regulatory Enforcement (Health) – Acid sulfate soils
- Financial Planning – Development contributions
- Waste Services – Waste management

Further Consultation

No further consultation was undertaken.

Statutory Matters:

The following Environmental Planning Instruments are relevant to assessment of this application.

- State Environmental Planning Policy No 71 - Coastal Development
- State Environmental Planning Policy (State & Regional Development) 2011
- Coffs Harbour Local Environmental Plan 2013
- Draft State Environmental Planning Policy - Coastal Management

The application is identified as "regional development" under *State Environmental Planning Policy (State and Regional Development) 2011* and as a consequence the application is to be determined by the Joint Regional Planning Panel (Northern Region).

Section 79C of the Environmental Planning & Assessment Act 1979 specifies the matters which a consent authority must consider when determining a development application. The consideration of matters is limited in so far as they must be of relevance to the particular application being examined. All of the planning instruments and the development control

plan specified above are considered in detail in the Section 79C Evaluation provided appended to this report.

ISSUES:

Natural and Built Environment

The site is considered to be suitable for the development. The proposed additions and alteration will not significantly change the urban landscape. It will not cause significant adverse impacts on nearby property in relation to overshadowing, blocking of views or visual impact.

An acid sulfate soil management plan was submitted with the development application. Council's Environmental Health section has recommended that the plan be implemented in full to ensure clause 7.1 is adequately addressed. A condition will be imposed in the development consent to ensure this occurs.

Construction of the new grandstands will cause the need to remove some existing vegetation that was planted at the time of development of the site for the purpose of the stadium under a landscape plan.

The proposed development will not result in any unacceptable impacts to the built environment. The site is already developed and used as a sports stadium. The proposed works are of similar scale to existing structures on the site. A noise impact assessment has been submitted. The implementation of recommended noise mitigation measures is required by a condition of development consent.

Patron capacity is not proposed to be increased as result of this proposal. The existing stadium car park will be upgraded and expanded in the near future which will improve access and circulation and provide an additional 180 car parking spaces, increasing the total capacity to 530 spaces from 350. The works will include disabled car parking spaces, coach drop off/pick and circulation area, pedestrian crossings, lighting, kerb and guttering and cable management for CCTV. The applicant has advised that works will occur under the provisions of clause 65 of State Environmental Planning Policy (Infrastructure) 2007.

Social

The proposed development will not result in any significant adverse social impacts in the locality. The sale of liquor is managed in accordance with an existing liquor license. The application was referred to the NSW Police for comment in relation to liquor licensing and the principles of 'safer by design' (crime prevention guidelines). No issues were raised.

Economic

The proposed development will not result in any significant adverse economic impacts in the locality. The proposal is likely to attract increased use of the site for major sporting events and encourage patronage. This is likely to have a positive economic impact for the Coffs Harbour region.

Construction phase:

The construction phase of the development is expected to result in some disturbance in the locality. To minimise construction impacts, conditions are recommended to be imposed limiting hours of construction, management of dust impacts and installing erosion and sediment control measures.

SUMMARY:

The proposal represents a significant development for Coffs Harbour that will encourage more high-profile events to be held at the facility and provide a more comfortable and desirable venue for patrons.

The application is considered suitable for approval subject to conditions.

RECOMMENDATION:

Development Application No. 0230/18 for Recreation Facility - major (construction of two new grandstands north and south of the facility which provides 950 grandstand seats (including accessible seating), amenities, bar, kiosk, media rooms, coach rooms lifts and accessible ramps) be approved, subject to conditions as appended to this report.