

From: Anna Kleinmeulman

Sent: Thursday, 14 May 2020 2:13 PM

To: Lisa Foley

Subject: Memo - 2019HCC023 - Hunter Regional Sports Centre, 45 Stockland Drive, Glendale

Attention: Members of the Hunter Central Coast Regional Planning Panel

This memo serves to provide additional information and clarify matters raised by the Panel at the final briefing and public determination meeting held 13 May 2020 in relation to the above development.

Car Parking

Lake Macquarie Development Control Plan 2014 (DCP) specifies the following parking rates for land uses proposed within the development:

- Café – 1 space/25m² GFA
- Recreation Facility (indoor) – gymnasium – 1 space/10m² GFA
- Community facility 5 spaces plus 1 space/40m² GFA
- The DCP does not contain rates for recreation facility (outdoor) that align with the use of the facility. Under the original development consent DA/96/00641, development of the athletics track required the provision of 91 parking spaces (Stage 1).

Under normal operating conditions, i.e. not during major events, the development will generate a parking demand based on DCP criteria as follows:

- 135m² of café space – 5.4 spaces (the café will operate ancillary to the major uses of the site being the recreation facilities).
- 3500m² of Recreation facility (indoor) space including the existing gymnastics centre, proposed trampoline centre and proposed gymnasium facilities – 350 spaces
- 930m² of community facilities – 28.25 spaces
- Existing athletics facility – 91 spaces

Total = 475 spaces

For development involving gyms that provide group lesson/fitness facilities, Council will often defer to the RTA Guide to Traffic Generating Development for car parking requirements. Under this publication gymnasiums require between 3 spaces per 100m² GFA and 7.5 spaces per 100m² GFA. At the higher rate of 7.5 spaces, the indoor recreation facility requires a total of 262.5 spaces, 87.5 spaces less than Council's DCP rate for the facility thus reducing the requirement to 388 spaces or less if a lower rate is applied.

The development will have a maximum capacity of 368 parking spaces (including overflow area).

Amended Conditions of Consent

Please see attached an amended condition set including the Panel's recommendations. The following has been incorporated:

- Condition 3 - the signalised pedestrian crossing is required to be provided with whichever stage occurs first;
- Condition 12 - wording of the condition relating to the retention of existing trees with the car park has been amended;
- Condition 22 – the provision of landscaping wrapping around the south-western corner of the trampoline centre has been included;
- Condition 23 – new condition specifying the minimum number of car parking spaces to be provided;
- Condition 24 – new condition requiring the preparation of a Vegetation Management Plan (VMP);
- Condition 29 (previously Condition 27) – wording altered to require the provision of the signalised pedestrian crossing on Stockland Drive and to remove reference to concurrence from TfNSW;
- Condition 57 (previously Condition 55) – recommendations of the Bushfire Report included;
- Condition 64 – new condition requiring the implementation of the VMP;
- Condition 77 – new condition requiring VMP sign-off by Council;
- Condition 74 – requirement for protective vegetation covenant removed;
- Condition 84 – new condition relating to the operational timing of the signalised pedestrian crossing;
- Condition 85 – new condition relating to the recommendations of the bush fire report previously referenced;
- Condition 86 – new condition requiring the preparation of an Event Traffic and Parking Management Plan;
- Condition 87 – new condition requiring the provision of an Operational Plan of Management;
- Condition 96 – new condition relating to the ongoing implementation of the VMP;
- Condition 97 – new condition requiring implementation of the Event Traffic and Parking Management Plan and the Operational Management Plan;
- Condition 98 – new condition requiring the creche to be operated ancillary to the dominant uses of the site.

Vegetation Management Plan

As discussed, conditions relating to the preparation and implementation of a VMP have been included and the requirement for an 88B instrument omitted from the conditions of consent. Following discussions in the meeting and further consideration of the vegetation conservation and management requirements applicable to the site thereafter, the following is forwarded for your consideration:

- A VMP will require an added cost to the applicant that, whilst recommended in the ecology report, may not be realised by the applicant and is not legally required under the Biodiversity Offset Scheme. Further, the added value of this condition is questionable in some areas. For example, if the cycleway were built in the future it will potentially impact areas rehabilitated and/or if neighbouring properties are not managed weeds may re-establish once rehabilitation has been completed.
- A previous consent for the site (DA/98/0073) relating to the development required the preparation of a Bushland Management Plan for the site (see attached document). This

would largely still be relevant and an addendum to this report may be a method of achieving similar conservation values in place of the VMP.

I trust the above adequately addresses the outcomes of yesterday's discussion. Please contact me should you need to discuss.

Kind regards

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