

# BENNELL & ASSOCIATES

Urban planning and environmental architecture

## Statement of Environmental Effects

**Rick Bennell**  
BTP, Grd.Dip.Env.Std.

**Fiona Bennell**  
B.Sc.(Arch), B.Arch.,  
M.Des.Sc., (en.cons.)

53 Melaleuca Avenue  
Woolgoolga NSW 2456

M 0431 617 436

ABN 76412429885

**Proposal:** Demolition of existing pools and ancillary infrastructure and construction of 3 new pools (1 x 50m outdoor, 1 x 25m indoor and 1 x indoor leisure pool) and associated facilities.

**Property:** Corner of Turf and Oliver Street, Grafton  
Lot 1, DP 1115980

**Author:** Rick Bennell

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## Summary

*Bennell and Associates* has been engaged by facility Design Group (Architecture and Design) to prepare a Statement of Environmental Effects for Stage 1 in the redevelopment of the Grafton Aquatic Centre. The Stage 1 proposal involves removal of the existing pools, grandstand and waterslide and construction of 3 new pools (1 x 50m outdoor, 1 x 25m indoor and 1 x indoor leisure pool) and associated facilities. The subject land is located within Westward Park on the corner of Oliver and Turf Streets, Grafton and the real property description is Lot 1, DP 1115980.



### Proposed Stage 1 Upgrade

Clarence Valley Aquatic Facilities Strategy prepared in 2013 identified that the existing pool complex is aging and lacks contemporary elements, such as leisure water/interactive water play features, wet deck and heated learn-to-swim pool. The Strategy noted that the Centre is closed in winter and that patronage has been trending downwards. Subsequently Council has resolved to proceed with the upgrading of the Centre in 2 Stages with Stage 1, this Stage, being the removal of the existing pools, grandstand and waterslide and construction of three new pools. Stage 2 will involve upgrading of the administration and amenities building.

The subject land is located within the environs of the Grafton City Centre and is located within Westward Park on the south eastern corner of Turf and Oliver Streets. The land is relatively flat and is within a park traversed by Alumy Creek with the creek and riparian vegetation sitting on a lower level to the south east of the pool complex. The land has a number of ornamental trees, lawn areas and a formal garden entryway with cross pathways and a central circular garden that lead to the administration building.

The land is mapped as being subject to the 1:100year flood event, but the site of the pool complex is outside of the flood mapped area. The land is also mapped as being subject to a low risk of acid sulfate soils being present and is within a heritage conservation area; the Grafton Conservation area. On the opposite side of Turf Street from the subject land are two historic dwellings (i.e. Nos.57 and 71 Turf Street). Further along Turf Street to the north is the Grafton Racecourse. On the opposite side of Oliver Street from the subject land are detached dwelling houses and further east along this street is the Grafton High School.

On the opposite side of Bacon Street from the subject land is 'See Park' and to the east of the pool complex is the balance of Westward Park. The land is typical of land on the periphery of business centres in regional towns with a mix of residential, educational and recreational uses. The subject land is well buffered by the wide road reserves, adjoining parkland and setbacks from the nearby residential areas. This environment is suitable for an upgraded swimming complex.

The new structures to be built include a building enclosure for the 25m pool and children's pool. This enclosure consists of a tripartite skillion roof constructed with composite panels and walls constructed with a mix of metal cladding (*colorbond horizontal custom orb*), polycarbonate cladding panels and glass louvres and panels. The new building will be of a contemporary design in keeping with contemporary north coast architecture. The proposal also involves an 'L' shaped grandstand with tiered seating along the length and width of the outdoor pool, tensile shade structures at each end of the pool, storerooms, swim results room, spare room, switchboard room, plant room and a yard maintenance storeroom. The grandstand canopy structure will also have a skillion roof and constructed with composite panels.

The proposed development will result in the removal of the grandstand and waterslide structures, which are disruptive to the aesthetic appeal of the Park and surrounding precinct, and replacement with two contemporary structures that will add to the ambience of the Park and benefit the streetscapes of Turf and Oliver Streets. With the imposition of soil erosion and sediment controls during construction, the proposal will have a neutral impact upon the receiving waters of Alamy Creek. Moreover, with the restriction of construction work to normal construction hours, the proposal is expected to have an acceptable short-term impact upon the acoustic environment.

The site has access to all the necessary infrastructure services and has no significant impediments to development. The proposal will result in four large trees and some smaller trees being removed but these can be compensated by additional plantings as part of the Stage 2 redevelopment. In terms of heritage conservation, the proposal is well buffered from the nearby heritage items by the wide roadways and nature strips and is expected to make a positive contribution within the precinct with a new Aquatic Centre with a design befitting of its time.

The development will provide employment opportunities during construction and lasting employment opportunities associated with the operation and maintenance of the facility. The development will provide jobs for builders, carpenters, painters, roofers, plasterers, plumbers, electricians and landscapers and suppliers of materials and services, pool attendants/lifeguards, swimming instructors, administrators and maintenance personnel.

The proposal will provide a contemporary recreational asset, will have positive socio economic benefits and will help in building Grafton as a significant Regional City. The proposal will have no significant impact upon the Grafton Heritage Conservation Area, is in keeping with the adopted recreation strategies and is worthy of Council's support.

# Introduction

*Bennell and Associates* has been engaged by facility Design Group (Architecture and Design) to prepare a Statement of Environmental Effects for Stage 1 in the redevelopment of the Grafton Aquatic Centre. The Stage 1 proposal involves removal of the existing pools, grandstand and waterslide and construction of 3 new pools (1 x 50m outdoor, 1 x 25m indoor and 1 x indoor leisure pool) and associated facilities. The subject land is located on the corner of Oliver and Turf Streets, Grafton and the real property description is Lot 1 in Deposited Plan 1115980.

