

COUNCIL ASSESSMENT REPORT

Panel Reference	2018STH024
DA Number	DA/0425/1718
LGA	Goulburn Mulwaree
Proposed Development	Demolition of Recreation Facility (indoor/outdoor) and construction of new Recreation Facility (indoor/outdoor) and ancillary works
Street Address	85 Deccan Street, Goulburn
Applicant/Owner	Goulburn Mulwaree Council / Goulburn Mulwaree Council (on behalf of the Crown)
Date of DA lodgement	29 June 2018
Number of Submissions	Three (3)
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)	Schedule 7(3): The capital investment value (CIV) is greater than \$5 million and Council is the landowner and applicant.
List of all relevant s4.15(1)(a) matters	<p><u>Environmental Planning Instruments</u></p> <ul style="list-style-type: none"> • NSW South East and Tablelands Regional Plan • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy No. 65 – Advertising and Signage • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 • Goulburn Mulwaree Local Environmental Plan 2009 <p><u>Draft Environmental Planning Instruments</u></p> <ul style="list-style-type: none"> • Draft State Environmental Planning Policy (Environment) • Draft State Environmental Planning Policy (Remediation of Land) <p><u>Development Control Plans</u></p> <ul style="list-style-type: none"> • Goulburn Mulwaree Development Control Plan 2009
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Architectural drawings prepared by DWP Clark Keller ref AUMEL-17-0400, various dates (as identified in draft Notice of Determination); • Landscape drawings prepared by Harris Hobbs Landscapes, ref 17099, dated 22/02/2019; • Structural plans prepared by Crackerjack Consulting Engineers Pty Ltd, ref S17_082, dated 12/04/2018; • Statement of Environmental Effects prepared by Capital Region Planning, dated 28/02/2019; • Traffic Impact Assessment prepared by Ontoit, rev 1.6, dated 20/02/2019; • Preliminary Arboricultural Report prepared by Canopy Tree Experts, ref 4551, dated 06/04/2018; • Biodiversity Assessment prepared by JGH Environmental, ref 18-128, dated 11 April 2018; • Water Cycle Management Study prepared by Crackerjack Consulting Engineers Pty Ltd, ref S17_082, rev G, dated 17 May 2019; • Hazardous Materials Survey & Management Plan prepared by Robson Environmental, ref T-04310, dated 07/11/2017; • Preliminary Site Investigation Report prepared by Robson Environmental, ref 10514_EAR_PSI_20171026, dated 26/10/2017; • Mechanical Services Drawings prepared by Umow Lai, M000, M001,

	<p>M200, M201, M300-M306, ref. SGOU0101, dated 21/06/2018;</p> <ul style="list-style-type: none"> Hydraulic Services Drawings prepared by Umow Lai, H000, H001, H002, H100-H102, H200 and H201, ref SGOU0101, dated 21/06/2018; Lighting plans prepared by Umow Lai, E200, E201, E202 & E450, ref SGOU0101, dated 21/06/2018; Aboriginal Heritage Due Diligence Assessment prepared by NGH Environmental, ref 17-255, dated 24/05/2018; Statement of Heritage Impact prepared by NGH Environmental, ref 17-255, dated 27/09/2018; Preliminary Noise Impact Assessment prepared by Rudds Acoustics, ref R317111AC, dated 16/04/2018; Sustainability Report prepared by Umov Lai, dated 12/04/2018; and Peer Review Letter prepared by KDC, dated 30/05/2019.
Report prepared by	Ellie Varga, Senior Development Assessment Officer, Externally reviewed by Melissa Thomas, Principle Planner, and Peter Chrystal, General Manager, DC.
Report date	31 May 2019

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report? **Yes**

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report? **Yes**

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report? **Not Applicable**

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)? **Not Applicable**

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Conditions

Have draft conditions been provided to the applicant for comment? **Yes**

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report



DA/0425/1718

Goulburn Aquatic Centre



Prepared By Goulburn Mulwaree Council
For Southern Region Planning Panel
May 2019



Development Application Assessment Report

Application No.	DA/0425/1718
Address and legal description	85 Deccan Street
Proposal	Re-development of Goulburn Aquatic Centre
Date of Lodgement	29 June 2018
Applicant	Goulburn Mulwaree Council
Owner	Goulburn Mulwaree Council (Crown Land)
Number of Submissions	Three
Value of works	\$49,500,000
Assessment officer	Ellie Varga
Authorising/Peer Review Officer	Stephanie Mowle
Reason for determination at Southern Region Planning Panel	Value of works over \$5 million and community facility
Main Issues	Parking, Noise, Heritage and Landscaping
Recommendation	Approval

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1. Executive Summary

This report considers a Development Application (DA/0425/1718) submitted to Council for the redevelopment of the Goulburn Aquatic and Leisure Centre located at 85 Deccan Street, Goulburn within the Goulburn Mulwaree Local Government Area (LGA). The site is owned by the Crown, under the care and control of Council. The site is located within Victoria Park which also accommodates the Adventure Playground, two sports ovals, a dog park, girl guides building, rose garden, skate park, tennis courts, outdoor gym and amenities.

Proposed Development

Development Application DA/0425/1718 is for the redevelopment of the Goulburn Aquatic and Leisure Centre in two stages:

- Stage One comprises demolition works, extension of existing car parking areas, construction of a new outdoor entry plaza, crèche, gymnasium, eight lane 25m indoor pool, refurbishment of existing five lane 25m indoor pool, water play pool, warm water pool, café, ancillary spaces, steam and sauna rooms, landscaped spaces and signage.
- Stage Two comprises demolition of the 50m outdoor pool and surrounding structures, construction of a new eight lane competition level 50m outdoor pool, refurbishment of existing pool building, construction of a new single storey plant room (with basement), installation of new volleyball court, further extension of car park areas, landscaping and construction of two zero depth splash pads.

The proposed development has a capital investment value of \$49.5 million. As Council is the applicant and the development is greater than the \$5 million threshold, the development is considered to be regionally significant development pursuant to Schedule 7 (3) of *State Environmental Planning Policy (State and Regional Development) 2011*. Consequently, the Southern Region Planning Panel shall be the consent authority for the development application (DA).

As a Construction Certificate (CC/0003/1819) has been lodged with Council, the application will not be considered as a Crown DA (Part 4, Division 4.6 of the *Environmental Planning and Assessment Act 1979* (the Act)).

Community Engagement

The application was referred to Water NSW, NSW Department of Primary Industry - Crown Lands, NSW Police Force and Essential Energy. The proposal was also publicly notified to the community.

Concurrence from Water NSW was granted on 28 May 2019 however no response from other government agencies was received during the assessment period.

Three submissions from the community were received during the notification period. The submissions, while predominantly supportive, raised concern regarding car parking, vegetation loss, noise, neighbourhood character and road infrastructure upgrades (refer to **Section 6** of this report for detailed discussion).

Assessment Summary

Additional information was requested from the applicant on 19 July 2018. Further information was requested regarding landscaping, heritage and signage. Responses to the public submissions and Water NSW's request for additional information were also sought.

A site inspection with members of the Southern Region Planning Panel (SRPP) was held on 25 September 2018, following which the applicant was requested to further consider:

- car parking design and over supply; relationship with existing vegetation;
- details of relocation of heritage items within centre precinct;
- architectural and heritage value of original pool sheds near 50 m pool;
- detailed landscape plan and protection of existing mature trees;
- detailed design and landscape plan for rear of centre and relationship to adjacent park;
- more information required for staged redevelopment plan and design master plan; and
- pedestrian and vehicle access plan for centre and adjacent park.

Additional information, including an amended Statement of Heritage Impact, Landscape Plan and Traffic Impact Assessment was submitted to address the concerns raised.

The modified development maintained the proposal to remove existing trees to accommodate Stage 2 parking fronting Deccan Street. After assessment of the amended plans, Council's Landscape and Heritage Planner has recommended further retention of trees within the southern car park and retention of larger significant trees within the northern car park. Accordingly, conditions of consent are recommended that seek to further balance the retention of the park feel of the site and protecting existing mature trees, and ensuring the development has sufficient parking spaces (**Condition 1, Condition 12(a), Condition 22(b)**).

The amended Landscape Plan responded to the issues raised through the retention of Tree 25 and the reuse of six (6) pear trees. The Landscape Plan has indicated the reuse of the six pear trees would be in an area outside of the Aquatic Centre, however conditions are recommended requiring these to be replanted within the Aquatic Centre grounds to ensure their meaning and importance are retained (**Condition 12(a)(i)**). The reuse of the trees within the grounds contributes to maintaining the park like feel of the site.

In relation to the concerns raised regarding landscaping to the car park, the plans have been amended to include a Green Vase tree (*Zelkova serrata*) for every 7-8 car spaces fronting Deccan Street, with Glensform Chanticleer (*Pyrus*), *Casuarina Cunninghamiana* and *Euclalyptus mannifer* bordering the eastern side of the southern car park.

The applicant has confirmed their intention to lodge signage as a separate development application, however indicative identification of location and size of signs was placed on the current plans for assessment.

The amended design has addressed the comments from the SRPP with respect to retaining the building at the northern end of the 50m outdoor pool, and now repurposes this building for amenities and storage. A plant room would be constructed adjacent to the east of the refurbished building. Council's Heritage Advisor does not object to this redesign nor the new building in proximity to the retained building.

The assessment identified the key issues of the proposal as heritage, parking, vegetation management and noise impacts.

Heritage – The site is identified as a local item of heritage under the *Goulburn Mulwaree Local Environmental Plan 2009*. The heritage significance of the site is mostly noted for its social and community significance as a pool, rather than the architectural merit of the buildings within the site. Notwithstanding, the pool building to the north of the 50m outdoor pool shall be retained and repurposed for amenities and storage. Similarly, the war memorial plaques shall be retained and be prominently displayed within the entry foyer of the new Aquatic Centre facility (**Condition 18, Plan SK108**). See **Section 5.5** for a more detailed assessment.

Vegetation – In order to facilitate the original proposal, a total of eighty-five (85) trees (varying in size and quality) would have required removal. The recommended conditions of consent require the retention of mature endemic and introduced trees fronting Deccan Street (as a consequence of removing the Stage 2 southern car park from the development

and retaining two mature trees within the Stage 2 northern car park) (**Condition 12(a)**). As a result, seventy-two (72) trees require removal. Generally, these trees have been nominated in the supporting Aboricultural Report as being low quality and of poor health and structure.

To mitigate the environmental impact of the required tree removal, and to retain the park like feel of the existing site, the supporting Landscape Plan enhances and supplements vegetation loss with native and deciduous trees in the car park area (40 new trees) and within the Aquatic Centre grounds (22 new trees). Additional ground coverage, accent planting, shrubs and hedging would also supplement and offset any vegetation loss. See **Section 5.7** for a more detailed assessment.

Parking – The site currently provides fifty-six (56) off street parking spaces. The initial design proposed 175 car spaces, where the amended proposal now identifies 160 car spaces. The *Goulburn Mulwaree Development Control Plan 2009* requires a minimum 149 car spaces based on a one space per 40sqm of gross floor area calculation, however it is noted that this rate is a generic rate that does not specifically relate to swimming pools. As the SRPP site inspection noted, the need to provide car parking needs to be balanced with the desire to retain the park like feel of the facility. To avoid tree loss, and the associated streetscape impacts, a condition of consent is recommended requiring the deletion of the southern car park and six spaces within the northern car park (**Condition 22(b)**, **Condition 12(a)(v)**). Consequently, a total of 125 off street parking spaces would be provided for the development.

As part of this consideration, the assessment noted that the formalisation of thirty-one (31) on street parking spaces combined with the 125 off street parking spaces would meet the parking demand anticipated by the proposed Aquatic Centre upgrade. See **Section 5.7** for a more detailed assessment.

Noise Impacts – The development could result in noise generation with the predominant noise generators being the public address system (speakers), crowd noise during carnivals, vehicular noise within the car park and construction noise.

A Noise Impact Assessment prepared by Rudds Acoustics was submitted with the application which recommended the installation of raised planter beds along the front of the car park to a height of 800mm to minimise the acoustic impact on residences on the western side of Deccan Street (**Condition 12(a)(iv)**), and construction of a 1.8m solid fence to the north and western boundaries of the site (**Condition 26**). Operational recommendations were also made, including placing speakers on low poles, restricting use of outdoor speakers to daytime hours, locate speakers to face away from the nearest residences and setting a maximum noise limit for the speakers (with potential for further refinement upon commencement of operation) (**Condition 102**, **Condition 109**). See **Section 5.11** for a more detailed assessment.

