

## Detailed information about proposal and DA submission material

### 1 Overview

- 1.1 The applicant proposes demolition of existing structures, tree removal and the construction of a 2 storey tourist and visitor accommodation building containing 96 beds including accommodation for students and athletes that will be training at the proposed International Centre for Training Excellence Academy (ICTE) within the Blacktown International Sports Park (BISP).

### 2 Demolition

- 2.1 The proposed demolition consists of:
- 2 single-storey amenities and training facility buildings at the site
  - removal of the at-grade car park asphalt base
  - removal of any redundant utilities or services connections within the site.
- 2.2 The demolition plan also includes the removal of 14 trees located within the footprint of the proposed building or impacted by the works.

### 3 Tree protection

- 3.1 Twenty six trees are proposed to be retained and protected during the works. This includes:
- 3 Bunya Pines at the existing entry to the development site (southern edge)
  - the row of Flax Leaved Paperbark trees located to the immediate west of the development site (adjoining football field).

### 4 Accommodation component

- 4.1 The proposed 2 storey tourist and visitor accommodation building will provide 96 beds for students and athletes of the International Centre for Training Excellence.
- 4.2 The Ground Floor is proposed to contain:
- 5 x accessible double rooms (37 m<sup>2</sup> each)
  - 3 x twin wide rooms (38 m<sup>2</sup> each)
  - 8 x twin rooms (28 m<sup>2</sup> each)
  - main entrance, reception and office
  - lounge and amenities, including accessible WCs
  - laundry, storerooms, services room, and lift
  - courtyard (348 m<sup>2</sup>).
- 4.3 Back-of-house facilities including plant and a waste compound will be located within northern portion of site and accessed via an internal service road.
- 4.4 The First Floor is proposed to contain:

- 12 x dorm-style rooms (37 to 38 m<sup>2</sup> each)
- 8 x twin rooms (28 m<sup>2</sup>)
- ancillary rooms (storage, communications)
- continuous balcony overlooking the ground level courtyard and providing circulation between rooms.

## 5 Operational matters

- 5.1 The proposed academy accommodation will operate 24 hours per day, 7 days per week.
- 5.2 The proposed number of staff will be 4 staff members per day. An on-site manager will be present over extended business hours (proposed nominally from 6 am to 10 pm) with on-site Blacktown International Sports Park security otherwise serving overnight.
- 5.3 The proposal assumes an average visitation of 50 visitors per day.
- 5.4 Access and parking is proposed to be as per existing arrangements (a concurrent Review of Environmental Factors proposes reconfigured parking).
- 5.5 The proposed accommodation is expected to be operated by a third party.
- 5.6 The submitted documentation notes that, 'the proposed accommodation will complement the proposed International Centre for Training Excellence but not be co-dependent upon it, noting co-located accommodation in immediate proximity to the Blacktown International Sports Park's sporting facilities it serves are likely to be in demand irrespective of the operation of the International Centre for Training Excellence.'

## 6 Civil works

- 6.1 The proposed civil works include:
  - minor earthworks with excavation to a maximum depth of 1 m
  - a stormwater management system which includes a rainwater tank (96 m<sup>3</sup>) to be located below natural ground level
  - utility and service connection as necessary.

## 7 Traffic and parking

- 7.1 No new car parking is proposed at the development site.
- 7.2 There will be a deficiency in parking with 76 existing car parking spaces to be removed by the proposal and the demand for 38 new spaces arising from the development (114 spaces in total) but this shortfall will be accommodated as part the revised car parking layout under the concurrent Review of Environmental Factors (REF) for the International Centre for Training Excellence (ICTE). The Review of Environmental Factors outlines Council's intentions to replace the 76 spaces lost through a reconfigured layout around and provision of spaces south of the proposed International Centre for Training Excellence building.
- 7.3 In addition, the Blacktown International Sports Park contains a high level of existing car parking. This includes 4 at-grade car parks containing 850 vehicles (including disabled parking), 3 at-grade car parks containing 375 vehicles (including disabled parking) located in the southern portion of the Blacktown International Sports Park.
- 7.4 Three bus bays are located within the northern part of the Blacktown International Sports Park adjacent to or near the development site.
- 7.5 The site is serviced by public transport being within a 20 minute walking distance to both Rooty Hill railway station and Doonside railway station. The services are semi-regular

train and bus services (every 15-30 mins on weekdays and 15-60 mins on weekends). Additionally, the 728 bus service runs along Easter Road between Blacktown and Mount Druitt.

## **8 Landscaping**

- 8.1 The proposed landscape scheme includes the internal courtyard which acts as a communal type space for the occupants of the proposed academy accommodation, as well as landscaping to the main entrance and perimeter planting.

## **9 Signage**

- 9.1 The proposal does not include any signage.

## **10 Contamination**

- 10.1 The proposal is accompanied by a Phase 1 Contamination Assessment, Supplementary Environmental Assessment, and RAP prepared by Cardno.
- 10.2 A 2018 investigation concluded that the site was suitable for redevelopment subject to mitigation measures and employment of an unexpected finds protocol during works.
- 10.3 A further Supplementary Environmental Assessment was completed by Cardno in October 2020 which concluded that contaminants of concern within the soils were below the adopted thresholds. However asbestos fibre cement fragments were found below the soil surface in one location. The presence of the asbestos fibre cement was determined to pose a moderate risk to site users, maintenance workers and future construction workers. The recommendations included removal of fibre fragments from the soil surface.
- 10.4 In 2021 Cardno prepared a Remediation Action Plan to define the soil remediation and validation requirements to support the proposal. The proposed remediation work required for this site does not fit the Category 1 criteria described in Clause 9 (a)-(f) of the State Environmental Planning Policy 55 and will therefore be treated as Category 2 remediation work and will not require development consent to be completed.

## **11 Waste management**

- 11.1 A Waste Management Plan prepared by WSP has been submitted.
- 11.2 The WMP estimates at full occupancy the 96 beds will generate approximately 10,000 litres of waste (general and recyclable) per week. Requiring 4 x 660L garbage bins and 2 x 660L recycling bins collected 3 times per week.
- 11.3 A waste collection area is proposed on the northern side of the site (adjacent to maintenance shed) and is able to accommodate a medium rigid vehicle.
- 11.4 A waste storage room of 37 m<sup>2</sup> is proposed which can also accommodate bulky waste.

## **12 Associated documents**

- 12.1 The proposal is accompanied by the following reports:
- Civil Engineering, Stormwater Management Plan, and Sediment & Erosion Control Plan prepared by Northrop
  - Geotechnical Investigation Report prepared by Cardno
  - Phase 1 Contamination Assessment, Supplementary Environmental Assessment, and RAP prepared by Cardno
  - HAZMAT report prepared by EnviroX Consulting

- Flooding Report prepared by Cardno
- Traffic Impact Assessment prepared by ptc
- Arboricultural Impact Assessment Report prepared by Arterra Consulting Arboriculture
- Flora and Fauna Assessment and Vegetation Management Plan prepared by Total Earth Care
- Aboriginal Cultural Heritage Assessment prepared by Associates Archaeology and Heritage
- Bushfire Risk Assessment prepared by Blackash
- Noise Impact Assessment prepared by Stantec
- BCA Assessment Report and Access Assessment Report prepared by BCA Logic
- Section J DtS Compliance prepared by Arup
- Preliminary Construction Management Plan prepared by Savills
- Waste Management Plan prepared by WSP.