## 2.1 Background:

Clarence Valley Aquatic Facilities Strategy prepared in 2013 identified that the existing pool complex is aging and lacks contemporary elements, such as leisure water/interactive water play features, wet deck and heated learn-to-swim pool. The Strategy noted that the Centre is closed in winter and that patronage has been trending downwards. To address this the Strategy recommended that the Centre be upgraded and modernised as the primary regional aquatic facility for Clarence Valley Council.

Subsequently Council resolved to proceed with the upgrading of the Centre and has engaged private contractors to prepare the design documentation and proceed with the development application for the upgrading project. The project will involve 2 Stages with Stage 1, this Stage, being the removal of the existing pools, and construction of three new pools. Stage 2 will involve upgrading of the administration and amenities building.

This Statement of Environmental Effects and accompanying drawings addresses the planning issues, the impacts of the proposal and the planning controls applying to the land.

## 2.2 Objectives:

The objectives for this proposal are:

- To provide an aquatic centre that can meet the contemporary needs of the community;
- To develop the centre as the primary regional aquatic facility; and
- To ensure the development makes a positive contribution to the urban form of Grafton.

## 2.3 The Land:

The subject land is located within the environs of the Grafton City Centre and is located on the south eastern corner of Turf and Oliver Streets. The site is located within Westward Park and is currently occupied by the existing aquatic centre that includes a 50m outdoor pool, a dive pool, a water slide, administration and amenities building, grandstand and a number of other ancillary structures.



The land is relatively flat and is within a park (Westward Park) occupied by a number of community facilities, active sports areas (i.e. netball courts) and passive recreation areas. Alamy Creek traverses the park with the creek and riparian vegetation sitting on a lower level to the south east of the pool complex. The land has a number of ornamental trees, lawn areas and a formal garden entryway with cross pathways and a central circular garden that lead to the administration building.

The land is mapped as being subject to the 1:100year flood event, but the site of the pool complex is outside of the flood mapped area. The land is also mapped as being subject to a low risk of acid sulfate soils being present and is within a heritage conservation area; the Grafton Conservation area. The Grafton City Community Based Heritage Study, 2010 recognises that Grafton was officially proclaimed as a City in 1885. The heritage significance of Grafton is derived from its role as a significant port; it was used for ocean steamers trading in timber between Sydney and other ports.



**Figure 1: Locality** (source: Clarence Valley Council GIS)



**View of waterslide structure on site**





### Existing Accessway

The site can be serviced with reticulated water and sewer services and has telecommunications and electrical services. The site has good access opportunities and benefits from extensive areas for on street parking.

## 2.4 The Existing Environment:

The land is located approximately 1km north west of the Grafton City Centre. The land is located within the grid network of local streets on the south eastern corner of Oliver and Turf Street. The land is bounded by Turf Street to the west, Oliver Street to the north and Bacon Street to the south. The eastern boundary is defined by the forested areas of Westward Park and Alamy Creek; Alamy Creek is a tributary of the Clarence River.



**Figure 2: Site Context** (source: Clarence Valley Council GIS)





**Figure 3: Surrounding Environment** (source: Clarence Valley Council GIS)

On the opposite side of Turf Street from the subject land are detached dwelling houses, including two historic dwellings (i.e. Nos.57 and 71 Turf Street). Further along Turf Street to the north is the Grafton Racecourse. On the opposite side of Oliver Street from the subject land are detached dwelling houses and further east along this street is the Grafton High School. On the opposite side of Bacon Street from the subject land is 'See Park' and to the east of the pool complex is the balance of Westward Park.

The subject land is typical of land on the periphery of business centres in regional towns with a mix of residential, educational and recreational uses. The subject land is well buffered by the wide road reserves, adjoining parkland and setbacks from the nearby residential areas. This environment is suitable for an upgraded swimming complex.



**View along Turf Street**



Existing Administration Building



## Development Proposal

### 3.1 Site Analysis:

The site analysis shown below describes the opportunities and limitations to the development of the site. The main limitations relate to:

- the built form of the streetscape of Turf and Oliver Streets;
- the nearby Alamy Creek; and
- the heritage setting.

The main opportunities relate to:

- the strategic location of the site, with close proximity to the City Centre and High School;
- the aspect of the site; and
- the relatively large size and flat nature of the site.

The site analysis demonstrates that an appropriately located and designed aquatic centre is a logical and suitable use for the site.



Figure 4: Site Analysis

## 3.2 The Proposal:

This proposal represents Stage 1 in the redevelopment of the Grafton Aquatic Centre by removing the existing pools and providing 3 new pools; Stage 2 will involve redevelopment of the existing administration and amenities building.

The Stage 1 proposal involves site preparation works for the removal/demolition of the existing pools which include the 50m 'Olympic' pool, children's pool, dive pool and dive tower and waterslide catch pool and associated structures and construction of a new 50m x 8 lanes outdoor 'Olympic' pool, canopy roof for a new 25m x 8 lanes indoor pool and children's pool. The site preparation works will also involve removal of the grandstand, barbeque structures, shade structures, utilities room, seating, a number of concrete slabs and a number of trees within the development footprint; refer to Drawings in Appendix A for details.

The new structures to be built include a building enclosure for the 25m pool and children's pool. This enclosure consists of a tripartite skillion roof constructed with composite panels and walls constructed with a mix of metal cladding (*colorbond horizontal custom orb*), polycarbonate cladding panels and glass louvres and panels. The new building will be of a contemporary design in keeping with contemporary north coast architecture.

The proposal also involves an 'L' shaped grandstand with tiered seating along the length and width of the outdoor pool, tensile shade structures at each end of the pool, storerooms, swim results room, spare room, switchboard room, plant room and a yard maintenance storeroom. The grandstand canopy structure will also have a skillion roof and constructed with composite panels.

The proposed pools are to be accessible to persons with a disability.