Following a detailed assessment of the proposal, it is concluded that the proposal to demolish and construct a new regional Aquatic Centre facility is consistent with the strategic and statutory planning framework for the locality.

It is considered that the impacts of the development have been addressed by the documentation submitted by the applicant, subject to further conditions of consent, as noted in this assessment report.

The proposal is expected to deliver substantial social benefits for the community. This includes a new regional Aquatic Centre facility to enhance the recreational precinct within the Goulburn Mulwaree LGA, as well as boost construction and operational jobs for the region.

This assessment report has considered the merits of the proposal in accordance with relevant matters under Section 4.15 of the *Environmental Planning and Assessment Act 1979*, the

principles of Ecologically Sustainable Development and issues raised in the submissions. This assessment concludes the proposal is in the public interest and recommends that the application be approved subject to conditions.

2. Background

The current Aquatic Centre site has been utilised for the purpose of aquatic and water recreation since 1907, with the 25m indoor pool being the first pool in the facility. The second pool, being the 50m outdoor pool opened in 1964. Since then, ancillary facilities such as a toddler pool, water slides (now removed), children's play equipment, gymnasium, BBQ facilities and a beach volleyball court have diversified the facility over time.

In 2016, Council undertook a feasibility study for the redevelopment of the Aquatic Centre. In reviewing the history of the existing aquatic facilities, the study found that as with many communities across Australia, aquatic sports were dramatically boosted by the national success in the pool at the 1956 Melbourne Olympic Games. Unfortunately, many of the hundreds of pools built in the decade following are now rapidly reaching the end of their operational life due to asset failures and the changing needs of the community; Goulburn's Aquatic Centre is no exception and the study identified the facility as requiring replacement.

Following this, Council developed a Master Plan for the long-term redevelopment of Victoria Park (of which the Aquatic Centre is located within), which included two significant projects being the construction of an Adventure Playground and the redevelopment of the Aquatic Centre. From this, an individual project master plan and working party were formed to steer the redevelopment of the Aquatic Centre.

The working party outlined a concept master plan, which identified core provisions for an upgraded Aquatic Centre. These provisions were supported by research carried out by the redevelopment study and included:

- new amenities and services block;
- expanded car parking;
- modern indoor fitness facilities;
- enhanced indoor program pool provision;
- additional indoor lap pool provision; and
- modern water play area.

Council endorsed the recommendations of the working party on 20 December 2016 and subsequently, appointed consultants to prepare and lodge a DA for the Aquatic Centre redevelopment.

In addition, a Plan of Management (PoM) has been drafted for Victoria Park which nominates materials and vegetation to guide future design, presents a way-finding strategy consistent with other similar strategies throughout Goulburn, presents a parking strategy for the park and details a 10 year upgrade plan including cost estimates and indicative delivery timing.

The Aquatic Centre interface (land immediately to the north, east and south of the Aquatic Centre) is nominated as a project in the PoM and is recommended to be delivered at the same time as the aquatic centre. The PoM project includes path connections to the café entrance, removal of plantings, grass slope construction and stage enlargement. Recommended conditions facilitate the completion of the interface (excluding stage enlargement) (**Condition 103**).

The Adventure Playground has been completed in accordance with the PoM.

3. Site Description

The subject site is located on the western side of Victoria Park fronting Deccan Street in Goulburn. Victoria Park is bound by Deccan, Clifford, Verner and Faithfull Streets and is surrounded predominantly by low density residential developments. Goulburn High School and the Goulburn Base Hospital are situated on the northern side of Clifford Street. The proposed site is legally described as Lot 1 DP117890, being 85 Deccan Street, Goulburn.



The Goulburn Aquatic and Leisure Centre currently comprises:

- A seasonal outdoor 50m Olympic pool, seasonal covered outdoor toddler pool, heated indoor 25 metre pool (ramp accessible), shallow toddler pool and associated facilities.
- A single-story brick visitor's entrance and amenities building situated along the site frontage to Deccan Street.
- Around 30% of the existing site is landscaped, comprising mostly cleared grassland with several trees scattered throughout the site.
- The site slopes away from Deccan Street towards the east, falling 4 metres across the site. There is a raised grass bank in the northwest portion of the site which is around 0.5 metres higher than the remainder of the site. This is used as a viewing area for patrons.
- On site car-parking located between the Aquatic Centre and Deccan Street, providing a total of 56 car spaces (inclusive of 3 accessible spaces) and 4 motorcycle spaces. This car park is split into two separate areas, north and south of the entrance courtyard:
 - The northern car-parking area contains thirty-one (31) car parking spaces plus two dedicated motorcycle spaces and one accessible car-parking space; and

- The southern car-parking area contains twenty-five (25) car parking spaces plus two dedicated motorcycle spaces and two accessible car-parking spaces; and

The current operational times for the Aquatic Centre are:

- Monday to Friday 6am – 7:45pm
- Saturday 8am – 5:45pm
- Sunday and Public Holidays: 9am – 5:45pm
- Closed Good Friday, Christmas Day and Boxing Day

The site is identified in Schedule 5 of the Goulburn Mulwaree Local Environmental Plan 2009 (LEP) as the War Memorial Swimming Pool Complex (1964), Item 162. The heritage significance of the site is mostly noted for its social and community significance as a pool, although references are made to the significance of the building's design with its symmetrical changing room facilities.

Low density residential occurs to the western side of Deccan Street, comprising detached suburban dwellings. This scale and spatial rhythm dominates the streetscapes of Deccan Street further north and south, and Verner Street to the south. Deccan Street is a busy local road and acts as a minor collector street feeding into Clinton Street, Goldsmith Street and Crookwell Road, from which access to the wider Goulburn area is obtained.

The pool site forms part of the Victoria Park recreational precinct, which provides a key recreational facility for the township of Goulburn. Within Victoria Park there is an off-leash dog park, Girl Guides building, a cricket oval, an AFL oval, tennis courts, a rose garden and the newly constructed Adventure Playground (completed May 2018).

A total of 11 sites surrounding the development are nominated as items of heritage under the LEP including the Goulburn TAFE site, residential dwellings along Deccan Street opposite Victoria Park, Goulburn High School and Goulburn Base Hospital.

In March 2015, the State Government announced a \$120 million redevelopment of Goulburn Base Hospital which is located to the north east of the site. Construction of the hospital redevelopment is expected to be completed in 2022.

4. Proposal

DA/0425/1718 seeks consent for the redevelopment of Goulburn Aquatic and Leisure Centre, to provide an upgraded regional aquatic facility for the wider community. The proposed redevelopment of the site would be undertaken as two separate stages. The application outlines the following works are to be undertaken within the two stages:

STAGE 1

- Demolition of existing entry, change rooms, toddler pool, indoor pool building, outdoor playground and removal of vegetation;
- Existing car parking areas to be expanded and access arrangements to Deccan Street re-located;
- Construction of an outdoor entry plaza;
- Construction of a new Aquatic Centre building comprising the following main spaces:
 - entry foyer and crèche
 - gymnasium with gym room and two activity rooms
 - refurbishment of existing five lane 25m indoor pool for Learn to Swim activities
 - leisure/water play pool
 - construction of new eight lane 25m indoor pool
 - warm water pool
 - café
 - ancillary spaces (e.g. toilets, changing rooms, storage areas and circulation spaces)
 - steam and sauna rooms
- Outdoor recreation and landscaped spaces; and
- Outdoor Aquatic Centre signage (subject to a separate application – **Condition 6**).

STAGE 2

- Demolition of existing 50m outdoor pool shell and concourse, outdoor awnings on pool lawn, outdoor sheds, beach volleyball court and removal of vegetation;
- Construction of a new outdoor pool;
- Refurbishment of existing pool plant/storage building for toilets, change rooms and storage;
- Construction of a new two storey plant room;
- Installation of a new beach volleyball court;
- Stage One car parking areas to be expanded and access arrangements to Deccan Street re-located;
- Outdoor recreation and landscaped spaces including under cover seating shelters, playground area and BBQ facilities; and
- Construction of two zero depth splash pads.

The proposed operating hours (inclusive of all facilities being the Aquatic Centre, gym, crèche and café) will remain unchanged as follows:

Monday to Friday	6.00am – 7.45pm
Saturday	8.00am – 5.45pm
Sunday and Public Holidays	9.00am – 5.45pm

The internal parts of the Aquatic Centre would operate all year round, with the outdoor 50m pool operating seasonally.

5. Assessment

5.1 Objects of the *Environmental Planning and Assessment Act 1979*

The objects of the *Environmental Planning and Assessment Act 1979* (the Act) are the underpinning principles upon which a development assessment is conducted. The statutory powers in the Act (such as the power to grant consent/approval) are to be understood as powers to advance the objects of the legislation, and limits on those powers are set by reference to those objects. Therefore, in making an assessment the objects should be considered to the extent they are relevant. A response to the objects of the Act are provided below:

(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,

- The proposal involves the demolition and redevelopment of a facility that does not meet the current needs of the locality or region;
- The proposal has the potential to provide a range of social benefits which align with the NSW State Priorities, in particular 'Delivering Infrastructure';
- The proposal would provide for increased operational employment opportunities;
- The development would not negatively impact on the economic welfare of the community or the State's natural resources; and
- The proposal has been designed to minimise impacts to the site's natural and built resources, where possible.

(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,

- The proposal includes measures to deliver ecological sustainable development which are considered at **Section 5.2**.

(c) to promote the orderly and economic use and development of land,

- The proposal is an orderly use and development of the land and would facilitate redevelopment of the site for continued use as a recreational area with fit for purpose aquatic and associated activities; and
- By staging the proposal, the development provides for the orderly and economic planning of the facility.

(d) to promote the delivery and maintenance of affordable housing,

- Not applicable.

(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,

- The proposed development (Stages One and Two) would result in the removal of seventy-five (75) trees. The Landscape Plan includes supplementary planting to assist the integration of the development with Victoria Park and offset any vegetation loss. The site does not include any threatened species, populations or ecological communities; and

- The proposal would be undertaken within a modified and disturbed environment and would not impact on local or regional biodiversity values.

(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),

- The site is identified as a heritage item within the *Goulburn Mulwaree Local Environmental Plan 2009*;
- The Aboriginal Heritage Due Diligence submitted with the development application has made recommendations to ensure no impacts to potential Aboriginal artefacts and sites; and
- The heritage significance of the site has been found to be within the social use of the site as an Aquatic Centre, rather than the built form of the buildings associated with the pools. Notwithstanding, the building to the northern end of the outdoor pool is to be retained for visual and heritage value. Similarly, memorial plaques and trees shall remain within the grounds of the facility.

(g) to promote good design and amenity of the built environment,

- The proposal provides good design through the use of architects who have experience in sport and leisure (Aquatic Centre) buildings. The design encourages indoor and outdoor pool use whilst maintaining the park like feel of the existing facility.

(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,

- The proposal would promote proper methods of construction and would ensure the safety of the works and the surrounding park users subject to standard construction conditions (**Conditions 57-78**).

(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,

- The application shall be determined by the Southern Region Planning Panel as per *State Environmental Planning Policy (State and Regional Development) 2011*.

(j) to provide increased opportunity for community participation in environmental planning and assessment.

- The proposal was publicly exhibited, including notifying adjoining landowners, placing a notice in newspapers, as well as displaying the proposal on Council's website and at Council's Civic Office in Goulburn.

5.2 Ecologically Sustainable Development

The Act adopts the definition of ecologically sustainable development (ESD) found in the *Protection of the Environment Administration Act 1991*. Section 6(2) of that Act states that ESD requires the effective integration of economic and environmental considerations in decision making processes and that ESD can be achieved through the implementation of:

- the precautionary principle.
- inter-generational equity.
- conservation of biological diversity and ecological integrity, and
- improved valuation, pricing and incentive mechanisms.

The application was supported with a Sustainability Report, which outlined a strategy to achieve best practice sustainable design and construction. The design process was undertaken to ensure the long-term sustainability of the new complex, by reducing its environmental impact through its service life. The strategy proposes ESD initiatives such as:

- Photovoltaic renewable energy generation;
- Energy recovery to heating ventilation, and air conditioning systems and increased outside air rates to provide better indoor air quality;
- Application of high energy, hybrid system of heat pump and condensing boiler technology for pool heating, heating hot water and domestic hot water;
- Best practice lighting and broad application of LED technology and advanced lighting and cooling systems;
- Comprehensive sub-metering to facilitate monitoring and management of utilities; and
- Rainwater harvesting and reuse system for non-potable water applications (irrigation and pool top-up).

This assessment has considered the project in relation to the ESD principles, including the precautionary and intergenerational equity principles, and is considered to be acceptable.

