

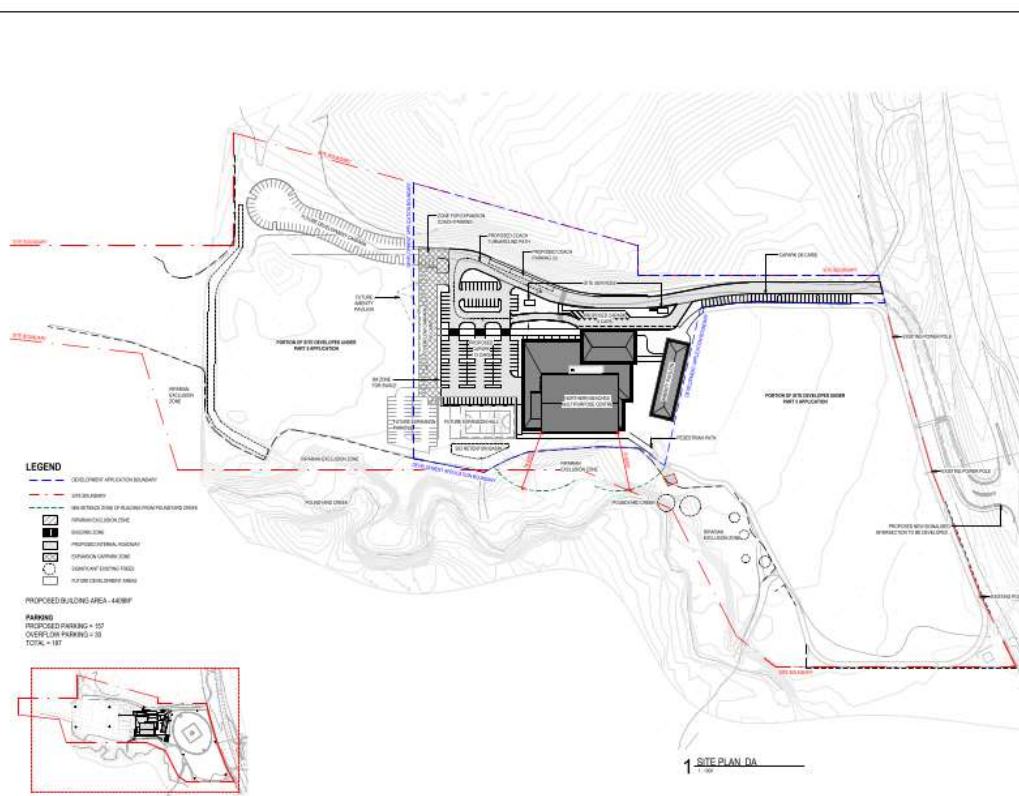
APPENDIX A – PLANS



WEST WOOLGOOLGA SPORTS COMPLEX

SOLITARY ISLANDS WAY, WOOLGOOLGA, NSW
DEVELOPMENT APPLICATION
20-7669-00

NOT FOR CONSTRUCTION

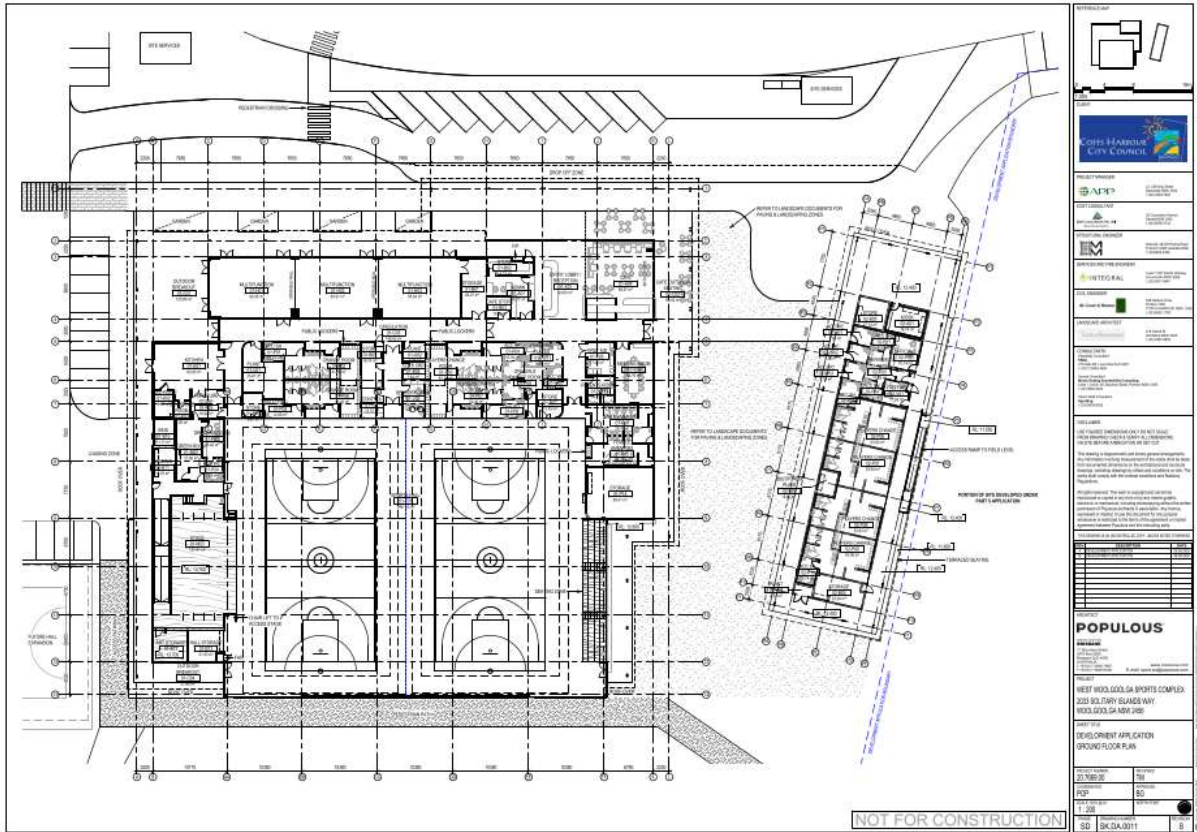
[illegible]

2 SITE PLAN KEY PLAN

1 SITE PLAN DATA

NOT FOR CONSTRUCTION

[illegible]



POPULOUS

 333 VICTORIA BLVD, 2ND FLOOR, CAPE TOWN 8001

PROJECT INFORMATION

 PROJECT NAME: WEST WOODLANDS SPORTS COMPLEX

 PROJECT ADDRESS: 333 VICTORIA BLVD, 2ND FLOOR, CAPE TOWN 8001

 PROJECT NUMBER: POP-2019-001

 PROJECT DATE: 15/05/2019

CLIENT INFORMATION

 CLIENT NAME: WEST WOODLANDS SPORTS COMPLEX

 CLIENT ADDRESS: 333 VICTORIA BLVD, 2ND FLOOR, CAPE TOWN 8001

 CLIENT CONTACT: 021 123 4567

DESIGNER INFORMATION

 DESIGNER NAME: POPULOUS

 DESIGNER ADDRESS: 333 VICTORIA BLVD, 2ND FLOOR, CAPE TOWN 8001

 DESIGNER CONTACT: 021 123 4567

PROJECT STATUS

 PROJECT STATUS: DEVELOPMENT APPLICATION

 PROJECT PHASE: GROUND FLOOR PLAN

REVISIONS

 REVISION NUMBER: 01

 REVISION DESCRIPTION: INITIAL DESIGN

 REVISION DATE: 15/05/2019

APPROVALS

 APPROVAL NAME: [Signature]

 APPROVAL DATE: 15/05/2019

NOTES

 ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.