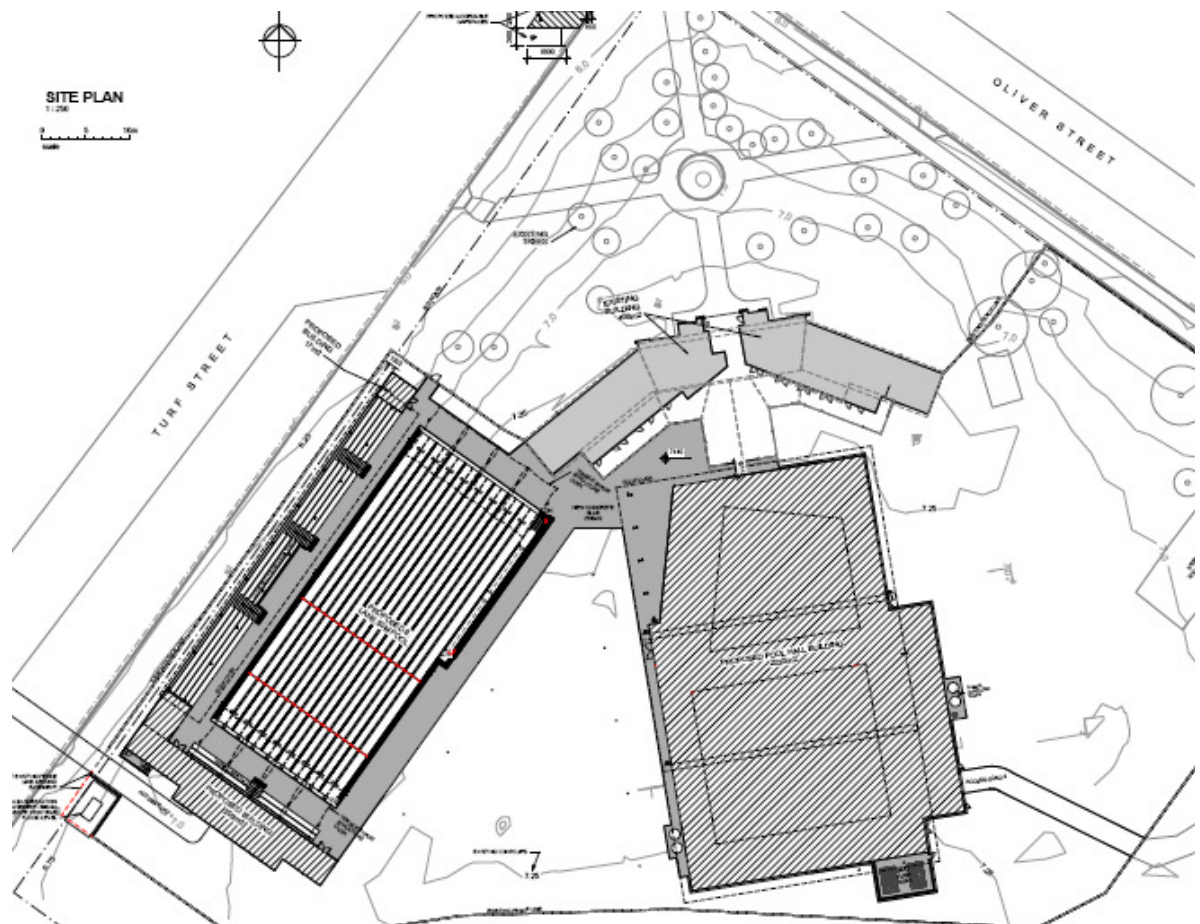
The pool operating hours and staff levels are yet to be determined.

The drawings included in Appendix A describe the proposal.

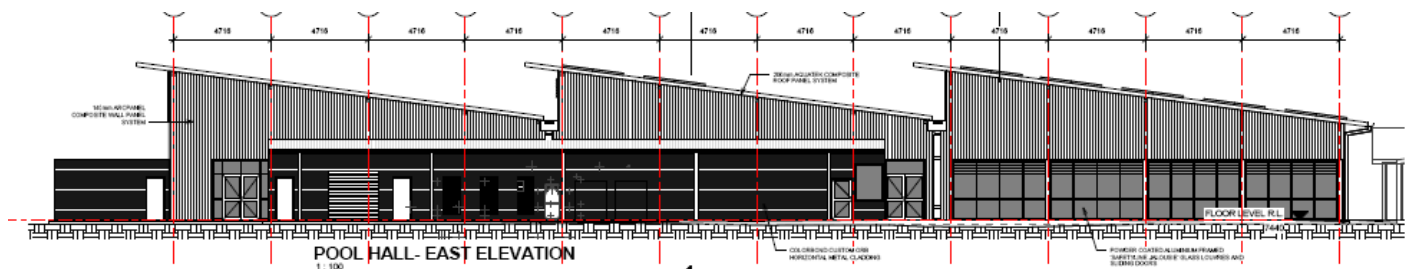


**Proposed Stage 1 Development**





## Site Layout



## Pools Enclosure

## Environmental Planning Considerations

### 4.1 Statutory Process:

The statutory process under the Environmental Planning and Assessment Act, 1979 requires an evaluation in accordance with the provisions of Section 4.15. The matters for consideration include the provisions of:

- any environmental planning instrument,
- any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the draft instrument has been deferred indefinitely or has not been approved),
- any development control plan,
- any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F,
- the regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates,
- 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, and
- the public interest.

The following provides an assessment of the proposal under the Environmental Planning and Assessment Act, 1979.