Council considers that the proposed ESD measures would be satisfactorily addressed through the imposition of **Condition 25**, requiring the Sustainability Report's recommendations to be included in construction and detailed design.

5.3 Regional Environmental Plans – section 4.15(1)(a)(i)

NSW South East and Tablelands Regional Plan

The NSW South East and Tablelands Regional Plan takes a cross-border approach to economic investment, infrastructure delivery, servicing provision and housing development. The plan nominates four goals for the region comprising:

1. A connected and prosperous economy
2. A diverse environment interconnected by biodiversity corridors
3. Healthy and connected communities
4. Environmentally sustainable housing choices

The proposal (upgraded Aquatic Centre) is listed in the Plan's Local Government Narrative for Goulburn Mulwaree to ensure investment in services and assets is achieved and that such facilities contribute to community life.

5.4 State Environmental Planning Policies – section 4.15(1)(a)(i)

State Environmental Planning Policy No 55 - Remediation of Land

SEPP 55 aims to promote the remediation of land for the purpose of reducing risk to human health or any other aspects of the environment. The site is considered to be potentially contaminated, however the proposed use of the site is not considered to be potentially contaminating.

Clause 7 of SEPP 55 states that a consent authority must not consent to any development on land unless it has considered whether it is contaminated. If the land is contaminated, the consent authority must be satisfied that the land will be suitable in its contaminated state, or will be suitable after remediation, for the purpose for which development is proposed. If the land requires remediation, it must be satisfied that the land will be remediated prior to being used for that purpose.

The proposed use of the site is not changing as part of the development application, being a redevelopment of an existing swimming pool facility. Notwithstanding, a Preliminary Site Investigation Report (PSI), has been prepared in support of the application.

The report notes that based on the results of the PSI and the current use of the site, the identified on-site areas of environmental concern are considered to pose a low risk to users of the site. The PSI makes recommendations in relation to the management of the construction stage, which have been recommended as conditions of consent (**Condition 13**).

A Hazardous Materials Survey and Management Plan was submitted with the application and provided recommendations to be considered at demolition and building stage (**Condition 55(a)**, **Condition 55(c)**, **Condition 72**).

Pursuant to the provisions of SEPP 55, and subject to conditions, consent can be granted to carry out development on the land.

State Environmental Planning Policy No. 64 – Advertising and Signage

SEPP 64 applies to all signage that can be displayed with or without development consent under another environmental planning instrument and is visible from any public place. SEPP 64 also nominates assessment criteria which must be satisfied in the granting of development consent by the consent authority.

The design details for the proposed pylon sign have not been submitted as part of the current application. Signage is important for way finding, crime prevention and heritage considerations. It is also noted that compliance with AS 1428.1 and AS 2890.6 requires provision of certain internal and external signage to identify accessible toilets, ramps, lifts and car parking spaces along with other items. Consequently, further details of proposed signage was requested of the applicant. In response, indicative signage (location, height and width) has been detailed on plans. Specific signage detail shall form part of a subsequent DA (**Condition 6**).

The proposal is acceptable having regard to the requirements of SEPP 64.

State Environmental Planning Policy (Infrastructure) 2007

The site is located within 5m of an exposed overhead electricity power line and therefore Clause 45(2) of the ISEPP requires consideration. Written notice was given to Essential Energy inviting comments about potential safety risks however no response was provided within 21 days after the notice was given.

The proposed development does not involve access to a classified road, and does meet the traffic generation thresholds identified in Schedule 3 of the ISEPP. As such, the development is not considered a 'traffic generating development' for the purpose of Clause 104 of the Infrastructure SEPP.

The proposal is acceptable having regard to the requirements of ISEPP.

State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011

As the site is within the Warragamba Catchment area, the provisions of the Drinking Water Catchment SEPP must be taken into consideration in the assessment of the application. The application was referred to the Water NSW for comment as the development is considered a Module 5 proposal under the Neutral or Beneficial Effect on Water Quality Assessment (NorBE) Guidelines. Concurrence was received from Water NSW on 28 May 2019 subject to conditions (**Condition 8, 9, 16, 17, 41, 42, 43, 94, 95 & 112**) regarding stormwater management, preparation of an Operational Environmental Management Plan and management of construction activities.

State Environmental Planning Policy (State and Regional Development) 2011

The proposed development has a capital investment value of \$49.5 million. As Council is the applicant and the development is greater than the \$5 million threshold, the development is 'regionally significant development' pursuant to Schedule 7 (3) of the SEPP. Consequently, the Southern Region Planning Panel shall be the consent authority for the DA.

5.5 Local Environmental Plans – section 4.15(1)(a)(i)

Goulburn Mulwaree Local Environmental Plan 2009

1.2 Aims of Plan

The aims of the LEP are as follows:

- *to promote and co-ordinate the orderly and economic use and development of land in the area,*
- *to provide a framework for the Council to carry out its responsibility for environmental planning provisions and facilitate the achievement of the objectives of this Plan,*
- *to encourage the sustainable management, development and conservation of natural resources,*
- *to protect and conserve the environmental and cultural heritage of Goulburn Mulwaree, and*
- *to allow development only if it occurs in a manner that minimises risks due to environmental hazards, and minimises risks to important elements of the physical environment, including water quality.*

The proposal is an orderly and effective economic use of public recreation zoned land in that it is redeveloping an existing facility for continued use by the community. The upgrade of the existing centre is consistent with the objectives of zone, as well as Council and State Government plans and strategies. This proposal would not adversely compromise natural resources with the retention of significant vegetation and supplementary planting.

The redevelopment of the existing Aquatic Centre would activate and encourage the overall use of Victoria Park. The proposed retention and interpretation of the war memorial plaques, reuse of the building at the northern end of the 50m outdoor pool, as well as archival recording and oral history will reinforce the heritage contribution the site provides to the greater Goulburn Mulwaree area. Consequently, the development is consistent with the objectives of the LEP.

Clause 2.1 Land use zones

The site is zoned RE1 Public Recreation under the LEP.

Clause 2.3 Zone objectives and land use table

Council must have regard to the objectives of the development in a zone when determining a DA. The objectives for the RE1 Public Recreation zone are 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, and*
- *to protect and enhance the natural environment for recreational purposes.*

The development proposes to refurbish an existing Aquatic Centre, to provide a regionally significant Aquatic Centre facility.

The development incorporates complementary uses including a gymnasium, beach volleyball court, kids' playground, and ancillary uses such as crèche and café. It is considered the proposed development would contribute to the existing recreational activities already in existence in Victoria Park. The proposed development would therefore, enrich and complement Victoria Park's existing recreational activities.

The proposed development has considered the established vegetation within development area and retained, where possible, vegetation of visual and environmental significance. This is evident in the inclusion and protection of trees (numbered 19, 20, 21, 23, 25, 26, 33, 34, 38(a-e), 26 (corner hedge of Bhutan Cypress), 73D and 73J in the Tree Removal Plan) within the Landscape Plan. The assessment of the application has also resulted in recommended conditions requiring the retention of trees within the southern wing of the car park and trees numbered 29A & 29B in the northern car park (**Condition 12(a)(v), Condition 12(a)(vi)**).

In conjunction with the recommended conditions of consent, the Landscape Plan will enhance the visual appearance of the proposal, and supplement vegetation loss with native and deciduous trees within the car park and within the Aquatic Centre grounds. With tree retention and adequate supplementary planting, the proposed site landscaping retains the park feel of the Aquatic Centre. Consequently, it is considered the development adequately protects and enhances the natural environment for recreational purposes.

Considering the above, the proposed development is considered to satisfactorily meet the zone objectives for the RE1 zone.

The proposed uses are permitted with consent in the RE1 Public Recreation zone and are best defined as:

Recreation facility (indoor) 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.

Recreation facility (outdoor) means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).

The café element of the proposal would serve users of the recreation facility and as such can be deemed an ancillary use to the primary use of *Recreation Facility (indoor)* and *Recreational Facility (outdoor)*. The café will be available to members of the public who do not wish to attend the Aquatic Centre, as it is adjacent to a free outdoor splash pad that can be accessed through Victoria Park. However, it is primarily associated with the Recreation Facility.

As such, the proposed development is best defined as a 'recreational facility (indoor)' and 'recreation facility (outdoor)'. Both uses are permissible with consent in the RE1 Public Recreation zone therefore, the proposed development is permissible with development consent.

Clause 2.7 Demolition requires development consent

The demolition proposed is permissible with consent and is subject to assessment as part of this DA.

Clause 5.2 Classification and reclassification of public land

The subject site is Crown land. Council is the reserve manager of Victoria Park pursuant to the *Crown Land Management Act 2016*. Victoria Park is managed as community land under the *Local Government Act 1993*. No change to the site classification is proposed.

Clause 5.10 Heritage Conservation

As the site is nominated as an item of environmental heritage in the LEP, consideration of clause 5.10(4) is required. The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned.

A Due Diligence Assessment for Aboriginal Heritage prepared by NGH Environmental Pty Ltd was submitted with the application. The assessment identified no known Aboriginal heritage sites or sensitive archaeological landscapes associated with the site. The proposed redevelopment works would be largely confined to within the footprint of previously disturbed areas and therefore the likelihood of disturbing Aboriginal objects or other relics is low. Notwithstanding, the following recommendations were made in the report;

1. *Works may proceed with caution.*
2. *If unrecorded Aboriginal objects are identified in the course of the proposed activity, then all activity in the immediate area must cease, and the area should be cordoned off. The Goulburn Mulwaree Council and PEJAR Local Aboriginal Land Council should be notified immediately. OEH must be notified by ringing the Enviroline 131 555 so that the site can be adequately assessed and managed.*
3. *In the event that human remains are identified, activity must cease immediately near the remains and the area must be cordoned off. The proponent must contact the local NSW Police who will make an initial assessment as to whether the remains are part of a crime scene or possible Aboriginal remains. If the remains are thought to be Aboriginal, OEH must be notified by ringing the Enviroline 131 555. An OEH officer will determine if the remains are Aboriginal or not; and a management plan must be developed in consultation with the Aboriginal community before the activity recommences.*

The above recommendations have been included as **Condition 70**.

The application was also accompanied by a Statement of Heritage Impact (SoHI) prepared by NGH Environmental. The SoHI concluded that the proposed re-development of the site would not have an adverse impact on the heritage significance of the War Memorial Swimming Pool Complex and further that the principal and heritage function of the complex would be retained.

Following the initial assessment by Council's Heritage Advisor, an amended SoHI was provided which demonstrated that heritage considerations had been adequately addressed. The Council's Heritage Advisor comments include:

The Statement of Heritage Impact has been updated and the information requested has been provided. I concur with the recommendations of the report. Supported subject to [the following]:

1. *That the commemorative trees remain within the landscaped grounds surrounding the Aquatic Centre;*
2. *That some form of War Memorial commemoration remains on site;*
3. *That Council commissions an Oral History with key people relevant to the history of the memorial Swimming pool;*
4. *That Council commissions an Interpretation Strategy which includes fully developed concept design which is informed by community consultation and includes a strategy to identify a suitable site for the relocation of the existing plaques;*
5. *The installation of the interpretation should be required prior to issue of occupation certificate; and*

6. *That Council commissions a photographic archival recording of the War Memorial Swimming Pool Complex in accordance with NSW Heritage Office guidelines (Photographic Recording of Heritage Items Using Film or Digital Capture, 2001)) prior to the commencement of works to be held by Council and the Goulburn Mulwaree Library.*

With respect to the above recommendations, points 1 and 3-6 are recommended as conditions of consent (**Condition 12(a)(ii)**, **Condition 18(b)**, **Condition 18(a)**, **Condition 81**, **Condition 19**), while point 2 is satisfied in that the existing war memorial plaques are to be located within the foyer of the Aquatic Centre. Accordingly, with the imposition of the above conditions, it is considered that the proposed development would not result in an adverse effect on the heritage significance of the site.

Clause 7.1A Earthworks

The proposed development would require earthworks. Based on the information provided, earthworks have been minimised, with the design being stepped with the slope of the site. In reference to 7.1A (3) the following matters shall be considered for an application proposing earthworks;

- a) *the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,*

The site is not traversed by any existing drainage patterns and there are no known soil stability issues in the locality.

- b) *the effect of the proposed development on the likely future use or redevelopment of the land,*

Considering the site has been used for aquatic purposes since 1907 and is a long standing and significant location for aquatic activities, it is unlikely that the use would change in the future. As such, the proposed earthworks for the development are appropriate.

- c) *the quality of the fill or of the soil to be excavated, or both,*

Contamination considerations have been discussed in accordance with SEPP 55 in this report.