 THE CLIENT ACCEPTS THE DESIGNER'S LIABILITY FOR THE DESIGN.

 THE DESIGNER ACCEPTS THE CLIENT'S LIABILITY FOR THE DESIGN.

POPULOUS

 333 VICTORIA BLVD, 2ND FLOOR, CAPE TOWN 8001

 021 123 4567

WEST WOODLANDS SPORTS COMPLEX

 333 VICTORIA BLVD, 2ND FLOOR, CAPE TOWN 8001

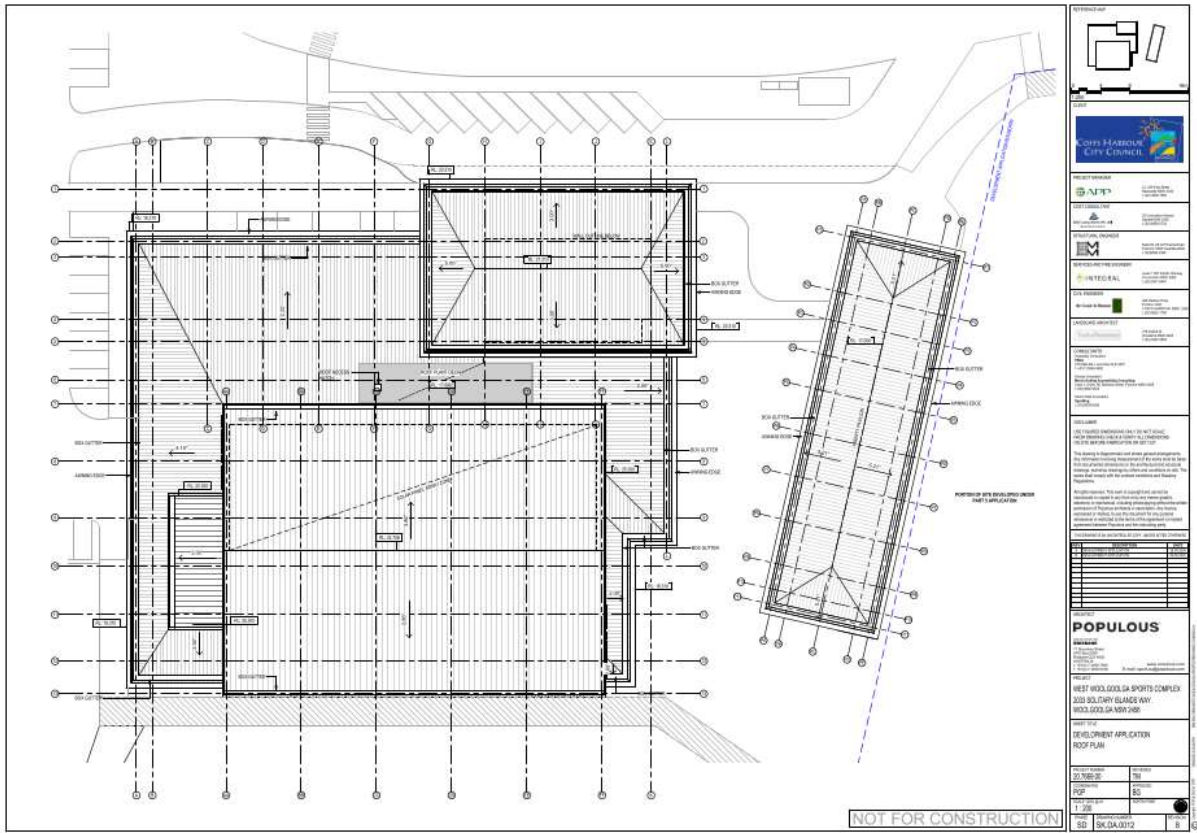
 DEVELOPMENT APPLICATION

 GROUND FLOOR PLAN

15/05/2019

 01

 021 123 4567



POPULOUS

 333 VICTORIA BLVD, 2ND FLOOR, CAPE TOWN 8001

PROJECT INFORMATION

 PROJECT NAME: WEST WOODLANDS SPORTS COMPLEX

 PROJECT ADDRESS: 333 VICTORIA BLVD, 2ND FLOOR, CAPE TOWN 8001

 PROJECT NUMBER: POP-2019-001

 PROJECT DATE: 15/05/2019

CLIENT INFORMATION

 CLIENT NAME: WEST WOODLANDS SPORTS COMPLEX

 CLIENT ADDRESS: 333 VICTORIA BLVD, 2ND FLOOR, CAPE TOWN 8001

 CLIENT CONTACT: 021 123 4567

DESIGNER INFORMATION

 DESIGNER NAME: POPULOUS

 DESIGNER ADDRESS: 333 VICTORIA BLVD, 2ND FLOOR, CAPE TOWN 8001

 DESIGNER CONTACT: 021 123 4567

PROJECT STATUS

 PROJECT STATUS: DEVELOPMENT APPLICATION

 PROJECT PHASE: ROOF PLAN

REVISIONS

 REVISION NUMBER: 01

 REVISION DESCRIPTION: INITIAL DESIGN

 REVISION DATE: 15/05/2019

APPROVALS

 APPROVAL NAME: [Signature]

 APPROVAL DATE: 15/05/2019

NOTES

 ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.

 THE CLIENT ACCEPTS THE DESIGNER'S LIABILITY FOR THE DESIGN.

 THE DESIGNER ACCEPTS THE CLIENT'S LIABILITY FOR THE DESIGN.