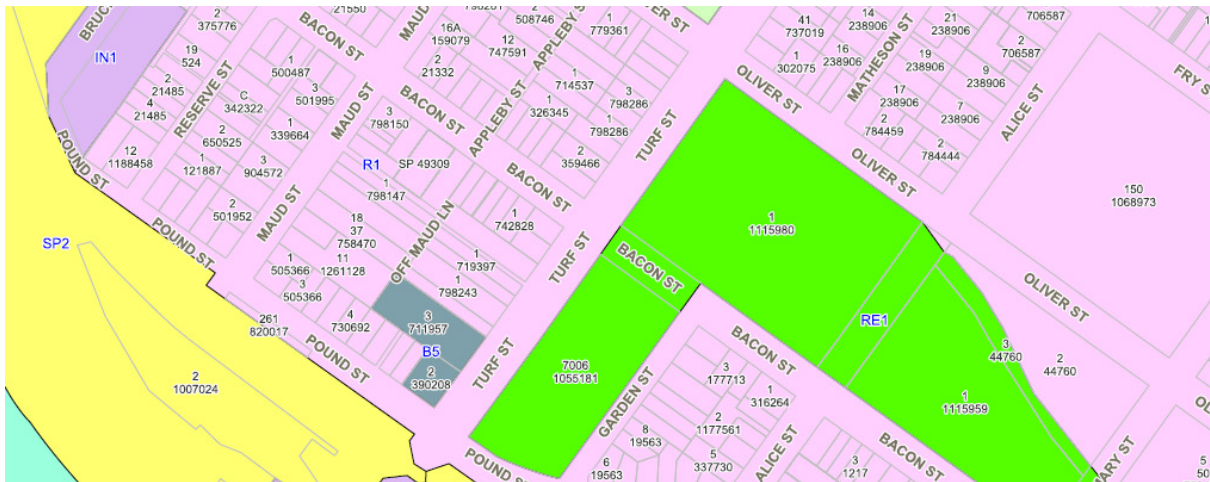
### 4.2 Local Environmental Plans:

The land is subject to the provisions of the Clarence Valley Local Environmental Plan (LEP) 2011 and under this LEP the land is zoned RE1 Public Recreation, refer Figure 5 below. The proposed development constitutes both a 'recreation facility (indoor)' and a 'recreation facility (outdoor)' defined under LEP 2011 as follows:

***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).

A recreation facility (indoor) and a recreation facility (outdoor) are both permissible with consent under the RE1 zone.



**Figure 5: Zoning** (source: Clarence Valley Council GIS)

The relevant clauses under the LEP are addressed below.

**Clause 2.3(2) Zone objectives and Land Use Table:** This clause states that *the consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.*

The objectives for the RE1 zone are:

- *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 proposal provides for the upgrading of an existing aquatic centre to bring it up to contemporary community needs. The development enables the land to continue to be used for public open space and recreational purposes and adds to the range of settings and activities within Westward Park.

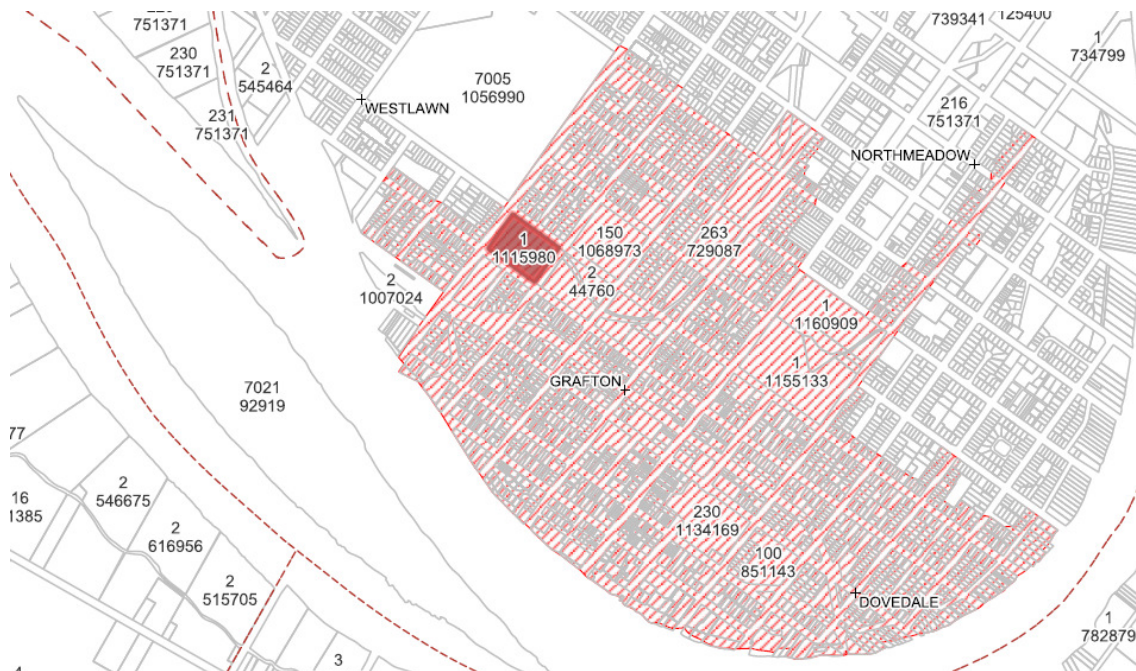
The proposal will be provided with measures to protect and enhance the natural environment for recreational purposes.

In light of the above, the proposal is in keeping with the broad intent of the objectives of the RE1 zone.



**Clause 2.7 Demolition requires development consent:** Under this Clause the demolition of a building or work may be carried out only with development consent. The proposal involves demolition of buildings structures and works and consent is sought for this under this proposal.

**Clause 5.10 Heritage Conservation:** This clause requires consent for altering the exterior of any building or work within a heritage conservation area or on land within the vicinity of a heritage item. The land is within the Grafton Heritage Conservation Area and is in the vicinity of a number of heritage items; refer to Figures 6 and 7 below.