For fill that is required to be imported onto the site, conditions shall require compliance with the requirements of the *Protection of the Environment Operations Act 1997*, in relation to the nature of material used. Evidence would need to be retained and provided to Council upon completion of the works to demonstrate compliance.

- d) *the effect of the proposed development on the existing and likely amenity of adjoining properties,*

The proposed earthworks associated with constructing the development would be primarily contained within the footprint of the existing pool facility. The likelihood of the proposed earthworks impacting on the existing or likely amenity of adjoining residential properties within Deccan Street is low.

- e) *the source of any fill material or the destination of any excavated material,*

Conditions are recommended to ensure that any soil excavated as part of the development would be reused on site (where appropriate) for each stage (**Condition**

60). This would reduce the likelihood of needing fill to be brought on site. If fill is brought onto the site, this would be regulated by **Condition 61**.

f) the likelihood of disturbing Aboriginal objects or other relics,

A Due Diligence Assessment for Aboriginal Heritage prepared by NGH Environmental Pty Ltd was submitted with the application. The assessment identified no known Aboriginal heritage sites or sensitive archaeological landscapes associated with the site. The proposed redevelopment works would be largely confined to within the footprint of previously disturbed areas and therefore the likelihood of disturbing Aboriginal objects or other relics is low. However, in the circumstance of this occurring, conditions are recommended identifying the relevant requirements (**Condition 70**).

g) proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.

The site is not in proximity to a watercourse or environmentally sensitive area. The site is within the Warragamba drinking water catchment and Water NSW have granted their concurrence, demonstrating that the development can achieve a neutral or beneficial effect on water quality.

5.6 Proposed Planning Instruments– section 4.15(1)(a)(ii)

Draft State Environmental Planning Policy (Environment)

The Draft Environment SEPP is a consolidated SEPP which proposes to simplify the planning rules for several water catchments, waterways, urban bushland and protected areas. Once adopted, the Draft Environment SEPP would replace seven existing SEPPs. The proposed SEPP would provide a consistent level of environment protection to that which is currently delivered under the existing SEPPs.

Under the Draft Environment SEPP, the water quality assessment of the proposed development would be within the 'catchments' part of the SEPP, which would include transferred clauses from the Drinking Water SEPP.

Council is satisfied that the proposal would be consistent with the objectives of the Draft Environment SEPP, subject to **Condition 8, 9, 16, 17, 41, 42, 43, 94, 95 & 112**, noting that Water NSW have granted their concurrence.

Draft State Environmental Planning Policy (Remediation of Land)

The Draft Remediation SEPP would retain the overarching objective of SEPP 55, promoting the remediation of contaminated land to reduce the risk of potential harm to human health or the environment.

Additionally, the provisions of the Draft Remediation SEPP would require all remediation work that is to be carried out without development consent, to be reviewed and certified by a certified contaminated land consultant, categorise remediation work based on the scale, risk and complexity of the work and require environmental management plans relating to post remediation management of sites or ongoing operation, maintenance and management of onsite remediation measures to be provided to Council.

Council is satisfied that the proposal would be consistent with the objectives of the Draft Remediation SEPP, subject to **Condition 13**.

5.7 Development Control Plan – section 4.15(1)(a)(iii)

The applicable sections of the Goulburn Mulwaree Development Control Plan 2009 are considered below.

Goulburn Mulwaree Development Control Plan 2009 (DCP)

Section 1.7 Public Participation

The DA was placed on public exhibition for a period of two weeks from 12 July 2018 to 26 July 2018. Letters to 76 surrounding residents were sent, notifying them of the proposed development. The wider community were notified of the proposed development via advertisements in the local paper, on Council's website and on the Council's 'your say' consultation webpage during the notification period. This public consultation process meets the requirements in the Goulburn Mulwaree Development Control Plan 2009 (the DCP) and the *Environment Planning and Assessment Regulation 2000*.

Section 1.8 Variations to Controls

The application seeks to vary section 3.5 Vehicular Access and Parking with respect to the provision of sufficient parking spaces. Council supports the variation as discussed later in that section of this report.

Section 2.1 Plan Objectives

The relevant objectives to the proposed development would be the following:

- *Non-residential land uses shall not impact upon the amenity of the area or surrounding sensitive land uses. This would include, for example, local shops and commercial premises, schools, childcare centres, places of worship, open space and recreation.*

The development is a non-residential land use. The development has been designed to:

- ensure car parking associated with the Aquatic Centre does not adversely impact nearby residential dwellings, Goulburn High School or the Goulburn Base Hospital;
- reduce noise impacts associated with the development during construction and operation (**Conditions 14, 53, 58, 66, 102, 101, 108, 109 & 114**); and
- maintain significant trees within the development site and fronting Deccan Street (**Condition 12(a)(v), Condition 12(a)(vi)**).

The proposal is not considered likely to adversely impact on the amenity of the area or nearby sensitive land uses, and consequently will achieve the above objective.

- *Best practice water quality controls (including water quality monitoring) should be implemented. Pre-development water quality should be maintained or enhanced in post-development run-off. The management of water should address cumulative environmental impacts and be carried out in accordance with the objectives of integrated water cycle management and water sensitive urban design.*

A Water Cycle Management Study prepared by Crackerjack Consulting Engineers dated 17 May 2019 (Rev G) was submitted for assessment and referred to Water NSW for their assessment of water quality under the Drinking Water SEPP. Water NSW granted their concurrence to the application on 28 May 2019. To this effect, the proposed development can achieve the above objective.

No other general objectives are relevant to the proposal.

Section 2.2 Locality – Goulburn City

The proposed development would maintain the area character of Goulburn City as it would retain a significant public domain area, result in no impact to the block pattern, retain significant established vegetation and provide supplementary tree planting.

Section 3.3 General Heritage Item and Conservation Area Controls

The relevant clauses within this section of the DCP are addressed below:

3.3.1.5 Demolition

- a) *Significant properties, including heritage items and contributory items must be retained*

The existing entrance building is not being retained, however in this regard it is noted that the heritage significance of the site has been identified as the use of the site, rather than in the architectural merit of the buildings (see Section 5.5). The amended design retains the pool building to the north of the 50m pool and proposes to use it for the purpose of amenities and storage. Council's Heritage Advisor has recommended that a photographic archival recording, an Oral History and an Interpretation Strategy of the Aquatic Centre be undertaken prior to the commencement of works, to be presented to Council and held by the Goulburn Mulwaree Library (**Condition 18, Condition 19, Condition 81**).

- b) *Proposals for demolition will not be considered if there is a reasonable possibility for adaptive reuse of the site.*

Considering the entrenched history of the site as a public pool facility, adaptive reuse of the site is unlikely.

- c) *Consent will not be granted to demolition or partial demolition unless Council has considered the future development of the site.*

Any future development of the site would relate to the existing use of the site as an aquatic centre. Consequently, redevelopment of the site for the purpose of a regional Aquatic Centre is consistent with Council's future intentions.

Section 3.4 Landscaping

The development proposes landscaping within the car park, to the entrance of the building and within the facility grounds. The development also proposes to landscape the rear of the café and public splash pad, with the intent of transitioning the new development into Victoria Park. The development proposes to remove thirty-eight (38) trees along the Deccan Street road frontage to facilitate car parking and new vehicle access arrangements and forty-seven (47) trees within the grounds to facilitate the construction of the new Aquatic Centre facility (a total of eighty-five (85) trees to be removed).

Initial comments from Council's Landscape and Heritage Planner requested the provision of one tree for every six parking spaces in the car park to provide shading and amenity. It is noted that the Goulburn DCP does not have a specific control to this effect however, there is planning merit to providing supplementary planting in the car park in terms of shading, streetscape enhancement, vegetation offsetting and increased amenity. As part of the amended proposal, one *Zelkova serrata* 'Green Vase' (deciduous), is provided for every 7/8 car spaces within both car park wings fronting Deccan Street. *Pyrus* 'Glensform Chanticleer' (deciduous) would be used between the car park and the facility in the eastern car park, whilst native trees *Casuarina cunninghamiana* and *Eucalyptus mannifera* are proposed between the western car park and the skate park/Victoria Park. *Trachelospermum jasminoides* (Star Jasmine) is proposed as a ground cover between the car parks and Deccan Street, as well as between the eastern car park and the Aquatic Centre.

The application includes a Preliminary Arboricultural Report prepared by Canopy Tree Experts which assessed all trees nominated for retention, removal and relocation, assessed their health and structure and classed their quality (low, poor, medium or high).

Trees 11, 12, 13, 14A, 17, 42 & 46 are nominated as having high quality classification and are nominated for removal. These trees are located at eastern side of the development site, and would require removal to construct the service driveway, the splash pad areas and café entrance.

Trees 29A and 29B (within the northern car park) are nominated for removal. The Report identifies both these trees as Maiden's Blue Gum, with an overall medium tree quality classification. Tree 29A has been lopped for powerlines and consists of some large deadwood. Tree 29B has a tight fork which may be problematic from a vigour and structural perspective if it is retained. Further north, trees 70A, 70B and 70C are nominated as Red Ironbark eucalyptus trees, all with low tree quality classifications, as their canopy is thin due to shading from larger trees surrounding. Trees 71A-71F include Elm trees, Blue Gum and Red Ironbark eucalypts. 71C (a red Ironbark) is considered medium retention value, however the remainder are low quality.

Trees 73A-C & 73E-I (within the southern car park) are nominated for removal. The Report identifies these trees as *Pinus Radiata* and Eucalyptus trees. The quality of these trees are predominantly poor to medium, with comments noting the trees were lopped decades ago, resulting in issues including die back, major deadwood and decay fungus. The *Pinus Radiata* has been trimmed due to powerline proximity and shows some root damage. Other trees are showing suppression from adjacent trees.

The Landscape Plan has considered the established vegetation within development area and retained, where possible, vegetation of visual and environmental significance. This is evident in the retention of significant trees 19, 20, 21, 23, 25, 26 (corner hedge of Bhutan Cypress), 33, 34, 38(a-e), 73D and 73J. A total of ninety-eight (98) trees would be retained as part of the overall proposed development. While trees shall be removed to facilitate the development; the Landscape Plan aims to enhance and supplement vegetation loss with native and deciduous trees in the car park area (forty (40) new trees) and within the Aquatic Centre grounds (twenty-two (22) new trees). Additional ground coverage, accent planting, shrubs and hedging would also supplement and offset any vegetation loss.

Trees 3A-C & 4A-C (trees at the current entrance to the Aquatic Centre), and trees 15 & 22 (commemorative trees) have been nominated as trees to be retained and relocated within a zone to the (south of the Rose Garden) which is outside of the Aquatic Centre complex. Relocation within the complex is more desirable noting the context of the commemorative trees.

Assessment of the amended plans by the Landscape and Heritage Planner resulted in the following recommendations:

- the exclusion of the southern Stage 2 car park in order to retain trees (73A-C & 73E-I);
- the retention of trees 29A & 29B within the northern car park; and
- the retention of trees 27, 27A & 28 (*Banksia Serrata* x 2 & *Banksia Integrifolia*) in order to be used onsite.

These trees are considered to provide an environmental and streetscape function, and can be retained as part of an amended car park design, without significantly impacting on car parking quantities (discussed later in this report (**Section 5.7**)). As a consequence of this amendment, the development would result in an additional thirteen (13) trees being retained. Accordingly, a total seventy-two (72) trees require removal, with 111 trees being retained. A total of sixty-two (62) trees would be planted as part of the landscaping plan.

Concerns were raised by the Landscape and Heritage Planner regarding vehicle overhangs on the footpath surrounding the car park. It is considered that wheel stops and providing a

500mm vegetation buffer (hedge, grassing etc) between the car park and the edge of the footpath can address this issue (**Condition 12(a)(viii)**, **Condition 22(i)**).

A site inspection by the Southern Region Planning Panel was undertaken on 25 September 2018. At this meeting, retention of significant trees was strongly recommended, particularly with tree 25 (retained within Plan L304/B) and reuse of the six pear trees at the existing entrance to the facility. As discussed previously, conditions shall require these six trees to be used within the Aquatic Centre complex (**Condition 12(a)(i)**). The landscaping comments from the Panel Site Inspection with respect to landscaping were as follows:

- *car parking design and over supply; relationship with existing vegetation*

It is considered the recommendations proposed by Council's Landscape and Heritage Advisor (with respect to removing Stage 2 parking in the southern car park), retaining vegetation within the car parks and the applicant's landscaping plan (retaining tree 25 and supplementary landscaping), adequately addresses this matter.