POPULOUS

 333 VICTORIA BLVD, 2ND FLOOR, CAPE TOWN 8001

 021 123 4567

WEST WOODLANDS SPORTS COMPLEX

 333 VICTORIA BLVD, 2ND FLOOR, CAPE TOWN 8001

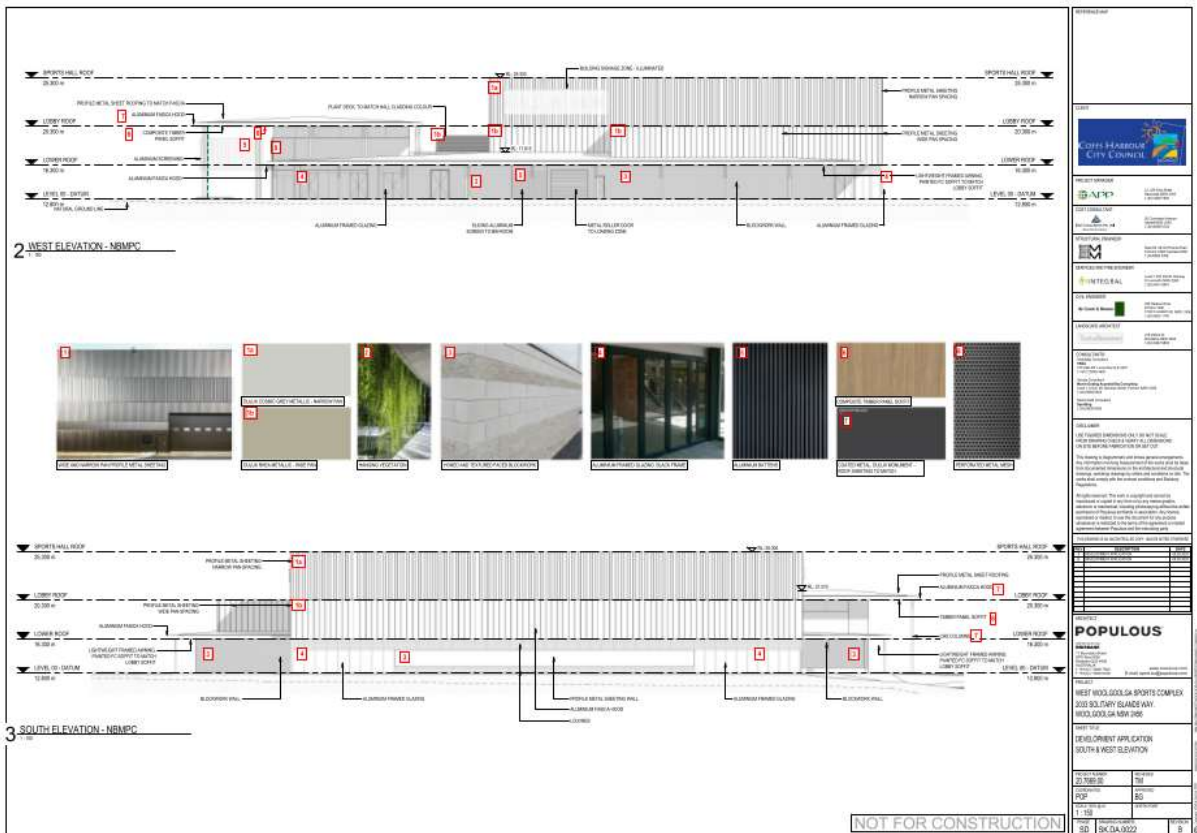
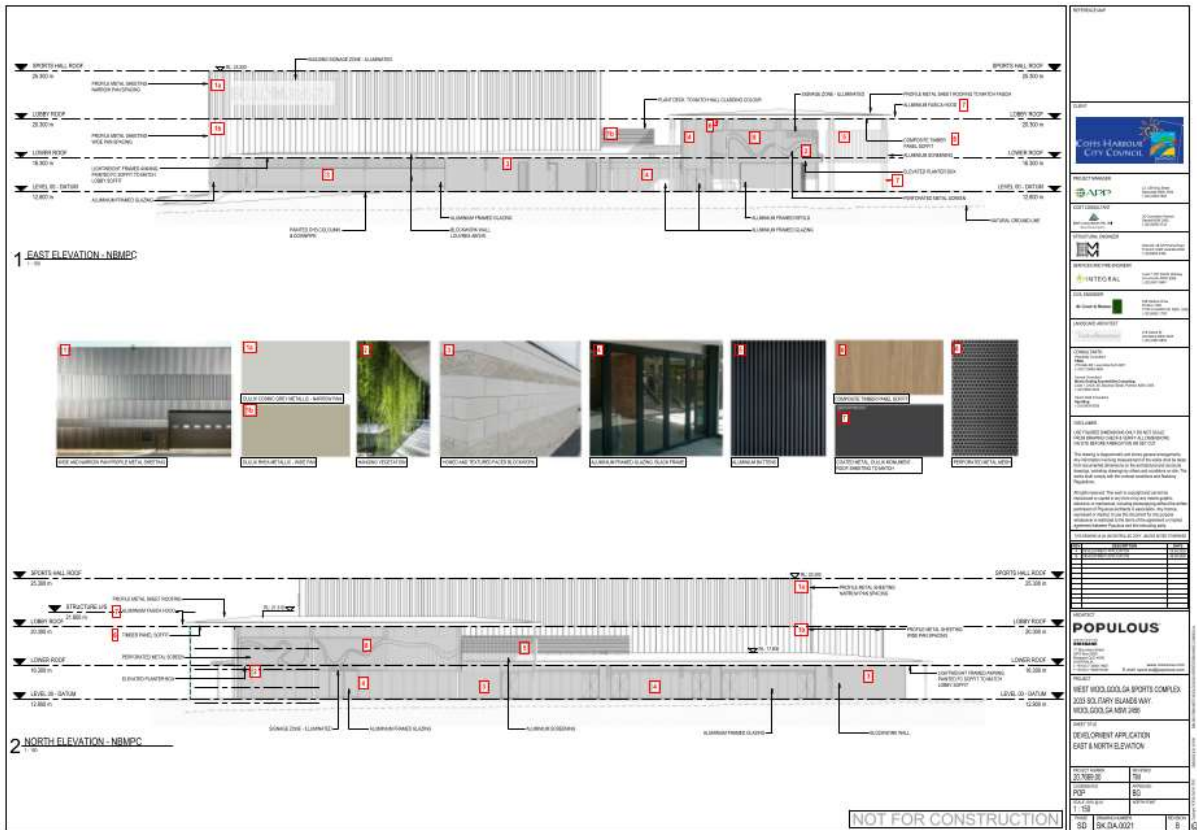
 DEVELOPMENT APPLICATION

 ROOF PLAN

15/05/2019

 01

 021 123 4567



POPULOUS

Architectural Firm

1000 N. 1st St. Suite 100
Chicago, IL 60610
Tel: 312.555.1234
Fax: 312.555.1235
www.populous.com

PROJECT INFORMATION

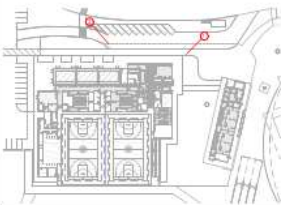
Project Name: West Woodlawn Sports Complex
Project Location: 3000 S. Halsted Ave., Chicago, IL 60608
Project Type: Sports Complex
Project Status: Design Phase

DESIGN TEAM

Architect: Populous
Engineer: [Firm Name]
Interior Designer: [Firm Name]
Landscape Architect: [Firm Name]

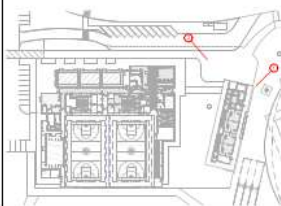
DATE

30 SKDA001



2. NORTH WEST CORNER - ENTRY PLAZA

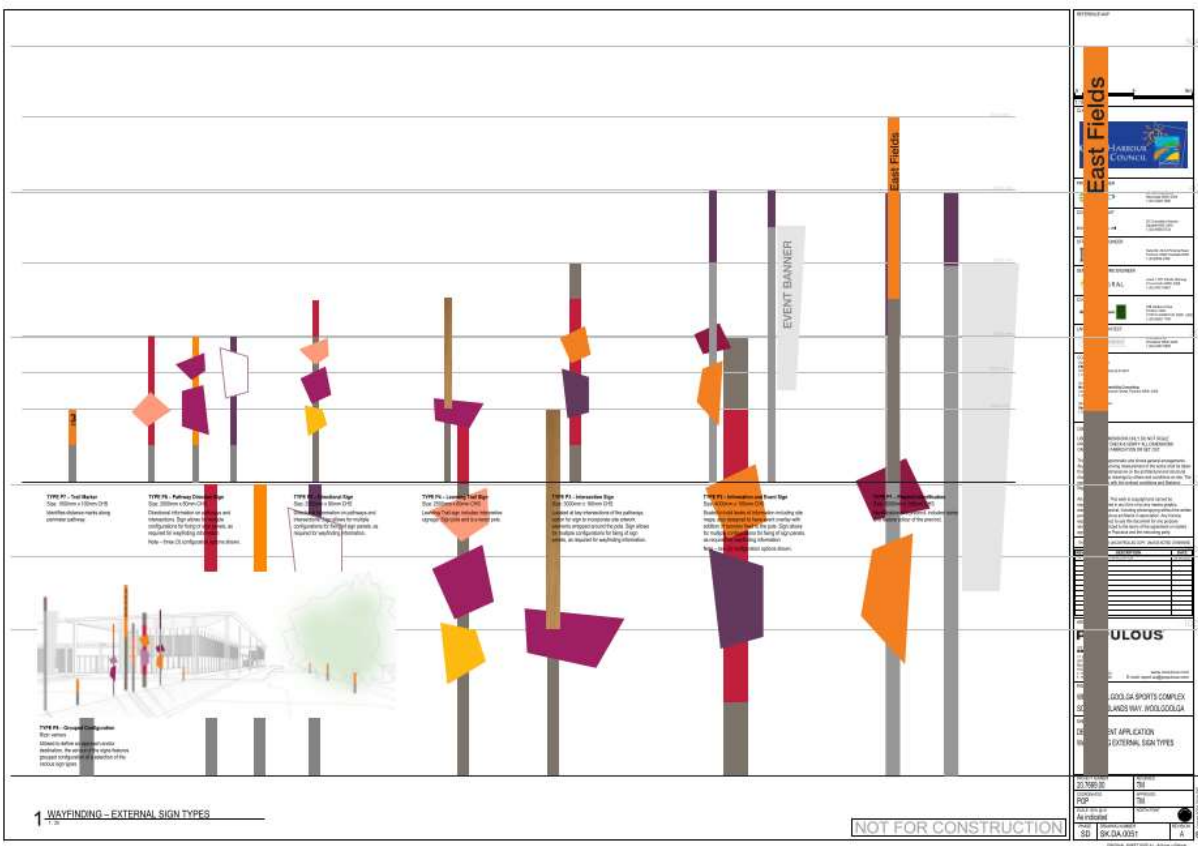
NOT FOR CONSTRUCTION

[illegible]

