

Detailed information about proposal and DA submission material

1 Overview

- 1.1 The development application was lodged by Urbis, on behalf of Blacktown City Council, and involves a Council-owned facility on Council land. For this reason, the application has been independently assessed for determination by the Panel.
- 1.2 The applicant proposes alterations and additions to the existing indoor recreation facility to provide an additional 2 basketball/multi-use courts and new reception/ lobby connecting the existing and new buildings. Additional amenities, storage and plant rooms are to be located within the new building.
- 1.3 An additional 1,960 m² of floor space is proposed, bringing the total floor space of the facility to 3,785 m².
- 1.4 The new building is to be located to the south-east of the existing building with a proposed maximum height of 11.05 m. A site plan is provided at Figure 1 and a floorplan at Figure 2.

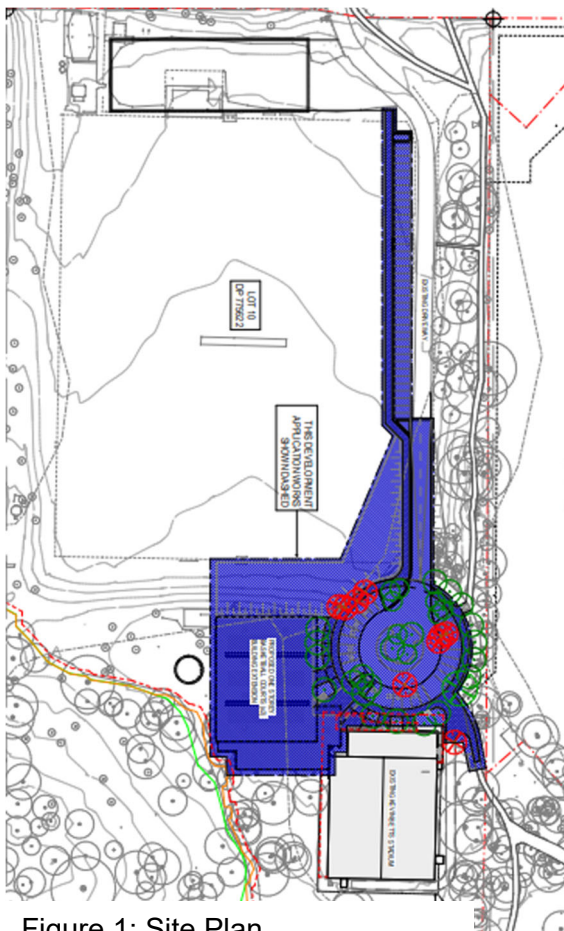


Figure 1: Site Plan

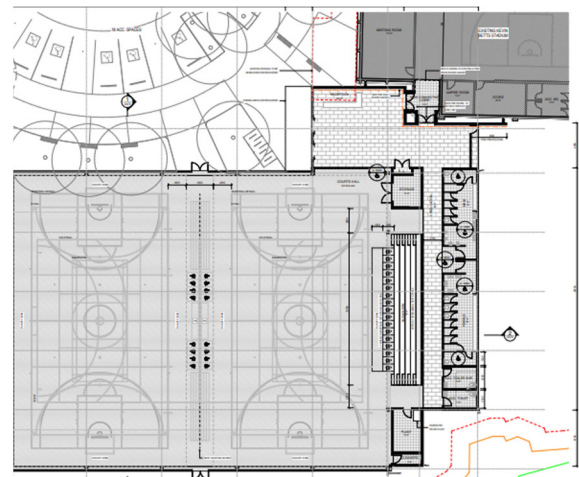


Figure 2: Floorplan of proposed addition

- 1.5 The building is proposed to be constructed of brick, concrete and steel panels with translucent roof cladding.
- 1.6 Alterations to parking and access are proposed, including re-grading the existing embankment and realignment of the access road to include a circular turning head at the

eastern end adjacent to the lobby entrance. A total of 61 formal car parking spaces including 10 accessible spaces are proposed, 38 of which are to be provided perpendicular to the existing driveway at the western end and 23 radiating off the turning head.

- 1.7 There are 63 trees proposed for removal (1 of which is dead) to provide for the new development works with new landscaping and tree planting to be undertaken.
- 1.8 Additional ancillary works include installation of an underground rainwater tank, removal of an existing pergola and site fencing, and internal renovation of the existing stadium facility.
- 1.9 The development is the first stage in implementing a broader draft concept master plan for the Mount Druitt Town Centre Reserve (Figure 3).