- *detailed landscape plan and protection of existing mature trees*

The applicant has submitted a detailed Tree Removal Plan, Arboricultural Report and subsequent Landscaping Plan which clearly nominates trees for retention (in particular mature tree 25 as requested by the SRPP during their site inspection), trees for relocation and vegetation removal. These plans nominate protection and retention of the relevant existing mature trees, supplemented with additional landscaping (native and deciduous). As noted above, additional mature trees shall be retained due to the recommended conditions of consent (**Condition 12(a)(v)**, **Condition 12(a)(vi)**).

- *detailed design and landscape plan for rear of centre and relationship to adjacent park*

The amended Landscape Plan provides context to the plans by showing adjacent areas and trees to be retained near the development site. With respect to the rear of the Aquatic Centre, the Landscape Plan proposes trees (Ribbon Gums and Pine Oaks), which are already found in this locality within Victoria Park, enabling a better transition between the park and the development.

New footpathing (to be done by Council as part of the Victoria Park Masterplan) would connect the rear of the site to Victoria Park (Condition 103). It is considered this should be done as part of Stage 1 works to encourage users to the site. Conditions would require this to be completed prior to the issue of an Occupation Certificate for Stage 1.

Section 3.5 Vehicular Access and Parking

The development proposes an extension of the existing car parking facilities to accommodate the anticipated increase in patronage and to also reduce impacts on surrounding residential uses. There are currently 58 car parks provided for the Aquatic Centre and on event days or hot summer days, the car park and both sides of Deccan Street are exhausted for parking availability. The car park is separated into two sections, each section having a separate entrance and exit onto Deccan Street.

Car Parking

The DCP parking controls for a recreational facility (that is not nominated specifically i.e. squash court, tennis court bowling green) requires one space per 40m² of Gross Floor Area (GFA). GFA is defined in the LEP as:

Gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 meters above the floor, and includes:

- a) the area of a mezzanine, and
- b) habitable rooms in a basement or an attic, and
- c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

- d) any area for common vertical circulation, such as lifts and stairs, and any basement:
 - i. storage, and
 - ii. vehicular access, loading areas, garbage and services, and
- e) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- f) car parking to meet any requirements of the consent authority (including access to that car parking), and
- g) any space used for the loading or unloading of goods (including access to it), and
- h) terraces and balconies with outer walls less than 1.4 metres high, and
- i) voids above a floor at the level of a storey or storey above

The proposed GFA of the development as per the above definition is 5972.2sqm which calculates to requiring 149 parking spaces for the proposed development. The application proposes a total of 160 spaces at the completion of the development (ninety-five (95) at Stage 1, and the remainder (sixty-five (65)) at the completion of Stage 2) and is therefore compliant with the DCP. Six (6) spaces would be accessible, and five (5) would be dedicated parent spaces (both types of spaces to be provided at Stage 1).

A Traffic Impact Assessment prepared by Ontoit, revised 20 February 2019 was considered in the assessment of the application. The Traffic Impact Assessment advised a site visit was undertaken on 21 January 2018, in the height of summer and school holidays, in the anticipation of higher utilisation numbers. The site visit found approximately 60-70% of car parking spaces were taken in the car park during the site visit at 12pm and again at 3pm on the same day. An audit of on street parking spaces identified there was approximately 400-500 spaces within a 500m walk of the existing facility. To supplement the data provided in the TIA, the applicant undertook a parking survey of the existing centre, which is demonstrated in the below Table 1.

Table 1: Car park survey of existing Aquatic Centre.

Date	Time	No of cars in car park	Capacity of car park	On street parking	Total # parking
11/02/2019	8:00am	49	88%	40	89
	12:00pm	56	100%	60	116
	4:00pm	56	100%	25	81
12/02/2019	8:00am	21	38%	2	23
	12:00pm	51	91%	11	62
	4:00pm	41	73%	5	46
13/02/2019	8:00am	56	100%	18	74
	12:00pm	49	88%	16	65
	4:00pm	32	57%	7	39
14/02/2019	8:00am	21	38%	5	26
	12:00pm	38	68%	12	50
	4:00pm	56	100%	12	68
15/02/2019	8:00am	56	100%	41	97
	12:00pm	45	80%	15	60
	4:00pm	45	80%	20	65
16/02/2019	8:00am	20	36%	2	22
	12:00pm	32	57%	6	38
	4:00pm	47	84%	5	52
17/02/2019	8:00am	20	36%	2	22
	12:00pm	45	80%	10	55
	4:00pm	55	98%	7	62
18/02/2019	8:00am	55	98%	14	69
	12:00pm	12	21%	32	44
	4:00pm	58	104%	22	80
19/02/2019	8:00am	44	79%	10	54
	12:00pm	56	100%	20	76
	4:00pm	50	89%	10	60
20/02/2019	8:00am	54	96%	12	66
	12:00pm	40	71%	10	50
	4:00pm	23	41%	7	30
21/02/2019	8:00am	14	25%	4	18
	12:00pm	8	14%	3	11
	4:00pm	15	27%	6	21
22/02/2019	8:00am	12	21%	2	14
	12:00pm	8	14%	1	9
	4:00pm	15	27%	2	17
23/02/2019	8:00am	19	34%	3	22
	12:00pm	25	45%	2	27
	4:00pm	5	9%	1	6

Table 1 demonstrates that in peak times, when school carnivals are being held, the car parking area and street parking demand is highly utilised. However, these peak times can be predicted as they are pre-booked, often 12 months in advance, and can reasonably be managed through specific large event traffic management plans (**Condition 84**).

After the SRPP site inspection, amended information was provided with respect to car parking. The amended application was referred to Council's Landscape and Heritage

Planner for comment. It was recommended that particular trees within the car park (73A-C, 73E-I, 29A & 29B), that have been nominated for removal, be retained. The retention of these trees would result in twenty-nine (29) car parks within the southern Stage 2 car park, and (at a minimum) one car park either side of trees 29A and 29B (approximately six spaces impacted) not forming part of the total number of parking spaces. It is noted that Trees 29A and 29B require removal at Stage 2 and therefore, the provision of ninety-five (95) parking spaces onsite for Stage 1 remains.

A total of 125 parking spaces at the completion of the development would be provided on site as a consequence of the recommended conditions requiring additional tree retention (160 – 29 (Stage 2 southern car park) – 6 (car parks surrounding trees 29A and 29B) = 125). Accordingly, the proposal would not comply with the generic DCP rate, which results in a calculation of 149 spaces.

The Traffic Impact Assessment included a parking comparison assessment of three similar facilities, Gungahlin Aquatic Centre, Tuggeranong Aquatic Centre and Queanbeyan Aquatic Centre, as they relate to the pool, i.e. not the other ancillary uses. The comparison found the following:

Aquatic Centre	Pool sqm	Parking	Parking ratio
Gungahlin	2000sqm	75 spaces	4/100sqm
Tuggeranong	2000sqm	100 spaces	5/100sqm
Queanbeyan	1450sqm	80 spaces	5.5/100sqm

For comparison, the proposed alterations and additions to the Goulburn facility would result in 2382sqm of pool area. In applying the average of 5 spaces per 100sqm of pool area to Goulburn's proposal, a total of 122 off street parking spaces would be required. Whilst this is below the DCP requirement of 149, it does not include any calculations for ancillary uses within the facility.

It is of note that the 50m outdoor pool would not operate year-round, closing seasonally from April to September (generally). This would have an impact on the demand for parking spaces and can be considered a reason for not providing all required parking spaces.

In relation to the overall parking dynamics of the site and surrounds, it is further noted that the application proposes to formalise thirty-one (31) on street parking spaces and provide a bus zone. The formalisation of these parking spaces would be staged (twenty (20) at Stage 1 and eleven (11) at Stage 2) and formalised with line marking and signage (**Condition 23**). The provision of these spaces, by nature of the location, can directly be associated with the use of the aquatic centre, and are considered to be part of the total number of parking spaces provided by the proposed development, increasing the total number of space the development would provide to 156 (125 + 31), which is compliant with the DCP.

With respect to bus parking, considering the regional nature of the facility and that different events or uses, i.e. two competitions could run at the same time (internal 25m and external 50m pool), in addition to indoor learn to swim school programs and gym activities, two bus parking bays is considered appropriate. Conditions are recommended to require the redesign of on street parking arrangements, establishing two bus parking bays fronting the Stage 1 northern parking area (**Condition 23(c)**).

A regional facility of this nature requires provision for emergency services to obtain direct access. Conditions are recommended, requiring an area within the forecourt of the building to be nominated as an emergency parking space (**Condition 12(c)(iii)**). Conditions shall also require a vehicular access gate on the eastern boundary of the site to provide access to this side of the development (**Condition 12(c)(ii)**).

In conjunction with the uses within Victoria Park, the sites proximity to Goulburn High School and Goulburn Base Hospital results in significantly variable car parking demands in the locality on a day to day basis. The recent opening of the Adventure Playground to the south east of the Aquatic Centre has also increased parking demand in the locality, particularly along Verner Street. The Traffic Impact Assessment acknowledged that whilst there was an increase in the demand for on street parking within Verner Street as a direct consequence of the opening of the Adventure Playground, it determined that this would not adversely impact the operation of the Aquatic Centre.

The Goulburn Base Hospital is in the process of being redeveloped; this will increase the capacity for beds and staff and as such will increase the parking demand in the area. This development is state significant and was approved with deficiencies in car-parking provision. As such, Council is working to bring in monitored time restricted parking to surrounding streets. As the entrance to the new hospital would be on the corner of Goldsmith and Faithfull Street, parking demand would likely peak in this area and is unlikely to cause impact along Deccan Street and will mostly be contained to Goldsmith, Faithfull, Prell, Albert and Clifford Streets.

The original development proposed a total of 175 spaces on site and this was reduced to 160 (in response to the comments and suggestions given to the applicant at the SRPP site meeting) to both lessen the impact on vegetation and assist in retaining the park feel of the Aquatic Centre's setting, without compromising sufficient parking provision for the use. With the removal of twenty-nine (29) car parks in the southern car park associated with Stage 2, the retention of trees 29A and 29B in the northern Stage 2 car park, and the formalisation of thirty-one (31) on street parking spaces it is considered the car park has found a sound balance between sufficient parking provision, established vegetation retention and supplementary planting, so as to maintain the facility's park like feel.

The northern and southern car parks combined shall provide a total of 125 off street and thirty-one (31) on street car parking spaces at the completion of the development in the following stages:

	Stage 1	Stage 2	TOTAL
North	53	30	83
South	42	0	42
On Street	20	11	31
			156

The retention of mature established trees for streetscape preservation and environmental benefit are considered acceptable reasons for varying the DCP car parking control. The expansion of the Aquatic Centre car park from fifty-eight (58) to 125 (plus thirty-one (31) on-street parking spaces) would adequately cater for the development and is expected to take some strain off on-street car parking in the locality.

Traffic and Road Capacity

The Traffic Impact Assessment advises the existing yearly patronage of the Aquatic Centre in 2013-14 was approximately 60,000 annual visits (2014-15 was 53,000). The Report finds the proposal would result in an anticipated increase to 228,000 visits per year. This equates to an increase in daily patronage from 164 to 625 trips a day and from 50 in a peak patronage period to 200 (excluding major events i.e. school carnivals). Further, hot weather or public holiday weekends would result in an increased patronage of up to 350 during peak periods. This however, would be considered unusual and infrequent.

The Traffic Impact Assessment advises a 2015 traffic survey conducted by Council found peak vehicle volumes are approximately 4,500 vehicles per day within Deccan Street. Newer data was captured in January 2019 to see whether traffic conditions had changed

between 2015 and 2018. The new data found that average daily traffic volumes remained consistent with 2015 data i.e. approximately 4,500 vehicles moving within the Deccan Street corridor daily.

The 2018 traffic survey found that approximately 450 vehicles would travel along the corridor during peak hour times (8-9am in the morning and 4:30-6pm at night on weekdays). The Traffic Report advises the development is likely to generate an additional 133 peak hour vehicular trips which would result in approximately 583 vehicles travelling along Deccan Street during peak hours (existing 450 + proposed 133). With the additional vehicles as a result of the proposed development, the Traffic Impact Assessment determines the road network would continue to operate well within capacity and not be adversely impacted by the development.

Active Travel

The Traffic Report also analyses active travel as a transport option. During the site inspection it was found that end of trip facilities (bike racks) were available but not being used. It was considered that no existing on-road cycle paths were a significant deterrent for cycling to and from the site, and that a lack of shade would deter people from walking. Notwithstanding, the provision of this facility is necessary to encourage active travel and has been included (at the main entrance and the café entrance) as part of the proposed development. Being within Victoria Park, the site is adequately serviced by shaded pathways which can be used by cyclists and walkers.