2. NORTH OPEN PLAZA

NOT FOR CONSTRUCTION

	
PROJECT PURPOSE  	
 	
PROJECT DESCRIPTION  	
PROJECT LOCATION  	
PROJECT HISTORY  	
PROJECT SCOPE  	
PROJECT BUDGET  	
PROJECT RISK  	
PROJECT STATUS  	
PROJECT CONTACTS  	
PROJECT SUMMARY  	
PROJECT DETAILS  	
PROJECT NOTES  	
PROJECT ATTACHMENTS  	
PROJECT COMMENTS  	
PROJECT ACTION PLAN  	
PROJECT TRACKING  	
PROJECT REPORTING  	

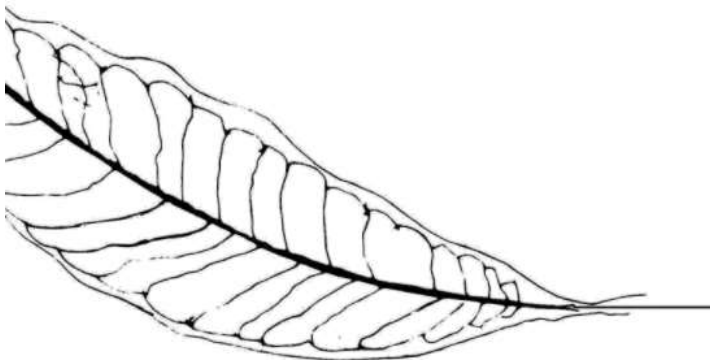


WEST WOOLGOOLGA SPORTS COMPLEX



LANDSCAPE ARCHITECTURE

DEVELOPMENT APPLICATION



DA000 A
TAYLOR BRAMMER LANDSCAPE ARCHITECTURE PTY LTD
100/101 STIRLING STREET
SYDNEY NSW 2000
02 9550 1234
taylorbrammer.com.au



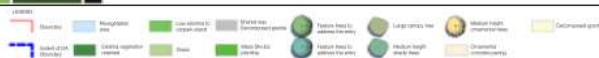
WEST WOOLGOOLGA SPORTS COMPLEX

LANDSCAPE PLAN



DEVELOPMENT APPLICATION

Scale 1:500 (A4)



DA001 B
TAYLOR BRAMMER LANDSCAPE ARCHITECTURE PTY LTD
100/101 STIRLING STREET
SYDNEY NSW 2000
02 9550 1234
taylorbrammer.com.au

NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT (m)
TREES			
1	<i>Acacia heterophylla</i>	Norfolk Island pine	30
2	<i>Platanus australis</i>	Black apple	20
3	<i>Corymbia tessellata</i>	Morston bay ash	25
4	<i>Melaleuca quinquenervia</i>	Paper bark	10
5	<i>Cupressus anacardoides</i>	Turkeroak	8
SHRUBS			
6	<i>Syzygium australe</i>	Lilly-pilly	1
7	<i>Alpinia caerulea</i>	Native ginger	2
8	<i>Breynia oblongifolia</i>	Coffee bush	1
9	<i>Callistemon salignus</i>	White bottlebrush	4
10	<i>Citrum pedunculatum</i>	Citrus	1
11	<i>Cordyline allodia</i>	Pine leaf cordyline	6
12	<i>Hemodorum papillifolium</i>	Bleeding heart	6
13	<i>Platanus argentea</i>	Native Mulberry	5
GROUNDCOVERS			
14	<i>Lomandra hystrix</i>	Mat Rush	0.5
15	<i>Acacia 'Cousin it'</i>	Cousin it	0.1
16	<i>Banksia 'Roller coaster'</i>	Groundcover banksia	0.2
17	<i>Carpodanthus glaucescens</i>	Pig face	0.1
18	<i>Gesnerium sylvaticum</i>	Scrambling lily	0.1
19	<i>Alpinium pinnatifidum</i>	Creeper heart	0.1
20	<i>Scaevola aemula</i>	Fanflower	0.2
21	<i>Themeda triandra</i>	Kangaroo grass	0.5
BUSH REGENERATION			
Species subject to ongoing works with Council			

NOTE:
 * Plant quantities on planting plan take precedence over quantities identified in this schedule.

LANDSCAPE DESIGN INTENT

The proposed planting scheme includes a range of robust native trees, shrubs and low groundcovers to create a visually rich and sustainable landscape setting.

Majority of the proposed plant species will be locally indigenous, including several canopy tree species which complement the existing vegetation to the North and South of the site.

New planting will consist of large and medium canopy trees to provide shade across the car park and mass-planting of low groundcovers, smaller ornamental avenue trees within the Central Plaza and Youth Core adjacent to pedestrian link from Car Park and Community Playground. Large signature trees are also proposed to address the main public vehicular entrance into the complex.

TREES



Acacia heterophylla



Platanus australis



Corymbia tessellata



Melaleuca quinquenervia



Cupressus anacardoides

SHRUBS



Syzygium australe



Alpinia caerulea



Breynia oblongifolia



Callistemon salignus



Citrum pedunculatum



Cordyline allodia



Hemodorum papillifolium



Platanus argentea



Alpinium pinnatifidum



Melaleuca swabi

GROUNDCOVERS



Lomandra hystrix



Acacia 'Cousin it'



Banksia 'Roller coaster'



Myoporum parviflorum



Themeda triandra

WEST WOOLGOOLGA SPORTS COMPLEX

DEVELOPMENT APPLICATION



PLANTING PALETTE

DA002 A
 TAYLOR & BRAMMER
 LANDSCAPE ARCHITECTS PTY LTD
 11/11/2024

APPENDIX B - SECTION 4.15 EVALUATION REPORT

Development Application 0415/20DA Section 4.15 Assessment

a. the provisions of,

i. any environmental planning instrument, and

- ***State Environmental Planning Policy (State and Regional Development) 2007***

Clauses 20 and 21 of State Environmental Planning Policy (State and Regional Development) 2011 specify that Council consent functions are to be exercised by regional panels for developments of a class or description included in Schedule 7 of the SEPP. The estimated cost of construction is \$12,200,000. Under Schedule 7 of *State Environmental Planning Policy (State and Regional Development) 2011*, developments by Council with a capital investment value of more than \$5 million, are required to be determined by the Northern Regional Planning Panel and not Council.

- ***State Environmental Planning Policy No. 55 – Remediation of Land***

This state policy stipulates that the consent authority must not consent to the carrying out of any development unless it has considered whether the land is contaminated. If the land is contaminated, the consent authority must be satisfied that the land is suitable in its contaminated state or will be remediated, so that is suitable, before the land is used for that purpose.

