

**External referral responses**  
**DA No. 5.2020.247.1**  
**144 Magellan Street Lismore**

**Alterations and additions to a recreational facility (major) comprising the upgrading of two grandstands (Gordon and Crozier Pavilions), and a new Oakes Oval Grandstand.**



3 December 2020

File No: NTH20/00291/01  
Your Ref: DA20/247

The General Manager  
Lismore City Council  
PO Box 23A  
LISMORE NSW 2480

Attention: Leanne Burns  
[Leanne.burns@lismore.nsw.gov.au](mailto:Leanne.burns@lismore.nsw.gov.au)

Dear Madam,

RE: Development Application DA20/247 – Redevelopment of Oaks Oval  
Lot 1 DP709802 144 Magellan Street, Lismore

I refer to the abovementioned development application, referred to Transport for NSW (TfNSW) for comment. The application was referred through the NSW Planning Portal.

**Roles and Responsibilities**

From 1 December 2019, all functions and responsibilities of Roads and Maritime Services will now be vested in an integrated Transport for NSW (TfNSW). Our key interests are for the safety and efficiency of the transport network, the integrity of State infrastructure and the integration of land use and transport in accordance with *Future Transport Strategy 2056*.

Dawson Street is a classified (Regional) Road (MR 65). Magellan Street is a local road. Lismore City Council (Council) is the Roads Authority for all public roads (other than freeways or Crown roads) in the local government area pursuant to Section 7 of the *Roads Act 1993* (Roads Act). TfNSW is the roads authority for freeways and can exercise roads authority functions for classified roads in accordance with the Roads Act.

Council is responsible for setting standards, determining priorities and carrying out works on Local and Regional roads however TfNSW concurrence is required prior to Council's approval of works on classified (Regional) roads under Section 138 of the *Roads Act 1993*. TfNSW concurrence is not required for unclassified roads.

In accordance with Clause 101 of the *State Environmental Planning Policy (Infrastructure) 2007* (ISEPP) the Consent Authority is to have consideration for the safety, efficiency and ongoing operation of the classified road as the development has frontage to a classified road. TfNSW is given the opportunity under Clause 104 to comment on traffic generating developments listed under Schedule 3.

### Transport for NSW Response

TfNSW understands that the development application proposes redevelopment of the Oaks Oval complex, and that the proposal will not significantly increase the current capacity on any one day, but will likely increase the number of events.

We have reviewed the development application and raise no objection to the proposed changes. However, we ask that Council be satisfied that the proposed redevelopment of the Oval does not negatively impact on the safety and efficiency of the surrounding road network. Further, TfNSW supports the development of a Traffic Management Plan for all large events, as proposed in the Traffic Impact Assessment, and referral of such events to the Local Traffic Committee.

If you have any further enquiries regarding the above comments please do not hesitate to contact Cheryl Sisson, Development Assessment Officer or the undersigned on (02) 6640 1362 or via email at: [development.northern@rms.nsw.gov.au](mailto:development.northern@rms.nsw.gov.au)

Yours faithfully,



for Matt Adams  
Manager Land Use Assessment Northern  
Regional NSW and Outer Metropolitan  
Transport for NSW

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## **Development Application Review**

WEBCOPS Event No: E76162554

RMS number: D/2020/699345

DA Reference No: 5.2020.247.1

Council: Lismore City – c/o Mr Craig Bradridge

Developer/Applicant: Lismore City Council

Private Certifier: -

Property address: Lot 1, 144 Magellan Street, Lismore NSW 2480

Proposed development/use of space: Alterations and Additions to Oakes Oval and Crozier Field (Community sporting and recreational facility).

### **1. Introduction**

In line with section 4.15 of the New South Wales Planning & Assessment Act 1979 and the New South Wales Planning Guidelines, the below report has been conducted on Development Application 5.2020.247.1.