The Traffic Report noted that increased tree cover along Deccan Street would help improve walking conditions in warmer months, taking the pressure off parking demand. The Landscape Plan proposes trees within the car park that would complement the existing street trees in terms of shade.

Access to the Southern and Northern Car parks

The southern car park proposes to construct a new separate entry and exit for access within the car park. No second stage car park construction within the southern car park would occur. The northern car park would construct a new single point of entry located approximately 20m to the east of the existing entry point, which would be used as an exit point. A new exit point at the eastern most point of the eastern car park would be constructed as part of Stage Two construction works. The northern car park proposes to utilise the existing northern access to the site and have vehicles exit out two separate

As part of the construction of Stage Two, the egress layback in the northern car park would be removed, with footpathing reinstated.

In addition, the development proposes an internal service access to the rear of the facility. Turning circle design plans have demonstrated that a 10.21m garbage truck can enter and exit the site in a forward direction safely.

The Traffic Impact Assessment provides the following recommendations regarding accesses:

- *The western parking exit should be left out only – this exit is located in close proximity to the Deccan Street / Verner Street intersection. To minimise conflicting movements and ensure the safety of road users it is proposed that this exit is a left out only;*

In light of the recommendations raised by Council's Landscape and Heritage Planner regarding retention of trees and subsequent removal of the southern (western) Stage 2 car parking area, the exit location within the southern Stage 1 car park is considered to be satisfactory in terms of road safety.

- **Eastern car park:**
 - *Exit to the west of the disabled parking – to minimise conflict between vehicles entering and exiting the facility consideration should be given to this exit being left turn only; and*
 - *Exit to the east of the disabled parking – this exit can provide for all movements.*

The above shall be required as part of engineering documents prior to the issue of a Construction Certificate (**Condition 22(h)**).

Car park Layout

A total of six (6) accessible spaces (four (4) in the northern car park and two (2) in the south) and five (5) dedicated parent spaces (in the southern car park) shall be provided to service the development. These car spaces are to be in proximity to the main entrance of the Aquatic Centre and shall be conditioned to comply with *Australian Standard AS2890.6 Off street parking for people with a disability* (**Condition 21**).

The proposed access driveway width is 5.8 meters which is sufficient access for service vehicles to enter and exit the site in a forward direction. This width (5.8 meters) is also the clearance width for light vehicle two-way traffic in accordance with the *Australian Standard AS2890.1 Off street parking facilities*.

The proposed car park layout is considered to comply with Council's Standards for Engineering Works and can comply with *Australian Standard AS2890.1 Off street parking facilities*.

The application was forwarded to Council's Traffic Committee and on 2 May 2019 their comments were provided:

- Removal of pedestrian crossings along accesses from Deccan Street (**Condition 22(g)**);
- No Standing to be 'No Stopping/Parking' (**Condition 23(d)**)
- Formalise parking on the park side of Verner Street.

The formalisation of parking on the park side of Verner Street is considered to be outside the scope of the proposed development and more associated with the popularity of the Adventure Playground. Consequently, this request does not form part of the recommended conditions of consent for this current application.

Section 3.6 Crime Prevention

Lighting - The redevelopment of the Aquatic Centre would involve the installation of various forms of internal and external lighting systems designed to enhance the architectural elements of the new complex and to ensure the security of the asset and the personal safety of user groups and individuals. The project would involve the upgrade of existing lighting within the complex inclusive of the car park area, Victoria Park and surrounding access pathways and routes. Lighting would also facilitate the proposed use of closed-circuit television surveillance.

The application included a lighting plan which has been designed in accordance with the DCP, particularly in terms of light direction, avoidance of light spillage, and illumination of faces on pathways.

Fencing – the development proposes a 2.4m high tubular steel fence to the western, northern and eastern boundary of the site (the southern (and part of the western) boundary is secured by building). This is considered an appropriate height and design to ensure the likelihood of crime occurrence is minimised and that natural surveillance can be maximised.

Car Parking - the proposed car park extension has been located along Deccan Street, opposite existing dwellings which will allow for good passive surveillance. The entry plaza would remain as an open-air civic space and as such, would continue to be highly exposed for the purpose of casual surveillance both external and internal to the site. The use of these areas would also be enhanced by security lighting and coverage by CCTV. The car park shall be designed in accordance with AS2890.1 - Off street parking, AS2890.2 - Commercial vehicle facilities & AS2890.3 Bicycle parking facilities.

Entrapment spots and blind corners – Generally, pathways around the development are direct. The footpath from Victoria Park to the Café entrance of the site is not direct, however the footpath is bordered by low-lying landscaping should a quick escape be needed.

Landscaping – Landscaping within the pool complex is designed to maximise visual surveillance and would clearly delineate between areas which are available for public use and the areas which have no public access. Medium height vegetation has been avoided, with ground covers, low lying hedges and taller growing trees chosen so as to avoid entrapment spots and maintain good natural surveillance.

Communal/Public Areas – Lighting and CCTV surveillance in prominent locations is an integral component to the design of the development and the creation of safe public spaces. The café has been positioned adjacent to the public splash zone for optimal natural surveillance.

Movement Predictors – Movement predictors are routes which people move through on a regular and predictable basis. Public access to the individual components within the complex would be provided via the proposed new entry plaza and foyer/reception areas. This will have active surveillance benefits in that there are clear lines of sight, adequate lighting and no entrapment spots.

Entrances – Entrances for the new Aquatic Centre would be serviced by a new open plan entry plaza orientated to the Deccan Street property frontage. The design of the new plaza has been purposeful in that it presents a recognisable visual element in the streetscape and integrates with, and complements, the design of the new main entry to the complex.

Section 3.14 & 3.15 Stormwater Pollution & Impacts on Drinking Water Catchment

The Stormwater Management Plan outlines a general philosophy for the treatment of stormwater runoff from the proposed development based on the on-site detention and reuse of stormwater. Water NSW granted their concurrence to the application on 28 May 2019 which satisfies this clause of the DCP.

Section 7.1 Utility Services

The SEE notes that all utility services are available to the land. However, the provision of adequate servicing may need to be addressed as part of the final architectural and engineering designs for the project.

Conditions of consent are recommended in relation to the provision of services (**Condition 27**).

5.8 Planning Agreements – section 4.15(1)(a)(iiia)

There are no planning agreements that relate to the proposal.

5.9 Environmental Planning and Assessment Regulation 2000 – section 4.15(1)(a)(iv)

The requirements for Notification (Part 6, Division 7) and Fees (Part 15, Division 1) have been complied with.

5.10 Coastal Zone Management Plan – section 4.15(1)(a)(v)

There are no coastal zone management plans applying to the site.

5.11 Likely Impacts of the Development – section 4.15(1)(b)

The likely impacts of the development not discussed previously in this report are identified below.

Noise

A Preliminary Noise Impact Assessment (NIA) was prepared and lodged with the DA. This NIA identified sensitive noise receivers, what the significant noise sources may be, and suitable mitigation measures which have been incorporated into the design.

The NIA was undertaken assuming predominantly daytime operation, from 7.00am to 6.00pm. While operation would occur outside these hours, patron numbers at these times were identified as being lower than daytime operation. The NIA advised night-time operation of the venue is not expected. Evening operation is expected to be limited to indoor areas, including the indoor gym and pool areas.

The NIA identified that due to the location of the Aquatic Centre within Victoria Park, there would be no residential receivers in close proximity to the north-east, south-east or south-west. There are residential receivers to the north west of the site and these have been identified as being the most critical receivers for the assessment.

The NIA found the most acoustically significant noise sources to be the following:

Plant and Mechanical Services

The development proposes several plant rooms throughout the site:

- A plant room shall be located to the north east of the proposed 50m outdoor pool;
- Plant rooms above the change rooms, café and admin areas; and
- A basement plant area.

With respect to plant and mechanical services, the NIA recommended loud equipment be located within dedicated plant rooms with appropriate inlet and outlet acoustic attenuators to meet noise limit requirements. The NIA also recommended where condenser units, etc. cannot be located in plant rooms, noise levels should be minimised and the units should be placed in a location that maximises the sound reduction to residents. **Condition 101** shall require this to be a consideration when locating mechanical plant outside of enclosed dedicated plant rooms.

Public Address System

The development would require pole mounted speakers around the outdoor pool areas, as well as an internal speaker system within the facility itself.

In terms of internal speakers, the NIA advises that internal speakers within buildings would not be an environmental noise issue because they would be set at levels that would not result in excessive noise outside the buildings, and the building envelope would help to contain noise levels.

The impact of pole mounted speakers on nearby residential receivers depends on the location and number of speakers installed. The NIA recommended the following which would be imposed as **Condition 102 & Condition 109**:

- place speakers low on poles so they are near the intended listeners;
- speakers are only to be used during the daytime periods. No outdoor speaker operation of an evening or a night-time is permitted; and
- locate the speakers so they face away from the nearest residences, or are otherwise physically shielded so direct noise from the speakers does not reach the residents. Under no circumstances can speakers be placed on the north-western façade of the building (the front of the building facing Deccan Street).

Once speaker locations and orientations are known, this preliminary recommendation can be further refined.

Vehicular Traffic and Car Park Noise

The NIA recommends acoustic shielding of the car park be provided, to minimise the acoustic impact on neighbouring residents across Deccan Street. The recommended shielding is raised planters or a low wall along the front of the car parking area. **Condition 12(a)(iv)** imposes this requirement.

Noise from the Pool

The NIA found noise would generate from people entering/leaving the venue and noise within the venue. With respect to people entering/leaving the venue, the NIA recommends employment of good management procedures to ensure large groups of people do not create excessive noise outside the venue (**Condition 83**). The NIA also recommends providing a solid acoustic fence along the north-western fence line, between the gym and the corner of the block, returning along the north-eastern boundary as far as the change rooms to act as an acoustic barrier. The minimum height of the fence would be 1.8 metres above finished ground surface and be constructed from a solid material with no gaps that acts as a barrier to sound (**Condition 26**).

In considering noise impacts from cars and spectators, it is noted that the site is currently an aquatic centre, and any impacts are likely to be improved through the provision of the measures recommended in the NIA.

Construction Noise Assessment

To address construction noise impacts, the NIA recommends a buffer area such as a solid hoarding for acoustic fencing to the eastern side of the Aquatic Centre to mitigate noise during construction. The NIA observed the site appeared to be a thoroughfare with no specific passive activity areas seemingly designated. However, this statement may have been made prior to the completion of the newly constructed Adventure Playground; as well as the plans for the proposed Rage Cage which is under construction to the south west of the Adventure Playground, the Skate Park and tennis courts all within reasonable proximity to where construction works would be occurring. Consequently, localised screening to reduce the likelihood of adverse impact is recommended to the east and southern construction boundaries (**Condition 66**).

With respect to construction noise impacts to residences within Verner, Faithfull and Clifford Streets, the NIA recommends localised screening to reduce the likelihood of adverse impact (**Condition 66**). Construction noise impacts to Deccan Street may be higher, due to the short distance to residences. Consequently, the NIA recommends, as a minimum, that hoarding be placed along the western boundary (minimum 2.4m high made of plywood or something similar) (**Condition 53**).

Finally, the NIA recommends noisy activities to be scheduled to occur during times that are less likely to be sensitive to neighbouring residents (this would typically be between 10:00 am and 3:00 pm – **Condition 66**).

It is considered that the management measures recommended during the construction stage will ensure that any acoustic impacts are minimised. Notwithstanding, any construction impacts would relate to the limited period associated with this stage.

Access

The application was supported with an Access Report demonstrating compliance with Australian Standard *AS1428.1 Design for access and mobility – general requirements for access – new building work*. However, it is noted that a more detailed assessment would be required at construction certificate stage.

Condition 36 shall require a detailed Access Report to be provided to Council for approval prior to the issue of a Construction Certificate which addresses, the above outstanding matters and all other access requirements under the *Disability (Access to Premises) Standards 2010*.

Building Code of Australia

A detailed assessment of the proposal in accordance with the Building Code of Australia (BCA) would be undertaken at the Construction Certificate stage. It is noted that the provision of sanitary facilities would relate to the intended capacity of the aquatic centre. In this regard, peak events including large regional carnivals can be managed through specific event management arrangements as necessary, to ensure sufficient sanitary facilities are provided.

5.12 Suitability of the Site – section 4.15(1)(c)

The site has been used for the purposes of an aquatic facility since 1907. Since this time, it has been adapted and reconfigured to meet the needs of the local community. The site therefore has a history embedded which will be continued through the redevelopment of the centre, providing enhanced facilities for the community. The alterations and additions to the current aquatic centre facility would not lead to unreasonable transport demands, nor would it adversely impact on the established surrounding recreational opportunities. The utilities and services available to the site are considered adequate for the proposed development and there are no hazardous land uses or activities nearby that would impact on the suitability of the development.