### Figure 6: Heritage Conservation Area



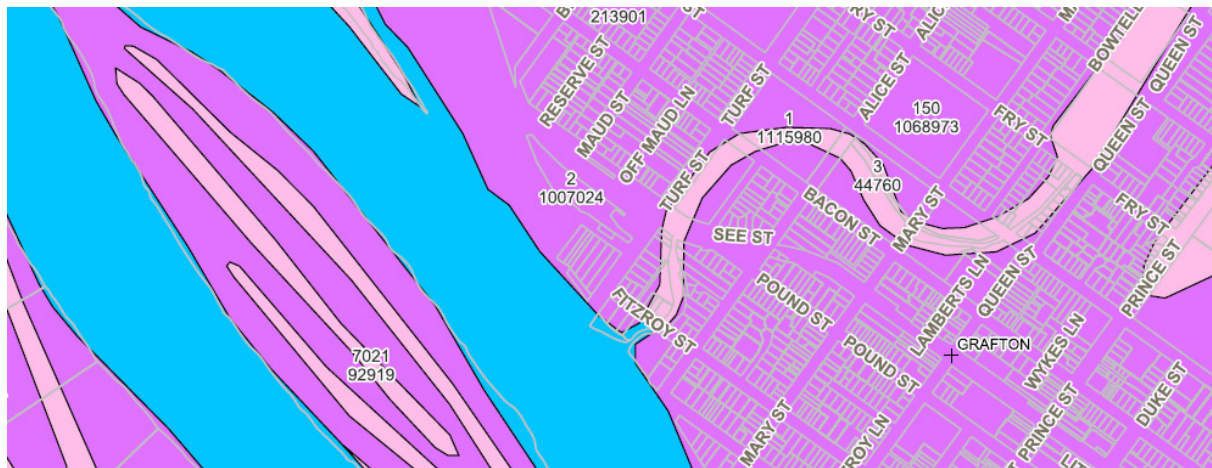
### Figure 7: Heritage Items



Under subclause 5.10 (4) the consent authority must, before granting consent consider the effect of the proposed development on the heritage significance of the area concerned.

The heritage significance of the Grafton Conservation area is derived partly from its collection of historic buildings and in this location, it is the collection of historic dwellings. The Grafton City Community Based Heritage Study, 2010 recognises that Grafton was officially proclaimed as a City in 1885. The heritage significance of Grafton is derived from its role as a significant port; it was used for ocean steamers trading in timber between Sydney and other ports. The Heritage Assessment in Appendix B addresses the impacts of the proposal; suffice to say that the Assessment has shown that the proposed development will not have any negative impact on other buildings or the streetscape within the Grafton conservation area.

**Clause 7.1 Acid Sulfate Soils:** This Clause relates to the risk from potential acid sulfate soils (ASS). The land is within a low risk category Class 4 (shown as purple) on the Potential Acid Sulfate Soils map, refer Figure 8.



**Figure 8: Acid Sulfate Soils (source: Clarence Valley Council GIS)**

Sulphuric acid can occur when soils with significant concentrations of pyrite are oxidised when exposed to air. Excavation works and creation of drains can expose acid sulfate soils directly or indirectly by lowering the water table. This can result in high salinity which can detrimentally affect vegetation growth, aquatic life and can impact upon concrete and steel structures. Acid sulfate soils are usually found in low lying coastal areas including wetlands, salt marshes and other estuarine environments (i.e. creeks and rivers).

The subject land is mapped as Class 4 which is a low risk classification of potential acid sulfate soils.

The Geotechnical Report by 'Regional Geotechnical Solutions Pty Ltd' found that *the results chromium reducible sulphur (CRS) testing undertaken on representative samples of the alluvial soils indicate they are not actual acid sulfate soils or potential acid sulfate soils. Therefore, on the basis of the assessment undertaken an acid sulfate soils management plan will not be required.*

**Clause 7.2 Earthworks;** Under this Clause development consent is required for earthworks. The proposal will involve earthworks associated with the demolition of the existing pools and site preparation for the new pools. Council is required to consider the following matters in relation to these earthworks:

- the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,
- the effect of the proposed development on the likely future use or redevelopment of the land,
- the quality of the fill or the soil to be excavated, or both,
- the effect of the proposed development on the existing and likely amenity of adjoining properties,
- the source of any fill material and the destination of any excavated material,
- the likelihood of disturbing relics,
- the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.

The report by “Regional Geotechnical Solutions Pty Ltd” made the following observations:

*It is anticipated excavations in the order of 4m will be required for the new pools and that filling to up to 3m depth will be required to fill old pool excavations. The underlying profile comprises silty clay and silty sand soils which should be readily excavatable with large hydraulic excavators.*

*Groundwater seepage was encountered at depths of between 5.0 and 5.8m. Groundwater seepage is therefore unlikely within excavations to such depths at these locations. Allowance should be made for the possibility of localised seepage points occurring within the excavations.*

*Based on the conditions encountered, groundwater inflows should be controllable using gravity drainage to a sump from where it can be pumped and appropriately discharged as required. Permanent dewatering measures are not likely to be required.*

A full copy of this report is included in Appendix C.

**Clause 7.3 Flood Planning;** Under this Clause development consent must not be granted to development on land mapped as flood prone unless the consent authority is satisfied that the development:

- is compatible with the flood hazard of the land, and
- is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and
- incorporates appropriate measures to manage risk to life from flood, and
- is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and
- is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.

The allotment upon which the Aquatic Centre sits is mapped as being flood prone (1 in 100 year flood event), but the land that will actually accommodate the new pools and buildings is outside the mapped flood prone area. The proposal provides for a floor level of 7.44m for the buildings and provided the buildings and the substation are set at this level, there should be no unacceptable risk in relation to the expected flood events.