The land is not mapped as being potentially contaminated and has not been used for a purpose that may cause site contamination. It is considered that the land is suitable to be used as a recreation facility and remediation of the site is not required.

- ***State Environmental Planning Policy (Coastal Management) 2018;***

The Policy applies to land located within the 'Coastal Zone' and contains development controls that relate to the various lands that make up the 'Coastal Zone', being land identified on the following maps that accompanying the state policy: 'Proximity to Coastal Wetlands and Littoral Rainforests Area Map'; 'Coastal Vulnerability Area Map'; 'Coastal Environment Area Map'; and the 'Coastal Use Area Map'.

The subject site is located within the 'Coastal Zone' and parts of the site appear on the 'Coastal Environment' Area Map'.

The proposed development is not inconsistent with the aims, controls and matters for consideration under this SEPP. The site is separated from the coast by existing urban development. It has no frontage to the beach, headlands or rock platforms. There are no impacts to marine life, vegetation or fauna. It is considered that the proposal is consistent with clause 13 of this SEPP.

- ***State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017***

Part 3 of this SEPP requires prior approval from Council for removal of vegetation that is defined as vegetation under Component E1.1 of Council's Development Control Plan 2015. 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.

- ***Coffs Harbour Local Environmental Plan (LEP) 2013***

2.2 Zoning of land to which Plan applies

Zoning

The subject land is zoned RE1 Public Recreation under Coffs Harbour LEP 2013. The proposed development is defined as a 'Recreation Facility (indoor)' which is permitted with consent under Coffs Harbour Local Environmental Plan 2013.

2.3 Zone objectives and Land Use Table

The objectives of the RE1 Public Recreation 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.
- To protect and enhance the natural environment for recreational purposes.

It is considered that proposed development is consistent with the objectives of the zone.

Clause 4.3 Height of Buildings

The Height of Buildings Map specifies a maximum building height of 8.5 metres for the site. The proposed development is 12.5m which exceeds the maximum height for the location by 4m. The applicant has submitted a request for an exception to the development standard under clause 4.6 of CH LEP 2013.

Clause 4.6 Exceptions to Development Standards

A written request pursuant to this clause has been received from the applicant for consideration of a variation to the height of buildings development standard. Planning Circular "PS 18-003" dated 21 February, 2018 issued by the NSW Department Planning and Environment allows Council to assume the Director-General's concurrence in respect to an exception to the standard specified by clause 4.3.

Clause 4.6 imposes four preconditions in exercising the power to grant consent to the development. These include:

1. The consent authority being satisfied that the development will be consistent with the objectives of the zone (clause 4.6(4)(a)(ii)).
2. The consent authority being satisfied that the development will be consistent with the objectives of the standard in question (clause 4.6(4)(a)(ii)).
3. The consent authority considering a written request that demonstrates that compliance with the development standard is unreasonable or unnecessary in

the circumstances of the case, and the consent authority finding that the matters required to be demonstrated have been adequately addressed by a “written request” (clause 4.6(3)(a) and clause 4.6(4)(a)(i)).

4. The consent authority considering a written request that demonstrates that there are sufficient environmental planning grounds to justify contravening the development standard and with the consent authority finding that the matters required to be demonstrated have been adequately addressed (clause 4.6(3)(b) and clause 4.6(4)(a)(i)).

The objectives of the RE1 Public Recreation 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.
- To protect and enhance the natural environment for recreational purposes.

It is considered that proposed development is consistent with the objectives of the zone.

For the purposes of addressing clause 4.6(3) & (4), the objectives of clause 4.3 (Height of Buildings) of CH LEP 2013 are:

- (a) to ensure that building height relates to the land’s capability to provide and maintain an appropriate urban character and level of amenity,
- (b) to ensure that taller development is located in more structured urbanised areas that are serviced by urban support facilities,
- (c) to ensure that the height of future buildings has regard to heritage sites and their settings and their visual interconnections,
- (d) to enable a transition in building heights between urban areas having different characteristics,
- (e) to limit the impact of the height of a building on the existing natural and built environment,
- (f) to encourage walking and decreased dependency on motor vehicles by promoting greater population density in urban areas.

It is considered that the proposed structure is consistent with the above objectives as it will not adversely affect urban character and amenity, and will not impact upon any heritage sites. The impact of the proposed height is limited due to its location amongst existing vegetation and being well clear of residential development.

The request for variation of the prescribed height limit submitted by the applicant contends that compliance with the 8.5m height standard is unreasonable and

unnecessary in the circumstances. The proposed development is 12.5m which exceeds the maximum height for the location by 4m.

Council is satisfied upon review of the request that strict adherence to the standard would be unreasonable in the circumstances and that the variation to the building height standard should be supported. Strict compliance with the 8.5m building height control in this instance is not reasonable given its location and minor departure from the development standard. The proposed structure is considered to be in keeping with the urban character of the area and will not cause significant amenity impacts in terms of overshadowing, blocking of views and visual impact. The proposed development is not considered to be contrary to the public interest.

Clause 5.10 – Heritage Conservation

An Aboriginal Cultural Heritage Assessment was provided by the applicant. It demonstrates that consultation with the Local Aboriginal Land Council has been undertaken and that the proposed development on the disturbed areas of the site are supported. Given the disturbed nature of the site and the locality, it is considered that the proposed development is not expected to have any impact upon Aboriginal Cultural Heritage.

Clause 7.1 Acid Sulfate Soils

The site is mapped as having level 3, 4 and 5 acid sulfate soils. An Acid Sulfate Soils Management Plan was submitted due to the proposed excavation for the bio-retention basin and stormwater drainage network. A condition has been imposed requiring the Acid Sulfate Soils Management Plan to be implemented.

Clause 7.3 – Flood Planning

This provision applies to land at or below the flood planning level and stipulates that development consent must not be granted (to development on land to which this clause applies) unless the consent authority is satisfied that the development:

- (a) is compatible with the flood hazard of the land, and
- (b) will not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and
- (c) incorporates appropriate measures to manage risk to life from flood, and
- (d) will not 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
- (e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.

The area of the site to be developed is not mapped as being flood prone. The proposed development is not expected to result in any flooding impacts. The development satisfies the requirements of the Clause. A condition has been imposed requiring the buildings to have a minimum floor level of 10m AHD. A Floodsafe Plan in accordance with the NSW State Emergency Service Guidelines (FloodSafe Toolkit) is to be prepared prior to Occupation Certificate.

Clause 7.4 – Terrestrial Biodiversity

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.

Clause 7.6 - Riparian land and Watercourses

The proposed development is considered to be consistent with the objectives of this clause. Stormwater will be managed on site via the construction of open drains and bio-retention swales throughout the site. Water would be treated prior to being discharged to Poundyard Creek. A controlled activity approval is not required from the Natural Resource Access Regulator (NRAR) under section 91 of the Water Management Act, 2000 as the development is being undertaken by a public authority, in accordance with section 41 of the Water Management Regulation, 2000.

Clause 7.8 - Koala Habitat

Parts of the site are mapped as koala habitat, however the proposed area to be developed is not mapped as being koala habitat and no koala food trees are proposed to be removed.

Clause 7.11 Essential Services

Development consent must not be granted to development unless the consent authority is satisfied that those 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:

- a) the supply of water;
- b) the supply of electricity;
- c) the disposal and management of sewerage;
- d) stormwater drainage or on-site conservation;
- e) suitable road access.

The proposed development is serviced via reticulated electricity. Reticulated water sewer has recently been made available to the site under a separate approval. Access is to be provided off Solitary Islands Way via a new access and intersection. The intersection is not part of this development application. It is planned to be made available prior to issue to the issue of an occupation certificate under a separate approval. Stormwater will be managed on site via the construction of open drains and bio-retention swales throughout the site. Stormwater will be treated prior to being discharged to Poundyard Creek.