The site is not subject to hazards including flooding, subsidence, slip, mass movement or bushfire risks. The proposal is considered to be compatible with conserving the heritage significance of the site, particularly with the preparation of an Interpretation Strategy, Photographic Archival Recording and Oral History of the site.

Consequently, Council is satisfied the site is considered suitable for the proposed development.

5.13 Submissions – section 4.15(1)(d)

Consideration has been given to the submissions received during the exhibition period. Details are discussed in **Section 6** of this Report.

5.14 Public Interest – section 4.15(1)(e)

The proposed re-development is considered to be in the public interest as it would provide an attractive and modern aquatic, sports, fitness and community venue, which would provide a mixture of indoor and outdoor facilities and programs, targeted at all groups of the Goulburn Mulwaree community, wider region, tourists and visitors.

The redeveloped Aquatic Centre would:

- Support swim teaching, training and competition for aquatic sports;

- Provide high quality facilities, programs and support services for people with disabilities, injuries, the elderly, youth and other special needs groups and individuals;
- Provide a mix of water play facilities appropriate to different age groups in the community;
- Provide a mix of appropriate commercial facilities, programs and services, which would supplement those offered directly by the venue;
- Achieve best practice in sustainable design and construction to ensure the long-term sustainability of the Centre by reducing its environmental impact throughout its service life; and
- Integrate closely with the surrounding Victoria Park, supporting other Park activities and programs.

There are no known policy statements from either Federal or State Government that are relevant to this proposal, nor any planning studies or strategies. There is no management plan, planning guideline or advisory document that is applicable to a development of this nature. There are no covenants, easements, or agreements that affect the proposal. As such, the proposal would not contravene the public interest.

6. Consultation

On 6 July 2018, referrals were sent to the following internal departments and external government agencies. Their responses have been discussed throughout this report, and are summarised below:

6.1 Internal

Officer	Comments
Heritage Advisor	<p>Comments received; no objections raised subject to conditions regarding:</p> <ul style="list-style-type: none"> • Retention of commemorative trees within the Aquatic Centre grounds • War memorial commemoration to remain onsite • Commissioning of an Oral History • Commissioning of an Interpretation Strategy • Commissioning of an Photographic Archival Recording <p>These matters are included in the recommended conditions of consent (Condition 12(a)(ii), Condition 18, Condition 19).</p>
Landscape and Heritage Planner	<p>Comments received; no objections raised subject to:</p> <ul style="list-style-type: none"> • Retention of trees within the southern Stage 2 car park area; • Retention of trees 29A & 29B within the northern Stage 2 car park; • Trees 27, 27A & 28 being transplanted within the development • All commemorative trees and trees nominated for retention to be used within the development, not outside of the Aquatic Centre grounds <p>These matters are included in the recommended conditions of consent (Condition 12).</p>
Traffic Committee	<p>Comments received; no objections raised subject to the following:</p> <ul style="list-style-type: none"> • Removal of pedestrian crossings along accesses from Deccan Street (Condition 22(g)); • No Standing to be 'No Stopping/Parking' (Condition 23(d)) • Formalise parking on the park side of Verner Street. <p>The formalisation of parking on the park side of Verner Street is considered to be outside the scope of the proposed development and more associated with the popularity of the Adventure Playground. Consequently, this request has not been included in the recommended conditions of consent.</p>
Development Engineer	<p>Comments received, as follows:</p> <ol style="list-style-type: none"> 1. <i>The eastern (northern) car park has an entry and exit in close proximity, plus another exit. I think one of these should (be) omitted.</i> <p>The layout of the northern car park separates four accessible spaces from the body of the car park and this serves as a safety purpose, to slow traffic in proximity to the accessible parking spaces. It also reduces the quantity</p>

	<p>of vehicles passing these spaces, as this area can only be used for drop off and for accessible parking access. It is considered removing the entrance from the proposed location would expose accessible parking space users to safety concerns and therefore the additional access is not considered to be unreasonable.</p> <p>2. <i>The western most exit of the eastern (northern) car park is nominated as left turn only to minimise conflict, but omitting one entry/exit, as mentioned above, would better serve this purpose.</i></p> <p>Conditions require the developer to demonstrate how they intend to implement the left turn only proposed, either by way of signage, road barrier, line marking etc (Condition 22(h)). The application was reviewed by the Traffic Committee who raised no objection to the proposed flow of traffic.</p> <p>3. <i>For the exit nominated as left turn only, how is this to be enforced? It is liable to be breached. Or if complied with, will cause nearby U-turns.</i></p> <p>As above.</p> <p>4. <i>If the car parks are one-way, it is better to maintain 45 degree parking to reinforce the one-way regime.</i></p> <p>Conditions shall require the car park to be angled to 45 degrees in construction plans to be submitted with a Construction Certificate (Condition 22(d)).</p> <p>5. <i>Is there a No Parking drop-off zone intended in front of the centre, as there is now? This is desirable. I still think this way</i></p> <p>As discussed, the proposed Bus Parking Area is to be the No Parking/Standing zone associated with the development and is located directly out the front of the Aquatic Centre forecourt.</p>
Building Surveyor	<p>Comments received; no objections raised subject to conditions regarding:</p> <ul style="list-style-type: none"> • Compliance with the Building Code of Australia, • Demolition compliance, • obtaining appropriate construction and operation approvals, and • Construction management. <p>These matters are included in the recommended conditions of consent (Condition 10, Condition 35, Condition 56, Condition 79, Condition 80).</p>
Environmental Health Officer	<p>Comments received; no objections raised subject to conditions regarding:</p> <ul style="list-style-type: none"> • Food safety,

	<ul style="list-style-type: none"> • Mechanical ventilation, • Public health compliance relating to public swimming pools, and • Pool registration. <p>These matters are included in the recommended conditions of consent (Condition 31, Condition 85, Condition 46, Condition 104, Condition 117).</p>
Utilities	<p>Comments received; no objections raised subject to conditions regarding:</p> <ul style="list-style-type: none"> • Hydraulic plans, • Section 305 Application (<i>Water Management Act 2000</i>), and • Sewer and water connections. <p>These matters are included in the recommended conditions of consent (Condition 27, Condition 28).</p>
Waste	Comments received; no objections raised.

6.2 External

Agency	Comments
Essential Energy	No response received.
NSW Police Force	No response received.
Water NSW	Comments received; concurrence issued 28 May 2019.
DPI Lands	No response received.
NSW Ambulance	Comments received; no objections raised.

6.3 Community Consultation

On 12 July 2018 DA/0425/1718 was notified for 14 days. The application was notified to 79 surrounding dwellings via letter, a sign at the site, notification in the local newspaper on two occasions, in addition to the plans being available on the Council Website and Goulburn's 'Your Say' webpage.

Submissions

During the notification period, three submissions were received. The following table details and addresses the issues raised.

Key Issues	Response
Request work to gutters on the western side of Deccan Street	The proposal will provide 125 off-street and thirty-one (31) on-street parking spaces to cater for the development. The thirty-one (31) on street parking spaces shall be located on the eastern side of Deccan Street and formalised by way of line marking and signage. Accordingly, it is not considered that there is nexus to the current application and the provision of gutters to the western side of Deccan Street. Notwithstanding, this request has been forwarded to operations for their consideration and potential inclusion in Council's Capital Works program.

Better parking for residents, pool and park users.	The current car park provides fifty-six (56) parking spaces off-street and casual parking areas on-street. It is considered the provision of 125 off-street parking spaces and formalisation of thirty-one (31) on-street parking spaces would result in a better parking outcome for the facility and park users.
Noise, appropriately angled speakers to reduce noise pollution.	The Noise Impact Assessment Report prepared by Rudds Consulting Engineers has been discussed in this assessment, which includes recommendations relating to the speakers. These recommendations are included in the recommended conditions of consent (Condition 102, Condition 109).
Changing character of area	<p>The submission raised concerns that the park surrounds are being impacted on following the Adventure Playground, proposed Rage Cage and Skate Park upgrades.</p> <p>The upgrades and additions to Victoria Park have all been publicly notified as part of the Victoria Park Plan of Management, which identifies the intentions and future direction of the park. The current proposal is consistent with this Plan.</p>
Loss of natural environment	<p>The recommendation from Council's Landscape and Heritage Planner to retain trees within the southern Stage 2 car park and trees 29A and 29B within the northern Stage 2 car park retains a significant portion of trees initially identified by the developer to be removed.</p> <p>Trees being removed within the development site are proposed to be adequately supplemented in accordance with the Landscape Plan.</p> <p>It is considered there would be no detrimental environmental impacts with respect to natural environment as a result of the proposed development.</p>
Increase in traffic	A 2018 traffic survey conducted by Council found that approximately 450 vehicles travel along the corridor in peak hour currently (8-9am in the morning and 4:30-6pm at night on weekdays). The Traffic Impact Assessment advises the development is likely to generate an additional 133 peak hour vehicular trips which would result in approximately 583 vehicles travelling along Deccan Street during peak hours. Considering the additional vehicles as a result of the proposed development, the Traffic Impact Assessment determines the corridor would continue to operate well within capacity and not be adversely impacted by the development.

7. Contributions

Section 7.11 contributions are not payable for the proposal.

Section 7.12 contributions are applicable to the development and shall be conditioned accordingly to be paid prior to the issue of a construction certificate for each relevant stage of the development (**Condition 32**).

Section 64 of the *Water Management Act 2000* shall also apply however these shall be levied as part of the Section 306 certificate (**Condition 28**).

8. Conclusion

A review of the Statement of Environmental Effects, plans and all associated documentation submitted with the application has been undertaken, and the merits of the proposal have been assessed. The assessment has included consideration of internal referrals, external government agencies and the public submissions, in conjunction with analysis of the potential environmental impacts of the proposal.

Council considers the key issues associated the proposal relates to:

- Parking
- Vegetation loss
- Heritage
- Noise Impacts

Further to the measures proposed by the applicant that mitigate any potential impacts of the proposal, conditions have been recommended to ensure that these matters are satisfactorily addressed as part of the application.

The redevelopment of the Goulburn Aquatic and Leisure Centre is consistent with the objects of the *Environmental Planning and Assessment Act 1979*, as well as the goals nominated in the South Eastern and Tablelands Regional Plan.

The proposal is consistent with the Victoria Park Plan of Management and the Aquatic Centre Master Plan. The redeveloped facility would provide for a new competition level 50m outdoor competition grade pool, a dedicated ten (10) lane 25m indoor lap pool, water play pool, dedicated Learn to Swim six (6) lane 25m pool and a warm water pool for people with a disability. The proposal would also provide for ancillary facilities such as a gymnasium, crèche, café, sauna and spa, as well as outdoor splash pads. The proposal achieves the core provisions for the upgraded Aquatic Centre identified by the working party for the Aquatic Centre Master Plan, being

- new amenities and services block;
- expanded car parking;
- modern indoor fitness facilities;
- enhanced indoor program pool provision;
- additional indoor lap pool provision; and
- modern water play area.

The proposal complies with the applicable State Environmental Planning Policies, the aims, objectives and controls contained in the *Goulburn Mulwaree Local Environmental Plan 2009* and the Goulburn Mulwaree Development Control Plan 2009. The development would not result in any significant impacts on water quality, environment, amenity, traffic or parking.

This assessment has concluded that the impacts of the development are acceptable and can be appropriately mitigated through the implementation of the recommended conditions of consent. The proposal is considered to be in the public interest and is recommended for approval, subject to the imposition of the appropriate conditions.

9. Recommendation

It is recommended that the Southern Region Planning Panel, as the consent authority pursuant to s4.16 of the *Environmental Planning and Assessment Act 1979*:

- Considers the findings and recommendations contained in this assessment report;
- Accepts and adopts the findings and recommendations in this assessment report, as the reasons for making the decision to grant consent to the applicant; and
- Grants consent/approval for the demolition of the existing Aquatic Centre and construction of a recreation facility (indoor) and recreation facility (outdoor) at 85 Deccan Street, Goulburn for the application in respect of DA/0425/1718.

Ellie Varga

Senior Development Assessment Officer

Stephanie Mowle

Business Manager Planning and Development

30 May 2019

Goulburn Mulwaree Council
Locked Bag 22
Goulburn NSW 2580



Attention: Stephanie Mowle

Re: DA Assessment Peer Review – Goulburn Aquatic Centre Redevelopment
Our Ref: 19184

1 Introduction

KDC Pty Ltd (KDC) have been engaged by Goulburn Mulwaree Council (GMC) to provide an independent review of DA/0425/1718 for *Demolition of Recreation Facility (indoor/outdoor) and construction of new Recreation Facility (indoor/outdoor) and ancillary works*.