Figure 3: Draft Concept Master Plan

- 1.10 The facility is proposed to be managed by Wheelchair Sports NSW and will cater for both ambulant and non-ambulant users. Whilst basketball will be the main activity undertaken at the site (approximately 80% of the time) a range of other sports such as netball, futsal and badminton will also utilise the facility.
- 1.11 The stadium facilities will operate 7 days per week between the following hours:

Monday to Friday:	9 am - 11 pm
Saturday:	6 am - 11 pm
Sunday:	6 am - 10 pm

2 Traffic and parking

- 2.1 The proposal includes 38 new car parking spaces at the western end of the access driveway between the driveway and the playing fields. The eastern end of the driveway is to be realigned and regraded culminating in a circular turning area with 23 spaces accessed off it. Ten of the 23 spaces are designed to be accessible for people with a disability.
- 2.2 An existing unformed parking area capable of accommodating 42 parked vehicles is located at the western end of the playing fields at the Ralph Place entry to the site. This would continue to be available for use by occupants of the playing fields and stadium facilities providing a total of 103 spaces for the whole site.

- 2.3 Eight bike parking spaces are proposed adjacent to the entry to the stadium with end of trip facilities provided internally.
- 2.4 Servicing and loading are proposed within the circular car park with access to the eastern side of the building for maintenance.
- 2.5 The application was accompanied by a Traffic Impact Assessment prepared by TTW Engineers. TTW Engineers found that the additional vehicle trips associated with the development are expected to have an insignificant impact on the local road network and the performance of the Mount Street/ Ralph Place Intersection.
- 2.6 TTW Engineers concluded that the proposal is deemed suitable on consideration of the traffic and transport elements of the site and its surrounds.

3 Landscaping

- 3.1 An Aboricultural Assessment prepared by Birds Tree Consultancy was submitted with the application.
- 3.2 Birds Tree Consultancy recommend removal of 63 trees of which 62 are directly impacted by the proposed works and 1 is dead with no visible sign of habitat.
- 3.3 Of the 62 living trees proposed for removal, Birds Tree Consultancy identify 9 to be in fair or poor condition.

4 Heritage

- 4.1 A Heritage Assessment Report prepared by Curio Projects was submitted with the application.
- 4.2 Curio Projects determined that the development will present no physical or visual impact to any registered heritage item and further assessment to built heritage was not required.
- 4.3 Curio Projects concluded that it is unlikely that there is any historical European archaeological potential associated with the study area.
- 4.4 An Aboriginal Due Diligence assessment was also undertaken by Curio Projects, which concluded that the proposed area of impact is situated within an area of low archaeological potential and no further investigative works were required.
- 4.5 Curio Projects recommended conditions for implementation of Unexpected Finds Policy, induction of site workers, fencing of certain areas during construction and consideration be given to interpretation strategies as part of the overall stadium upgrade.

5 Contamination

- 5.1 A Preliminary Site Investigation assessment and Detailed Site Investigation Report prepared by GeoEnviro Consultancy Pty Ltd were submitted with the application, which concluded that the site has contamination issues relating to uncontrolled fill and hydrocarbons. GeoEnviro Consultancy recommended a Remediation Action Plan be prepared outlining a remediation strategy to render the site suitable for the proposed development.
- 5.2 A Remediation Action Plan, also prepared by GeoEnviro Consultancy, was also submitted with the application and recommended off-site disposal of the impacted soil, having regard to the type of contamination and the nature of the proposed development.
- 5.3 GeoEnviro Consultancy recommend a Validation Strategy and Site Management Plan be implemented and a Validation Report be provided demonstrating that the site has been appropriately remediated and that the land is suitable for its intended use.

6 Waste management

- 6.1 The application was accompanied by a Waste Management Plan, prepared by MRA Consulting Group, to direct waste management outcomes at demolition, construction, and operational phases of the development.
- 6.2 MRA Consulting has identified that the majority of waste associated with demolition and construction can be reused or recycled.
- 6.3 Disposal of hazardous or special waste would be managed by a licensed asbestos and site hygienist.
- 6.4 MRA Consulting utilised waste data for the existing facility to determine additional volumes for ongoing waste management. Based on an approximate doubling of floor space, it proposed 8 x 240L bins or 3 x 660L bins collected weekly for general waste and 1 x 1,100L bin collected fortnightly or 1 x 660L bin collected weekly for paper and cardboard recycling.
- 6.5 MRA Consulting provided requirements for storage and collection and found that the proposed waste storage area was adequate.

7 Biodiversity

- 7.1 The subject property is identified on the NSW Biodiversity Values Map (Biodiversity Conservation Act, 2016) as having Critically Endangered Cumberland Plain Ecological Community affectation.
- 7.2 The application was accompanied by a Streamlined Biodiversity Development Assessment Report prepared by Narla Environmental. Narla Environmental concluded that, owing to the requirements to expand the facility to meet community needs, complete avoidance of impacts was not possible but that areas of highest value will be retained and minimal impacts will result from the proposed development.
- 7.3 The site contains an area identified as important habitat for the Swift Parrot, being a threatened species, and as such Narla Environmental has assumed it to be present at the site.
- 7.4 A pergola, proposed to be demolished potentially contains various threatened and endangered microbat species.
- 7.5 In line with the requirements of the Biodiversity Conservation Act, 2016 and SEPP (Biodiversity and Conservation) 2021, Narla Environmental recommend a minimum of 7 offset ecosystem credits and 2 offset species credits to compensate for likely impacts from the vegetation clearing.