

## **DEVELOPMENT ASSESSMENT REPORT**

### **DEVELOPMENT APPLICATION NO. 0415/20DA**

**LOT 357 DP 822826, LOT 201 DP 874273, 2033 SOLITARY ISLANDS WAY,  
WOOLGOOLGA**

#### **PURPOSE:**

This report provides an assessment of Development Application 0415 20DA for Recreation Facility (indoor) - multi-purpose sports facility, car parking and access road.

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

This report includes the following appended documents:

- Appendix A – Plans
- Appendix B – Section 4.15 Evaluation Report
- Appendix C- Schedule of Recommended Conditions

#### **THE PROPOSAL**

The proposed development is for construction of a multi-purpose sports facility comprising two (2) indoor basketball/netball courts, three (3) multi-purpose function rooms with openable walls, meeting rooms, change rooms, referees change room, amenities block, stage and associated green room, dressing room, loading area, store rooms, entry lobby/reception area, administration office, seating area, café with seating, kitchen and cold and dry store, first aid room, car parking areas for 157 formal spaces plus 30 overflow parking spaces and new access road. The proposal also involves consolidation of the two subject lots into one allotment.

#### **THE SITE:**

The development site consists of a Council owned open space public reserve. The property is adjacent to residential properties to the west, rural land to the north and south with Solitary Islands Way to the east.

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

**LOT 357 DP 822826, LOT 201 DP 874273, SOLITARY ISLANDS WAY, WOOLGOOLGA  
AERIAL PHOTOGRAPH**



**LOT 357 DP 822826, LOT 201 DP 874273, SOLITARY ISLANDS WAY, WOOLGOOLGA  
COFFS HARBOUR LOCAL ENVIRONMENTAL PLAN 2013 ZONING**



## **CONSULTATION:**

### **Statutory Advertising and Notification**

The application was advertised and notified in accordance with the provisions of Council's Development Control Plan 2015 for a period of 14 days on two occasions. Three submissions were received during the first public exhibition period. Two of them expressed support of the proposal. The third submission was from a nearby property owner who requested adequate landscape areas to preserve privacy.

The development application was placed on public exhibition a second time due to a proposed change to the plans. The proposed changes involved an altered internal layout and orientation of the building, a proposed increased building height by 2m and the addition of an amenities pavillion. Eleven submissions were received during the second public exhibition period. Eight expressed support for the proposal. Three raised questions and concerns. These matters are considered in detail in the Section 4.15 Evaluation appended to this report.

### **State Government Referrals**

The Roads and Maritime Service was not required to be consulted under State Environmental Planning Policy (Infrastructure) 2007 as the development does not have frontage onto a classified road under section 101 and is not a traffic generating development under section 104 and schedule 3.

### **Council Departments:**

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

The application was referred to the following sections of Council:

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

### **Further Consultation**

No further consultation was undertaken.

### **Statutory Matters:**

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

- State Environmental Planning Policy (State & Regional Development) 2011
- State Environmental Planning Policy (Coastal Management) 2018
- State Environmental Planning Policy No.55 – Remediation of Land
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
- Coffs Harbour Local Environmental Plan 2013

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

Section 4.15 of the Environmental Planning & Assessment Act 1979 specifies the matters which a consent authority must consider when determining a development application. The consideration of matters is limited in so far as they must be of relevance to the particular application being examined. All of the planning instruments and the development control plan specified above are considered in detail in the Section 4.15 Evaluation provided appended to this report.

## **ISSUES:**

### *Natural and Built Environment*

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

The site is mapped as having level 3, 4 and 5 acid sulfate soils. No excavation is proposed to the extent that requires a preliminary acid sulfate soils assessment to be undertaken.

The proposed development is on the cleared area of the site. Vegetation exists in the riparian zone along Poundyard Creek. No vegetation is proposed to be removed.

The proposed development will not result in any unacceptable impacts to the built environment. A noise impact assessment has been submitted. The implementation of recommended noise mitigation measures is required by a condition of development consent.

### *Social*

The proposed development will not result in any significant adverse social impacts in the locality.

### *Economic*

The proposed development will not result in any significant adverse economic impacts in the locality. This is likely to have a positive economic impact for Woolgoolga.

### *Construction phase:*

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

## **SUMMARY:**

The proposal represents a significant development for Woolgoolga that will encourage more sports events to be held at Woolgoolga and provide a more comfortable and desirable venue for patrons.

The application is considered suitable for approval subject to conditions.

**RECOMMENDATION:**

- 1. Support the request to vary a development standard made pursuant to Clause 4.6 of Coffs Harbour Local Environmental Plan 2013 for the variation to the maximum building height under Clause 4.3 of Coffs Harbour Local Environmental Plan 2013 in this particular case.**
- 2. Development Application No. 0415/20DA for Recreation Facility (indoor) - multi-purpose sports facility and car parking, Lot 357 DP 822826, Lot 201 DP 874273, Solitary Islands Way, Woolgoolga be approved, subject to conditions as appended to this report.**
- 3. Advise persons who made a submission on Development Application 0415/20DA the outcome of the determination.**