- ii. **any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has been approved),**

Council resolved at its meeting of 27 November 2014, to seek a Gateway Determination from the Minister for Planning for a planning proposal to revise provisions relating to coastal hazards, including the introduction of an additional coastal hazards clause and associated maps in Coffs Harbour LEP 2013. Council subsequently resolved on 10 March 2016 that the Planning Proposal not be advanced until such time as the State Government Coastal Management Reforms are further advanced. This action by the State Government has not yet been completed.

As the planning proposal has been placed on exhibition, it is a draft environmental planning instrument that requires consideration in the assessment of any development application.

The planning proposal applies to the area of land that is located seaward of the 2100 coastal hazard line. The subject site is not located within this area. The draft LEP provision will have no implications for the proposed development.

iii. **any Development Control Plan (DCP)**

• **Coffs Harbour Development Control Plan 2015**

The following components of the DCP are relevant to the proposal:

Part B Public Consultation

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 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. A summary of the issues raised and how these issues are addressed is outlined in the 'submissions' section of this report.

Part E1 Biodiversity

Approval is required from Council for removal of vegetation that is defined as vegetation under Component E1.1 of Council's Development Control Plan 2015. 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.

Part E4.1 Flood planning requirements generally

There are five requirements of this section which are as follows:

- (1) Development is to be designed and located so that it is free from any land that is at or below the 100-year Average Recurrence Interval flood level.
- (2) Development is to be designed and located so that it is free from any floodways.
- (3) Development is not to comprise the external storage of any materials below the 100-year Average Recurrence Interval flood level that are potentially hazardous or that may cause pollution.
- (4) Development is not to result in an increase in flood levels on adjoining or surround land.
- (5) Operational access to the development is to provide a level of service commensurate with the zoning and proposed use with consideration to both on site and off site access.

Council must be satisfied of a number of matters before consent can be granted for development on land that is below the flood planning level. The proposed development is not expected to result in any flooding impacts. The

development satisfies the requirements of this DCP component. The area of the site to be developed is not mapped as being flood prone.

Part F1 Access and Parking

Sufficient car parking is proposed in accordance with DCP component F1.5.

Part F3 – Landscaping

A landscape plan has been submitted with the development application. A condition has been imposed requiring landscaping to be planted to satisfy this DCP component.

Part F6.1 – Waste Management

The proposal involves having a storage enclosure to accommodate for waste generated by the development. Council's Waste Section raised no issues with the proposed works having regard to waste management.

iiia 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, and

No planning agreement has been offered or entered into for this development application.

iv. the regulations (to the extent that may prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates,

None applicable to this proposal.

v. any coastal zone management plan (within the meaning of the [Coastal Protection Act 1979](#)), that apply to the land to which the development application relates,

Council at its meeting of the 14 February 2013 adopted the Coffs Harbour Coastal Zone Management Plan. The Coastal Zone Management Plan will have no implications for the proposed development given the location of the site.

b. the likely impacts of that development, including environmental impacts, on both the natural and built environments, and social and economic impacts in the locality,

1. The natural environment

The proposed development will not result in any significant impacts to the natural environment.

2. The built environment

The proposed development will not result in any significant impacts to the built environment. The proposed works are of similar scale to existing structures in the locality. A noise impact assessment has been submitted. The recommended noise mitigation measures shall be implemented during construction phase and operation.

The land is identified as being bushfire prone. A bushfire safety authority is however not required to be obtained in this instance as the proposal does not involve subdivision for residential purposes and is not a special fire protection purpose under section 100B of the Rural Fires Act, 1997. The proposed development is considered to meet the aims and objectives of 'Planning for Bushfire Protection, 2006' as required by section 4.14 of the Environmental Planning and Assessment Act, 1979. The site is serviced with reticulated water supply. The site can be easily evacuated and accessed by

emergency service vehicles via Solitary Islands Way. The proposed development will not add to bushfire risk and will not cause the site or adjoining sites to be exposed to additional bushfire risk.

3. Social impacts

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

4. Economic Impacts

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

c. the suitability of the site for the development,

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.

d. any submissions made in accordance with this Act or the regulations,

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 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. Below are the issues raised in submissions and how these issues are addressed:

Request for landscape areas to preserve privacy

The owners of 2 Palmer Road requested their privacy to be preserved through provision of adequate landscaping. The proposed development includes landscaping. It should be noted that the part of the site to be developed is over 100m from the property. It is considered that privacy will be preserved.

Concerns about dust and noise during construction works.

Conditions have been included in the list of recommended conditions to ensure impacts associated with dust and noise generation are minimized during construction.

Concerned about flooding and stormwater impacts

The proposed development is not expected to result in any flooding impacts. Council is satisfied that the proposed development is consistent with clause 7.3 (flood planning) of Coffs Harbour Local Environmental Plan 2013. Stormwater will be managed on site via the construction of open drains and bio-retention swales throughout the site. Water would be treated prior to being discharged to Poundyard Creek.

Concerns regarding impacts from stadium lighting.

The proposed development does not involve installation of stadium lighting. The future playing fields are not part of this development application.

Request for a playground/park to be established on Shearer Drive with pedestrian access to sport facility

The development application does not involve constructing a playground on the reserve on Shearer Drive. A pedestrian link from this reserve is also not proposed however may become part of one of the future stages of this site.

Request for pedestrian access from High School to Sports Facility

There will be a pedestrian access linking the high school to the sports facility. This will occur as part of the project for the intersection upgrade works.

e. the public interest:

The proposed development is not considered to be contrary to the public interest. It is considered that the proposed recreation facility will benefit the wider community as it will attract increased use of the facility and encourage patronage.

APPENDIX C – SCHEDULE OF RECOMMENDED CONDITIONS

ADMINISTRATIVE CONDITIONS

Development Description:

1. Development consent is granted only to carrying out the development described in detail below:
 - ***Recreation Facility (indoor) - multi-purpose sports facility, access road and car parking***

Prescribed Conditions:

2. The proponent shall comply with the prescribed conditions of development approval under Clauses 97A, 98, 98A - E of Environmental Planning and Assessment Regulation 2000 as are of relevance to this development.

Development is to be in accordance with approved plans:

3. The development is to be implemented in accordance with the plans set out in the following table except where modified by any conditions of this consent (Development Consent No. 0415/20DA).

Plan No. / Supporting Document(s)	Version	Prepared by	Dated
Project No. 20.7669.00, Drawing Number SK.DA.0000	B	Populous	9/9/20
Project No. 20.7669.00, Drawing Number SK.DA.0001, Site Plan	B	Populous	9/9/20
Project No. 20.7669.00, Drawing Number SK.DA.0011, Ground Floor Plan	B	Populous	9/9/20
Project No. 20.7669.00, Drawing Number SK.DA.0012, Roof Plan	B	Populous	9/9/20
Project No. 20.7669.00, Drawing Number SK.DA.0021, North Elevation	B	Populous	9/9/20
Project No. 20.7669.00, Drawing Number SK.DA.0022, South Elevation	B	Populous	9/9/20

Plan No. / Supporting Document(s)	Version	Prepared by	Dated
Project No. 20.7669.00, Drawing Number SK.DA.0023, Amenities Pavillion Elevations	B	Populous	9/9/20
Project No. 20.7669.00, Drawing Number SK.DA.0030, Building Sections	A	Populous	28/8/20
Project No. 20.7669.00, Drawing Number SK.DA.0040, Building Perspectives	B	Populous	9/9/20
Project No. 20.7669.00, Drawing Number SK.DA.0042, Amenities Pavillion Perspectives	B	Populous	9/9/20
Project No. 20.7669.00, Drawing Number SK.DA.0050, Way Finding Signage	A	Populous	28/8/20
Project No. 20.7669.00, Drawing Number SK.DA.0051, Way Finding External Sign Types	A	Populous	28/8/20
Drawing: DA001, Landscape Plan	B	Taylor Brammer Landscape Architects, Pty Ltd	-
Drawing: DA002, Landscape Plan	A	Taylor Brammer Landscape Architects, Pty Ltd	-

In the event of any inconsistency between conditions of this development consent and the plans referred to above, the conditions of this development consent prevail.