KDC have completed the peer review assessment of the DA against the requirements of the planning legislation, relevant planning instruments and development control documents. Liaison with GMC's nominated representative and a site inspection have been undertaken by KDC.

2 Scope

KDC have undertaken:

- A review of the application, associated documentation/plans/referrals and public submissions;
- A peer review of the application against the requirements of Section 4.15 of the Environmental Planning and Assessment Act 1979, taking into account any relevant statutory planning instruments, Council Policies and relevant Land and Environment Court Planning Principles; and
- Provided assessment guidance, which has been adopted in the final assessment report prepared by GMC's development assessment officers.

3 Supporting Documentation

In addition to the assessment report and conditions of consent, prepared by GMC development assessment officers, the following supporting documentation has been considered as part of the independent review:

- Architectural Drawings prepared by DWP Clarke Keller, ref AUMEL-17-0400, various dates (as identified in draft consent);
- Landscape Drawings prepared by Harris Hobbs Landscapes, ref 17099, dated 22/02/2019;
- Structural Plans prepared by Crackerjack Consulting Engineers Pty Ltd, ref. S17_082, dated 12/04/2018;
- Statement of Environmental Effects prepared by Capital Region Planning, dated 28 February 2019;
- Traffic Impact Assessment prepared by Ontoit, rev.1.6 dated 20 February 2019;
- Preliminary Arboricultural Report prepared by Canopy Tree Experts, ref. 4551, dated 6 April 2018;
- Biodiversity Assessment prepared by JGH Environmental, ref. 18-128, dated 11 April 2018;
- Water Cycle Management Study prepared by Crackerjack Consulting Engineers Pty Ltd, Job No. S17_082, revision G, dated 17 April 2019;
- Hazardous Materials Survey & Management Plan, prepared by Robson Environmental, rev. T-04310, dated 7 November 2017;

- Preliminary Site Investigation Report prepared by Robson Environmental, rev 10514_EAR_PSI_20171025, dated 26 October 2017;
- Mechanical Services Drawings prepared by Umow Lai, M000, M001, M200, M201, M300-M306, ref. SGOU0101, dated 21 June 2018;
- Hydraulic Services Drawings prepared by Umow Lai, H000, H001, H002, H100-H102, H200 and H201, ref. SGOU0101, dated 21 June 2018;
- Lighting Plans prepared by Umow Lai, E200, E201, E202 & E450, ref. SGOU0101, dated 21 June 2018;
- Aboriginal Heritage Due Diligence Assessment prepared by NGH Environmental, ref. 17-255, dated 24 May 2018;
- Statement of Heritage Impact, prepared by NGH Environmental, ref. dated 27 September 2018;
- Preliminary Noise Impact Assessment prepared by Rudds Acoustics, ref. R317111AC, dated 16 April 2018; and
- Sustainability Report, prepared by Umow Lai, dated 12/04/2018.

4 Assessment Comments

The relevant statutory considerations, are:

- Environmental Planning Instruments:
 - NSW South East and Tablelands Regional Plan
 - State Environmental Planning Policy No 55 - Remediation of Land (SEPP 55)
 - State Environmental Planning Policy No. 64 – Advertising and Signage (SEPP 64)
 - State Environmental Planning Policy (Infrastructure) 2007 (ISEPP)
 - State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011
 - State Environmental Planning Policy (State and Regional Development) 2011
 - Goulburn Mulwaree Local Environmental Plan 2009
- Draft Environmental Planning Instruments:
 - Draft State Environmental Planning Policy (Environment)
 - Draft State Environmental Planning Policy (Remediation of Land)
- Development Control Plans:
 - Goulburn Mulwaree Development Control Plan 2009
- Provisions of the Environmental Planning and Assessment Regulation 2000;
- The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality
- The suitability of the site for the development
- Any submissions made in accordance with this Act or the regulations
- The public interest

KDC have reviewed the assessment report, and agree that the proposed development, subject to the conditions of the consent recommended, adequately satisfies the requirements of the relevant SEPPs, the Goulburn Mulwaree Local Environmental Plan 2009 and Goulburn Mulwaree Development Control Plan 2009.

The proposal, subject to the recommended conditions of consent, will have no unacceptable or adverse impacts on the natural or building environment, including the amenity of adjacent and nearby residential properties. It is considered that the assessment report has adequately considered the public submissions, and that subject to conditions of consent, that the proposal is acceptable in this regard.

The provision of the upgraded and expanded Aquatic Centre will have beneficial social and economic effects for the community and broader region. It is considered that the proposed development will meet the additional recreational needs of the community, and accordingly is in the public interest.

KDC generally agree with the assessment, recommendations and conclusion made in the Council assessment report, and not the concerns raised previously by the Joint Regional Planning Panel (JRPP) in relation to the extent of tree clearing required to facilitate the proposed additional carparking areas have been considered.

The assessment report includes recommendations to delete the southern car park and delete six spaces within the northern carpark, resulting in a total of 125 car spaces being provided to the Aquatic Centre. The recommended condition of consent to this effect, addresses the need to retain additional trees around the site. KDC support this approach, and note that retention of trees along the road frontage provides significant streetscape benefits.

In balancing the need to provide adequate carparking, and the desire to retain the 'park like' feel, reinforced by the trees along Deccan Street, it is noted that the demand for parking will be highly variable across the year. As demonstrated in the application documents, the peaks would be major events such as school carnivals, hot weather and public holiday weekends. These peaks are considered to be infrequent. Excluding major events, the Traffic Impact Assessment (TIA) identifies that the estimated daily patronage would be 628, with a predicted peak patronage of 200 people on site at any time. The TIA considers the parking demand based on analysis of area, however, it is considered that the likely future patronage is also informative of the future parking demand. The TIA predicts 1.25 patrons per vehicle visiting the site, however for peak events and hot days on the weekend/public holidays, it is expected that this is likely to be overly conservative. In this regard, it is considered that the parking provision on the site can be reduced further, without the likelihood of any significant impacts.

KDC recommend that amendments to the conditions, requiring the deletion of the Stage 2 northern car park, be made. This would result in 89 car spaces being provided to the Aquatic Centre (factoring in the changes already made by the existing condition). In relation to the peaks associated with larger carnival events, it is noted that these events are known well in advance and can be appropriately managed through a large event management plan. There are areas available in the park for controlled informal carparking (to be managed by Marshalls), as well as adequate street parking for any overflows. Any impacts from the limited number of large events and peak days, would be limited in frequency across the year, and duration during the day and are not likely to be significant. Accordingly, the existing condition regarding the preparation of an event management plan is recommended be amended.

In addition, following the completion of the Council Officer's Assessment Report, it became apparent that two trees had been removed in the southern carpark. These trees were to be conditioned to be retained. It is noted that the retention of the trees in the northern carpark, as recommended by KDC in Section 5, would also offset the impact of this tree removal. Additional amendments to the conditions requiring replacement plantings are recommended.

5 Amended conditions of consent

As outlined above, KDC recommend the below amendments to the conditions of consent (note amendments underlined):

Condition 12

Amendments to Approved Plans

The applicant shall make the following amendments to the approved plans prior to the issue of a Construction Certificate:

a) Landscape Plan:

- i. The six Flowering Pear (*Pyrus Calleryana*) trees (numbered 3 & 4 and to be relocated on Tree Removal Plan L202 dated 22 February 2019) shall be planted within the Aquatic Centre complex. An amended Landscape Plan will nominate a new location for them.
- ii. The two trees associated with memorial plaques shall be relocated within the Aquatic Centre complex. An amended Landscape Plan will nominate a new location for them. Each plaque shall remain in place with the associated tree.
- iii. Reference to the previously identified zone to plant relocated trees shall be removed from Landscape Plan L304, dated 22 February 2019.

- iv. Acoustic shielding in the form of raised planters, to a height of 800mm, shall be provided to the front of the car parking area (between the car park and Deccan street) as per the recommendations in the Preliminary Noise Impact Assessment prepared by Rudds Acoustics, dated 16 April 2018.
- v. Trees 29A and 29B shall be retained and incorporated into the car park design. The design of the carpark shall be amended to facilitate the retention of these trees, based on advice from a suitably qualified Arborist.
- vi. Trees 73A-C & 73E-I shall be shown as retained on the Landscape Plan.
- vii. All trees located in the area identified as the northern stage 2 carpark shall be shown as retained on the Landscape Plan.
- viii. Six additional trees shall be planted in the area previously identified as the 'southern carpark area', and be a species consistent with recommendations of the landscaping concept.
- ix. There shall be a 500mm wide vegetative buffer (hedge, grassing etc) between the car park and the edge of the footpath on the eastern side of both the northern and southern car parks.
- x. Acoustic fencing required by the Noise Impact Assessment prepared by Rudds Acoustics, ref. R317111AC shall be timber construction. No sheet metal fencing is to be used.
- b) Tree Removal Plan:
 - i. The zone to plant relocated trees shall be removed from the Tree Removal Plan L204, dated 22 February 2019.
 - ii. Trees 29A, 29B, 73A-C & 73E-I shall be shown as retained as retained on the Tree Removal Plan.
 - iii. All trees located in the area identified as the northern stage 2 carpark shall be retained.
- c) Architectural Plans:
 - i. SK102 (and any other plans affected by the Stage Two car park) shall be amended to remove the southern and northern Stage Two car park from the development.
 - ii. A vehicular access gate shall be provided to the eastern boundary of the site for the purposes of emergency access and maintenance purposes.
 - iii. An emergency services vehicular parking space shall be provided to the Aquatic Centre forecourt.

Any changes in this regard shall be reflected as amended plans to be submitted to the Council for approval prior to the issue of a Construction Certificate by the Principal Certifying Authority.

Reason: *To confirm and clarify the terms of Council's approval.*

Condition 22

Off Street Parking Provision - General

Car parking shall comply with the following requirements:

- a) 89 off-street car parking spaces suitably marked in accordance with the approved plans (unless elsewhere specified) shall be provided to the site.
- b) A total of 89 spaces (including six (6) accessible spaces and five (5) parent spaces) shall be provided for Stage One.
- c) Each space shall have minimum dimensions in accordance with Australian Standard AS2890.1 Off Street Car Parking.
- d) The car park shall provide 45 degree angle parking to reinforce the one way nature of the car park.
- e) Five parking spaces shall be dedicated parent spaces as per Plan SK102 rev H.
- f) An Emergency Services car park shall be provided within the Aquatic Centre Forecourt.
- g) The pedestrian crossings at each car park entry/exit shall be removed.

- h) The parking exit to the south of the disabled parking spaces within the northern car park shall be left turn only. Details demonstrating how this is to be achieved and enforced shall be provided with the Construction Certificate Application.

Details shall be submitted to Council prior to the issue of a Construction Certificate showing compliance with this condition.

Reason: *To ensure that there is adequate car parking spaces provided for the development.*

Condition 83

Event Management Plan

An Event Management Plan (EMP) shall be prepared and endorsed by Council prior to the issue of an Occupation Certificate. The EMP shall be used in the instances when the overall capacity of the Aquatic Centre is expected to be greater than 600 people. The EMP shall include (but not be limited to) management procedures for the following:

- Traffic and parking management, including use of traffic marshalls to facilitate informal parking in the park (locations to be confirmed based on advice from a qualified Arborist).
- provision of sufficient sanitary facilities to cater for the intended population:
 - location, quantity, installation and de-installation procedures, timing

Reason: *To ensure sufficient facilities for the Aquatic Centre during peak capacity periods.*

Additional Condition 102A

Prior to the issue of any Occupation Certificate, six additional trees, shall be planted in the area previously identified as the 'southern carpark area'. Trees shall be a minimum of 3 metres tall at the time of planting, and be a species in accordance with the recommendations of the approved landscaping concept.

Reason: *To ensure that appropriate landscaping is provided to the site and streetscape.*

6 Conclusion

Subject to the recommended amendments to the conditions of consent, it is recommended that the Joint Regional Planning Panel grants approval for the *demolition of the existing Aquatic Centre and construction of a recreation facility (indoor) and recreation facility (outdoor)* at 85 Deccan Street, Goulburn for the application in respect of DA/0425/1819.

If any clarification is needed, please do not hesitate to contact Peter Chrystal on 02 4940 0442.

Yours sincerely



Peter Chrystal
General Manager
KDC Pty Ltd



Melissa Thomas
Principle Planner
KDC Pty Ltd