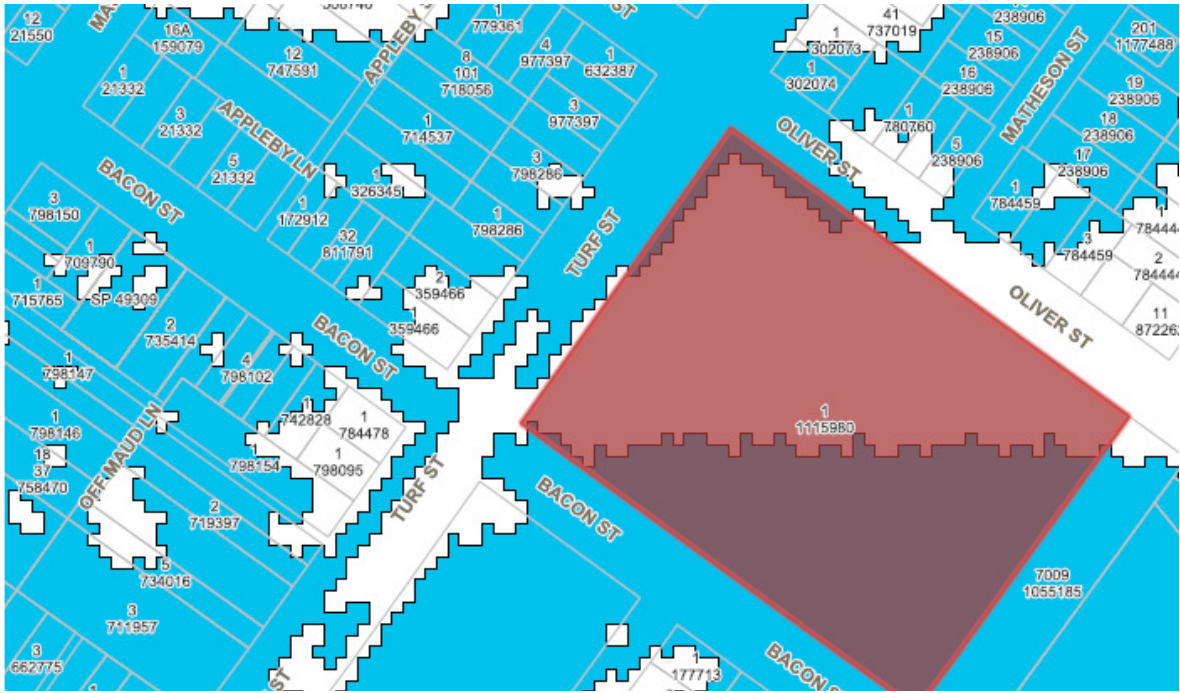


Figure 9: Flood Mapping (source: Clarence Valley Council GIS)

**Clause 7.8 Essential Services:** This clause requires that development consent must not be granted unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required:

- the supply of water,
- the supply of electricity,
- the disposal and management of sewage,
- stormwater drainage or on-site conservation,
- suitable vehicular access.

The land is connected to the reticulated water and sewer network and has access to the electrical services in the area.

Stormwater will be directed to the existing drainage network in accordance with the plans shown in the report and plans by Eclipse Engineering in Appendix E.

The site has access to both Turf and Oliver Streets which are straight flat streets with a 50km/hr speed limit and suitable for access to the Aquatic Centre.

### 4.3 Draft Local Environmental Plans:

There are no Draft LEPs of relevance to this proposal.

## 4.4 Development Control Plans:

The land is subject to the Clarence Valley Development Control Plan (DCP) – Development in E and other zones 2011. The following outlines the controls and the responses in relation to the relevant controls in the DCP that have not already been addressed above in the LEP controls:

### Part C General Development Controls:

#### Part C1 Objectives:

The following objectives should be met in designing development:

- *Development which is responsive to site constraints and the surrounding environment.*
- *Development which is of a high quality and is sensitive to the rural character of the locality in which it is being developed.*
- *Development that is functional and appropriate for the type of use /activity being provided.*
- *Development /uses that provide adequate buffers to residential and other development to reduce conflicts between rural/agricultural uses and residential amenity*

**Response:** The development is located within the current confines of the Aquatic Centre and has sufficient setbacks to protect the surrounding environment. The buildings are of a high-quality design and the proposal will result in removal of some unsightly structures, in particular, the water slide structures and grandstand, and replacement with high quality contemporary buildings and structures suited to a modern regional aquatic centre. The development will improve the function of the Aquatic Centre by extending the useability of the Aquatic Centre during cooler periods.

The development meets the listed objectives.

**Control C4 Streetscape requirements:** The controls relevant to this proposal are as follows:

Item	Comment
<i>Presentation to Street</i>	The upgrades to the aquatic centre will result in an overall improvement to the streetscapes with the removal of an unsightly waterslide and provision of contemporary structures to enclose the new 25m pool and children's pool and provide for covered seating for the 50m outdoor pool. The proposal will result in the removal of four mature trees along the Turf Street frontage, but these can be compensated by additional planting along this frontage; a condition could be imposed to this effect. The wide road reserve and setbacks help mitigate any potential streetscape impacts.
<i>Setbacks</i>	The upgrade works and developments are all within the current confines of the aquatic centre. A variation to the setback to Turf Street is proposed and addressed below.
<i>Heritage</i>	The proposed development introduces a contemporary architecture to the site which is considered appropriate for this site which is set within a campus like setting of community buildings, sports facilities and bushland areas. The stage 1 works will not change the traditional landscape entryway or administration building and will have no impact upon the context for the two historic dwellings in Turf Street.
<i>Building height</i>	The proposal will result in a building height well below 8m which is below the height limit of 9m permitted in the surrounding residential area. It being noted that the proposed buildings will not impinge upon any significant views, will not cause any privacy impacts and will have no adverse overshadowing impacts upon nearby residential areas.



<i>Buildings on corner blocks</i>	The buildings are set well back from the corner and will not change the address to the street in this Stage 1 proposal provided by the existing administration building and formal landscaped entryway
<i>Roofing</i>	The roofing is a lightweight material that is suited to the function of the buildings. No glare is anticipated from the proposed roof structures.
<i>Fences and walls</i>	There is no change to the fencing proposed and the walls of the buildings are painted rendered blockwork for the tiered seating canopy and a mix of metal, glass and panels for the indoor pool enclosure. These materials are considered to be suitable for the type of buildings proposed and are set within landscaped surrounds which mitigate any potential wallscape impacts. Additional planting along Turf Street would assist with screening part of the tiered seating canopy structure.
<i>Landscaping</i>	The aquatic centre sits within a parkland setting and the generous setbacks will maintain its landscape ambience.