The approved plans and supporting documents endorsed with the Council stamp and authorised signature must be kept on site at all times while work is being undertaken.

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

Construction Certificate:

4. No building work is to commence on site until a Construction Certificate has been issued for the work and Council has been notified that a Principal Certifier has been appointed.

Equitable Access:

5. The building is to be provided with access and facilities for people with disabilities. The applicants' attention is directed to the *Disability (Access to Premises - Buildings) Standards 2010* and the Building Code of Australia.

Details indicating compliance must be submitted and approved by the certifying authority **prior to the issue of a Construction Certificate.**

Stormwater and Drainage Works Design:

6. Stormwater is to be drained to Council infrastructure or a designated watercourse as shown on the NSW Hydro Line Dataset via a detention system. Design details of the system being approved by Council **prior to issue of a Construction Certificate.**

The on-site drainage system is to be designed in accordance with the Northern Rivers Handbook of Stormwater Drainage Design. Calculations showing the effect of the proposed development on design storm run-off flow rates and the efficacy of proposed measures to limit the flows as set out in this condition are to be submitted with the design details.

The design is to achieve where applicable, compliance with the Coffs Harbour City Council Water Sensitive Urban Design Policy Targets.

Transfer of Road to Council as Public Road:

7. **Prior to release of the Construction Certificate** for work on the Crown Road:
 - (1) the road is to be transferred to Council as a public road; and
 - (2) the proponent meets all prescribed fees included in the transfer;

Car Parking Plan:

8. A Car Parking Plan providing for 157 car parking spaces being submitted to and approved by Council **prior to the issue of a Construction Certificate.** The design is to include details to demonstrate compliance with relevant parts of Australian Standard AS2890 Parking Facilities.

Note: Swept path templates of coaches are to be included in the submission to support the design.

Noise Management Plan:

9. A detailed Construction Noise Management Plan is required to be submitted to Council **prior to the issue of a Construction Certificate.**

Consolidation:

10. The lots subject to this application, Lot 201 DP 874273, Lot 357 DP 822826 being consolidated to ensure that all existing and proposed works are located within the property boundaries of the one lot. Evidence of lodgement of a plan of consolidation being submitted to Council or the certifying authority **prior to issue of a Construction Certificate**.

Erosion and Sedimentation Control Plan:

11. Erosion and sediment control measures shall be prepared by a qualified environmental or engineering consultant in accordance with the document Managing Urban Stormwater – Soils & Construction Volume 1 (2004) by Landcom. Details being submitted and approved by the Certifying Authority **prior to issue of a Construction Certificate**.

Fill:

12. Contour plans indicating the location of proposed fill areas in the development being submitted and approved by Council prior to issue of the Construction Certificate.

Contour plans are to include a clear description of impact of changes proposed on water movement both to and from the site on all adjacent land and to show stormwater discharge points

Traffic Management Plan:

13. A Traffic Management Plan must be submitted for approval by Council **prior to the commencement of works**. The Plan must show the proposals for reducing any impact of the construction site on the adjacent traffic network. This plan will include traffic management of short term activities such as delivery of materials; accessing, exiting and parking in and near the work site by cranes, concrete agitator trucks; tradesmen work vehicles and the like. A specific vehicle movement plan is to be included in the document.

Construction Waste Management Plan:

14. **Prior to the issue of a Construction Certificate**, the proponent shall submit to the satisfaction of Council a Waste Management Plan prepared by a suitably qualified person in accordance with Council's relevant waste policy.

The Plan shall include the following provisions:

- Identify all waste streams, volumes and disposal routes
- all waste building materials shall be recycled or disposed of to an approved waste disposal depot;
- no burning of materials is permitted on site.

Food Premises - Fitout:

15. The food premises fitout is to comply with the Food Act 2003 and the National Food Safety Standard 3.2.3 (Food Premises and Equipment) and Australian Standard AS 4674-2004 (Design, Construction and Fitout of Food Premises). Design details of the food premises fitout, conforming to the Act and Standards, are to be submitted to and approved by Council's Environmental Health Officer or another suitably qualified Environmental Health Officer / Consultant. A copy of the approved details must be submitted to the Accredited Certifier **prior to the issue of a Construction Certificate for the work.**

Water Management Act 2000:

16. **The Construction Certificate not being released** until a Certificate of Compliance pursuant to Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000 evidencing that adequate arrangements have been made for the provision of water and sewerage services to and within the development is produced to Council.

Bulk Waste Bins and Communal 240 Litre Bins:

17. The waste bin area is to be enclosed by a roofed and screened enclosure in accordance with the provisions of Council's Development Control Plan (DCP). The enclosure is to accommodate as a minimum, an adequate number of bulk bins to provide for general waste and recycling generated at the site and 1-2 x 240L bins for organics. To adequately manage the volumes of each waste stream generated at the Facility at any time, multiple servicing collections of the bins may be required each week (proposed is minimum of 2 x 1100L general waste, 3 x 1100L recycling and 1-2 x 240L organics). (see DCP for dimensions and refer to Waste Management Plan for bin configuration proposed GHD | Report for Coffs Harbour City Council - Northern Beaches Multi-Purpose Centre, 2220340). The enclosure is to be graded and drained to the sewer via a dry basket arrestor. A hose cock is to be provided in the enclosure. The design and materials of the enclosure are to be compatible with the development. Details of the enclosure being submitted and approved by Council prior to issue of the Construction Certificate.

PRIOR TO COMMENCEMENT OF WORKS**Site Notice:**

18. Prior to commencement of works a site notice(s) shall be prominently displayed at the boundaries of the site for the purposes of informing the public of the development details including but not limited to:
 - (1) Details of the Principal Contractor and Principal Certifier for all stages of the development;
 - (2) The approved hours of work;
 - (3) The name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction noise complaints are to be displayed on the site notice; and
 - (4) To state that unauthorised entry to the site is not permitted.

Notice to be Given Prior to Commencement / Earthworks:

19. The Principal Certifier and Council shall be given written notice, at least 48 hours prior to the commencement of earthworks on the site;
The Principal Certifier is to be given a minimum of 48 hours notice prior to any critical stage inspection or any other inspection nominated by the Principal Certifier via the notice under Section 81A of the Environmental Planning and Assessment Act 1979.

Contact Telephone Number:

20. Prior to the commencement of the works for each stage of the development, the proponent shall forward to Council a 24 hour telephone number to be operated for the duration of the construction works.

Erosion and Sediment Control:

21. Prior to commencement of work on the site for each stage of the development, erosion and sedimentation control measures are to be installed and operational, including the provision of a “*shake down*” area, where required to the satisfaction of the Principal Certifier.

Undertake Works on a Public Road Approval:

22. Prior to the commencement of works within the road reserve an approval to Undertake Works on a Public Road is required to be obtained from Council Roads and Open Space Section in accordance with Section 138 of the Roads Act 1993.

Sanitary Plumbing and Draining:

23. A separate application is to be made to Council by the licensed plumber and drainer prior to the commencement of any sanitary plumbing and drainage work on site.