### **2.1 Current environment**

Lismore Park is located adjacent to the Lismore CBD and provides sporting fields for a range of organised sporting events. Oakes Oval, within Lismore Park provides regional scale sporting facilities which hosts many local, state, national and sometimes international sporting events.

As outlined by Lismore City Council, Lismore Park has many peripheral or part time uses, which include, but not limited to, use as a thoroughfare to site recycling facilities, playground and exercise equipment, parking area for Lismore Car boot markets, fire-fighting practice ground and school sport.

In recent years, Lismore City Council have received several complaints regarding vandalism and security issues at Lismore Park. These complaints relate to the Oakes Oval Grandstand and Crozier Field buildings being used as a place of shelter and consumption of alcohol/drugs which has often led to anti-social behaviour and damage to property. This type of activity is a contributing factor to public perception of crime and a general fear of crime within this space.

#### **Richmond Police District**

5 Zadoc Street, Lismore NSW 2480

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## **2.2 Proposed development**

Development Application to undertake the following alterations and additions to Oakes Oval and Crozier Field, including:

- 1) The erection of a new multi-use tidal building between Oakes Oval and Crozier Field, comprising a range of medical facility spaces, player and official change rooms, amenities, meeting rooms and rooftop terrace;
- 2) Alterations and additions to Gordon Pavilion (Oakes Oval) including new rooftop terrace, media and broadcasting facilities, function spaces, food and drink outlets, amenities, meeting and storage spaces and accessibility facilities;
- 3) A new 140 seat prefabricated grandstand for Oakes oval; and
- 4) Alterations to the Crozier Field grandstand including new roof and rooftop terrace, media and broadcasting facilities, function rooms, food and drink outlets, storage and access facilities.

## **3. Crime risks and identified issues**

The crime risks identified in the local area include steal from motor vehicles, property crime (including vandalism and theft), anti-social behaviour and drug/alcohol related incidents in and around the Lismore CBD.

**3.1.** Current/trending crimes that impact the local area that should be considered within the design and building process: PROPERTY CRIME – Stealing & Malicious Damage. STREET CRIME and PERSONAL VIOLENCE – drug/alcohol related.

**3.2.** Crimes that the current proposed development application will introduce or facilitate within this space: NIL

**3.3.** Developments can introduce or facilitate certain issues that are not necessarily a crime, but impact on the ability to police a space: NIL

## **4. Recommendations**

Due to the nature of the development, identified crime risks and issues, we recommend the following:

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- Implementation of quality CCTV system throughout the facility with coverage of all entry/exit points.
- Implementation of security lighting – to improve overnight visibility and surveillance opportunities.
- Clearly marked entry/exit points – wayfinding signage should be clearly visible.
- Installation of improved security fencing and gates.
- Fields to be closed during daylight hours when not in use for organised sporting events/training.
- Maintenance of perimeter trees/shrubs to improve visibility from the surrounding streets.

#### Disclaimer

The New South Wales Police Force has a vital interest in ensuring the safety of members of the community and their property. By using the recommendations contained in this assessment, any person who does so acknowledges that:

- It is not possible to make all areas evaluated by the NSWPF entirely safe for members of the community or the security of their property.
- It is based upon the information provided to the NSWPF at the time the assessment was made.
- This assessment is a confidential document and is for use of the consent authority unless otherwise agreed.
- The contents of this assessment are not to be copied or circulated otherwise than for the purposes of the consent authority, unless otherwise agreed.

The NSW Police Force hopes that by using the recommendations contained in this assessment, criminal activity will be reduced and the safety of members of the community and the security of their property will increase. However, it does not guarantee that all risks have been identified, or that the area assessed will be free from criminal activity if its recommendations are followed.

Should you have any questions in relation to the evaluation contact Senior Constable Edina Kotek, Crime Prevention Officer, Richmond PD, Phone 02 6626 0569.

Yours sincerely,

Scott Tanner  
Superintendent  
Commander

Date: 1.9.2020

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