**Control C5 Building Design requirements:** The following are the relevant controls:

Item	Comment
<i>Siting</i>	The development is sited within the existing Aquatic Centre confines and away from land mapped as being flood prone and away from the sensitive creek environment. The Stage 1 development is appropriately sited.
<i>Cut and fill</i>	The cut and fill issues are addressed in the Geotechnical Report; recommendations are made with respect to these matters in that report, refer to Appendix C.
<i>Energy Efficiency</i>	The proposal involves the provision of solar panels on the roof and all practical water saving measures.
<i>Materials and colours</i>	The materials and colours are appropriate for the setting with natural greys for the buildings and accent yellow ochre used for the shade structures. These colours sit well within the green parkland setting.
<i>Privacy</i>	The subject land is located within the Westward Park and well away from nearby residences. No adverse impacts in terms of privacy are expected.

**Control C17.4 Setbacks:** Setbacks must not exceed the following setbacks, except where alternative setbacks are identified in another Part of this DCP. Minimum setbacks are as follows:

- Front – 10 metres
- Side – 3 metres.

Variation to the front setback will be considered on merit and any request to vary the front setback should meet the setback objectives and address the following;

- the position of adjacent buildings and their residential character.
- location of existing vegetation
- the effect on sightlines and visibility for pedestrians and vehicles.
- size, shape and grade of the lot.
- the facade of the proposed building or buildings which will face the street and the proposed landscaping which is visible from the street.

**Response:** The enclosure for the indoor pools is setback well over 10m from the Oliver Street boundary. The canopy for the 50m outdoor pool tier seating is setback almost to the Turf Street boundary. A variation to this setback is considered reasonable having regard to the large road reserve (approximately 40m) and generous nature strip (approximately 16m) and the existing trees in this nature strip which will help screen the canopy structure. The proposal will not impinge upon sightlines, is well sighted to avoid the important gateway corner of Oliver and Turf Street and the setback of the nearby residences fronting Turf Street; these are approximately 44m from the boundary.

A variation in this regard is considered reasonable

## C25 Waste Management:

Any waste that is generated must be disposed of in accordance with the Protection of the Environment and Operations Act 1997 and Regulations and the Local Government Act 1993. Waste management must be based on the principles of waste avoidance and maximising reuse and recycling of materials. All demolition and construction waste should be separated for reuse or recycling wherever possible.

Details of the waste management strategy for a development (including demolition, construction and operational phases) must be submitted to Council when a development application is lodged. All applications for development, except for minor construction and demolition works involving a construction footprint of less than 50m<sup>2</sup>, must be accompanied by a Waste Management Plan addressing the requirements of Council's *Waste Not Development Control Policy*

**Response:** Appendix D includes a Waste Management Plan prepared by Facility Design Group for the development. Details required under the DCP are provided in this plan.

## Part F Parking and Vehicular Access:

### Part F2 Parking

A requirement of 1 space per 10 seats or 1 space per 15m<sup>2</sup> of main assembly area, whichever is the greater is required for community facilities. Council may allow variations to the requirements if the proposed development is a minor addition to an existing building and is not likely to generate additional parking demand, or the calculation of the parking requirement is less than 1 car space.

**Response:** The proposal represents an upgrading of an existing community facility and a small change in the nature of the facility. Essentially the dive pool is to be removed, the water slide is to be removed, 50m pool to be replaced and a new 25m indoor and children's pool are being constructed. It is considered that the parking demand will be equal to the current demand notwithstanding that this demand is likely to extend into cooler months with the protection from the weather provided by the indoor facilities. On this basis no additional parking is warranted for the proposed upgrade.

## F6 Access to the Site:

### Vehicle access

- All vehicles must enter and leave the site in a forward direction. This requirement does not apply to dwelling houses.
- Access points are to be located where they cause the least interference to pedestrian and vehicle movement.
- The width and location of access driveways must be in accordance with the requirements of AS2890.
- Access points must not be closer than 6 metres to an intersection measured from the property boundary.
- The location of new entry/exit points must achieve a minimum of potential conflict with existing access points.
- Grades should meet council's standards.
- Pedestrian access is required.

**Response:** Level access to the site is required for maintenance purposes. The site currently has an all weather accessway at the rear of the Aquatic Centre connecting with Oliver Street and a new access way will be provided to Turf Street. These access points have adequate stopping sight distances and are suitable for the purpose of maintenance.

The site has formal access for pedestrians at the corner of Oliver and Turf Street and informal access adjacent the park along both these streets; this access is considered reasonable having regard to the use and likely on-street parking locations.

#### **Part G Sustainable Water Controls:**

The relevant sustainable water controls require:

- Installation of 3 Star rated fixtures;
- New or replacement toilets to be dual flush (preferably 3 litre/6 litre);
- Star or better rated fixtures for new or replacement taps, showerheads, toilet cisterns, clothes washers and dishwashers;
- Star flow regulators fitted to hand basins, sinks and laundry tubs; and
- 3 Star rated fixtures to achieve the requirements as specified in Australian Standards

Compliance with 'sustainable water requirements' as specified as follows are also required:

- The principles of Water Sensitive Urban Design are to be applied;
- Grass swales are to be used in place of kerb and gutter where conditions are suitable;
- In the absence of a master plan the drainage network must plan, design and implement infrastructure in recognition of connectivity, restrictions and impacts upstream, neighbouring and downstream infrastructure and environment which extends beyond the boundaries of the proposed development;
- Stormwater quality is to meet the water quality targets for development;
- Stormwater quality is to be achieved through the adoption of Water Sensitive Urban Design principles and/or Stormwater Quality Improvement Devices;
- Impermeable areas to be limited by using porous/modular pavers for all external paving where conditions are suitable;
- Stormwater runoff volumes and frequency reduced or maintained to the pre-development through application of Harvesting, Retention, Infiltration and Detention as appropriate.
- Limit cut or fill used on site (pylons, piers, posts, walls etc to be used in place where possible).
- Post development peak flows not to exceed pre-development peak flows specified within council policy and design standards.

**Response:** The attached report in Appendix E details the Water Services Management Strategy.

#### **Part H Erosion and Sediment Control:**

This control requires either a Soil Erosion and Sediment Control Plan complying with Council's standards or a Deemed to Comply Statement that outlines the soil erosion and sediment control commitments.