DURING CONSTRUCTION**Acid Sulfate Soil Management Plan:**

24. The Acid Sulphate Soil Management Plan prepared by GHD dated 17 November 2020 and submitted with the application shall be implemented in full, with consideration to the following:
- 1) Consideration shall be given to impacts on adjacent areas of Potential Acid Sulphate Soils with regard to dewatering activities during earthworks and construction.
 - 2) Any stormwater collected within the bunded treatment area must not be discharged to the stormwater system without the results of quality testing which demonstrates that the water satisfies ANZECC and NEPM Guidelines, particularly with regard to suspended solids, pH, aluminium and related parameters (the water must not contain any visible sediments).
 - 3) All work undertaken on the site and with regard to implementing the Management Plan shall be undertaken in accordance with the sediment and erosion plan.
 - 4) Approval for any variations/deviations from the Management Plan is to be sought from Council prior to implementation.

Minimum Floor Level:

25. The finished floor level of the ground floor of the building is to be a minimum of 10mAHD. An accredited surveyor's certificate certifying such level is to be submitted to the Principal Certifying Authority prior to works proceeding above finished floor level.

Importation of Fill:

26. The only fill material that may be received at the development is:
- a) Virgin excavated natural material (within the meaning of the Protection of the Environment Operations (POEO) Act);
 - b) Any other waste-derived material the subject of a resource recovery exemption under Clause 51A of the Protection of the Environment Operations (Waste) Regulation 2005 that is permitted to be used as fill material, excluding waste tyre.

At least 14 days prior to the importation of any fill material, details shall be submitted to the Certifying Authority demonstrating the material complies with the above requirements.

Any waste-derived material the subject of a resource recovery exemption received at the development site must be accompanied by documentation as to the material's compliance with the exemption conditions and must be provided to the Principal Certifying Authority on request.

Erosion and Sediment Control:

27. Where excavation works or removal of vegetation is to take place on the site, control measures in accordance with the document Managing Urban Stormwater - Soils & Construction Volume 1 (2004) by Landcom are to be undertaken at each appropriate construction stage to prevent erosion of soil.

Dust Control Measures:

28. Adequate measures shall be taken to prevent dust from affecting the amenity of the neighbourhood during construction. In particular, the following measures must be adopted:
- (1) All materials shall be stored or stockpiled at the best locations;
 - (2) The surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that runoff occurs;
 - (3) All vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust or other materials;
 - (4) Cleaning of footpaths and roadways shall be carried out regularly; and
 - (5) Rumble grids being installed at access points to the site.

Hours of Work:

29. Construction works are to be limited to the following hours:

Monday to Friday	7.00 am - 6.00 pm
Saturday	7.00 am - 1.00 pm if inaudible from adjoining residential properties otherwise 8.00 am - 1.00 pm

No construction work is to take place on Sunday and Public Holidays.

Public Way to be Unobstructed:

30. The road reserve must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances unless approved by Council's Road and Open Spaces section.

Cultural Heritage:

31. In the event that future works during any stage of the development disturb Aboriginal Cultural materials, works at or adjacent to the material must stop immediately. Temporary fencing must be erected around the area and the material must be identified by an independent and appropriately qualified archaeological consultant. The Office of Environment and Heritage (OEH), Northern Aboriginal Heritage Unit and the Aboriginal Stakeholder groups must be informed. These groups are to advise on the most appropriate course of action to follow. Works must not resume at the location without the prior written consent of the OEH and Northern Aboriginal Heritage Unit and the Aboriginal Stakeholder groups.

Stormwater:

32. No new paving, excavation, filling or other work on the site is to interfere with the existing drainage system so as to pond or divert water onto adjoining properties.

PRIOR TO ISSUE OF OCCUPATION CERTIFICATE OR COMMENCEMENT OF USE

Access to Solitary Islands Way:

33. **Prior to the issue of an Occupation Certificate**, vehicular, pedestrian and cyclist access is to be provided to Solitary Islands Way, to the satisfaction of Council, to service the development.

Works on the public road are subject to separate application, fees, and approval from Council prior to the commencement of these works. Works are to conform with the standards and requirements set out in Council's Development Design and Construction specifications.

Services:

34. **Prior to the issue of the Occupation Certificate**, water and sewer mains are to be extended to service the site, to the satisfaction of Council.

Works are to conform with the standards and requirements set out in Council's Development Design and Construction specifications

Works on water and sewer infrastructure are subject to separate application, fees, and approval from Council prior to the commencement of these works. Works are to conform with the standards and requirements set out in Council's Development Design and Construction specifications.

Stormwater Drainage:

35. All stormwater is to be in accordance with the approved drainage system **prior to the issue of an Occupation Certificate**. The contractor shall issue a certificate to the Principal Certifying Authority and Council to the effect that the stormwater system has been installed and complies with the approved design.

Drainage works on the public road are subject to separate application, fees, and approval from Council **prior to the commencement of these works.**

Stormwater Management Certification:

36. **Prior to the issue of an Occupation Certificate**, the consultant design engineer / landscape architect / hydraulic consultant shall issue a certificate to the Principal Certifying Authority to the effect that the stormwater treatment system has been installed and complies with the approved design.

Car Parking Spaces:

37. 157 car parking spaces as shown on the plan approved in accordance with condition number 8 of this consent being provided on the development site **prior to the issue of an Occupation Certificate.**

All car parking and manoeuvring areas being constructed in accordance with the provisions of Australian Standard AS 2890.

Contour Plan & Fill - Certification:

38. **Prior to the release of the Occupation Certificate**, a fill report along with a final contour plan is to be submitted to Council showing the location, depth, and type of fill located on the site. Where no fill has been placed on the site, a written statement to that effect is to be submitted to Council.

Sediment and Erosion Control:

39. **Prior to the issue of an Occupation Certificate**, the site shall be stabilised to the Principal Certifying Authority's satisfaction which, as a minimum, shall be at least 50% grass cover or application of mulch or hydroseeding to all disturbed areas.

Noise Management Plan:

40. A detailed Noise Management Plan for the operation of the recreation facility is required to be submitted **prior to the issue of an occupation certificate.**

Landscaping Works:

41. **Prior to the issue of an Occupation Certificate** a works as executed plan is to be submitted to the Principal Certifier, certifying that all landscape works have been carried out in accordance with the approved plan.

Registration - Food Premises:

42. The food premises being registered with Council **prior to the issue of an Occupation Certificate.**

Food Premises - Food Safety Supervisor:

43. A Food Safety Supervisor being appointed and the NSW Food Authority being notified of such appointment **prior to the issue of an Occupation Certificate.**

Food Premises:

44. Written certification from Council's Environmental Health Officer or another suitably qualified Environmental Health Officer / Consultant must be submitted to the Principal Certifying Authority **prior to the issue of the Occupation Certificate** to confirm that the food premises fitout has been constructed in accordance with the Food Act and specified Standards.

Occupation Certificate:

45. A person must not commence occupation or use of the new building **prior to obtaining an Occupation Certificate** from the Principal Certifier.

Flood Safe Plan:

46. A Floodsafe Plan in accordance with the NSW State Emergency Service Guidelines (FloodSafe Toolkit) is to be prepared prior to Occupation Certificate. For further details visit the SES website at www.ses.nsw.gov.au.

OPERATIONAL MATTERS

Stormwater Management Maintenance:

47. All stormwater management systems must be maintained in accordance with the approved stormwater plans.

Traffic Management Plans:

48. Should it become necessary to occupy the road reservation for any reason not included in the approved Traffic Management Plan, even as a short term measure, then a specific Traffic Control Plan for the event or events is to be provided to Council. The submission must include the reasons that the occupation is required and any revision of the Traffic Management Plan to accommodate the change in the construction methodology.

Waste Management:

49. Provision being made on the site (*or within the premises*) for the separation of recycling and organic waste, including food waste and other putrescible wastes from the general waste stream in accordance with Council's requirements. The waste management practices of the premises should provide for the continued separation of recycling and organic waste from the general waste stream.