**Response:** The attached plan and report by Eclipse Engineers in Appendix E details the Soil Erosion and Sediment Control Plan.

## **4.5 State Environmental Planning Policies**

There are no State Environmental Planning Policy (SEPP) of relevance to this proposal.

## **4.6 Planning Agreements:**

No Planning Agreements are required for this development.

## 4.7 The Regulations:

The Environmental Planning and Assessment Act Regulation require the following to be submitted with this application:

- a site plan of the land,
- a sketch of the development,
- a plan of the building that indicates its height and external configuration, as erected, in relation to its site,
- preliminary engineering drawings,
- a statement of environmental effects indicating:
  - the environmental impacts of the development,
  - how the environmental impacts of the development have been identified,
  - the steps to be taken to protect the environment or to lessen the expected harm to the environment,
  - any matters required to be indicated by any guidelines issued by the Director-General for the purposes of this clause.

This Statement of Environmental Effects and associated drawings includes all the matters raised above; matters relating to environmental impacts, identification of likely impacts and protection and mitigation measures are detailed below in this Statement of Environmental Effects.



## Environmental Assessment

This environmental assessment is in accordance with Section 4.15 (b-e) of the Environmental Planning and Assessment Act, 1979.

### 5.1 Natural Environment:

The land is located within the Alummy Creek catchment which comprises urban land and parklands. The subject site is a highly disturbed site that has been developed for an Aquatic Centre. The land supports a number of trees planted for landscaping purposes but does not support any significant vegetation or areas of notable biodiversity values. The most significant potential impacts on the natural environment relate to water quality impacts upon Alummy Creek (a tributary of the Clarence River) from soil erosion and sedimentation during construction activities. However, provided soil erosion and sediment controls are in place during construction, the proposed development is expected to have a neutral impact upon the water quality of the receiving waters of Alummy Creek.

### 5.2 Built Environment:

The site is located in a highly urbanised environment with a mix of detached dwelling houses, recreation facilities and community facilities. The potential impacts upon the built environment relate to urban design and heritage; traffic and parking; and noise.

In terms of urban design, it is considered that the development will make an overall positive contribution to the urban fabric of the area with the removal of some unsightly structures such as the water slide and grandstand and replacement with contemporary buildings and structures in keeping with the North Coast Design Guidelines; these Guidelines encourage lightweight structures, a scale in keeping with the surrounding area and siting the buildings and structures within landscaped surrounds. Moreover, the building design, textures, colours and materials and proposed setbacks are in keeping with the intent of Council's DCP controls. The proposal will add positively to the aesthetic appeal of the Westward Park precinct and the streetscapes of Oliver and Turf Streets.

In relation to heritage, the heritage impact assessment has demonstrated that the proposal will not adversely impact upon the nearby heritage items (historic houses) in Turf Street or the overall heritage values of the Grafton Conservation Area. While the proposal is for a contemporary redevelopment, the extensive setbacks and 'campus like' setting of the Park allow for a redevelopment for buildings and structures of their time.

In terms of traffic and parking, the proposal is expected to have the same daily traffic and parking generation as the existing Aquatic Centre, notwithstanding that the Centre will be utilised for the whole year as opposed to the current use which is restricted to the warmer seasons. The proposal will generate additional traffic during the construction phase of the development, but this will be short term and will be restricted to normal construction hours. These hours are as follows:

Monday to Friday	7.00 am - 6.00 pm
Saturday	7.00 am - 1.00 pm
No construction work is to take place on Sunday and Public Holidays.	

With regards to noise, the proposal is expected to have a reduced impact once operational with the provision of the indoor pool facilities and removal of the elevated waterslide and diving pool structures. The proposal will result in additional noise during construction with on-site machinery and the traffic associated with construction, but this will be short term and will be restricted by the permitted hours for construction works outlined above. The good separation of the site from the nearest sensitive noise receivers (i.e. dwellings fronting Turf and Oliver Streets) and with the existing administration building providing a noise buffer, the impacts will be mitigated.

The proposal is for an upgrade of an existing Aquatic Centre within close proximity to the City Centre and as such will add positively to the built environment and will help make Grafton a more vibrant Regional Centre.

### **5.3 Socio-Economic Impacts:**

As stated above, the Clarence Valley Aquatic Facilities Strategy prepared in 2013 identified that the existing pool is aging and lacks contemporary elements, such as leisure water/interactive water play features, wet deck and heated learn-to-swim pool. The Strategy noted that the Centre is closed in winter and that patronage has been trending downwards. The proposed development will provide much needed recreational swimming and water related recreational facilities to deliver an upgraded and modernised regional aquatic facility for the community.

The development will provide employment opportunities during construction and lasting employment opportunities associated with the operation and maintenance of the facility. The development will provide jobs for builders, carpenters, painters, roofers, plasterers, plumbers, electricians and landscapers and suppliers of materials and services, pool attendants/lifeguards, swimming instructors, administrators and maintenance personnel. The proposal will provide a contemporary recreational asset, will have positive socio economic benefits and will help in building Grafton as a significant Regional City.

### **5.4 Site Suitability:**

The location and scale of the buildings and structures are suitable for the intended use. The site has access to all necessary services and is not subject to any prohibiting constraints. The development is in keeping with the environmental capacity of the land and the future direction of the City.

### **5.5 Submissions:**

It is at Council's discretion to invite submissions. The development is not expected to have an adverse impact upon adjoining properties; the use is complementary to the adjoining parkland development.

### **5.6 Public Interest:**

The public interest matters in relation to land use suitability, heritage and urban design have been addressed. The proposal will be of benefit to the public by providing a contemporary recreational asset in close proximity to the City Centre and in keeping with Grafton's growing role as Regional City and destination.

## Appendix A:

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## Appendix B:

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## Appendix C:

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## Appendix D:

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## Appendix E:

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## Appendix F:

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